



**CITY OF EAST PALO ALTO, CALIFORNIA**

**INVITATION FOR BIDS FOR  
CITY FACILITIES IMPROVEMENTS  
FORMER POLICE EVIDENCE ROOM AT CITY HALL, 1960 TATE ST BUILDING  
& POLICE DEPARTMENT  
FACILITY IMPROVEMENTS**

**PUBLIC WORKS PROJECT NO. FA02, FA13 & FA17**

**DATE OF AD PUBLICATION**

**WEDNESDAY, JUNE XX, 2024**

**BIDS DUE:**

**7/xx/2024**

At the Office of the City Clerk  
City of East Palo Alto  
2415 University Avenue  
East Palo Alto, CA 94303

Contact Person During Bidding Period:  
[Ambrose Wong, Special Projects Manager](#)  
[\(650\) 853-3139](tel:(650)853-3139)  
[awong@cityofepa.org](mailto:awong@cityofepa.org)

**MANDATORY PRE-BID CONFERENCE**  
**Date and Time: Tuesday, June xx, 2024 at 10:00 am**  
**Location: 1960 Tate St**  
**East Palo Alto, CA 94303**

## TABLE OF CONTENTS

<b>Notice Inviting Bids</b> .....	<b>1</b>
<b>Instructions to Bidders</b> .....	<b>4</b>
<b>Bid Proposal</b> .....	<b>9</b>
<b>Bid Schedule</b> .....	<b>11</b>
<b>Subcontractor List</b> .....	<b>15</b>
<b>Noncollusion Declaration</b> .....	<b>16</b>
<b>Bid Bond</b> .....	<b>17</b>
<b>Bidder's Questionnaire</b> .....	<b>19</b>
<b>Contract</b> .....	<b>22</b>
<b>Payment Bond</b> .....	<b>27</b>
<b>Performance Bond</b> .....	<b>29</b>
<b>General Conditions</b> .....	<b>31</b>
<b>Article 1 - Definitions</b> .....	<b>31</b>
Definitions.....	31
<b>Article 2 - Roles and Responsibilities</b> .....	<b>33</b>
2.1 City .....	33
2.2 Contractor.....	34
2.3 Subcontractors .....	36
2.4 Coordination of Work.....	37
2.5 Submittals.....	38
2.6 Shop Drawings .....	38
<b>Article 3 - Contract Documents</b> .....	<b>39</b>
3.1 Interpretation of Contract Documents .....	39
3.2 Order of Precedence .....	40
3.3 Caltrans Standard Specifications .....	40
3.4 For Reference Only .....	41
3.5 Current Versions .....	41
3.6 Conformed Copies .....	41
<b>Article 4 - Bonds, Indemnity, and Insurance</b> .....	<b>42</b>
4.1 Payment and Performance Bonds .....	42
4.2 Indemnity .....	42
4.3 Insurance.....	42
<b>Article 5 - Contract Time</b> .....	<b>44</b>
5.1 Time is of the Essence .....	44
5.2 Schedule Requirements .....	45
5.3 Delay and Extensions of Contract Time.....	47
5.4 Liquidated Damages .....	50
<b>Article 6 - Contract Modification</b> .....	<b>50</b>
6.1 Contract Modification.....	50
6.2 Contractor Change Order Requests .....	52
6.3 Adjustments to Contract Price.....	52
6.4 Unilateral Change Order .....	53
6.5 Non-Compliance Deemed Waiver.....	53
<b>Article 7 - General Construction Provisions</b> .....	<b>53</b>
7.1 Permits, Fees, Business License, and Taxes .....	53
7.2 Temporary Facilities .....	54
7.3 Noninterference and Site Management .....	54
7.4 Signs.....	55
7.5 Project Site and Nearby Property Protections.....	55
7.6 Materials and Equipment.....	56
7.7 Substitutions .....	57
7.8 Testing and Inspection .....	57

7.9	Project Site Conditions and Maintenance .....	58
7.10	Instructions and Manuals .....	60
7.11	As-built Drawings .....	60
7.12	Existing Utilities .....	60
7.13	Notice of Excavation.....	61
7.14	Trenching and Excavations of Four Feet or More.....	61
7.15	Trenching of Five Feet or More .....	61
7.16	New Utility Connections .....	62
7.17	Lines and Grades.....	62
7.18	Historic or Archeological Items.....	62
7.19	Environmental Control.....	62
7.20	Noise Control.....	63
7.21	Mined Materials.....	63
<b>Article 8 - Payment .....</b>		<b>63</b>
8.1	Schedule of Values .....	63
8.2	Progress Payments.....	63
8.3	Adjustment of Payment Application .....	64
8.4	Early Occupancy.....	64
8.5	Retention .....	65
8.6	Payment to Subcontractors and Suppliers.....	65
8.7	Final Payment .....	66
8.8	Release of Claims .....	66
8.9	Warranty of Title .....	66
<b>Article 9 - Labor Provisions .....</b>		<b>66</b>
9.1	Discrimination Prohibited.....	66
9.2	Labor Code Requirements .....	66
9.3	Prevailing Wages .....	67
9.4	Payroll Records .....	67
9.5	Labor Compliance .....	67
<b>Article 10 - Safety Provisions .....</b>		<b>68</b>
10.1	Safety Precautions and Programs .....	68
10.2	Hazardous Materials .....	68
10.3	Material Safety .....	68
10.4	Hazardous Condition.....	69
10.5	Emergencies .....	69
<b>Article 11 - Completion and Warranty Provisions .....</b>		<b>69</b>
11.1	Final Completion .....	69
11.2	Warranty .....	70
11.3	Use Prior to Final Completion .....	71
11.4	Substantial Completion .....	71
<b>Article 12 - Dispute Resolution .....</b>		<b>71</b>
12.1	Claims.....	71
12.2	Claims Submission.....	72
12.3	City's Response .....	74
12.4	Meet and Confer.....	74
12.5	Mediation and Government Code Claims .....	74
12.6	Tort Claims .....	75
12.7	Arbitration .....	75
12.8	Burden of Proof and Limitations.....	75
12.9	Legal Proceedings.....	75
12.10	Other Disputes .....	75
<b>Article 13 - Suspension and Termination.....</b>		<b>76</b>
13.1	Suspension for Cause .....	76
13.2	Suspension for Convenience .....	76
13.3	Termination for Default.....	76
13.4	Termination for Convenience .....	78

13.5	Actions Upon Termination for Default or Convenience.....	78
<b>Article 14 - Miscellaneous Provisions</b>	.....	<b>79</b>
14.1	Assignment of Unfair Business Practice Claims .....	79
14.2	Provisions Deemed Inserted .....	79
14.3	Waiver .....	79
14.4	Titles, Headings, and Groupings.....	80
14.5	Statutory and Regulatory References.....	80
14.6	Survival.....	80

**ATTACHMENTS**

- A- PLANS AND SPECIFICATIONS FOR THE FORMER POLICE EVIDENCE ROOM  
TENANT IMPROVEMENTS AT CITY HALL (HR/IT)**
- B- 141 DEMETER STREET EXHIBIT**
- C- 1960 TATE STREET EXHIBIT**
- D- TECHNICAL SPECIFICATIONS FOR 141 DEMETER AND 1960 TATE STREET**

## Notice Inviting Bids

- 1.1 **Bid Submission** - City of East Palo Alto (City) will accept sealed bids for its **City Facilities Improvements – Former Police Evidence Room at City Hall, Public Works Building at 1960 Tate St. & Police Department Facility Improvements Project** (Project), by or before **July XX, 2024, at 3:00 pm**, at the City of East Palo Alto City Hall, **2415 University Avenue, East Palo Alto, California 94303**, at which time the bids will be publicly opened and read aloud.
- 1.2 **Mandatory Pre-Bid Conference** – **June XX, 2024, 10:00 am. 1960 Tate St, East Palo Alto, CA 94303. No onsite parking is available.** Parking is available along Tate St. A bidder who fails to attend the mandatory bidders' conference may be disqualified from bidding. The specifications and bid schedule encompass a substantial and detailed amount of information; nevertheless, due to the complexity of this project and the numerous components involved, it is important for the contractor to gather additional information. During the site walk, the contractor should diligently document, photograph, and take measurements of the sites to compile a bid proposal that is both reasonable and accurate and ensures that all relevant details are considered, contributing to a more informed and precise bidding process.

Note: Public Contract Code § 6610 prohibits any mandatory pre-bid conference, site visit, or meeting from taking place sooner than five days after the Notice Inviting Bids is published for the first time.

## 2. Project Information.

- 2.1 **Location and Description.** The project spans across three distinct sites, with each site having its own designated bid schedule outlined in the bid schedule section.

**Site 1 - Police Evidence Room** – Site 1 is located at 2415 University Ave, East Palo Alto, CA 94303 at the City Hall.

Site 1 consists of comprehensive array of responsibilities aimed at enhancing the functionality and aesthetics of the City of EPA council chambers and police evidence room. This entails furnishing all necessary tools, equipment, facilities, labor force, transportation, and materials to execute interior tenant improvements. The scope of work encompasses a thorough modernization of the MEP (Mechanical, Electrical, and Plumbing) systems, ensuring they meet contemporary standards for efficiency and safety.

Moreover, the contractor will oversee the transformation of the layout and furnishings within the designated areas to optimize spatial utilization and create a more conducive environment for council proceedings and police operations alike. A vital aspect of the project involves implementing upgrades to ensure full compliance with ADA (Americans with Disabilities Act) regulations, thereby advancing inclusivity and accessibility within the renovated spaces.

A significant component of the endeavor involves the reconfiguration of the police evidence room, which will undergo a strategic transformation to serve as a versatile office and meeting room. Detailed Layout Plans have been provided to guide this process, ensuring a uniform transition and alignment with the project's objectives.

**Site 2 – Public Works Building** – Site 2 is located at 1960 Tate St, East Palo Alto, CA 94303.

The scope of the project contains a wide range of tasks essential for its completion. These tasks include, but are not limited to, the removal and replacement of the existing roof, rain gutters and downspouts, the removal and replacement of the current HVAC system including furnaces and condensing units, extend existing fence additional 4 ft Hight, installation 4 ft wide awnings, exterior doors, laminate flooring and interior painting.

At Site 2, it is the contractor's responsibility to provide all required tools, equipment, facilities, labor, transportation, and materials for the installation of the new items mentioned above.

**Site 3 – Police Department Facility** – Site 3 is located at 141 Demeter St, East Palo Alto, CA 94303.

The scope of Site 3 encompasses an array of tasks crucial for its effective execution. These tasks encompass various activities such as installing new roofs at buildings A, B, and C as illustrated in Exhibit A, repairing damaged dry rot, installing new exterior siding, replacing plumbing fixtures, enhancing ADA access and parking facilities, replacing awning roofs, upgrading the security camera system, and conducting maintenance on the parking drainage system.

- 2.2 Time for Final Completion.** The Project must be fully completed within 70 calendar days from the start date set forth in the Notice to Proceed. City anticipates that the Work will begin on or about 8/15/2024, but the anticipated start date is provided solely for convenience and is neither certain nor binding.

### **3. License and Registration Requirements.**

- 3.1 License.** This Project requires a valid California contractor's license for the following classification(s):

Be licensed under the provisions of Chapter 9, Division 3 of the Business and Professions Code of the State of California to do the type of work contemplated in the project. The general class or type of work called for under the Contract requires a Class "B" General Building Contractor license. This project involves work related to HVAC, Framing, Electrical, Plumbing, Drywall, Flooring, Roofing, ADA Parking, etc.

- 3.2 DIR Registration.** City may not accept a Bid Proposal from or enter into the Contract with a bidder, without proof that the bidder is registered with the California Department of Industrial Relations ("DIR") to perform public work pursuant to Labor Code § 1725.5, subject to limited legal exceptions.

- 4. Contract Documents.** The plans, specifications, bid forms and contract documents for the Project, and any addenda thereto ("Contract Documents") may be downloaded from City's website located at: <https://www.cityofepa.org/> A printed copy of the Contract Documents is not available

- 5. Bid Security.** The Bid Proposal must be accompanied by bid security of ten percent of the maximum bid amount, in the form of a cashier's or certified check made payable to City, or a bid bond executed by a surety licensed to do business in the State of California on the Bid Bond form included with the Contract Documents. The bid security must guarantee that within ten days after City issues the Notice of Potential Award, the successful bidder will execute the Contract and submit the payment and performance bonds, insurance certificates and endorsements, valid Certificates of Reported Compliance as required under

the California Air Resources Board's In-Use Off-Road Diesel-Fueled Fleets Regulation (13 CCR § 2449 et seq.) ("Off-Road Regulation"), if applicable, and any other submittals required by the Contract Documents and as specified in the Notice of Potential Award.

**6. Prevailing Wage Requirements.**

**6.1 General.** Pursuant to California Labor Code § 1720 et seq., this Project is subject to the prevailing wage requirements applicable to the locality in which the Work is to be performed for each craft, classification or type of worker needed to perform the Work, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes.

**6.2 Rates.** The prevailing rates are on file with the City and are available online at <http://www.dir.ca.gov/DLSR>. Each Contractor and Subcontractor must pay no less than the specified rates to all workers employed to work on the Project. The schedule of per diem wages is based upon a working day of eight hours. The rate for holiday and overtime work must be at least time and one-half.

**6.3 Compliance.** The Contract will be subject to compliance monitoring and enforcement by the DIR, under Labor Code § 1771.4.

**7. Performance and Payment Bonds.** The successful bidder will be required to provide performance and payment bonds, each for 100% of the Contract Price, as further specified in the Contract Documents.

**8. Substitution of Securities.** Substitution of appropriate securities in lieu of retention amounts from progress payments is permitted under Public Contract Code § 22300.

**9. Subcontractor List.** Each Subcontractor must be registered with the DIR to perform work on public projects. Each bidder must submit a completed Subcontractor List form with its Bid Proposal, including the name, location of the place of business, California contractor license number, DIR registration number, and percentage of the Work to be performed (based on the base bid price) for each Subcontractor that will perform Work or service or fabricate or install Work for the prime contractor in excess of one-half of 1% of the bid price, using the Subcontractor List form included with the Contract Documents.

**10. Instructions to Bidders.** All bidders should carefully review the Instructions to Bidders for more detailed information before submitting a Bid Proposal. The definitions provided in Article 1 of the General Conditions apply to all of the Contract Documents, as defined therein, including this Notice Inviting Bids.

By: \_\_\_\_\_ Date: \_\_\_\_\_

< \_\_\_\_\_ ,> City Clerk

Publication Date: < \_\_\_\_\_ >

END OF NOTICE INVITING BIDS

## Instructions to Bidders

Each Bid Proposal submitted to < \_\_\_\_\_ > (“City”) for its < \_\_\_\_\_ > Project (“Project”) must be submitted in accordance with the following instructions and requirements:

### 1. Bid Submission.

- 1.1 General.** Each Bid Proposal must be completed, using the form provided in the Contract Documents, signed, and submitted to City in a sealed envelope, with all required forms and attachments, by or before the date and time set forth in Section 1 of the Notice Inviting Bids, or as amended by subsequent addendum. Faxed or emailed Bid Proposals will not be accepted, unless otherwise specified. Late submissions will be returned unopened. City reserves the right to postpone the date or time for receiving or opening bids. Each bidder is solely responsible for all of its costs to prepare and submit its bid and by submitting a bid waives any right to recover those costs from City. The bid price(s) must include all costs to perform the Work as specified, including all labor, material, supplies, and equipment and all other direct or indirect costs such as applicable taxes, insurance and overhead.
- 1.2 Bid Envelope.** The sealed envelope containing the Bid Proposal and all required forms and attachments must be clearly labeled and addressed as follows:

**BID PROPOSAL:**

CITY FACILITIES IMPROVEMENT PROJECT  
Contract No. FA02, FA13 & FA17

City of East Palo Alto  
Office of the City Clerk  
2415 University Avenue  
East Palo Alto, CA 94303

The envelope must also be clearly labeled, as follows, with the bidder’s name, address, and its registration number with the California Department of Industrial Relations (“DIR”) for bidding on public works contracts (Labor Code §§ 1725.5 and 1771.1):-----

*[Contractor company name]*  
*[street address]*  
*[city, state, zip code]*  
DIR Registration No: \_\_\_\_\_

- 1.3 DIR Registration.** Subject to limited legal exceptions for joint venture bids and federally-funded projects, City may not accept a Bid Proposal from a bidder without proof that the bidder is registered with the DIR to perform public work under Labor Code § 1725.5. If City is unable to confirm that the bidder is currently registered with the DIR, City may disqualify the bidder and return its bid unopened. (Labor Code §§ 1725.5 and 1771.1(a).)
- 2. Bid Proposal Form and Enclosures.** Each Bid Proposal must be completed in ink using the Bid Proposal form included with the Contract Documents. The Bid Proposal form must be fully completed without interlineations, alterations, or erasures. Any necessary corrections must be clear and legible, and must be initialed by the bidder’s authorized representative. A Bid Proposal submitted with exceptions or terms such as “negotiable,”



“will negotiate,” or similar, will be considered nonresponsive. Each Bid Proposal must be accompanied by bid security, as set forth in Section 4 below, and by a completed Subcontractor List and Non-Collusion Declaration using the forms included with the Contract Documents, and any other required enclosures, as applicable.

- 3. Authorization and Execution.** Each Bid Proposal must be signed by the bidder’s authorized representative. A Bid Proposal submitted by a partnership must be signed in the partnership name by a general partner with authority to bind the partnership. A Bid Proposal submitted by a corporation must be signed with the legal name of the corporation, followed by the signature and title of two officers of the corporation with full authority to bind the corporation to the terms of the Bid Proposal, under California Corporations Code § 313.
- 4. Bid Security.** Each Bid Proposal must be accompanied by bid security of ten percent of the maximum bid amount, in the form of a cashier’s check or certified check, made payable to the City, or bid bond using the form included in the Contract Documents and executed by a surety licensed to do business in the State of California. The bid security must guarantee that, within ten days after issuance of the Notice of Potential Award, the bidder will: execute and submit the enclosed Contract for the bid price; submit payment and performance bonds for 100% of the maximum Contract Price; submit the insurance certificates and endorsements; and submit valid Certificates of Reported Compliance as required by the Off-Road Regulation, if applicable, and any other submittals, if any, required by the Contract Documents or the Notice of Potential Award. A Bid Proposal may not be withdrawn for a period of 60 days after the bid opening without forfeiture of the bid security, except as authorized for material error under Public Contract Code § 5100 et seq.
- 5. Requests for Information.** Questions or requests for clarifications regarding the Project, the bid procedures, or any of the Contract Documents must be submitted in writing to **Ambrose Wong, Special Projects Manager, at [awong@cityofepa.org](mailto:awong@cityofepa.org)**. Oral responses are not authorized and are not binding on the City. Bidders should submit any such written inquiries at least ten Working Days before the scheduled bid opening. Questions received any later might not be addressed before the bid deadline. An interpretation or clarification by City in response to a written inquiry will be issued in an addendum.
- 6. Pre-Bid Investigation.**

  - 6.1 General.** Each bidder is solely responsible at its sole expense for diligent and thorough review of the Contract Documents, examination of the Project site, and reasonable and prudent inquiry concerning known and potential site and area conditions prior to submitting a Bid Proposal. Each bidder is responsible for knowledge of conditions and requirements which reasonable review and investigation would have disclosed. However, except for any areas that are open to the public at large, bidders may not enter property owned or leased by the City or the Project site without prior written authorization from City.
  - 6.2 Document Review.** Each bidder is responsible for review of the Contract Documents and any informational documents provided “For Reference Only,” e.g., as-builts, technical reports, test data, and the like. A bidder is responsible for notifying City of any errors, omissions, inconsistencies, or conflicts it discovers in the Contract Documents, acting solely in its capacity as a contractor and subject to the limitations of Public Contract Code § 1104. Notification of any such errors, omissions, inconsistencies, or conflicts must be submitted in writing to the City no later than five Working Days before the scheduled bid opening. (See Section 5, above.) City expressly disclaims responsibility for assumptions a bidder might draw from the presence or absence of information provided by City.

- 6.3 Project Site.** Questions regarding the availability of soil test data, water table elevations, and the like should be submitted to the City in writing, as specified in Section 5, above. Any subsurface exploration at the Project site must be done at the bidder's expense, but only with prior written authorization from City. All soil data and analyses available for inspection or provided in the Contract Documents apply only to the test hole locations. Any water table elevation indicated by a soil test report existed on the date the test hole was drilled. The bidder is responsible for determining and allowing for any differing soil or water table conditions during construction. Because groundwater levels may fluctuate, difference(s) in elevation between ground water shown in soil boring logs and ground water actually encountered during construction will not be considered changed Project site conditions. Actual locations and depths must be determined by bidder's field investigation. The bidder may request access to underlying or background information on the Project site in City's possession that is necessary for the bidder to form its own conclusions, including, if available, record drawings or other documents indicating the location of subsurface lines, utilities, or other structures.
- 6.4 Utility Company Standards.** The Project must be completed in a manner that satisfies the standards and requirements of any affected utility companies or agencies (collectively, "utility owners"). The successful bidder may be required by the third party utility owners to provide detailed plans prepared by a California registered civil engineer showing the necessary temporary support of the utilities during coordinated construction work. Bidders are directed to contact the affected third party utility owners about their requirements before submitting a Bid Proposal.
- 7. Bidders Interested in More Than One Bid.** No person, firm, or corporation may submit or be a party to more than one Bid Proposal unless alternate bids are specifically called for. However, a person, firm, or corporation that has submitted a subcontract proposal or quote to a bidder may submit subcontract proposals or quotes to other bidders.
- 8. Addenda.** Any addenda issued prior to the bid opening are part of the Contract Documents. Subject to the limitations of Public Contract Code § 4104.5, City reserves the right to issue addenda prior to bid time. Each bidder is solely responsible for ensuring it has received and reviewed all addenda prior to submitting its bid. Bidders should check City's website periodically for any addenda or updates on the Project at:  
<https://www.cityofepa.org/publicworks/page/city-hall-tenant-improvement-project>
- 9. Brand Designations and "Or Equal" Substitutions.** Any specification designating a material, product, thing, or service by specific brand or trade name, followed by the words "or equal," is intended only to indicate quality and type of item desired, and bidders may request use of any equal material, product, thing, or service. All data substantiating the proposed substitute as an equal item must be submitted with the written request for substitution. A request for substitution must be submitted within 35 days after Notice of Potential Award unless otherwise provided in the Contract Documents. This provision does not apply to materials, products, things, or services that may lawfully be designated by a specific brand or trade name under Public Contract Code § 3400(c).
- 10. Bid Protest.** Any bid protest against another bidder must be submitted in writing and received by City at:  
City of East Palo Alto, Office of the City Clerk, 2415 University Avenue East Palo Alto, CA 94303  
before 5:00 p.m. no later than two Working Days following bid opening ("Bid Protest Deadline") and must comply with the following requirements:

- 10.1 General.** Only a bidder who has actually submitted a Bid Proposal is eligible to submit a bid protest against another bidder. Subcontractors are not eligible to submit bid protests. A bidder may not rely on the bid protest submitted by another bidder, but must timely pursue its own protest. For purposes of this Section 10, a “Working Day” means a day that City is open for normal business, and excludes weekends and holidays observed by City. Pursuant to Public Contract Code § 4104, inadvertent omission of a Subcontractor’s DIR registration number on the Subcontractor List form is not grounds for a bid protest, provided it is corrected within 24 hours of the bid opening or as otherwise provided under Labor Code § 1771.1(b).
- 10.2 Protest Contents.** The bid protest must contain a complete statement of the basis for the protest and must include all supporting documentation. Material submitted after the Bid Protest Deadline will not be considered. The protest must refer to the *specific* portion or portions of the Contract Documents upon which the protest is based. The protest must include the name, address, email address, and telephone number of the protesting bidder and any person submitting the protest on behalf of or as an authorized representative of the protesting bidder.
- 10.3 Copy to Protested Bidder.** Upon submission of its bid protest to City, the protesting bidder must also concurrently transmit the protest and all supporting documents to the protested bidder, and to any other bidder who has a reasonable prospect of receiving an award depending upon the outcome of the protest, by email or hand delivery to ensure delivery before the Bid Protest Deadline.
- 10.4 Response to Protest.** The protested bidder may submit a written response to the protest, provided the response is received by City before 5:00 p.m., within two Working Days after the Bid Protest Deadline or after actual receipt of the bid protest, whichever is sooner (the “Response Deadline”). The response must attach all supporting documentation. Material submitted after the Response Deadline will not be considered. The response must include the name, address, email address, and telephone number of the person responding on behalf of or representing the protested bidder if different from the protested bidder.
- 10.5 Copy to Protesting Bidder.** Upon submission of its response to the bid protest to the City, the protested bidder must also concurrently transmit by email or hand delivery, by or before the Response Deadline, a copy of its response and all supporting documents to the protesting bidder and to any other bidder who has a reasonable prospect of receiving an award depending upon the outcome of the protest.
- 10.6 Exclusive Remedy.** The procedure and time limits set forth in this Section are mandatory and are the bidder’s sole and exclusive remedy in the event of a bid protest. A bidder’s failure to comply with these procedures will constitute a waiver of any right to further pursue a bid protest, including filing a Government Code Claim or initiation of legal proceedings.
- 10.7 Right to Award.** City reserves the right, acting in its sole discretion, to reject any bid protest that it determines lacks merit, to award the Contract to the bidder it has determined to be the responsible bidder submitting the lowest responsive bid, and to issue a Notice to Proceed with the Work notwithstanding any pending or continuing challenge to its determination.
- 11. Reservation of Rights.** City reserves the unfettered right, acting in its sole discretion, to waive or to decline to waive any immaterial bid irregularities; to accept or reject any or all

bids; to cancel or reschedule the bid; to postpone or abandon the Project entirely; or to perform all or part of the Work with its own forces. The Contract will be awarded, if at all, within 60 days after opening of bids or as otherwise specified in the Special Conditions, to the responsible bidder that submitted the lowest responsive bid. Any planned start date for the Project represents the City's expectations at the time the Notice Inviting Bids was first issued. City is not bound to issue a Notice to Proceed by or before such planned start date, and it reserves the right to issue the Notice to Proceed when the City determines, in its sole discretion, the appropriate time for commencing the Work. The City expressly disclaims responsibility for any assumptions a bidder might draw from the presence or absence of information provided by the City in any form. Each bidder is solely responsible for its costs to prepare and submit a bid, including site investigation costs.

- 12. Bonds.** Within ten calendar days following City's issuance of the Notice of Potential Award to the successful bidder, the bidder must submit payment and performance bonds to City as specified in the Contract Documents using the bond forms included in the Contract Documents. All required bonds must be calculated on the maximum total Contract Price as awarded, including additive alternates, if applicable.
- 13. License(s).** The successful bidder and its Subcontractor(s) must possess the California contractor's license(s) in the classification(s) required by law to perform the Work. The successful bidder must also obtain a City **business license within 10 days** following City's issuance of the Notice of Potential Award. Subcontractors must also obtain a City business license before performing any Work.
- 14. Ineligible Subcontractor.** Any Subcontractor who is ineligible to perform work on a public works project under Labor Code §§ 1777.1 or 1777.7 is prohibited from performing work on the Project.
- 15. Safety Orders.** If the Project includes construction of a pipeline, sewer, sewage disposal system, boring and jacking pits, or similar trenches or open excavations, which are five feet or deeper, each bid must include a bid item for adequate sheeting, shoring, and bracing, or equivalent method, for the protection of life or limb, which comply with safety orders as required by Labor Code § 6707.
- 16. In-Use Off-Road Diesel-Fueled Fleets.** If the Project involves the use of vehicles subject to the California Air Resources Board's In-Use Off-Road Diesel-Fueled Fleets Regulation (13 CCR § 2449 et seq.) ("Off-Road Regulation"), then within ten calendar days following City's issuance of the Notice of Potential Award to the successful bidder, the bidder must submit to City valid Certificates of Reported Compliance for its fleet and its listed Subcontractors, if applicable, in accordance with the Off-Road Regulation, unless exempt under the Off-Road Regulation.

**END OF INSTRUCTIONS TO BIDDERS**

**Bid Proposal**

**City Facilities Improvements Project**

\_\_\_\_\_ (“Bidder”) hereby submits this Bid Proposal to City of East Palo Alto (“City”) for the above-referenced project (“Project”) in response to the Notice Inviting Bids and in accordance with the Contract Documents referenced in the Notice.

1. **Base Bid.** Bidder proposes to perform and fully complete the Work for the Project as specified in the Contract Documents, within the time required for full completion of the Work, including all labor, materials, supplies, and equipment and all other direct or indirect costs including, but not limited to, taxes, insurance and all overhead, for the following price (“Base Bid”):  
\$ \_\_\_\_\_.

2. **Addenda.** Bidder agrees that it has confirmed receipt of or access to, and reviewed, all addenda issued for this bid. Bidder waives any claims it might have against the City based on its failure to receive, access, or review any addenda for any reason. Bidder specifically acknowledges receipt of the following addenda:

Addendum:	Date Received:	Addendum:	Date Received:
#01	_____	#05	_____
#02	_____	#06	_____
#03	_____	#07	_____
#04	_____	#08	_____

3. **Bidder’s Certifications and Warranties.** By signing and submitting this Bid Proposal, Bidder certifies and warrants the following:

- 3.1 **Examination of Contract Documents.** Bidder has thoroughly examined the Contract Documents and represents that, to the best of Bidder’s knowledge, there are no errors, omissions, or discrepancies in the Contract Documents, subject to the limitations of Public Contract Code § 1104.
- 3.2 **Examination of Worksite.** Bidder has had the opportunity to examine the Worksite and local conditions at the Project location.
- 3.3 **Bidder Responsibility.** Bidder is a responsible bidder, with the necessary ability, capacity, experience, skill, qualifications, workforce, equipment, and resources to perform or cause the Work to be performed in accordance with the Contract Documents and within the Contract Time.
- 3.4 **Responsibility for Bid.** Bidder has carefully reviewed this Bid Proposal and is solely responsible for any errors or omissions contained in its completed bid. All statements and information provided in this Bid Proposal and enclosures are true and correct to the best of Bidder’s knowledge.
- 3.5 **Nondiscrimination.** In preparing this bid, the Bidder has not engaged in discrimination against any prospective or present employee or Subcontractor on grounds of race, color, ancestry, national origin, ethnicity, religion, sex, sexual orientation, age, disability, or marital status.
- 3.6 **Iran Contracting Act.** If the Contract Price exceeds \$1,000,000, Bidder is not identified on a list created under the Iran Contracting Act, Public Contract Code § 2200 et seq. (the “Act”),

as a person engaging in investment activities in Iran, as defined in the Act, or is otherwise expressly exempt under the Act.

4. **Award of Contract.** By signing and submitting this Bid Proposal, Bidder agrees that, if City issues the Notice of Potential Award to Bidder, then within ten days following issuance of the Notice of Potential Award to Bidder, Bidder will do all of the following:
- 4.1 **Execute Contract.** Enter into the Contract with City in accordance with the terms of this Bid Proposal, by signing and submitting to City the Contract prepared by City using the form included with the Contract Documents;
  - 4.2 **Submit Required Bonds.** Submit to City a payment bond and a performance bond, each for 100% of the Contract Price, using the bond forms provided and in accordance with the requirements of the Contract Documents;
  - 4.3 **Insurance Requirements.** Submit to City the insurance certificate(s) and endorsement(s) as required by the Contract Documents; and
  - 4.4 **Certificates of Reported Compliance.** Submit to City valid Certificates of Reported Compliance for its fleet and its listed Subcontractors, if applicable, if the Project involves the use of vehicles subject to the Off-Road Regulation. (See Section 16 of the Instructions to Bidders.)
5. **Bid Security.** As a guarantee that, if awarded the Contract, Bidder will perform its obligations under Section 4 above, Bidder is enclosing bid security in the amount of ten percent of its maximum bid amount in one of the following forms (check one):

\_\_\_\_\_ A cashier's check or certified check payable to City and issued by \_\_\_\_\_ [Bank name] in the amount of \$\_\_\_\_\_.

\_\_\_\_\_ A bid bond, using the Bid Bond form included with the Contract Documents, payable to City and executed by a surety licensed to do business in the State of California.

This Bid Proposal is hereby submitted on \_\_\_\_\_, 20\_\_.

s/ \_\_\_\_\_

\_\_\_\_\_  
Name and Title

s/ \_\_\_\_\_  
[See Section 3 of Instructions to Bidders]

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
License #, Expiration Date, and Classification

\_\_\_\_\_  
Address

\_\_\_\_\_  
DIR Registration #

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Contact Name

\_\_\_\_\_  
Contact Email

END OF BID PROPOSAL

**Bid Schedule**

This Bid Schedule must be completed in ink and included with the sealed Bid Proposal. Pricing must be provided for each Bid Item as indicated. Items marked "(SW)" are Specialty Work that must be performed by a qualified Subcontractor. The lump sum or unit cost for each item must be inclusive of all costs, whether direct or indirect, including profit and overhead. The sum of all amounts entered in the "Extended Total Amount" column must be identical to the Base Bid price entered in Section 1 of the Bid Proposal form.

AL = Allowance      CF = Cubic Feet      CY = Cubic Yard      EA = Each      LB = Pounds  
 LF = Linear Foot      LS = Lump Sum      SF = Square Feet      TON = Ton (2000 lbs)

**Site 1 – Former Police Evidence Room at City Hall (HR/IT)**  
**BASE BID SITE 1**

BID ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNIT	UNIT COST	EXTENDED TOTAL AMOUNT
1				\$	\$
2				\$	\$
3				\$	\$
4				\$	\$
5				\$	\$
6				\$	\$
7				\$	\$
8				\$	\$
9				\$	\$
10				\$	\$
11				\$	\$
12				\$	\$
13				\$	\$
14				\$	\$
15				\$	\$
16				\$	\$
17				\$	\$
<b>TOTAL BID SITE 1 AMOUNT</b>				\$	
<b>Total Base Bid Site 1 Amount in Words:</b>					

\* Final Pay Quantity

**Site 2 - Public Works Building at 1960 Tate St.**

**BASE BID SITE 2**

BID ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNIT	UNIT COST	EXTENDED TOTAL AMOUNT
1	Mobilization	1	LA	\$	\$
2	Stormwater Pollution Prevention	1	LS	\$	\$
3	Base Presidential Shingle Roof & Drain Gutters	6000	SF	\$	\$
4	3-Furnaces, 3-Condensing Units & Exhaust Fan	3	EA	\$	\$
				\$	\$
<b>TOTAL BID SITE 2 AMOUNT</b>				\$	
Total Base Bid Site 2 Amount in Words:					

**ALTERNATE BID SITE 2**

BID ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNIT	UNIT COST	EXTENDED TOTAL AMOUNT
5	Exterior Doors	8	EA	\$	\$
6	Long Awning (4' wide)	65	LF	\$	\$
7	Laminate Flooring	5000	SF	\$	\$
8	4' Tall Metal Fence Extension & Paint	250	LF	\$	\$
9	Interior Painting	1	LS	\$	\$





**TOTAL BASE BID (BASE BID SITE 1 + BASE BID SITE 2 + BASE BID SITE 3)**

Base bid site 1 Items 1 through \_\_\_\_\_

Base bid site 2 Items 1 through \_\_\_\_\_

Base bid site 3 Items 1 through \_\_\_\_\_

Inclusive: \$ \_\_\_\_\_

*Note: The amount entered as the "Total Base Bid" should be identical to **the Base Bid amount** entered in Section 1 of the Bid Proposal form.*

BIDDER NAME: \_\_\_\_\_

END OF BID SCHEDULE



**Noncollusion Declaration**

TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the \_\_\_\_\_ [title] of \_\_\_\_\_  
[business name], the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

This declaration is intended to comply with California Public Contract Code § 7106 and Title 23 U.S.C § 112.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on \_\_\_\_\_ [date], at \_\_\_\_\_ [city], \_\_\_\_\_ [state].

s/ \_\_\_\_\_

\_\_\_\_\_  
Name [print]

END OF NONCOLLUSION DECLARATION

## Bid Bond

\_\_\_\_\_ (“Bidder”) has submitted a bid, dated \_\_\_\_\_, 20\_\_\_\_ (“Bid”), to **The City of East Palo Alto** (“City”) for work on the **City Facilities Improvements Project** (“Project”). Under this duly executed bid bond (“Bid Bond”), Bidder as Principal and \_\_\_\_\_, its surety (“Surety”), are bound to City as obligee in the penal sum of ten percent of the maximum amount of the Bid (the “Bond Sum”). Bidder and Surety bind themselves and their respective heirs, executors, administrators, successors and assigns, jointly and severally, as follows:

1. **General.** If Bidder is awarded the Contract for the Project, Bidder will enter into the Contract with City in accordance with the terms of the Bid.
2. **Submittals.** Within ten days following issuance of the Notice of Potential Award to Bidder, Bidder must submit to City the following:
  - 2.1 **Contract.** The executed Contract, using the form provided by City in the Project contract documents (“Contract Documents”);
  - 2.2 **Payment Bond.** A payment bond for 100% of the maximum Contract Price, executed by a surety licensed to do business in the State of California using the Payment Bond form included with the Contract Documents;
  - 2.3 **Performance Bond.** A performance bond for 100% of the maximum Contract Price, executed by a surety licensed to do business in the State of California using the Performance Bond form included with the Contract Documents;
  - 2.4 **Insurance.** The insurance certificate(s) and endorsement(s) required by the Contract Documents;
  - 2.5 **Certificates of Reported Compliance.** Valid Certificates of Reported Compliance for its fleet and its listed Subcontractors, if applicable, in accordance with the In-Use Off-Road Diesel-Fueled Fleets Regulation (13 CCR § 2449 et seq.) (“Off-Road Regulation”), if the Project involves the use of vehicles subject to the Off-Road Regulation; and any other documents required by the Instructions to Bidders or Notice of Potential Award.
3. **Enforcement.** If Bidder fails to execute the Contract or to submit the bonds, insurance certificates, and valid Certificates of Reported Compliance as required by the Contract Documents, Surety guarantees that Bidder forfeits the Bond Sum to City. Any notice to Surety may be given in the manner specified in the Contract and delivered or transmitted to Surety as follows:

Attn: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

4. **Duration and Waiver.** If Bidder fulfills its obligations under Section 2, above, then this obligation will be null and void; otherwise, it will remain in full force and effect for 60 days following the bid opening or until this Bid Bond is returned to Bidder, whichever occurs first. Surety waives the provisions of Civil Code §§ 2819 and 2845.

This Bid Bond is entered into and effective on \_\_\_\_\_, 20\_\_\_\_\_.

**SURETY:**

\_\_\_\_\_  
Business Name

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

(Attach Acknowledgment with Notary Seal and Power of Attorney)

**BIDDER:**

\_\_\_\_\_  
Business Name

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

END OF BID BOND



size of the project, the reasons that Bidder was disqualified or debarred, and the month and year in which the disqualification or debarment occurred.

4. Has Bidder ever been terminated for cause, alleged default, or legal violation from a construction project, either as a general contractor or as a subcontractor?

\_\_\_\_\_ Yes      \_\_\_\_\_ No

If yes, provide additional information on a separate sheet regarding the termination, including the name and address of the agency or owner of the subject project, the type and size of the project, whether Bidder was under contract as a general contractor or a subcontractor, the reasons that Bidder was terminated, and the month and year in which the termination occurred.

5. Provide information about Bidder's past projects performed as general contractor as follows:

- 5.1 Six most recently completed public works projects within the last three years;
- 5.2 Three largest completed projects within the last three years; and
- 5.3 Any project which is similar to this Project including scope and character of the work.

6. Use separate sheets to provide all of the following information for each project identified in response to the above three categories:

- 6.1 Project name, location, and description;
- 6.2 Owner (name, address, email, and phone number);
- 6.3 Prime contractor, if applicable (name, address, email, and phone number);
- 6.4 Architect or engineer (name, email, and phone number);
- 6.5 Project and/or construction manager (name, email, and phone number);
- 6.6 Scope of work performed (as general contractor or as subcontractor);
- 6.7 Initial contract price and final contract price (including change orders);
- 6.8 Original scheduled completion date and actual date of completion;
- 6.9 Time extensions granted (number of days);
- 6.10 Number and amount of stop notices or mechanic's liens filed;
- 6.11 Amount of any liquidated damages assessed against Bidder; and
- 6.12 Nature and resolution of any project-related claim, lawsuit, mediation, or arbitration involving Bidder.

**Part C: Safety**

1. Provide Bidder's Experience Modification Rate (EMR) for the last three years:

Year	EMR

2. Complete the following, based on information provided in Bidder's CalOSHA Form 300 or Form 300A, Annual Summary of Work-Related Illnesses and Injuries, from the most recent past calendar year:

- 2.1 Number of lost workday cases: \_\_\_\_\_
- 2.2 Number of medical treatment cases: \_\_\_\_\_
- 2.3 Number of deaths: \_\_\_\_\_



3. Has Bidder ever been cited, fined, or prosecuted by any local, state, or federal agency, including OSHA, CalOSHA, or EPA, for violation of any law, regulation, or requirements pertaining to health and safety?

\_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, provide additional information on a separate sheet regarding each such citation, fine, or prosecution, including the name and address of the agency or owner of the project, the type and size of the project, the reasons for and nature of the citation, fine, or prosecution, and the month and year in which the incident giving rise to the citation, fine, or prosecution occurred.

4. Name, title, and email for person responsible for Bidder's safety program:

\_\_\_\_\_  
Name Title Email

**Part D: Verification**

In signing this document, I, the undersigned, declare that I am duly authorized to sign and submit this Bidder's Questionnaire on behalf of the named Bidder, and that all responses and information set forth in this Bidder's Questionnaire and accompanying attachments are, to the best of my knowledge, true, accurate and complete as of the date of submission. **I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name and Title

END OF BIDDER'S QUESTIONNAIRE

## Contract

This public works contract ("Contract") is entered into by and between **The City of East Palo Alto** ("City") and \_\_\_\_\_ ("Contractor"), for work on the **City Facilities Improvements Project** ("Project").

The parties agree as follows:

- 1. Award of Contract.** In response to the Notice Inviting Bids, Contractor has submitted a Bid Proposal to perform the Work to construct the Project. On \_\_\_\_\_, 20\_\_\_\_, City authorized award of this Contract to Contractor for the amount set forth in Section 4, below. City has elected to include the following Project alternate(s) in the Contract:  
\_\_\_\_\_  
<If the bid documents request bid alternates and City elects to include alternates in the Contract, identify the additive or deductive alternates. If the Contract does not include alternates, write "No alternates" in the space above.>
- 2. Contract Documents.** The Contract Documents incorporated into this Contract include and are comprised of all of the documents listed below. The definitions provided in Article 1 of the General Conditions apply to all of the Contract Documents, including this Contract.

  - 2.1** Notice Inviting Bids;
  - 2.2** Instructions to Bidders;
  - 2.3** Addenda, if any;
  - 2.4** Bid Proposal and attachments thereto;
  - 2.5** Contract;
  - 2.6** Payment and Performance Bonds;
  - 2.7** General Conditions;
  - 2.8** Special Conditions;
  - 2.9** Project Plans and Specifications;
  - 2.10** Change Orders, if any;
  - 2.11** Notice of Potential Award;
  - 2.12** Notice to Proceed; and
  - 2.13** The following:  
\_\_\_\_\_  
\_\_\_\_\_. <List additional documents here, if any, including the formal title and document date. If there are no additional documents, write "No other documents" in the space above.>
- 3. Contractor's Obligations.** Contractor will perform all of the Work required for the Project, as specified in the Contract Documents. Contractor must provide, furnish, and supply all things necessary and incidental for the timely performance and completion of the Work, including all necessary labor, materials, supplies, tools, equipment, transportation, onsite facilities, and utilities, unless otherwise specified in the Contract Documents. Contractor must use its best efforts to diligently prosecute and complete the Work in a professional and expeditious manner and to meet or exceed the performance standards required by the Contract Documents.
- 4. Payment.** As full and complete compensation for Contractor's timely performance and completion of the Work in strict accordance with the terms and conditions of the Contract Documents, City will pay Contractor \$\_\_\_\_\_ ("Contract Price") for all of Contractor's direct and indirect costs to perform the Work, including all labor, materials, supplies, equipment, taxes, insurance, bonds and all overhead costs, in accordance with the payment provisions in the General Conditions.

5. **Time for Completion.** Contractor will fully complete the Work for the Project, meeting all requirements for Final Completion, within 70 calendar days from the start date set forth in the Notice to Proceed (“Contract Time”). By signing below, Contractor expressly waives any claim for delayed early completion.
6. **Liquidated Damages.** As further specified in Section 5.4 of the General Conditions, if Contractor fails to complete the Work within the Contract Time, City will assess liquidated damages in the amount of \$< \_\_\_\_\_ > per day for each day of unexcused delay in achieving Final Completion, and such liquidated damages may be deducted from City’s payments due or to become due to Contractor under this Contract.
7. **Labor Code Compliance.**
  - 7.1 **General.** This Contract is subject to all applicable requirements of Chapter 1 of Part 7 of Division 2 of the Labor Code, including requirements pertaining to wages, working hours and workers’ compensation insurance, as further specified in Article 9 of the General Conditions.
  - 7.2 **Prevailing Wages.** This Project is subject to the prevailing wage requirements applicable to the locality in which the Work is to be performed for each craft, classification or type of worker needed to perform the Work, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes. Copies of these prevailing rates are available online at <http://www.dir.ca.gov/DLSR>.
  - 7.3 **DIR Registration.** City may not enter into the Contract with a bidder without proof that the bidder and its Subcontractors are registered with the California Department of Industrial Relations to perform public work pursuant to Labor Code § 1725.5, subject to limited legal exceptions.
8. **Workers’ Compensation Certification.** Pursuant to Labor Code § 1861, by signing this Contract, Contractor certifies as follows: “I am aware of the provisions of Labor Code § 3700 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 on this Contract.”
9. **Conflicts of Interest.** Contractor, its employees, Subcontractors, and agents may not have, maintain, or acquire a conflict of interest in relation to this Contract in violation of any City ordinance or requirement, or in violation of any California law, including Government Code § 1090 et seq., or the Political Reform Act, as set forth in Government Code § 81000 et seq. and its accompanying regulations. Any violation of this Section constitutes a material breach of the Contract.
10. **Independent Contractor.** Contractor is an independent contractor under this Contract and will have control of the Work and the means and methods by which it is performed. Contractor and its Subcontractors are not employees of City and are not entitled to participate in any health, retirement, or any other employee benefits from City.
11. **Notice.** Any notice, billing, or payment required by or pursuant to the Contract Documents must be made in writing, signed, dated, and sent to the other party by personal delivery, U.S. Mail, a reliable overnight delivery service, or by email as a PDF file. Notice is deemed effective upon delivery, except that service by U.S. Mail is deemed effective on the second working day after deposit for delivery. Notice for each party must be given as follows:

**City:**

City of East Palo Alto  
2415 University Avenue  
East Palo Alto, CA 94303

Attn: <Name/Title>  
<Email address>

Copy to: <Name/Title>  
<Email address>

**Contractor:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Attn: \_\_\_\_\_  
Email: \_\_\_\_\_  
Copy to: \_\_\_\_\_

**12. General Provisions.**

- 12.1 Assignment and Successors.** Contractor may not assign its rights or obligations under this Contract, in part or in whole, without City’s written consent. This Contract is binding on Contractor’s and City’s lawful heirs, successors and permitted assigns.
- 12.2 Third Party Beneficiaries.** There are no intended third party beneficiaries to this Contract.
- 12.3 Governing Law and Venue.** This Contract will be governed by California law and venue will be in the <\_\_\_\_\_> County Superior Court, and no other place. Contractor waives any right it may have pursuant to Code of Civil Procedure § 394, to file a motion to transfer any action arising from or relating to this Contract to a venue outside of <\_\_\_\_\_> County, California.
- 12.4 Amendment.** No amendment or modification of this Contract will be binding unless it is in a writing duly authorized and signed by the parties to this Contract.
- 12.5 Integration.** This Contract and the Contract Documents incorporated herein, including authorized amendments or Change Orders thereto, constitute the final, complete, and exclusive terms of the agreement between City and Contractor.
- 12.6 Severability.** If any provision of the Contract Documents is determined to be illegal, invalid, or unenforceable, in whole or in part, the remaining provisions of the Contract Documents will remain in full force and effect.
- 12.7 Iran Contracting Act.** If the Contract Price exceeds \$1,000,000, Contractor certifies, by signing below, that it is not identified on a list created under the Iran Contracting Act, Public Contract Code § 2200 et seq. (the “Act”), as a person engaging in investment activities in Iran, as defined in the Act, or is otherwise expressly exempt under the Act.

**12.8 Authorization.** Each individual signing below warrants that he or she is authorized to do so by the party that he or she represents, and that this Contract is legally binding on that party. If Contractor is a corporation, signatures from two officers of the corporation are required pursuant to California Corporations Code § 313.

*[Signatures are on the following page.]*

The parties agree to this Contract as witnessed by the signatures below:

**CITY:**

Approved as to form:

s/ \_\_\_\_\_

s/ \_\_\_\_\_

\_\_\_\_\_  
Name, Title

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

s/ \_\_\_\_\_

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_  
Business Name

s/ \_\_\_\_\_

Seal:

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

Second Signature (See Section 12.8):

s/ \_\_\_\_\_

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

\_\_\_\_\_  
Contractor's California License Number(s) and Expiration Date(s)

END OF CONTRACT

## Payment Bond

City of East Palo Alto ("City") and \_\_\_\_\_ ("Contractor") have entered into a contract for work on the City Facilities Improvements Project ("Project"). The Contract is incorporated by reference into this Payment Bond ("Bond").

- 1. General.** Under this Bond, Contractor as principal and \_\_\_\_\_, its surety ("Surety"), are bound to City as obligee in an amount not less than \$ \_\_\_\_\_, under California Civil Code § 9550 et seq., to ensure payment to authorized claimants. This Bond is binding on the respective successors, assigns, owners, heirs, or executors of Surety and Contractor.
- 2. Surety's Obligation.** If Contractor or any of its Subcontractors fails to pay a person authorized in California Civil Code § 9100 to assert a claim against a payment bond, any amounts due under the Unemployment Insurance Code with respect to work or labor performed under the Contract, or any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of Contractor and its Subcontractors under California Unemployment Insurance Code § 13020 with respect to the work and labor, then Surety will pay the obligation.
- 3. Beneficiaries.** This Bond inures to the benefit of any of the persons named in California Civil Code § 9100, so as to give a right of action to those persons or their assigns in any suit brought upon this Bond. Contractor must promptly provide a copy of this Bond upon request by any person with legal rights under this Bond.
- 4. Duration.** If Contractor promptly makes payment of all sums for all labor, materials, and equipment furnished for use in the performance of the Work required by the Contract, in conformance with the time requirements set forth in the Contract and as required by California law, Surety's obligations under this Bond will be null and void. Otherwise, Surety's obligations will remain in full force and effect.
- 5. Waivers.** Surety waives any requirement to be notified of alterations to the Contract or extensions of time for performance of the Work under the Contract. Surety waives the provisions of Civil Code §§ 2819 and 2845. City waives the requirement of a new bond for any supplemental contract under Civil Code § 9550. Any notice to Surety may be given in the manner specified in the Contract and sent to Surety as follows:  
  
Attn: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_
- 6. Law and Venue.** This Bond will be governed by California law, and venue for any dispute pursuant to this Bond will be in the < \_\_\_\_\_ > County Superior Court, and no other place. Surety will be responsible for City's attorneys' fees and costs in any action to enforce the provisions of this Bond.

*[Signatures are on the following page.]*

7. **Effective Date; Execution.** This Bond is entered into and is effective on \_\_\_\_\_,  
20\_\_.

**SURETY:**

\_\_\_\_\_  
Business Name

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

(Attach Acknowledgment with Notary Seal and Power of Attorney)

**CONTRACTOR:**

\_\_\_\_\_  
Business Name

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

**APPROVED BY CITY:**

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

END OF PAYMENT BOND



## Performance Bond

City of East Palo Alto ("City") and \_\_\_\_\_ ("Contractor") have entered into a contract for work on the City Facilities Improvements Project ("Project"). The Contract is incorporated by reference into this Performance Bond ("Bond").

1. **General.** Under this Bond, Contractor as principal and \_\_\_\_\_, its surety ("Surety"), are bound to City as obligee for an amount not less than \$\_\_\_\_\_ to ensure Contractor's faithful performance of its obligations under the Contract. This Bond is binding on the respective successors, assigns, owners, heirs, or executors of Surety and Contractor.
2. **Surety's Obligations.** Surety's obligations are co-extensive with Contractor's obligations under the Contract. If Contractor fully performs its obligations under the Contract, including its warranty obligations under the Contract, Surety's obligations under this Bond will become null and void. Otherwise, Surety's obligations will remain in full force and effect.
3. **Waiver.** Surety waives any requirement to be notified of and further consents to any alterations to the Contract made under the applicable provisions of the Contract Documents, including changes to the scope of Work or extensions of time for performance of Work under the Contract. Surety waives the provisions of Civil Code §§ 2819 and 2845.
4. **Application of Contract Balance.** Upon making a demand on this Bond for completion of the Work prior to acceptance of the Project, City will make the Contract Balance available to Surety for completion of the Work under the Contract. For purposes of this provision, the Contract Balance is defined as the total amount payable by City to Contractor as the Contract Price minus amounts already paid to Contractor, and minus any liquidated damages, credits, or backcharges to which City is entitled under the terms of the Contract.
5. **Contractor Default.** Upon written notification from City of Contractor's termination for default under Article 13 of the Contract General Conditions, time being of the essence, Surety must act within the time specified in Article 13 to remedy the default through one of the following courses of action:
  - 5.1 Arrange for completion of the Work under the Contract by Contractor, with City's consent, but only if Contractor is in default solely due to its financial inability to complete the Work;
  - 5.2 Arrange for completion of the Work under the Contract by a qualified contractor acceptable to City, and secured by performance and payment bonds issued by an admitted surety as required by the Contract Documents, at Surety's expense; or
  - 5.3 Waive its right to complete the Work under the Contract and reimburse City the amount of City's costs to have the remaining Work completed.
6. **Surety Default.** If Surety defaults on its obligations under the Bond, City will be entitled to recover all costs it incurs due to Surety's default, including legal, design professional, or delay costs.
7. **Notice.** Any notice to Surety may be given in the manner specified in the Contract and sent to Surety as follows:

Attn: \_\_\_\_\_  
Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

8. **Law and Venue.** This Bond will be governed by California law, and venue for any dispute pursuant to this Bond will be in the < \_\_\_\_\_ > County Superior Court, and no other place. Surety will be responsible for City's attorneys' fees and costs in any action to enforce the provisions of this Bond.
9. **Effective Date; Execution.** This Bond is entered into and effective on \_\_\_\_\_, 20\_\_.

**SURETY:**

\_\_\_\_\_  
Business Name

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

(Attach Acknowledgment with Notary Seal and Power of Attorney)

**CONTRACTOR:**

\_\_\_\_\_  
Business Name

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

**APPROVED BY CITY:**

s/ \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name, Title

END OF PERFORMANCE BOND

## General Conditions

### Article 1 - Definitions

**Definitions.** The following definitions apply to all of the Contract Documents unless otherwise indicated, e.g., additional definitions that apply solely to the Specifications or other technical documents. Defined terms and titles of documents are capitalized in the Contract Documents, with the exception of the following (in any tense or form): “day,” “furnish,” “including,” “install,” “work day,” or “working day.”

**Allowance** means a specific amount that must be included in the Bid Proposal for a specified purpose.

**Article**, as used in these General Conditions, means a numbered Article of the General Conditions, unless otherwise indicated by the context.

**Change Order** means a written document duly approved and executed by City, which changes the scope of Work, the Contract Price, or the Contract Time.

**City** means the municipality which has entered into the Contract with Contractor for performance of the Work, acting through its City Council, officers, employees, City Engineer, and any other authorized representatives.

**City Engineer** means the City Engineer for City and his or her authorized delegee(s).

**Claim** means a separate demand by Contractor for a change in the Contract Time or Contract Price, that has previously been submitted to City in accordance with the requirements of the Contract Documents, and which has been rejected by City, in whole or in part; or a written demand by Contractor objecting to the amount of Final Payment.

**Contract** means the signed agreement between City and Contractor for performing the Work required for the Project, and all documents expressly incorporated therein.

**Contract Documents** means, collectively, all of the documents listed as such in Section 2 of the Contract, including the Notice Inviting Bids; the Instructions to Bidders; addenda, if any; the Bid Proposal and attachments thereto; the Contract; the Notice of Potential Award and Notice to Proceed; the payment and performance bonds; the General Conditions; the Special Conditions; the Project Plans and Specifications; any Change Orders; and any other documents which are clearly and unambiguously made part of the Contract Documents. The Contract Documents do not include documents provided “For Reference Only,” or documents that are intended solely to provide information regarding existing conditions.

**Contract Price** means the total compensation to be paid to Contractor for performance of the Work, as set forth in the Contract and as may be amended by Change Order or adjusted for an Allowance. The Contract Price is not subject to adjustment due to inflation or due to the increased cost of labor, material, supplies, or equipment following submission of the Bid Proposal.

**Contract Time** means the time specified for complete performance of the Work, as set forth in the Contract and as may be amended by Change Order.

**Contractor** means the individual, partnership, corporation, or joint-venture that has signed the Contract with City to perform the Work.

**Day** means a calendar day unless otherwise specified.

**Design Professional** means the licensed individual(s) or firm(s) retained by City to provide architectural, engineering, or other design professional services for the Project. If no Design Professional has been retained for this Project, any reference to Design Professional is deemed to refer to the Engineer.

**DIR** means the California Department of Industrial Relations.

**Drawings** has the same meaning as Plans.

**Engineer** means the City Engineer for the City of < \_\_\_\_\_ > and his or her authorized delegates.

**Excusable Delay** is defined in Section 5.3(B), Excusable Delay.

**Extra Work** means new or unforeseen work added to the Project, as determined by the Engineer in his or her sole discretion, including Work that was not part of or incidental to the scope of the Work when the Contractor's bid was submitted; Work that is substantially different from the Work as described in the Contract Documents at bid time; or Work that results from a substantially differing and unforeseeable condition.

**Final Completion** means Contractor has fully completed all of the Work required by the Contract Documents to the City's satisfaction, including all punch list items and any required commissioning or training, and has provided the City with all required submittals, including the instructions and manuals, product warranties, and as-built drawings.

**Final Payment** means payment to Contractor of the unpaid Contract Price, including release of undisputed retention, less amounts withheld or deducted pursuant to the Contract Documents.

**Furnish** means to purchase and deliver for the Project.

**Government Code Claim** means a claim submitted pursuant to California Government Code § 900 et seq.

**Hazardous Materials** means any substance or material identified now or in the future as hazardous under any Laws, or any other substance or material that may be considered hazardous or otherwise subject to Laws governing handling, disposal, or cleanup.

**Including**, whether or not capitalized, means "including, but not limited to," unless the context clearly requires otherwise.

**Inspector** means the individual(s) or firm(s) retained or employed by City to inspect the workmanship, materials, and manner of construction of the Project and its components to ensure compliance with the Contract Documents and all Laws.

**Install** means to fix in place for materials, and to fix in place and connect for equipment.

**Laws** means all applicable local, state, and federal laws, regulations, rules, codes, ordinances, permits, orders, and the like enacted or imposed by or under the auspices of any governmental entity with jurisdiction over any of the Work or any performance of the Work, including health and safety requirements.

**Non-Excusable Delay** is defined in Section 5.3(D), Non-Excusable Delay.

**Plans** means the City-provided plans, drawings, details, or graphical depictions of the Project requirements, but does not include Shop Drawings.

**Project** means the public works project referenced in the Contract, as modified by any Project alternates elected by City, if any.

**Project Manager** means the individual designated by City to oversee and manage the Project on City's behalf and may include his or her authorized delegee(s) when the Project Manager is unavailable. If no Project Manager has been designated for this Project, any reference to Project Manager is deemed to refer to the Engineer.

**Recoverable Costs** is defined in Section 5.3(F), Recoverable Costs.

**Request for Information** or **RFI** means Contractor's written request for information about the Contract Documents, the Work or the Project, submitted to City in the manner and format specified by City.

**Section**, when capitalized in these General Conditions, means a numbered section or subsection of the General Conditions, unless the context clearly indicates otherwise.

**Shop Drawings** means drawings, plan details or other graphical depictions prepared by or on behalf of Contractor, and subject to City acceptance, which are intended to provide details for fabrication, installation, and the like, of items required by or shown in the Plans or Specifications.

**Specialty Work** means Work that must be performed by a specialized Subcontractor with the specified license or other special certification, and that the Contractor is not qualified to self-perform.

**Specifications** means the technical, text specifications describing the Project requirements, which are prepared for and incorporated into the Contract by or on behalf of City, and does not include the Contract, General Conditions or Special Conditions.

**Subcontractor** means an individual, partnership, corporation, or joint-venture retained by Contractor directly or indirectly through a subcontract to perform a specific portion of the Work. The term Subcontractor applies to subcontractors of all tiers, unless otherwise indicated by the context. A third party such as a utility performing related work on the Project is not a Subcontractor, even if Contractor must coordinate its Work with the third party.

**Technical Specifications** has the same meaning as Specifications.

**Work** means all of the construction and services necessary for or incidental to completing the Project in conformance with the requirements of the Contract Documents.

**Work Day** or **Working Day**, whether or not capitalized, means a weekday when the City is open for business, and does not include holidays observed by the City.

**Worksite** means the place or places where the Work is performed, which includes, but may extend beyond the Project site, including separate locations for staging, storage, or fabrication.

## Article 2 - Roles and Responsibilities

### 2.1 City.

(A) **City Council.** The City Council has final authority in all matters affecting the Project, except to the extent it has delegated authority to the Engineer.

(B) **Engineer.** The Engineer, acting within the authority conferred by the City Council, is responsible for administration of the Project on behalf of City, including

authority to provide directions to the Design Professional and to Contractor to ensure proper and timely completion of the Project. The Engineer's decisions are final and conclusive within the scope of his or her authority, including interpretation of the Contract Documents.

(C) **Project Manager.** The Project Manager assigned to the Project will be the primary point of contact for the Contractor and will serve as City's representative for daily administration of the Project on behalf of City. Unless otherwise specified, all of Contractor's communications to City (in any form) will go to or through the Project Manager. City reserves the right to reassign the Project Manager role at any time or to delegate duties to additional City representatives, without prior notice to or consent of Contractor.

(D) **Design Professional.** The Design Professional is responsible for the overall design of the Project and, to the extent authorized by City, may act on City's behalf to ensure performance of the Work in compliance with the Plans and Specifications, including any design changes authorized by Change Order. The Design Professional's duties may include review of Contractor's submittals, visits to any Worksite, inspecting the Work, evaluating test and inspection results, and participation in Project-related meetings, including any pre-construction conference, weekly meetings, and coordination meetings. The Design Professional's interpretation of the Plans or Specifications is final and conclusive.

## 2.2 Contractor.

(A) **General.** Contractor must provide all labor, materials, supplies, equipment, services, and incidentals necessary to perform and timely complete the Work in strict accordance with the Contract Documents, and in an economical and efficient manner in the best interests of City, and with minimal inconvenience to the public.

(B) **Responsibility for the Work and Risk of Loss.** Contractor is responsible for supervising and directing all aspects of the Work to facilitate the efficient and timely completion of the Work. Contractor is solely responsible for and required to exercise full control over the Work, including the construction means, methods, techniques, sequences, procedures, safety precautions and programs, and coordination of all portions of the Work with that of all other contractors and Subcontractors, except to the extent that the Contract Documents provide other specific instructions. Contractor's responsibilities extend to any plan, method or sequence suggested, but not required by City or specified in the Contract Documents. From the date of commencement of the Work until either the date on which City formally accepts the Project or the effective date of termination of the Contract, whichever is later, Contractor bears all risks of injury or damage to the Work and the materials and equipment delivered to any Worksite, by any cause including fire, earthquake, wind, weather, vandalism, or theft.

(C) **Project Administration.** Contractor must provide sufficient and competent administration, staff, and skilled workforce necessary to perform and timely complete the Work in accordance with the Contract Documents. Before starting the Work, Contractor must designate in writing and provide complete contact information, including telephone numbers and email address, for the officer or employee in Contractor's organization who is to serve as Contractor's primary representative for the Project, and who has authority to act on Contractor's behalf. A Subcontractor may not serve as Contractor's primary representative.

(D) **On-Site Superintendent.** Contractor must, at all times during performance of the Work, provide a qualified and competent full-time superintendent acceptable to City, and assistants as necessary, who must be physically present at the Project site while any

aspect of the Work is being performed. The superintendent must have full authority to act and communicate on behalf of Contractor, and Contractor will be bound by the superintendent's communications to City. City's approval of the superintendent is required before the Work commences. If City is not satisfied with the superintendent's performance, City may request a qualified replacement of the superintendent. Failure to comply may result in temporary suspension of the Work, at Contractor's sole expense and with no extension of Contract Time, until an approved superintendent is physically present to supervise the Work. Contractor must provide written notice to City, as soon as practicable, before replacing the superintendent.

(E) **Standards.** Contractor must, at all times, ensure that the Work is performed in an efficient, skillful manner following best practices and in full compliance with the Contract Documents, Laws, and applicable manufacturer's recommendations. Contractor has a material and ongoing obligation to provide true and complete information, to the best of its knowledge, with respect to all records, documents, or communications pertaining to the Project, including oral or written reports, statements, certifications, Change Order requests, or Claims.

(F) **Meetings.** Contractor, its project manager, superintendent and any primary Subcontractors requested by City, must attend a pre-construction conference, if requested by City, as well as weekly Project progress meetings scheduled with City. If applicable, Contractor may also be required to participate in coordination meetings with other parties relating to other work being performed on or near the Project site or in relation to the Project, including work or activities performed by City, other contractors, or other utility owners.

(G) **Construction Records.** Contractor will maintain up-to-date, thorough, legible, and dated daily job reports, which document all significant activity on the Project for each day that Work is performed on the Project. The daily report for each day must include the number of workers at the Project site; primary Work activities; major deliveries; problems encountered, including injuries, if any; weather and site conditions; and delays, if any. Contractor will take date and time-stamped photographs to document general progress of the Project, including site conditions prior to construction activities, before and after photographs at offset trench laterals, existing improvements and utilities, damage and restoration. Contractor will maintain copies of all subcontracts, Project-related correspondence with Subcontractors, and records of meetings with Subcontractors. Upon request by the City, Contractor will permit review of and/or provide copies of any of these construction records.

(H) **Responsible Party.** Contractor is solely responsible to City for the acts or omissions of any Subcontractors, or any other party or parties performing portions of the Work or providing equipment, materials or services for or on behalf of Contractor or the Subcontractors. Upon City's written request, Contractor must promptly and permanently remove from the Project, at no cost to City, any employee or Subcontractor or employee of a Subcontractor who the Engineer has determined to be incompetent, intemperate or disorderly, or who has failed or refused to perform the Work as required under the Contract Documents.

(I) **Correction of Defects.** Contractor must promptly correct, at Contractor's sole expense, any Work that is determined by City to be deficient or defective in any way, including workmanship, materials, parts, or equipment. Workmanship, materials, parts, or equipment that do not conform to the requirements under the Plans, Specifications, and other Contract Documents, as determined by City, will be considered defective and subject to rejection. Contractor must also promptly correct, at Contractor's sole expense, any Work performed beyond the lines and grades shown on the Plans or established by City, and any Extra Work performed without City's prior written approval. If Contractor

fails to correct or to take reasonable steps toward correcting defective Work within five days following notice from City, or within the time specified in City's notice to correct, City may elect to have the defective Work corrected by its own forces or by a third party, in which case the cost of correction will be deducted from the Contract Price. If City elects to correct defective Work due to Contractor's failure or refusal to do so, City or its agents will have the right to take possession of and use any equipment, supplies, or materials available at the Project site or any Worksite on City property, in order to effectuate the correction, at no extra cost to City. Contractor's warranty obligations under Section 11.2, Warranty, will not be waived nor limited by City's actions to correct defective Work under these circumstances. Alternatively, City may elect to retain defective Work, and deduct the difference in value, as determined by the Engineer, from payments otherwise due to Contractor. This paragraph applies to any defective Work performed by Contractor during the one-year warranty period under Section 11.2.

(J) **Contractor's Records.** Contractor must maintain all of its records relating to the Project in any form, including paper documents, photos, videos, electronic records, approved samples, and the construction records required pursuant to paragraph (G), above. Project records subject to this provision include complete Project cost records and records relating to preparation of Contractor's bid, including estimates, take-offs, and price quotes or bids.

(1) Contractor's cost records must include all supporting documentation, including original receipts, invoices, and payroll records, evidencing its direct costs to perform the Work, including, but not limited to, costs for labor, materials, and equipment. Each cost record should include, at a minimum, a description of the expenditure with references to the applicable requirements of the Contract Documents, the amount actually paid, the date of payment, and whether the expenditure is part of the original Contract Price, related to an executed Change Order, or otherwise categorized by Contractor as Extra Work. Contractor's failure to comply with this provision as to any claimed cost operates as a waiver of any rights to recover the claimed cost.

(2) Contractor must continue to maintain its Project-related records in an organized manner for a period of five years after City's acceptance of the Project or following Contract termination, whichever occurs first. Subject to prior notice to Contractor, City is entitled to inspect or audit any of Contractor's records relating to the Project during Contractor's normal business hours. Contractor's records may also be subject to examination and audit by the California State Auditor, pursuant to Government Code § 8546.7. The record-keeping requirements set forth in this subsection 2.2(J) will survive expiration or termination of the Contract.

(K) **Copies of Project Documents.** Contractor and its Subcontractors must keep copies, at the Project site, of all Work-related documents, including the Contract, permit(s), Plans, Specifications, addenda, Contract amendments, Change Orders, RFIs and RFI responses, Shop Drawings, as-built drawings, schedules, daily records, testing and inspection reports or results, and any related written interpretations. These documents must be available to City for reference at all times during construction of the Project.

### 2.3 Subcontractors.

(A) **General.** All Work which is not performed by Contractor with its own forces must be performed by Subcontractors. City reserves the right to approve or reject any and all Subcontractors proposed to perform the Work, for reasons including the Subcontractor's poor reputation, lack of relevant experience, financial instability, and lack of technical



ability or adequate trained workforce. Each Subcontractor must obtain a City business license before performing any Work.

(B) **Contractual Obligations.** Contractor must require each Subcontractor to comply with the provisions of the Contract Documents as they apply to the Subcontractor's portion(s) of the Work, including the generally applicable terms of the Contract Documents, and to likewise bind their subcontractors. Contractor will provide that the rights that each Subcontractor may have against any manufacturer or supplier for breach of warranty or guarantee relating to items provided by the Subcontractor for the Project, will be assigned to City. Nothing in these Contract Documents creates a contractual relationship between a Subcontractor and City, but City is deemed to be a third-party beneficiary of the contract between Contractor and each Subcontractor.

(C) **Termination.** If the Contract is terminated, each Subcontractor's agreement must be assigned by Contractor to City, subject to the prior rights of any surety, but only if and to the extent that City accepts, in writing, the assignment by written notification, and assumes all rights and obligations of Contractor pursuant to each such subcontract agreement.

(D) **Substitution of Subcontractor.** If Contractor requests substitution of a listed Subcontractor under Public Contract Code § 4107, Contractor is solely responsible for all costs City incurs in responding to the request, including legal fees and costs to conduct a hearing, and any increased subcontract cost to perform the Work that was to be performed by the listed Subcontractor. If City determines that a Subcontractor is unacceptable to City based on the Subcontractor's failure to satisfactorily perform its Work, or for any of the grounds for substitution listed in Public Contract Code § 4107(a), City may request removal of the Subcontractor from the Project. Upon receipt of a written request from City to remove a Subcontractor pursuant to this paragraph, Contractor will immediately remove the Subcontractor from the Project and, at no further cost to City, will either (1) self-perform the remaining Work to the extent that Contractor is duly licensed and qualified to do so, or (2) substitute a Subcontractor that is acceptable to City, in compliance with Public Contract Code § 4107, as applicable.

## 2.4 Coordination of Work.

(A) **Concurrent Work.** City reserves the right to perform, have performed, or permit performance of other work on or adjacent to the Project site while the Work is being performed for the Project. Contractor is responsible for coordinating its Work with other work being performed on or adjacent to the Project site, including by any utility companies or agencies, and must avoid hindering, delaying, or interfering with the work of other contractors, individuals, or entities, and must ensure safe and reasonable site access and use as required or authorized by City. To the full extent permitted by law, Contractor must hold harmless and indemnify City against any and all claims arising from or related to Contractor's avoidable, negligent, or willful hindrance of, delay to, or interference with the work of any utility company or agency or another contractor or subcontractor.

(B) **Coordination.** If Contractor's Work will connect or interface with work performed by others, Contractor is responsible for independently measuring and visually inspecting such work to ensure a correct connection and interface. Contractor is responsible for any failure by Contractor or its Subcontractors to confirm measurements before proceeding with connecting Work. Before proceeding with any portion of the Work affected by the construction or operations of others, Contractor must give the Project Manager prompt written notification of any defects Contractor discovers which will prevent the proper execution of the Work. Failure to give notice of any known or reasonably discoverable defects will be deemed acknowledgement by Contractor that the work of others is not

defective and will not prevent the proper execution of the Work. Contractor must also promptly notify City if work performed by others, including work or activities performed by City's own forces, is operating to hinder, delay, or interfere with Contractor's timely performance of the Work. City reserves the right to backcharge Contractor for any additional costs incurred due to Contractor's failure to comply with the requirements in this Section 2.4.

**2.5 Submittals.** Unless otherwise specified, Contractor must submit to the Engineer for review and acceptance, all schedules, Shop Drawings, samples, product data, and similar submittals required by the Contract Documents, or upon request by the Engineer. Unless otherwise specified, all submittals, including Requests for Information, are subject to the general provisions of this Section, as well as specific submittal requirements that may be included elsewhere in the Contract Documents, including the Special Conditions or Specifications. The Engineer may require submission of a submittal schedule at or before a pre-construction conference, as may be specified in the Notice to Proceed.

(A) **General.** Contractor is responsible for ensuring that its submittals are accurate and conform to the Contract Documents.

(B) **Time and Manner of Submission.** Contractor must ensure that its submittals are prepared and delivered in a manner consistent with the current City-accepted schedule for the Work and within the applicable time specified in the Contract Documents, or if no time is specified, in such time and sequence so as not to delay the performance of the Work or completion of the Project.

(C) **Required Contents.** Each submittal must include the Project name and contract number, Contractor's name and address, the name and address of any Subcontractor or supplier involved with the submittal, the date, and references to applicable Specification section(s) and/or drawing and detail number(s).

(D) **Required Corrections.** If corrections are required, Contractor must promptly make and submit any required corrections as specified in full conformance with the requirements of this Section, or other requirements that apply to that submittal.

(E) **Effect of Review and Acceptance.** Review and acceptance of a submittal by City will not relieve Contractor from complying with the requirements of the Contract Documents. Contractor is responsible for any errors in any submittal, and review or acceptance of a submittal by City is not an assumption of risk or liability by City.

(F) **Enforcement.** Any Work performed or any material furnished, installed, fabricated or used without City's prior acceptance of a required submittal is performed or provided at Contractor's risk, and Contractor may be required to bear the costs incident thereto, including the cost of removing and replacing such Work, repairs to other affected portions of the Work or material, and the cost of additional time or services required of City, including costs for the Design Professional, Project Manager, or Inspector.

(G) **Excessive RFIs.** A RFI will be considered excessive or unnecessary if City determines that the explanation or response to the RFI is clearly and unambiguously discernable from the Contract Documents. City's costs to review and respond to excessive or unnecessary RFIs may be deducted from payments otherwise due to Contractor.

**2.6 Shop Drawings.** When Shop Drawings are required by the Specifications or requested by the Engineer, they must be prepared according to best practices at Contractor's expense. The Shop Drawings must be of a size and scale to clearly show all necessary details. Unless otherwise specified by City, Shop Drawings must be provided to the

Engineer for review and acceptance at least 30 days before the Work will be performed. If City requires changes, the corrected Shop Drawings must be resubmitted to the Engineer for review within the time specified by the Engineer. For all Project components requiring Shop Drawings, Contractor will not furnish materials or perform any Work until the Shop Drawings for those components are accepted by City. Contractor is responsible for any errors or omissions in the Shop Drawings, shop fits and field corrections; any deviations from the Contract Documents; and for the results obtained by the use of Shop Drawings. Acceptance of Shop Drawings by City does not relieve Contractor of Contractor's responsibility.

- 2.7 Access to Work.** Contractor must afford prompt and safe access to any Worksite by City and its employees, agents, or consultants authorized by City; and upon request by City, Contractor must promptly arrange for City representatives to visit or inspect manufacturing sites or fabrication facilities for items to be incorporated into the Work.
- 2.8 Personnel.** Contractor and its Subcontractors must employ only competent and skillful personnel to perform the Work. Contractor and its Subcontractor's supervisors, security or safety personnel, and employees who have unescorted access to the Project site must possess proficiency in English sufficient to read, understand, receive, and implement oral or written communications or instructions relating to their respective job functions, including safety and security requirements. Upon written notification from the Engineer, Contractor and its Subcontractors must immediately discharge any personnel who are incompetent, disorderly, disruptive, threatening, abusive, or profane, or otherwise refuse or fail to comply with the requirements of the Contract Documents or Laws, including Laws pertaining to health and safety. Any such discharged personnel may not be re-employed or permitted on the Project in any capacity without City's prior written consent.

### **Article 3 - Contract Documents**

#### **3.1 Interpretation of Contract Documents.**

(A) **Plans and Specifications.** The Plans and Specifications included in the Contract Documents are complementary. If Work is shown on one but not on the other, Contractor must perform the Work as though fully described on both, consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results. The Plans and Specifications are deemed to include and require everything necessary and reasonably incidental to completion of the Work, whether or not particularly mentioned or shown. Contractor must perform all Work and services and supply all things reasonably related to and inferable from the Contract Documents. In the event of a conflict between the Plans and Specifications, the Specifications will control, unless the drawing(s) at issue are dated later than the Specification(s) at issue. Detailed drawings take precedence over general drawings, and large-scale drawings take precedence over smaller scale drawings. Any arrangement or division of the Plans and Specifications into sections is for convenience and is not intended to limit the Work required by separate trades. A conclusion presented in the Plans or Specifications is only a recommendation. Actual locations and depths must be determined by Contractor's field investigation. Contractor may request access to underlying or background information in City's possession that is necessary for Contractor to form its own conclusions.

(B) **Duty to Notify and Seek Direction.** If Contractor becomes aware of a changed condition in the Project, or of any ambiguity, conflict, inconsistency, discrepancy, omission, or error in the Contract Documents, including the Plans or Specifications, Contractor must promptly submit a Request for Information to the Engineer and wait for a response from City before proceeding further with the related Work. The RFI must notify City of the issue and request clarification, interpretation or direction. The Engineer's

clarification, interpretation or direction will be final and binding on Contractor. If Contractor proceeds with the related Work before obtaining City's response, Contractor will be responsible for any resulting costs, including the cost of correcting any incorrect or defective Work that results. Timely submission of a clear and complete RFI is essential to avoiding delay. Delay resulting from Contractor's failure to submit a timely and complete RFI to the Engineer is Non-Excusable Delay. If Contractor believes that City's response to an RFI justifies a change to the Contract Price or Contract Time, Contractor must perform the Work as directed, but may submit a timely Change Order request in accordance with the Contract Documents. (See Articles 5 and 6.)

(C) **Figures and Dimensions.** Figures control over scaled dimensions.

(D) **Technical or Trade Terms.** Any terms that have well-known technical or trade meanings will be interpreted in accordance with those meanings, unless otherwise specifically defined in the Contract Documents.

(E) **Measurements.** Contractor must verify all relevant measurements in the Contract Documents and at the Project site before ordering any material or performing any Work, and will be responsible for the correctness of those measurements or for costs that could have been avoided by independently verifying measurements.

(F) **Compliance with Laws.** The Contract Documents are intended to comply with Laws and will be interpreted to comply with Laws.

**3.2 Order of Precedence.** Information included in one Contract Document but not in another will not be considered a conflict or inconsistency. Unless otherwise specified in the Special Conditions, in case of any conflict or inconsistency among the Contract Documents, the following order of precedence will apply, beginning from highest to lowest, with the most recent version taking precedent over an earlier version:

- (A) Change Orders;
- (B) Addenda;
- (C) Contract;
- (D) Notice to Proceed;
- (E) Attachment B – Federal Contract Requirements (only if used);
- (F) Special Conditions;
- (G) General Conditions;
- (H) Payment and Performance Bonds;
- (I) Specifications;
- (J) Plans;
- (K) Notice of Potential Award;
- (L) Notice Inviting Bids;
- (M) Attachment A – Federal Bidding Requirements (only if used);
- (N) Instructions to Bidders;
- (O) Contractor's Bid Proposal and attachments;
- (P) the City's standard specifications, as applicable; and
- (Q) Any generic documents prepared by and on behalf of a third party, that were not prepared specifically for this Project, such as the Caltrans Standard Specifications or Caltrans Special Provisions.

**3.3 Caltrans Standard Specifications.** Any reference to or incorporation of the Standard Specifications of the State of California, Department of Transportation ("Caltrans"), including "Standard Specifications," "Caltrans Specifications," "State Specifications," or "CSS," means the most current edition of Caltrans' Standard Specifications, unless otherwise specified ("Caltrans Standard Specifications"), including the most current amendments as of the date that Contractor's bid was submitted for this Project. The

following provisions apply to use of or reference to the Caltrans Standard Specifications or Special Provisions:

(A) **Limitations.** The “General Provisions” of the Caltrans Standard Specifications, i.e., sections 1 through 9, do not apply to these Contract Documents with the exception of any specific provisions, if any, which are expressly stated to apply to these Contract Documents.

(B) **Conflicts or Inconsistencies.** If there is a conflict or inconsistency between any provision in the Caltrans Standard Specifications or Special Provisions and a provision of these Contract Documents, as determined by City, the provision in the Contract Documents will govern.

(C) **Meanings.** Terms used in the Caltrans Standard Specifications or Special Provisions are to be interpreted as follows:

(1) Any reference to the “Engineer” is deemed to mean the City Engineer.

(2) Any reference to the “Special Provisions” is deemed to mean the Special Conditions, unless the Caltrans Special Provisions are expressly included in the Contract Documents listed in Section 2 of the Contract.

(3) Any reference to the “Department” or “State” is deemed to mean City.

**3.4 For Reference Only.** Contractor is responsible for the careful review of any document, study, or report provided by City or appended to the Contract Documents solely for informational purposes and identified as “For Reference Only.” Nothing in any document, study, or report so appended and identified is intended to supplement, alter, or void any provision of the Contract Documents. Contractor is advised that City or its representatives may be guided by information or recommendations included in such reference documents, particularly when making determinations as to the acceptability of proposed materials, methods, or changes in the Work. Any record drawings or similar final or accepted drawings or maps that are not part of the Contract Documents are deemed to be For Reference Only. The provisions of the Contract Documents are not modified by any perceived or actual conflict with provisions in any document that is provided For Reference Only.

**3.5 Current Versions.** Unless otherwise specified by City, any reference to standard specifications, technical specifications, or any City or state codes or regulations means the latest specification, code, or regulation in effect on the date that bids were due.

**3.6 Conformed Copies.** If City prepares a conformed set of the Contract Documents following award of the Contract, it will provide Contractor with two hard copy (paper) sets and one copy of the electronic file in PDF format. It is Contractor’s responsibility to ensure that all Subcontractors, including fabricators, are provided with the conformed set of the Contract Documents at Contractor’s sole expense.

**3.7 Ownership.** No portion of the Contract Documents may be used for any purpose other than construction of the Project, without prior written consent from City. Contractor is deemed to have conveyed the copyright in any designs, drawings, specifications, Shop Drawings, or other documents (in paper or electronic form) developed by Contractor for the Project, and City will retain all rights to such works, including the right to possession.

## Article 4 - Bonds, Indemnity, and Insurance

- 4.1 Payment and Performance Bonds.** Within ten days following issuance of the Notice of Potential Award, Contractor is required to provide a payment bond and a performance bond, each in the penal sum of not less than 100% of the Contract Price, and each executed by Contractor and its surety using the bond forms included with the Contract Documents.
- (A) **Surety.** Each bond must be issued and executed by a surety admitted in California. If an issuing surety cancels the bond or becomes insolvent, within seven days following written notice from City, Contractor must substitute a surety acceptable to City. If Contractor fails to substitute an acceptable surety within the specified time, City may, at its sole discretion, withhold payment from Contractor until the surety is replaced to City's satisfaction, or terminate the Contract for default.
- (B) **Supplemental Bonds for Increase in Contract Price.** If the Contract Price increases during construction by five percent or more over the original Contract Price, Contractor must provide supplemental or replacement bonds within ten days of written notice from City pursuant to this Section, covering 100% of the increased Contract Price and using the bond forms included with the Contract Documents.
- 4.2 Indemnity.** To the fullest extent permitted by law, Contractor must indemnify, defend, and hold harmless City, its Council, officers, officials, employees, agents, volunteers, and consultants (individually, an "Indemnitee," and collectively the "Indemnitees") from and against any and all liability, loss, damage, claims, causes of action, demands, charges, fines, costs, and expenses (including, without limitation, attorney fees, expert witness fees, paralegal fees, and fees and costs of litigation or arbitration) (collectively, "Liability") of every nature arising out of or in connection with the acts or omissions of Contractor, its employees, Subcontractors, representatives, or agents, in bidding or performing the Work or in failing to comply with any obligation of Contractor under the Contract, except such Liability caused by the active negligence, sole negligence, or willful misconduct of an Indemnitee. This indemnity requirement applies to any Liability arising from alleged defects in the content or manner of submission of Contractor's bid for the Contract. Contractor's failure or refusal to timely accept a tender of defense pursuant to this Contract will be deemed a material breach of the Contract. City will timely notify Contractor upon receipt of any third-party claim relating to the Contract, as required by Public Contract Code § 9201. Contractor waives any right to express or implied indemnity against any Indemnitee. Contractor's indemnity obligations under this Contract will survive the expiration or any early termination of the Contract.
- 4.3 Insurance.** No later than ten days following issuance of the Notice of Potential Award, Contractor must procure and provide proof of the insurance coverage required by this Section in the form of certificates and endorsements acceptable to City. The required insurance must cover the activities of Contractor and its Subcontractors relating to or arising from the performance of the Work, and must remain in full force and effect at all times during the period covered by the Contract, through the date of City's acceptance of the Project. All required insurance must be issued by a company licensed to do business in the State of California, and each such insurer must have an A.M. Best's financial strength rating of "A" or better and a financial size rating of "VIII" or better. If Contractor fails to provide any of the required coverage in full compliance with the requirements of the Contract Documents, City may, at its sole discretion, purchase such coverage at Contractor's expense and deduct the cost from payments due to Contractor, or terminate the Contract for default. The procurement of the required insurance will not be construed to limit Contractor's liability under this Contract or to fulfill Contractor's indemnification obligations under this Contract.

(A) **Policies and Limits.** The following insurance policies and limits are required for this Contract, unless otherwise specified in the Special Conditions:

(1) *Commercial General Liability (“CGL”) Insurance:* The CGL insurance policy must be issued on an occurrence basis, written on a comprehensive general liability form, and must include coverage for liability arising from Contractor’s or its Subcontractor’s acts or omissions in the performance of the Work, including contractor’s protective coverage, contractual liability, products and completed operations, and broad form property damage, with limits of at least \$2,000,000 per occurrence and at least \$4,000,000 general aggregate. The CGL insurance coverage may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by excess or umbrella policies, provided each such policy complies with the requirements set forth in this Section, including required endorsements.

(2) *Automobile Liability Insurance:* The automobile liability insurance policy must provide coverage of at least \$2,000,000 combined single-limit per accident for bodily injury, death, or property damage, including hired and non-owned auto liability.

(3) *Workers’ Compensation Insurance and Employer’s Liability:* The workers’ compensation and employer’s liability insurance policy must comply with the requirements of the California Labor Code, providing coverage of at least \$1,000,000 or as otherwise required by the statute. If Contractor is self-insured, Contractor must provide its Certificate of Permission to Self-Insure, duly authorized by the DIR.

(4) *Pollution Liability Insurance:* The pollution liability insurance policy must be issued on an occurrence basis, providing coverage of at least \$2,000,000 for all loss arising out of claims for bodily injury, death, property damage, or environmental damage caused by pollution conditions resulting from the Work.

(5) *Builder’s Risk Insurance:* The builder’s risk insurance policy must be issued on an occurrence basis, for all-risk or “all perils” coverage on a 100% completed value basis on the insurable portion of the Project for the benefit of City.

(B) **Notice.** Each certificate of insurance must state that the coverage afforded by the policy or policies will not be reduced, cancelled or allowed to expire without at least 30 days written notice to City, unless due to non-payment of premiums, in which case ten days written notice must be made to City.

(C) **Waiver of Subrogation.** Each required policy must include an endorsement providing that the carrier will waive any right of subrogation it may have against City.

(D) **Required Endorsements.** The CGL policy, automobile liability policy, pollution liability policy, and builder’s risk policy must include the following specific endorsements:

(1) The City, including its Council, officials, officers, employees, agents, volunteers and consultants (collectively, “Additional Insured”) must be named as an additional insured for all liability arising out of the operations by or on behalf of the named insured, and the policy must protect the Additional Insured against any and all liability for personal injury, death or property damage or destruction arising directly or indirectly in the performance of the Contract. The additional insured endorsement must be provided using ISO form CG 20 10 11 85 or equivalent form(s) approved by the City.

(2) The inclusion of more than one insured will not operate to impair the rights of one insured against another, and the coverages afforded will apply as though separate policies have been issued to each insured.

(3) The insurance provided by Contractor is primary and no insurance held or owned by any Additional Insured may be called upon to contribute to a loss.

(4) This policy does not exclude explosion, collapse, underground excavation hazard, or removal of lateral support.

(E) **Contractor's Responsibilities.** This Section 4.3 establishes the minimum requirements for Contractor's insurance coverage in relation to this Project, but is not intended to limit Contractor's ability to procure additional or greater coverage. Contractor is responsible for its own risk assessment and needs and is encouraged to consult its insurance provider to determine what coverage it may wish to carry beyond the minimum requirements of this Section. Contractor is solely responsible for the cost of its insurance coverage, including premium payments, deductibles, or self-insured retentions, and no Additional Insured will be responsible or liable for any of the cost of Contractor's insurance coverage.

(F) **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions that apply to the required insurance (collectively, "deductibles") in excess of \$100,000 are subject to approval by the City's Risk Manager, acting in his or her sole discretion, and must be declared by Contractor when it submits its certificates of insurance and endorsements pursuant to this Section 4.3. If the City's Risk Manager determines that the deductibles are unacceptably high, at City's option, Contractor must either reduce or eliminate the deductibles as they apply to City and all required Additional Insured; or must provide a financial guarantee, to City's satisfaction, guaranteeing payment of losses and related investigation, claim administration, and legal expenses.

(G) **Subcontractors.** Contractor must ensure that each Subcontractor is required to maintain the same insurance coverage required under this Section 4.3, with respect to its performance of Work on the Project, including those requirements related to the Additional Insureds and waiver of subrogation, but excluding pollution liability or builder's risk insurance unless otherwise specified in the Special Conditions. A Subcontractor may be eligible for reduced insurance coverage or limits, but only to the extent approved in writing in advance by the City's Risk Manager. Contractor must confirm that each Subcontractor has complied with these insurance requirements before the Subcontractor is permitted to begin Work on the Project. Upon request by the City, Contractor must provide certificates and endorsements submitted by each Subcontractor to prove compliance with this requirement. The insurance requirements for Subcontractors do not replace or limit the Contractor's insurance obligations.

## Article 5 - Contract Time

**5.1 Time is of the Essence.** Time is of the essence in Contractor's performance and completion of the Work, and Contractor must diligently prosecute the Work and complete it within the Contract Time.

(A) **General.** Contractor must commence the Work on the date indicated in the Notice to Proceed and must fully complete the Work in strict compliance with all requirements of the Contract Documents and within the Contract Time. Contractor may not begin performing the Work before the date specified in the Notice to Proceed.



(B) **Authorization.** Contractor is not entitled to compensation or credit for any Work performed before the date specified in the Notice to Proceed, with the exception of any schedules, submittals, or other requirements, if any, that must be provided or performed before issuance of the Notice to Proceed.

(C) **Rate of Progress.** Contractor and its Subcontractors must, at all times, provide workers, materials, and equipment sufficient to maintain the rate of progress necessary to ensure full completion of the Work within the Contract Time. If City determines that Contractor is failing to prosecute the Work at a sufficient rate of progress, City may, in its sole discretion, direct Contractor to provide additional workers, materials, or equipment, or to work additional hours or days without additional cost to City, in order to achieve a rate of progress satisfactory to City. If Contractor fails to comply with City's directive in this regard, City may, at Contractor's expense, separately contract for additional workers, materials, or equipment or use City's own forces to achieve the necessary rate of progress. Alternatively, City may terminate the Contract based on Contractor's default.

**5.2 Schedule Requirements.** Contractor must prepare all schedules using standard, commercial scheduling software acceptable to the Engineer, and must provide the schedules in electronic and paper form as requested by the Engineer. In addition to the general scheduling requirements set forth below, Contractor must also comply with any scheduling requirements included in the Special Conditions or in the Technical Specifications.

(A) **Baseline (As-Planned) Schedule.** Within ten calendar days following City's issuance of the Notice to Proceed (or as otherwise specified in the Notice to Proceed), Contractor must submit to City for review and acceptance a baseline (as-planned) schedule using critical path methodology showing in detail how Contractor plans to perform and fully complete the Work within the Contract Time, including labor, equipment, materials, and fabricated items. The baseline schedule must show the order of the major items of Work and the dates of start and completion of each item, including when the materials and equipment will be procured. The schedule must also include the work of all trades, reflecting anticipated labor or crew hours and equipment loading for the construction activities, and must be sufficiently comprehensive and detailed to enable progress to be monitored on a day-by-day basis. For each activity, the baseline schedule must be dated, provided in the format specified in the Contract Documents or as required by City, and must include, at a minimum, a description of the activity, the start and completion dates of the activity, and the duration of the activity.

(1) **Specialized Materials Ordering.** Within five calendar days following issuance of the Notice to Proceed, Contractor must order any specialized material or equipment for the Work that is not readily available from material suppliers. Contractor must also retain documentation of the purchase order date(s).

(B) **City's Review of Schedules.** City will review and may note exceptions to the baseline schedule, and to the progress schedules submitted as required below, to assure completion of the Work within the Contract Time. Contractor is solely responsible for resolving any exceptions noted in a schedule and, within seven days, must correct the schedule to address the exceptions. City's review or acceptance of Contractor's schedules will not operate to waive or limit Contractor's duty to complete the Project within the Contract Time, nor to waive or limit City's right to assess liquidated damages for Contractor's unexcused failure to do so.

(C) **Progress Schedules.** After City accepts the final baseline schedule with no exceptions, Contractor must submit an updated progress schedule and three-week look-ahead schedule, in the format specified by City, for review and acceptance with each application for a progress payment, or when otherwise specified by City, until completion

of the Work. The updated progress schedule must: show how the actual progress of the Work as constructed to date compares to the baseline schedule; reflect any proposed changes in the construction schedule or method of operations, including to achieve Project milestones within the Contract Time; and identify any actual or potential impacts to the critical path. Contractor must also submit periodic reports to City of any changes in the projected material or equipment delivery dates for the Project.

(1) **Float.** The progress schedule must show early and late completion dates for each task. The number of days between those dates will be designated as the "float." Any float belongs to the Project and may be allocated by the Engineer to best serve timely completion of the Project.

(2) **Failure to Submit Schedule.** Reliable, up-to-date schedules are essential to efficient and cost-effective administration of the Project and timely completion. If Contractor fails to submit a schedule within the time periods specified in this Section, or submits a schedule to which City has noted exceptions that are not corrected, City may withhold up to five percent from payment(s) otherwise due to Contractor until the exceptions are resolved, the schedule is corrected and resubmitted, and City has accepted the schedule. In addition, Contractor's failure to comply with the schedule requirements in this Section 5.2 will be deemed a material default and a waiver of any claims for Excusable Delay or loss of productivity arising during any period when Contractor is out of compliance, subject only to the limits of Public Contract Code § 7102.

(D) **Recovery Schedule.** If City determines that the Work is more than one week behind schedule, within seven days following written notice of such determination, Contractor must submit a recovery schedule, showing how Contractor intends to perform and complete the Work within the Contract Time, based on actual progress to date.

(E) **Effect of Acceptance.** Contractor and its Subcontractors must perform the Work in accordance with the most current City-accepted schedule unless otherwise directed by City. City's acceptance of a schedule does not operate to extend the time for completion of the Work or any component of the Work, and will not affect City's right to assess liquidated damages for Contractor's unexcused delay in completing the Work within the Contract Time.

(F) **Posting.** Contractor must at all times prominently post a copy of the most current City-accepted progress or recovery schedule in its on-site office.

(G) **Reservation of Rights.** City reserves the right to direct the sequence in which the Work must be performed or to make changes in the sequence of the Work in order to facilitate the performance of work by City or others, or to facilitate City's use of its property. The Contract Time or Contract Price may be adjusted to the extent such changes in sequence actually increase or decrease Contractor's time or cost to perform the Work.

(H) **Authorized Working Days and Times.** Contractor is limited to working Monday through Friday, excluding holidays, during City's normal business hours, except as provided in the Special Conditions or as authorized in writing by City. City reserves the right to charge Contractor for additional costs incurred by City due to Work performed on days or during hours not expressly authorized in the Contract Documents, including reimbursement of costs incurred for inspection, testing, and construction management services.

### 5.3 Delay and Extensions of Contract Time.

(A) **Notice of Delay.** If Contractor becomes aware of any actual or potential delay affecting the critical path, Contractor must promptly notify the Engineer in writing, regardless of the nature or cause of the delay, so that City has a reasonable opportunity to mitigate or avoid the delay.

(B) **Excusable Delay.** The Contract Time may be extended if Contractor encounters "Excusable Delay," which is an unavoidable delay in completing the Work within the Contract Time due to causes completely beyond Contractor's control, and which Contractor could not have avoided or mitigated through reasonable care, planning, foresight, and diligence, provided that Contractor is otherwise fully performing its obligations under the Contract Documents. Grounds for Excusable Delay may include fire, natural disasters including earthquake or unusually severe weather, acts of terror or vandalism, epidemic, unforeseeable adverse government actions, unforeseeable actions of third parties, encountering unforeseeable hazardous materials, unforeseeable site conditions, or suspension for convenience under Article 13. The Contract Time will not be extended based on circumstances which will not unavoidably delay completing the Work within the Contract Time based on critical path analysis.

(C) **Weather Delays.** A "Weather Delay Day" is a Working Day during which Contractor and its forces, including Subcontractors, are unable to perform more than 40% of the critical path Work scheduled for that day due to adverse weather conditions which impair the ability to safely or effectively perform the scheduled critical path Work that day. Adverse weather conditions may include rain, saturated soil, and Project site clean-up required due to adverse weather. Determination of what constitutes critical path Work scheduled for that day will be based on the most current, City-approved schedule. Contractor will be entitled to a non-compensable extension of the Contract Time for each Weather Delay Day in excess of the normal Weather Delay Days within a given month as determined by reliable records, including monthly rainfall averages, for the preceding ten years (or as otherwise specified in the Special Conditions or Specifications).

(1) Contractor must fully comply with the applicable procedures in Articles 5 and 6 of the General Conditions regarding requests to modify the Contract Time.

(2) Contractor will not be entitled to an extension of time for a Weather Delay Day to the extent Contractor is responsible for concurrent delay on that day.

(3) Contractor must take reasonable steps to mitigate the consequences of Weather Delay Days, including prudent workforce management and protecting the Work, Project Site, materials, and equipment.

(D) **Non-Excusable Delay.** Delay which Contractor could have avoided or mitigated through reasonable care, planning, foresight, and diligence is "Non-Excusable Delay." Contractor is not entitled to an extension of Contract Time or any compensation for Non-Excusable Delay, or for Excusable Delay that is concurrent with Non-Excusable Delay. Non-Excusable Delay includes delay caused by:

(1) weather conditions which are normal for the location of the Project, as determined by reliable records, including monthly rainfall averages, for the preceding ten years;

(2) Contractor's failure to order equipment and materials sufficiently in advance of the time needed for completion of the Work within the Contract Time;

- (3) Contractor's failure to provide adequate notification to utility companies or agencies for connections or services necessary for completion of the Work within the Contract Time;
- (4) foreseeable conditions which Contractor could have ascertained from reasonably diligent inspection of the Project site or review of the Contract Documents or other information provided or available to Contractor;
- (5) Contractor's failure, refusal, or financial inability to perform the Work within the Contract Time, including insufficient funds to pay its Subcontractors or suppliers;
- (6) performance or non-performance by Contractor's Subcontractors or suppliers;
- (7) the time required to respond to excessive RFIs (see Section 2.5(G));
- (8) delayed submission of required submittals, or the time required for correction and resubmission of defective submittals;
- (9) time required for repair of, re-testing, or re-inspection of defective Work;
- (10) enforcement of Laws by City, or outside agencies with jurisdiction over the Work; or
- (11) City's exercise or enforcement of any of its rights or Contractor's duties pursuant to the Contract Documents, including correction of defective Work, extra inspections or testing due to non-compliance with Contract requirements, safety compliance, environmental compliance, or rejection and return of defective or deficient submittals.

(E) **Compensable Delay.** Pursuant to Public Contract Code § 7102, in addition to entitlement to an extension of Contract Time, Contractor is entitled to compensation for costs incurred due to delay caused solely by City, when that delay is unreasonable under the circumstances involved and not within the contemplation of the parties ("Compensable Delay"). Contractor is not entitled to an extension of Contract Time or recovery of costs for Compensable Delay that is concurrent with Non-Excusable Delay. Delay due to causes that are beyond the control of either City or Contractor, including Weather Delay Days, discovery of Historic or Archeological Items pursuant to Section 7.18, or the actions or inactions of third parties or other agencies, is not Compensable Delay, and will only entitle Contractor to an extension of time commensurate with the time lost due to such delay.

(F) **Recoverable Costs.** Contractor is not entitled to compensation for Excusable Delay unless it is Compensable Delay, as defined above. Contractor is entitled to recover only the actual, direct, reasonable, and substantiated costs ("Recoverable Costs") for each working day that the Compensable Delay prevents Contractor from proceeding with more than 50% of the critical path Work scheduled for that day, based on the most recent progress schedule accepted by City. Recoverable Costs will not include home office overhead or lost profit.

(G) **Request for Extension of Contract Time or Recoverable Costs.** A request for an extension of Contract Time or any associated Recoverable Costs must be submitted in writing to City within ten calendar days of the date the delay is first encountered, even if the duration of the delay is not yet known at that time, or any entitlement to the Contract Time extension or to the Recoverable Costs will be deemed waived. In addition to

complying with the requirements of this Article 5, the request must be submitted in compliance with the Change Order request procedures in Article 6 below. Strict compliance with these requirements is necessary to ensure that any delay or consequences of delay may be mitigated as soon as possible, and to facilitate cost-efficient administration of the Project and timely performance of the Work. Any request for an extension of Contract Time or Recoverable Costs that does not strictly comply with all of the requirements of Article 5 and Article 6 will be deemed waived.

(1) *Required Contents.* The request must include a detailed description of the cause(s) of the delay and must also describe the measures that Contractor has taken to mitigate the delay and/or its effects, including efforts to mitigate the cost impact of the delay, such as by workforce management or by a change in sequencing. If the delay is still ongoing at the time the request is submitted, the request should also include Contractor's plan for continued mitigation of the delay or its effects.

(2) *Delay Days and Costs.* The request must specify the number of days of Excusable Delay claimed or provide a realistic estimate if the duration of the delay is not yet known. If Contractor believes it is entitled to Recoverable Costs for Compensable Delay, the request must specify the amount and basis for the Recoverable Costs that are claimed or provide a realistic estimate if the amount is not yet known. Any estimate of delay duration or cost must be updated in writing and submitted with all required supporting documentation as soon as the actual time and cost is known. The maximum extension of Contract Time will be the number of days, if any, by which an Excusable Delay or a Compensable Delay exceeds any concurrent Non-Excusable Delay. Contractor is entitled to an extension of Contract Time, or compensation for Recoverable Costs, only if, and only to the extent that, such delay will unavoidably delay Final Completion.

(3) *Supporting Documentation.* The request must also include any and all supporting documentation necessary to evidence the delay and its actual impacts, including scheduling and cost impacts with a time impact analysis using critical path methodology and demonstrating the unavoidable delay to Final Completion. The time impact analysis must be submitted in a form or format acceptable to City.

(4) *Burden of Proof.* Contractor has the burden of proving that: the delay was an Excusable Delay or Compensable Delay, as defined above; Contractor has fully complied with its scheduling obligations in Section 5.2, Schedule Requirements; Contractor has made reasonable efforts to mitigate the delay and its schedule and cost impacts; the delay will unavoidably result in delaying Final Completion; and any Recoverable Costs claimed by Contractor were actually incurred and were reasonable under the circumstances.

(5) *Legal Compliance.* Nothing in this Section 5.3 is intended to require the waiver, alteration, or limitation of the applicability of Public Contract Code § 7102.

(6) *No Waiver.* Any grant of an extension of Contract Time, or compensation for Recoverable Costs due to Compensable Delay, will not operate as a waiver of City's right to assess liquidated damages for Non-Excusable Delay.

(7) *Dispute Resolution.* In the event of a dispute over entitlement to an extension of Contract Time or compensation for Recoverable Costs, Contractor may not stop Work pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work. Contractor's sole recourse for an unresolved dispute

based on City's rejection of a Change Order request for an extension of Contract Time or compensation for Recoverable Costs is to comply with the dispute resolution provisions set forth in Article 12 below.

**5.4 Liquidated Damages.** It is expressly understood that if Final Completion is not achieved within the Contract Time, City will suffer damages from the delay that are difficult to determine and accurately specify. Pursuant to Public Contract Code § 7203, if Contractor fails to achieve Final Completion within the Contract Time due to Contractor's Non-Excusable Delay, City will charge Contractor in the amount specified in the Contract for each calendar day that Final Completion is delayed beyond the Contract Time, as liquidated damages and not as a penalty. Any waiver of accrued liquidated damages, in whole or in part, is subject to approval of the City Council or its authorized delegee.

(A) **Liquidated Damages.** Liquidated damages will not be assessed for any Excusable Delay or Compensable Delay, as set forth above.

(B) **Milestones.** Liquidated damages may also be separately assessed for failure to meet milestones specified elsewhere in the Contract Documents.

(C) **Setoff.** City is entitled to deduct the amount of liquidated damages assessed against any payments otherwise due to Contractor, including progress payments, Final Payment, or unreleased retention. If there are insufficient Contract funds remaining to cover the full amount of liquidated damages assessed, City is entitled to recover the balance from Contractor or its performance bond surety.

(D) **Occupancy or Use.** Occupancy or use of the Project in whole or in part prior to Final Completion does not constitute City's acceptance of the Project and will not operate as a waiver of City's right to assess liquidated damages for Contractor's Non-Excusable Delay in achieving Final Completion.

(E) **Other Remedies.** City's right to liquidated damages under this Section applies only to damages arising from Contractor's Non-Excusable Delay or failure to complete the Work within the Contract Time. City retains its right to pursue all other remedies under the Contract for other types of damage, including damage to property or persons, costs or diminution in value from defective materials or workmanship, costs to repair or complete the Work, or other liability caused by Contractor.

## Article 6 - Contract Modification

**6.1 Contract Modification.** Subject to the limited exception set forth in subsection (D) below, any change in the Work or the Contract Documents, including the Contract Price or Contract Time, will not be a valid and binding change to the Contract unless it is formalized in a Change Order, including a "no-cost" Change Order or a unilateral Change Order. Changes in the Work pursuant to this Article 6 will not operate to release, limit, or abridge Contractor's warranty obligations pursuant to Article 11 or any obligations of Contractor's bond sureties.

(A) **City-Directed Changes.** City may direct changes in the scope or sequence of Work or the requirements of the Contract Documents, without invalidating the Contract. Such changes may include Extra Work as set forth in subsection (C) below, or deletion or modification of portions of the Work. Contractor must promptly comply with City-directed changes in the Work in accordance with the original Contract Documents, even if Contractor and City have not yet reached agreement as to adjustments to the Contract Price or Contract Time for the change in the Work or for the Extra Work. Contractor is not entitled to extra compensation for cost savings resulting from "value engineering"

pursuant to Public Contract Code § 7101, except to the extent authorized in advance by City in writing, and subject to any applicable procedural requirements for submitting a proposal for value engineering cost savings.

(B) **Disputes.** In the event of a dispute over entitlement to or the amount of a change in Contract Time or a change in Contract Price related to a City-directed change in the Work, Contractor must perform the Work as directed and may not delay its Work or cease Work pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work, including the Work in dispute. Likewise, in the event that City and Contractor dispute whether a portion or portions of the Work are already required by the Contract Documents or constitute Extra Work, or otherwise dispute the interpretation of any portion(s) of the Contract Documents, Contractor must perform the Work as directed and may not delay its Work or cease Work pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work, including the Work in dispute, as directed by City. If Contractor refuses to perform the Work in dispute, City may, acting in its sole discretion, elect to delete the Work from the Contract and reduce the Contract Price accordingly, and self-perform the Work or direct that the Work be performed by others. Alternatively, City may elect to terminate the Contract for convenience or for cause. Contractor's sole recourse for an unresolved dispute related to changes in the Work or performance of any Extra Work is to comply with the dispute resolution provisions set forth in Article 12, below.

(C) **Extra Work.** City may direct Contractor to perform Extra Work related to the Project. Contractor must promptly perform any Extra Work as directed or authorized by City in accordance with the original Contract Documents, even if Contractor and City have not yet reached agreement on adjustments to the Contract Price or Contract Time for such Extra Work. If Contractor believes it is necessary to perform Extra Work due to changed conditions, Contractor must promptly notify the Engineer in writing, specifically identifying the Extra Work and the reason(s) the Contractor believes it is Extra Work. This notification requirement does not constitute a Change Order request pursuant to Section 6.2, below. Contractor must maintain detailed daily records that itemize the cost of each element of Extra Work, and sufficiently distinguish the direct cost of the Extra Work from the cost of other Work performed. For each day that Contractor performs Extra Work, or Work that Contractor contends is Extra Work, Contractor must submit no later than the following Working Day, a daily report of the Extra Work performed that day and the related costs, together with copies of certified payroll, invoices, and other documentation substantiating the costs ("Extra Work Report"). The Engineer will make any adjustments to Contractor's Extra Work Report(s) based on the Engineer's records of the Work. When an Extra Work Report(s) is agreed on and signed by both City and Contractor, the Extra Work Report(s) will become the basis for payment under a duly authorized and signed Change Order. Failure to submit the required documentation by close of business on the next Working Day is deemed a full and complete waiver for any change in the Contract Price or Contract Time for any Extra Work performed that day.

(D) **Minor Changes and RFIs.** Minor field changes, including RFI replies from City, that do not affect the Contract Price or Contract Time and that are approved by the Engineer acting within his or her scope of authority, do not require a Change Order. By executing an RFI reply from City, Contractor agrees that it will perform the Work as clarified therein, with no change to the Contract Price or Contract Time.

(E) **Remedy for Non-Compliance.** Contractor's failure to promptly comply with a City-directed change is deemed a material breach of the Contract, and in addition to all other remedies available to it, City may, at its sole discretion, hire another contractor or use its own forces to complete the disputed Work at Contractor's sole expense, and may deduct the cost from the Contract Price.

**6.2 Contractor Change Order Requests.** Contractor must submit a request or proposal for a change in the Work, compensation for Extra Work, or a change in the Contract Price or Contract Time as a written Change Order request or proposal.

(A) **Time for Submission.** Any request for a change in the Contract Price or the Contract Time must be submitted in writing to the Engineer within ten calendar days of the date that Contractor first encounters the circumstances, information or conditions giving rise to the Change Order request, even if the total amount of the requested change in the Contract Price or impact on the Contract Time is not yet known at that time. If City requests that Contractor propose the terms of a Change Order, unless otherwise specified in City's request, Contractor must provide the Engineer with a written proposal for the change in the Contract Price or Contract Time within five working days of receiving City's request, in a form satisfactory to the Engineer.

(B) **Required Contents.** Any Change Order request or proposal submitted by Contractor must include a complete breakdown of actual or estimated costs and credits, and must itemize labor, materials, equipment, taxes, insurance, subcontract amounts, and, if applicable, Extra Work Reports. Any estimated cost must be updated in writing as soon as the actual amount is known.

(C) **Required Documentation.** All claimed costs must be fully documented, and any related request for an extension of time or delay-related costs must be included at that time and in compliance with the requirements of Article 5 of the General Conditions. Upon request, Contractor must permit City to inspect its original and unaltered bidding records, subcontract agreements, subcontract change orders, purchase orders, invoices, or receipts associated with the claimed costs.

(D) **Required Form.** Contractor must use City's form(s) for submitting all Change Order requests or proposals, unless otherwise specified by City.

(E) **Certification.** All Change Order requests must be signed by Contractor and must include the following certification:

"The undersigned Contractor certifies under penalty of perjury that its statements and representations in this Change Order request are true and correct. Contractor warrants that this Change Order request is comprehensive and complete as to the Work or changes referenced herein, and agrees that any known or foreseeable costs, expenses, or time extension requests not included herein, are deemed waived."

**6.3 Adjustments to Contract Price.** The amount of any increase or decrease in the Contract Price will be determined based on one of the following methods listed below, in the order listed with unit pricing taking precedence over the other methods. Markup applies only to City-authorized time and material Work, and does not apply to any other payments to Contractor. For Work items or components that are deleted in their entirety, Contractor will only be entitled to compensation for those direct, actual, and documented costs (including restocking fees), reasonably incurred before Contractor was notified of the City's intent to delete the Work, with no markup for overhead, profit, or other indirect costs.

(A) **Unit Pricing.** Amounts previously provided by Contractor in the form of unit prices, either in a bid schedule or in a post-award schedule of values pursuant to Section 8.1, Schedule of Values, will apply to determine the price for the affected Work, to the extent applicable unit prices have been provided for that type of Work. No additional markup for overhead, profit, or other indirect costs will be added to the calculation.



(B) **Lump Sum.** A mutually agreed upon, all-inclusive lump sum price for the affected Work with no additional markup for overhead, profit, or other indirect costs.

(C) **Time and Materials.** On a time and materials basis, if and only to the extent compensation on a time and materials basis is expressly authorized by City in advance of Contractor's performance of the Work and subject to any not-to-exceed limit. Time and materials compensation for increased costs or Extra Work (but not decreased costs or deleted Work), will include allowed markup for overhead, profit, and other indirect costs, calculated as the total of the following sums, the cumulative total of which may not exceed the maximum markup rate of 15%:

- (1) All direct labor costs provided by the Contractor, excluding superintendence, project management, or administrative costs, plus 15% markup;
- (2) All direct material costs provided by the Contractor, including sales tax, plus 15% markup;
- (3) All direct plant and equipment rental costs provided by the Contractor, plus 15% markup;
- (4) All direct additional subcontract costs plus 10% markup for Work performed by Subcontractors; and
- (5) Increased bond or insurance premium costs computed at 1.5% of total of the previous four sums.

**6.4 Unilateral Change Order.** If the parties dispute the terms of a proposed Change Order, including disputes over the amount of compensation or extension of time that Contractor has requested, the value of deleted or changed Work, what constitutes Extra Work, or quantities used, City may elect to issue a unilateral Change Order, directing performance of the Work, and authorizing a change in the Contract Price or Contract Time for the adjustment to compensation or time that the City believes is merited. Contractor's sole recourse to dispute the terms of a unilateral Change Order is to submit a timely Claim pursuant to Article 12, below.

**6.5 Non-Compliance Deemed Waiver.** Contractor waives its entitlement to any increase in the Contract Price or Contract Time if Contractor fails to fully comply with the provisions of this Article. Contractor will not be paid for unauthorized Extra Work.

## **Article 7 - General Construction Provisions**

### **7.1 Permits, Fees, Business License, and Taxes.**

(A) **Permits, Fees, and City Business License.** Contractor must obtain and pay for all ~~permits~~, fees, and licenses required to perform the Work, including a City business license. Contractor must cooperate with and provide notifications to all government agencies with jurisdiction over the Project, as may be required. ~~Contractor must provide City with copies of all records of permits and permit applications, payment of required fees, and any licenses required for the Work. The City of EPA will undertake the responsibility of filing, paying all fees, and obtaining permits from the EPA Building Department for all work associated with this contract before commencing construction.~~

(B) **Taxes.** Contractor must pay for all taxes on labor, material, and equipment, except Federal Excise Tax to the extent that City is exempt from Federal Excise Tax.

**7.2 Temporary Facilities.** Contractor must provide, at Contractor's sole expense, any and all temporary facilities for the Project, including an onsite staging area for materials and equipment, a field office, sanitary facilities, utilities, storage, scaffolds, barricades, walkways, and any other temporary structure required to safely perform the Work along with any incidental utility services. The location of all temporary facilities must be approved by the City prior to installation. Temporary facilities must be safe and adequate for the intended use and installed and maintained in accordance with Laws and the Contract Documents. Contractor must fence and screen the Project site and, if applicable, any separate Worksites, including the staging area, and its operation must minimize inconvenience to neighboring properties. Additional provisions pertaining to temporary facilities may be included in the Specifications or Special Conditions.

(A) **Utilities.** Contractor must install and maintain the power, water, sewer, and all other utilities required for the Project site, including the piping, wiring, internet and wifi connections, and any related equipment necessary to maintain the temporary facilities.

(B) **Removal and Repair.** Contractor must promptly remove all such temporary facilities when they are no longer needed or upon completion of the Work, whichever comes first. Contractor must promptly repair any damage to City's property or to other property caused by the installation, use, or removal of the temporary facilities, and must promptly restore the property to its original or intended condition.

**7.3 Noninterference and Site Management.** Contractor must avoid interfering with City's use of its property at or adjacent to the Project site, including use of roadways, entrances, parking areas, walkways, and structures. Contractor must also minimize disruption of access to private property in the Project vicinity. Contractor must coordinate with affected property owners, tenants, and businesses, and maintain some vehicle and pedestrian access to their residences or properties at all times. Temporary access ramps, fencing or other measures must be provided as needed. Before blocking access to a private driveway or parking lot, Contractor must provide effective notice to the affected parties at least 48 hours in advance of the pending closure and allow them to remove vehicles. Private driveways, residences and parking lots must have access to a roadway during non-Work hours.

(A) **Offsite Acquisition.** Unless otherwise provided by City, Contractor must acquire, use, and dispose of, at its sole expense, any Worksites, licenses, easements, and temporary facilities necessary to access and perform the Work.

(B) **Offsite Staging Area and Field Office.** If additional space beyond the Project site is needed, such as for the staging area or the field office, Contractor may need to make arrangements with the nearby property owner(s) to secure the space. Before using or occupying any property owned by a third party, Contractor must provide City with a copy of the necessary license agreement, easement, or other written authorization from the property owner, together with a written release from the property owner holding City harmless from any related liability, in a form acceptable to the City Attorney.

(C) **Traffic Management.** Contractor must provide traffic management and traffic controls as specified in the Contract Documents, as required by Laws, and as otherwise required to ensure public and worker safety, and to avoid interference with public or private operations or the normal flow of vehicular, bicycle, or pedestrian traffic.

**7.4 Signs.** No signs may be displayed on or about City's property, except signage which is required by Laws or by the Contract Documents, without City's prior written approval as to size, design, and location.

**7.5 Project Site and Nearby Property Protections.**

(A) **General.** Contractor is responsible at all times, on a 24-hour basis and at its sole cost, for protecting the Work, the Project site, and the materials and equipment to be incorporated into the Work, until the City has accepted the Project, excluding any exceptions to acceptance, if any. Except as specifically authorized by City, Contractor must confine its operations to the area of the Project site indicated in the Plans and Specifications. Contractor is liable for any damage caused by Contractor or its Subcontractors to the Work, City's property, the property of adjacent or nearby property owners and the work or personal property of other contractors working for City, including damage related to Contractor's failure to adequately secure the Work or any Worksite.

(1) Subject to City's approval, Contractor will provide and install safeguards to protect the Work; any Worksite, including the Project site; City's real or personal property and the real or personal property of adjacent or nearby property owners, including plant and tree protections.

(2) City wastewater systems may not be interrupted. If the Work disrupts existing sewer facilities, Contractor must immediately notify City and establish a plan, subject to City's approval, to convey the sewage in closed conduits back into the sanitary sewer system. Sewage must not be permitted to flow in trenches or be covered by backfill.

(3) Contractor must remove with due care, and store at City's request, any objects or material from the Project site that City will salvage or reuse at another location.

(4) If directed by Engineer, Contractor must promptly repair or replace any property damage, as specified by the Engineer. However, acting in its sole discretion, City may elect to have the property damage remedied otherwise, and may deduct the cost to repair or replace the damaged property from payment otherwise due to Contractor.

(5) Contractor will not permit any structure or infrastructure to be loaded in a manner that will damage or endanger the integrity of the structure or infrastructure.

(B) **Securing Project Site.** After completion of Work each day, Contractor must secure the Project site and, to the extent feasible, make the area reasonably accessible to the public unless City approves otherwise. All excess materials and equipment not protected by approved traffic control devices must be relocated to the staging area or demobilized. Trench spoils must be hauled off the Project site daily and open excavations must be protected with steel plates. Contractor and Subcontractor personnel may not occupy or use the Project site for any purpose during non-Work hours, except as may be provided in the Contract Documents or pursuant to prior written authorization from City.

(C) **Unforeseen Conditions.** If Contractor encounters facilities, utilities, or other unknown conditions not shown on or reasonably inferable from the Plans or apparent from inspection of the Project site, Contractor must immediately notify the City and promptly submit a Request for Information to obtain further directions from the Engineer. Contractor must avoid taking any action which could cause damage to the facilities or

utilities pending further direction from the Engineer. The Engineer's written response will be final and binding on Contractor. If the Engineer's subsequent direction to Contractor affects Contractor's cost or time to perform the Work, Contractor may submit a Change Order request as set forth in Article 6 above.

(D) **Support; Adjacent Properties.** Contractor must provide, install, and maintain all shoring, bracing, and underpinning necessary to provide support to City's property and adjacent properties and improvements thereon. Contractor must provide notifications to adjacent property owners as may be required by Laws. See also, Section 7.15, Trenching of Five Feet or More.

(E) **Notification of Property Damage.** Contractor must immediately notify the City of damage to any real or personal property resulting from Work on the Project. Contractor must immediately provide a written report to City of any such property damage in excess of \$500 (based on estimated cost to repair or replace) within 24 hours of the occurrence. The written report must include: (1) the location and nature of the damage, and the owner of the property, if known; (2) the name and address of each employee of Contractor or any Subcontractor involved in the damage; (3) a detailed description of the incident, including precise location, time, and names and contact information for known witnesses; and (4) a police or first responder report, if applicable. If Contractor is required to file an accident report with another government agency, Contractor will provide a copy of the report to City.

## 7.6 Materials and Equipment.

(A) **General.** Unless otherwise specified, all materials and equipment required for the Work must be new, free from defects, and of the best grade for the intended purpose, and furnished in sufficient quantities to ensure the proper and expeditious performance of the Work. Contractor must employ measures to preserve the specified quality and fitness of the materials and equipment. Unless otherwise specified, all materials and equipment required for the Work are deemed to include all components required for complete installation and intended operation and must be installed in accordance with the manufacturer's recommendations or instructions. Contractor is responsible for all shipping, handling, and storage costs associated with the materials and equipment required for the Work. Contractor is responsible for providing security and protecting the Work and all of the required materials, supplies, tools and equipment at Contractor's sole cost until City has formally accepted the Project as set forth in Section 11.1, Final Completion. Contractor will not assign, sell, mortgage, or hypothecate any materials or equipment for the Project, or remove any materials or equipment that have been installed or delivered.

(B) **City-Provided.** If the Work includes installation of materials or equipment to be provided by City, Contractor is solely responsible for the proper examination, handling, storage, and installation in accordance with the Contract Documents. Contractor must notify City of any defects discovered in City-provided materials or equipment, sufficiently in advance of scheduled use or installation to afford adequate time to procure replacement materials or equipment as needed. Contractor is solely responsible for any loss of or damage to such items which occurs while the items are in Contractor's custody and control, the cost of which may be offset from the Contract Price and deducted from any payment(s) due to Contractor.

(C) **Intellectual Property Rights.** Contractor must, at its sole expense, obtain any authorization or license required for use of patented or copyright-protected materials, equipment, devices, or processes that are incorporated into the Work. Contractor's indemnity obligations in Article 4 apply to any claimed violation of intellectual property rights in violation of this provision.

## 7.7 Substitutions.

(A) **“Or Equal.”** Any Specification designating a material, product, or thing (collectively, “item”) or service by specific brand or trade name, followed by the words “or equal,” is intended only to indicate the quality and type of item or service desired, and Contractor may request use of any equal item or service. Unless otherwise stated in the Specifications, any reference to a specific brand or trade name for an item or service that is used solely for the purpose of describing the type of item or service desired, will be deemed to be followed by the words “or equal.” A substitution will only be approved if it is a true “equal” item or service in every aspect of design, function, and quality, as determined by City, including dimensions, weight, maintenance requirements, durability, fit with other elements, and schedule impacts.

(B) **Request for Substitution.** A post-award request for substitution of an item or service must be submitted in writing to the Engineer for approval in advance, within the applicable time period provided in the Contract Documents. If no time period is specified, the substitution request may be submitted any time within 35 days after the date of award of the Contract, or sufficiently in advance of the time needed to avoid delay of the Work, whichever is earlier.

(C) **Substantiation.** Any available data substantiating the proposed substitute as an equal item or service must be submitted with the written request for substitution. Contractor’s failure to timely provide all necessary substantiation, including any required test results as soon as they are available, is grounds for rejection of the proposed substitution, without further review.

(D) **Burden of Proving Equality.** Contractor has the burden of proving the equality of the proposed substitution at Contractor’s sole cost. City has sole discretion to determine whether a proposed substitution is equal, and City’s determination is final.

(E) **Approval or Rejection.** If the proposed substitution is approved, Contractor is solely responsible for any additional costs or time associated with the substituted item or service. If the proposed substitution is rejected, Contractor must, without delay, install the item or use the service as specified by City.

(F) **Contractor’s Obligations.** City’s approval of a proposed substitution will not relieve Contractor from any of its obligations under the Contract Documents. In the event Contractor makes an unauthorized substitution, Contractor will be solely responsible for all resulting cost impacts, including the cost of removal and replacement and the impact to other design elements.

## 7.8 Testing and Inspection.

(A) **General.** All materials, equipment, and workmanship used in the Work are subject to inspection and testing by City at all times and at all locations during construction and/or fabrication, including at any Worksite, shops, and yards. All manufacturers’ application or installation instructions must be provided to the Inspector at least ten days prior to the first such application or installation. Contractor must, at all times, make the Work available for testing or inspection. Neither City’s inspection or testing of Work, nor its failure to do so, operate to waive or limit Contractor’s duty to complete the Work in accordance with the Contract Documents.

(B) **Scheduling and Notification.** Contractor must cooperate with City in coordinating the inspections and testing. Contractor must submit samples of materials, at Contractor’s expense, and schedule all tests required by the Contract Documents in time

to avoid any delay to the progress of the Work. Contractor must notify the Engineer no later than noon of the Working Day before any inspection or testing and must provide timely notice to the other necessary parties as specified in the Contract Documents. If Contractor schedules an inspection or test beyond regular Work hours, or on a Saturday, Sunday, or recognized City holiday, Contractor must notify the Engineer at least two Working Days in advance for approval. If approved, Contractor must reimburse City for the cost of the overtime inspection or testing. Such costs, including the City's hourly costs for required personnel, may be deducted from payments otherwise due to Contractor.

(C) **Responsibility for Costs.** City will bear the initial cost of inspection and testing to be performed by independent consultants retained by City, subject to the following exceptions:

- (1) Contractor will be responsible for the costs of any subsequent inspections or tests which are required to substantiate compliance with the Contract Documents, and any associated remediation costs.
- (2) Contractor will be responsible for inspection costs, at City's hourly rates, for inspection time lost because the Work is not ready, or Contractor fails to appear for a scheduled inspection.
- (3) If any portion of the Work that is subject to inspection or testing is covered or concealed by Contractor prior to the inspection or testing, Contractor will bear the cost of making that portion of the Work available for the inspection or testing required by the Contract Documents, and any associated repair or remediation costs.
- (4) Contractor is responsible for properly shoring all compaction test sites deeper than five feet below grade, as required under Section 7.15 below.
- (5) Any Work or material that is defective or fails to comply with the requirements of the Contract Documents must be promptly repaired, removed, replaced, or corrected by Contractor, at Contractor's sole expense, even if that Work or material was previously inspected or included in a progress payment.

(D) **Contractor's Obligations.** Contractor is solely responsible for any delay occasioned by remediation of defective or noncompliant Work or material. Inspection or testing of the Work does not in any way relieve Contractor of its obligations to perform the Work as specified. Any Work done without the inspection(s) or testing required by the Contract Documents will be subject to rejection by City.

(E) **Distant Locations.** If required off-site testing or inspection must be conducted at a location more than 100 miles from the Project site, Contractor is solely responsible for the additional travel costs required for testing and/or inspection at such locations.

(F) **Final Inspection.** The provisions of this Section 7.8 also apply to final inspection under Article 11, Completion and Warranty Provisions.

**7.9 Project Site Conditions and Maintenance.** Contractor must at all times, on a 24-hour basis and at its sole cost, maintain the Project site and staging and storage areas in clean, neat, and sanitary condition and in compliance with all Laws pertaining to safety, air quality, and dust control. Adequate toilets must be provided, and properly maintained and serviced for all workers on the Project site, located in a suitably secluded area, subject to City's prior approval. Contractor must also, on a daily basis and at its sole cost, remove and properly dispose of the debris and waste materials from the Project site.

(A) **Air Emissions Control.** Contractor must not discharge smoke or other air contaminants into the atmosphere in violation of any Laws. Contractor must comply with all Laws, including the California Air Resources Board's In-Use Off-Road Diesel-Fueled Fleets Regulation (13 CCR § 2449 et seq.).

(B) **Dust and Debris.** Contractor must minimize and confine dust and debris resulting from the Work. Contractor must abate dust nuisance by cleaning, sweeping, and immediately sprinkling with water excavated areas of dirt or other materials prone to cause dust, and within one hour after the Engineer notifies Contractor that an airborne nuisance exists. The Engineer may direct that Contractor provide an approved water-spraying truck for this purpose. If water is used for dust control, Contractor will only use the minimum necessary. Contractor must take all necessary steps to keep waste water out of streets, gutters, or storm drains. See Section 7.19, Environmental Control. If City determines that the dust control is not adequate, City may have the work done by others and deduct the cost from the Contract Price. Contractor will immediately remove any excess excavated material from the Project site and any dirt deposited on public streets.

(C) **Clean up.** Before discontinuing Work in an area, Contractor must clean the area and remove all debris and waste along with the construction equipment, tools, machinery, and surplus materials.

(1) Except as otherwise specified, all excess Project materials, and the materials removed from existing improvements on the Project site with no salvage value or intended reuse by City, will be Contractor's property.

(2) Hauling trucks and other vehicles leaving the Project site must be cleaned of exterior mud or dirt before traveling on City streets. Materials and loose debris must be delivered and loaded to prevent dropping materials or debris. Contractor must immediately remove spillage from hauling on any publicly traveled way. Streets affected by Work on the Project must be kept clean by street sweeping.

(D) **Disposal.** Contractor must dispose of all Project debris and waste materials in a safe and legal manner. Contractor may not burn or bury waste materials on the Project site. Contractor will not allow any dirt, refuse, excavated material, surplus concrete or mortar, or any associated washings, to be disposed of onto streets, into manholes or into the storm drain system.

(E) **Completion.** At the completion of the Work, Contractor must remove from the Project site all of its equipment, tools, surplus materials, waste materials and debris, presenting a clean and neat appearance. Before demobilizing from the Project site, Contractor must ensure that all surfaces are cleaned, sealed, waxed, or finished as applicable, and that all marks, stains, paint splatters, and the like have been properly removed from the completed Work and the surrounding areas. Contractor must ensure that all parts of the construction are properly joined with the previously existing and adjacent improvements and conditions. Contractor must provide all cutting, fitting and patching needed to accomplish that requirement. Contractor must also repair or replace all existing improvements that are damaged or removed during the Work, both on and off the Project site, including curbs, sidewalks, driveways, fences, signs, landscaping, utilities, street surfaces and structures. Repairs and replacements must be at least equal to the previously existing improvements, and the condition, finish and dimensions must match the previously existing improvements. Contractor must restore to original condition all property or items that are not designated for alteration under the Contract Documents and leave each Worksite clean and ready for occupancy or use by City.

(F) **Non-Compliance.** If Contractor fails to comply with its maintenance and cleanup obligations or any City clean up order, City may, acting in its sole discretion, elect to

suspend the Work until the condition(s) is corrected with no increase in the Contract Time or Contract Price, or undertake appropriate cleanup measures without further notice and deduct the cost from any amounts due or to become due to Contractor.

**7.10 Instructions and Manuals.** Contractor must provide to City three copies each of all instructions and manuals required by the Contract Documents, unless otherwise specified. These must be complete as to drawings, details, parts lists, performance data, and other information that may be required for City to easily maintain and service the materials and equipment installed for this Project.

(A) **Submittal Requirements.** All manufacturers' application or installation instructions must be provided to City at least ten days prior to the first such application. The instructions and manuals, along with any required guarantees, must be delivered to City for review.

(B) **Training.** Contractor or its Subcontractors must train City's personnel in the operation and maintenance of any complex equipment or systems as a condition precedent to Final Completion, if required in the Contract Documents.

**7.11 As-built Drawings.** Contractor and its Subcontractors must prepare and maintain at the Project site a detailed, complete and accurate as-built set of the Plans which will be used solely for the purpose of recording changes made in any portion of the original Plans in order to create accurate record drawings at the end of the Project.

(A) **Duty to Update.** The as-built drawings must be updated as changes occur, on a daily basis if necessary. City may withhold the estimated cost for City to have the as-built drawings prepared from payments otherwise due to Contractor, until the as-built drawings are brought up to date to the satisfaction of City. Actual locations to scale must be identified on the as-built drawings for all runs of mechanical and electrical work, including all site utilities installed underground, in walls, floors, or otherwise concealed. Deviations from the original Plans must be shown in detail. The exact location of all main runs, whether piping, conduit, ductwork or drain lines, must be shown by dimension and elevation. The location of all buried pipelines, appurtenances, or other improvements must be represented by coordinates and by the horizontal distance from visible above-ground improvements.

(B) **Final Completion.** Contractor must verify that all changes in the Work are depicted in the as-built drawings and must deliver the complete set of as-built drawings to the Engineer for review and acceptance as a condition precedent to Final Completion and Final Payment.

**7.12 Existing Utilities.**

(A) **General.** The Work may be performed in developed, urban areas with existing utilities, both above and below ground, including utilities identified in the Contract Documents or in other informational documents or records. Contractor must take due care to locate identified or reasonably identifiable utilities before proceeding with trenching, excavation, or any other activity that could damage or disrupt existing utilities. This may include excavation with small equipment, potholing, or hand excavation, and, if practical, using white paint or other suitable markings to delineate the area to be excavated. Except as otherwise provided herein, Contractor will be responsible for costs resulting from damage to identified or reasonably identifiable utilities due to Contractor's negligence or failure to comply with the Contract Documents, including the requirements in this Article 7.



(B) **Unidentified Utilities.** Pursuant to Government Code § 4215, if, during the performance of the Work, Contractor discovers utility facilities not identified by City in the Contract Documents, Contractor must immediately provide written notice to City and the utility. City assumes responsibility for the timely removal, relocation, or protection of existing main or trunkline utility facilities located on the Project site if those utilities are not identified in the Contract Documents. Contractor will be compensated in accordance with the provisions of the Contract Documents for the costs of locating, repairing damage not due to Contractor's failure to exercise reasonable care, and removing or relocating utility facilities not indicated in the Plans or Specifications with reasonable accuracy, and for equipment on the Project necessarily idled during such work. Contractor will not be assessed liquidated damages for delay in completion of the Work, to the extent the delay was caused by City's failure to provide for removal or relocation of the utility facilities.

**7.13 Notice of Excavation.** Contractor must comply with all applicable requirements in Government Code § 4216 et seq., which are incorporated by reference herein.

**7.14 Trenching and Excavations of Four Feet or More.** As required by Public Contract Code § 7104, if the Work includes digging trenches or other excavations that extend deeper than four feet below the surface, the provisions in this Section apply to the Work and the Project.

(A) **Duty to Notify.** Contractor must promptly, and before the following conditions are disturbed, provide written notice to City if Contractor finds any of the following conditions:

(1) Material that Contractor believes may be a hazardous waste, as defined in § 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with the provisions of existing Laws;

(2) Subsurface or latent physical conditions at the Project site differing from those indicated by information about the Project site made available to bidders prior to the deadline for submitting bids; or

(3) Unknown physical conditions at the Project site of any unusual nature, materially different from those ordinarily encountered and generally recognized as inherent in work of the character required by the Contract Documents.

(B) **City Investigation.** City will promptly investigate the conditions and if City finds that the conditions materially differ from those indicated, apparent, or reasonably inferred from information about the Project site made available to bidders, or involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, performance of any part of the Work, City will issue a Change Order.

(C) **Disputes.** In the event that a dispute arises between City and Contractor regarding any of the conditions specified in subsection (B) above, or the terms of a Change Order issued by City, Contractor will not be excused from completing the Work within the Contract Time, but must proceed with all Work to be performed under the Contract. Contractor will retain any and all rights provided either by the Contract or by Laws which pertain to the resolution of disputes between Contractor and City.

**7.15 Trenching of Five Feet or More.** As required by Labor Code § 6705, if the Contract Price exceeds \$25,000 and the Work includes the excavation of any trench or trenches of five feet or more in depth, a detailed plan must be submitted to City for acceptance in advance of the excavation. The detailed plan must show the design of shoring, bracing,

sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation. If the plan varies from the shoring system standards, it must be prepared by a California registered civil or structural engineer. Use of a shoring, sloping, or protective system less effective than that required by the Construction Safety Orders is prohibited.

**7.16 New Utility Connections.** Except as otherwise specified, City will pay connection charges and meter costs for new permanent utilities required by the Contract Documents, if any. Contractor must notify City sufficiently in advance of the time needed to request service from each utility provider so that connections and services are initiated in accordance with the Project schedule.

**7.17 Lines and Grades.** Contractor is required to use any benchmark provided by the Engineer. Unless otherwise specified in the Contract Documents, Contractor must provide all lines and grades required to execute the Work. Contractor must also provide, preserve, and replace if necessary, all construction stakes required for the Project. All stakes or marks must be set by a California licensed surveyor or a California registered civil engineer. Contractor must notify the Engineer of any discrepancies found between Contractor's staking and grading and information provided by the Contract Documents. Upon completion, all Work must conform to the lines, elevations, and grades shown in the Plans, including any changes directed by a Change Order.

**7.18 Historic or Archeological Items.**

(A) **Contractor's Obligations.** Contractor must ensure that all persons performing Work at the Project site are required to immediately notify the Project Manager, upon discovery of any potential historic or archeological items, including historic or prehistoric ruins, a burial ground, archaeological or vertebrate paleontological site, including fossilized footprints or other archeological, paleontological or historical feature on the Project site (collectively, "Historic or Archeological Items").

(B) **Discovery; Cessation of Work.** Upon discovery of any potential Historic or Archeological Items, Work must be stopped within an 85-foot radius of the find and may not resume until authorized in writing by City. If required by City, Contractor must assist in protecting or recovering the Historic or Archeological Items, with any such assistance to be compensated as Extra Work on a time and materials basis under Article 6, Contract Modification. At City's discretion, a suspension of Work required due to discovery of Historic or Archeological Items may be treated as Excusable Delay pursuant to Article 5, or as a suspension for convenience under Article 13.

**7.19 Environmental Control.** Contractor must not pollute any drainage course or its tributary inlets with fuels, oils, bitumens, acids, insecticides, herbicides or other harmful materials. Contractor must prevent the release of any hazardous material or hazardous waste into the soil or groundwater, and prevent the unlawful discharge of pollutants into City's storm drain system and watercourses as required below. Contractor and its Subcontractors must at all times in the performance of the Work comply with all Laws concerning pollution of waterways.

(A) **Stormwater Permit.** Contractor must comply with all applicable conditions of the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activity ("Stormwater Permit").

(B) **Contractor's Obligations.** If required for the Work, a copy of the Stormwater Permit is on file in City's principal administrative offices, and Contractor must comply with it without adjustment of the Contract Price or the Contract Time. Contractor must timely

and completely submit required reports and monitoring information required by the conditions of the Stormwater Permit. Contractor also must comply with all other Laws governing discharge of stormwater, including applicable municipal stormwater management programs.

- 7.20 Noise Control.** Contractor must comply with all applicable noise control Laws. Noise control requirements apply to all equipment used for the Work or related to the Work, including trucks, transit mixers or transient equipment that may or may not be owned by Contractor.
- 7.21 Mined Materials.** Pursuant to the Surface Mining and Reclamation Act of 1975, Public Resources Code § 2710 et seq., any purchase of mined materials, such as construction aggregate, sand, gravel, crushed stone, road base, fill materials, and any other mineral materials must originate from a surface mining operation included on the AB 3098 List, which may be accessed online at: <https://www.conservation.ca.gov/smgb/Pages/AB-3098-List.aspx>.

## Article 8 - Payment

- 8.1 Schedule of Values.** Prior to submitting its first application for payment, Contractor must prepare and submit to the Project Manager a schedule of values apportioned to the various divisions and phases of the Work, including mobilization and demobilization. If a Bid Schedule was submitted with Contractor's bid, the amounts in the schedule of values must be consistent with the Bid Schedule. Each line item contained in the schedule of values must be assigned a value such that the total of all items equals the Contract Price. The items must be sufficiently detailed to enable accurate evaluation of the percentage of completion claimed in each application for payment, and the assigned value consistent with any itemized or unit pricing submitted with Contractor's bid.
- (A) **Measurements for Unit Price Work.** Materials and items of Work to be paid for on the basis of unit pricing will be measured according to the methods specified in the Contract Documents.
- (B) **Deleted or Reduced Work.** Contractor will not be compensated for Work that City has deleted or reduced in scope, except for any labor, material, or equipment costs for such Work that Contractor reasonably incurred before Contractor learned that the Work could be deleted or reduced. Contractor will only be compensated for those actual, direct and documented costs incurred, and will not be entitled to any mark up for overhead or lost profits.
- 8.2 Progress Payments.** Following the last day of each month, or as otherwise required by the Special Conditions or Specifications, Contractor will submit to the Project Manager a monthly application for payment for Work performed during the preceding month based on the estimated value of the Work performed during that preceding month.
- (A) **Application for Payment.** Each application for payment must be itemized to include labor, materials, and equipment incorporated into the Work, and materials and equipment delivered to the Project site, as well as authorized and approved Change Orders. Each payment application must be supported by the unit prices submitted with Contractor's Bid Schedule and/or schedule of values and any other substantiating data required by the Contract Documents.
- (B) **Payment of Undisputed Amounts.** City will pay the undisputed amount due within 30 days after Contractor has submitted a complete and accurate payment application, subject to Public Contract Code § 20104.50. City will deduct a percentage

from each progress payment as retention, as set forth in Section 8.5, below, and may deduct or withhold additional amounts as set forth in Section 8.3, below.

**8.3 Adjustment of Payment Application.** City may adjust or reject the amount requested in a payment application, including application for Final Payment, in whole or in part, if the amount requested is disputed or unsubstantiated. Contractor will be notified in writing of the basis for the modification to the amount requested. City may also deduct or withhold from payment otherwise due based upon any of the circumstances and amounts listed below. Sums withheld from payment otherwise due will be released when the basis for that withholding has been remedied and no longer exists.

(A) For Contractor's unexcused failure to perform the Work as required by the Contract Documents, including correction or completion of punch list items, City may withhold or deduct an amount based on the City's estimated cost to correct or complete the Work.

(B) For loss or damage caused by Contractor or its Subcontractors arising out of or relating to performance of the Work or any failure to protect the Project site, City may deduct an amount based on the estimated cost to repair or replace.

(C) For Contractor's failure to pay its Subcontractors and suppliers when payment is due, City may withhold an amount equal to the total of past due payments and may opt to pay that amount separately via joint check pursuant to Section 8.6(B), Joint Checks.

(D) For Contractor's failure to timely correct rejected, nonconforming, or defective Work, City may withhold or deduct an amount based on the City's estimated cost to correct or complete the Work.

(E) For any unreleased stop notice, City may withhold 125% of the amount claimed.

(F) For Contractor's failure to submit any required schedule or schedule update in the manner specified or within the time specified in the Contract Documents, City may withhold an amount equal to five percent of the total amount requested until Contractor complies with its schedule submittal obligations.

(G) For Contractor's failure to maintain or submit as-built documents in the manner specified or within the time specified in the Contract Documents, City may withhold or deduct an amount based on the City's cost to prepare the as-builts.

(H) For Work performed without Shop Drawings that have been accepted by City, when accepted Shop Drawings are required before proceeding with the Work, City may deduct an amount based on the estimated cost to correct unsatisfactory Work or diminution in value.

(I) For fines, payments, or penalties assessed under the Labor Code, City may deduct from payments due to Contractor as required by Laws and as directed by the Division of Labor Standards Enforcement.

(J) For any other costs or charges that may be withheld or deducted from payments to Contractor, as provided in the Contract Documents, including liquidated damages, City may withhold or deduct such amounts from payment otherwise due to Contractor.

**8.4 Early Occupancy.** Neither City's payment of progress payments nor its partial or full use or occupancy of the Project constitutes acceptance of any part of the Work.

**8.5 Retention.** City will retain five percent of the full amount due on each progress payment (i.e., the amount due before any withholding or deductions pursuant to Section 8.3, Adjustment of Payment Application), or the percentage stated in the Notice Inviting Bids, whichever is greater, as retention to ensure full and satisfactory performance of the Work. Contractor is not entitled to any reduction in the rate of withholding at any time, nor to release of any retention before 35 days following City's acceptance of the Project.

(A) **Substitution of Securities.** As provided by Public Contract Code § 22300, Contractor may request in writing that it be allowed, at its sole expense, to substitute securities for the retention withheld by City. Any escrow agreement entered into pursuant to this provision must fully comply with Public Contract Code § 22300 and will be subject to approval as to form by City's legal counsel. If City exercises its right to draw upon such securities in the event of default pursuant to section (7) of the statutory Escrow Agreement for Security Deposits in Lieu of Retention, pursuant to subdivision (g) of Public Contract Code § 22300 ("Escrow Agreement"), and if Contractor disputes that it is in default, its sole remedy is to comply with the dispute resolution procedures in Article 12 and the provisions therein. It is agreed that for purposes of this paragraph, an event of default includes City's rights pursuant to these Contract Documents to withhold or deduct sums from retention, including withholding or deduction for liquidated damages, incomplete or defective Work, stop payment notices, or backcharges. It is further agreed that if any individual authorized to give or receive written notice on behalf of a party pursuant to section (10) of the Escrow Agreement are unavailable to give or receive notice on behalf of that party due to separation from employment, retirement, death, or other circumstances, the successor or delegee of the named individual is deemed to be the individual authorized to give or receive notice pursuant to section (10) of the Escrow Agreement.

(B) **Release of Undisputed Retention.** All undisputed retention, less any amounts that may be assessed as liquidated damages, retained for stop notices, or otherwise withheld pursuant to Section 8.3, Adjustment of Payment Application, will be released as Final Payment to Contractor no sooner than 35 days following recordation of the notice of completion, and no later than 60 days following acceptance of the Project by City's governing body or authorized designee pursuant to Section 11.1(C), Acceptance, or, if the Project has not been accepted, no later than 60 days after the Project is otherwise considered complete pursuant to Public Contract Code § 7107(c).

**8.6 Payment to Subcontractors and Suppliers.** Each month, Contractor must promptly pay each Subcontractor and supplier the value of the portion of labor, materials, and equipment incorporated into the Work or delivered to the Project site by the Subcontractor or supplier during the preceding month. Such payments must be made in accordance with the requirements of Laws pertaining to such payments, and those of the Contract Documents and applicable subcontract or supplier contract.

(A) **Withholding for Stop Notice.** Pursuant to Civil Code § 9358, City will withhold 125% of the amount claimed by an unreleased stop notice, a portion of which may be retained by City for the costs incurred in handling the stop notice claim, including attorneys' fees and costs, as authorized by law.

(B) **Joint Checks.** City reserves the right, acting in its sole discretion, to issue joint checks made payable to Contractor and a Subcontractor or supplier, if City determines this is necessary to ensure fair and timely payment for a Subcontractor or supplier who has provided services or goods for the Project. As a condition to release of payment by a joint check, the joint check payees may be required to execute a joint check agreement in a form provided or approved by the City Attorney's Office. The joint check payees will be jointly and severally responsible for the allocation and disbursement of funds paid by joint check. Payment by joint check will not be construed to create a contractual relationship

between City and a Subcontractor or supplier of any tier beyond the scope of the joint check agreement.

- 8.7 Final Payment.** Contractor's application for Final Payment must comply with the requirements for submitting an application for a progress payment as stated in Section 8.2, above. Corrections to previous progress payments, including adjustments to estimated quantities for unit priced items, may be included in the Final Payment. If Contractor fails to submit a timely application for Final Payment, City reserves the right to unilaterally process and issue Final Payment without an application from Contractor in order to close out the Project. For the purposes of determining the deadline for Claim submission pursuant to Article 12, the date of Final Payment is deemed to be the date that City acts to release undisputed retention as final payment to Contractor, or otherwise provides written notice to Contractor of Final Payment or that no undisputed funds remain available for Final Payment due to offsetting withholdings or deductions pursuant to Section 8.3, Adjustment of Payment Application. If the amount due from Contractor to City exceeds the amount of Final Payment, City retains the right to recover the balance from Contractor or its sureties.
- 8.8 Release of Claims.** City may, at any time, require that payment of the undisputed portion of any progress payment or Final Payment be contingent upon Contractor furnishing City with a written waiver and release of all claims against City arising from or related to the portion of Work covered by those undisputed amounts subject to the limitations of Public Contract Code § 7100. Any disputed amounts may be specifically excluded from the release.
- 8.9 Warranty of Title.** Contractor warrants that title to all work, materials, or equipment incorporated into the Work and included in a request for payment will pass over to City free of any claims, liens, or encumbrances upon payment to Contractor.

## Article 9 - Labor Provisions

- 9.1 Discrimination Prohibited.** Discrimination against any prospective or present employee engaged in the Work on grounds of race, color, ancestry, national origin, ethnicity, religion, sex, sexual orientation, age, disability, or marital status is strictly prohibited. Contractor and its Subcontractors are required to comply with all applicable Laws prohibiting discrimination, including the California Fair Employment and Housing Act (Govt. Code § 12900 et seq.), Government Code § 11135, and Labor Code §§ 1735, 1777.5, 1777.6, and 3077.5.
- 9.2 Labor Code Requirements.**
- (A) **Eight Hour Day.** Pursuant to Labor Code § 1810, eight hours of labor constitute a legal day's work under this Contract.
- (B) **Penalty.** Pursuant to Labor Code § 1813, Contractor will forfeit to City as a penalty, the sum of \$25.00 for each day during which a worker employed by Contractor or any Subcontractor is required or permitted to work more than eight hours in any one calendar day or more than 40 hours per calendar week, except if such workers are paid overtime under Labor Code § 1815.
- (C) **Apprentices.** Contractor is responsible for compliance with the requirements governing employment and payment of apprentices, as set forth in Labor Code § 1777.5, which is fully incorporated by reference.

(D) **Notices.** Pursuant to Labor Code § 1771.4, Contractor is required to post all job site notices prescribed by Laws.

**9.3 Prevailing Wages.** Each worker performing Work under this Contract that is covered under Labor Code §§ 1720, 1720.3, or 1720.9, including cleanup at the Project site, must be paid at a rate not less than the prevailing wage as defined in §§ 1771 and 1774 of the Labor Code. The prevailing wage rates are on file with the City and available online at <http://www.dir.ca.gov/dlsr>. Contractor must post a copy of the applicable prevailing rates at the Project site.

(A) **Penalties.** Pursuant to Labor Code § 1775, Contractor and any Subcontractor will forfeit to City as a penalty up to \$200.00 for each calendar day, or portion thereof, for each worker paid less than the applicable prevailing wage rate. Contractor must also pay each worker the difference between the applicable prevailing wage rate and the amount actually paid to that worker.

(B) **Federal Requirements.** If this Project is subject to federal prevailing wage requirements in addition to California prevailing wage requirements, Contractor and its Subcontractors are required to pay the higher of the currently applicable state or federal prevailing wage rates.

**9.4 Payroll Records.** Contractor must comply with the provisions of Labor Code §§ 1771.4, 1776, and 1812 and all implementing regulations, which are fully incorporated by this reference, including requirements for monthly electronic submission of payroll records to the DIR.

(A) **Contractor and Subcontractor Obligations.** Contractor and each Subcontractor must keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in connection with the Work. Each payroll record must contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

(1) The information contained in the payroll record is true and correct; and

(2) Contractor or the Subcontractor has complied with the requirements of Labor Code §§ 1771, 1811, and 1815 for any Work performed by its employees on the Project.

(B) **Certified Record.** A certified copy of an employee's payroll record must be made available for inspection or furnished to the employee or his or her authorized representative on request, to City, to the Division of Labor Standards Enforcement, to the Division of Apprenticeship Standards of the DIR, and as further required by the Labor Code.

(C) **Enforcement.** Upon notice of noncompliance with Labor Code § 1776, Contractor or Subcontractor has ten days in which to comply with the requirements of this section. If Contractor or Subcontractor fails to do so within the ten-day period, Contractor or Subcontractor will forfeit a penalty of \$100.00 per day, or portion thereof, for each worker for whom compliance is required, until strict compliance is achieved. Upon request by the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, these penalties will be withheld from payments then due to Contractor.

**9.5 Labor Compliance.** Pursuant to Labor Code § 1771.4, the Contract for this Project is subject to compliance monitoring and enforcement by the DIR.

## Article 10 - Safety Provisions

**10.1 Safety Precautions and Programs.** Contractor and its Subcontractors are fully responsible for safety precautions and programs, and for the safety of persons and property in the performance of the Work. Contractor and its Subcontractors must at all times comply with all applicable health and safety Laws and seek to avoid injury, loss, or damage to persons or property by taking reasonable steps to protect its employees and other persons at any Worksite, materials and equipment stored on or off site, and property at or adjacent to any Worksite.

(A) **Reporting Requirements.** Contractor must immediately notify the City of any death, serious injury or illness resulting from Work on the Project. Contractor must immediately provide a written report to City of each recordable accident or injury occurring at any Worksite within 24 hours of the occurrence. The written report must include: (1) the name and address of the injured or deceased person; (2) the name and address of each employee of Contractor or of any Subcontractor involved in the incident; (3) a detailed description of the incident, including precise location, time, and names and contact information for known witnesses; and (4) a police or first responder report, if applicable. If Contractor is required to file an accident report with a government agency, Contractor will provide a copy of the report to City.

(B) **Legal Compliance.** Contractor's safety program must comply with the applicable legal and regulatory requirements. Contractor must provide City with copies of all notices required by Laws.

(C) **Contractor's Obligations.** Any damage or loss caused by Contractor arising from the Work which is not insured under property insurance must be promptly remedied by Contractor.

(D) **Remedies.** If City determines, in its sole discretion, that any part of the Work or Project site is unsafe, City may, without assuming responsibility for Contractor's safety program, require Contractor or its Subcontractor to cease performance of the Work or to take corrective measures to City's satisfaction. If Contractor fails to promptly take the required corrective measures, City may perform them and deduct the cost from the Contract Price. Contractor agrees it is not entitled to submit a Claim for damages, for an increase in Contract Price, or for a change in Contract Time based on Contractor's compliance with City's request for corrective measures pursuant to this provision.

**10.2 Hazardous Materials.** Unless otherwise specified in the Contract Documents, this Contract does not include the removal, handling, or disturbance of any asbestos or other Hazardous Materials. If Contractor encounters materials on the Project site that Contractor reasonably believes to be asbestos or other Hazardous Materials, and the asbestos or other Hazardous Materials have not been rendered harmless, Contractor may continue Work in unaffected areas reasonably believed to be safe, but must immediately cease work on the area affected and report the condition to City. No asbestos, asbestos-containing products or other Hazardous Materials may be used in performance of the Work.

**10.3 Material Safety.** Contractor is solely responsible for complying with § 5194 of Title 8 of the California Code of Regulations, including by providing information to Contractor's employees about any hazardous chemicals to which they may be exposed in the course of the Work. A hazard communication program and other forms of warning and training about such exposure must be used. Contractor must also maintain Safety Data Sheets ("SDS") at the Project site, as required by Laws, for materials or substances used or



consumed in the performance of the Work. The SDS will be accessible and available to Contractor's employees, Subcontractors, and City.

(A) **Contractor Obligations.** Contractor is solely responsible for the proper delivery, handling, use, storage, removal, and disposal of all materials brought to the Project site and/or used in the performance of the Work. Contractor must notify the Engineer if a specified product or material cannot be used safely.

(B) **Labeling.** Contractor must ensure proper labeling on any material brought onto the Project site so that any persons working with or in the vicinity of the material may be informed as to the identity of the material, any potential hazards, and requirements for proper handling, protections, and disposal.

**10.4 Hazardous Condition.** Contractor is solely responsible for determining whether a hazardous condition exists or is created during the course of the Work, involving a risk of bodily harm to any person or risk of damage to any property. If a hazardous condition exists or is created, Contractor must take all precautions necessary to address the condition and ensure that the Work progresses safely under the circumstances. Hazardous conditions may result from, but are not limited to, use of specified materials or equipment, the Work location, the Project site condition, the method of construction, or the way any Work must be performed.

**10.5 Emergencies.** In an emergency affecting the safety or protection of persons, Work, or property at or adjacent to any Worksite, Contractor must take reasonable and prompt actions to prevent damage, injury, or loss, without prior authorization from the City if, under the circumstances, there is inadequate time to seek prior authorization from the City.

## Article 11 - Completion and Warranty Provisions

### 11.1 Final Completion.

(A) **Final Inspection and Punch List.** When the Work required by this Contract is fully performed, Contractor must provide written notification to City requesting final inspection. The Engineer will schedule the date and time for final inspection, which must include Contractor's primary representative for this Project and its superintendent. Based on that inspection, City will prepare a punch list of any items that are incomplete, missing, defective, incorrectly installed, or otherwise not compliant with the Contract Documents. The punch list to Contractor will specify the time by which all of the punch list items must be completed or corrected. The punch list may include City's estimated cost to complete each punch list item if Contractor fails to do so within the specified time. The omission of any non-compliant item from a punch list will not relieve Contractor from fulfilling all requirements of the Contract Documents. Contractor's failure to complete any punch list item within the time specified in the punch list will not waive or abridge its warranty obligations for any such items that must be completed by the City or by a third party retained by the City due to Contractor's failure to timely complete any such outstanding item.

(B) **Requirements for Final Completion.** Final Completion will be achieved upon completion or correction of all punch list items, as verified by City's further inspection, and upon satisfaction of all other Contract requirements, including any commissioning required under the Contract Documents and submission of all final submittals, including instructions and manuals as required under Section 7.10, and complete, final as-built drawings as required under Section 7.11, all to City's satisfaction.

(C) **Acceptance.** The Project will be considered accepted upon City Council action during a public meeting to accept the Project, unless the Engineer is authorized to accept the Project, in which case the Project will be considered accepted upon the date of the Engineer's issuance of a written notice of acceptance. In order to avoid delay of Project close out, the City may elect, acting in its sole discretion, to accept the Project as complete subject to exceptions for punch list items that are not completed within the time specified in the punch list.

(D) **Final Payment and Release of Retention.** Final Payment and release of retention, less any sums withheld pursuant to the provisions of the Contract Documents, will not be made sooner than 35 days after recordation of the notice of completion. If Contractor fails to complete all of the punch list items within the specified time, City may withhold up to 150% of City's estimated cost to complete each of the remaining items from Final Payment and may use the withheld retention to pay for the costs to self-perform the outstanding items or to retain a third party to complete any such outstanding punch list item.

## 11.2 Warranty.

(A) **General.** Contractor warrants that all materials and equipment will be new unless otherwise specified, of good quality, in conformance with the Contract Documents, and free from defective workmanship and materials. Contractor further warrants that the Work will be free from material defects not intrinsic in the design or materials required in the Contract Documents. Contractor warrants that materials or items incorporated into the Work comply with the requirements and standards in the Contract Documents, including compliance with Laws, and that any Hazardous Materials encountered or used were handled as required by Laws. At City's request, Contractor must furnish satisfactory evidence of the quality and type of materials and equipment furnished. Contractor's warranty does not extend to damage caused by normal wear and tear, or improper use or maintenance.

(B) **Warranty Period.** Contractor's warranty must guarantee its Work for a period of one year from the date of Project acceptance (the "Warranty Period"), except when a longer guarantee is provided by a supplier or manufacturer or is required by the Specifications or Special Conditions. Contractor must obtain from its Subcontractors, suppliers and manufacturers any special or extended warranties required by the Contract Documents.

(C) **Warranty Documents.** As a condition precedent to Final Completion, Contractor must supply City with all warranty and guarantee documents relevant to equipment and materials incorporated into the Work and guaranteed by their suppliers or manufacturers.

(D) **Subcontractors.** The warranty obligations in the Contract Documents apply to Work performed by Contractor and its Subcontractors, and Contractor agrees to be co-guarantor of such Work.

(E) **Contractor's Obligations.** Upon written notice from City to Contractor of any defect in the Work discovered during the Warranty Period, Contractor or its responsible Subcontractor must promptly correct the defective Work at its own cost. Contractor's obligation to correct defects discovered during the Warranty Period will continue past the expiration of the Warranty Period as to any defects in Work for which Contractor was notified prior to expiration of the Warranty Period. Work performed during the Warranty Period ("Warranty Work") will be subject to the warranty provisions in this Section 11.2 for a one-year period that begins upon completion of such Warranty Work to City's satisfaction.

(F) **City's Remedies.** If Contractor or its responsible Subcontractor fails to correct defective Work within ten days following notice by City, or sooner if required by the circumstances, City may correct the defects to conform with the Contract Documents at Contractor's sole expense. Contractor must reimburse City for its costs in accordance with subsection (H), below.

(G) **Emergency Repairs.** In cases of emergency where any delay in correcting defective Work could cause harm, loss or damage, City may immediately correct the defects to conform with the Contract Documents at Contractor's sole expense. Contractor or its surety must reimburse City for its costs in accordance with subsection (H), below.

(H) **Reimbursement.** Contractor must reimburse City for its costs to repair under subsections (F) or (G), above, within 30 days following City's submission of a demand for payment pursuant to this provision. If City is required to initiate legal action to compel Contractor's compliance with this provision, and City is the prevailing party in such action, Contractor and its surety are solely responsible for all of City's attorney's fees and legal costs expended to enforce Contractor's warranty obligations herein, in addition to any and all costs City incurs to correct the defective Work.

**11.3 Use Prior to Final Completion.** City reserves the right to occupy or make use of the Project, or any portions of the Project, prior to Final Completion if City has determined that the Project or portion of it is in a condition suitable for the proposed occupation or use, and that it is in its best interest to occupy or make use of the Project, or any portions of it, prior to Final Completion.

(A) **Non-Waiver.** Occupation or use of the Project, in whole or in part, prior to Final Completion will not operate as acceptance of the Work or any portion of it, nor will it operate as a waiver of any of City's rights or Contractor's duties pursuant to these Contract Documents, and will not affect nor bear on the determination of the time of substantial completion with respect to any statute of repose pertaining to the time for filing an action for construction defect.

(B) **City's Responsibility.** City will be responsible for the cost of maintenance and repairs due to normal wear and tear with respect to those portions of the Project that are being occupied or used before Final Completion. The Contract Price or the Contract Time may be adjusted pursuant to the applicable provisions of these Contract Documents if, and only to the extent that, any occupation or use under this Section actually adds to Contractor's cost or time to complete the Work within the Contract Time.

**11.4 Substantial Completion.** For purposes of determining "substantial completion" with respect to any statute of repose pertaining to the time for filing an action for construction defect, "substantial completion" is deemed to mean the last date that Contractor or any Subcontractor performs Work on the Project prior to City acceptance of the Project, except for warranty work performed under this Article.

## Article 12 - Dispute Resolution

**12.1 Claims.** This Article applies to and provides the exclusive procedures for any Claim arising from or related to the Contract or performance of the Work.

(A) **Definition.** "Claim" means a separate demand by Contractor, submitted in writing by registered or certified mail with return receipt requested, for a change in the Contract Time, including a time extension or relief from liquidated damages, or a change in the Contract Price, when the demand has previously been submitted to City in

accordance with the requirements of the Contract Documents, and which has been rejected or disputed by City, in whole or in part. A Claim may also include that portion of a unilateral Change Order that is disputed by the Contractor.

(B) **Limitations.** A Claim may only include the portion of a previously rejected demand that remains in dispute between Contractor and City. With the exception of any dispute regarding the amount of money actually paid to Contractor as Final Payment, Contractor is not entitled to submit a Claim demanding a change in the Contract Time or the Contract Price, which has not previously been submitted to City in full compliance with Article 5 and Article 6, and subsequently rejected in whole or in part by City.

(C) **Scope of Article.** This Article is intended to provide the exclusive procedures for submission and resolution of Claims of any amount and applies in addition to the provisions of Public Contract Code § 9204 and § 20104 et seq., which are incorporated by reference herein.

(D) **No Work Delay.** Notwithstanding the submission of a Claim or any other dispute between the parties related to the Project or the Contract Documents, Contractor must perform the Work and may not delay or cease Work pending resolution of a Claim or other dispute, but must continue to diligently prosecute the performance and timely completion of the Work, including the Work pertaining to the Claim or other dispute.

(E) **Informal Resolution.** Contractor will make a good faith effort to informally resolve a dispute before initiating a Claim, preferably by face-to-face meeting between authorized representatives of Contractor and City.

**12.2 Claims Submission.** The following requirements apply to any Claim subject to this Article:

(A) **Substantiation.** The Claim must be submitted to City in writing, clearly identified as a "Claim" submitted pursuant to this Article 12 and must include all of the documents necessary to substantiate the Claim including the Change Order request that was rejected in whole or in part, and a copy of City's written rejection that is in dispute. The Claim must clearly identify and describe the dispute, including relevant references to applicable portions of the Contract Documents, and a chronology of relevant events. Any Claim for additional payment must include a complete, itemized breakdown of all known or estimated labor, materials, taxes, insurance, and subcontract, or other costs. Substantiating documentation such as payroll records, receipts, invoices, or the like, must be submitted in support of each component of claimed cost. Any Claim for an extension of time or delay costs must be substantiated with a schedule analysis and narrative depicting and explaining claimed time impacts.

(B) **Claim Format and Content.** A Claim must be submitted in the following format:

(1) Provide a cover letter, specifically identifying the submission as a "Claim" submitted under this Article 12 and specifying the requested remedy (e.g., amount of proposed change to Contract Price and/or change to Contract Time).

(2) Provide a summary of each Claim, including underlying facts and the basis for entitlement, and identify each specific demand at issue, including the specific Change Order request (by number and submittal date), and the date of City's rejection of that demand, in whole or in part.

(3) Provide a detailed explanation of each issue in dispute. For multiple issues included within a single Claim or for multiple Claims submitted concurrently,

separately number and identify each individual issue or Claim, and include the following for each separate issue or Claim:

- a. A succinct statement of the matter in dispute, including Contractor's position and the basis for that position;
- b. Identify and attach all documents that substantiate the Claim, including relevant provisions of the Contract Documents, RFIs, calculations, and schedule analysis (see subsection (A), Substantiation, above);
- c. A chronology of relevant events; and
- d. Analysis and basis for claimed changes to Contract Price, Contract Time, or any other remedy requested.

(4) Provide a summary of issues and corresponding claimed damages. If, by the time of the Claim submission deadline (below), the precise amount of the requested change in the Contract Price or Contract Time is not yet known, Contractor must provide a good faith estimate, including the basis for that estimate, and must identify the date by which it is anticipated that the Claim will be updated to provide final amounts.

(5) Include the following certification, executed by Contractor's authorized representative:

"The undersigned Contractor certifies under penalty of perjury that its statements and representations in this Claim submittal are true and correct. Contractor warrants that this Claim submittal is comprehensive and complete as to the matters in dispute, and agrees that any costs, expenses, or delay not included herein are deemed waived."

(C) ***Submission Deadlines.***

(1) A Claim disputing rejection of a request for a change in the Contract Time or Contract Price must be submitted within 15 days following the date that City notified Contractor in writing that a request for a change in the Contract Time or Contract Price, duly submitted in compliance with Article 5 and Article 6, has been rejected in whole or in part. A Claim disputing the terms of a unilateral Change Order must be submitted within 15 days following the date of issuance of the unilateral Change Order. These Claim deadlines apply even if Contractor cannot yet quantify the total amount of any requested change in the Contract Time or Contract Price. If the Contractor cannot quantify those amounts, it must submit an estimate of the amounts claimed pending final determination of the requested remedy by Contractor.

(2) With the exception of any dispute regarding the amount of Final Payment, any Claim must be filed on or before the date of Final Payment or will be deemed waived.

(3) A Claim disputing the amount of Final Payment must be submitted within 15 days of the effective date of Final Payment, under Section 8.7, Final Payment.

(4) Strict compliance with these Claim submission deadlines is necessary to ensure that any dispute may be mitigated as soon as possible, and to facilitate

cost-efficient administration of the Project. **Any Claim that is not submitted within the specified deadlines will be deemed waived by Contractor.**

**12.3 City's Response.** City will respond within 45 days of receipt of the Claim with a written statement identifying which portion(s) of the Claim are disputed, unless the 45-day period is extended by mutual agreement of City and Contractor or as otherwise allowed under Public Contract Code § 9204. However, if City determines that the Claim is not adequately substantiated pursuant to Section 12.2(A), Substantiation, City may first request in writing, within 30 days of receipt of the Claim, any additional documentation supporting the Claim or relating to defenses to the Claim that City may have against the Claim.

(A) **Additional Information.** If additional information is thereafter required, it may be requested and provided upon mutual agreement of City and Contractor. If Contractor's Claim is based on estimated amounts, Contractor has a continuing duty to update its Claim as soon as possible with information on actual amounts in order to facilitate prompt and fair resolution of the Claim.

(B) **Non-Waiver.** Any failure by City to respond within the times specified above will not be construed as acceptance of the Claim, in whole or in part, or as a waiver of any provision of these Contract Documents.

**12.4 Meet and Confer.** If Contractor disputes City's written response, or City fails to respond within the specified time, within 15 days of receipt of City's response or within 15 days of City's failure to respond within the applicable 45-day time period under Section 12.3, respectively, Contractor may notify City of the dispute in writing sent by registered or certified mail, return receipt requested, and demand an informal conference to meet and confer for settlement of the issues in dispute. If Contractor fails to notify City of the dispute and demand an informal conference to meet and confer in writing within the specified time, Contractor's Claim will be deemed waived.

(A) **Schedule Meet and Confer.** Upon receipt of the demand to meet and confer, City will schedule the meet and confer conference to be held within 30 days, or later if needed to ensure the mutual availability of each of the individuals that each party requires to represent its interests at the meet and confer conference.

(B) **Location for Meet and Confer.** The meet and confer conference will be scheduled at a location at or near City's principal office.

(C) **Written Statement After Meet and Confer.** Within ten working days after the meet and confer has concluded, City will issue a written statement identifying which portion(s) of the Claim remain in dispute, if any.

(D) **Submission to Mediation.** If the Claim or any portion remains in dispute following the meet and confer conference, within ten working days after the City issues the written statement identifying any portion(s) of the Claim remaining in dispute, the Contractor may identify in writing disputed portion(s) of the Claim, which will be submitted for mediation, as set forth below.

**12.5 Mediation and Government Code Claims.**

(A) **Mediation.** Within ten working days after the City issues the written statement identifying any portion(s) of the Claim remaining in dispute following the meet and confer, City and Contractor will mutually agree to a mediator, as provided under Public Contract Code § 9204. Mediation will be scheduled to ensure the mutual availability of the selected mediator and all of the individuals that each party requires to represent its interests. If

there are multiple Claims in dispute, the parties may agree to schedule the mediation to address all outstanding Claims at the same time. The parties will share the costs of the mediator and mediation fees equally, but each party is otherwise solely and separately responsible for its own costs to prepare for and participate in the mediation, including costs for its legal counsel or any other consultants.

(B) **Government Code Claims.**

(1) Timely presentation of a Government Code Claim is a condition precedent to filing any legal action based on or arising from the Contract. Compliance with the Claim submission requirements in this Article 12 is a condition precedent to filing a Government Code Claim.

(2) The time for filing a Government Code Claim will be tolled from the time Contractor submits its written Claim pursuant to Section 12.2, above, until the time that Claim is denied in whole or in part at the conclusion of the meet and confer process, including any period of time used by the meet and confer process. However, if the Claim is submitted to mediation, the time for filing a Government Code Claim will be tolled until conclusion of the mediation, including any continuations, if the Claim is not fully resolved by mutual agreement of the parties during the mediation or any continuation of the mediation.

- 12.6 Tort Claims.** This Article does not apply to tort claims and nothing in this Article is intended nor will be construed to change the time periods for filing tort-based Government Code Claims.
- 12.7 Arbitration.** It is expressly agreed, under Code of Civil Procedure § 1296, that in any arbitration to resolve a dispute relating to this Contract, the arbitrator's award must be supported by law and substantial evidence.
- 12.8 Burden of Proof and Limitations.** Contractor bears the burden of proving entitlement to and the amount of any claimed damages. Contractor is not entitled to damages calculated on a total cost basis, but must prove actual damages. Contractor is not entitled to speculative, special, or consequential damages, including home office overhead or any form of overhead not directly incurred at the Project site or any other Worksite; lost profits; loss of productivity; lost opportunity to work on other projects; diminished bonding capacity; increased cost of financing for the Project; extended capital costs; non-availability of labor, material or equipment due to delays; or any other indirect loss arising from the Contract. The Eichleay Formula or similar formula will not be used for any recovery under the Contract. The City will not be directly liable to any Subcontractor or supplier.
- 12.9 Legal Proceedings.** In any legal proceeding that involves enforcement of any requirements of the Contract Documents, the finder of fact will receive detailed instructions on the meaning and operation of the Contract Documents, including conditions, limitations of liability, remedies, claim procedures, and other provisions bearing on the defenses and theories of liability. Detailed findings of fact will be requested to verify enforcement of the Contract Documents. All of the City's remedies under the Contract Documents will be construed as cumulative, and not exclusive, and the City reserves all rights to all remedies available under law or equity as to any dispute arising from or relating to the Contract Documents or performance of the Work.
- 12.10 Other Disputes.** The procedures in this Article 12 will apply to any and all disputes or legal actions, in addition to Claims, arising from or related to this Contract, including disputes regarding suspension or early termination of the Contract, unless and only to the extent that compliance with a procedural requirement is expressly and specifically waived

by City. Nothing in this Article is intended to delay suspension or termination under Article 13.

### Article 13 - Suspension and Termination

**13.1 Suspension for Cause.** In addition to all other remedies available to City, if Contractor fails to perform or correct Work in accordance with the Contract Documents, including non-compliance with applicable environmental or health and safety Laws, City may immediately order the Work, or any portion of it, suspended until the circumstances giving rise to the suspension have been eliminated to City's satisfaction.

(A) **Notice of Suspension.** Upon receipt of City's written notice to suspend the Work, in whole or in part, except as otherwise specified in the notice of suspension, Contractor and its Subcontractors must promptly stop Work as specified in the notice of suspension; comply with directions for cleaning and securing the Worksite; and protect the completed and in-progress Work and materials. Contractor is solely responsible for any damages or loss resulting from its failure to adequately secure and protect the Project.

(B) **Resumption of Work.** Upon receipt of the City's written notice to resume the suspended Work, in whole or in part, except as otherwise specified in the notice to resume, Contractor and its Subcontractors must promptly re-mobilize and resume the Work as specified; and within ten days from the date of the notice to resume, Contractor must submit a recovery schedule, prepared in accordance with the Contract Documents, showing how Contractor will complete the Work within the Contract Time.

(C) **Failure to Comply.** Contractor will not be entitled to an increase in the Contract Time or Contract Price for a suspension occasioned by Contractor's failure to comply with the Contract Documents.

(D) **No Duty to Suspend.** City's right to suspend the Work will not give rise to a duty to suspend the Work, and City's failure to suspend the Work will not constitute a defense to Contractor's failure to comply with the requirements of the Contract Documents.

**13.2 Suspension for Convenience.** City reserves the right to suspend, delay, or interrupt the performance of the Work in whole or in part, for a period of time determined to be appropriate for City's convenience. Upon notice by City pursuant to this provision, Contractor must immediately suspend, delay, or interrupt the Work and secure the Project site as directed by City except for taking measures to protect completed or in-progress Work as directed in the suspension notice, and subject to the provisions of Section 13.1(A) and (B), above. If Contractor submits a timely request for a Change Order in compliance with Articles 5 and 6, the Contract Price and the Contract Time will be equitably adjusted by Change Order pursuant to the terms of Articles 5 and 6 to reflect the cost and delay impact occasioned by such suspension for convenience, except to the extent that any such impacts were caused by Contractor's failure to comply with the Contract Documents or the terms of the suspension notice or notice to resume. However, the Contract Time will only be extended if the suspension causes or will cause unavoidable delay in Final Completion. If Contractor disputes the terms of a Change Order issued for such equitable adjustment due to suspension for convenience, its sole recourse is to comply with the Claim procedures in Article 12.

**13.3 Termination for Default.** City may declare that Contractor is in default of the Contract for a material breach of or inability to fully, promptly, or satisfactorily perform its obligations under the Contract.



(A) **Default.** Events giving rise to a declaration of default include Contractor's refusal or failure to supply sufficient skilled workers, proper materials, or equipment to perform the Work within the Contract Time; Contractor's refusal or failure to make prompt payment to its employees, Subcontractors, or suppliers or to correct defective Work or damage; Contractor's failure to comply with Laws, or orders of any public agency with jurisdiction over the Project; evidence of Contractor's bankruptcy, insolvency, or lack of financial capacity to complete the Work as required within the Contract Time; suspension, revocation, or expiration and nonrenewal of Contractor's license or DIR registration; dissolution, liquidation, reorganization, or other major change in Contractor's organization, ownership, structure, or existence as a business entity; unauthorized assignment of Contractor's rights or duties under the Contract; or any material breach of the Contract requirements.

(B) **Notice of Default and Opportunity to Cure.** Upon City's declaration that Contractor is in default due to a material breach of the Contract Documents, if City determines that the default is curable, City will afford Contractor the opportunity to cure the default within ten days of City's notice of default, or within a period of time reasonably necessary for such cure, including a shorter period of time if applicable.

(C) **Termination.** If Contractor fails to cure the default or fails to expediently take steps reasonably calculated to cure the default within the time period specified in the notice of default, City may issue written notice to Contractor and its performance bond surety of City's termination of the Contract for default.

(D) **Waiver.** Time being of the essence in the performance of the Work, if Contractor's surety fails to arrange for completion of the Work in accordance with the Performance Bond within seven calendar days from the date of the notice of termination pursuant to paragraph (C), City may immediately make arrangements for the completion of the Work through use of its own forces, by hiring a replacement contractor, or by any other means that City determines advisable under the circumstances. Contractor and its surety will be jointly and severally liable for any additional cost incurred by City to complete the Work following termination, where "additional cost" means all cost in excess of the cost City would have incurred if Contractor had timely completed Work without the default and termination. In addition, City will have the right to immediate possession and use of any materials, supplies, and equipment procured for the Project and located at the Project site or any Worksite on City property for the purposes of completing the remaining Work.

(E) **Compensation.** Within 30 days of receipt of updated as-builts, all warranties, manuals, instructions, or other required documents for Work installed to date, and delivery to City of all equipment and materials for the Project for which Contractor has already been compensated, Contractor will be compensated for the Work satisfactorily performed in compliance with the Contract Documents up to the effective date of the termination pursuant to the terms of Article 8, Payment, subject to City's rights to withhold or deduct sums from payment otherwise due pursuant to Section 8.3, and excluding any costs Contractor incurs as a result of the termination, including any cancellation or restocking charges or fees due to third parties. If Contractor disputes the amount of compensation determined by City, its sole recourse is to comply with the Claim Procedures in Article 12, by submitting a Claim no later than 30 days following notice from City of the total compensation to be paid by City.

(F) **Wrongful Termination.** If Contractor disputes the termination, its sole recourse is to comply with the Claim procedures in Article 12. If a court of competent jurisdiction or an arbitrator later determines that the termination for default was wrongful, the termination will be deemed to be a termination for convenience, and Contractor's damages will be strictly limited to the compensation provided for termination for

convenience under Section 13.4, below. Contractor waives any claim for any other damages for wrongful termination including special or consequential damages, lost opportunity costs, or lost profits, and any award of damages is subject to Section 12.8, Burden of Proof and Limitations.

**13.4 Termination for Convenience.** City reserves the right, acting in its sole discretion, to terminate all or part of the Contract for convenience upon written notice to Contractor.

(A) **Compensation to Contractor.** In the event of City's termination for convenience, Contractor waives any claim for damages, including for loss of anticipated profits from the Project. The following will constitute full and fair compensation to Contractor, and Contractor will not be entitled to any additional claim or compensation:

(1) *Completed Work.* The value of its Work satisfactorily performed as of the date notice of termination is received, based on Contractor's schedule of values and unpaid costs for items delivered to the Project site that were fabricated for incorporation in the Work;

(2) *Demobilization.* Demobilization costs specified in the schedule of values, or if demobilization costs were not provided in a schedule of values pursuant to Section 8.1, then based on actual, reasonable, and fully documented demobilization costs; and

(3) *Termination Markup.* Five percent of the total value of the Work performed as of the date of notice of termination, including reasonable, actual, and documented costs to comply with the direction in the notice of termination for convenience, and demobilization costs, which is deemed to cover all overhead and profit to date.

(B) **Disputes.** If Contractor disputes the amount of compensation determined by City pursuant to paragraph (A), above, its sole recourse is to comply with the Claim procedures in Article 12, by submitting a Claim no later than 30 days following notice from City of total compensation to be paid by City.

**13.5 Actions Upon Termination for Default or Convenience.** The following provisions apply to any termination under this Article, whether for default or convenience, and whether in whole or in part.

(A) **General.** Upon termination, City may immediately enter upon and take possession of the Project and the Work and all tools, equipment, appliances, materials, and supplies procured or fabricated for the Project. Contractor will transfer title to and deliver all completed Work and all Work in progress to City.

(B) **Submittals.** Unless otherwise specified in the notice of termination, Contractor must immediately submit to City all designs, drawings, as-built drawings, Project records, contracts with vendors and Subcontractors, manufacturer warranties, manuals, and other such submittals or Work-related documents required under the terms of the Contract Documents, including incomplete documents or drafts.

(C) **Close Out Requirements.** Except as otherwise specified in the notice of termination, Contractor must comply with all of the following:

(1) Immediately stop the Work, except for any Work that must be completed pursuant to the notice of termination and comply with City's instructions for cessation of labor and securing the Project and any other Worksite(s).

(2) Comply with City's instructions to protect the completed Work and materials, using best efforts to minimize further costs.

(3) Contractor must not place further orders or enter into new subcontracts for materials, equipment, services or facilities, except as may be necessary to complete any portion of the Work that is not terminated.

(4) As directed in the notice, Contractor must assign to City or cancel existing subcontracts that relate to performance of the terminated Work, subject to any prior rights, if any, of the surety for Contractor's performance bond, and settle all outstanding liabilities and claims, subject to City's approval.

(5) As directed in the notice, Contractor must use its best efforts to sell any materials, supplies, or equipment intended solely for the terminated Work in a manner and at market rate prices acceptable to City.

(D) **Payment Upon Termination.** Upon completion of all termination obligations, as specified herein and in the notice of termination, Contractor will submit its request for Final Payment, including any amounts due following termination pursuant to this Article 13. Payment will be made in accordance with the provisions of Article 8, based on the portion of the Work satisfactorily completed, including the close out requirements, and consistent with the previously submitted schedule of values and unit pricing, including demobilization costs. Adjustments to Final Payment may include deductions for the cost of materials, supplies, or equipment retained by Contractor; payments received for sale of any such materials, supplies, or equipment, less re-stocking fees charged; and as otherwise specified in Section 8.3, Adjustment of Payment Application.

(E) **Continuing Obligations.** Regardless of any Contract termination, Contractor's obligations for portions of the Work already performed will continue and the provisions of the Contract Documents will remain in effect as to any claim, indemnity obligation, warranties, guarantees, submittals of as-built drawings, instructions, or manuals, record maintenance, or other such rights and obligations arising prior to the termination date.

#### Article 14 - Miscellaneous Provisions

**14.1 Assignment of Unfair Business Practice Claims.** Under Public Contract Code § 7103.5, Contractor and its Subcontractors agree to assign to City all rights, title, and interest in and to all causes of action it may have under section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Chapter 2 (commencing with § 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the Contract or any subcontract. This assignment will be effective at the time City tenders Final Payment to Contractor, without further acknowledgement by the parties.

**14.2 Provisions Deemed Inserted.** Every provision of law required to be inserted in the Contract Documents is deemed to be inserted, and the Contract Documents will be construed and enforced as though such provision has been included. If it is discovered that through mistake or otherwise that any required provision was not inserted, or not correctly inserted, the Contract Documents will be deemed amended accordingly.

**14.3 Waiver.** City's waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of the Contract Documents will not be effective unless it is in writing and signed by City. City's waiver of any breach, failure, right, or remedy will not be deemed a waiver of any other breach, failure, right, or remedy,

whether or not similar, nor will any waiver constitute a continuing waiver unless specified in writing by City.

- 14.4 Titles, Headings, and Groupings.** The titles and headings used and the groupings of provisions in the Contract Documents are for convenience only and may not be used in the construction or interpretation of the Contract Documents or relied upon for any other purpose.
- 14.5 Statutory and Regulatory References.** With respect to any amendments to any statutes or regulations referenced in these Contract Documents, the reference is deemed to be the version in effect on the date that bids were due.
- 14.6 Survival.** The provisions that survive termination or expiration of this Contract include Contract Section 11, Notice, and subsections 12.1, 12.2, 12.3, 12.4, 12.5, and 12.6 of Section 12, General Provisions; and the following provisions in these General Conditions: Section 2.2(J), Contractor's Records, Section 2.3(C), Termination, Section 3.7, Ownership, Section 4.2, Indemnity, Article 12, Dispute Resolution, and Section 11.2, Warranty.

**END OF GENERAL CONDITIONS**

## **ATTACHMENTS**

- A- PLANS AND SPECIFICATIONS FOR THE FORMER POLICE EVIDENCE ROOM  
TENANT IMPROVEMENTS AT CITY HALL (HR/IT)**
- B- 141 DEMETER STREET EXHIBIT**
- C- 1960 TATE STREET EXHIBIT**
- D- TECHNICAL SPECIFICATIONS FOR 141 DEMETER AND 1960 TATE STREET**

**GENERAL NOTES**

- THE CONTRACT FOR CONSTRUCTION IS GOVERNED BY THE AIA GENERAL CONDITIONS FOR CONSTRUCTION, AS MODIFIED FOR THIS CONTRACT.
- THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT A PERMIT ISSUED BY A REGULATORY AUTHORITY OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
- THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTION OF THE WORK.
- THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, CODES, ORDINANCES, RULES, AND REGULATIONS OF ALL GOVERNING AGENCIES.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITIES, AND PROPERTY DAMAGE FOR THE LIMITS REQUIRED BY LAW. CERTIFICATE SHALL NAME OWNER AS ADDITIONALLY INSURED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL REFRAIN FROM ANY ACTION THAT COULD LEAD TO THE FILING OF A CLAIM OR LIEN AGAINST THE PROJECT BY SUB-CONTRACTORS OR SUPPLIERS OF MATERIALS, LABOR, SERVICE OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. FINAL PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
- THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND FOR CONFIRMING THAT THE PROJECT IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. CONTRACTOR SHALL USE THE PPA "R.F.I." FORM.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO COMPLETE THE PROJECT UNLESS SPECIFIED OTHERWISE. IF PERMITS ARE OBTAINED BY OTHERS, CREDIT BACK PROJECT.
- INFORMATION RELATED TO THE EXISTING CONDITIONS GIVEN HEREIN WAS OBTAINED FROM OWNER PROVIDED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN VERIFIED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), SECURITY, PLUMBING, AND SPRINKLER WORK SO AS TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED. WHERE CONFLICTS OCCUR, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- WHEN PORTIONS OF THE PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN BUILD" BASIS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN BUILD SUBCONTRACTORS, WHO SHALL BE THE ENGINEERS OF RECORD FOR SUCH SYSTEMS.
- THE CONTRACTOR SHALL PREPARE, REVIEW, APPROVE, AND SUBMIT TO THE ARCHITECT ALL SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK AND COORDINATE ALL PRODUCT DATA AND SAMPLES AND SHALL VERIFY THAT ALL MATERIALS, FIELD MEASUREMENTS, AND RELATED FIELD CONSTRUCTION CRITERIA CONTAINED WITHIN SUCH SUBMITTALS CONFORM WITH THE REQUIREMENTS OF THE WORK, THE PROJECT, AND THE CONTRACT DOCUMENTS. USE G.C. "SUBMITTAL FORM". THE ARCHITECT WILL NOT REVIEW, APPROVE, OR TAKE OTHER APPROPRIATE ACTION ON SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES UNLESS THE CONTRACTOR HAS SUBMITTED A RECOMMENDATION FOR ACTION, SUBMIT SHOP DRAWINGS, MOCK-UPS, SAMPLES, AND OTHER REQUIRED SUBMITTALS IN A TIMELY MANNER SO AS NOT TO DELAY THE PROJECT. ALLOW THE ARCHITECT SUFFICIENT TIME TO REVIEW AND PROCESS ALL SUBMITTALS.
- THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR CUT SHEETS ARE SUBMITTED TO THE ARCHITECT FOR APPROVAL. USE STANDARD AIA DOCUMENT FOR "SUBSTITUTION" REQUEST.
- CONTRACTOR SHALL COORDINATE THE WORK WITH THE OWNER AND BUILDING MANAGEMENT SO AS TO MINIMIZE OR ELIMINATE INTERFERENCE WITH ONGOING TENANT OPERATIONS.
- CONTRACTOR SHALL SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION BEFOREHAND WILL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT A CONSTRUCTION SCHEDULE FOR THE WORK GIVING APPROXIMATE ON-SITE DELIVERY DATES FOR CONSTRUCTION MATERIALS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE LACK OF AVAILABILITY OF A SPECIFIED PRODUCT.
- SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST, ESTABLISHED PRACTICE OF THE INDUSTRY STANDARD FOR THE TRADES INVOLVED.
- ALL FURNISHED MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT (U.O.N.).
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

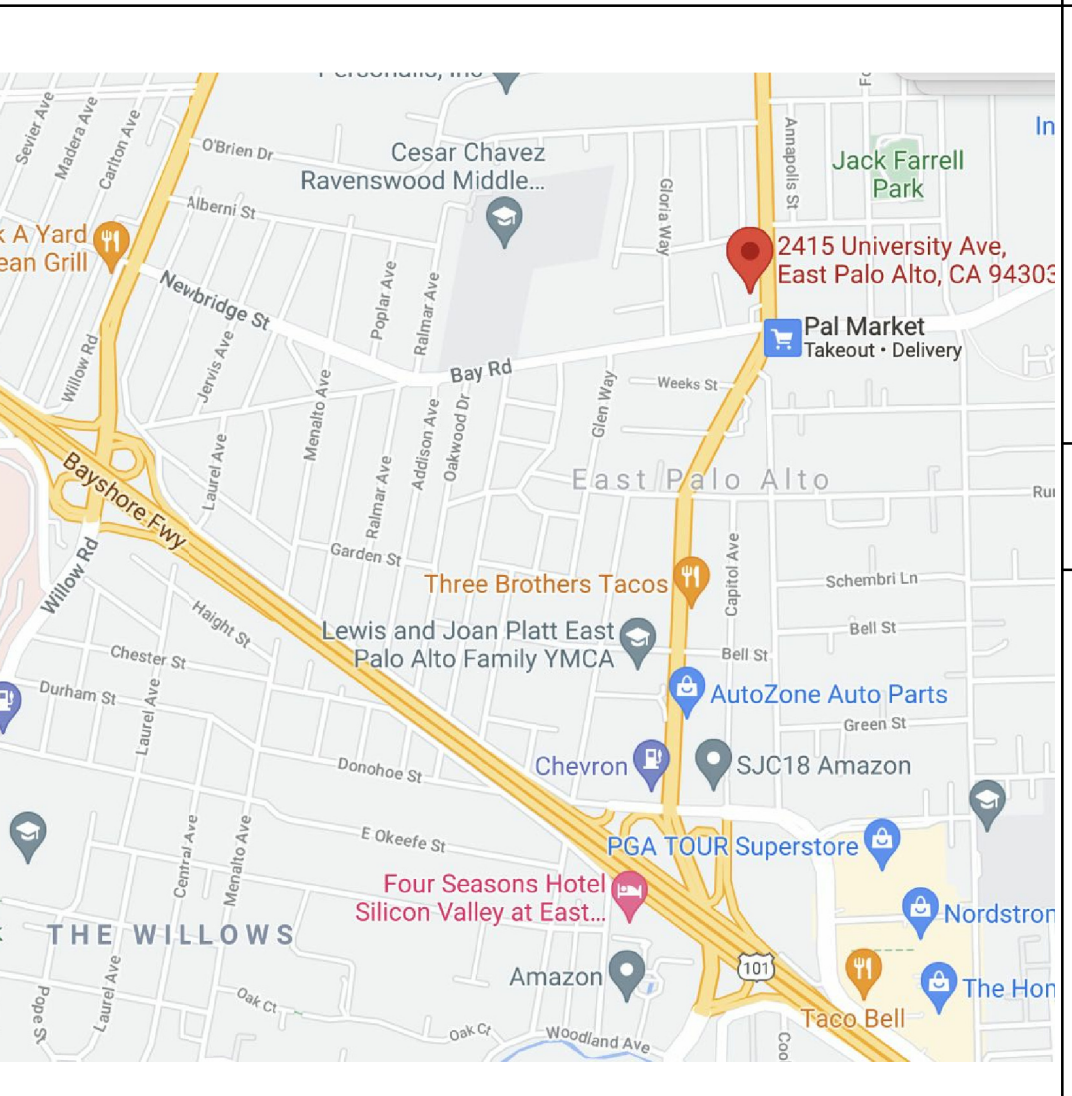
- UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE ARCHITECT TO PREPARE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT SHALL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
- CONTRACTOR SHALL INSTALL PRODUCTS AND APPLY FINISHES IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS AND SPECIFICATIONS, UNLESS DIRECTED OTHERWISE BY ARCHITECT.
- ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY AND FREE OF VIBRATION. SEE MANUFACTURER'S RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
- ALL NEW CONSTRUCTION SHALL MATCH THE ESTABLISHED EXISTING BUILDING STANDARD UNLESS OTHERWISE NOTED.
- FIRE AND LIFE SAFETY SYSTEMS ALTERATION IS DESIGN BUILD. SEE ALSO OWNER WORK PERTAINING TO THIS SPACE AS NOTED WITHIN, OR IN RELATED N.I.C. DOCUMENTS.
- FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.
- THE AUTOMATIC FIRE SPRINKLER SYSTEM MODIFICATIONS TO BE A DEFERRED APPROVAL.
- AT ALL APPLICABLE DETAILS THROUGHOUT THE PLAN SET, ALL WOOD BLOCKING SHALL BE FRT. PER CBC 603.

(E)	EXISTING
(N)	NEW
&	AND
@	AT
⊕	CENTER LINE
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
AV	AUDIO VISUAL
CBC	CALIFORNIA BUILDING CODE
C.C.	CENTER TO CENTER
CLG	CEILING
CLR	CLEAR(ANCE)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CONF	CONFERENCE
CTR	CENTER
DET	DETAIL
DIA	DIAMETER
DR	DOOR
EA	EACH
EL	ELEVATION
ELECT	ELECTRIC(AL)
EPA	EAST PALO ALTO
EQ	EQUAL
FE	FIRE EXTINGUISHER

**SCOPE OF WORK**

INTERIOR TENANT IMPROVEMENT TO THE CITY OF EPA COUNCIL CHAMBERS AND POLICE EVIDENCE ROOM. SCOPE INCLUDES MODERNIZATION OF MEP SYSTEMS, LAYOUT AND FURNISHINGS, AS WELL AS UPGRADES FOR ADA COMPLIANCE. POLICE EVIDENCE ROOM WILL BE RECONFIGURED TO SERVE AS FLEXIBLE OFFICE SPACE AND MEETING ROOMS.

**VICINITY MAP**



**ABBREVIATIONS**

FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FLR	FLOOR
GBC	GYPSON BOARD CEILING
GL	GLASS
GLZ	GLAZING
GYB-BD	GYPSON BOARD
HT	HEIGHT
INSUL	INSULATE(D), (ION)
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTD	MOUNTED
MTL	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
PLATF.	PLATFORM
PLYWD	PLYWOOD
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
RESTRM	RESTROOM
RM	ROOM
SAD	SEE ARCHITECTURAL DRAWINGS
SCHED	SCHEDULE
SED	SEE ELECTRICAL DRAWINGS
SID	SEE INTERIOR DRAWING
SIM	SIMILAR
SFPD	SEE FIRE SPRINKLER DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SPLD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SST	STAINLESS STEEL
STAD	SEE AV DRAWINGS
STL	STEEL
STOR	STORAGE
T.O.	TOP OF
TYP	TYPICAL
V.I.F.	VERIFY IN FIELD
U.O.N.	UNLESS OTHERWISE NOTED
W/	WITH
WD	WOOD
W/O	WITHOUT

**GOVERNING AGENCIES**

CITY OF EAST PALO ALTO  
 BUILDING PERMIT CENTER  
 1960 TATE STREET  
 EAST PALO ALTO, CA 94303  
 TEL: 650-853-3189

COUNTY OF SAN MATEO  
 400 COUNTY CENTER  
 REDWOOD CITY, CA 94063

**PROJECT DATA**

- PROJECT ADDRESS:  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303
- BUILDING DESCRIPTION:  
A. CONSTRUCTION TYPE: 1B  
B. OCCUPANCY CLASSIFICATION: Occupant Load Max.  
COUNCIL CHAMBERS - A3 - 199  
POLICE EVIDENCE - B - 20  
TOTAL: 219

**PROJECT TEAM**

**CLIENT:**  
CITY OF EAST PALO ALTO  
Humza Javed, PE, City Engineer  
Phone: 650-853-3130  
Email: hjaved@cityofepa.org

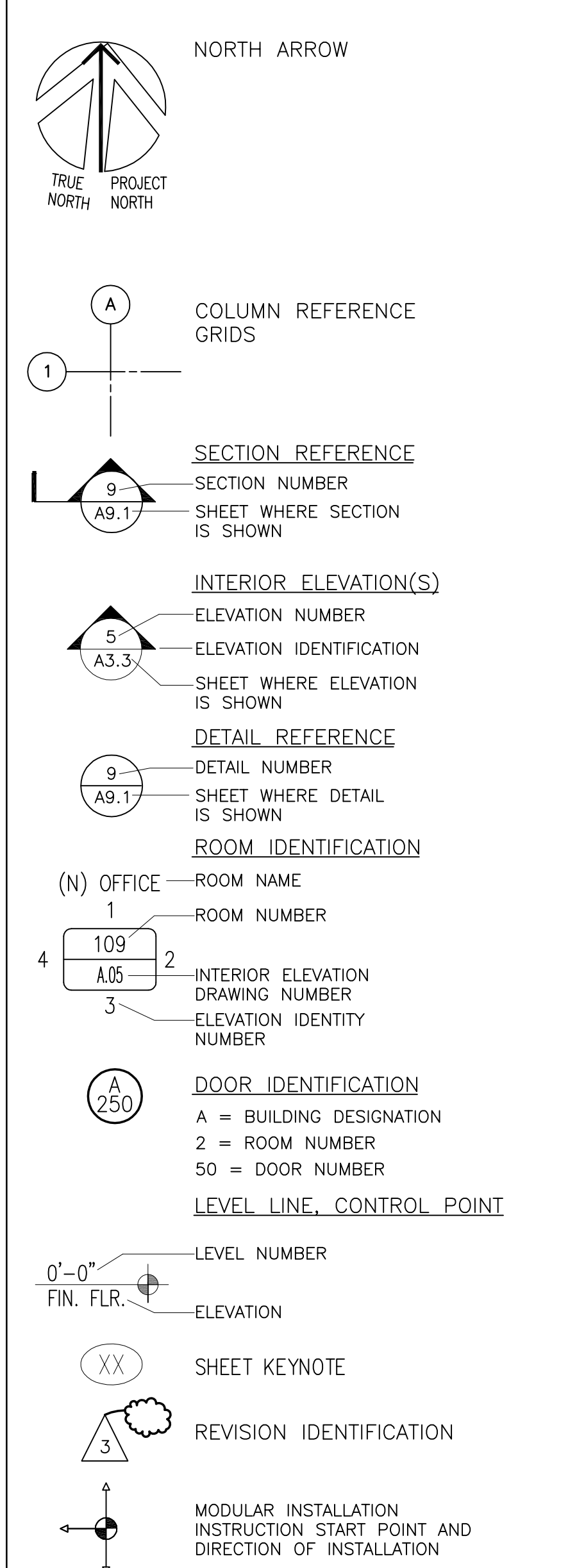
**ARCHITECT OF RECORD:**  
Powell and Partners Architects  
Fred Powell, FAIA/NOMA President  
Andrea Powell, Vice President  
Phone: 510-663-3800  
Cell AP: 415-412-6481  
Email: apowell@powellarchs.com

**STRUCTURAL ENGINEER:**  
Structus, Inc.  
Peter Yu, SE, CE./Principal  
Phone: 415-399-1710  
Email: peter@structusinc.com

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.  
Jeffrey H. Ansley, PE/President  
Phone: 510-847-9041  
Email: jeff@natronresources.com

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group  
John Chou, PE-CA, III, LEED AP, CEPE, Principal  
Phone: 510-569-2000 Ext. 2  
Email: john@hm-mechanical.com

**SYMBOLS**



**GOVERNING CODES**

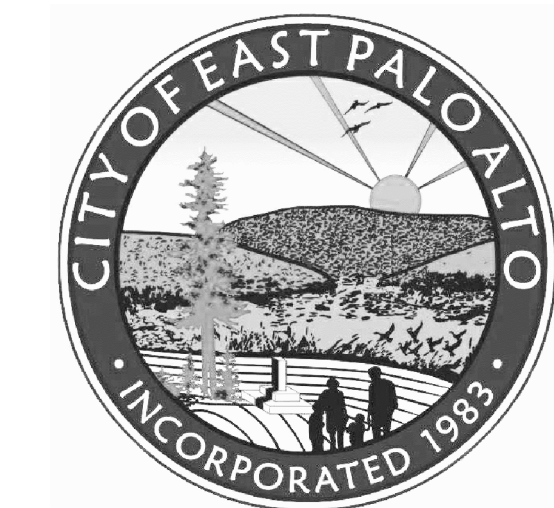
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ADA COMPLIANCE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- PALO ALTO MUNICIPAL CODE

**DRAWING INDEX**

ARCHITECTURAL DRAWINGS	
A0.01	PROJECT DATA, GENERAL NOTES, DRAWING INDEX
A0.02	CALIFORNIA GREEN BUILDING CODE, SHEET 1
A0.03	CALIFORNIA GREEN BUILDING CODE, SHEET 2
A0.04	CALIFORNIA GREEN BUILDING CODE, SHEET 3
A1.10	(E) OVERALL SITE PLAN
A1.12	(N) OVERALL SITE PLAN
A2.00	(E) OVERALL DEMO FLOOR PLAN
A2.02	(E) EPA POLICE EVIDENCE RM DEMO FLOOR PLAN
A2.10	(N) OVERALL FLOOR PLAN
A2.12	(N) OFFICE SPACE FLOOR PLAN
A2.13	(N) OVERALL EGRESS FLOOR PLAN
A3.00	(E) DEMO OVERALL RCP
A3.02	(E) EPA POLICE EVIDENCE RM DEMO RCP
A3.10	(N) OVERALL RCP
A3.12	(N) EPA POLICE EVIDENCE RM RCP
A5.02	(N) INT ELEVATIONS, OPEN OFFICE, RECEPTION & WAITING AREA
A5.03	(N) (N) INT ELEVATIONS, ENLARGED PLANS & RCP, OFFICE SPACE
A5.04	(N) INT ELEVATIONS, ENLARGED PLANS & RCP, COPY RM & (E) PR OFFICE
A5.05	(N) INT ELEVATIONS, ENLARGED PLAN & RCP, FOCUS RM & PR OFFICE
A5.06	(N) INT ELEVATIONS, ENLARGED PLAN & RCP, KITCHENETTE
A5.07	(N) INT ELEVATIONS, ENLARGED PLAN & RCP, PR & SHOWER
A5.09	(N) RECEPTION DESK DETAILS
A8.01	(N) INTERIOR SECTIONS & DETAILS, (N) SITE DETAILS
A8.02	(N) INT WALL TYPES & DETAILS
A8.03	(N) INTERIOR DETAILS
A8.04	(N) MOUNTING HEIGHT & SPECIALTY SCHEDULE, ADA CLEARANCES
A8.05	(N) INTERIOR CEILING DETAILS
A8.06	(N) SIGNAGE DETAILS & SCHEDULE
A8.07	(N) DOOR & WINDOW DETAILS
A8.08	(N) WINDOW DETAILS
A10.01	(N) DOOR & FRAME SCHEDULE, FINISH SCHEDULE
A10.02	(N) WINDOW SCHEDULE
INTERIORS DRAWINGS	
FE2.12	(N) OFFICE SPACE FURNITURE PLAN
STRUCTURAL DRAWINGS	
S1.01	GENERAL NOTES, SHEET INDEX & ABBREVIATIONS
S1.02	TYPICAL DETAILS I
S1.03	TYPICAL DETAILS II
S1.04	TYPICAL DETAILS III
S2.12	(N) OFFICE SPACE FLOOR PLAN
S3.03	SECTIONS AND DETAILS
MECHANICAL DRAWINGS	
M0.01	MECHANICAL GENERAL NOTES AND LEGEND
M0.02	MECHANICAL SCHEDULE AND DETAIL
M2.02	EPA POLICE EVIDENCE RM MECHANICAL DEMO PLAN
M2.12	(N) OFFICE MECHANICAL FLOOR PLAN
PLUMBING DRAWINGS	
P0.01	PLUMBING GENERAL NOTES, LEGEND AND SCHEDULES.
P2.02	(E) EPA POLICE EVIDENCE RM PLUMBING DEMO PLANS
P2.12	(N) EPA POLICE EVIDENCE RM PLUMBING FLOOR PLAN
ELECTRICAL DRAWINGS	
E1.00	LEGEND, ABBREVIATIONS & FIXTURE SCHEDULE
E1.01	DETAILS
E2.00	(E) OVERALL FIRST FLOOR BUILDING PLAN
E2.02	(E) EPA POLICE EVIDENCE RM ELECTRICAL DEMO PLAN
E3.12	(N) OFFICE SPACE ELECTRICAL PLAN
E3.12	(N) OFFICE SPACE LIGHTING PLAN
BC1.1	BUILDING COMPLIANCE FORMS-INDOOR LIGHTING
BC1.2	BUILDING COMPLIANCE FORMS-INDOOR LIGHTING

**ROOM OFFICES LOAD FACTORS**

ROOM NAME	ROOM NUMBER	SQUARE FOOTAGE	OCCUPANT LOAD	LOAD FACTOR
1. (N) COPIER & STORAGE ROOM	100	79.2	5	15
2. (E) PRIVET OFFICE	101	92.6	1	150
3. (E) PRIVET OFFICE	102	101.3	1	150
4. (E) SERVER ROOM	103	92.3	6	15
5. (N) PRIVET OFFICE	104	96.5	1	150
6. (N) PRIVET OFFICE	105	96.4	1	150
7. (N) LARGE CONFERENCE ROOM	106	132.2	9	15
8. (N) FOCUS ROOM	107	33.9	1	150
9. (N) FOCUS ROOM	108	27.7	1	150
10. (N) OPEN OFFICE	109	831.4	6	150
11. (N) RECEPT & WAITING AREA	110	85.0	6	15
12. (N) MEN'S RESTROOM & SHOWER	111	76.6	5	15
13. (N) WOMEN'S RESTROOM & SHOWER	112	77.7	5	15
14. (E) ELECTRICAL ROOM	113	49.9	3	15
15. (N) KITCHENETT	114	64.9	4	15
16. (N) ELECTRICAL ROOM	115	176.3	12	15
17. (N) CORRIDOR	116	113.6	-	0



1960 Tate Street  
 East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
 A CALIFORNIA CORPORATION

311 Oak Street, # 331  
 Oakland, CA 94607  
 Phone: (510) 912-8386

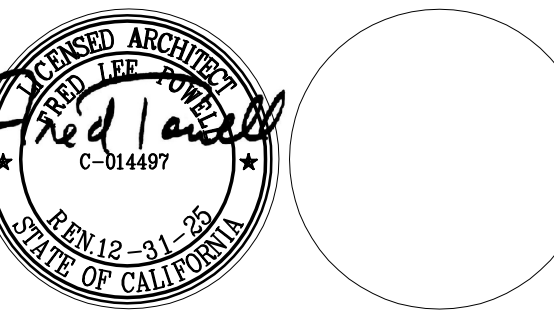
© POWELL & PARTNERS ARCHITECTS 2005  
 ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
 Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
 H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
 Natron Resources, Inc.



CONSULTANT:  
 02/12/24 BLDG DEPARTMENT  
 REVISIONS  
 10/06/23 BLDG DEPARTMENT  
 REVISIONS  
 04/28/23 100% BLDG PERMIT SET  
 REVISIONS:  
 PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
 2415 UNIVERSITY AVENUE  
 EAST PALO ALTO, CA 94303

SHEET TITLE

**PROJECT DATA, GENERAL NOTES, DRAWING INDEX**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

DATE 02/2023

DRAWN BY: MK

CHECKED BY: FP

**A0.01**

FILE NAME: 201806.01145CADD\_A\_ARCHSHTS









1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION.  
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON-STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

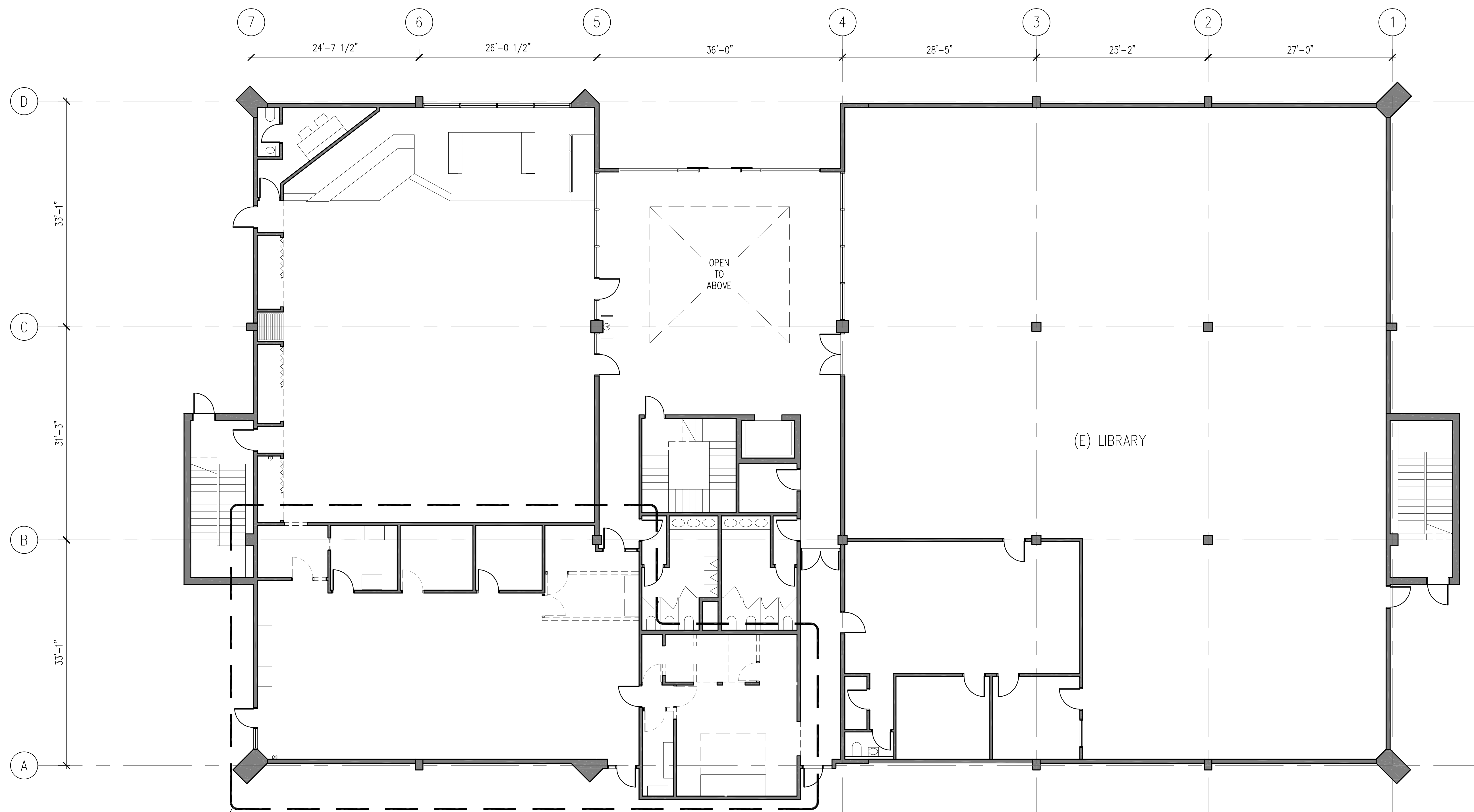
SHEET TITLE

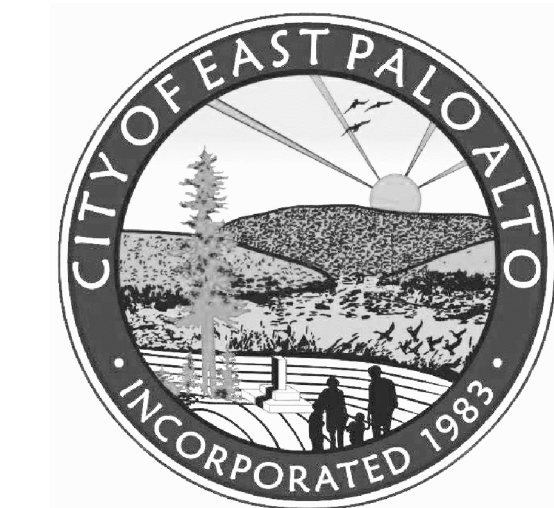
**(E) OVERALL DEMO FLOOR PLAN**

SCALE AS NOTED  
JOB NO. 201806.01 SHEET NO.  
DATE 02/2023  
DRAWN BY: MK  
CHECKED BY: FP

**A2.00**

FILE NAME: 201806.01145CADD/A\_ARCHSHTS





1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(E) EPA POLICE EVIDENCE RM, DEMO FLOOR PLAN**

SCALE: AS NOTED

JOB NO. 201806.01 SHEET NO.

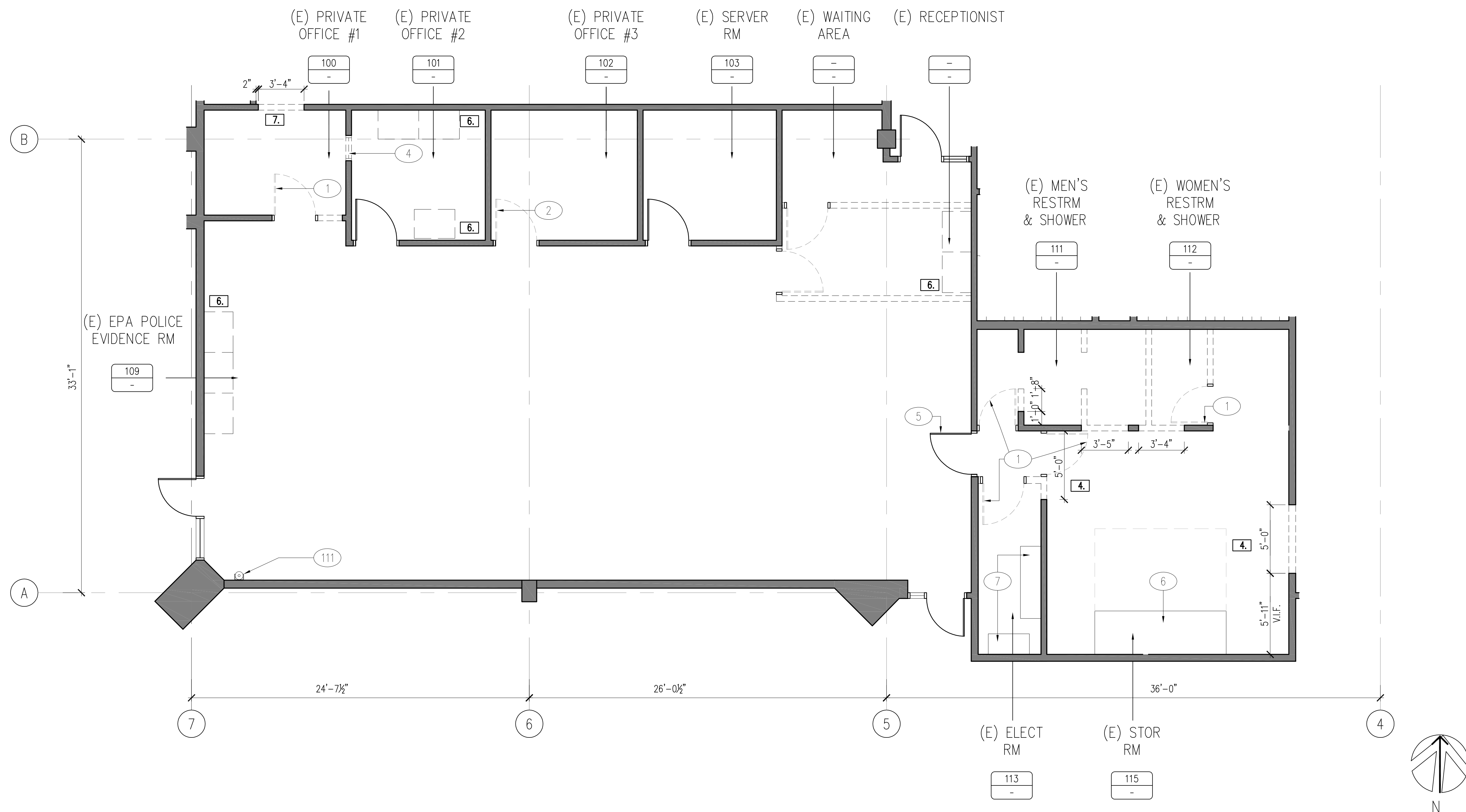
DATE 02/2023

DRAWN BY: MK

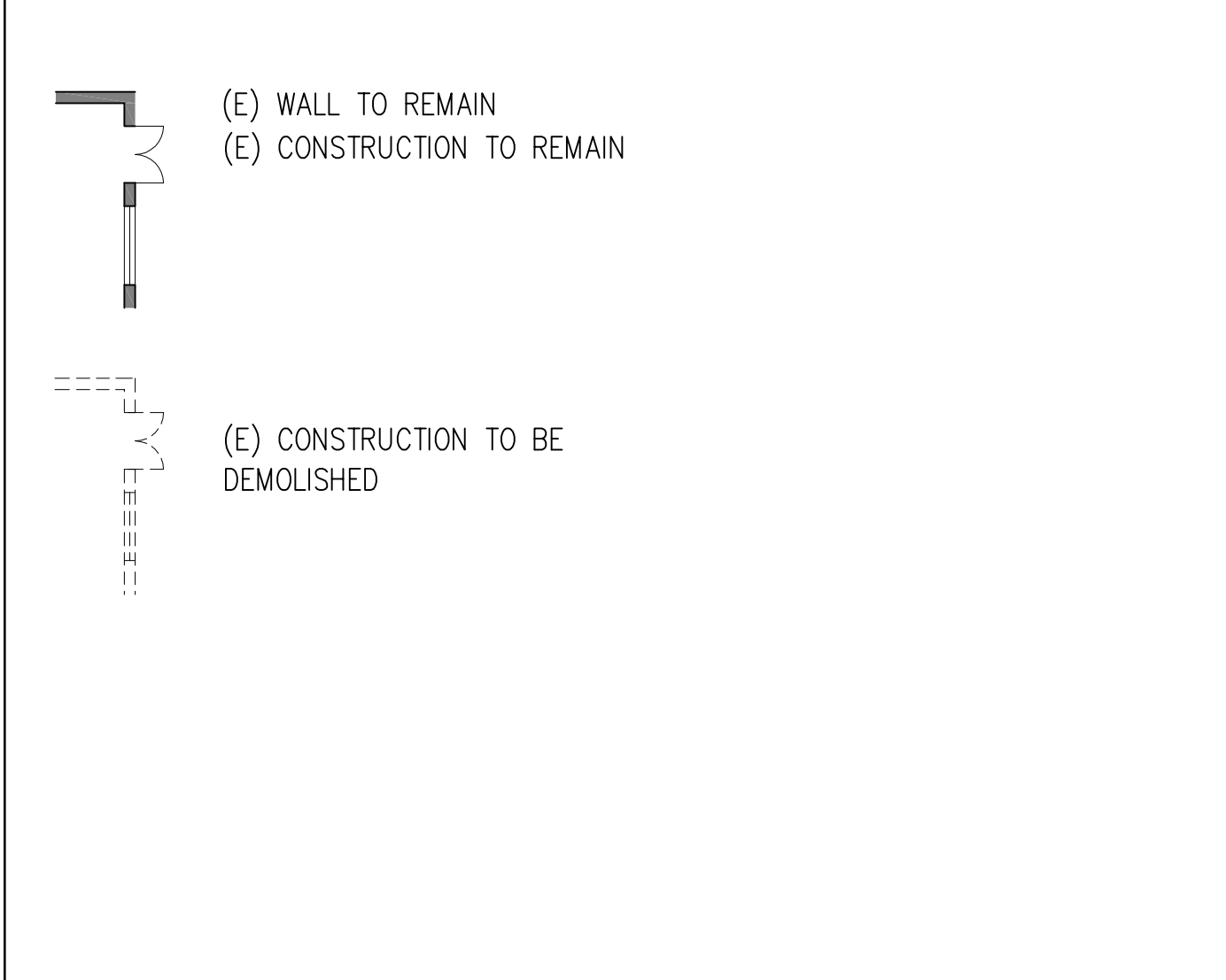
CHECKED BY: FP

**A2.02**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS



**(E) EPA POLICE EVIDENCE RM, DEMO FLOOR PLAN** SCALE: 1/4"=1'-0" 1



- LEGEND** SCALE: N.T.S. 4
- DEMO FLOOR PLAN KEYNOTES** SCALE: N.T.S. 3
- 1 (E) DOOR & FRAME TO BE RELOCATED IF POSSIBLE, SEE GENERAL NOTE NO. 1.
  - 2 (E) DOOR LEAF TO BE RELOCATED, (E) FRAME TO REMAIN
  - 4 (E) WINDOW TO BE REMOVED, SEE GENERAL NOTE NO.2
  - 5 (E) DOOR TO BE MIRRORED, SEE GENERAL NOTE NO.3 AND V.I.F. IF (E) DOOR LEAF FROM RM 102 CAN BE REUSED
  - 6 (E) ELECT MAIN SWITCH BOARD TO REMAIN, SED
  - 7 (E) ELECT PANEL TO REMAIN, SED
  - 111 (E) FIRE EXTINGUISHER TO BE REMOVED AND CAN BE REUSED
- NOTE:  
NOT ALL KEYNOTES USED ON THIS SHEET

- GENERAL NOTES** SCALE: N.T.S. 2
1. CONTRACTOR TO VERIFY, IF (E) DOOR & FRAME CAN BE SALVAGED FOR REUSE AT (N) LOCATION, SEE A2.12 AND IF REUSE IS NOT FEASIBLE, THEN DISPOSE (E) AND PROVIDE (N).
  2. CLIENT TO DETERMINE WHETHER OR NOT REMOVED ITEMS SHALL BE SALVAGED
  3. CONTRACTOR TO VERIFY, WHETHER OR NOT (E) FRAME CAN BE RECONFIGURED TO PROVIDE DOOR SWING IN OPPOSITE DIRECTION
  4. DEMO WALL AS NEEDED TO ACCOMMODATE (N) CLEAR ROOM WIDTH OF 5'-0" AT (N) CONDITION PER A2.12
  5. DURING CONSTRUCTION, PROTECT ALL EQUIPMENT IN (E) SERVER ROOM WITH DUST BARRIER.
  6. CAREFULLY REMOVE AND SALVAGE (E) LOCKABLE OVERHEAD STORAGE BINS FOR REUSE. THIS APPLIES TO ALL LOCATIONS, WHETHER INDICATED IN THE DRAWING OR NOT.
  7. DEMO WALL TO ACCOMMODATE OPENING FOR (N) DOOR.

**LEGEND**

SCALE: N.T.S. 4

**DEMO FLOOR PLAN KEYNOTES**

SCALE: N.T.S. 3

**GENERAL NOTES**

SCALE: N.T.S. 2



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION, PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *Fred Powell*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/23  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) OVERALL FLOOR PLAN**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

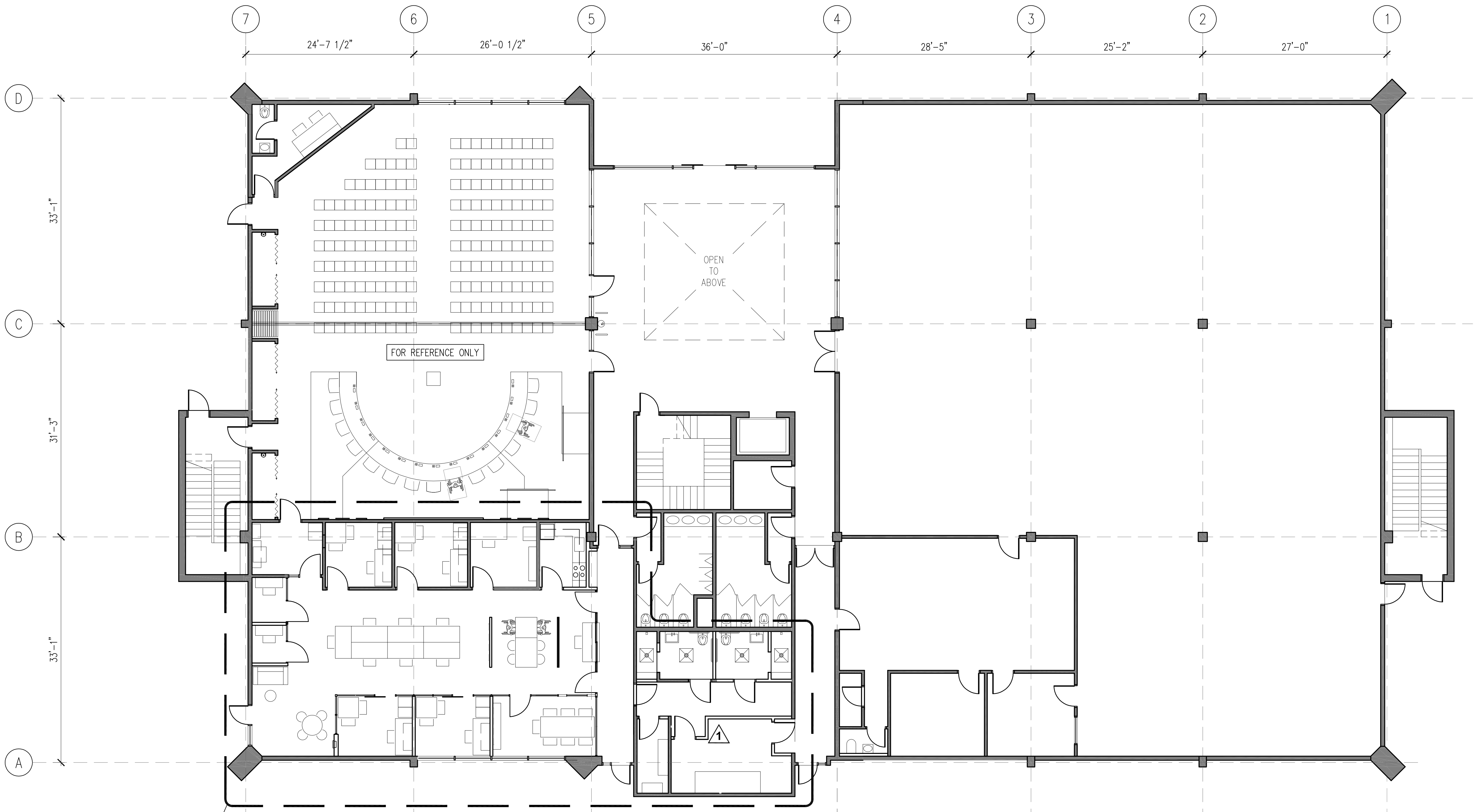
DATE 02/2023

DRAWN BY: MK

CHECKED BY: FP

**A2.10**

FILE NAME: 201806.0114SCADDIA\_ARCHSHTS



1  
A2.12

**(N) OVERALL FLOOR PLAN**

SCALE: 1/8"=1'-0" 1



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON-STRUCTURAL BY: *Pauline Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/23  
WEST COAST CODE CONSULTANTS, INC. (WCC)



**CONSULTANT:**

**10/06/23 BLDG DEPARTMENT REVISIONS**

**04/28/23 100% BLDG PERMIT SET REVISIONS:**

**PROJECT**

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

**SHEET TITLE**

**(N) OFFICE SPACE FLOOR PLAN**

SCALE: **AS NOTED**

JOB NO. 201806.01 SHEET NO.

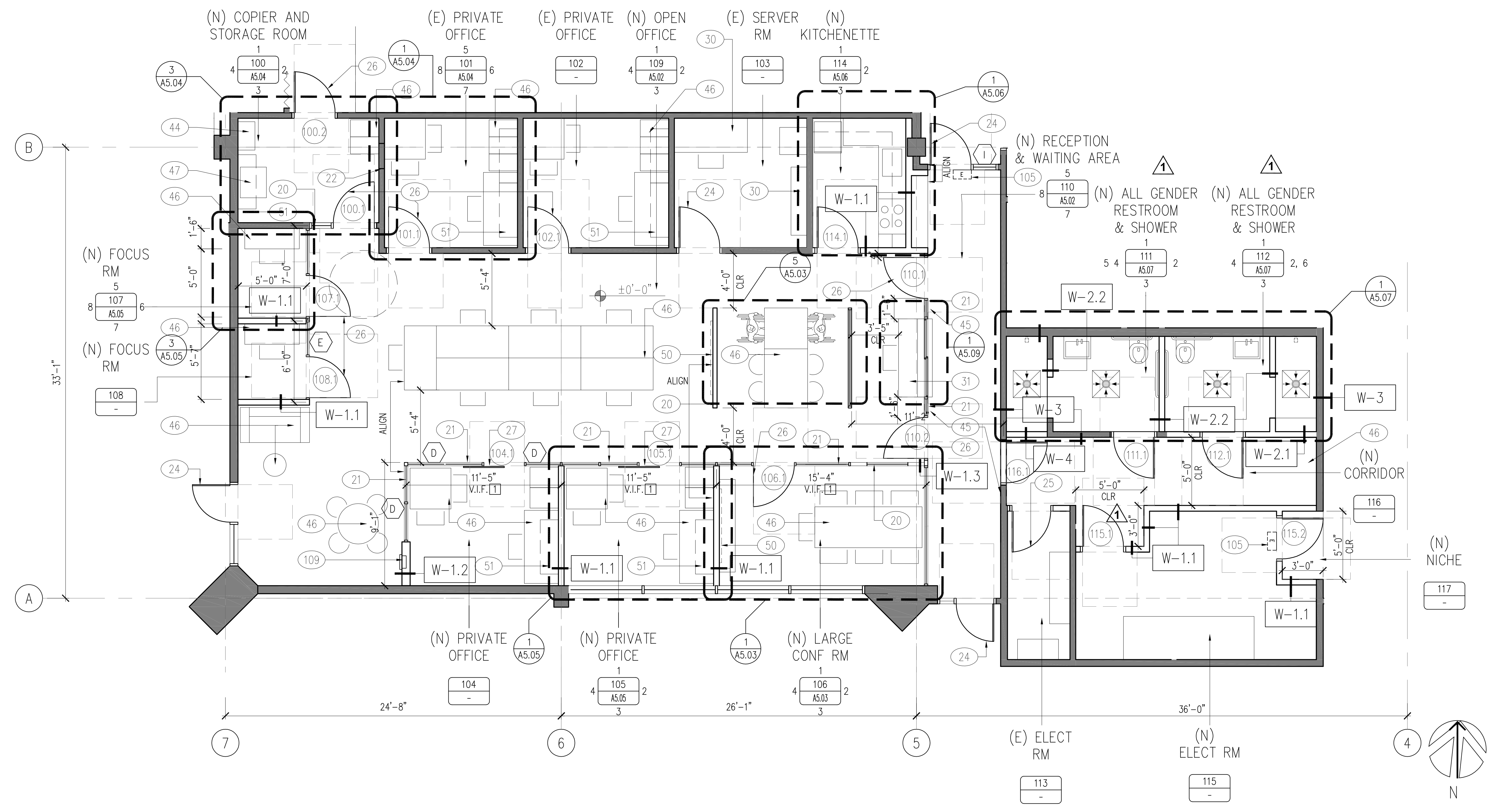
DATE 02/2023

DRAWN BY: MK

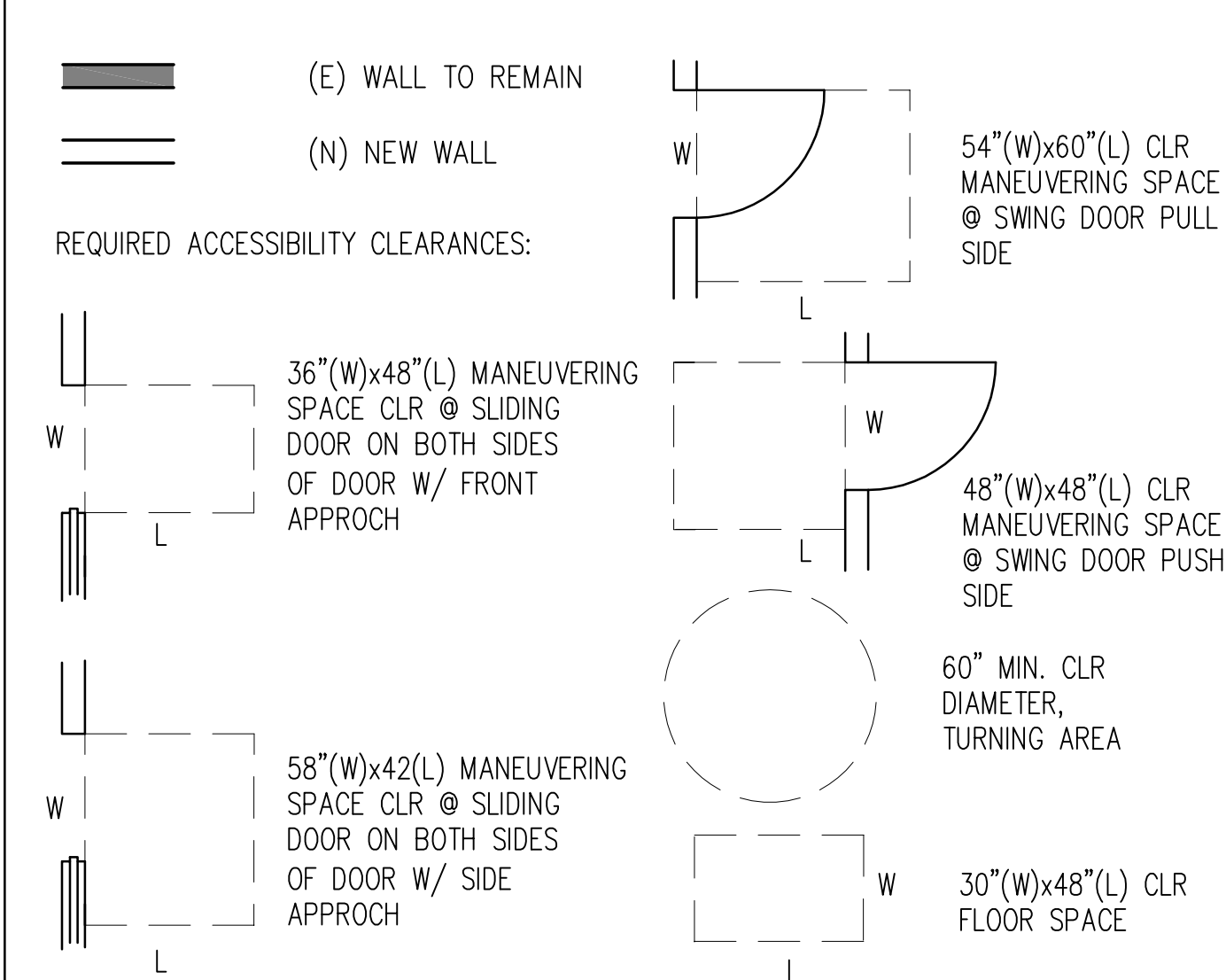
CHECKED BY: FP

FILE NAME: 201806.01\145CAD\01\_ARCH\SHITS

**A2.12**



**(N) OFFICE SPACE FLOOR PLAN** SCALE: 1/4"=1'-0" **1**



**LEGEND** SCALE: N.T.S. **4**

- (20) (N) FIXED GLAZED WINDOW, SEE A10.02
- (21) (N) GLASS PARTITION WALL
- (22) (N) WALL INFILL @ (E) DOOR OR WINDOW OPENING, SEE DET 7/A8.02
- (24) (E) DOOR AND FRAME TO REMAIN
- (25) (E) DOOR AND FRAME RELOCATED
- (26) (N) SWING DOOR, SEE DOOR SCHED A10.01
- (27) (N) SLIDING DOOR, SEE DOOR SCHED A10.01
- (30) (E) FURNITURE TO REMAIN
- (31) (N) COUNTER, SEE DET 1/A8.03
- (32) (N) CASEWORK, SEE DET 1, 2/A8.01
- (33) (N) TOILET, SPLD
- (34) (N) SHOWER CONTROL, SPLD
- (35) (N) SHOWER HEAD, SPLD
- (37) (N) SINK, SPLD
- (38) (N) GRAB BAR
- (39) (N) SLOT DRAIN, SPLD
- (41) (N) REFRIGERATOR
- (42) (N) STOVE (4 BURNER) COUNTER RECESSED
- (44) (N) PRINTER
- (45) (N) CARD READER ACCESS
- (46) (N) FURNITURE, SFED
- (47) (N) COPIER, SFED
- (48) (N) WALL MOUNTED 98" FLAT SCREEN TV, STAD, SFED
- (49) (N) WALL MOUNTED OR CLG HUNG 75" FLAT SCREEN TV, STAD, SFED
- (50) (N) WALL MOUNTED 65" FLAT SCREEN TV, STAD, SFED
- (51) (E) OVERHEAD STORAGE CABINETS REUSED 47 3/4"(W) x 14"(D) x 16"(H), V.I.F.
- (105) (N) WALL MOUNTED EXIT SIGN, SED
- (109) (N) RECESSED FIRE EXTINGUISHER CABINET, SEE DET 5, 6/A8.03

**FLOOR PLAN KEYNOTES** SCALE: N.T.S. **3**

[1] AT THE (N) OFFICE SPACE, ALIGN ALL (N) WALL PARTITIONS THAT ARE PERPENDICULAR TO (E) EXTERIOR WALLS WITH (E) VERTICAL CLERESTORY WINDOW MULLIONS, CONTRACTOR TO V.I.F.

**GENERAL NOTES** SCALE: N.T.S. **2**

**NOTE:**  
NOT ALL KEYNOTES USED ON THIS SHEET



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Fred Powell*  
STRUCTURAL BY: *James Cole* DATE: 04/28/23  
WEST COAST CODE CONSULTANTS, INC. (WCC)



**CONSULTANT:**

**10/06/23 BLDG DEPARTMENT REVISIONS**

**04/28/23 100% BLDG PERMIT SET REVISIONS:**

**PROJECT**

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

**SHEET TITLE**

**(N) OVERALL FLOOR EGRESS PLAN (FOR REFERENCE ONLY)**

**SCALE AS NOTED**

JOB NO. 201806.01 SHEET NO.

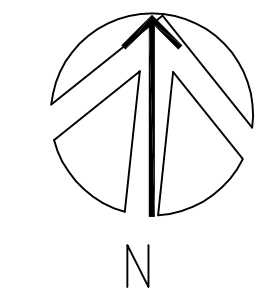
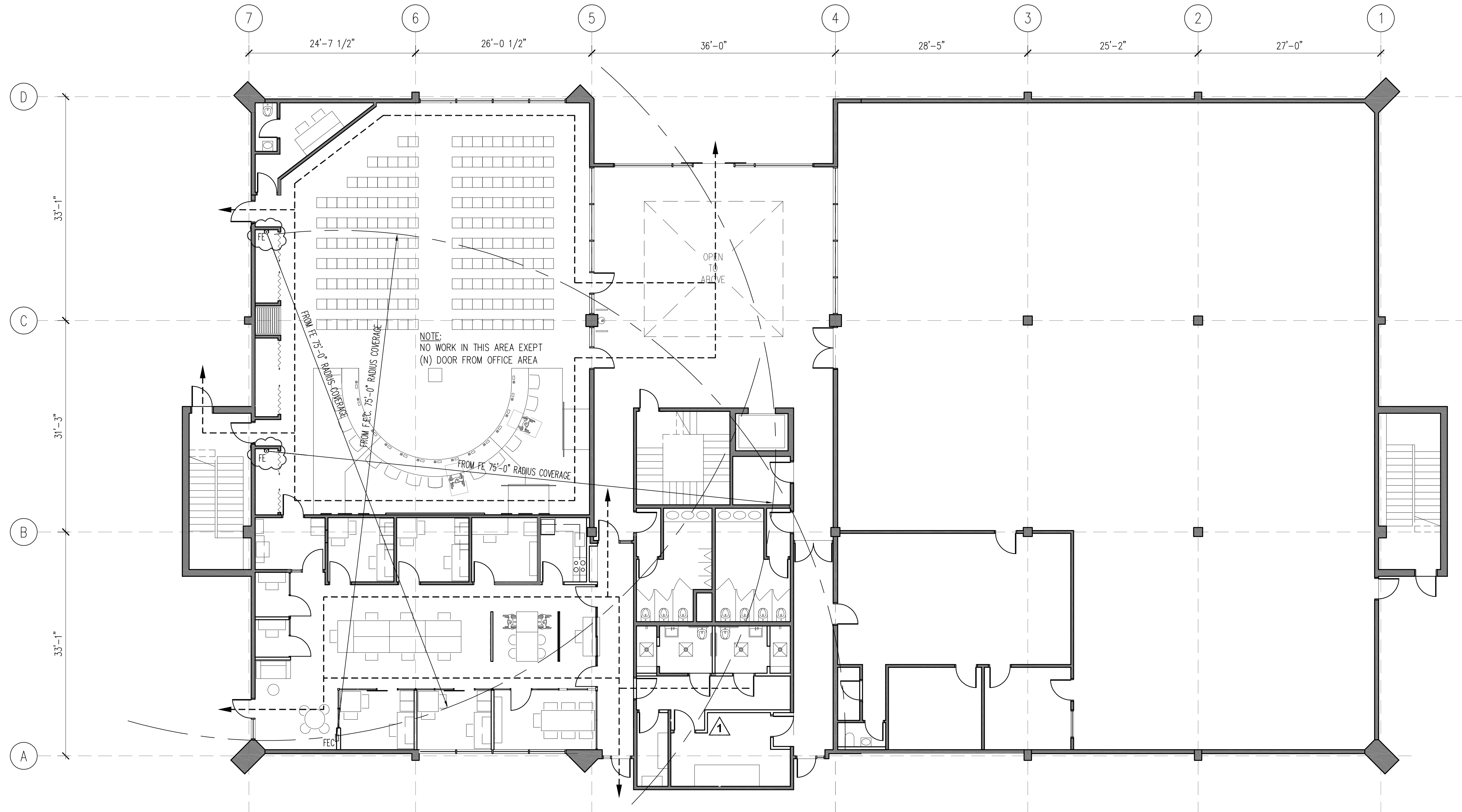
DATE 02/2023

DRAWN BY: MK

CHECKED BY: FP

**A2.13**

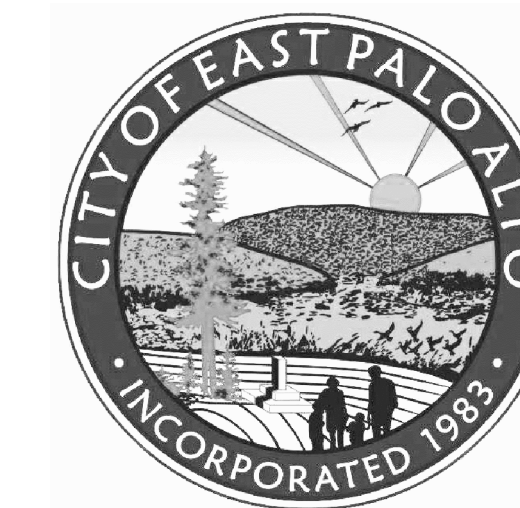
FILE NAME: 201806.01145CADDIA\_ARCHSHTS



**(N) OVERALL FLOOR EGRESS PLAN**

SCALE: 1/8"=1'-0"

1



1960 Tate Street  
East Palo Alto, CA 94303

# POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

### CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION, PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *Fred Powell*  
STRUCTURAL BY: *James Lee* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

## POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

### (E) DEMO OVERALL RCP

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

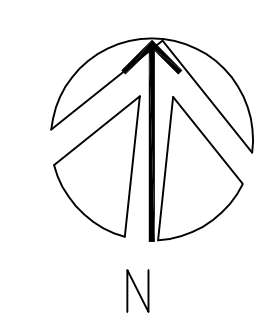
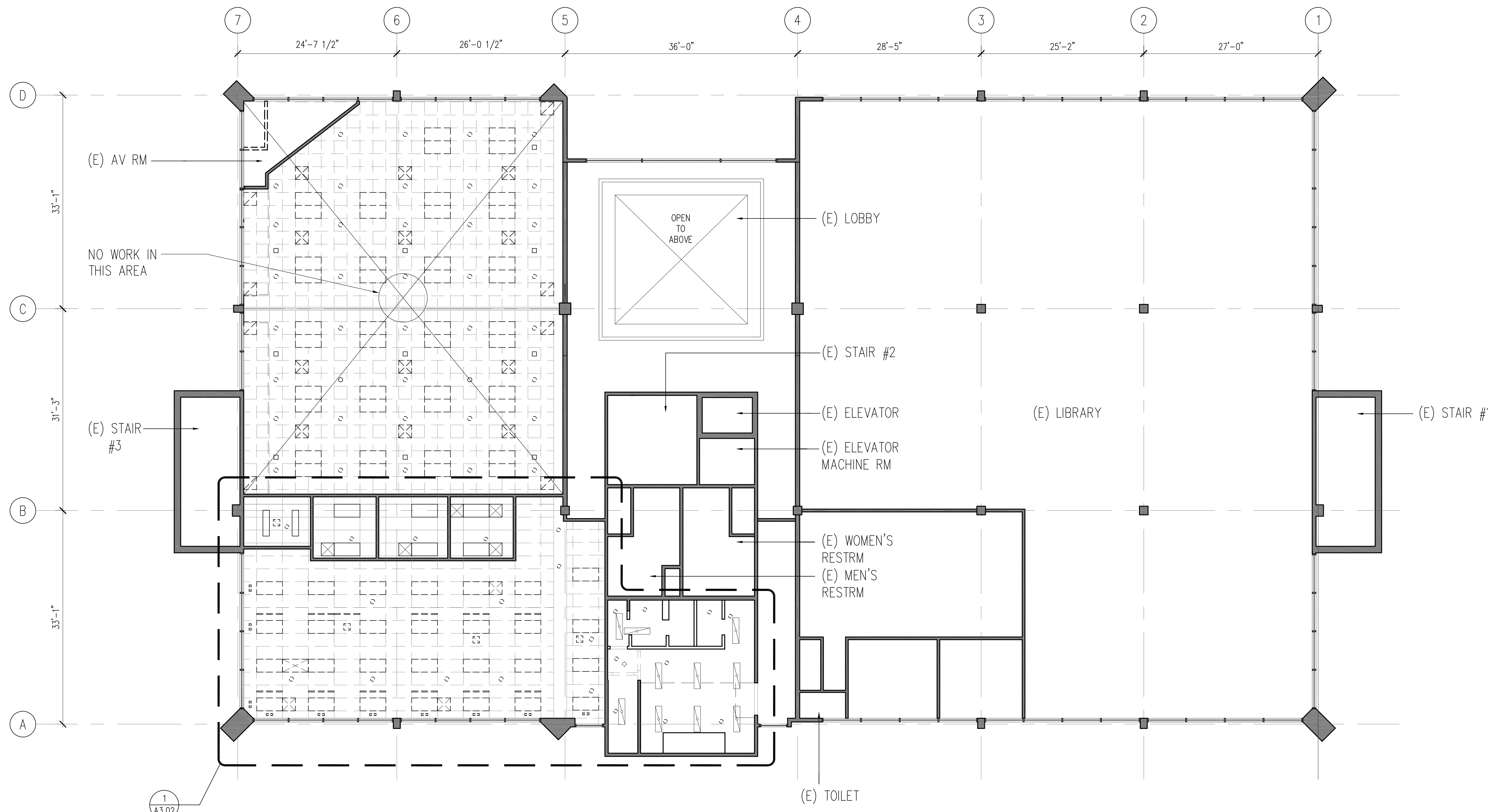
DATE 01/2021

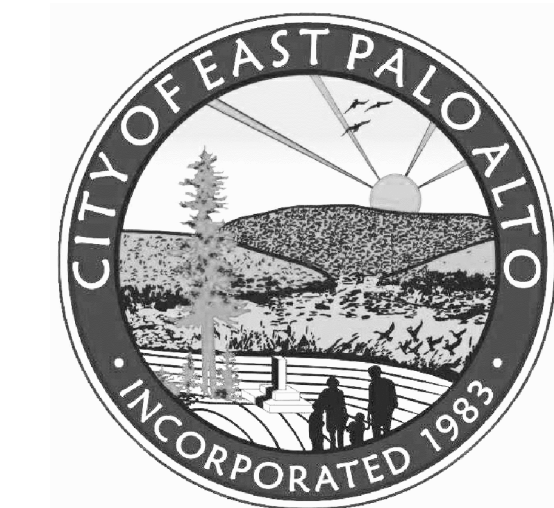
DRAWN BY: MK

CHECKED BY: FP

# A3.00

FILE NAME: 201806.01\45CADD\A\_ARCHSHTS





1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *James Gomez*  
STRUCTURAL BY: *James Gomez* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(E) EPA POLICE EVIDENCE RM, DEMO RCP**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

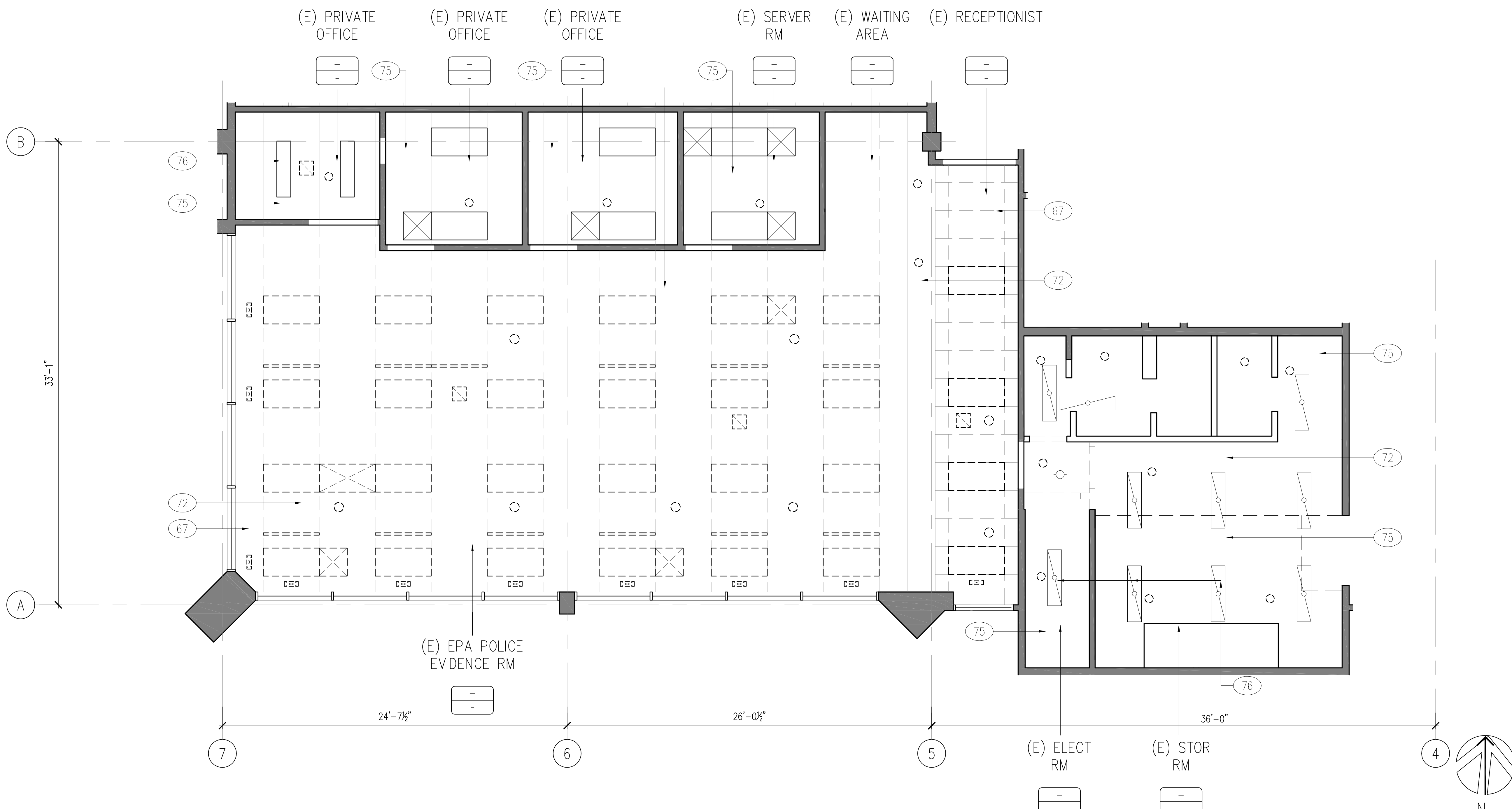
DATE 01/2021

DRAWN BY: KK

CHECKED BY: AP

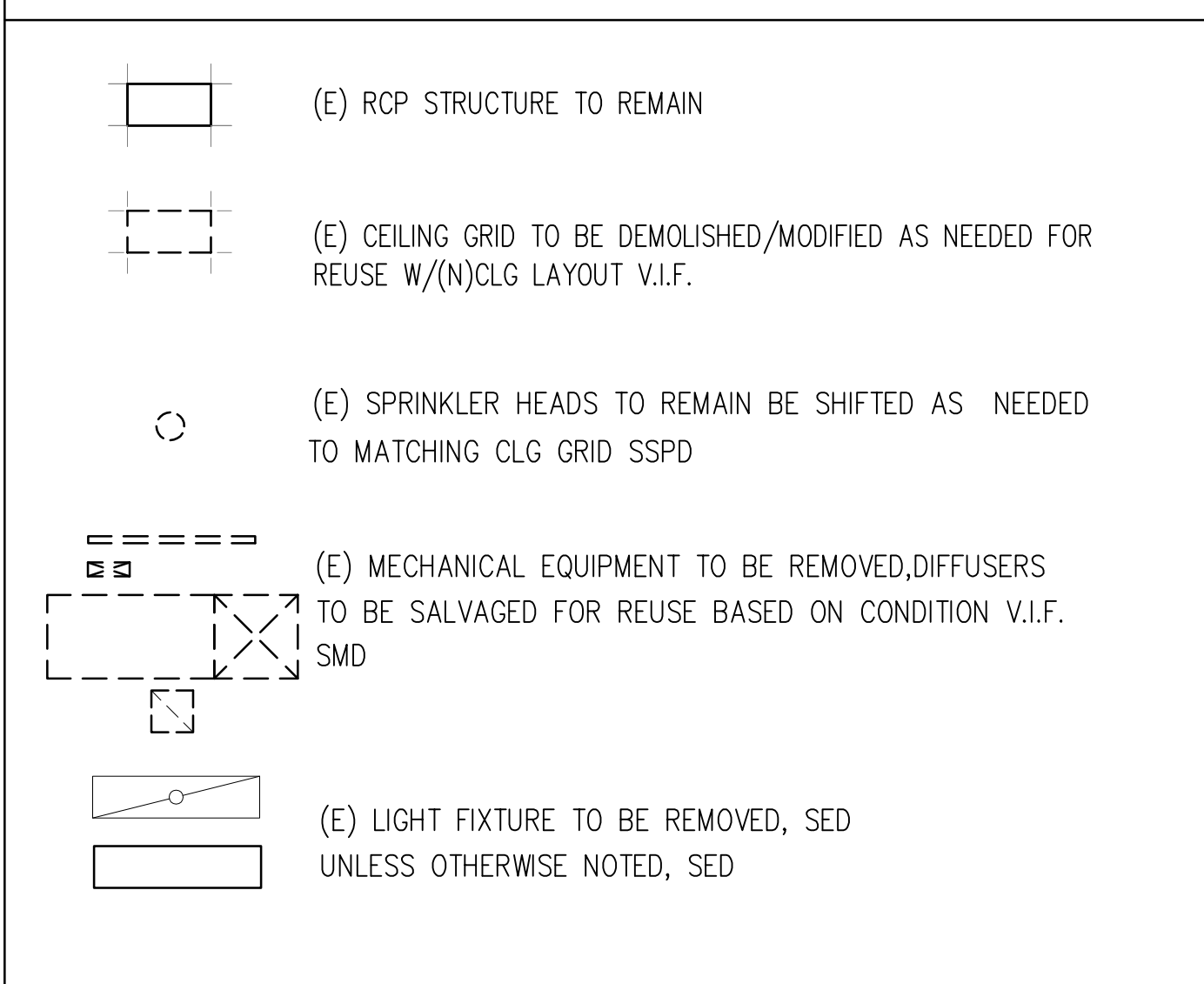
**A3.02**

FILE NAME: 201806.01145CAD00A\_ARCHSHTS



**(E) EPA POLICE EVIDENCE RM, DEMO RCP**

SCALE: 1/4"=1'-0" 1



**LEGEND** SCALE: N.T.S. 4

- (67) (E) ACOUSTIC CEILING TILE TO BE REMOVED
- (72) (E) CEILING TO BE REMOVED
- (73) (E) MOVABLE WALL PARTITIONS & TRACK TO REMAIN
- (75) (E) CEILING TO REMAIN
- (76) (E) LIGHT FIXTURE TO REMAIN, SED

**NOTE:**  
NOT ALL KEYNOTES USED ON THIS SHEET

**DEMO RCP KEYNOTES** SCALE: N.T.S. 3

**GENERAL NOTES** SCALE: N.T.S. 2



1960 Tate Street  
East Palo Alto, CA 94303

# POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

### CONSULTANTS:

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.



### CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

### PROJECT

## POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

### SHEET TITLE

## (N) OVERALL RCP

### SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

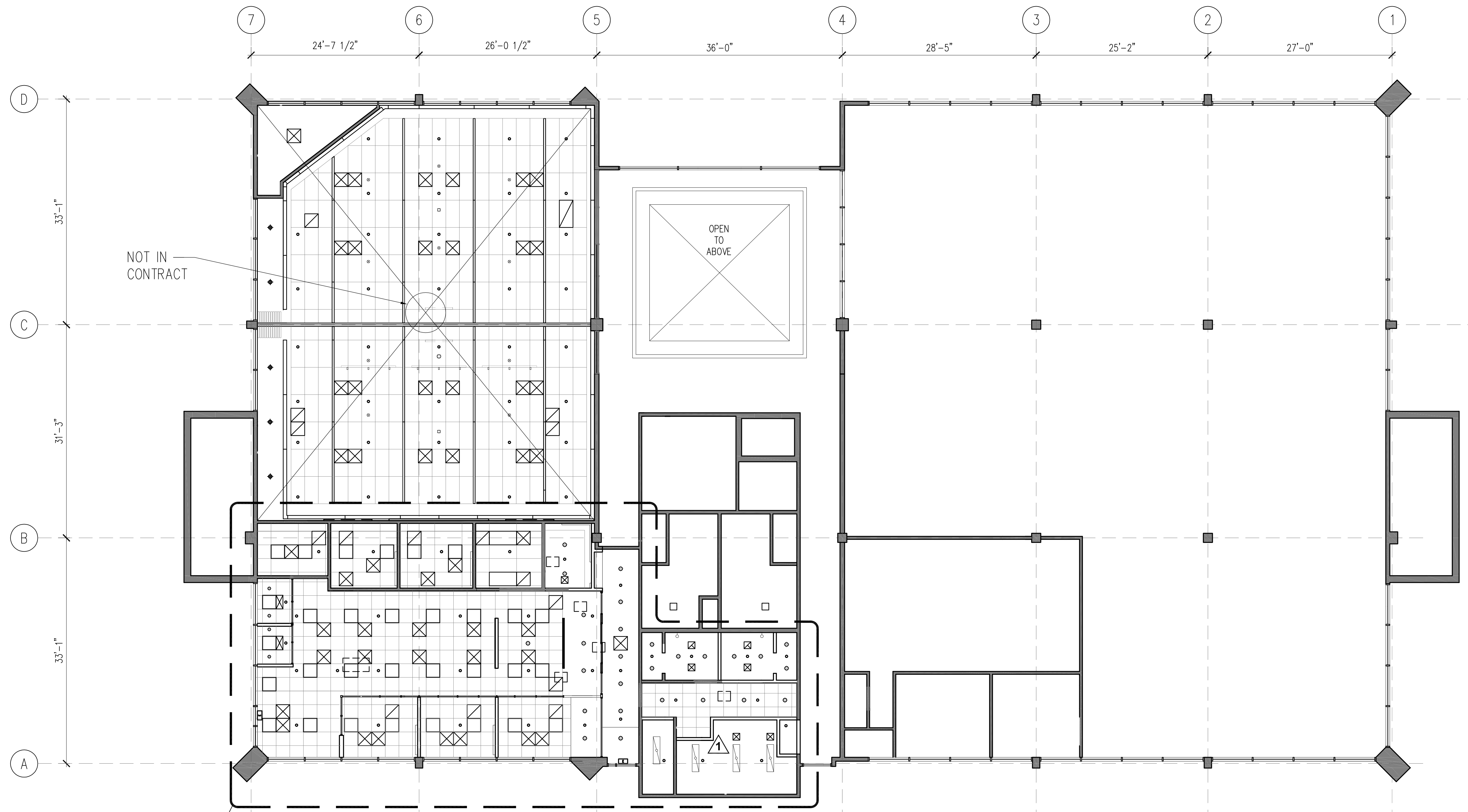
DATE 01/2021

DRAWN BY: KK

CHECKED BY: AP

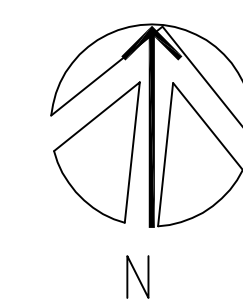
# A3.10

FILE NAME: 201806.01\A3CADD\A\_ARCHSHTS



NOT IN CONTRACT

OPEN TO ABOVE

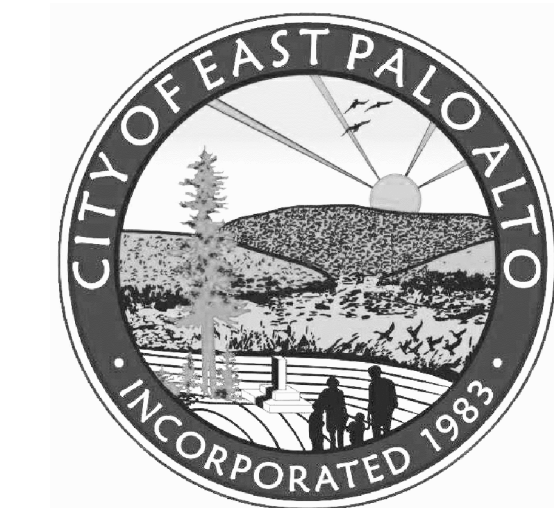


## (N) OVERALL RCP

SCALE: 1/8"=1'-0"

1





1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NOR STRUCTURAL BY: *Structus, Inc.*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/23  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) OFFICE SPACE RCP**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

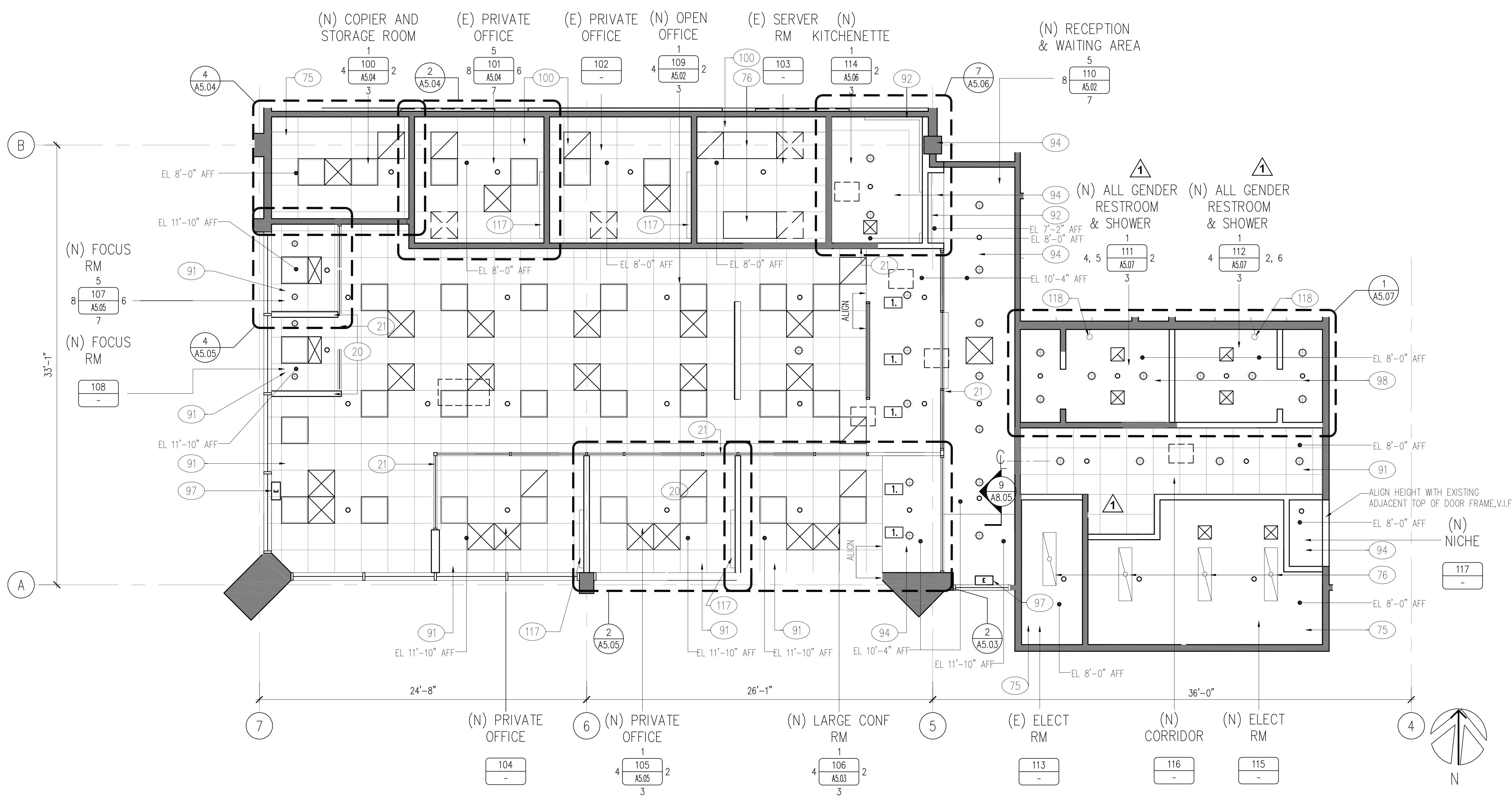
DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

FILE NAME: 201806.01145CAD00A\_ARCHSHTS

**A3.12**



**(N) OFFICE SPACE RCP**

SCALE: 1/4"=1'-0" 1

	(E) WALL TO REMAIN
	(N) DIFFUSER, SMD
	(N) 2'x2' RECESSED LIGHT FIXTURE, SED
	(N) SPRINKLER HEAD LOCATION, SFPD
	(N) RECESSED DOWN LIGHT, SED
	(E) SURFACE MOUNTED LIGHT TO REMAIN, SED
	(N) EXIT SIGN, SED

	(N) GLASS PARTITION WALL		(E) 4'x2' ACOUSTICAL CEILING TILE TO REMAIN
	(E) MOVABLE WALL PARTITIONS & TRACK TO REMAIN, SEE SECTION FOR ALTERNATE REPLACEMENT		(N) SURFACE MOUNTED LINEAR LIGHTING, SED
	(E) CEILING TO REMAIN		(N) WALL MOUNTED LIGHT, SED
	(E) LIGHT FIXTURE TO REMAIN, SED		
	(N) 4'x2' ACOUSTIC CEILING TILE		
	(N) 2'x2' ACOUSTIC CEILING TILE		
	(N) SURFACE MOUNTED & CONTINUOUS LED STRIP LIGHTING, SED		
	(N) GYPSUM BOARD CEILING		
	(N) CEILING HUNG "FLAT SCREEN TV, CFCI, STAD		
	(N) TRACK LIGHTING SED		
	(N) CLG HUNG EXIT SIGN, SED		
	(N) PATCH (E) CEILING TO MATCH (E) TEXTURE		

- CONTRACTOR TO V.I.F. CLEARANCE TO (E) MECH EQUIPMENT ABOVE SUSPENDED/ CEILING / SOFFIT TO DETERMINE WHETHER OR NOT DOWN LIGHTS CAN BE RECESSED
- SEE DETAIL 11/A08.01 FOR TOP PLATE CONDITIONS FOR ALL THE NEW METAL STUD WALLS

NOTE:  
NOT ALL KEYNOTES USED ON THIS SHEET

**LEGEND** SCALE: N.T.S. 4

**RCP KEYNOTES** SCALE: N.T.S. 3

**GENERAL NOTES** SCALE: N.T.S. 2



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

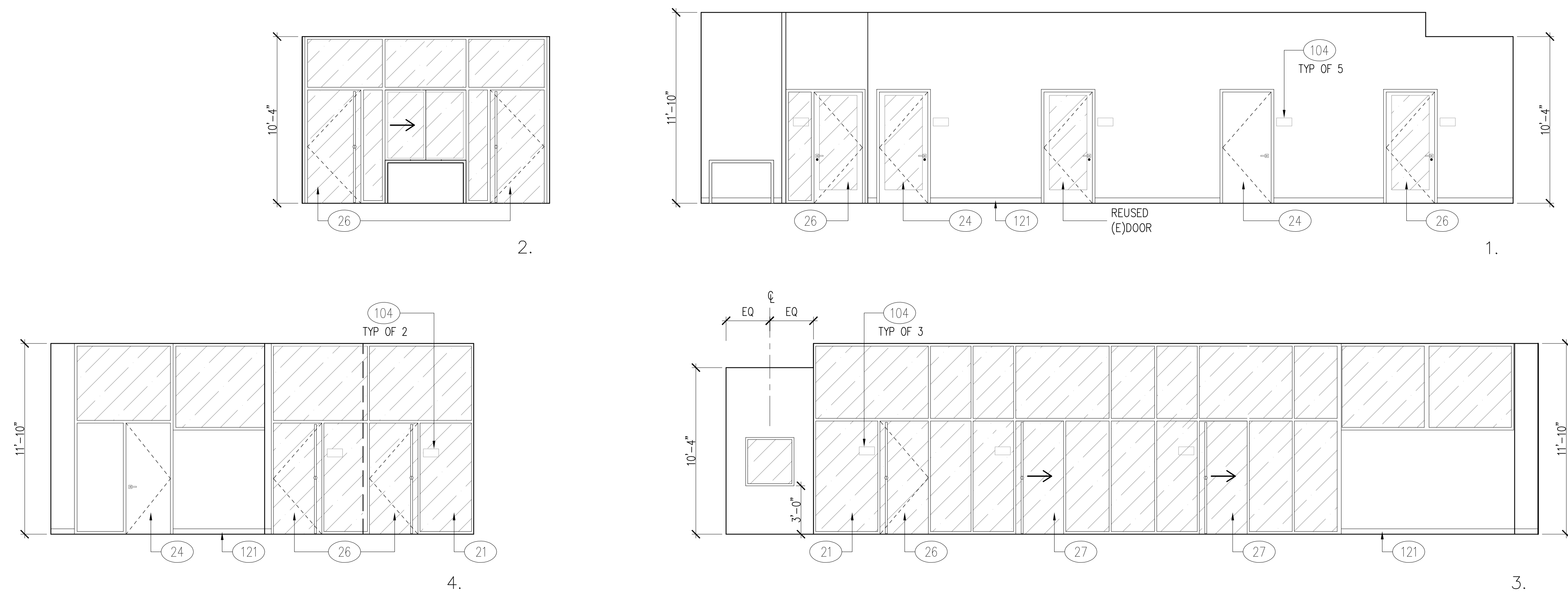
**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

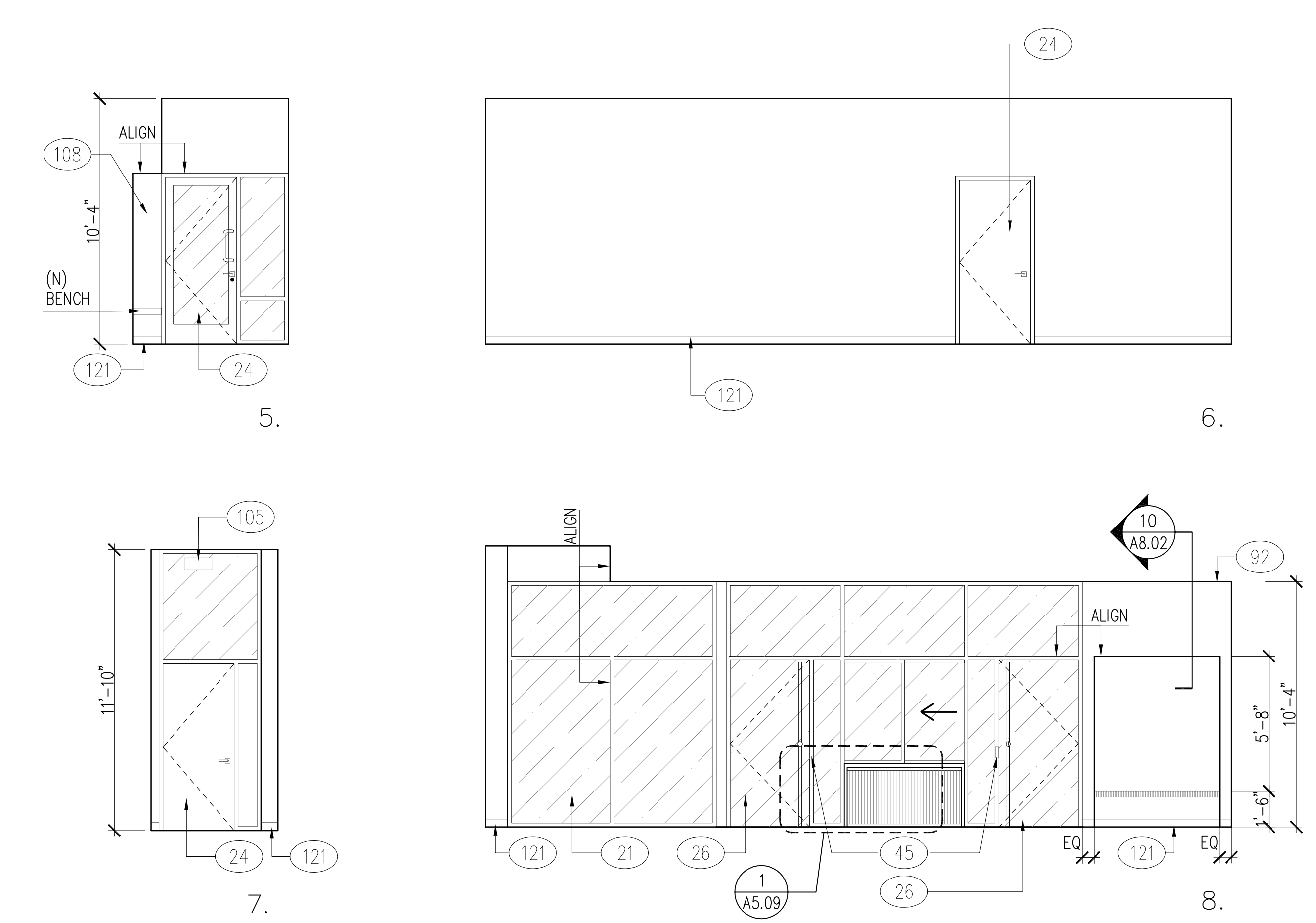
**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Gonzalez*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2023  
WEST COAST CODE CONSULTANTS, INC. (WCC)



**INTERIOR ELEVATION, 109-(N) OPEN OFFICE** SCALE: 1/4"=1'-0" **1**

- (21) (N) GLASS PARTITION WALL
- (24) (E) DOOR AND FRAME TO REMAIN
- (26) (N) SWING DOOR, SEE DOOR SCHED A10.01
- (27) (N) SLIDING DOOR, SEE DOOR SCHED A10.01
- (45) (N) CARD READER ACCESS
- (92) (N) SURFACE MOUNTED & CONTINUOUS LED STRIP LIGHTING, SED
- (104) (N) ROOM SIGNAGE, SEE A8.06
- (105) (N) WALL MOUNTED EXIT SIGN, SED
- (108) (N) ACCENT WALL COLOR
- (121) (N) RUBBER BASE, SEE 4/A8.02

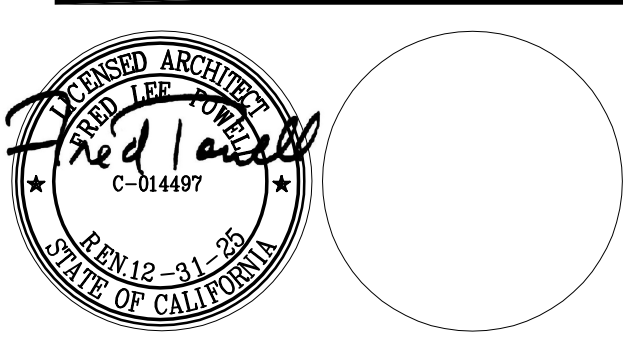
1. ALL (E) AND REUSED DOORS AND FRAMES TO RECEIVE (N) PAINT TO MATCH (N) COLOR SCHEME.



**INTERIOR ELEVATION, 110-(N) RECEPTION & WAITING AREA** SCALE: 1/4"=1'-0" **2**

**ELEVATION KETNOTES** SCALE: N.T.S. **4**

**GENERAL NOTES** SCALE: N.T.S. **3**



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

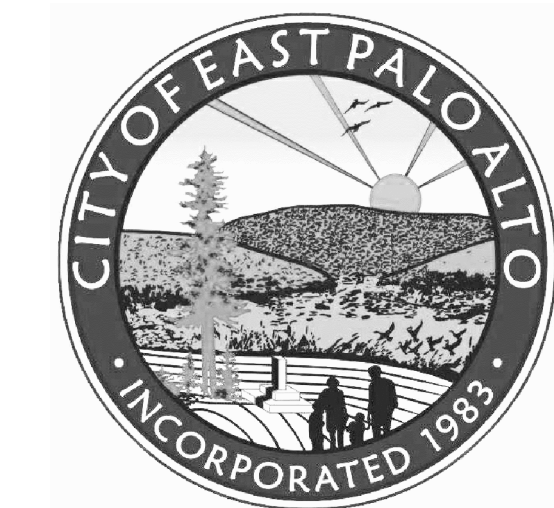
SHEET TITLE

**(N) INT ELEVATIONS, OPEN OFFICE, RECEPTION & WAITING AREA**  
SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.  
DATE 02/2023  
DRAWN BY: KK  
CHECKED BY: FP

**A5.02**

FILE NAME: 201806.01\145CADD\A\_ARCHSHTS



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NOR STRUCTURAL BY: *James Lee* DATE: 04/23/2024  
STRUCTURAL BY: *James Lee* DATE: 04/23/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) INT ELEVATIONS, ENLARGED PLAN & RCP, OFFICE SPACES**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

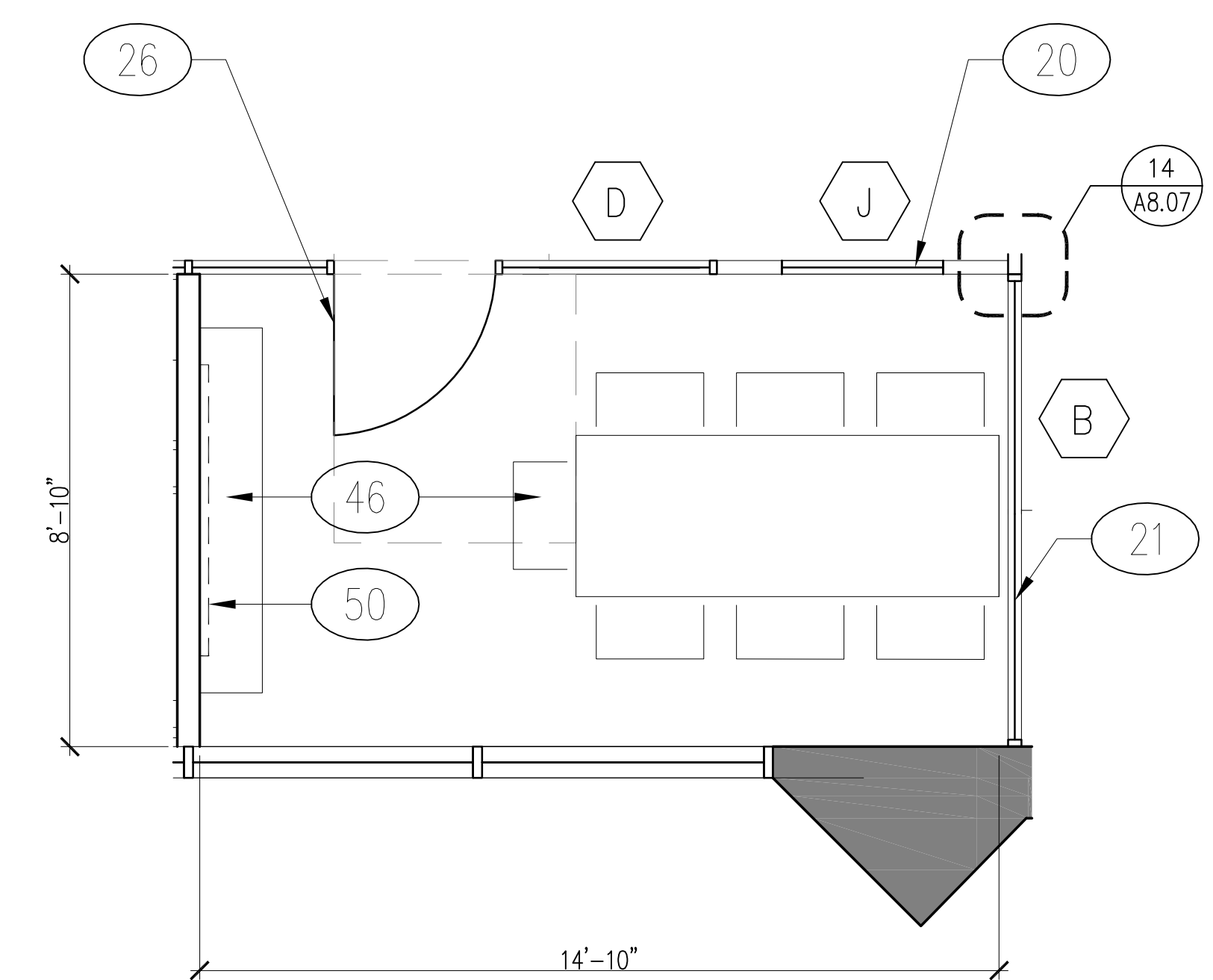
DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

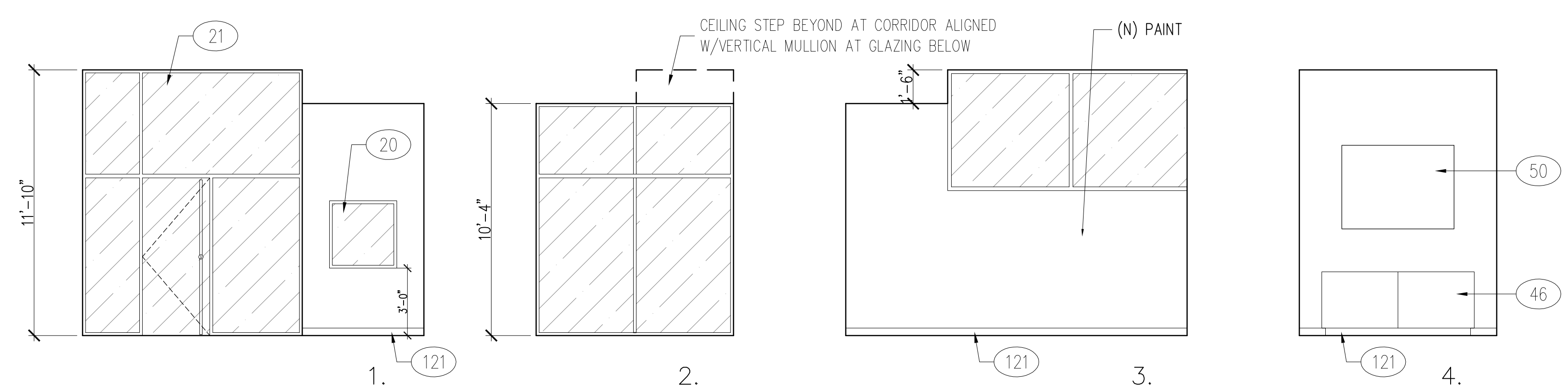
**A5.03**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS



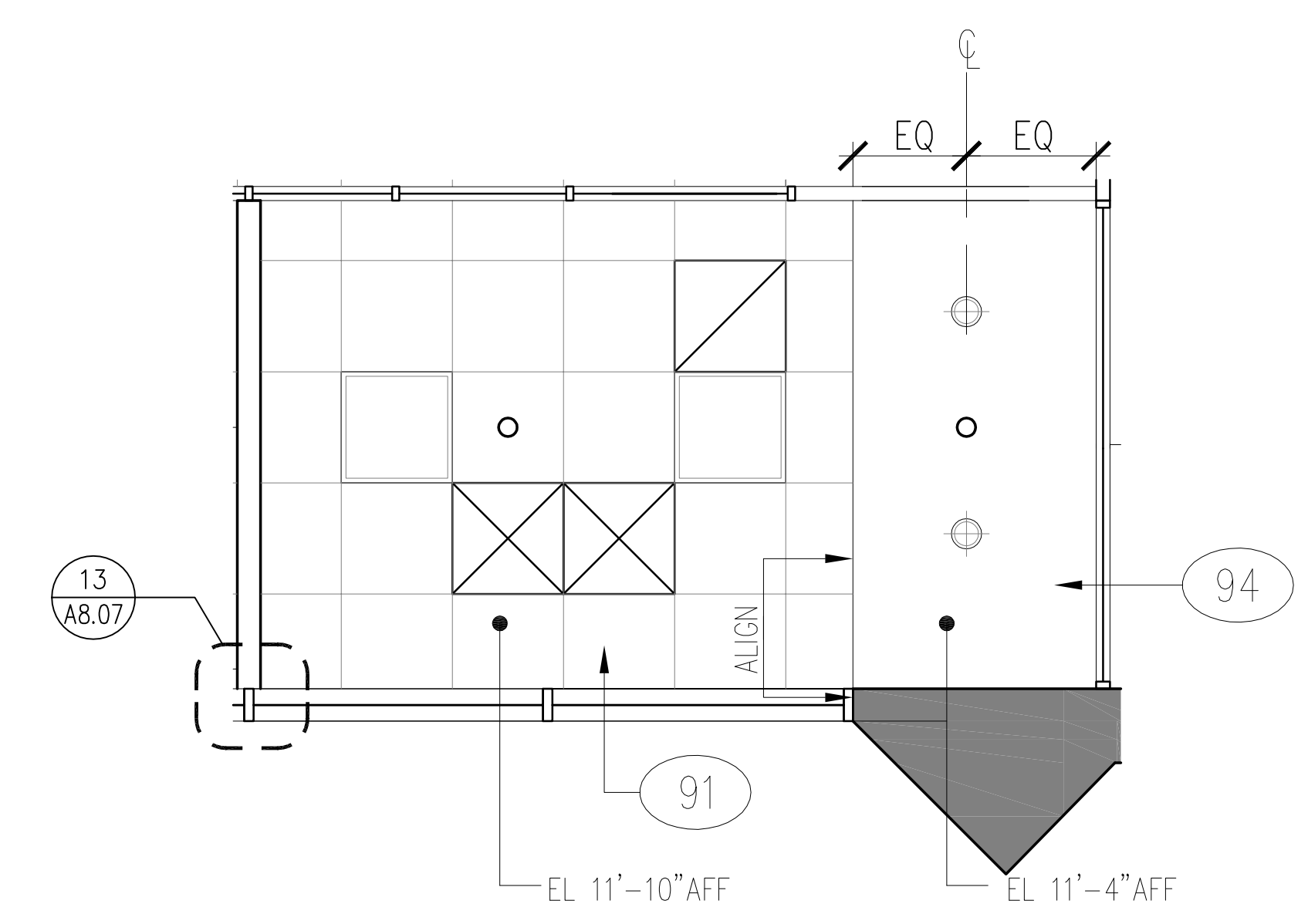
**106-(N) CONF RM, ENLARGED PLAN**

SCALE: 3/8"=1'-0" 1



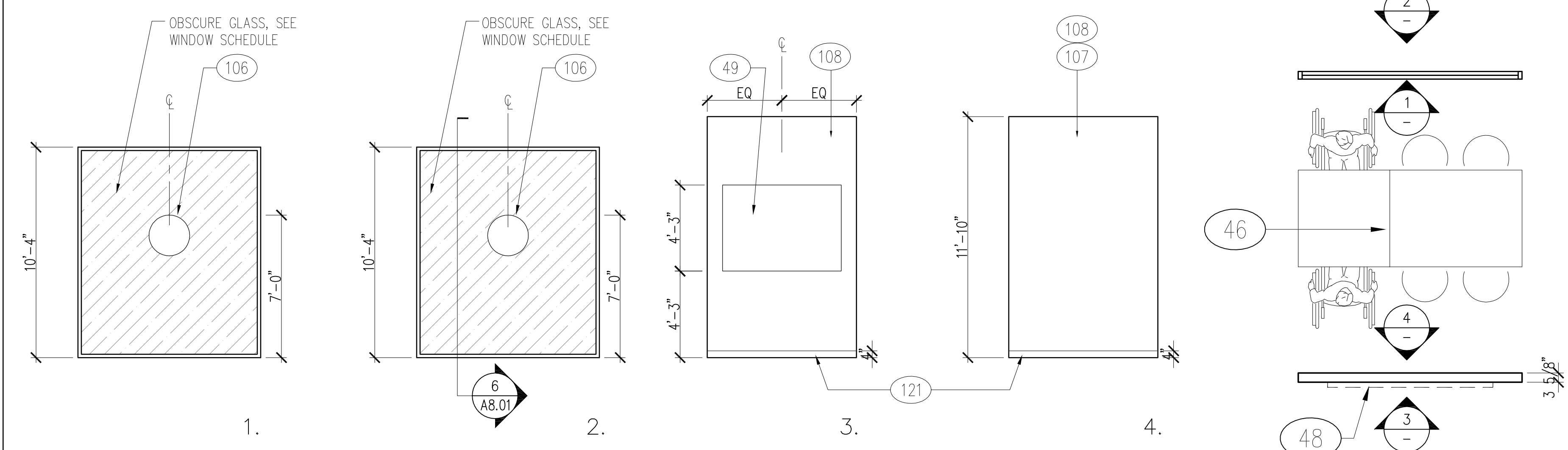
**106-(N) CONF RM INT. ELEVATIONS**

SCALE: 1/4"=1'-0" 4



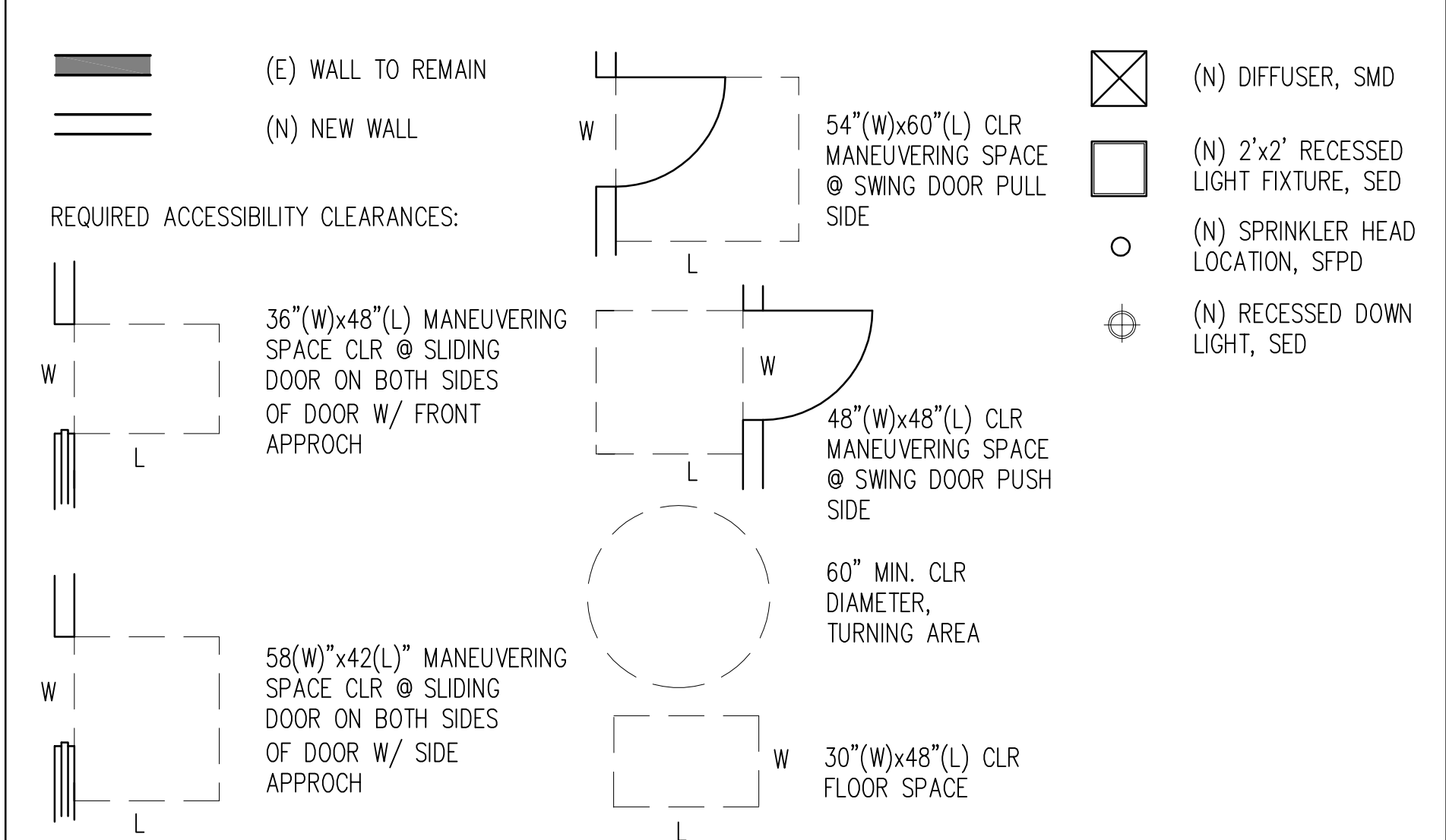
**106-(N) CONF RM, RCP**

SCALE: 3/8"=1'-0" 2



**109-(N) OPEN OFFICE. PLAN & ELEVATIONS**

SCALE: 3/8"=1'-0" 5



**LEGEND**

SCALE: NTS 7

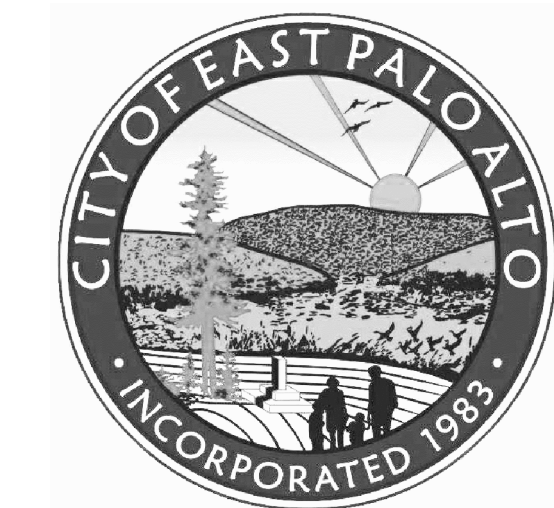
**FLOOR PLAN, RCP & ELEVATION KEYNOTES**

SCALE: NTS 6

**GENERAL NOTES**

SCALE: N.T.S. 3

- (20) (N) FIXED GLAZED WINDOW, SEE A10.02
- (21) (N) GLASS PARTITION WALL
- (26) (N) SWING DOOR, SEE DOOR SCHEDULE A10.01
- (46) (N) FURNITURE, SFED
- (49) (N) WALL MOUNTED 75" FLAT SCREEN TV, STAD, SFED
- (50) (N) WALL MOUNTED 65" FLAT SCREEN TV, STAD, SFED
- (91) (N) 2'x2' ACOUSTIC CEILING TILE
- (94) (N) GYPSUM BOARD CEILING
- (106) (N) 12"Ø CITY LOGO
- (107) (N) MARKER SURFACE WALL COVERING
- (108) (N) ACCENT WALL COLOR
- (121) (N) RUBBER BASE, SEE 4/A8.02



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

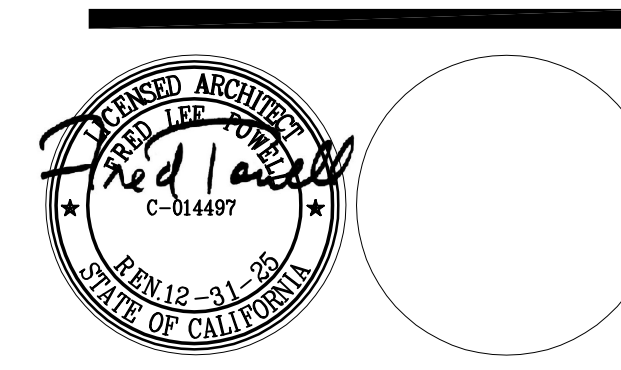
**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) INT ELEVATIONS, ENLARGED PLAN & RCP, COPY RM & (E) PR OFFICE**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

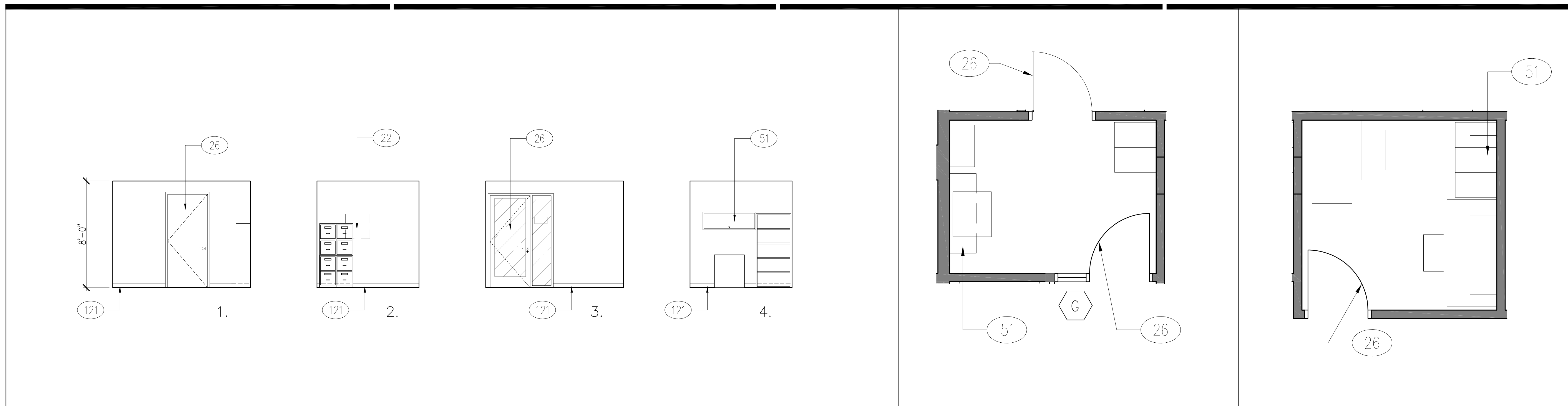
DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

**A5.04**

FILE NAME: 201806.01\45CAD\A\_ARCHSHTS



**100 - (N) COPIER AND STORAGE ROOM INT. ELEVATIONS**

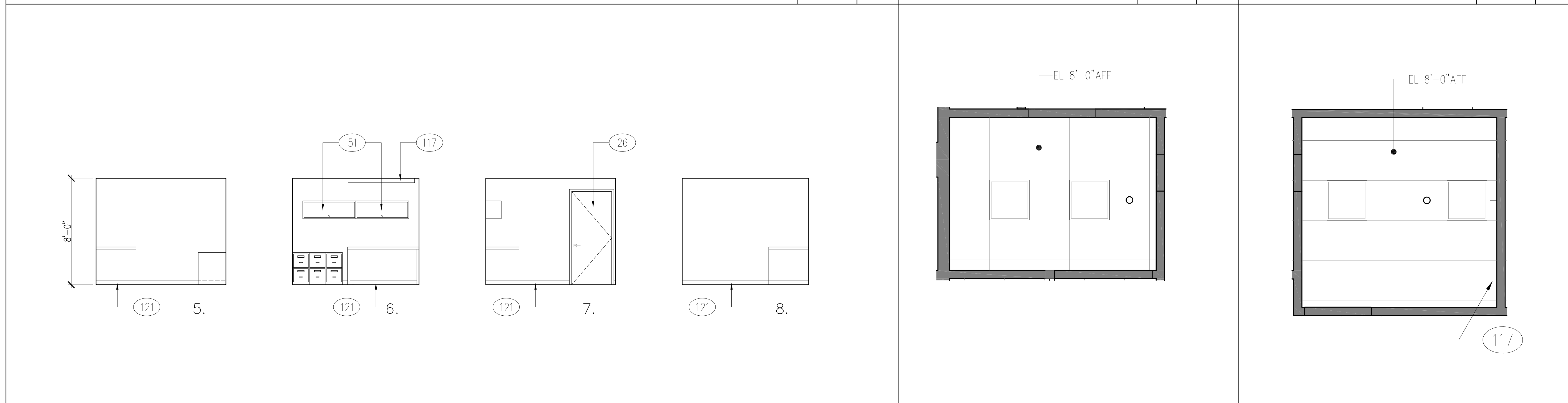
SCALE: 1/4"=1'-0" 5

**100-(N) COPIER RM.**

SCALE: 3/8"=1'-0" 3

**101-(E) PRIVATE OFFICE**

SCALE: 3/8"=1'-0" 1



**101-(E) PRIVATE OFFICE INT. ELEVATIONS**

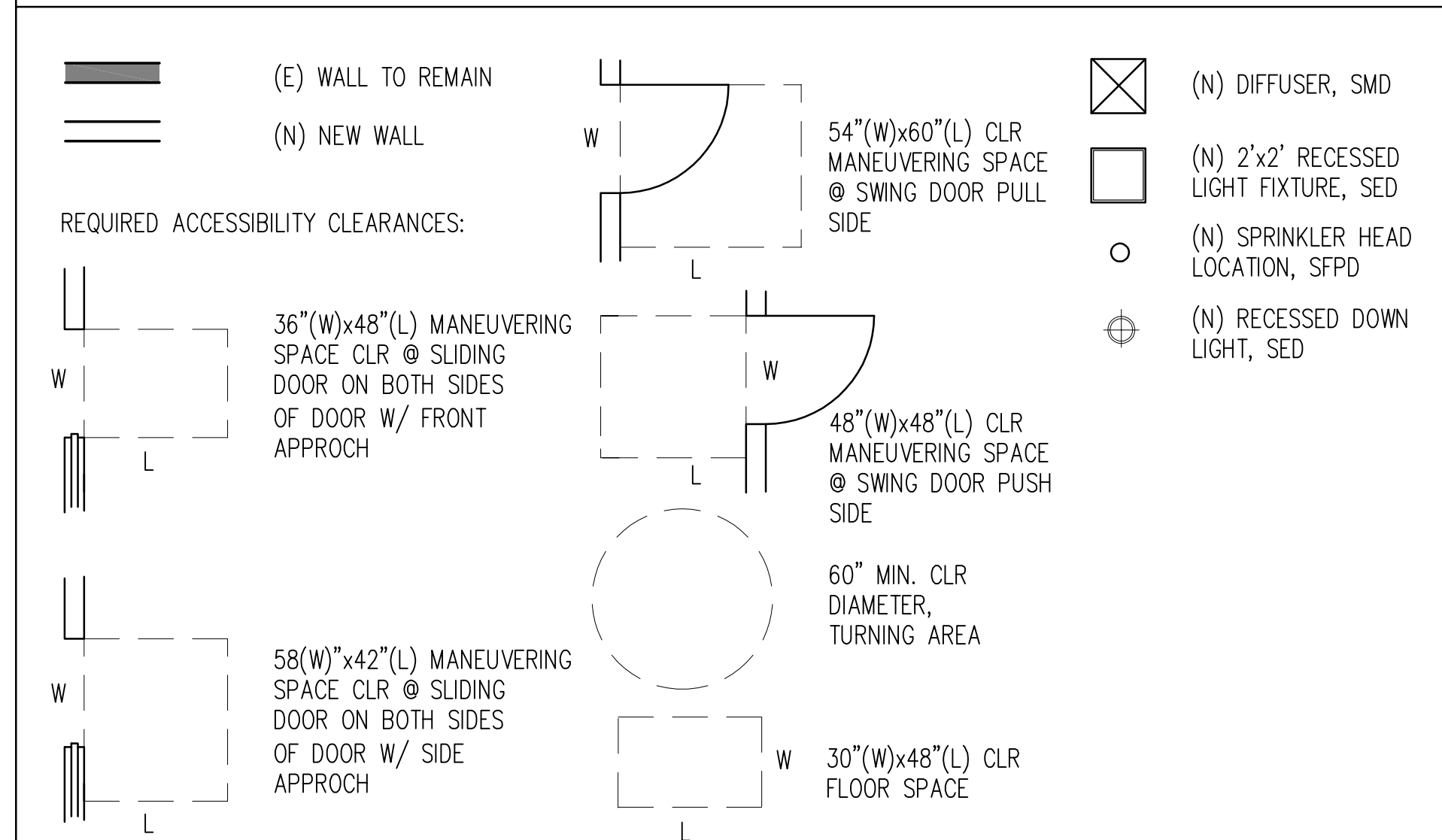
SCALE: 1/4"=1'-0" 6

**100-(N) COPIER RM. RCP**

SCALE: 1/4"=1'-0" 4

**101-(E) PRIVATE ,RCP**

SCALE: 3/8"=1'-0" 2



**LEGEND**

- 22 (N) WALL INFILL @ (E) DOOR OR WINDOW OPENING, SEE DTL. 7/A8.02
- 26 (N) SWING DOOR, SEE DOOR SCHED A10.01
- 27 (N) SLIDING DOOR, SEE DOOR SCHED A10.01
- 31 (N) COUNTER, SEE 1/A8.03
- 32 (N) CASEWORK, SEE A8.01
- 33 (N) TOILET, SPLD
- 35 (N) SHOWER HEAD, SPLD
- 36 (N) LAVATORY, SPLD & 1/A8.03
- 37 (N) SINK, SPLD
- 38 (N) GRAB BAR, SEE 7/A8.03
- 39 (N) SLOT DRAIN, SPLD
- 41 (N) REFRIGERATOR
- 42 (N) STOVE (4 BURNER) COUNTER RECESSED
- 46 (N) FURNITURE, SFED
- 51 (E) OVER HEAD STORAGE CABINETS REUSED, 47 3/4" (W) x 14" (D) x 16' (H), V.I.F.
- 52 (E) OVERHEAD CABINET
- 53 (N) SANITARY NAPKIN DISPOSAL, SEE TOILET ACCESSORIES #8, #9, 4/A8.04
- 54 (N) COAT HOOK, SEE TOILET ACCESSORY #1, 4/A8.04
- 55 (N) FOLDABLE SEAT
- 56 (N) BENCH
- 57 (N) MIRROR, SEE TOILET ACCESSORY #12, 4/A8.04 & 2/A8.03
- 58 (N) SOAP DISPENSER, SEE TOILET ACCESSORY #11, 4/A8.04
- 65 (N) SHOWER COMPARTMENT CONTROL
- 117 (N) SURFACE MOUNTED LINEAR LIGHTING, SED
- 121 (N) RUBBER BASE, SEE 4/A8.02

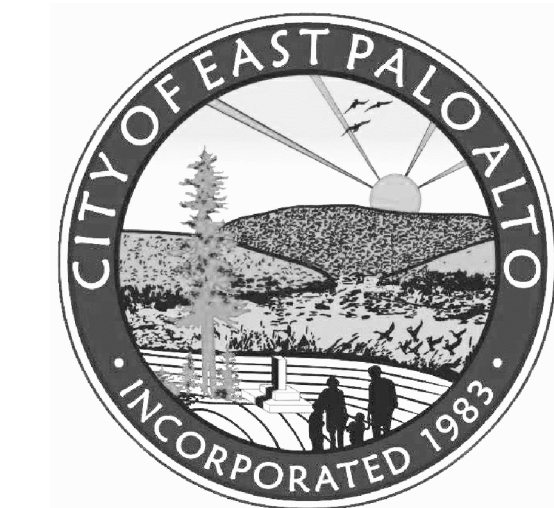
**FLOOR PLAN, RCP & ELEVATION KEYNOTES**

SCALE: NTS 4

NOTE:  
NOT ALL KEYNOTES USED ON THIS SHEET

**GENERAL NOTES**

SCALE: N.T.S. 3



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

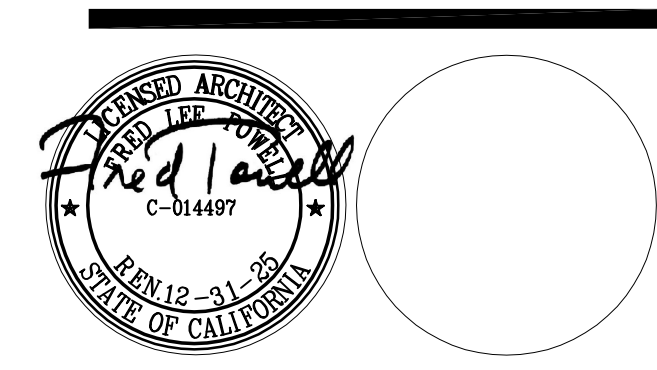
CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION, PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Paulina Gonzalez*  
STRUCTURAL BY: *Guillermo Gomez* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) INT ELEVATIONS, ENLARGED PLAN & RCP, FOCUS RM & PR OFFICE**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

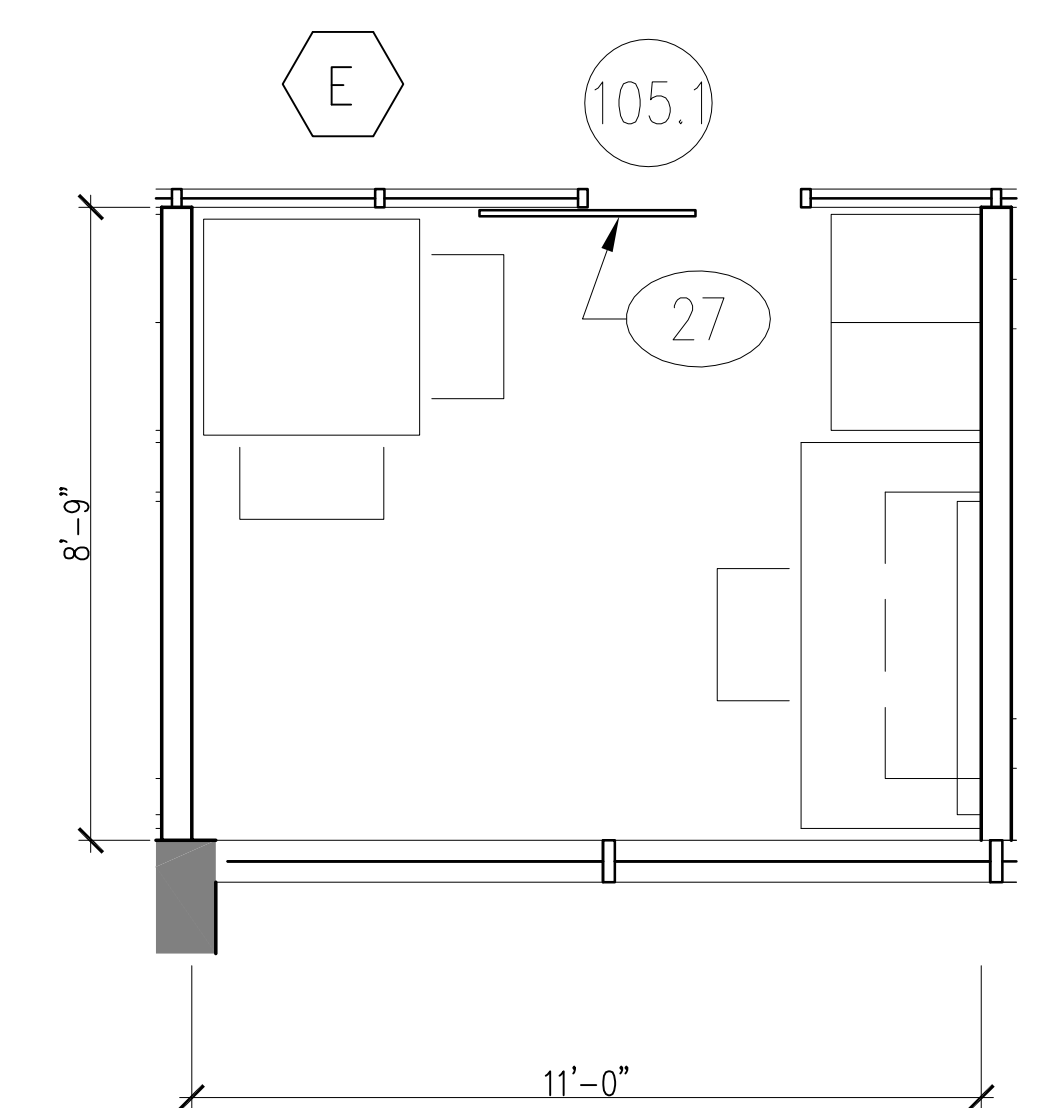
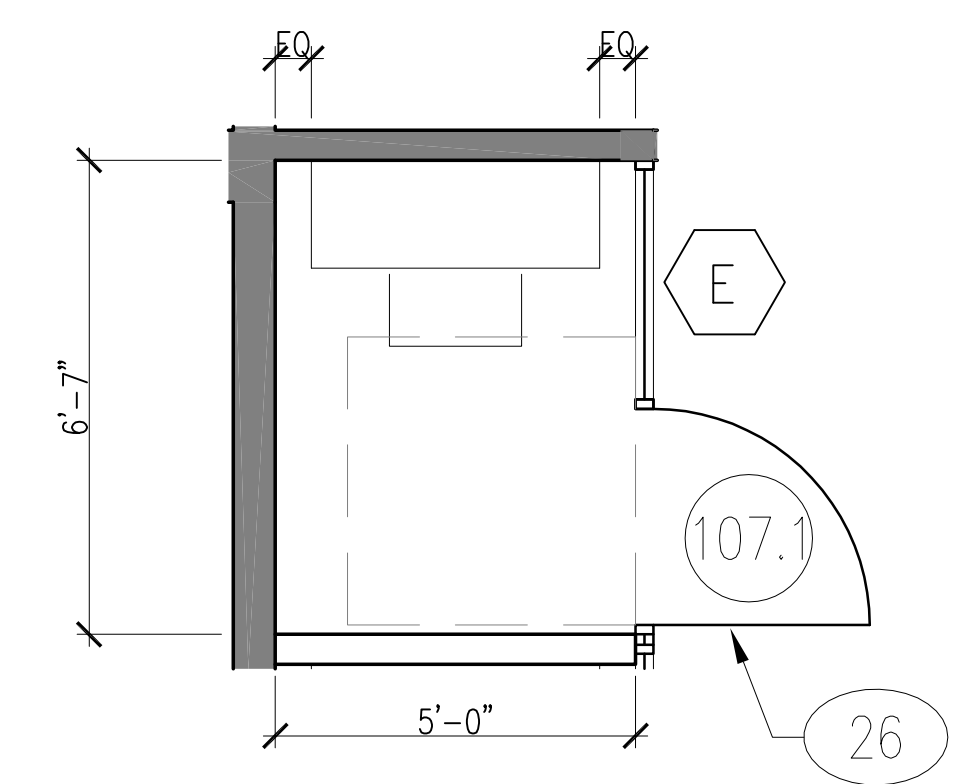
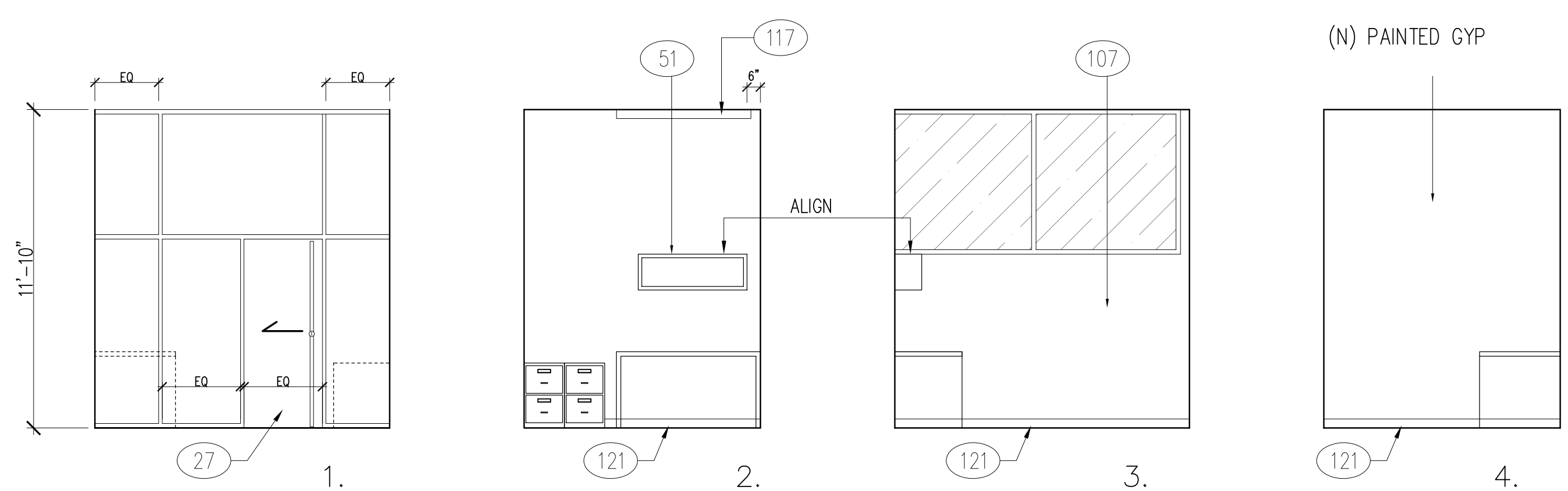
DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

**A5.05**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS



**105-(N) PRIVATE OFFICE INT. ELEVATIONS**

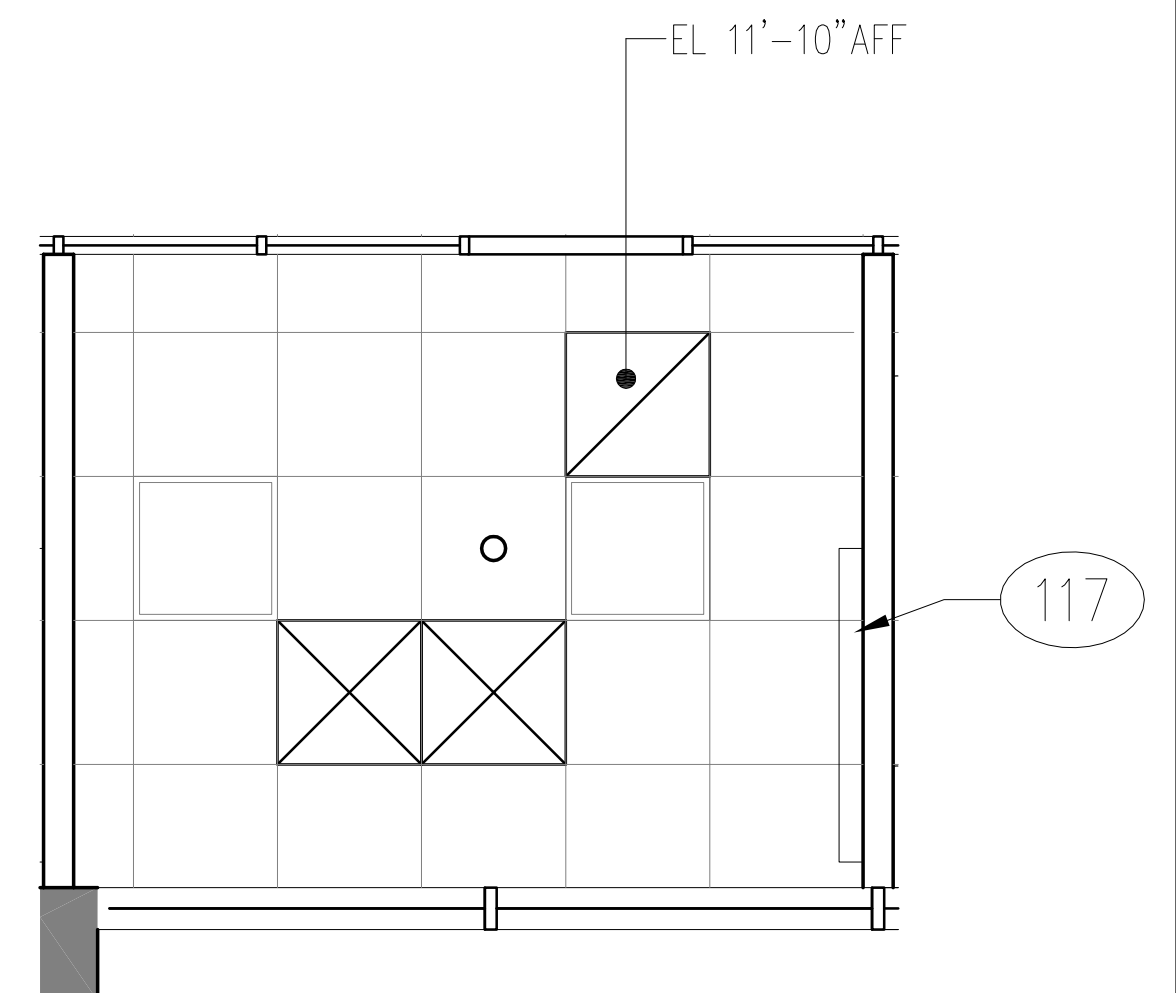
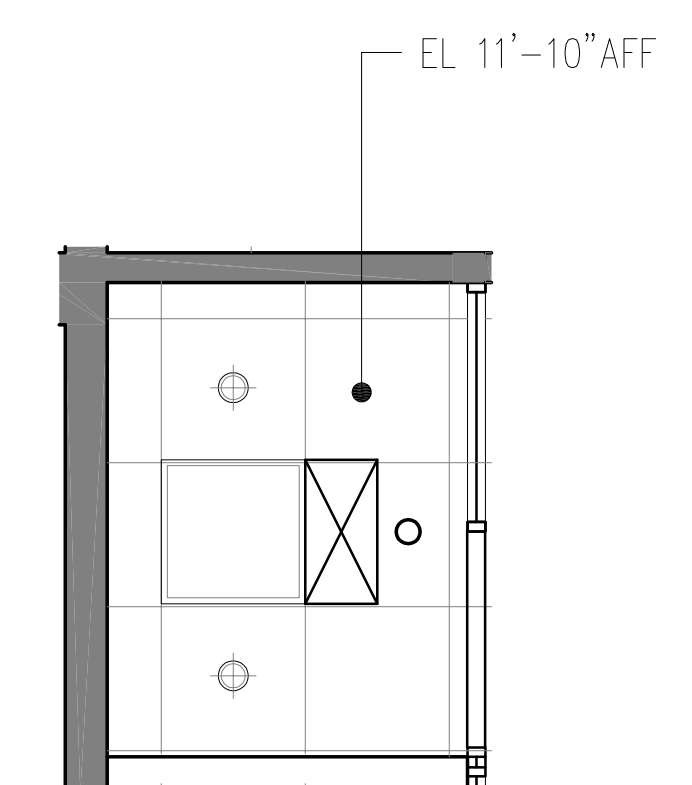
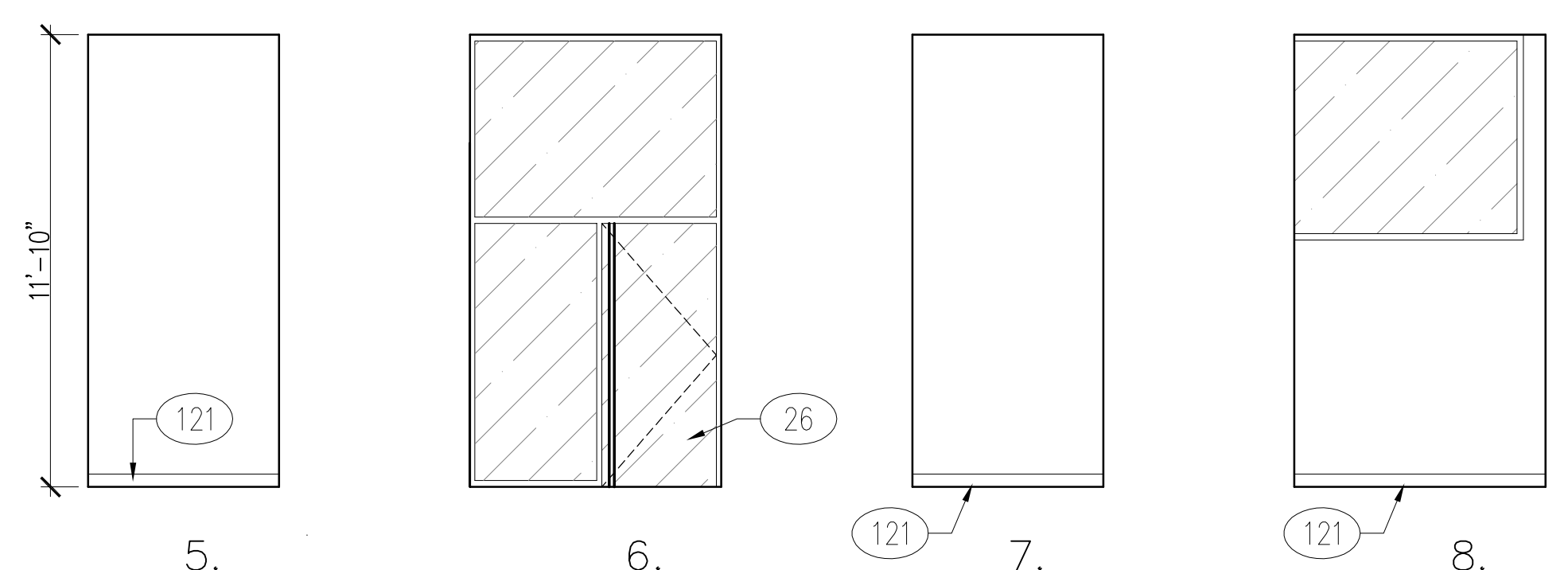
SCALE: 1/4"=1'-0" 5

**107-(N) FOCUS RM**

SCALE: 3/8"=1'-0" 3

**105-(N) PRIVATE OFF.**

SCALE: 3/8"=1'-0" 1



**107-(N) FOCUS RM INT. ELEVATIONS**

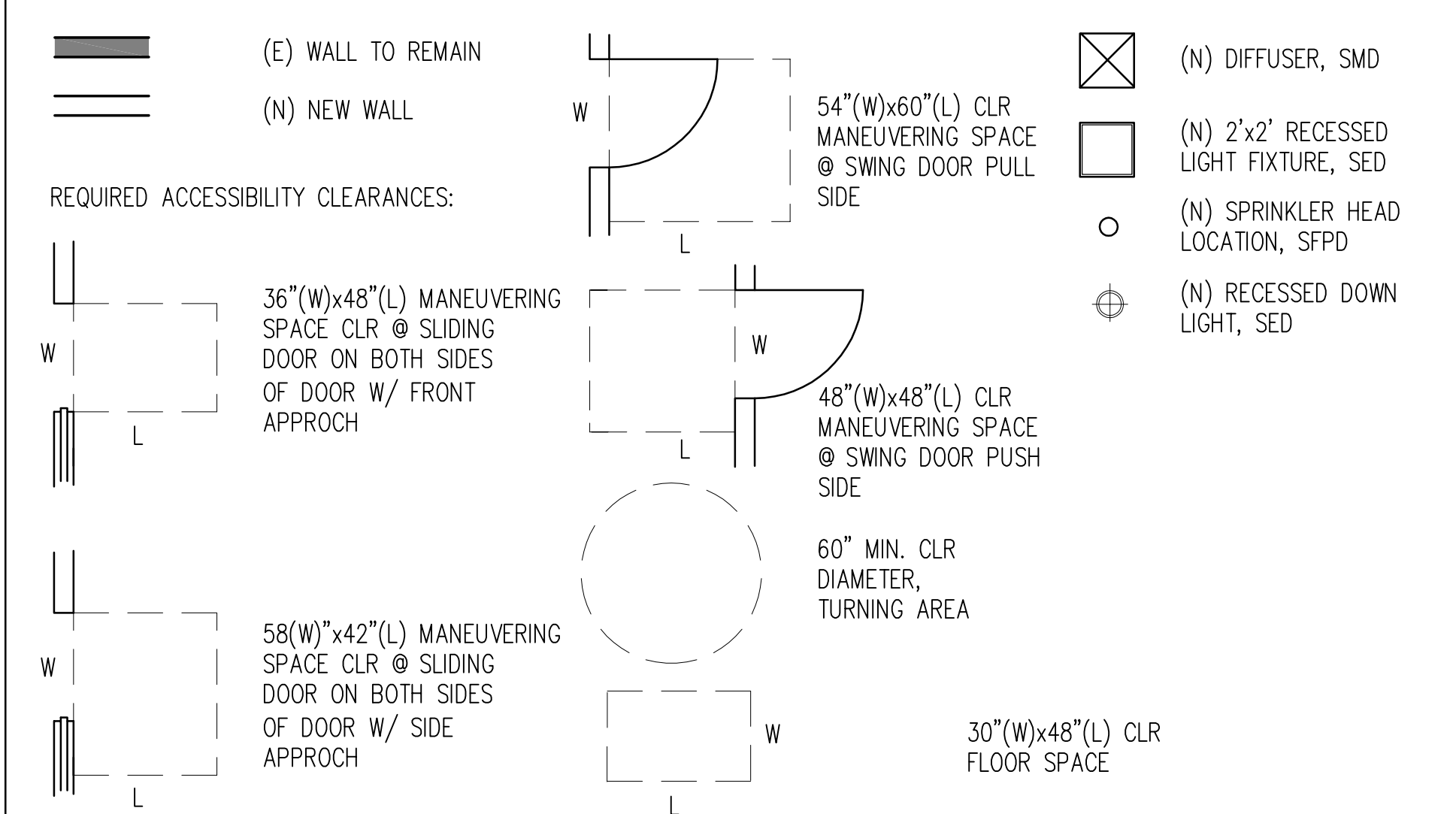
SCALE: 1/4"=1'-0" 6

**107-(N) FOCUS RM, RCP**

SCALE: 1/4"=1'-0" 4

**105-(N) PRIVATE OFF, RCP**

SCALE: 3/8"=1'-0" 2



**LEGEND**

SCALE: NTS 5

- 22 (N) WALL INFILL @ (E) DOOR OR WINDOW OPENING, SEE DTL 7/A8.02
- 26 (N) SWING DOOR, SEE DOOR SCHED A10.01
- 27 (N) SLIDING DOOR, SEE DOOR SCHED A10.01
- 31 (N) COUNTER, SEE 1/A8.03
- 32 (N) CASEWORK, SEE A8.01
- 33 (N) TOILET, SPLD
- 35 (N) SHOWER HEAD, SPLD
- 36 (N) LAVATORY, SPLD & 1/A8.03
- 37 (N) SINK, SPLD
- 38 (N) GRAB BAR, SEE 7/A8.03
- 39 (N) SLOT DRAIN, SPLD
- 41 (N) REFRIGERATOR
- 42 (N) STOVE (4 BURNER) COUNTER RECESSED
- 46 (N) FURNITURE, SFED
- 52 (N) SURFACE-MOUNTED HAND DRYER, SEE TOILET ACCESSORY #10, 4/A8.04
- 52 (E) OVERHEAD CABINET
- 53 (N) SANITARY NAPKIN DISPOSAL, SEE TOILET ACCESSORIES #8, #9, 4/A8.04
- 54 (N) COAT HOOK, SEE TOILET ACCESSORY #1, 4/A8.04
- 55 (N) FOLDABLE SEAT
- 56 (N) BENCH
- 57 (N) MIRROR, SEE TOILET ACCESSORY #12, 4/A8.04 & 2/A8.03
- 58 (N) SOAP DISPENSER, SEE TOILET ACCESSORY #11, 4/A8.04
- 65 (N) SHOWER COMPARTMENT CONTROL
- 107 (N) MARKER SURFACE WALL COVERING
- 117 (N) SURFACE MOUNTED LINEAR LIGHTING, SED
- 121 (N) RUBBER BASE, SEE 4/A8.02

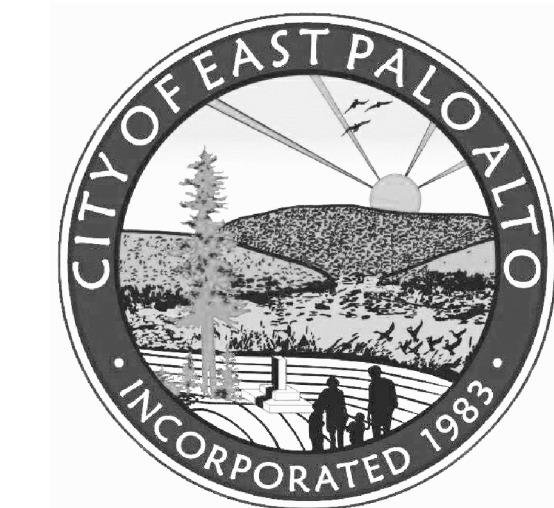
**FLOOR PLAN, RCP & ELEVATION KEYNOTES**

SCALE: NTS 4

**GENERAL NOTES**

SCALE: N.T.S. 3

NOTE:  
NOT ALL KEYNOTES USED ON THIS SHEET



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *James Gomez*  
STRUCTURAL BY: *James Gomez* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

**10/06/23 BLDG DEPARTMENT REVISIONS**

**04/28/23 100% BLDG PERMIT SET REVISIONS:**

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) INT ELEVATIONS, ENLARGED PLAN & RCP, & KICHENETTE**

SCALE **AS NOTED**

JOB NO. **201806.01** SHEET NO.

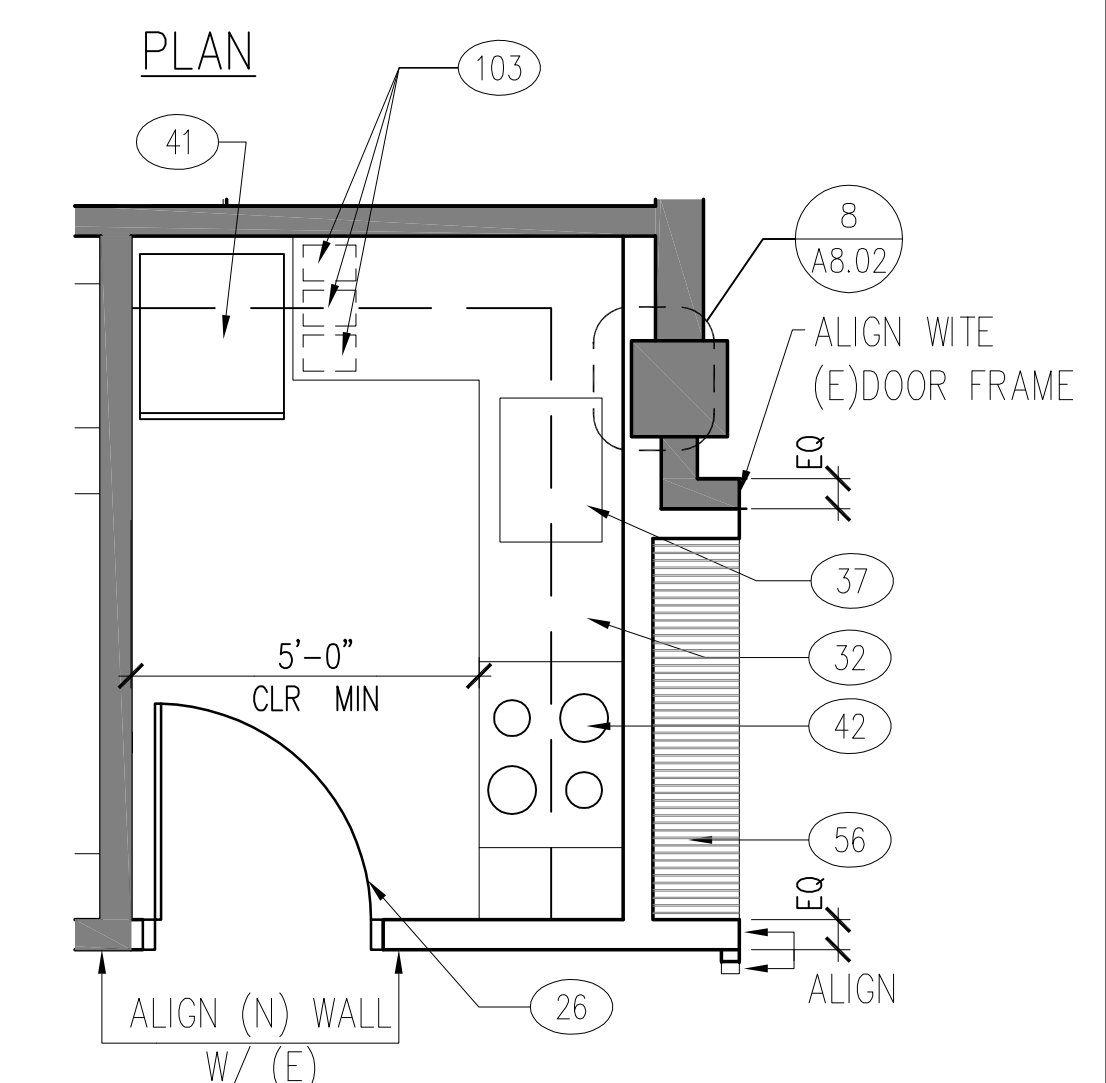
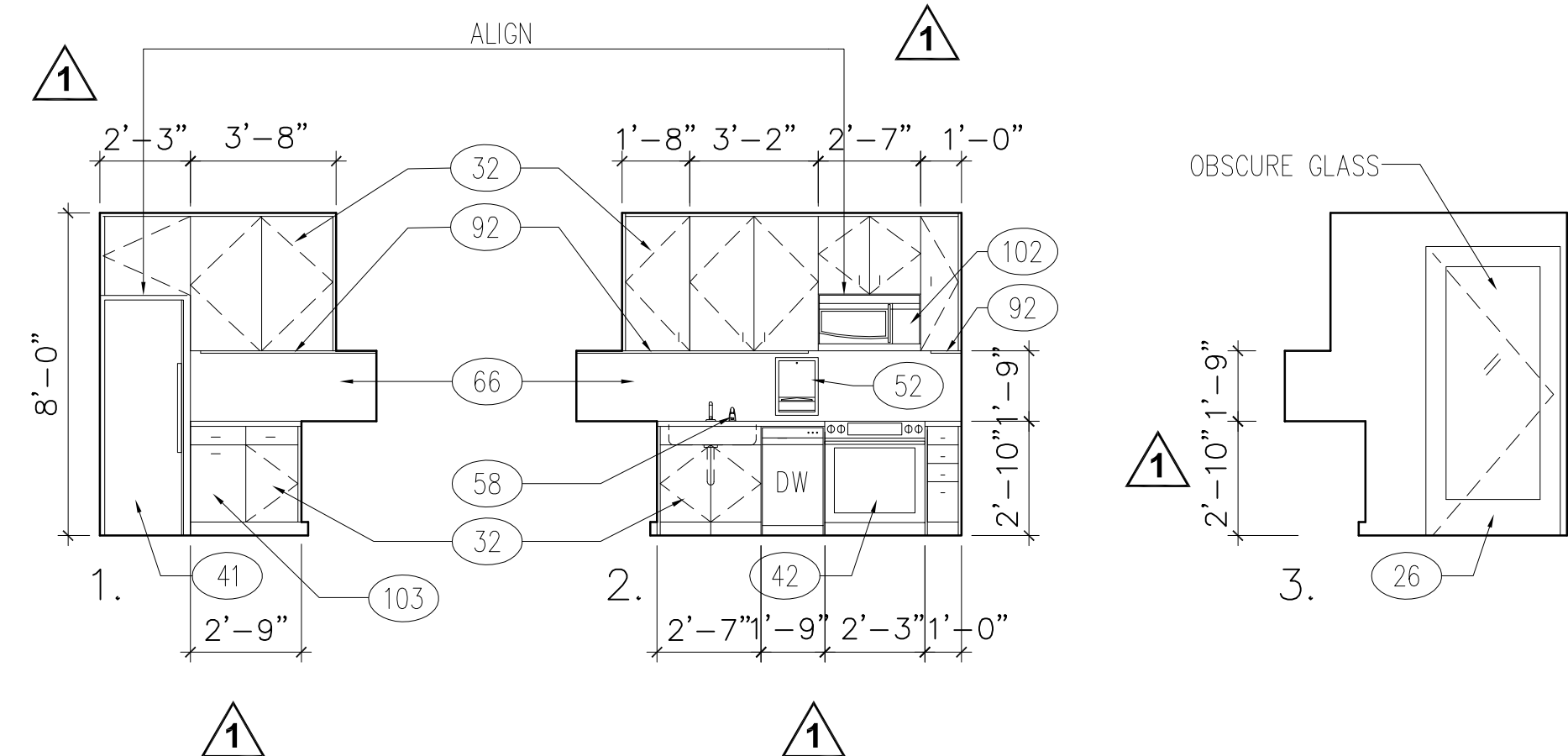
DATE **02/2023**

DRAWN BY: **KK**

CHECKED BY: **FP**

**A5.06**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS



NOTE: SEE A8.01 FOR CABINET DETAILS AND SIZES

**114-(N) KITCHENETTE INT. ELEVATIONS**

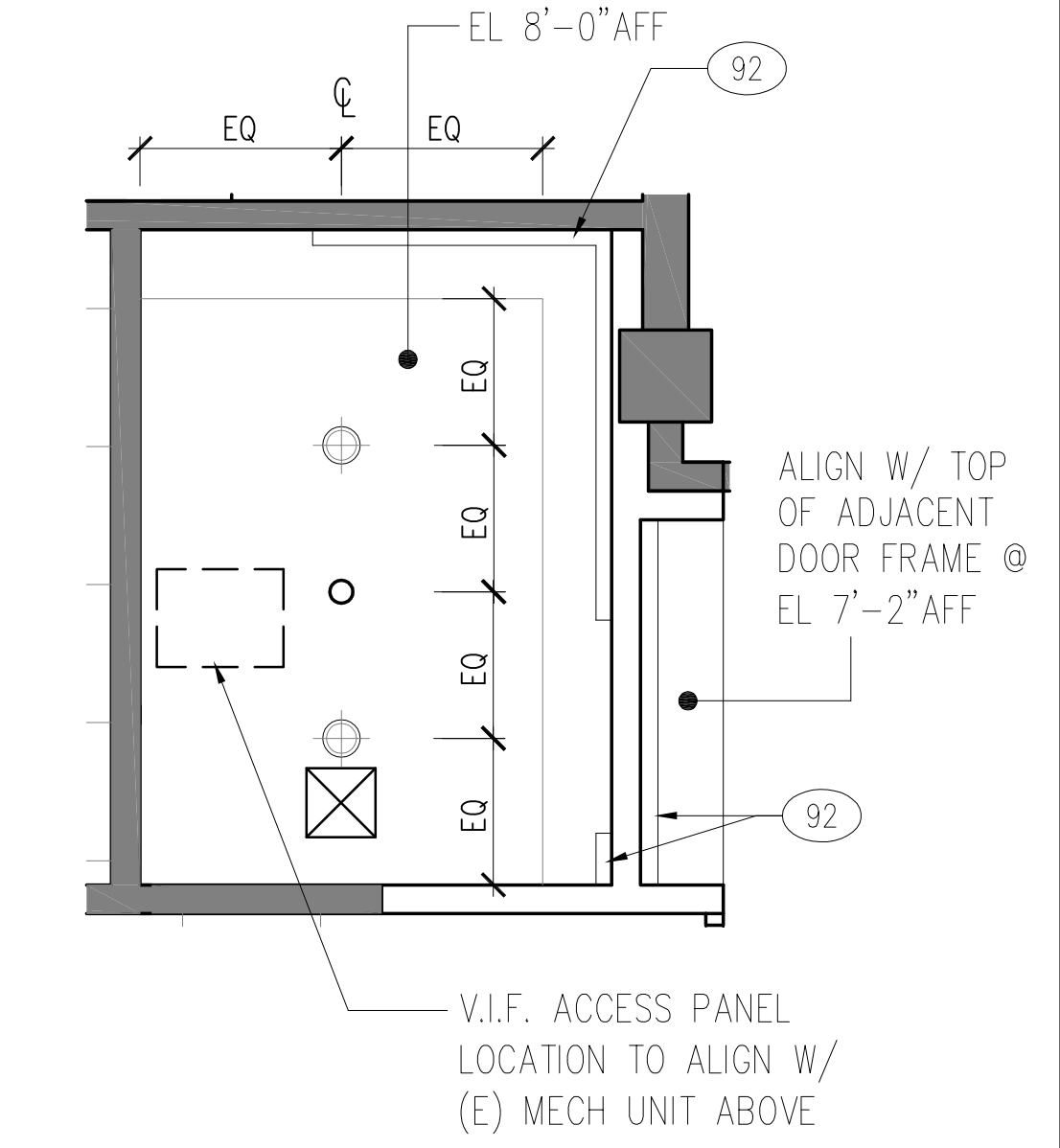
SCALE: 1/4"=1'-0"

**3**

**114-(N) KITCHENETTE, PLAN**

SCALE: 3/8"=1'-0"

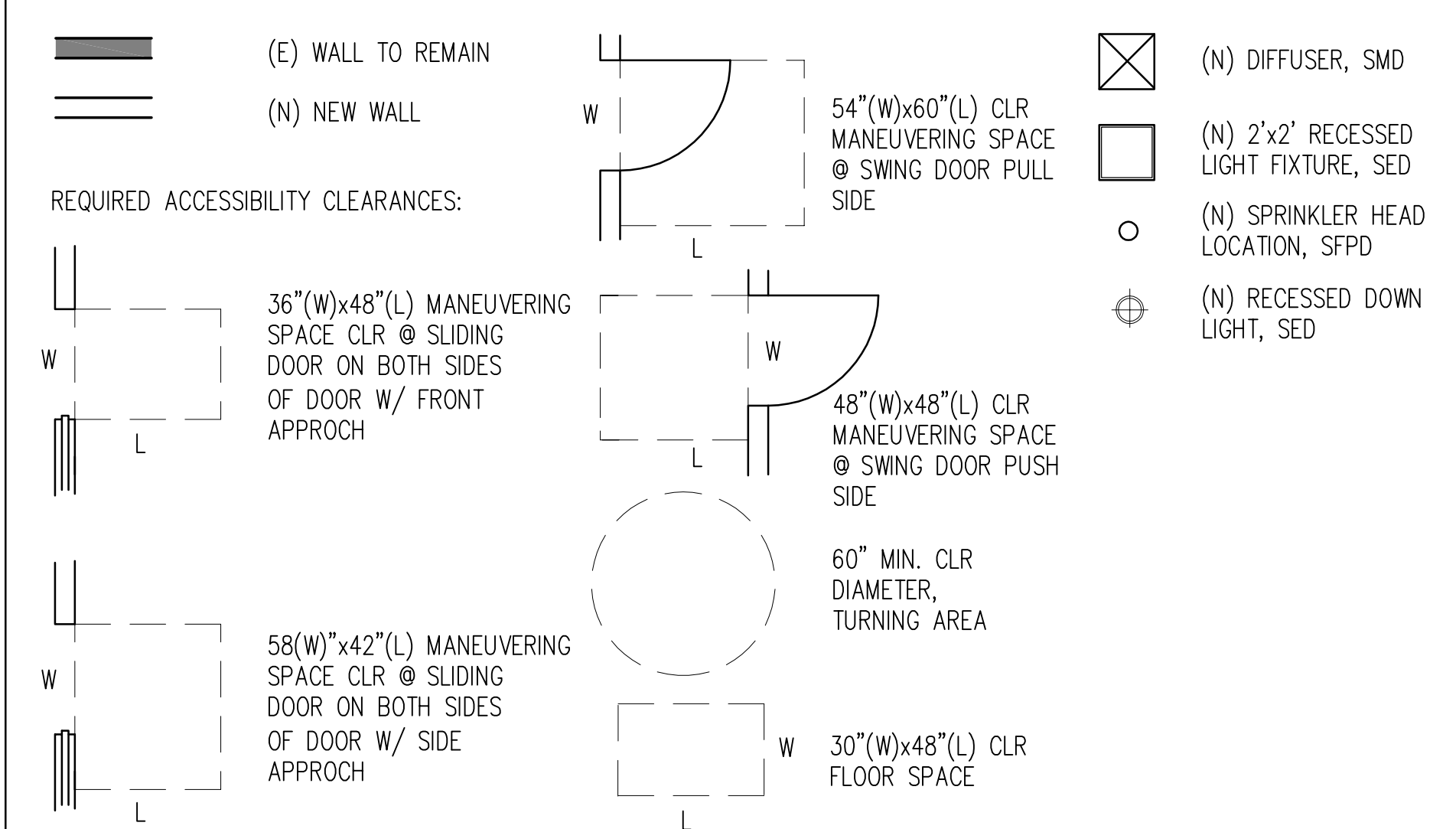
**1**



**114-(N) KITCHENETTE, RCP**

SCALE: 3/8"=1'-0"

**2**



**LEGEND**

SCALE: NTS

**5**

**FLOOR PLAN, RCP & ELEVATION KEYNOTES**

SCALE: NTS

**4**

- (22) (N) WALL INFILL @ (E) DOOR OR WINDOW OPENING, SEE DET 7/A8.02
- (26) (N) SWING DOOR, SEE DOOR SCHED A.10.01
- (27) (N) SLIDING DOOR, SEE DOOR SCHED A10.01
- (32) (N) CASEWORK, SEE A5.09
- (33) (N) TOILET, SPLD
- (35) (N) SHOWER HEAD, SPLD
- (36) (N) LAVATORY, SPLD & 1/A8.03
- (37) (N) SINK, SPLD
- (38) (N) GRAB BAR, SEE 7/A8.03
- (39) (N) SLOT DRAIN, SPLD
- (41) (N) REFRIGERATOR
- (42) (N) STOVE (4 BURNER) COUNTER RECESSED
- (46) (N) FURNITURE, SFED
- (52) (N) SURFACE-MOUNTED HAND DRYER, SEE TOILET ACCESSORY #10, 4/A8.04
- (53) (N) SANITARY NAPKIN DISPOSAL, SEE TOILET ACCESSORIES #8, #9, 4/A8.04
- (54) (N) COAT HOOK, SEE TOILET ACCESSORY #1, 4/A8.04
- (55) (N) FOLDABLE SEAT
- (56) (N) BENCH
- (57) (N) MIRROR, SEE TOILET ACCESSORY #12, 4/A8.04 & 2/A8.03
- (58) (N) SOAP DISPENSER, SEE TOILET ACCESSORY #11, 4/A8.04
- (65) (N) SHOWER HEAD & CONTROL, SPLD
- (66) (N) BACK PAINTED GLASS PANEL BACKSPLASH BETWEEN TOP OF COUNTER & BOTTOM OF UPPER CABINETS, ADJUST @ MICROWAVE AS NEEDED TO COVER FULL AXPOSED WALL SURFACE
- (92) (N) SURFACE MOUNTED & CONTINUOUS LED TAPE LIGHTING, SED
- (93) (N) RECESSED & CONTINUOUS LED TAPE LIGHTING @ UNDERSIDE OF UPPER CABINET, SEE DTL
- (102) (N) MICROWAVE W/ HOOD COMBINATION UNIT
- (103) (N) 3 RECEPTACLES FOR TRASH, ORGANIC WASTE, & RECYCLING

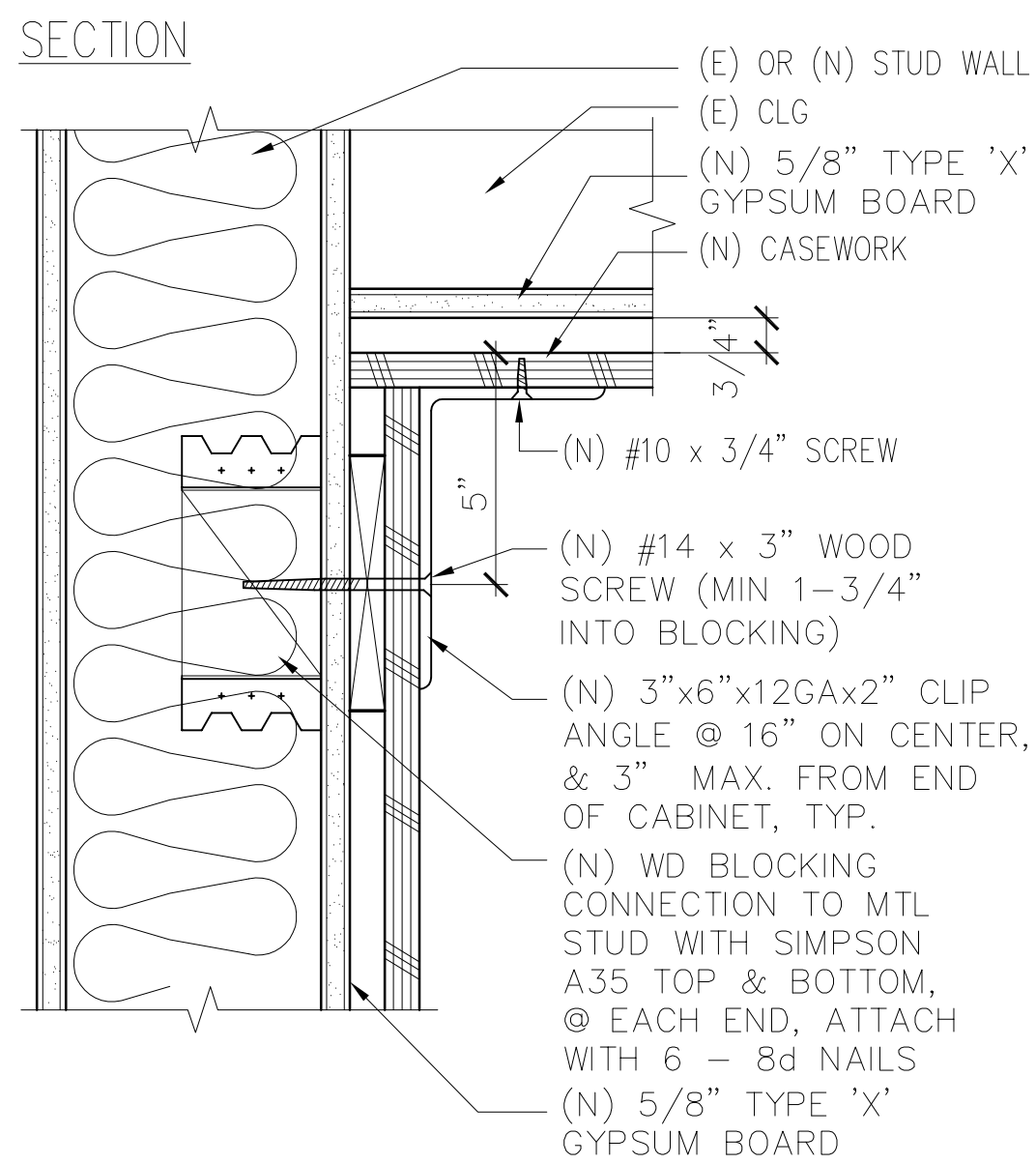
NOTE:  
NOT ALL KEYNOTES USED ON THIS SHEET

**GENERAL NOTES**

SCALE: N.T.S.

**3**

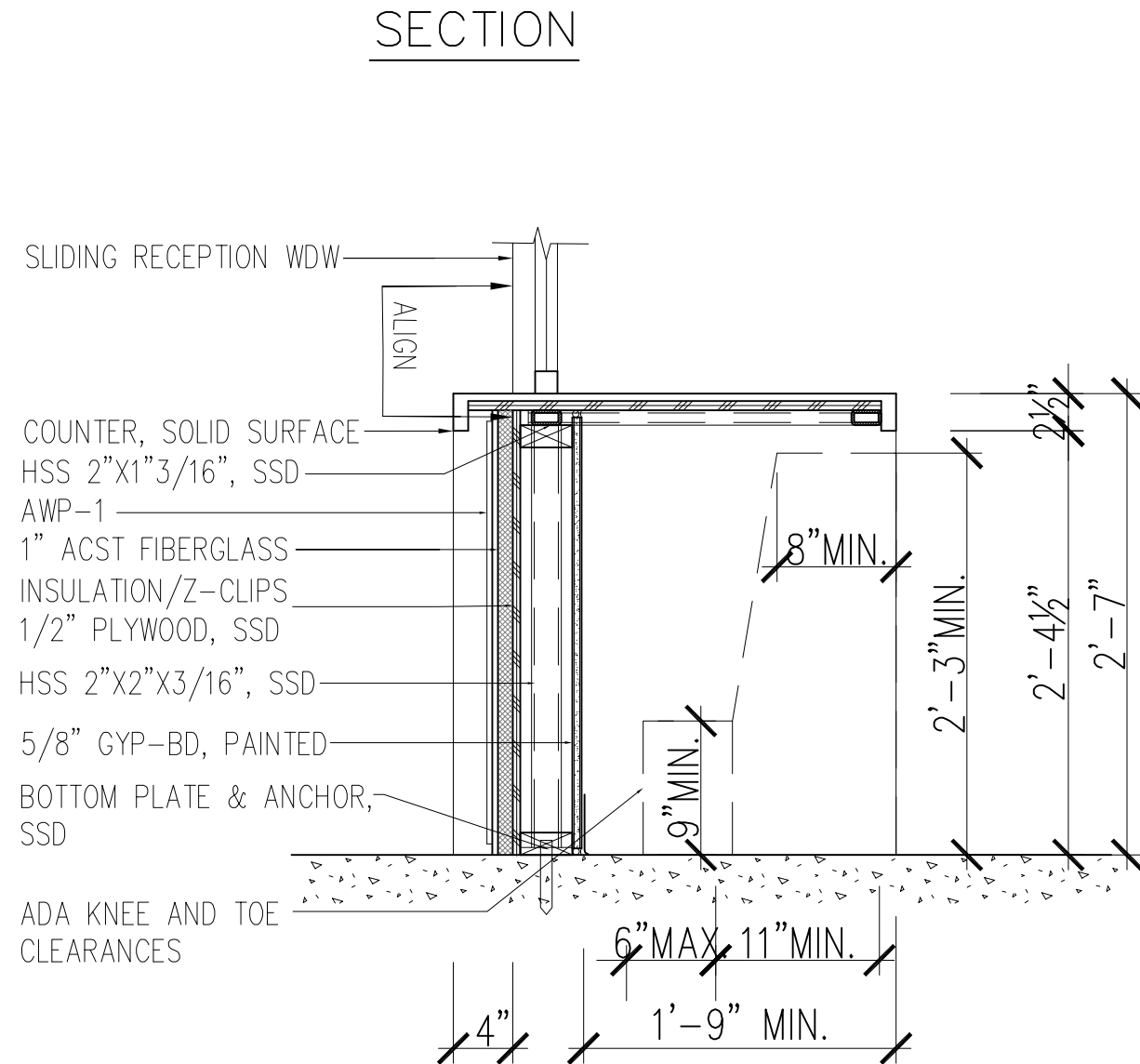




**CABINET ANCHORAGE**

SCALE: 3"=1'-0"

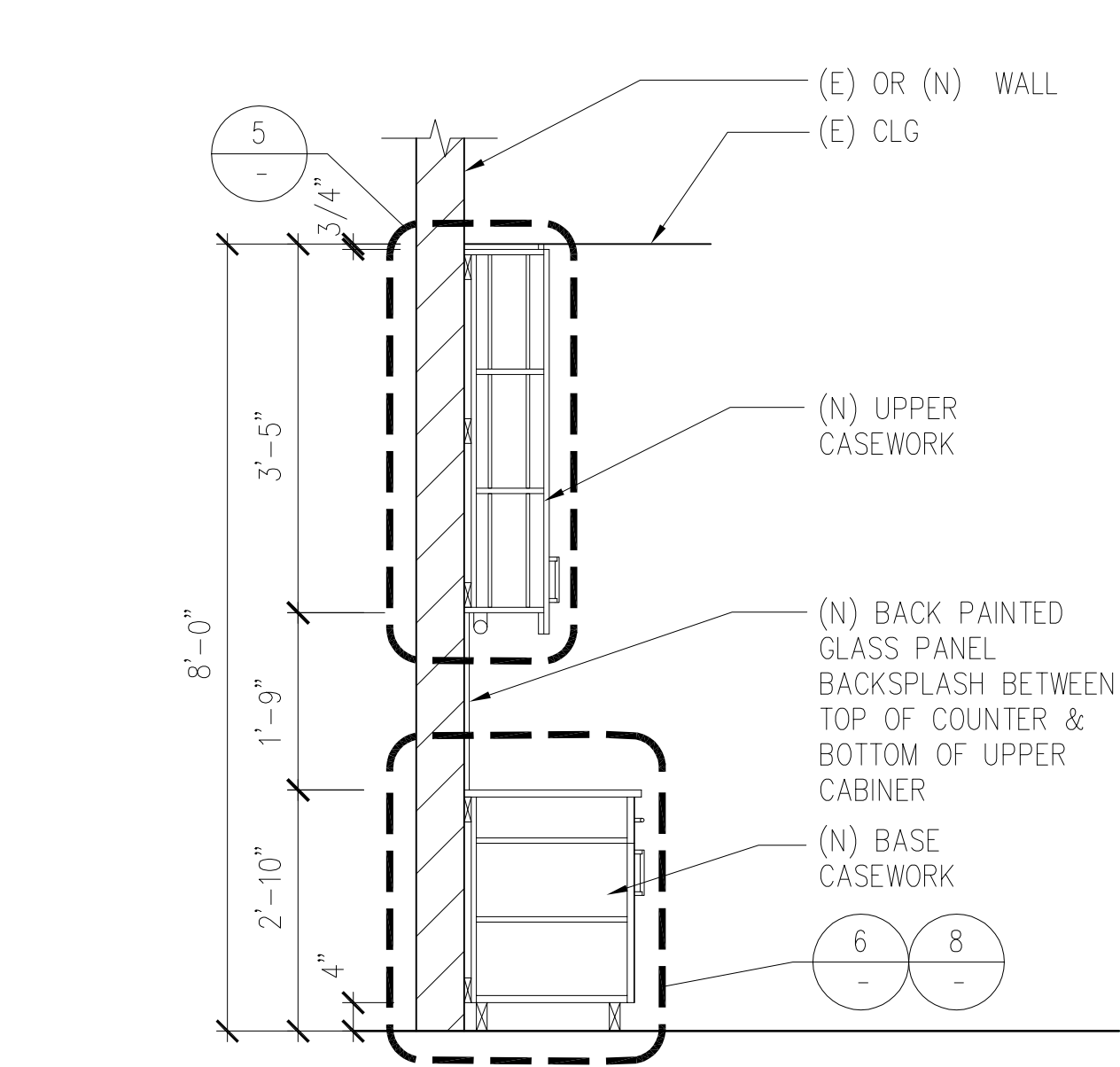
10



**RECEPTION DESK, SECTION**

SCALE: 1"=1'-0"

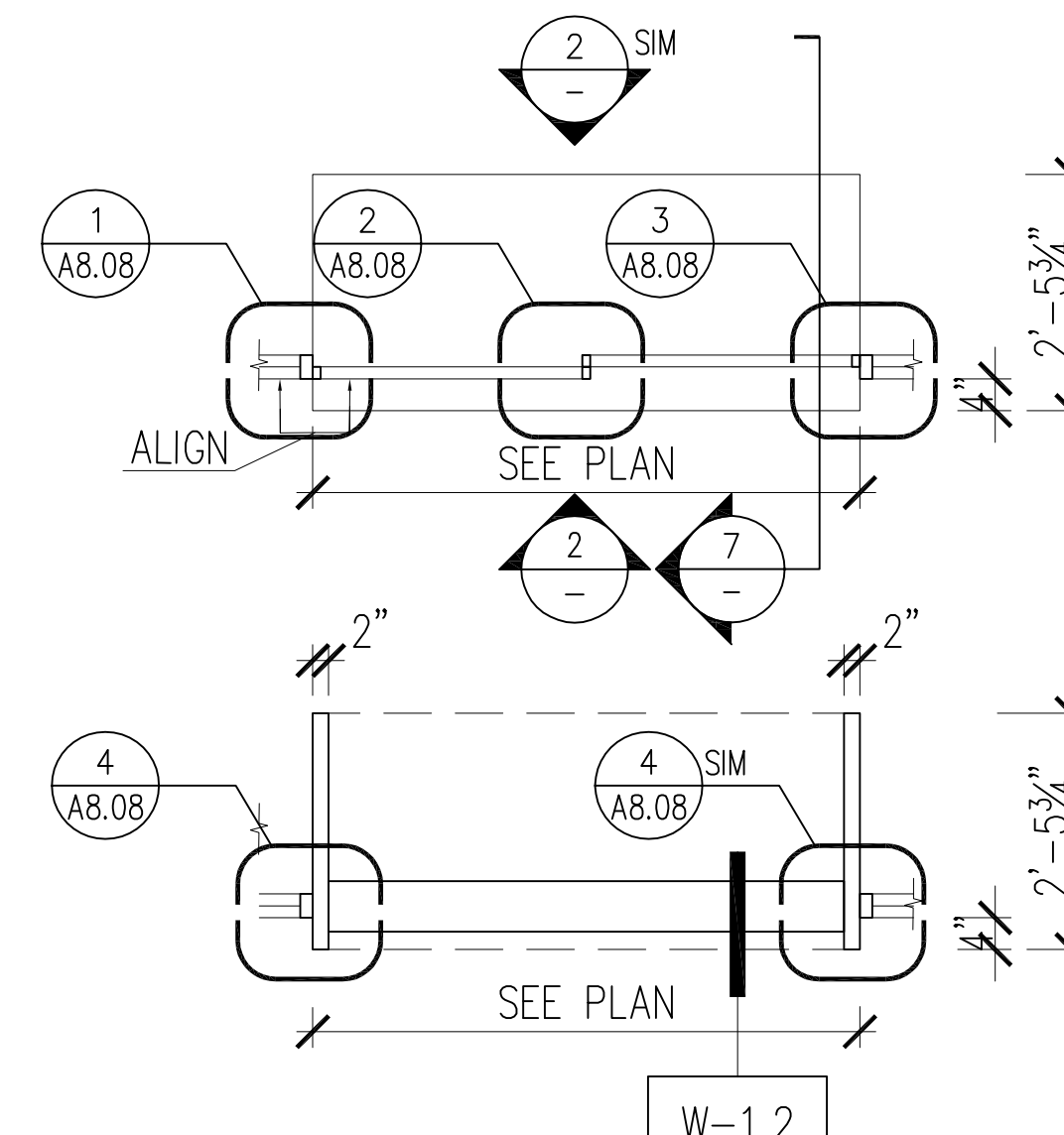
7



**(N) KITCHENETTE - SECTION**

SCALE: 1/2"=1'-0"

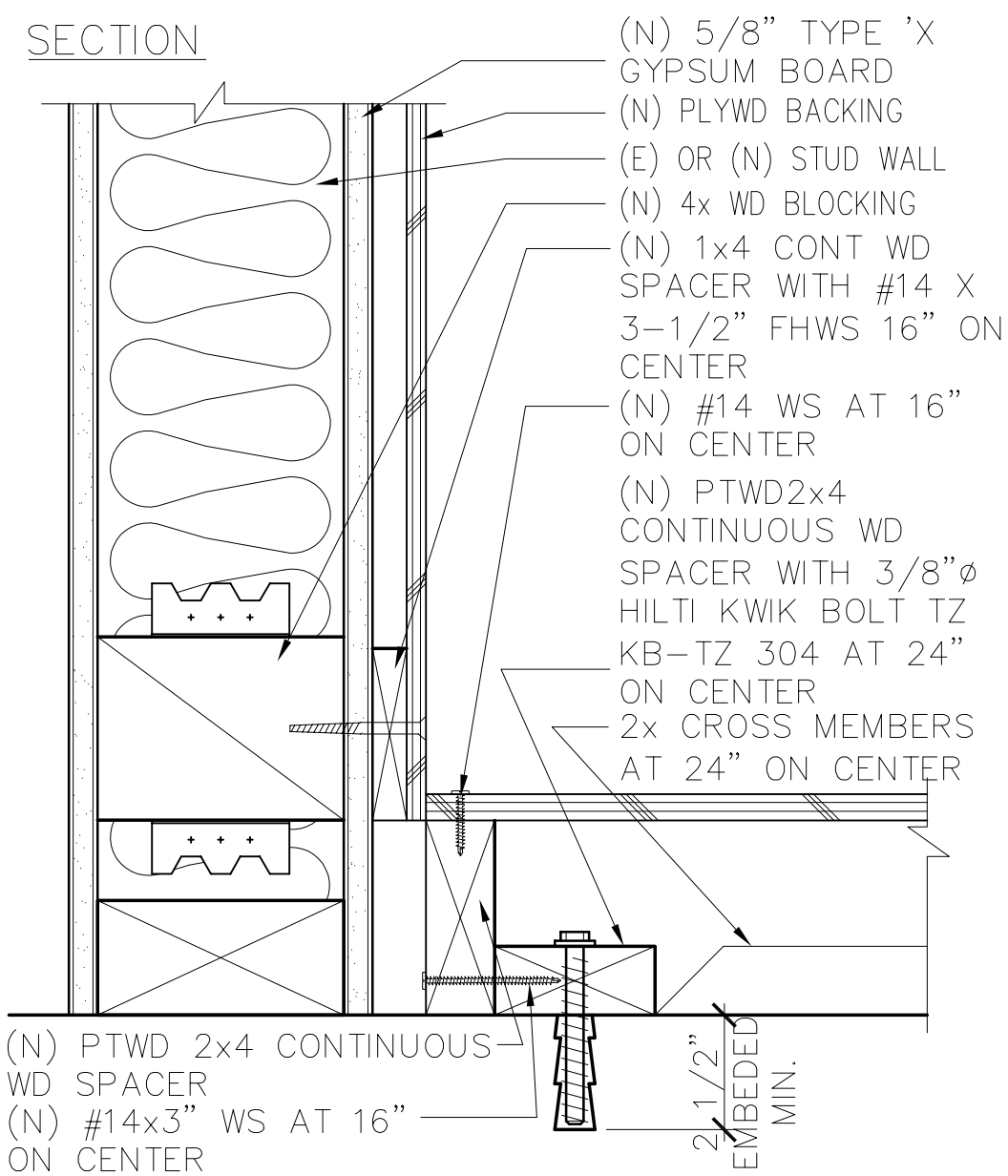
4



**RECEPTION DESK, ENL. PLANS**

SCALE: 1/2"=1'-0"

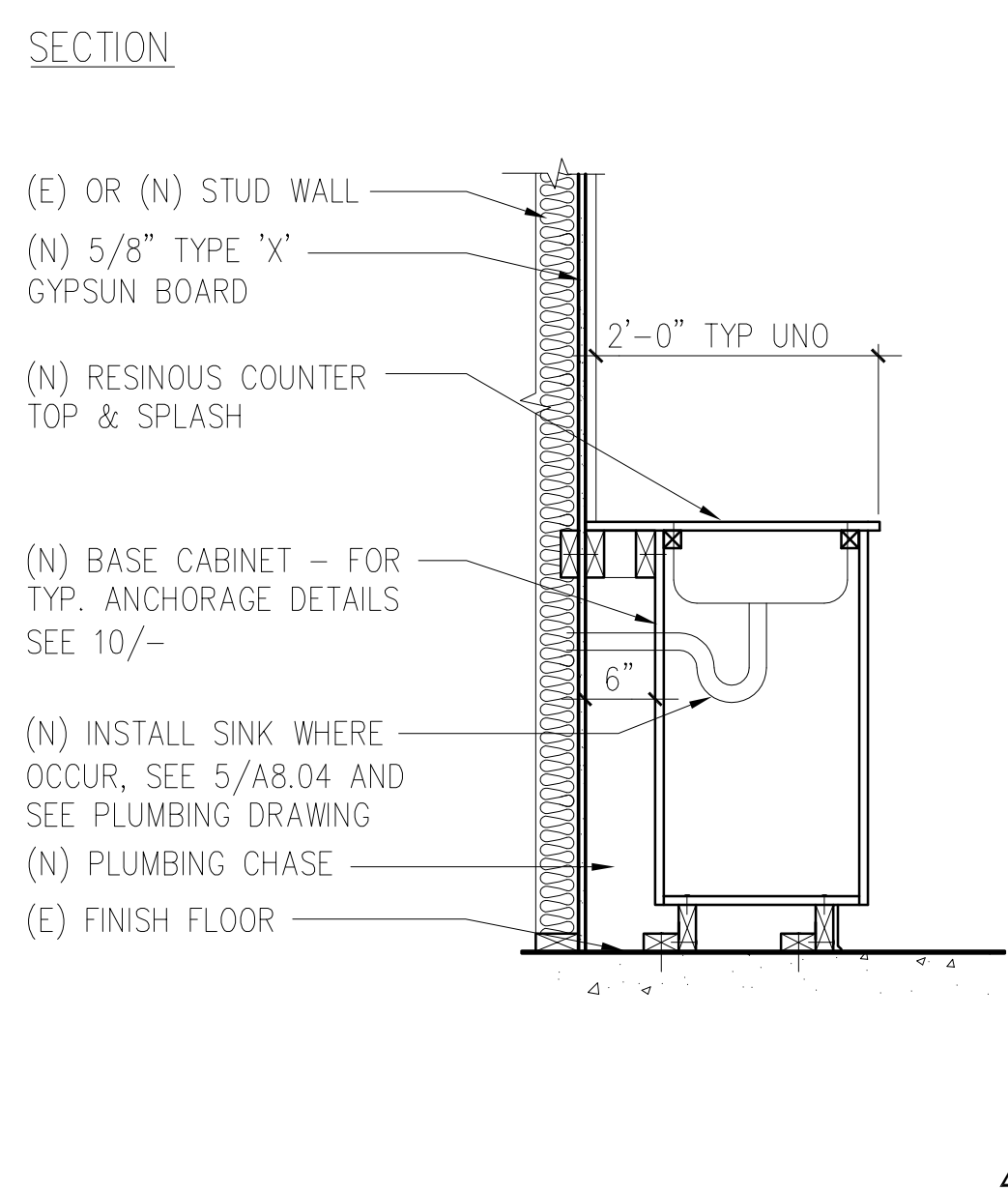
1



**BASE ANCHOR AT BACK**

SCALE: 3"=1'-0"

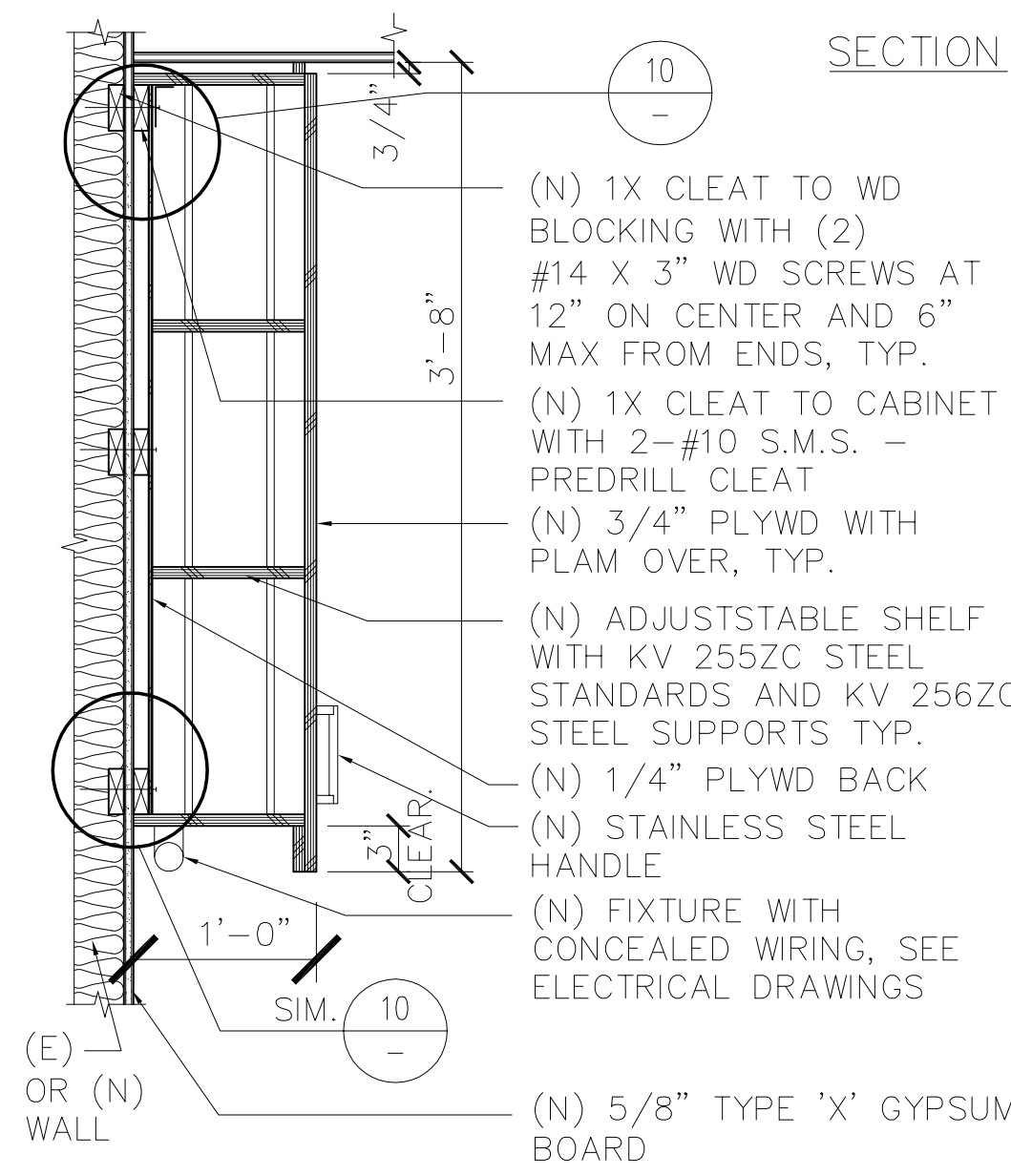
11



**PLUMBING CHASE @ CASEWORK**

SCALE: 1"=1'-0"

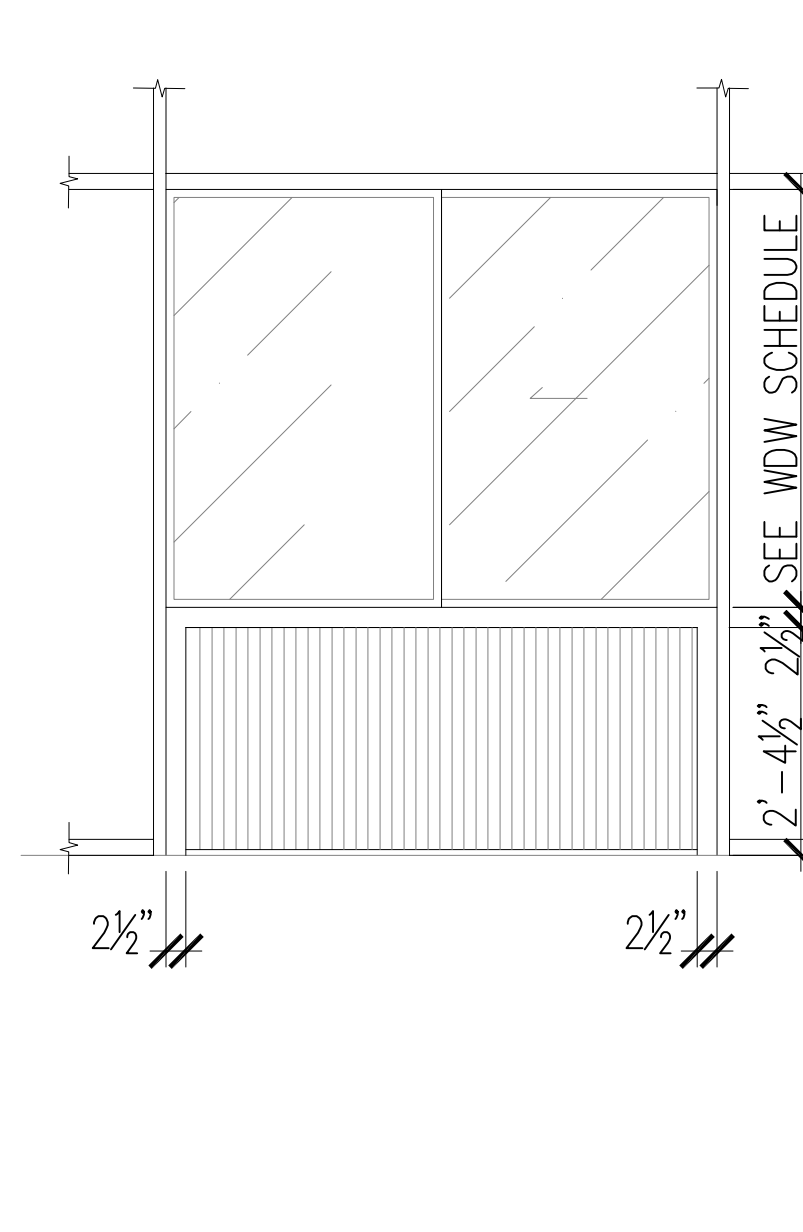
8



**STANDARD CABINET: UPPER**

SCALE: 1"=1'-0"

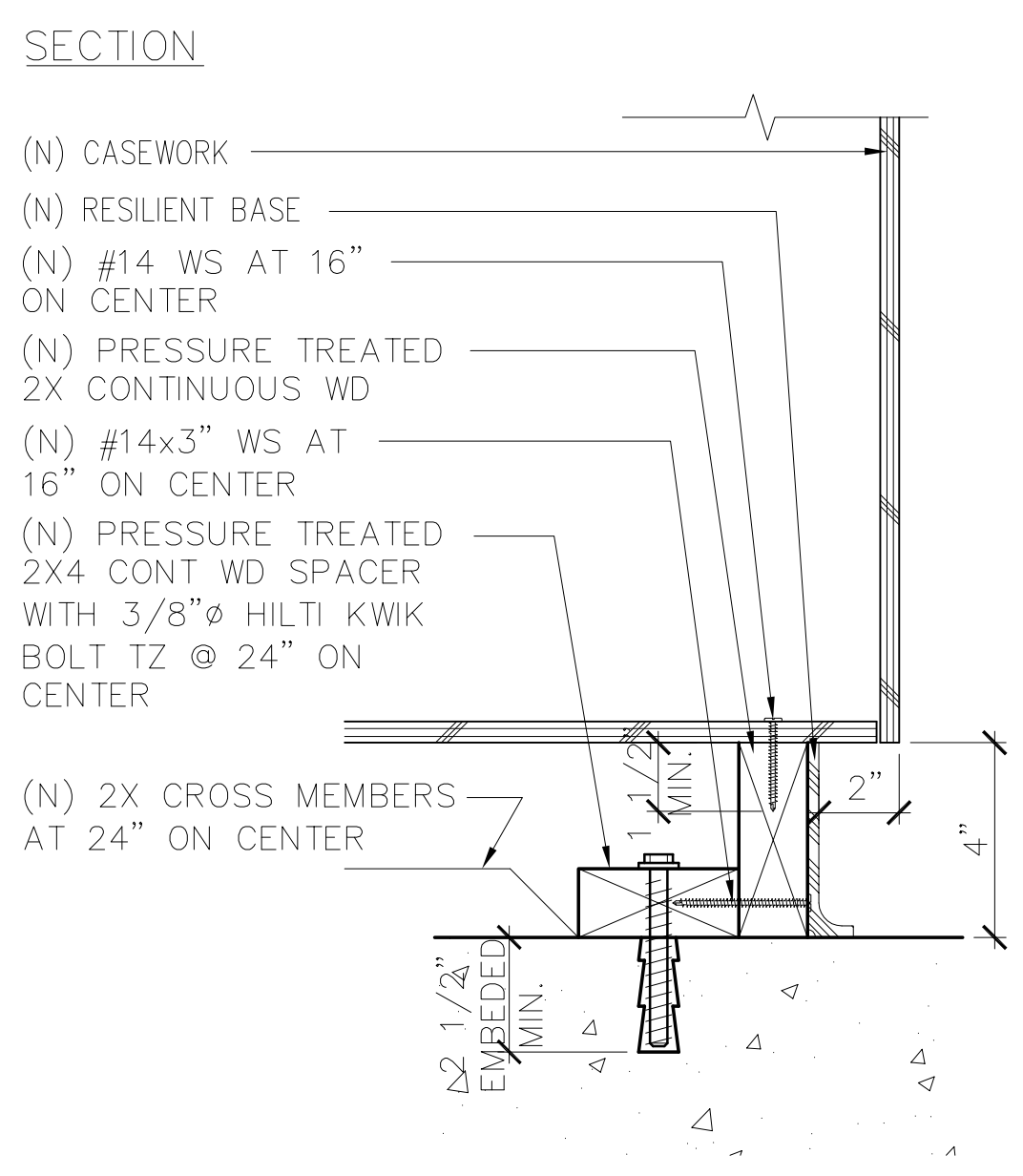
5



**RECEPTION DESK ELEVATION**

SCALE: 1/2"=1'-0"

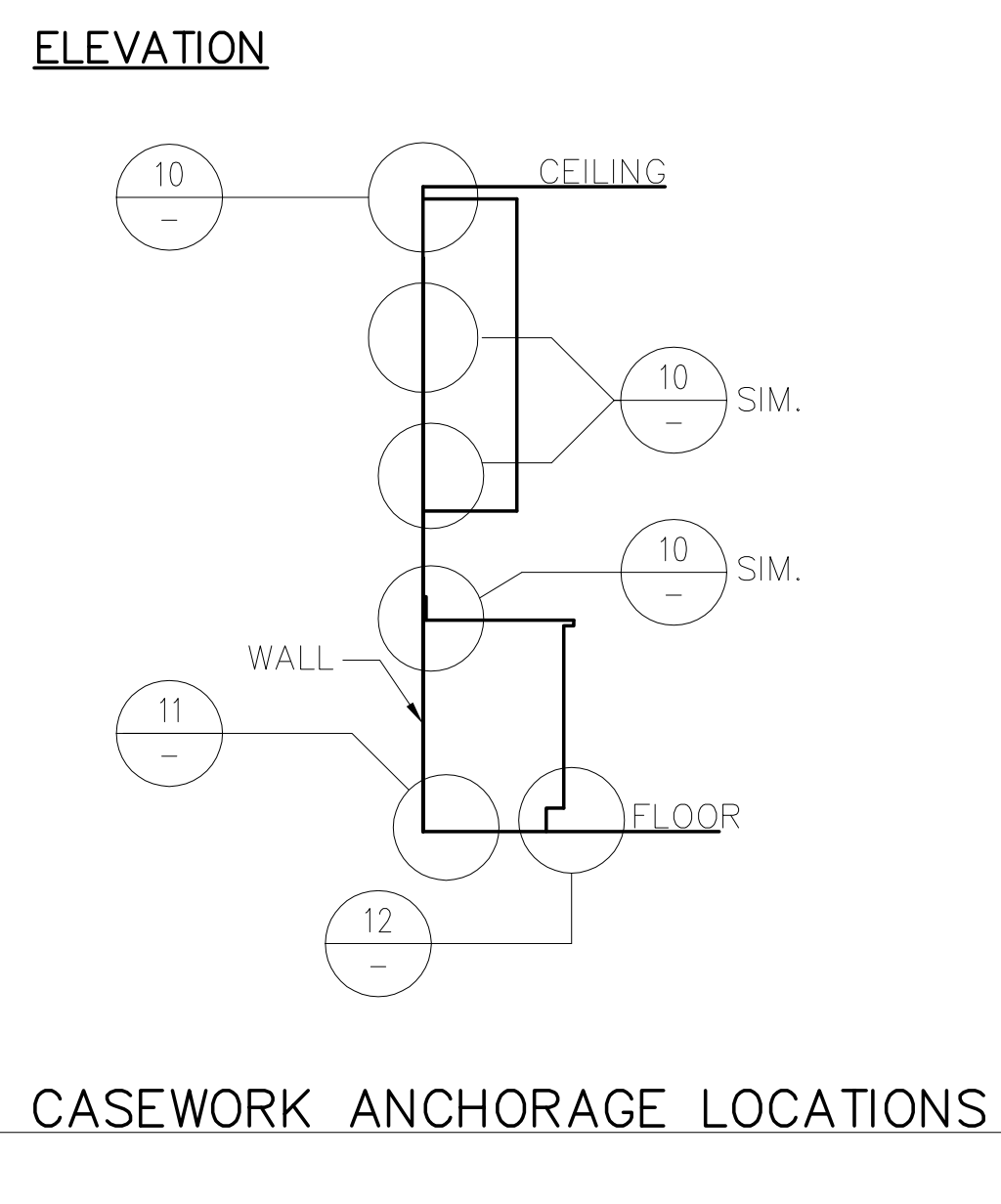
2



**BASE ANCHOR AT FRONT**

SCALE: 3"=1'-0"

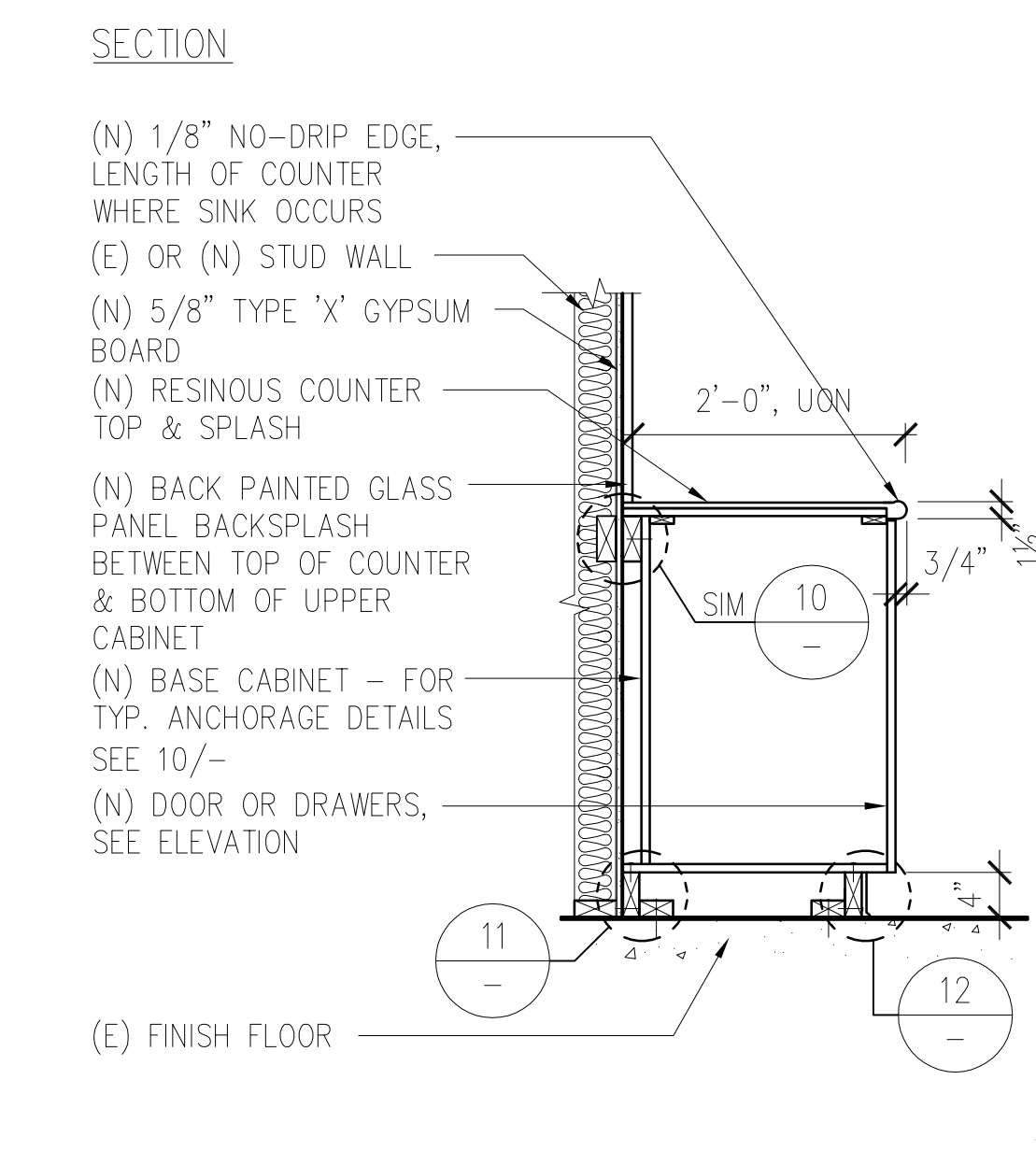
12



**CASEWORK ANCHORAGE DETAILS**

SCALE: N.T.S.

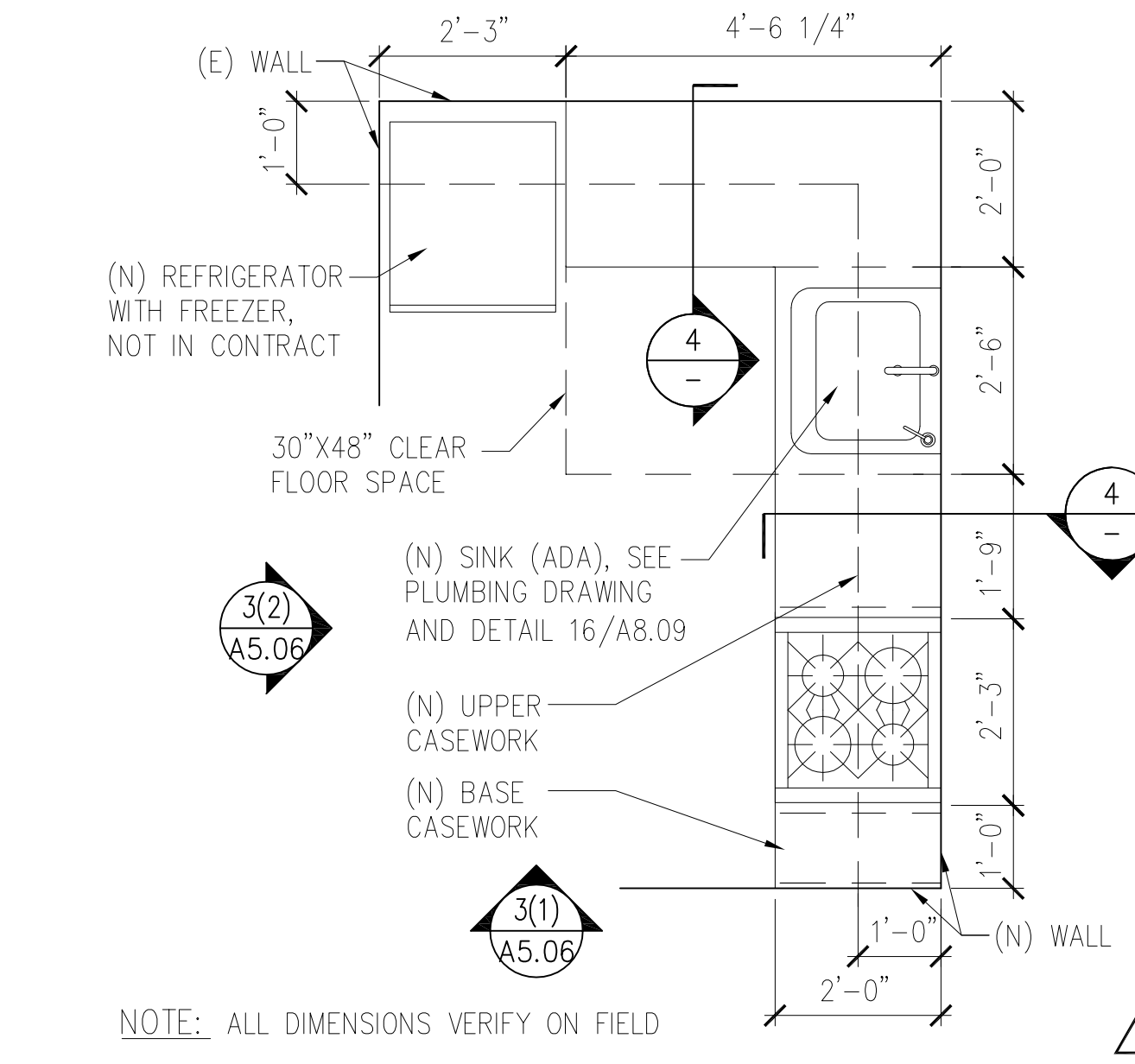
8



**STANDARD CABINET: BASE**

SCALE: 1"=1'-0"

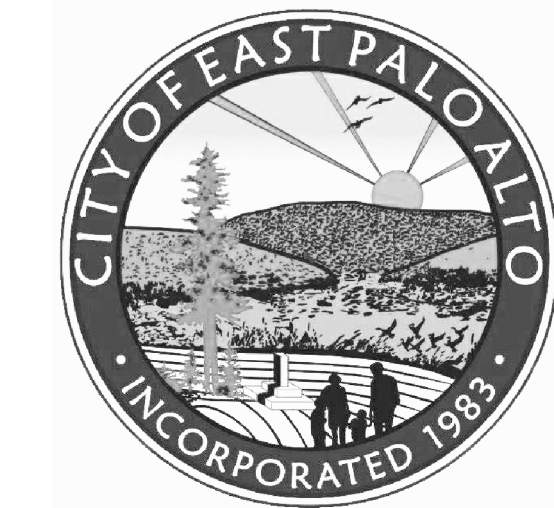
6



**(N) KITCHENETTE - ENLARGED PLAN**

SCALE: 1/2"=1'-0"

3



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

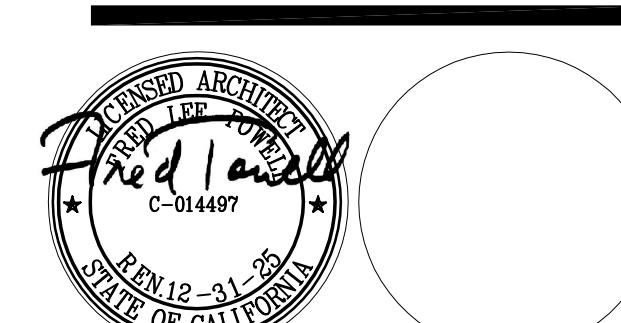
© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) RECEPTION DESK DETAILS**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

DATE 02/2023

DRAWN BY: KK

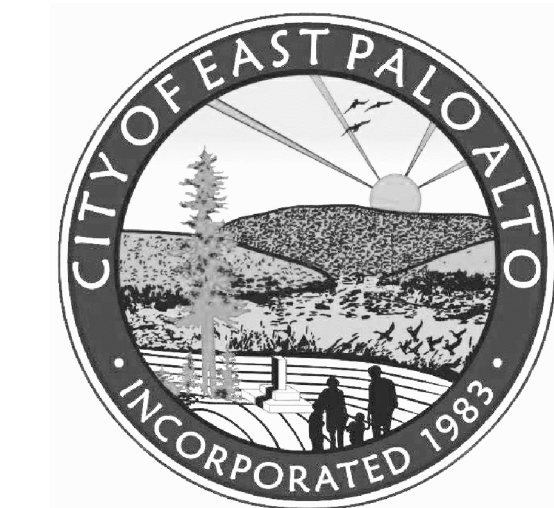
CHECKED BY: AP

**A5.09**

FILE NAME: 201806.01145CADD1A\_ARCHSHTS







1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

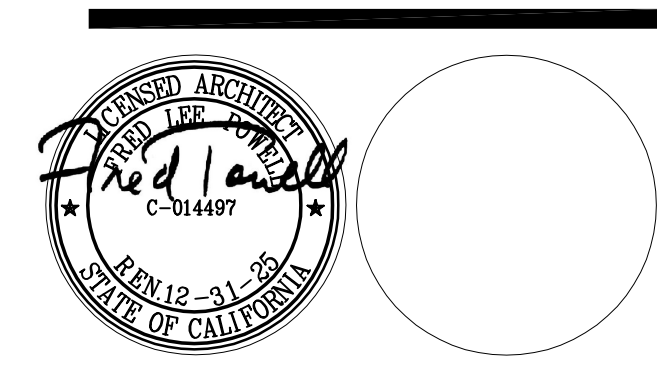
CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION, PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) INT WALL**

**TYPES & DETAILS**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

DATE 02/2023

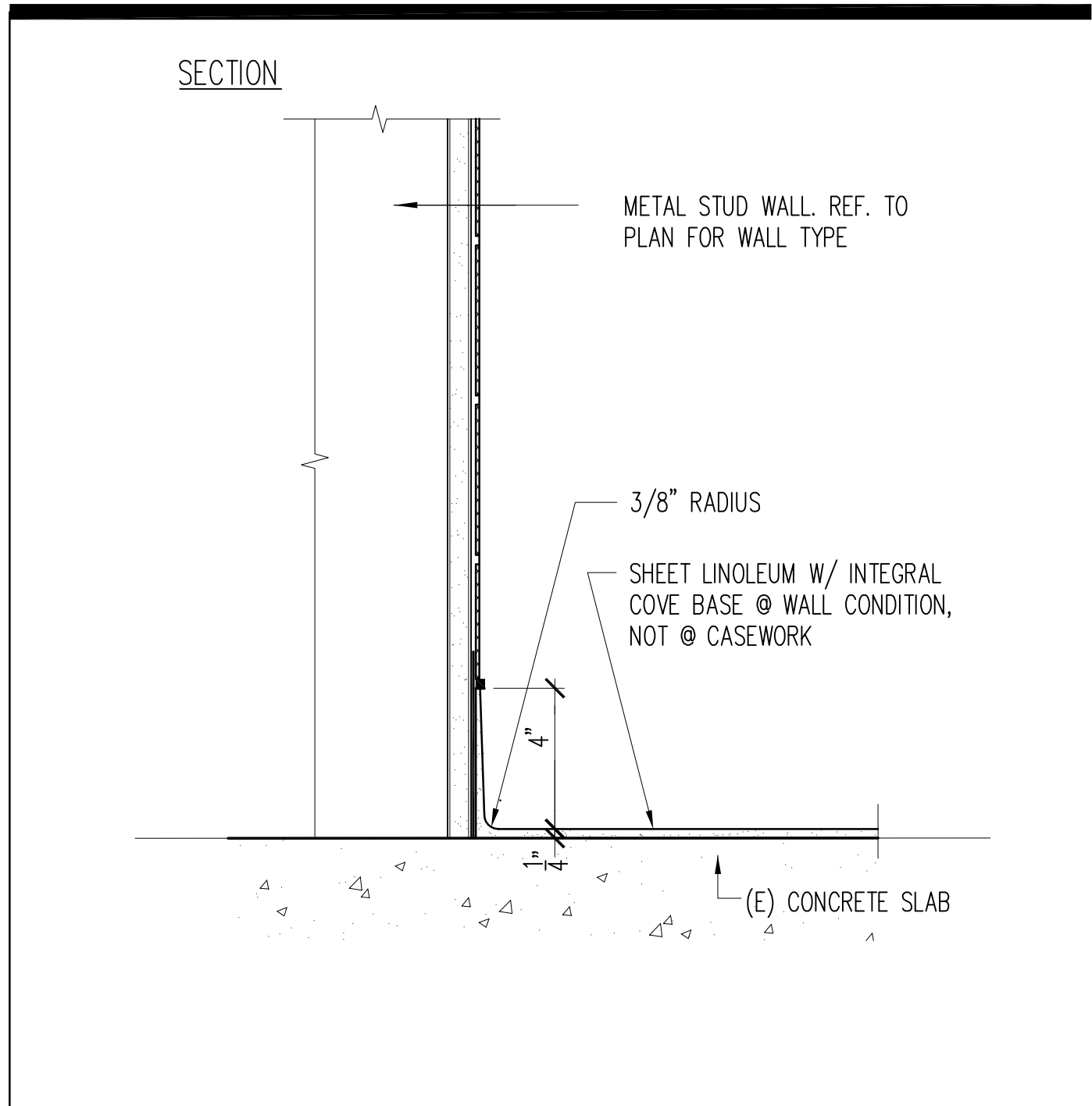
DRAWN BY: KK

CHECKED BY: FP

**A8.02**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS

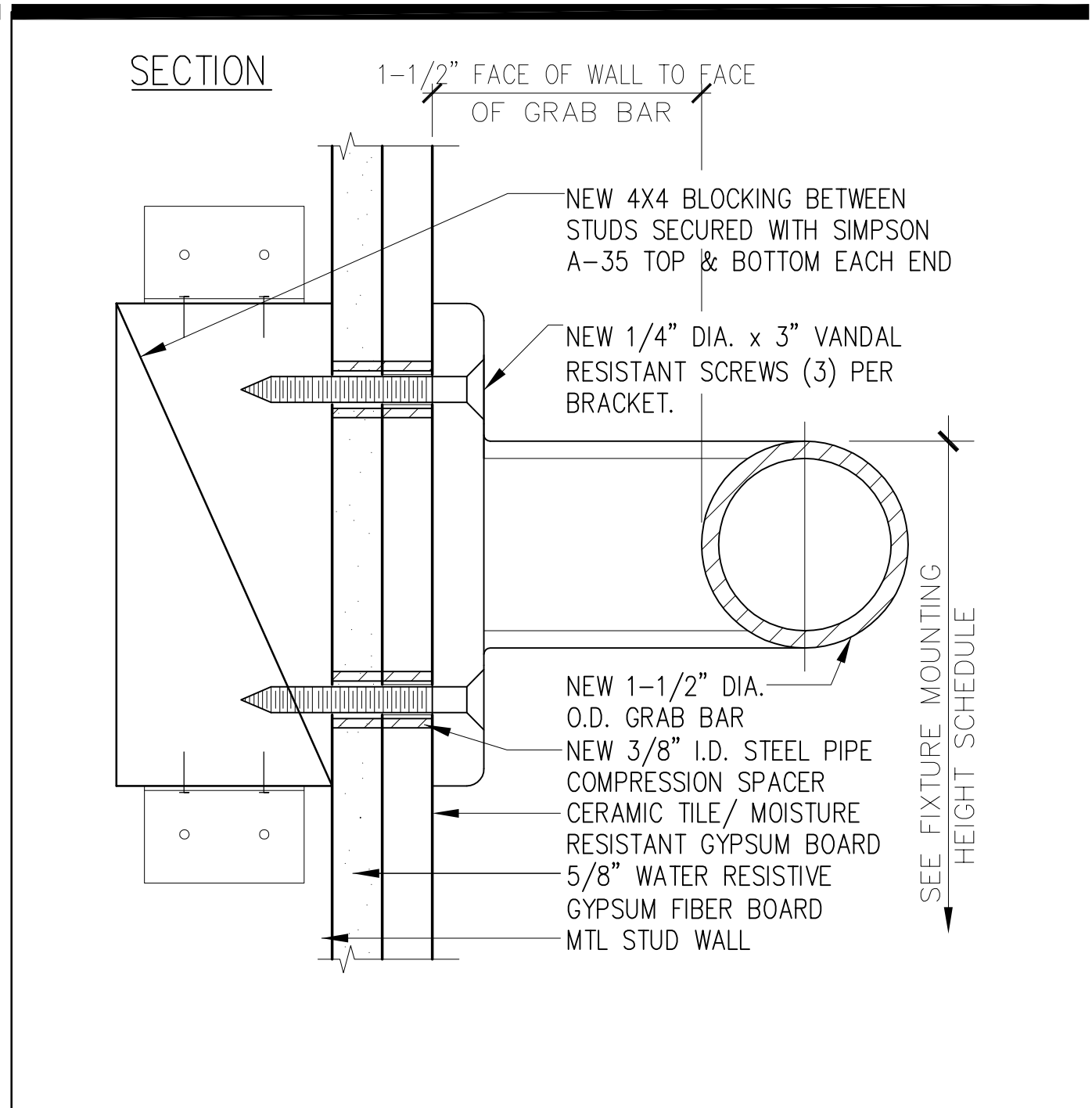
<p>SECTION</p> <p>(N) 5/8" GYP-BD (N) 3 5/8" MTL STUD 7'-2" AFF TOP OF NICHE (N) CORNER BEAD (N) ACOUSTICAL INSULATION (N) LED STRIP LIGHT, SED (N) SEALANT FOR WALL TYPE, SEE PLAN</p>	<p>PLAN SECTION</p> <p>ALIGN/MATCH FINISH (E) WALL, SSD (N) WALL STUD @ DOOR OPENING NEW PARTITION</p>	<p>SECTION</p> <p>FOR WALL TYPE SEE PLAN (N) RUBBER BASE (N) LINOLEUM OR CARPET, SEE PLAN</p>	<p>PLAN SECTION</p> <p>(N) 5/8" GYP-BD, EA SIDE (N) MTL STUD (N) ACOUSTICAL INSULATION</p> <p>STUD W-1.1 3 5/8" W-1.2 6" W-1.3 SOLID PARTITION W/ OVERALL THICKNESS 3", PER GLASS PARTITION MANUFACTURE STANDARD</p>	<p><b>NICHE CONDITION</b> SCALE: 3"=1'-0" <b>10</b></p>	<p><b>TYP INFILL W-4</b> SCALE: 3"=1'-0" <b>7</b></p>	<p><b>TYP WALL BASE</b> SCALE: 3"=1'-0" <b>4</b></p>	<p><b>W-1</b> SCALE: 3"=1'-0" <b>1</b></p>
	<p>PLAN SECTION</p> <p>(N) 3 5/8" MTL STUD (N) 5/8" GYP BD (N) 5/8" Z MTL CHANNEL (N) 3 5/8" MTL STUD (E) WALL, SSD (E) COL, SSD (E) WALL, SSD</p>		<p>PLAN SECTION</p> <p>(N) 5/8" GYP-BD (N) 5/8" WRGFP (N) LIQUID WATER PROOF MEMBRANE (N) 3 5/8" MTL STUD (N) 4"x12" SUBWAY WALL TILE, THIN SET (N) ACOUSTICAL INSULATION</p> <p>W-2.1 AS SHOWN W-2.2 W/ TILE ON BOTH SIDES</p>	<p><b>(N) WALL @ (E) COL</b> SCALE: 1 1/2"=1'-0" <b>8</b></p>	<p><b>W-2</b> SCALE: 1"=1'-0" <b>2</b></p>	<p><b>5</b></p>	<p><b>W-2</b> SCALE: 1"=1'-0" <b>2</b></p>
		<p>SECTION</p> <p>FOR WALL TYPE SEE PLAN (N) LIQUID WATERPROOF MEMBRANE (N) SEALANT (N) TILE COVER BASE (N) SHEET WATERPROOF MEMBRANE (N) FLOOR TILE</p> <p>NOTE: SHEET WATER PROOF MEMBRANE TO OVERLAP W/ LIQUID APPLIED WATER PROOF MEMBRANE...</p>	<p>PLAN SECTION</p> <p>(E) MTL STUD WALL (N) 5/8" WRGFP (N) LIQUID WATER PROOF MEMBRANE (N) 4"x12" SUBWAY WALL TILE, THIN SET</p>	<p><b>9</b></p>	<p><b>TILE COVE BASE @ RR</b> SCALE: 3"=1'-0" <b>6</b></p>	<p><b>W-3</b> SCALE: 3"=1'-0" <b>3</b></p>	<p><b>W-3</b> SCALE: 3"=1'-0" <b>3</b></p>



**COVE BASE @ KITCHEN**

SCALE: 3"=1'-0"

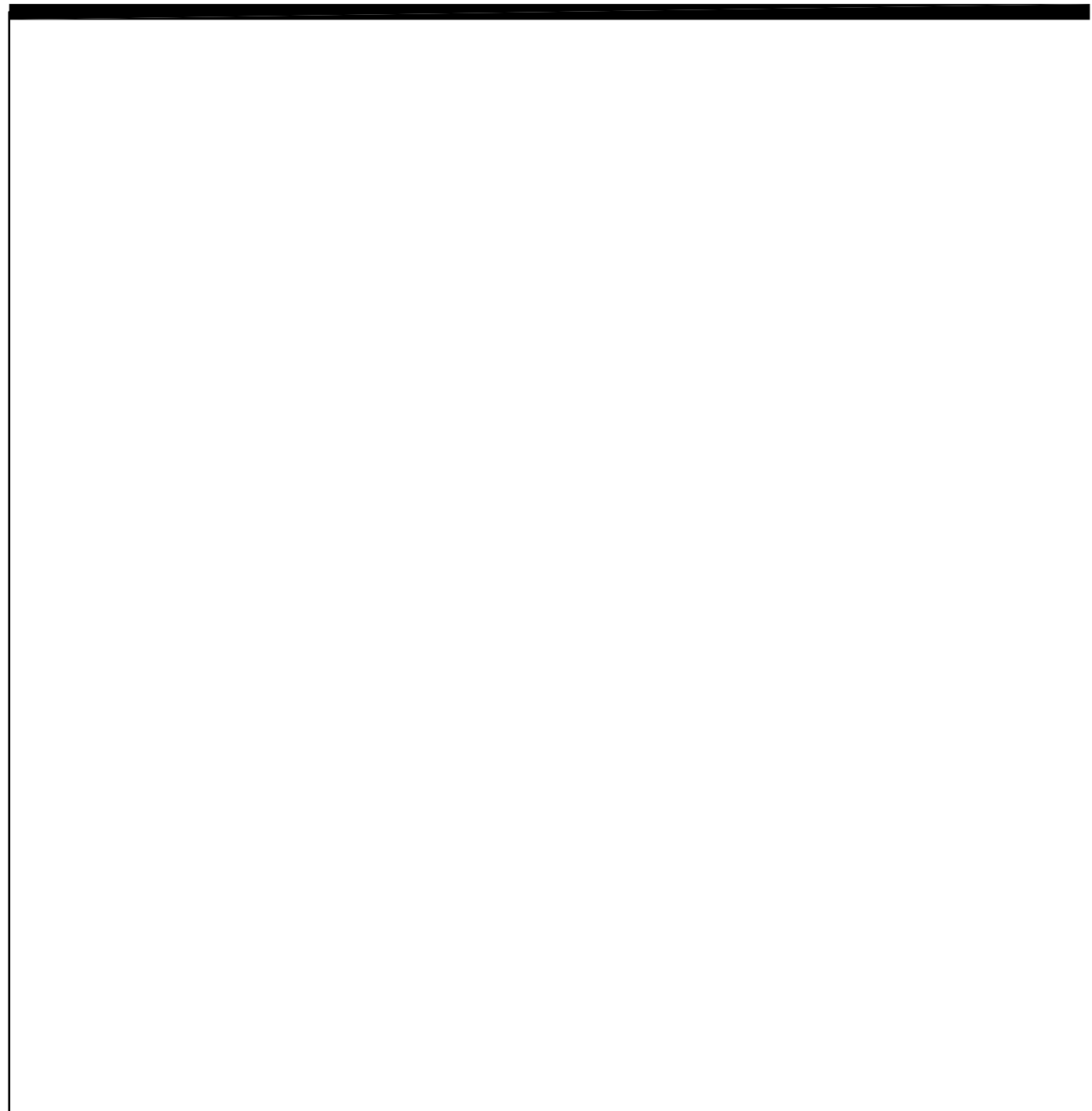
10



**GRAB BAR @ WOOD STUD**

SCALE: N.T.S.

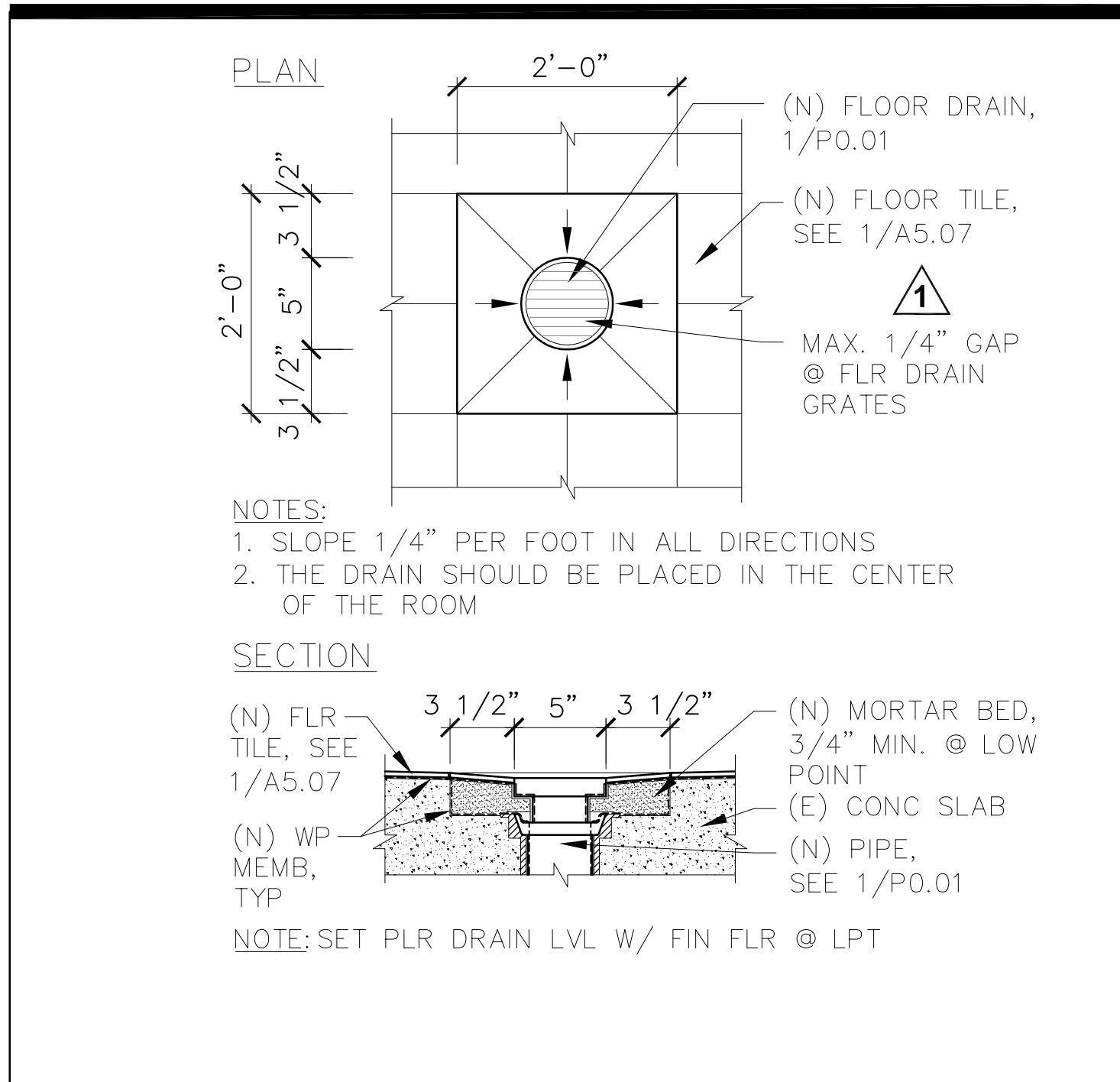
7



**RECESSED FIRE EXTINGUISHER CABINET**

SCALE: 3"=1'-0"

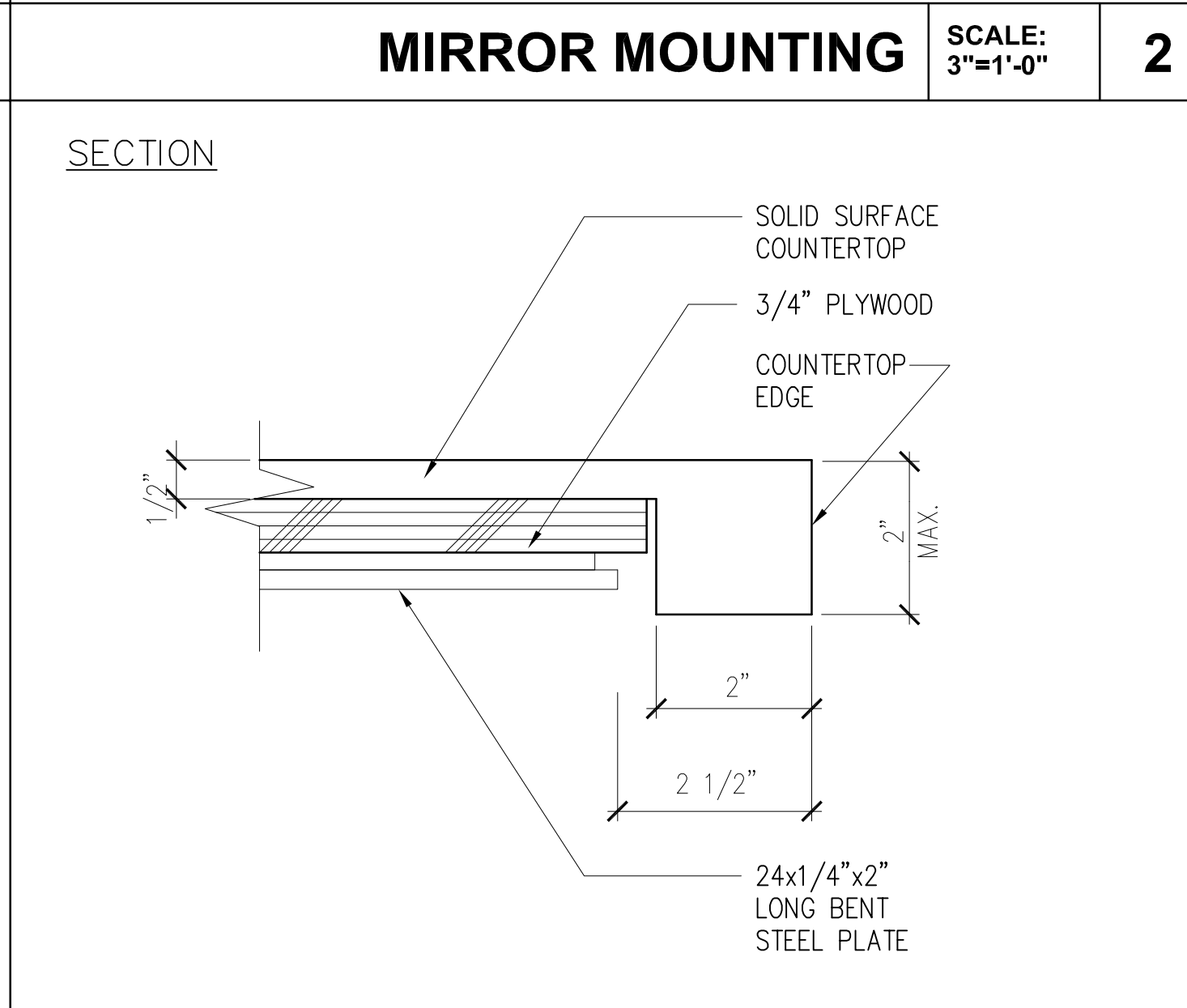
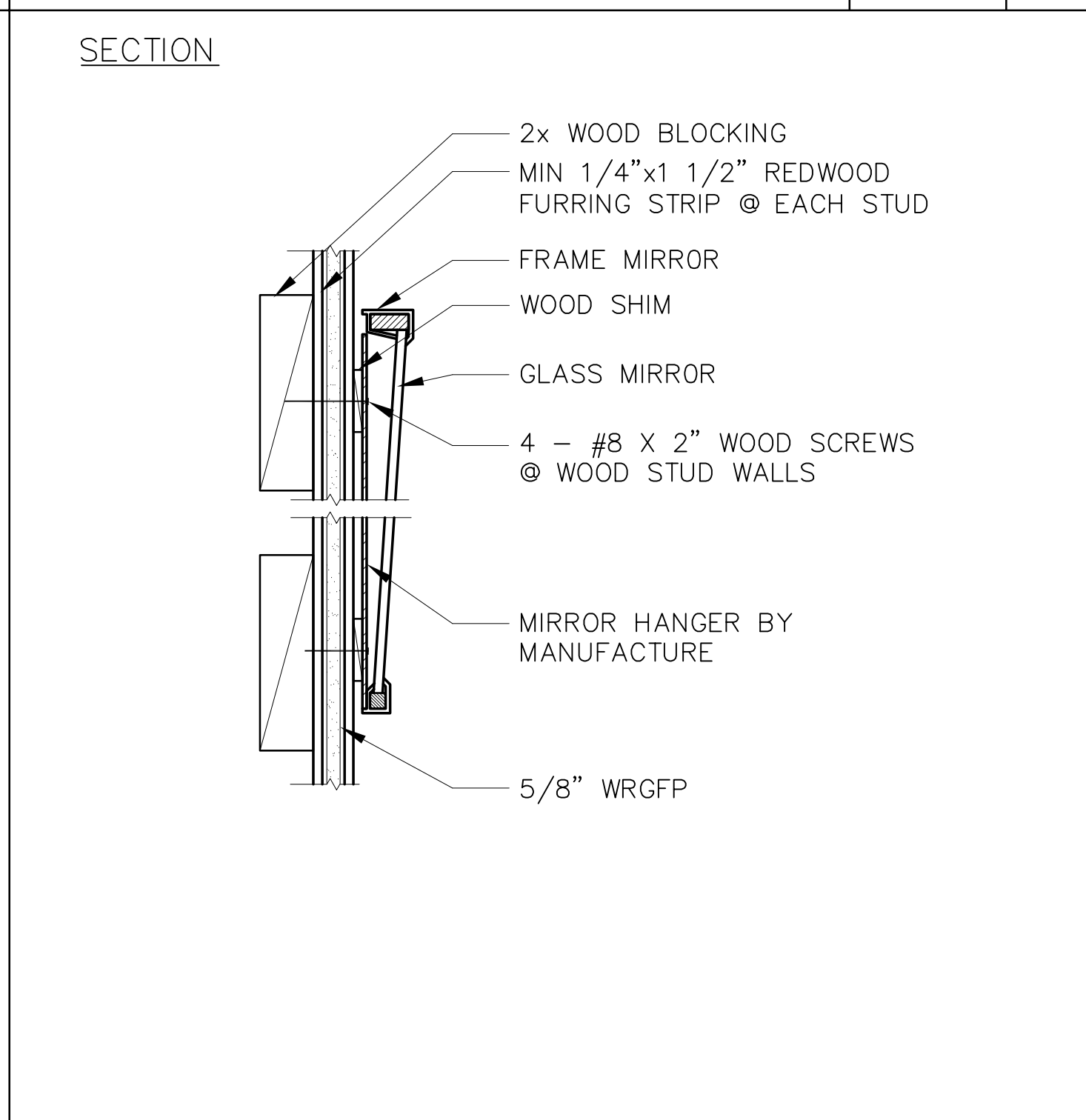
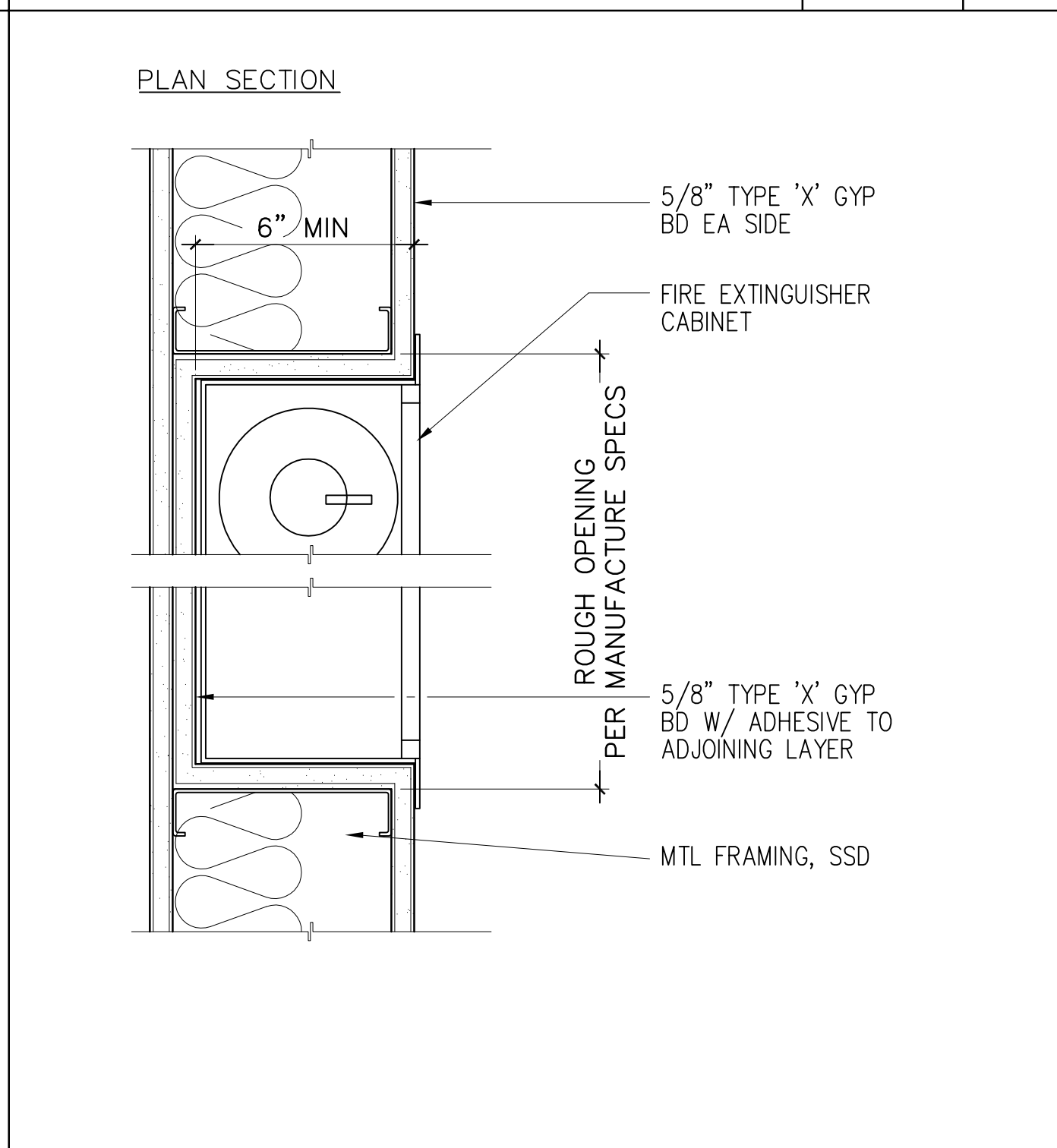
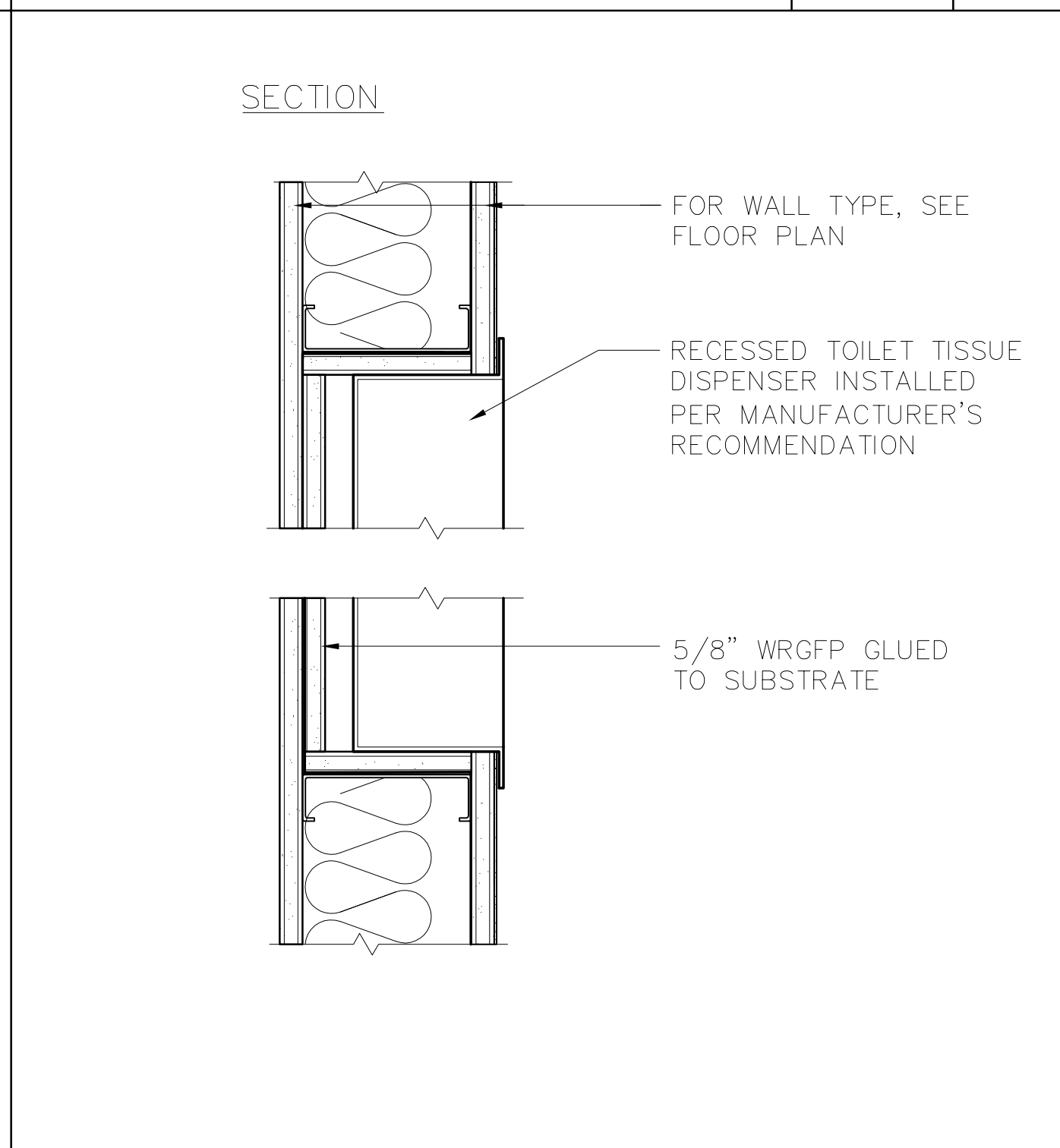
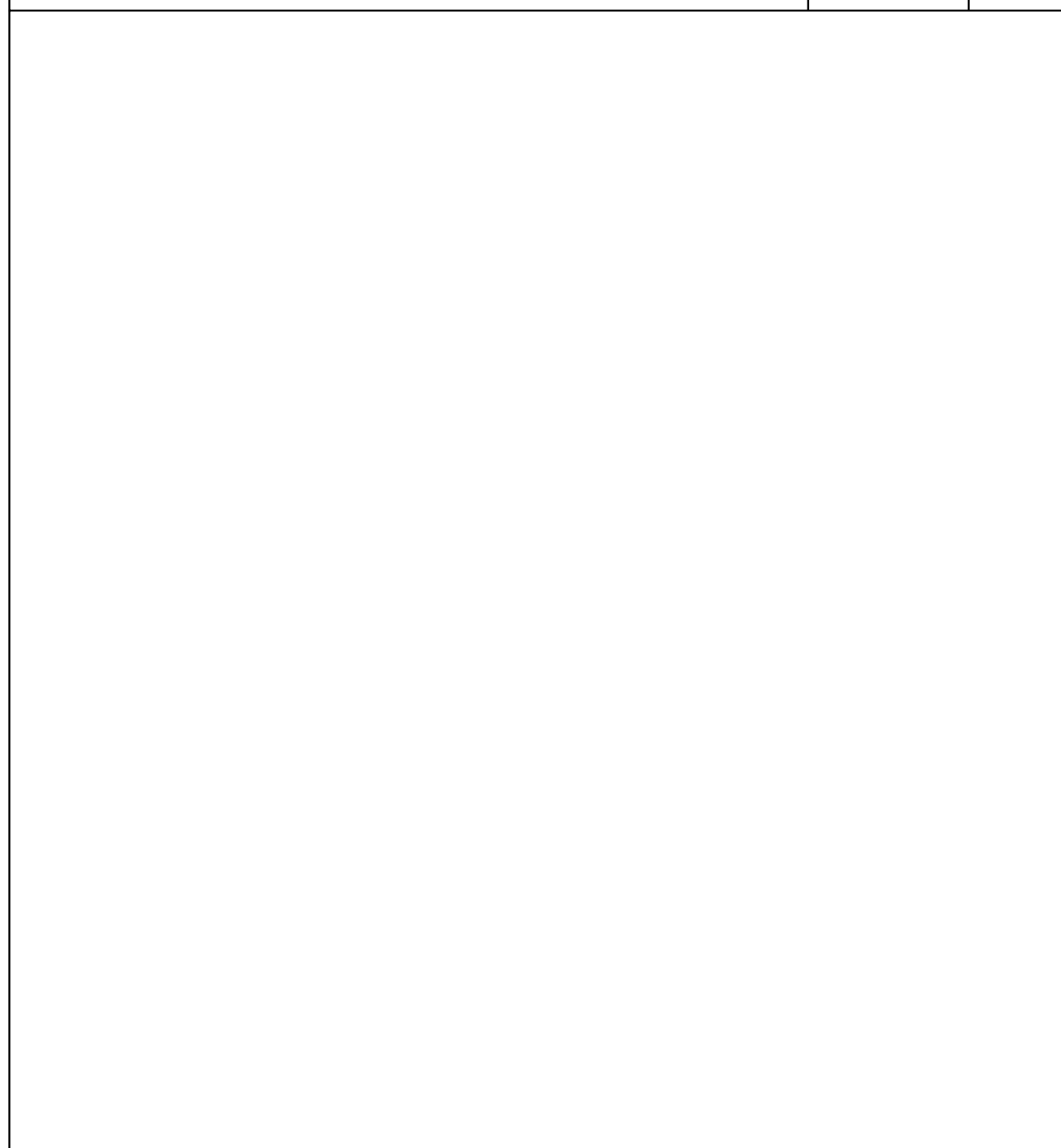
5



**FLOOR DRAIN**

SCALE: N.T.S.

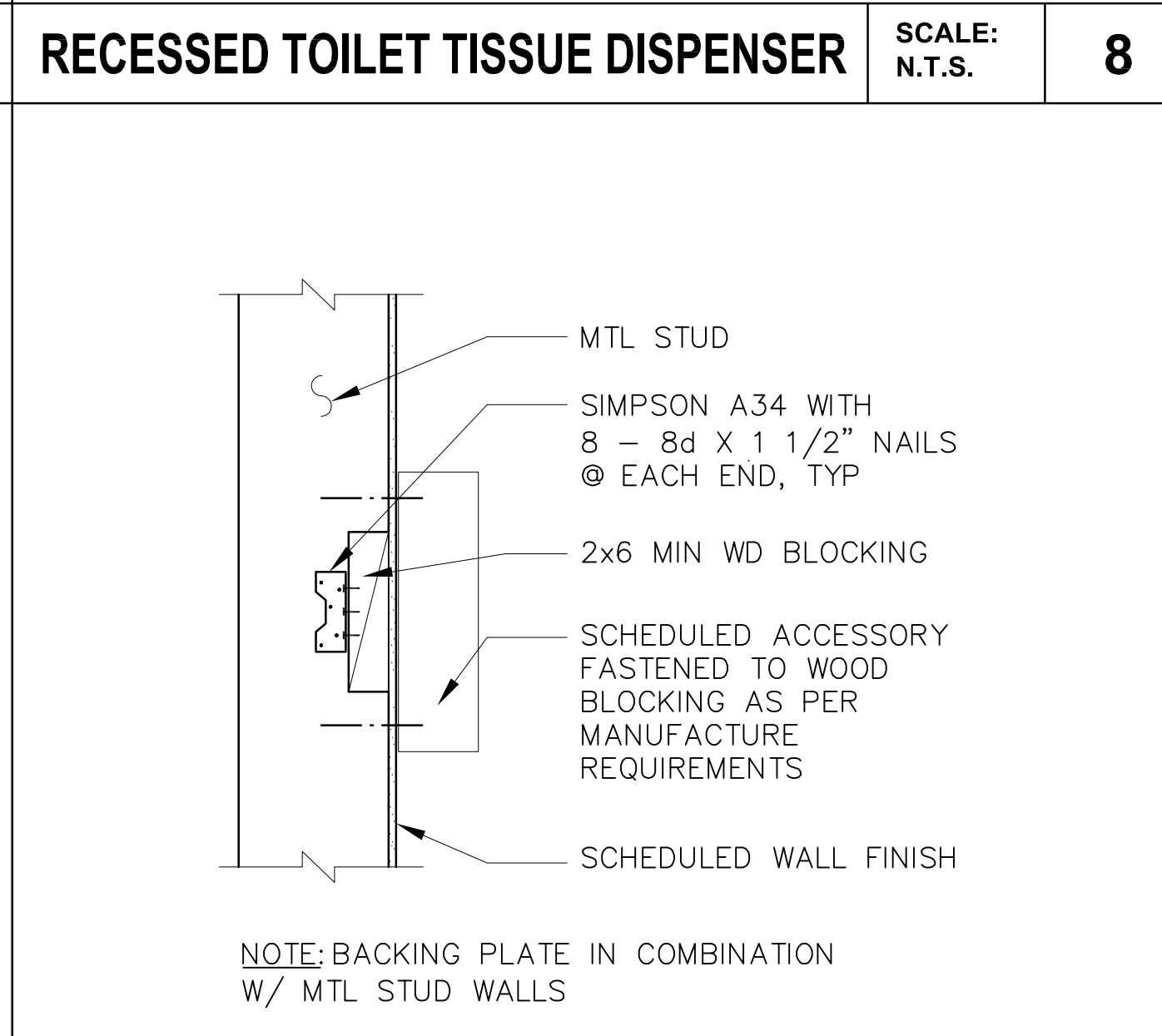
1



**COUNTER TOP EDGE**

SCALE: 6"=1'-0"

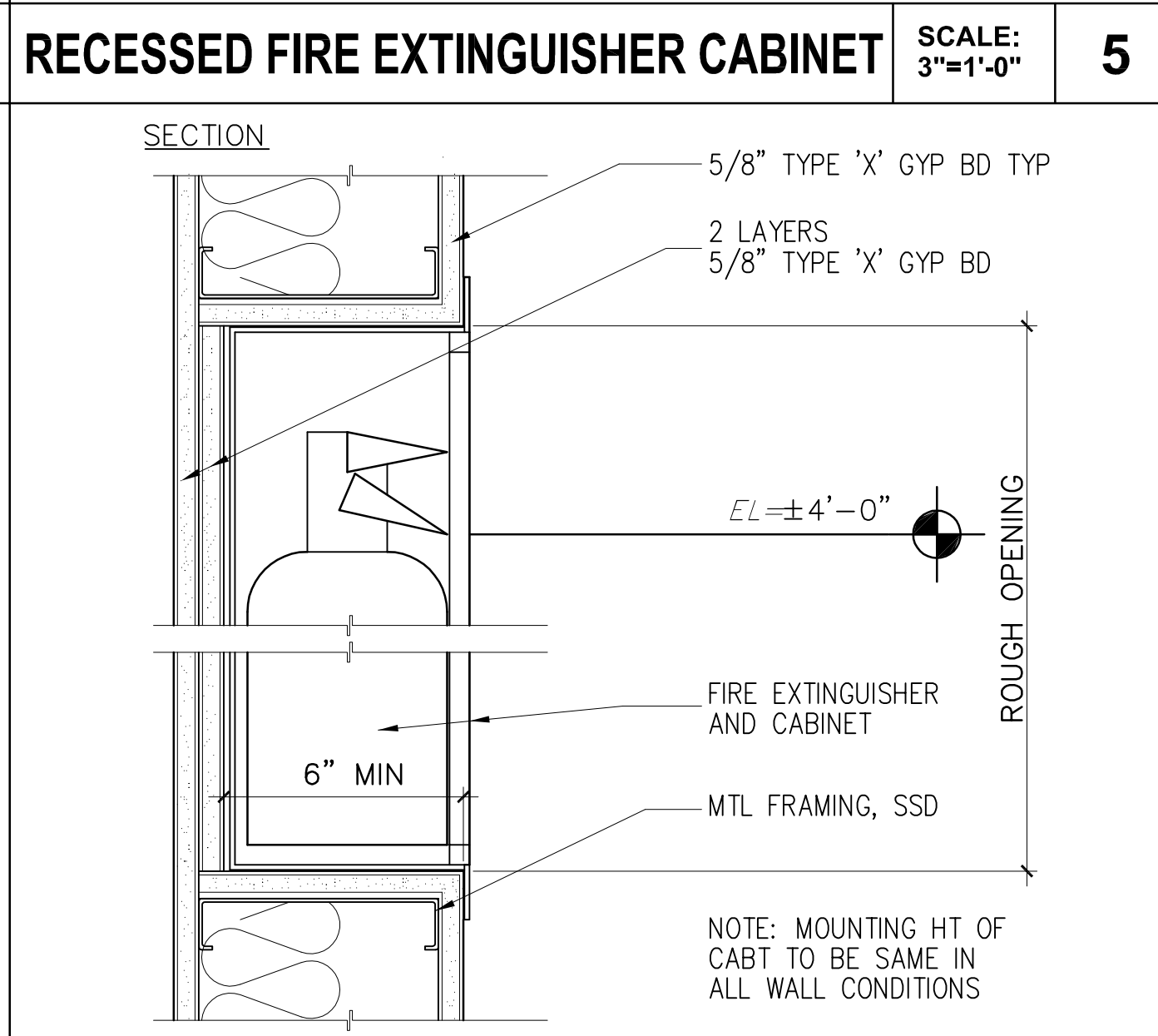
3



**WALL BLOCKING @ ACCESSORIES**

SCALE: N.T.S.

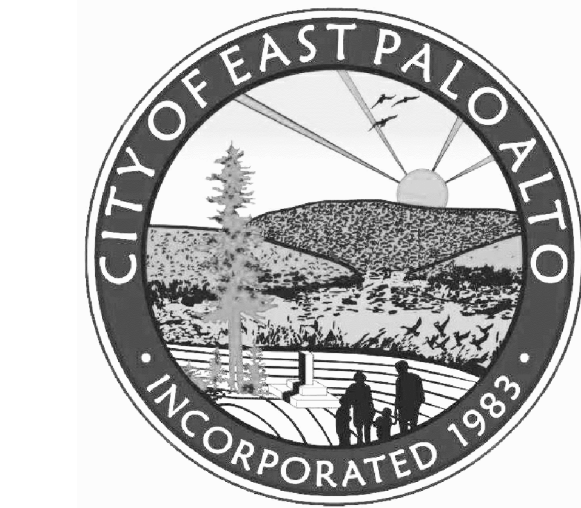
9



**RECESSED FIRE EXTINGUISHER CABINET**

SCALE: 3"=1'-0"

6



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Fred Lawell*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/23  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

INTERIOR DETAILS

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

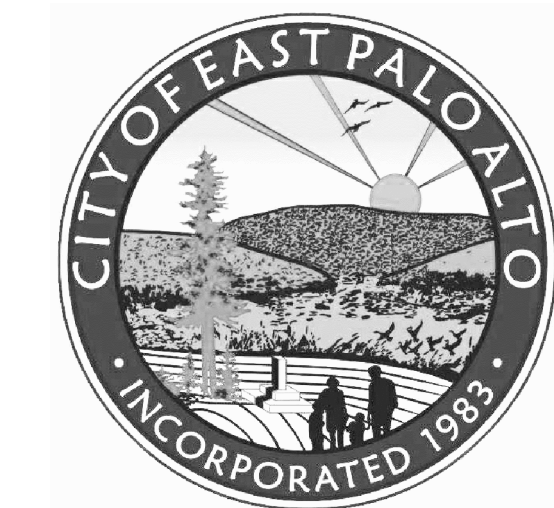
DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

**A8.03**

FILE NAME: 201806.01145CADD/IA\_ARCHSHTS



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.



CONSULTANT:  
12/22/23 BLDG DEPARTMENT REVISIONS  
10/06/23 BLDG DEPARTMENT REVISIONS  
04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**MOUNTING HEIGHT & SPECIALTY SCHEDULE, ADA CLEARANCES**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

DATE 02/2023

DRAWN BY: KK

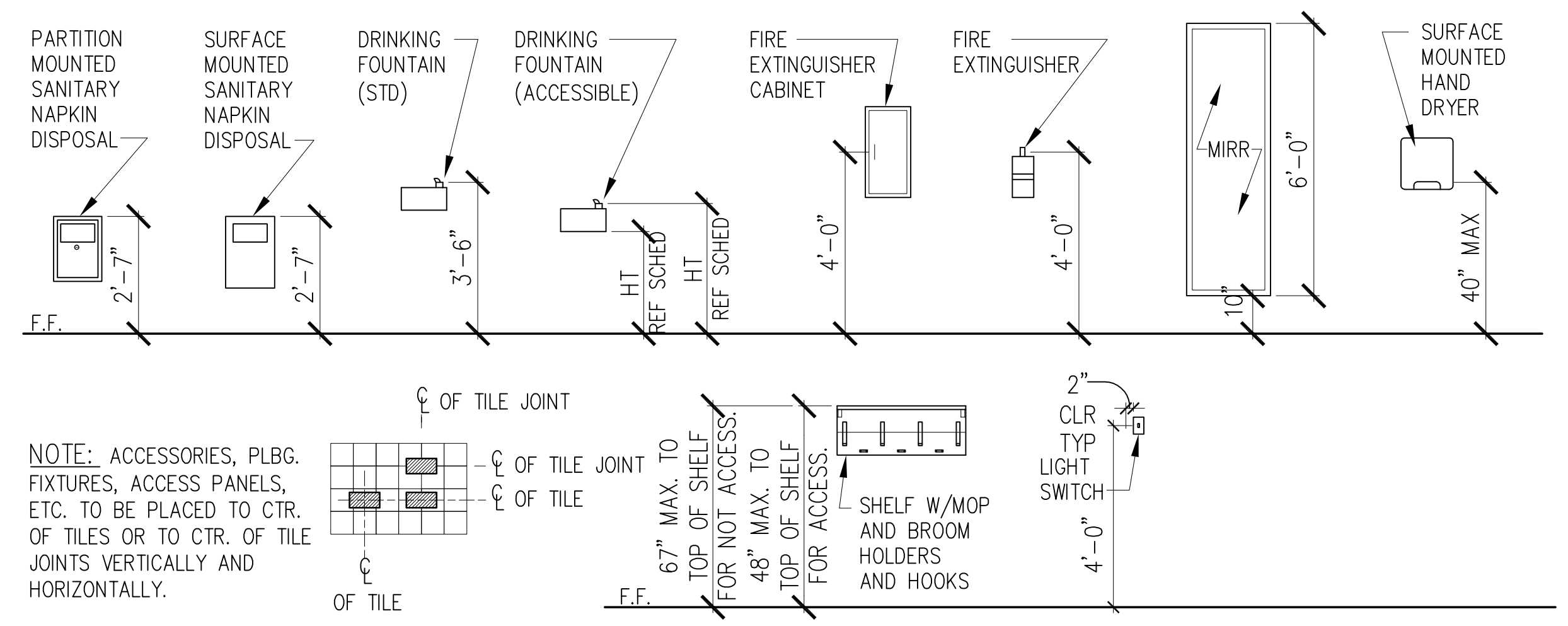
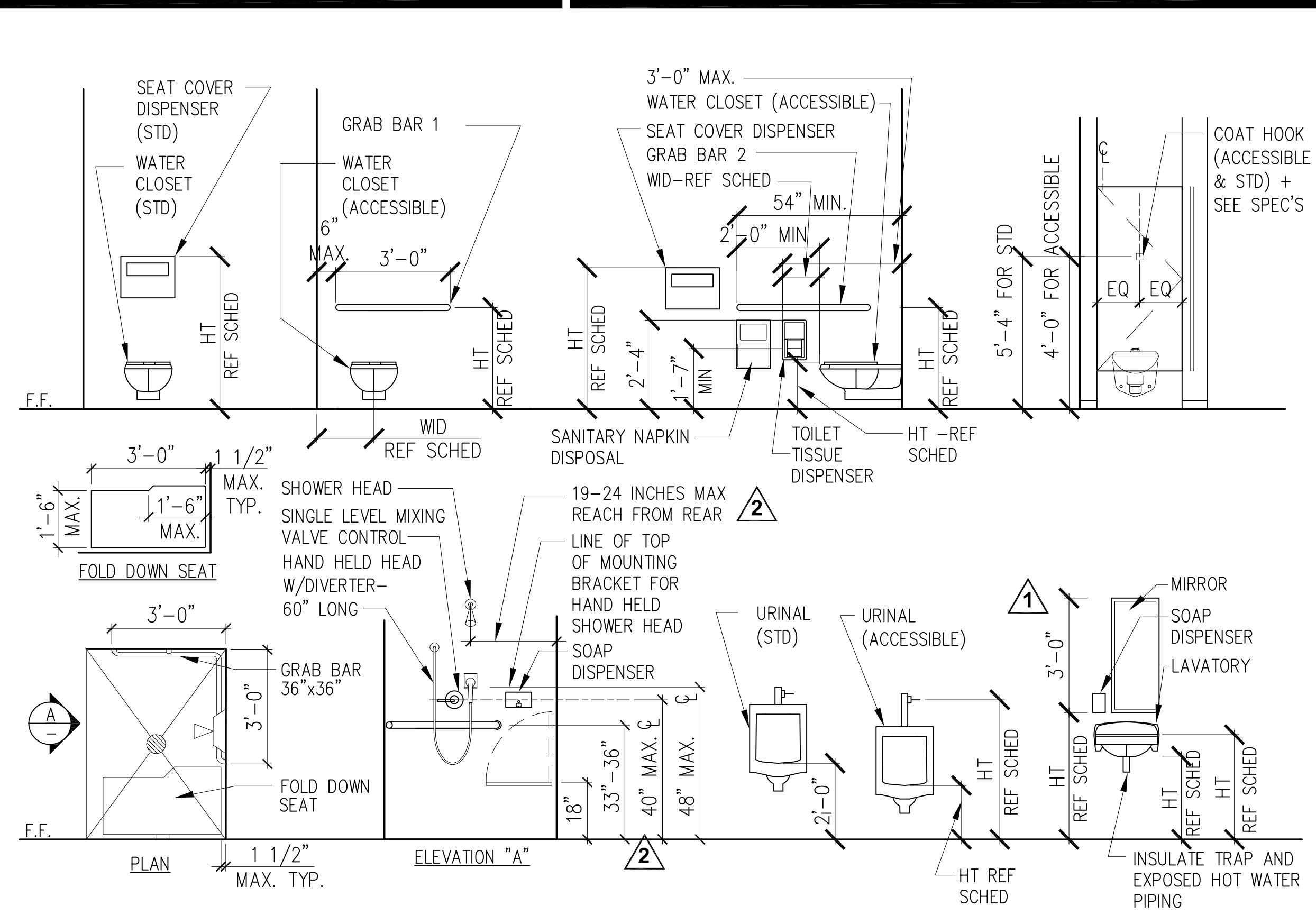
CHECKED BY: FP

**A8.04**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS

NO	ITEM DESCRIPTION	DETAIL	REMARKS
1	COAT HOOKS	3/-	-
2	GRAB BAR 1	3/-, 7/A8.03	-
3	GRAB BAR 2	3/-, 7/A8.03	-
4	CUSTODIAN'S MOP AND BROOM RACK W/SHELF	3/-	-
5	SURF. MOUNT. TOILET SEAT COVER DISPENSER	3/-, 9/A8.03	1
6	SURF. MOUNT. MULTI-ROLL TOILET TISSUE DISP.	3/-, 9/A8.03	1
7	RECESSED MULTI-ROLL TOILET TISSUE DISPENSER	3/-, 8/A8.03	-
8	RECESSED SANITARY NAPKIN DISPOSAL	3/-, 8/A8.03	-
9	SURFACE MOUNT. SANITARY NAPKIN DISPOSAL	3/-, 9/A8.03	1
10	SURFACE MOUNTED HAND DRYER	3/-	-
11	SURFACE MOUNTED SOAP DISPENSER	3/-, 9/A8.03	1
12	MIRROR	3/-, 2/A8.05	-

REMARK: 1. SEE DET 11/A8.05 FOR ACCESSORY MOUNTING @ WALL, REFER TO STD MOUNTING HEIGHT SCHEDULE FOR MOUNTING HEIGHT ALL ACCESSORIES



FIXTURE	SUGGESTED DIMENSION
TOILET CENTER LINE FROM WALL	1'-6"
TOILET SEAT HT. (STD. NOT ACCESSIBLE)	1'-7"
TOILET SEAT HEIGHT (TOP OF SEAT)	1'-5"-1'-7"
GRAB BAR HEIGHT (SIDE)	2'-9"
TOILET TISSUE IN FRONT OF TOILET	7" TO 9" MAX
T.P. IN FRONT (STD. NOT ACCESSIBLE)	2'-9"
NAPKIN DISPOSAL IN FRONT OF TOILET	1'-0" MAX
DISPENSER OR MIRROR HEIGHT	3'-4" MAX
SEAT COVER DISPENS. (STD. NOT ACCESSIBLE)	4'-0"
LAVATORY/SINK TOP HEIGHT	2'-10" MAX
LAVATORY/SINK KNEE CLEARANCE	2'-3" MIN
URINAL LIP HEIGHT	1'-5" MAX
URINAL FLUSH HANDLE HEIGHT	3'-8" MAX
DRINKING FOUNTAIN BUBBLER HEIGHT	3'-0" MAX
DRINKING FOUNTAIN KNEE CLEARANCE	2'-3" MIN
SOAP DISPENSER HEIGHT TO BOTTOM	3'-4"

**LEGEND**

A = ADULT DIMENSIONS

**NOTES**

- ALL FIXTURES AND ACCESSORIES ARE ACCESSIBLE UNLESS OTHERWISE NOTED OR DIMENSIONED.
- SEE ENLARGED TOILET PLAN DRAWINGS FOR TOILET ACCESSORY LOCATIONS.
- ALL ACCESSORIES ARE TO BE ACCESSIBLE WITH A MAXIMUM REACH HEIGHT OF 3'-4" FROM FLOOR TO CENTER OF FUNCTIONAL POINT.
- SEE PLUMBING DRAWINGS FOR ALL PLUMBING FIXTURES.
- SHOWER SEAT SHOULD BE MOUNTED AND LOCATED PER CODE SECTION CBC 11B-610.3.

SCALE: 10

SCALE: 7 TOILET ACCESSORY SCHEDULE SCALE: N.T.S. 4

SCALE: 11

SCALE: 8 SINK - ADA CLEARANCES SCALE: 3/4"=1'-0" 5

SCALE: 12

SCALE: 9 LAVATORY - ADA CLEARANCES SCALE: 3/4"=1'-0" 6

**MOUNTING HEIGHT SCHEDULE**

SCALE: N.T.S. 3



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**INTERIOR**

**CEILING  
DETAILS**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

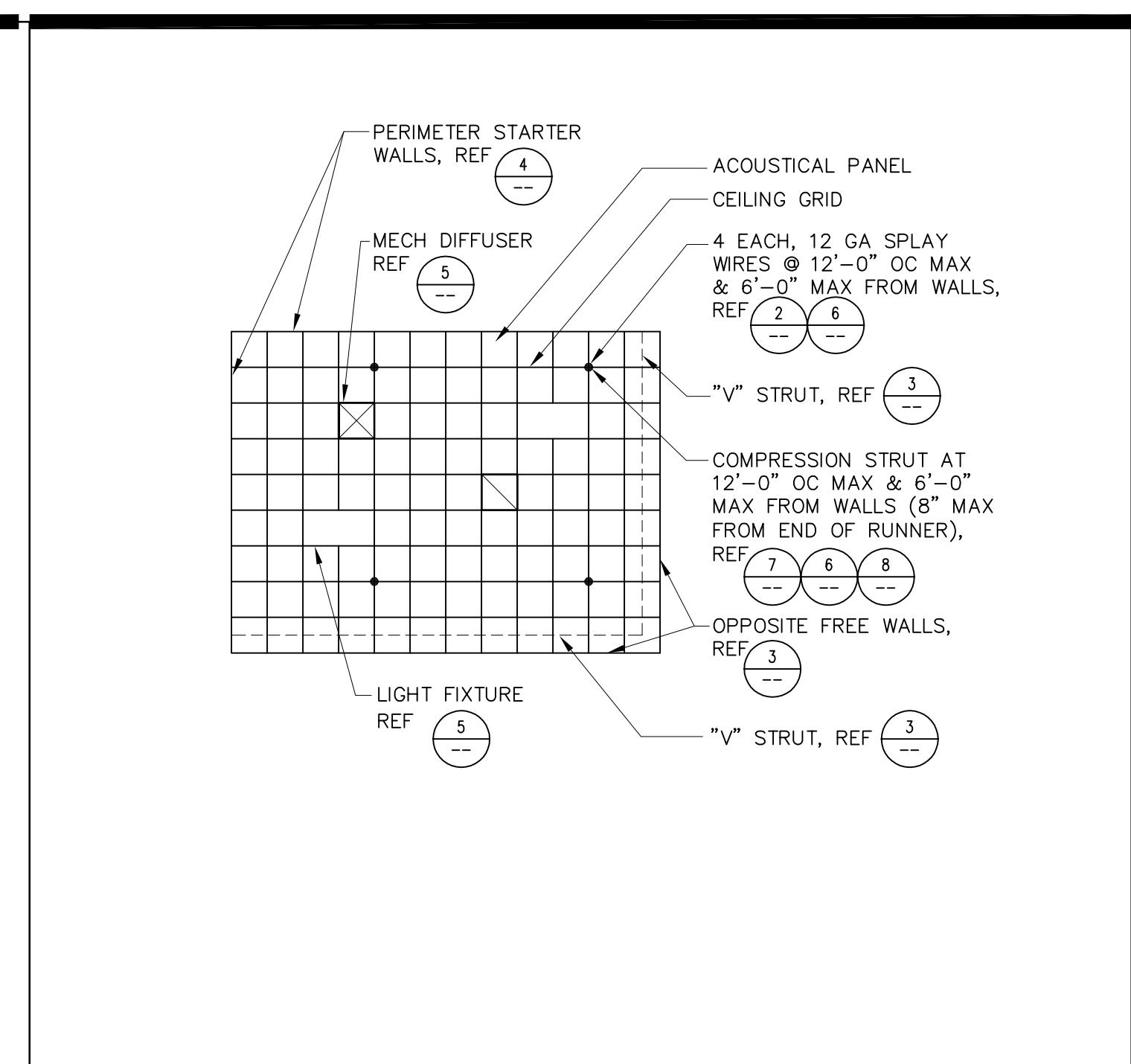
DATE 02/2023

DRAWN BY: KK

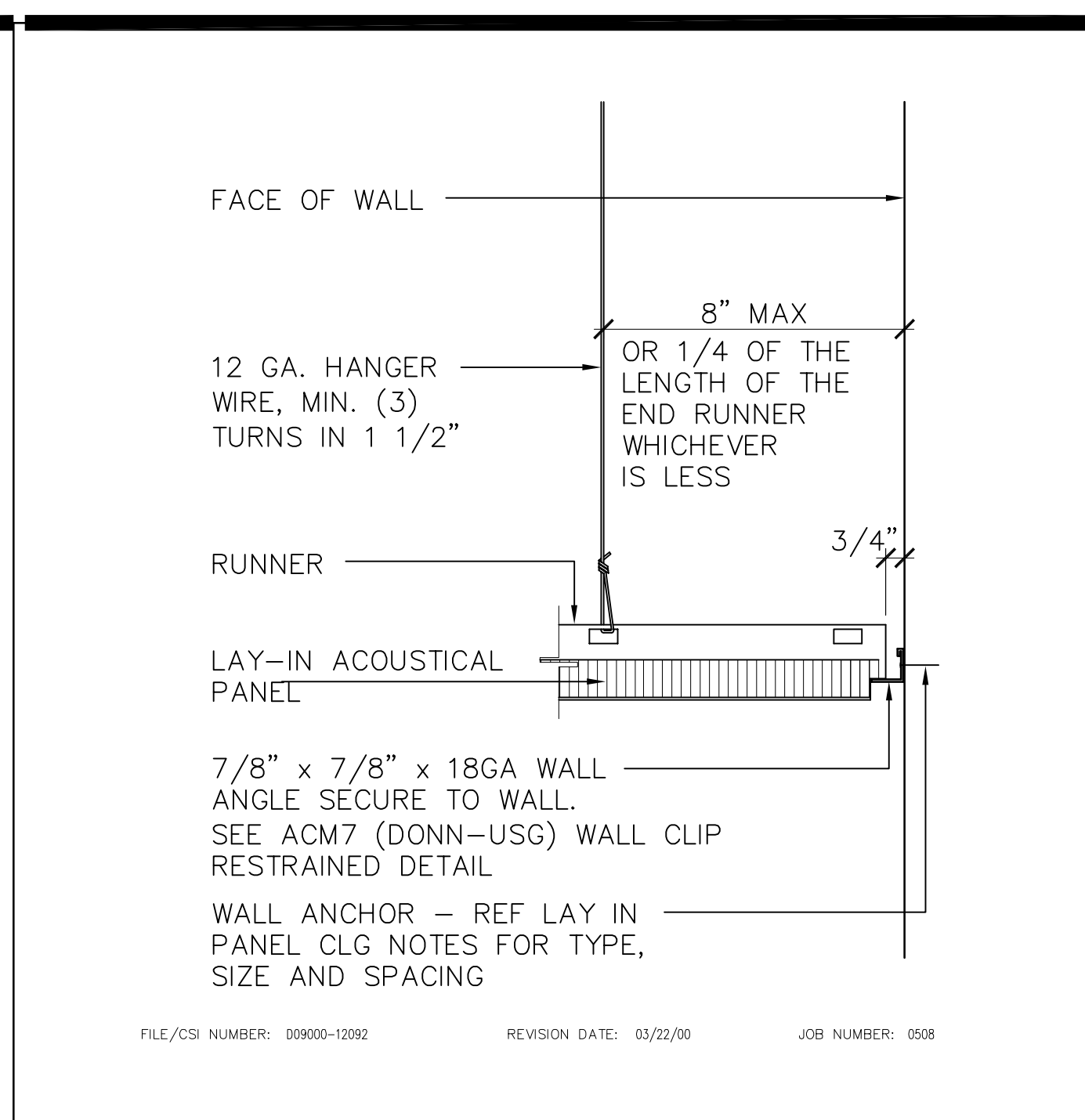
CHECKED BY: FP

**A8.05**

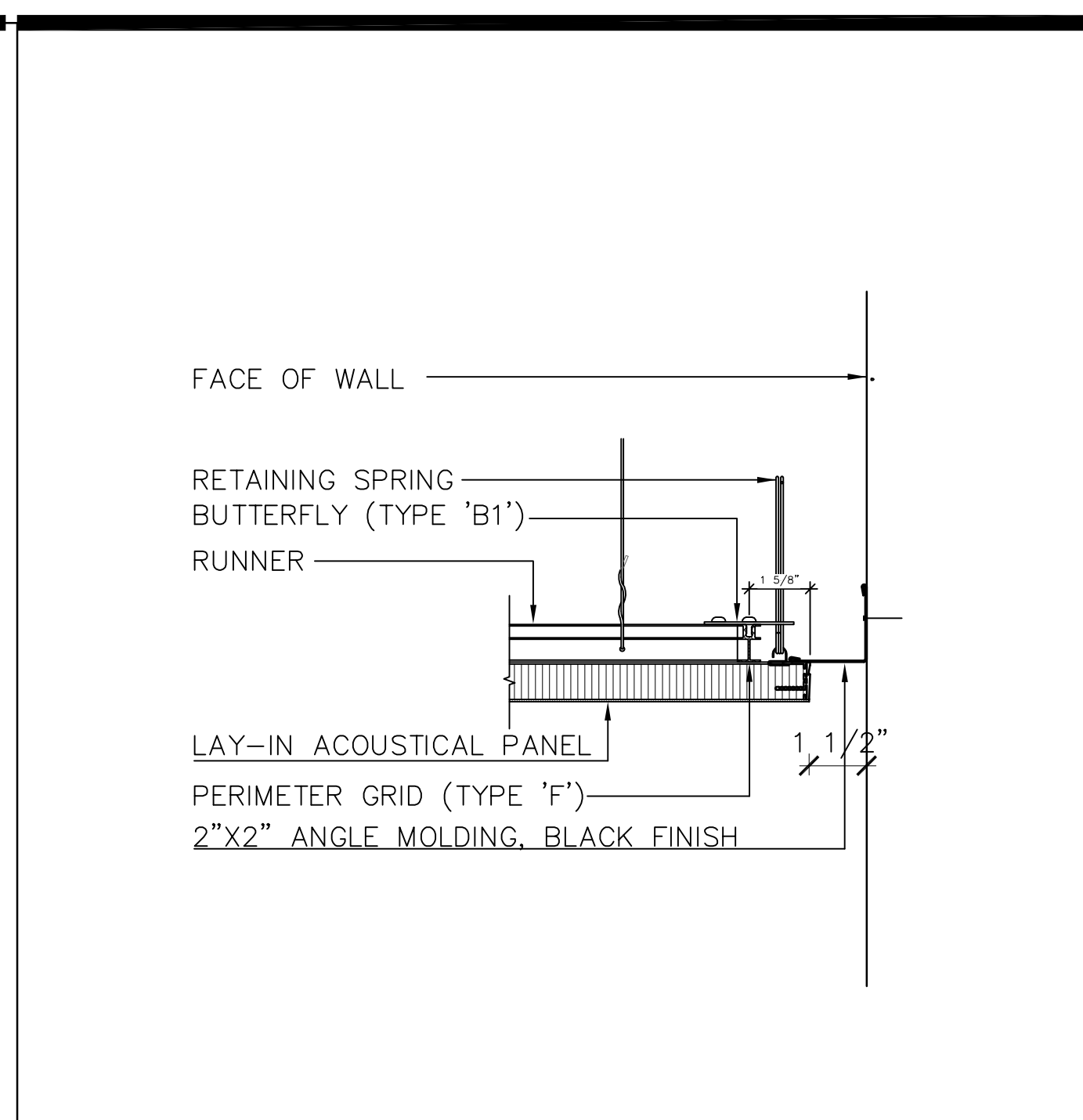
FILE NAME: 201806.01145CADDIA\_ARCHSHTS



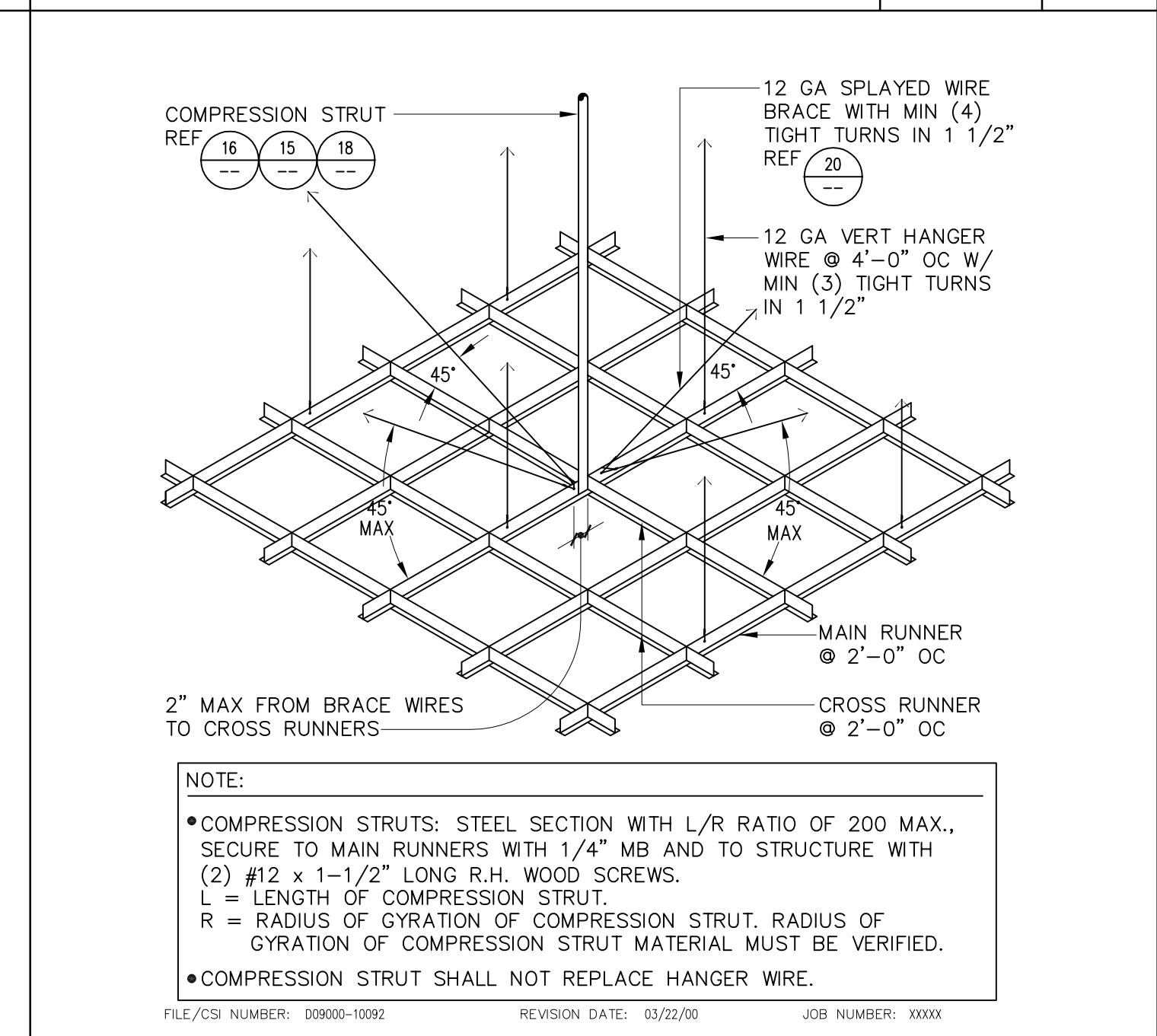
**TYP SUSPENDED CLG DET** SCALE: 1/4"=1'-0" 1



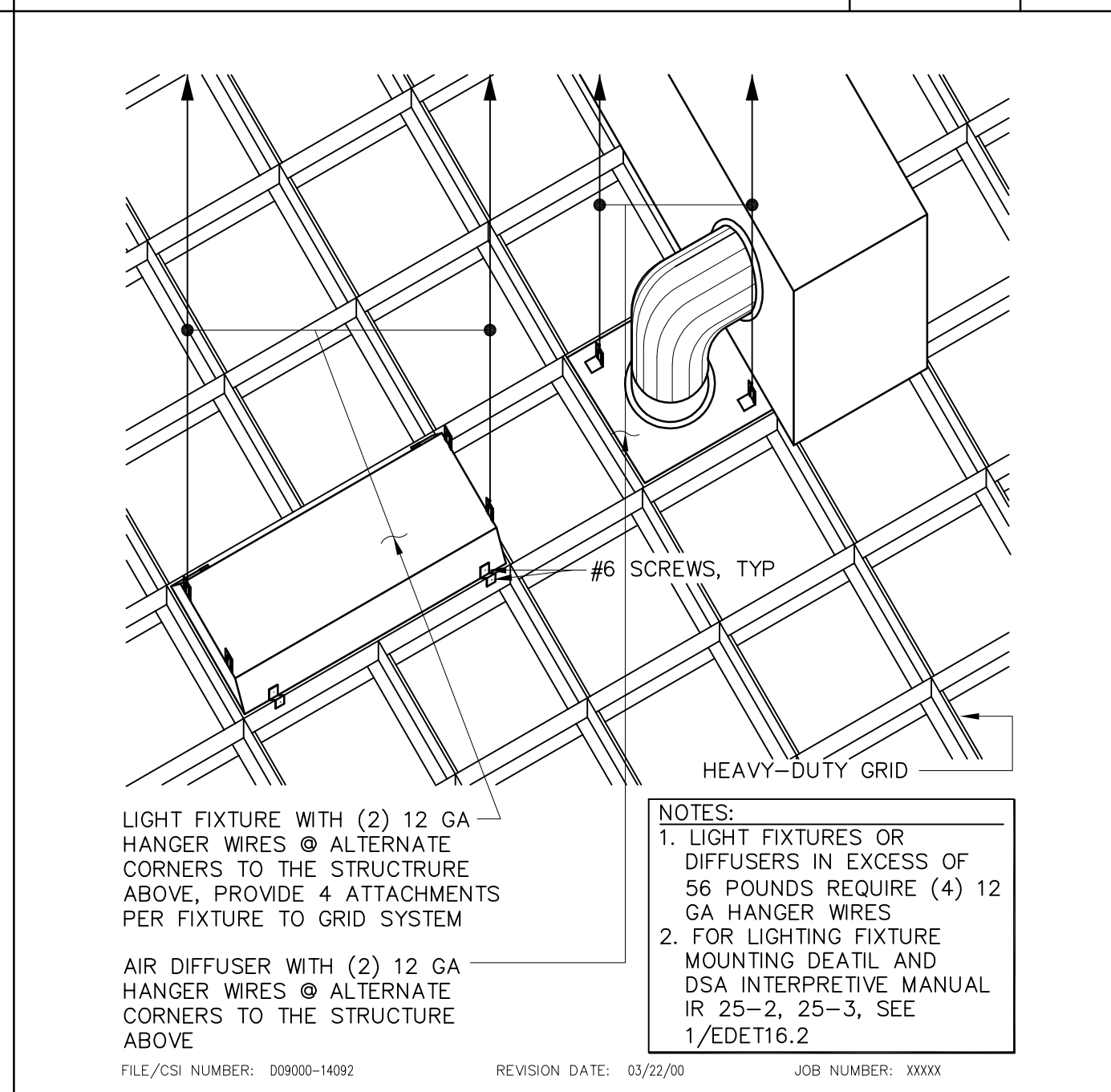
**CEILING PERIMETER** SCALE: 3/8"=1'-0" 4



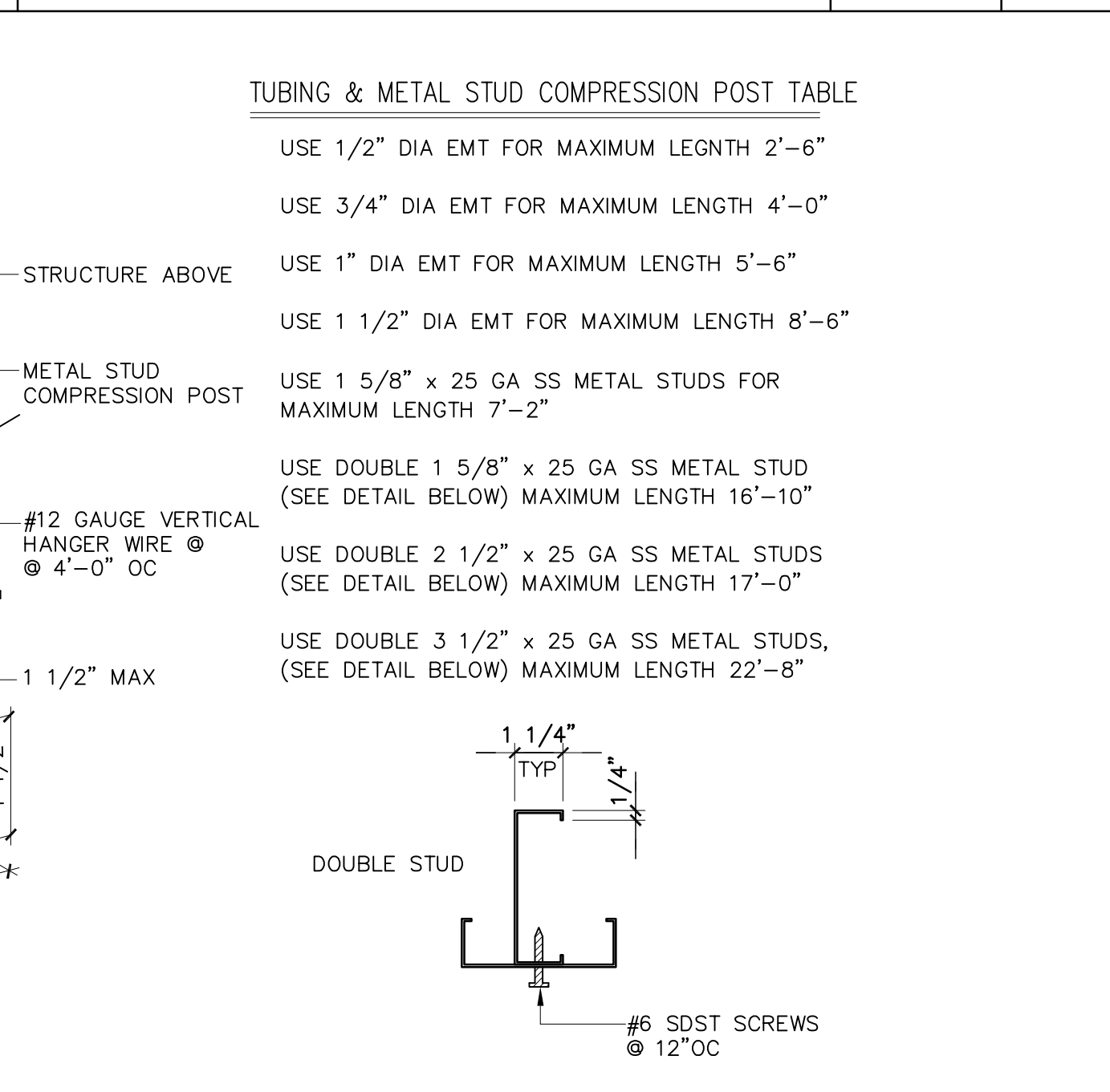
**CLG PERIMETER - HINGED** SCALE: 3/8"=1'-0" 9



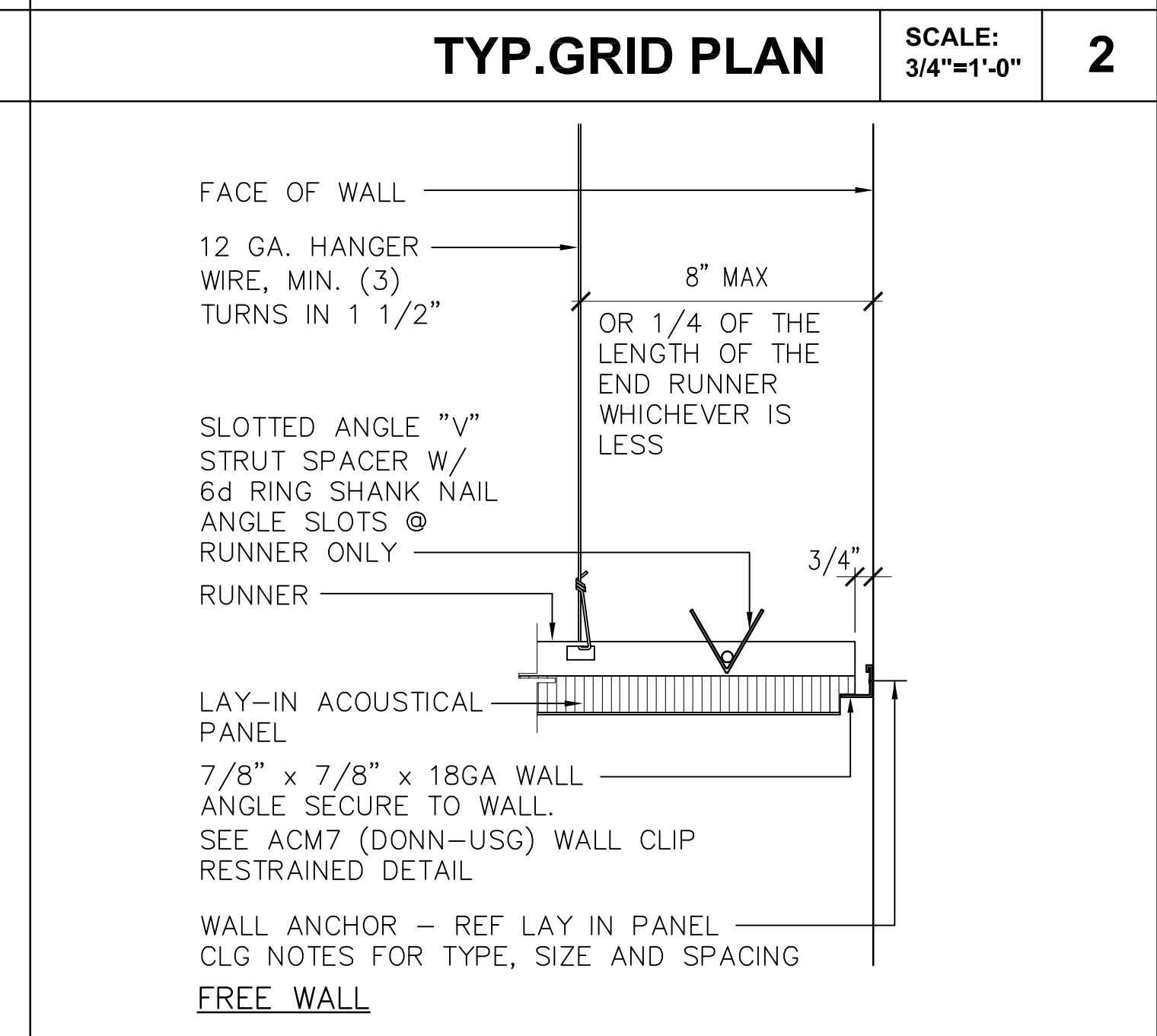
**TYP.GRID PLAN** SCALE: 3/4"=1'-0" 2



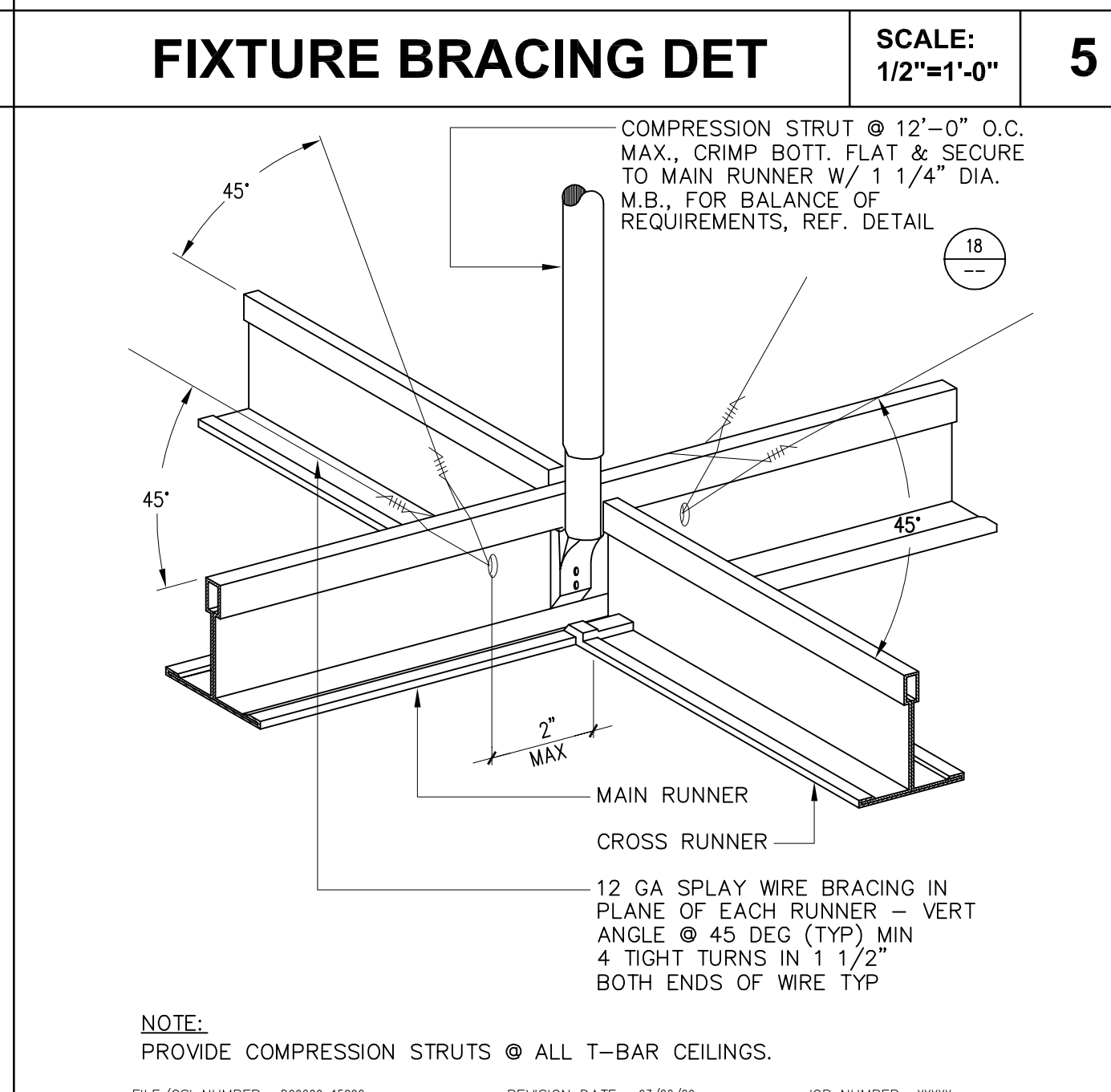
**FIXTURE BRACING DET** SCALE: 1/2"=1'-0" 5



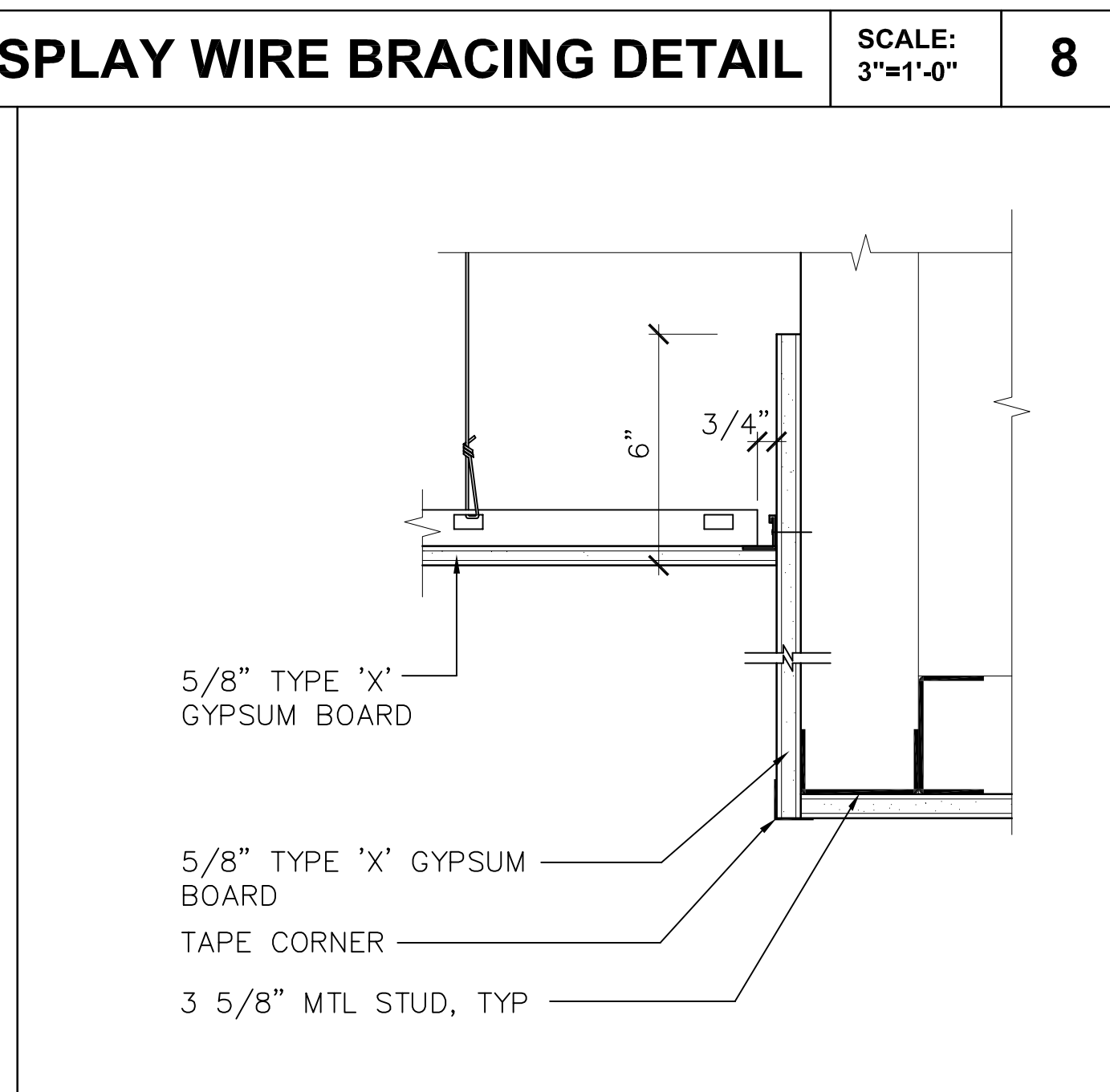
**SPLAY WIRE BRACING DETAIL** SCALE: 3/8"=1'-0" 8



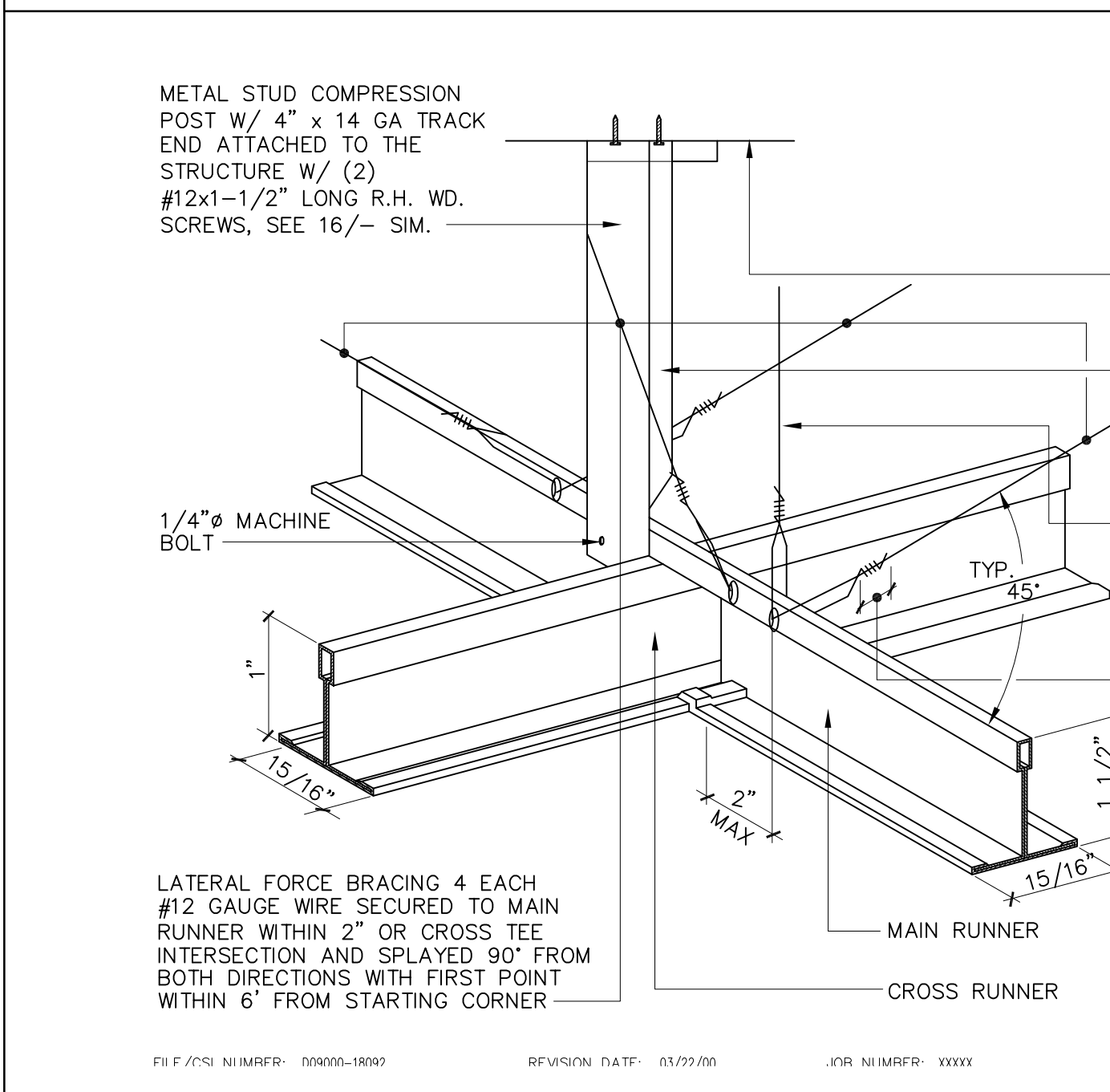
**CEILING PERIMETER** SCALE: 3/8"=1'-0" 3



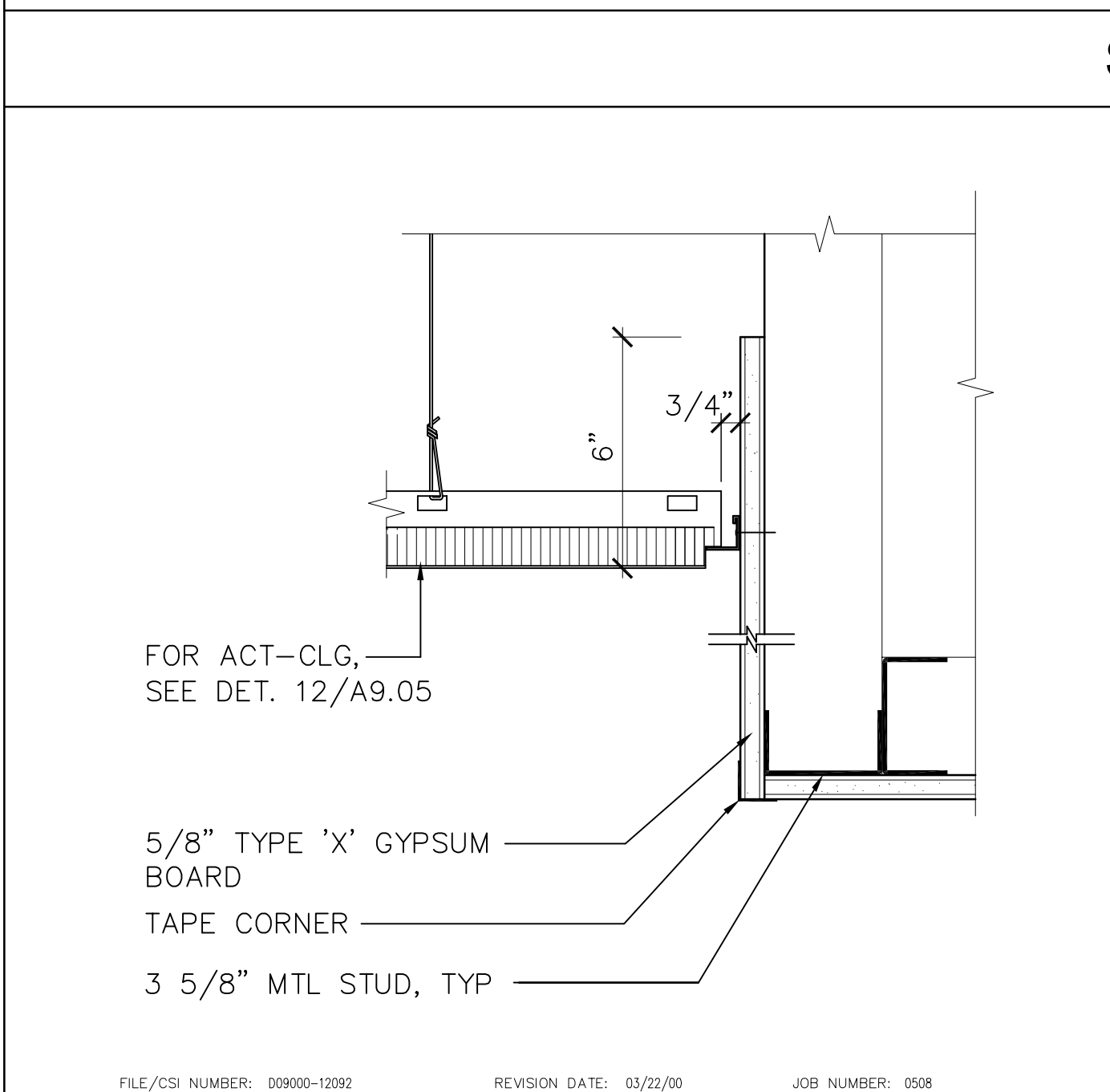
**SPLAY WIRE BRACING DET** SCALE: 3/8"=1'-0" 6



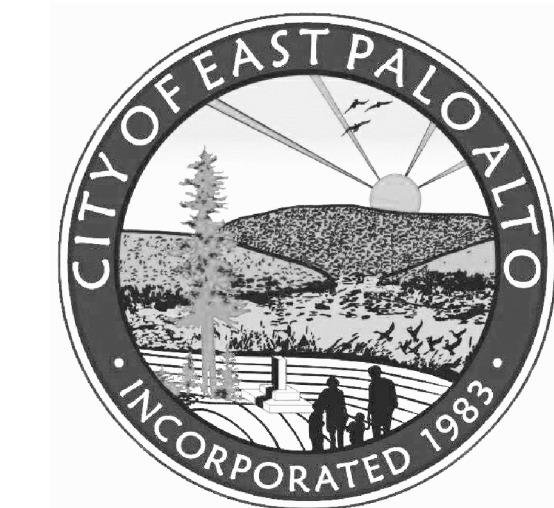
**STEP AT GYP. CLG** SCALE: 3/8"=1'-0" 9



**STEP AT ACT CLG** SCALE: 3/8"=1'-0" 10



**STEP AT ACT CLG** SCALE: 3/8"=1'-0" 10



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

PLAN REVIEW ACCEPTANCE  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/23/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:  
02/12/24 BLDG DEPARTMENT REVISIONS  
10/06/23 BLDG DEPARTMENT REVISIONS  
04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**SIGNAGE DETAILS & SCHEDULE**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

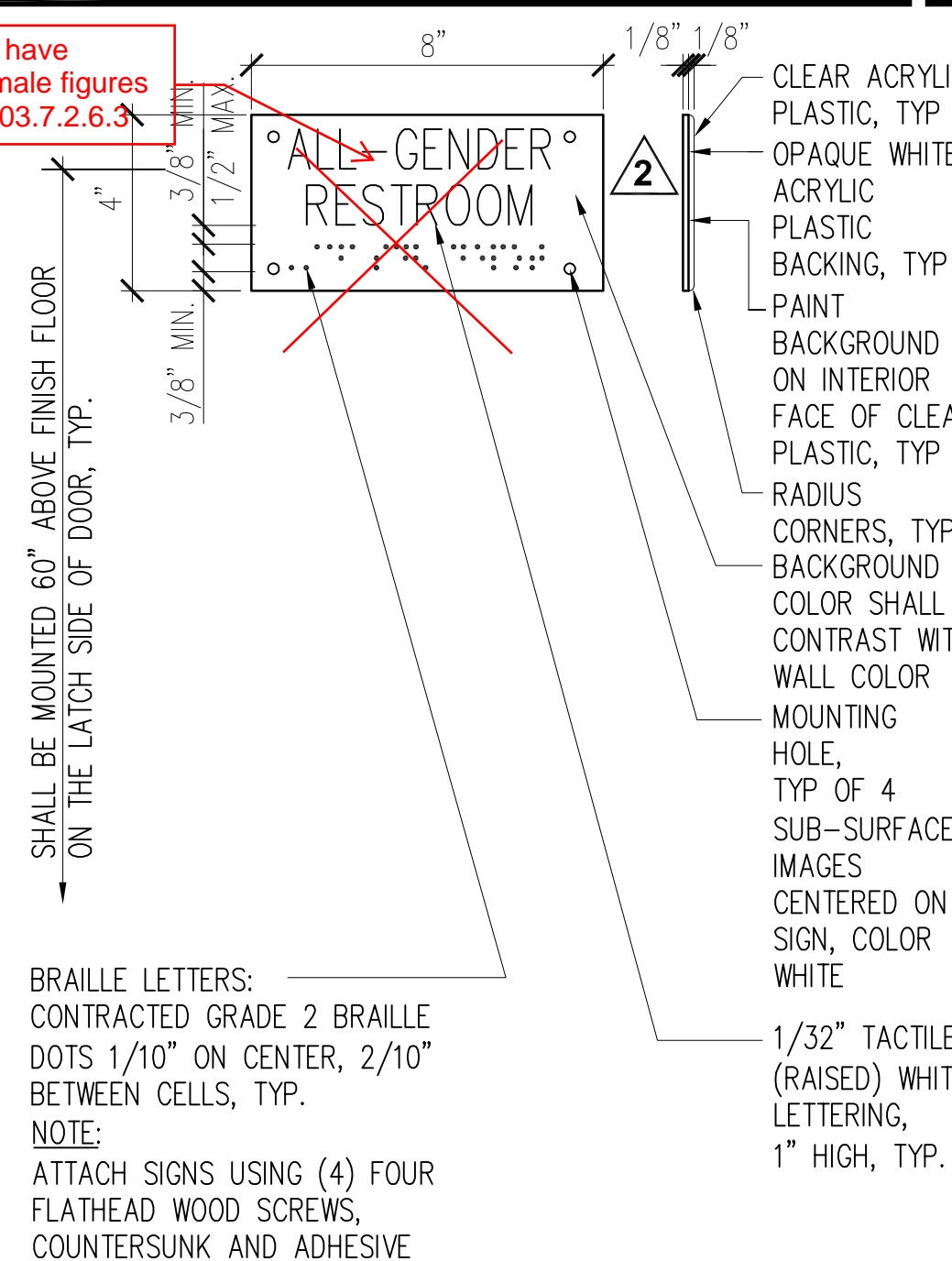
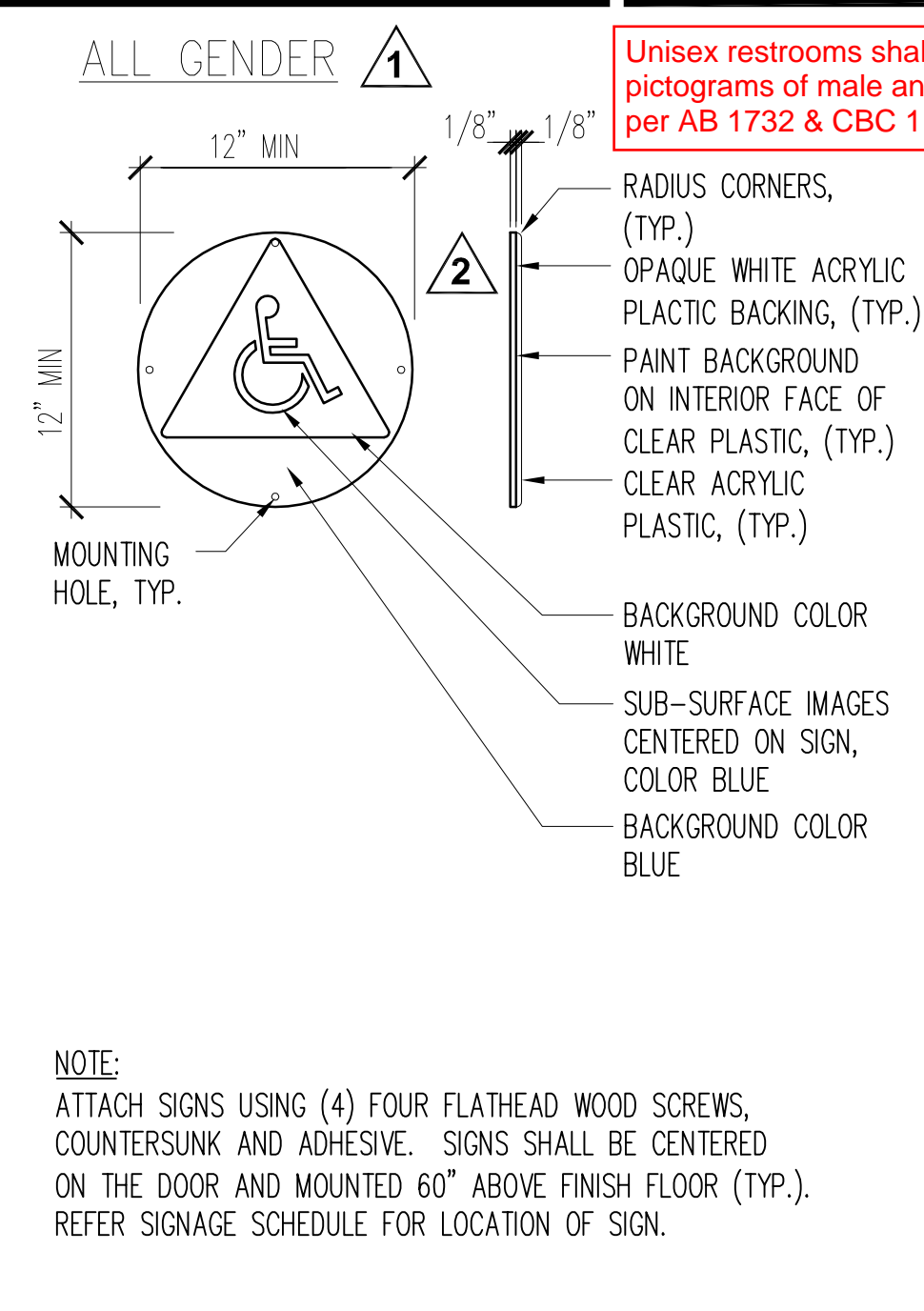
**A8.06**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS

NO.	ITEM DESCRIPTION	LOCATION	DETAIL	COUNT	REMARKS
1	ALL GENDER RESTROOM DOOR SYMBOL	112	10/-	1	1
2	ALL GENDER RESTROOM DOOR SYMBOL	111	11/-	1	1
3	ALL GENDER RESTROOM SIGN	112	7/-	1	1, 4
4	ALL GENDER RESTROOM SIGN	111	8/-	1	1, 4
5	ROOM IDENTIFICATION SIGNAGE	100-110, 113-116, 120, 121	9/-	17	1, 2, 4
6	TACTILE EXIT SIGNAGE	109, 116 120	12/-	6	1, 4

REMARKS:

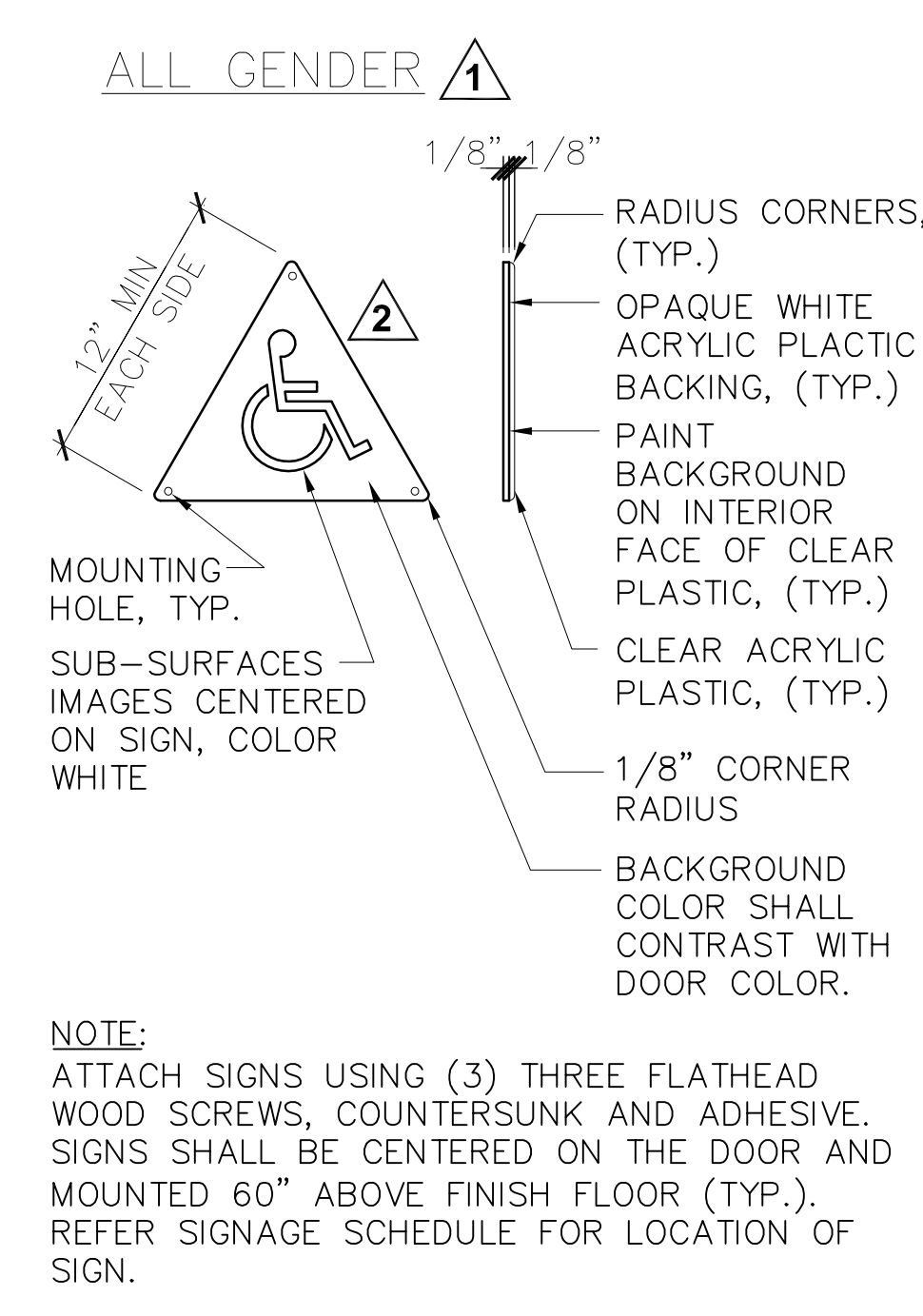
- REFER TO DET. 3/- FOR MOUNTING LOCATION
- 1/32" TACTILE (RAISED) LETTERING SHALL BE USED ON ROOM IDENTIFICATION SIGNS, 1" HIGH, U.O.N. ROOM ID SIGNS SHOULD HAVE THE TEXT MESSAGE INDICATED ON THE SCHEDULE (I.E.: "WOMEN'S RESTROOM") TACTILE EXIT SIGNS SHALL BE REQUIRED AT CBC 1019
- EXIT SIGN FOR LOCATIONS & MOUNTING DETAILS, SAD & SED
- PRIOR TO FABRICATION OF BRAILLE AT SIGNAGE, CONTRACTOR TO SUBMIT DOCUMENTATION TO CONFIRM COMPLIANCE WITH ADA/CBC REQUIREMENTS



DOOR MOUNTED RR SYMBOL SCALE: 1 1/2"=1'-0" 7

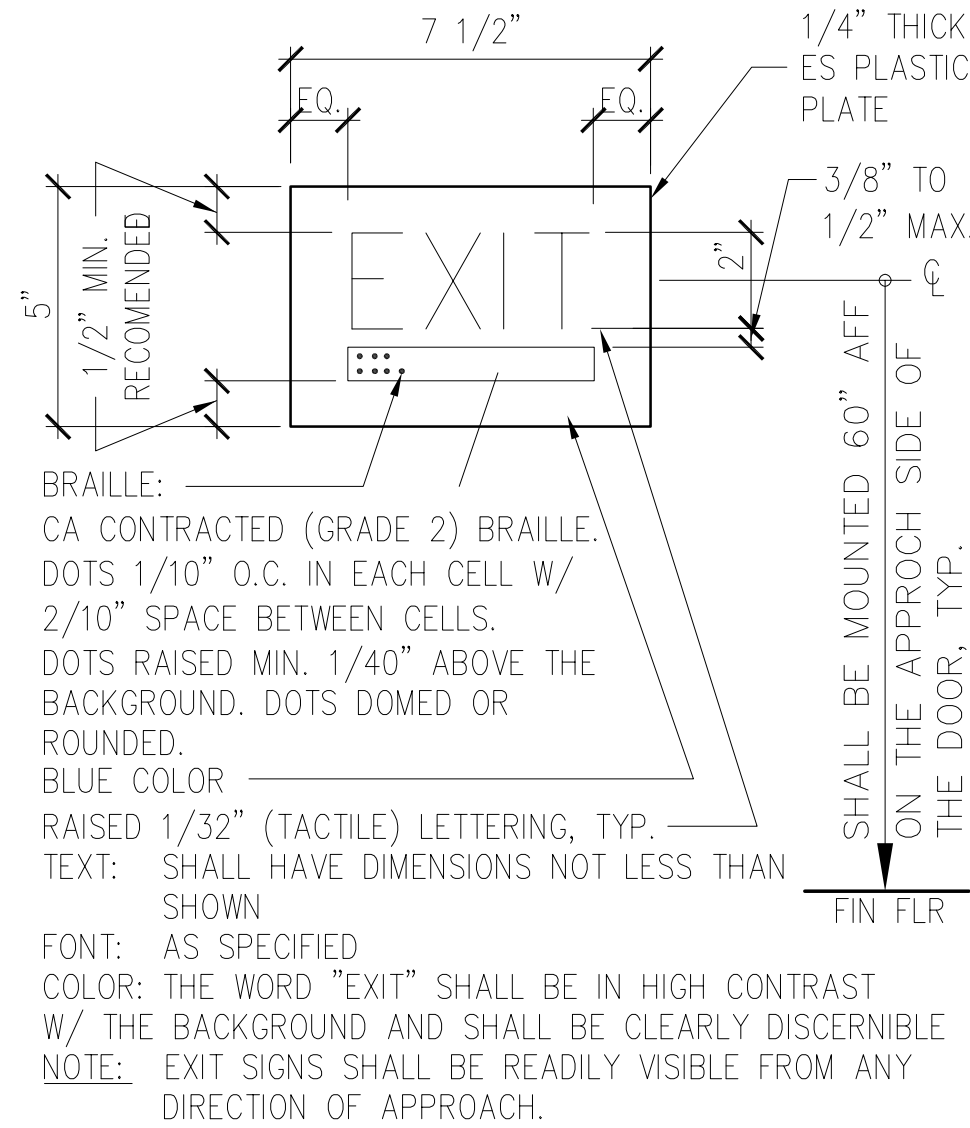
WALL MOUNTED RR SYMBOL SCALE: 3"=1'-0" 4

SIGNAGE SCHEDULE SCALE: N.T.S. 1

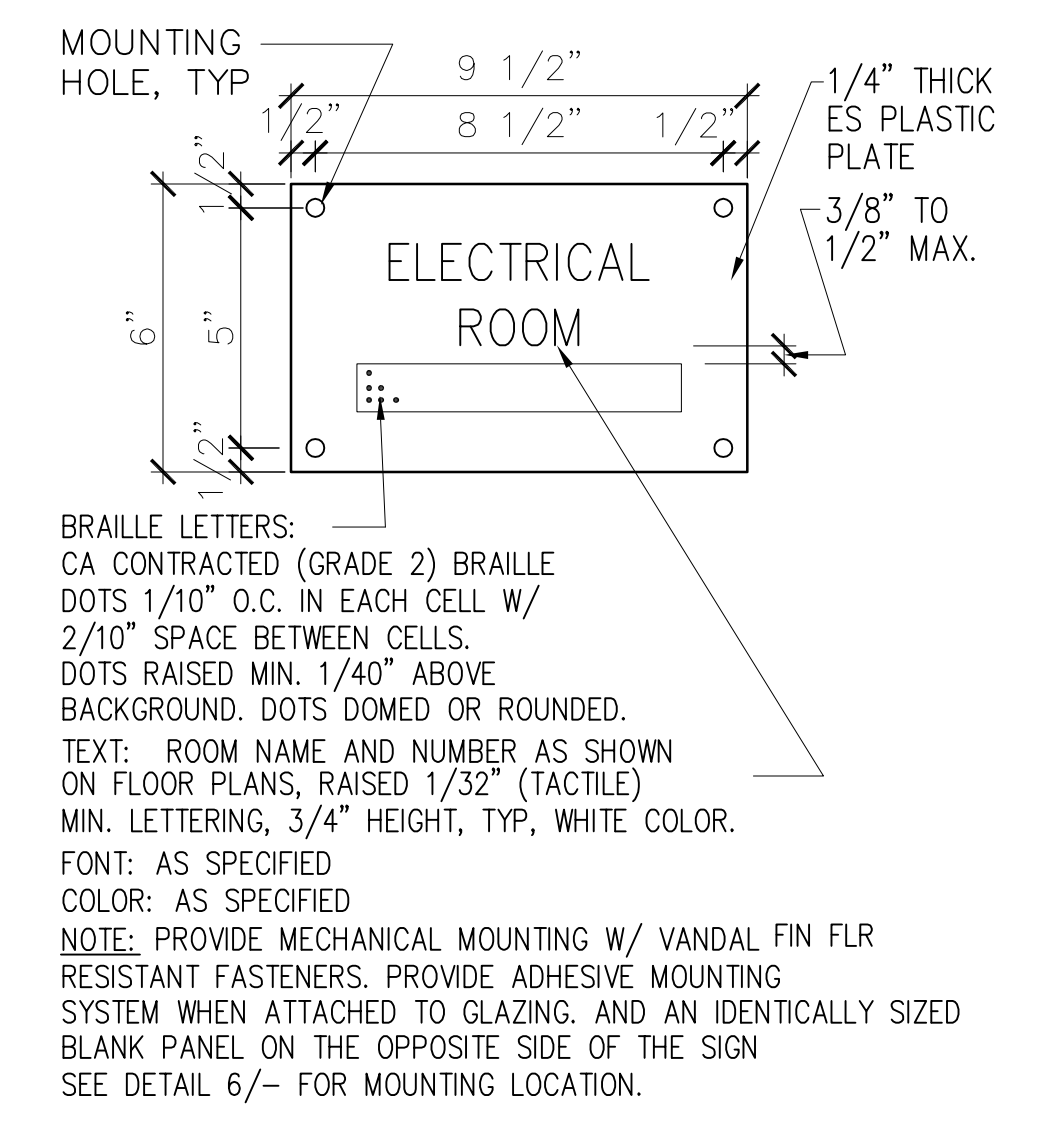


DOOR MOUNTED RR SYMBOL SCALE: 1 1/2"=1'-0" 8

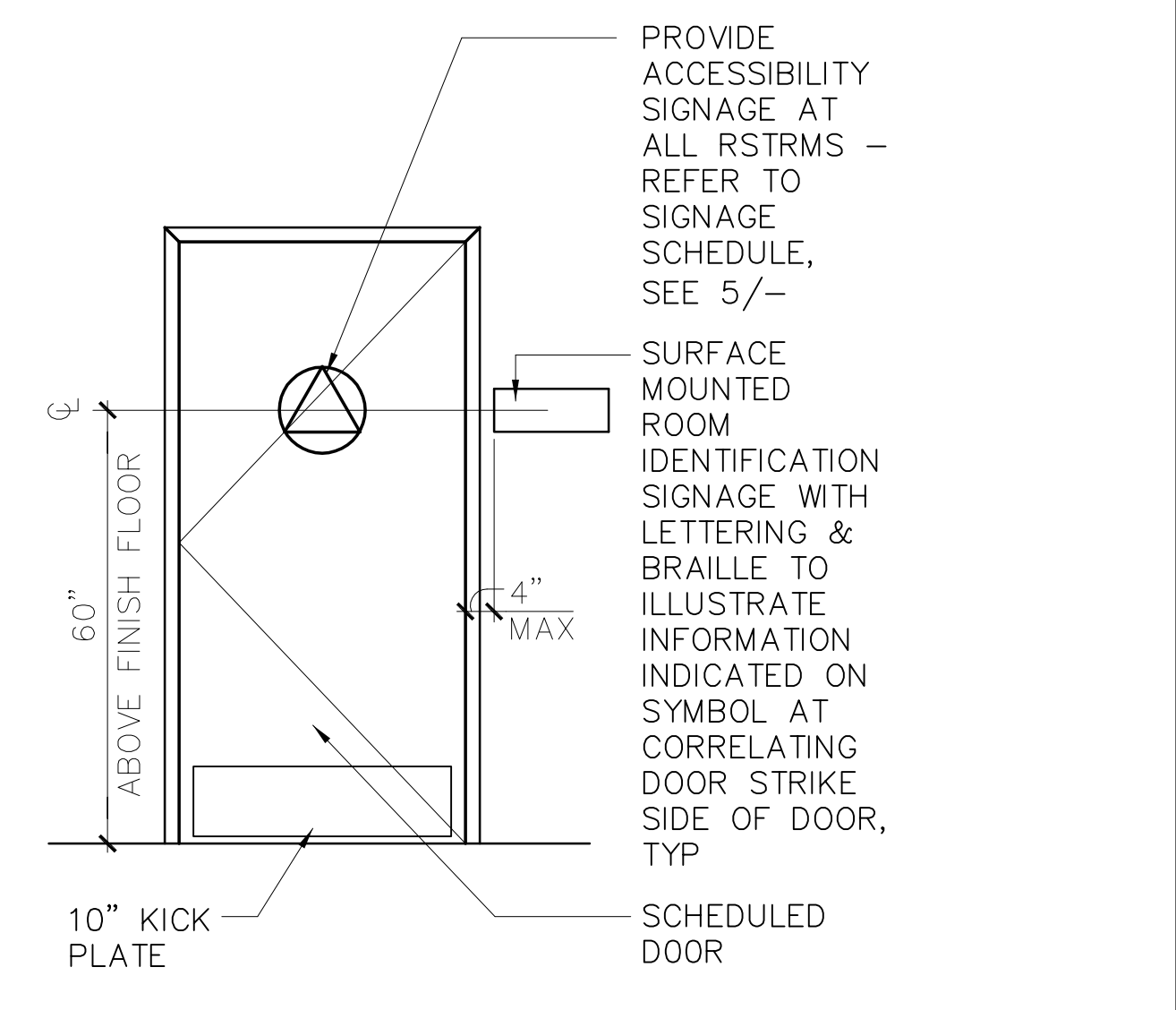
SCALE: 5



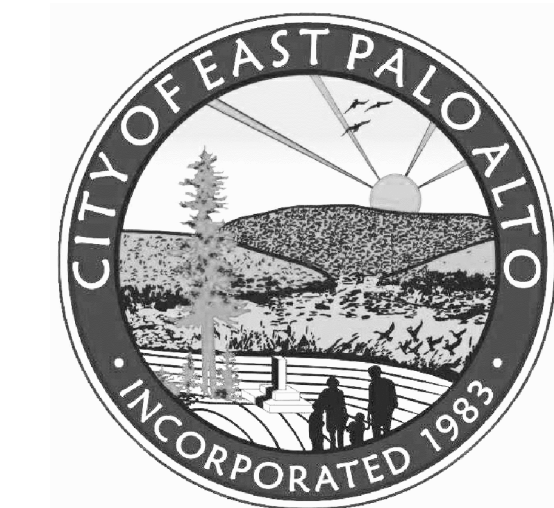
TACTILE EXIT SIGNAGE SCALE: 3"=1'-0" 9



RM IDENTIFICATION SIGNAGE SCALE: 3"=1'-0" 6



TYP. EXT. ELEV @ ENTRY DR SCALE: 1/2"=1'-0" 3



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

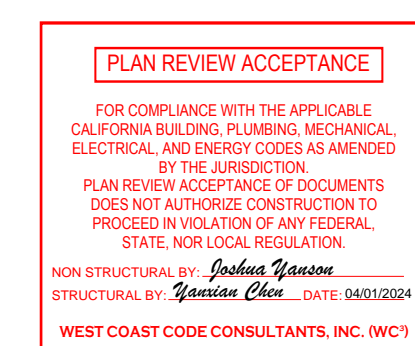
© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**DOOR & WINDOW DETAILS**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

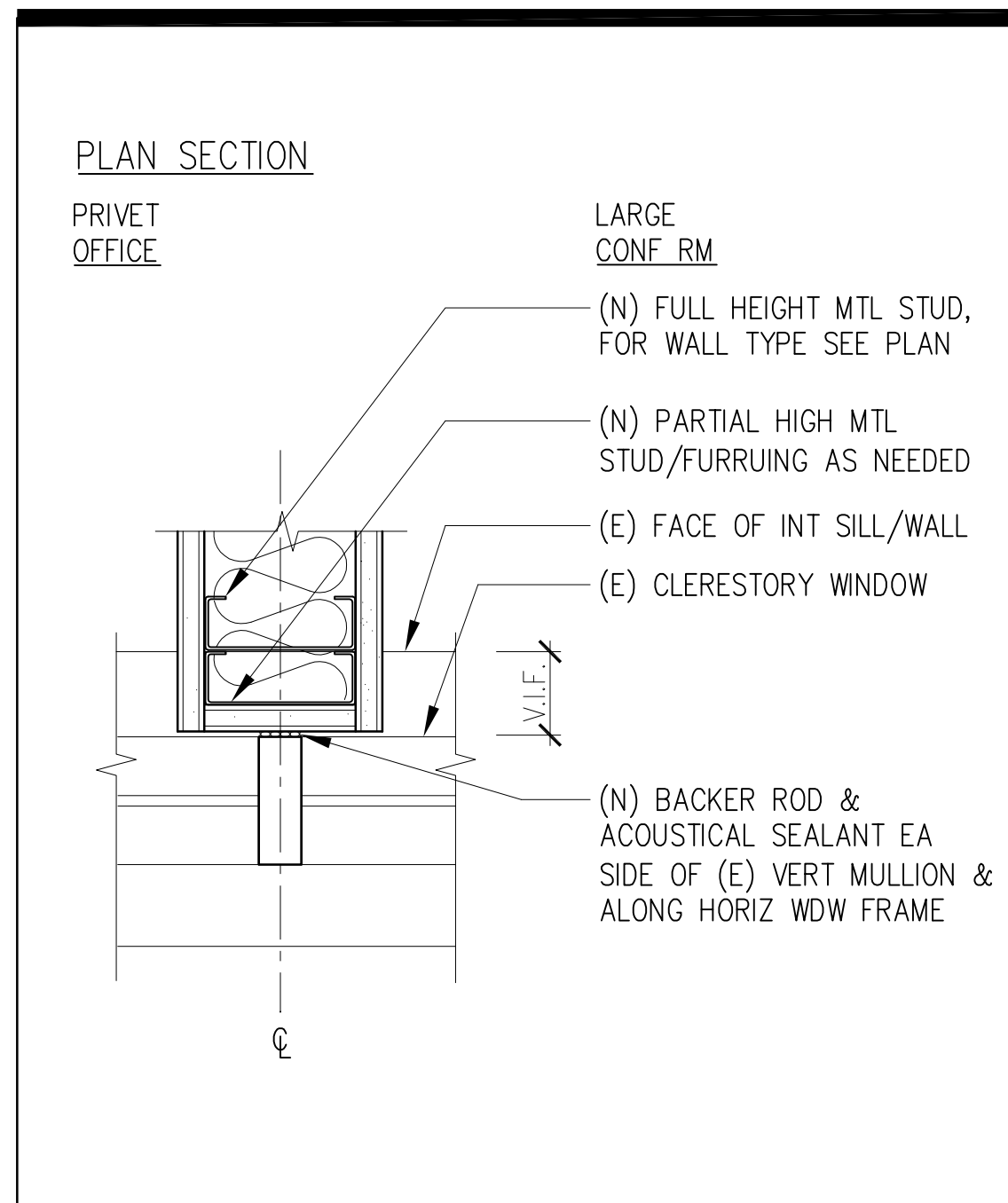
DATE 02/2023

DRAWN BY: KK

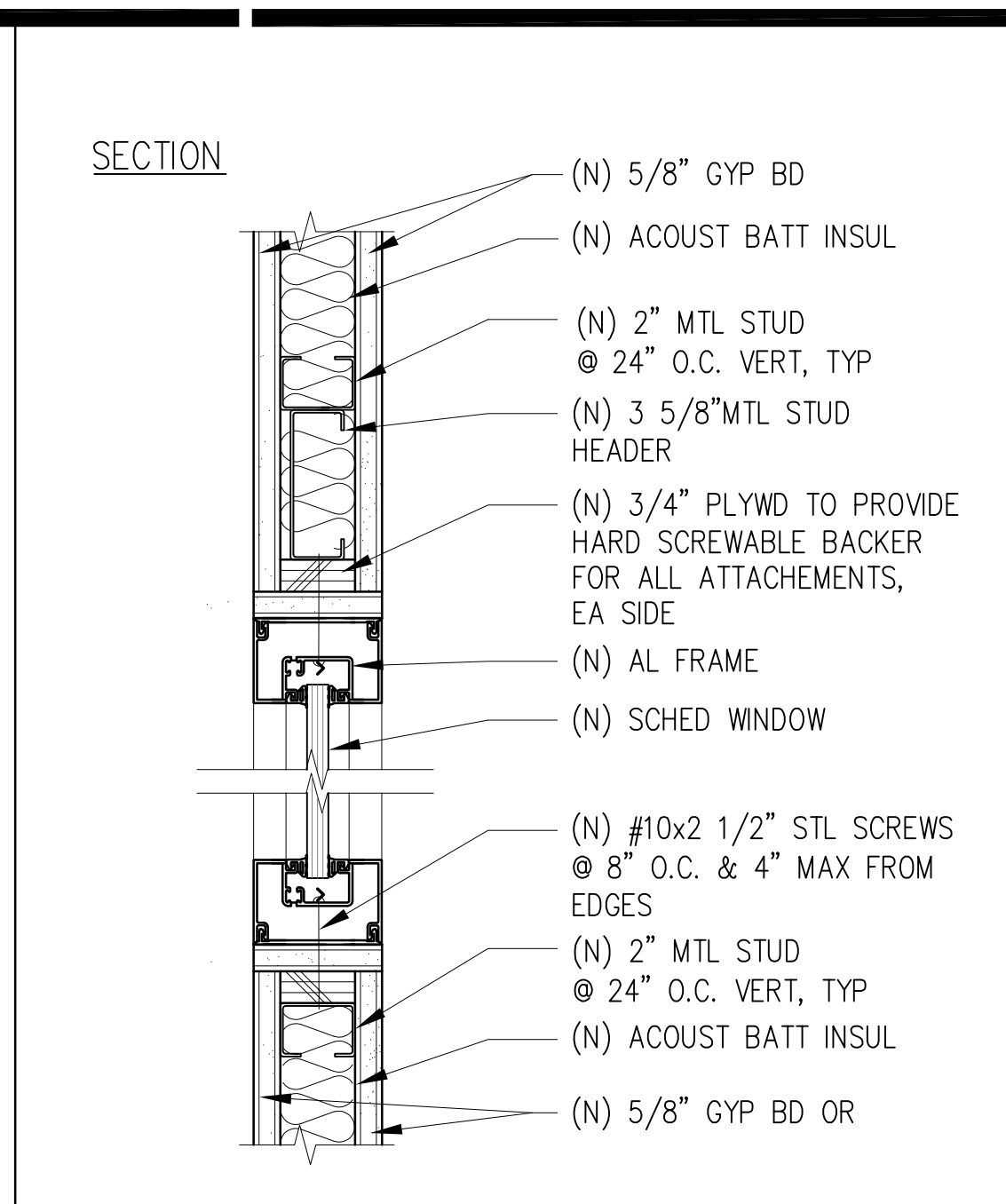
CHECKED BY: FP

**A8.07**

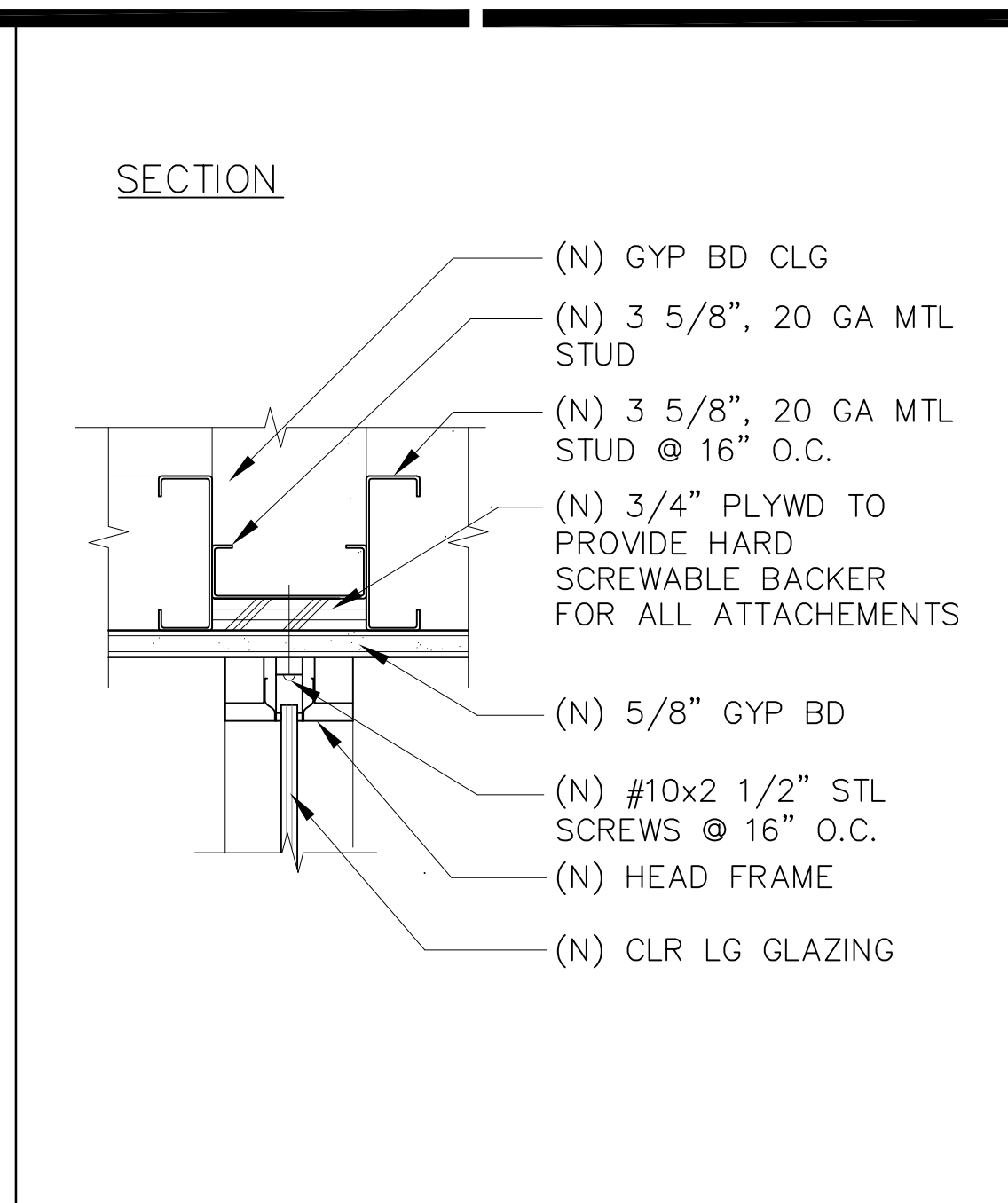
FILE NAME: 201806.01145CADDIA\_ARCHSHTS



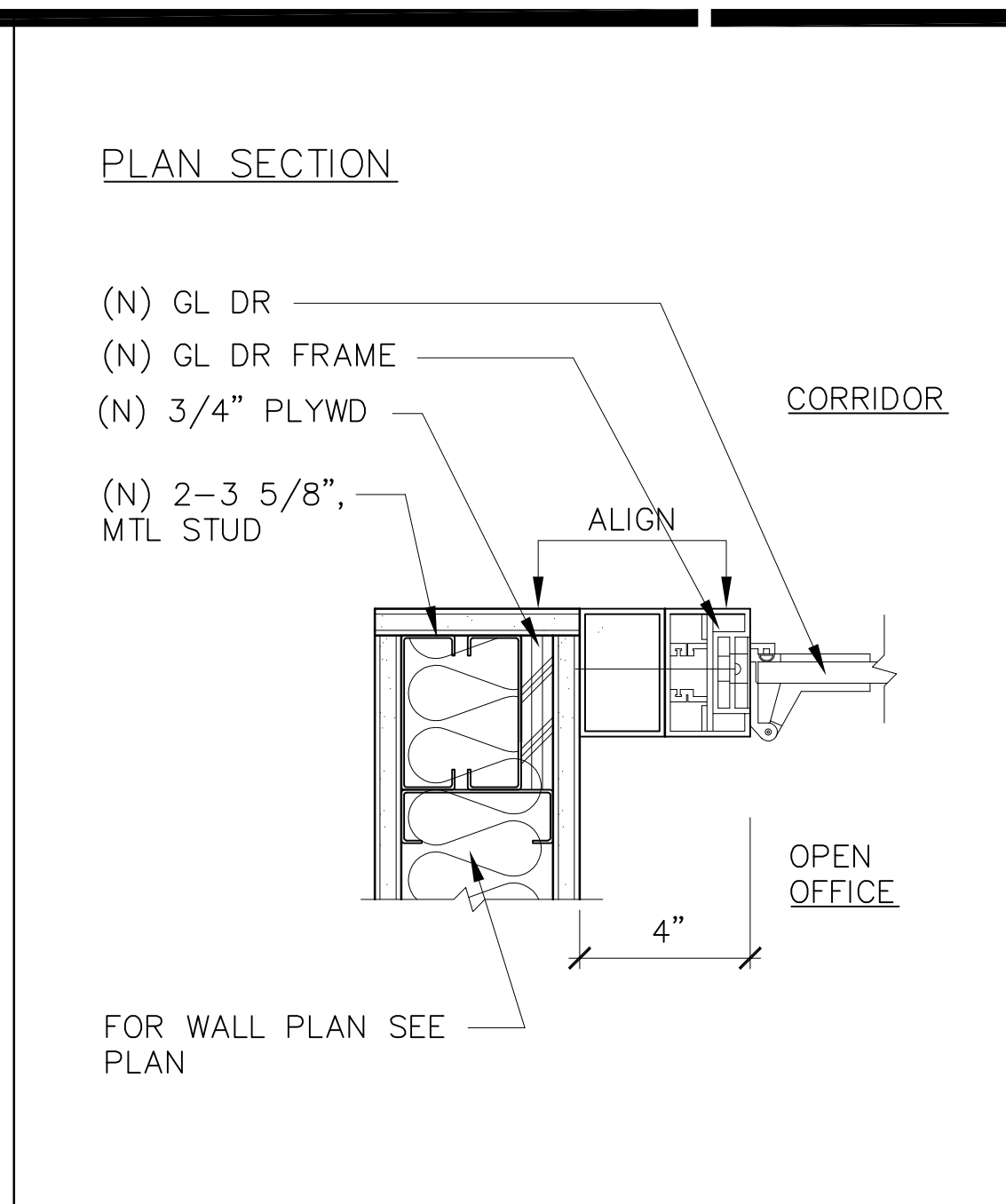
**SPECIAL WDW JAMB DET** SCALE: 3"=1'-0" **13**



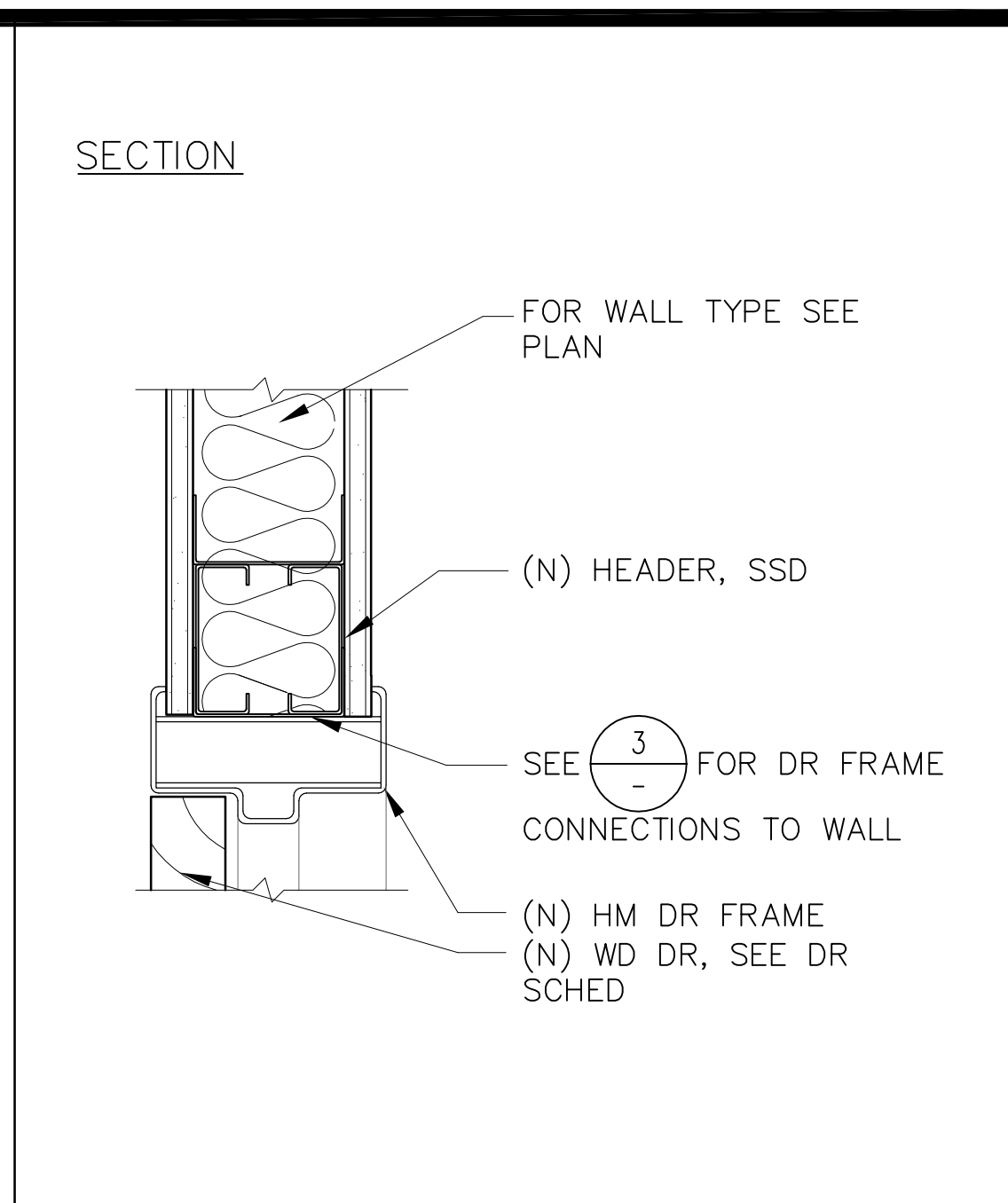
**AL WDW HEAD & SILL** SCALE: 3"=1'-0" **10**



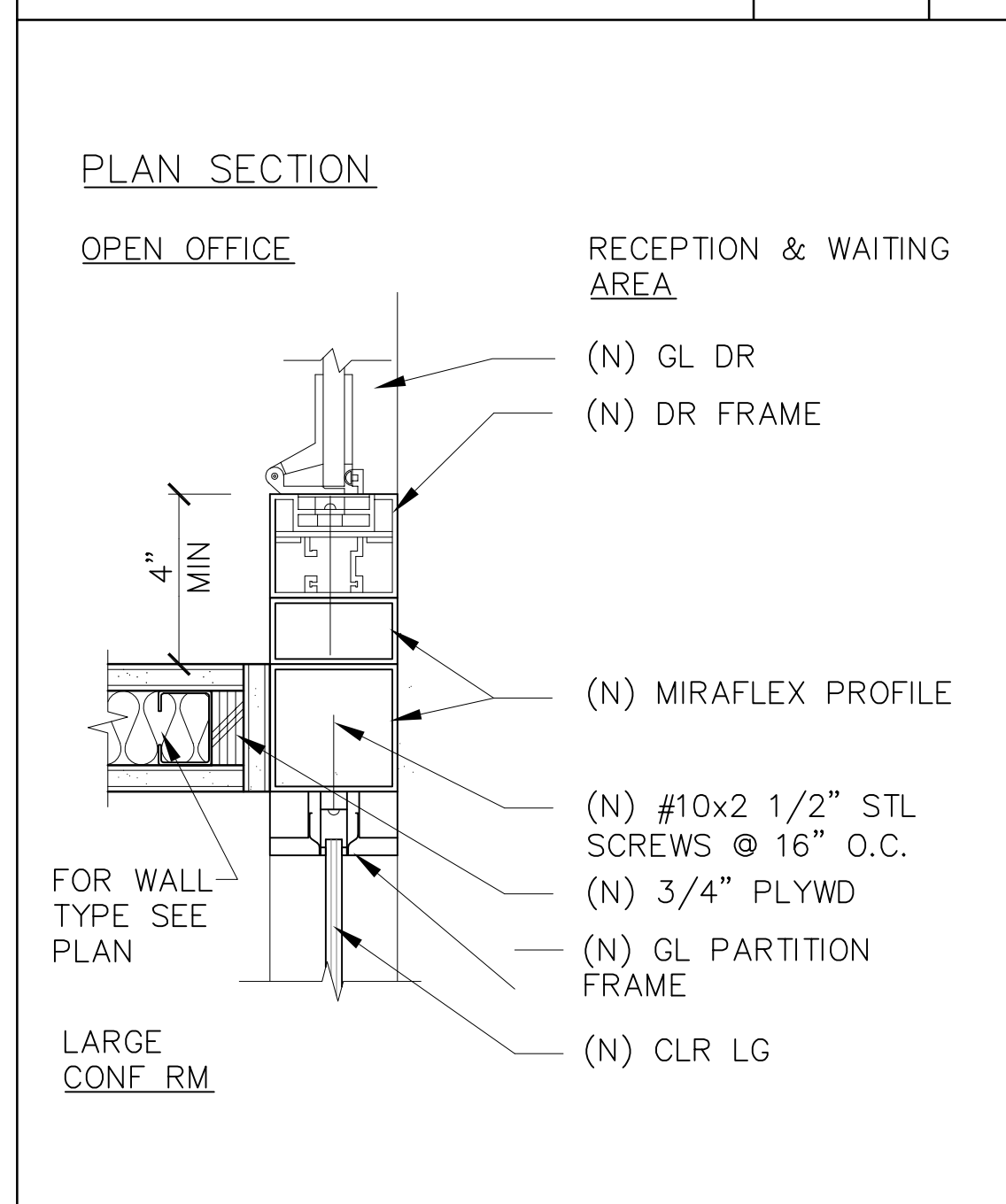
**TYP. GL WALL HEAD** SCALE: 3"=1'-0" **7**



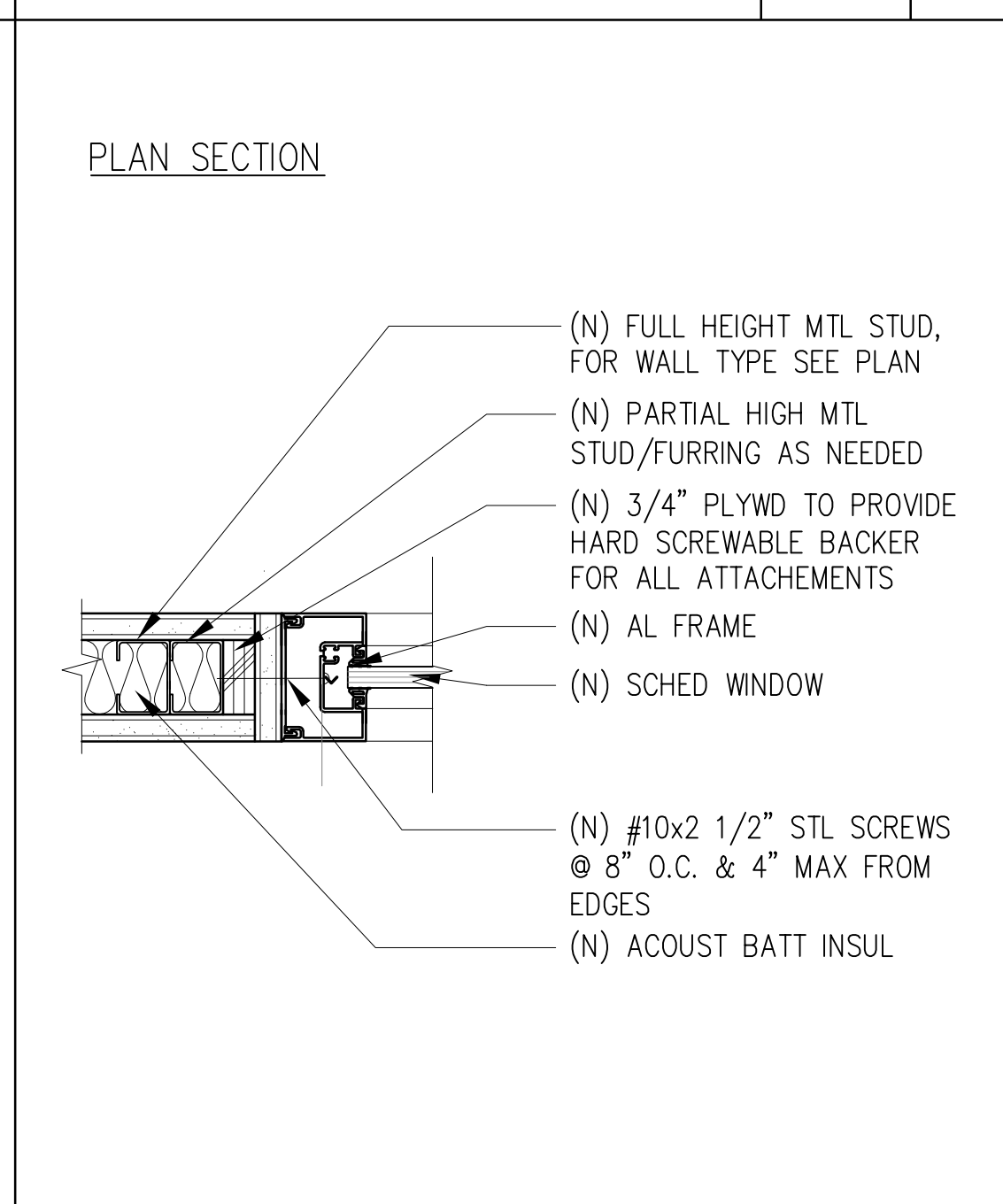
**GL DR JAMB** SCALE: 3"=1'-0" **4**



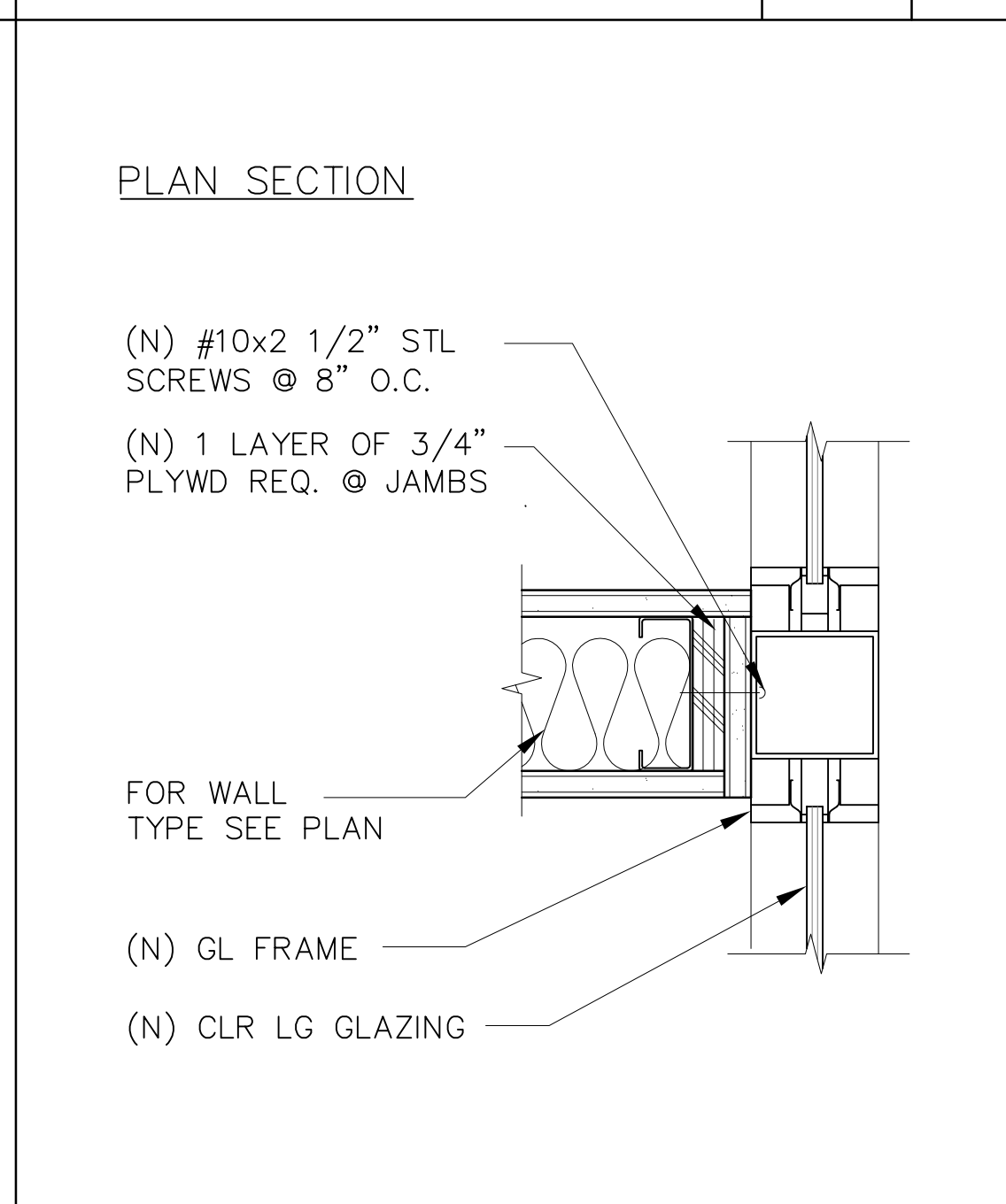
**HM DR HEAD** SCALE: 3"=1'-0" **1**



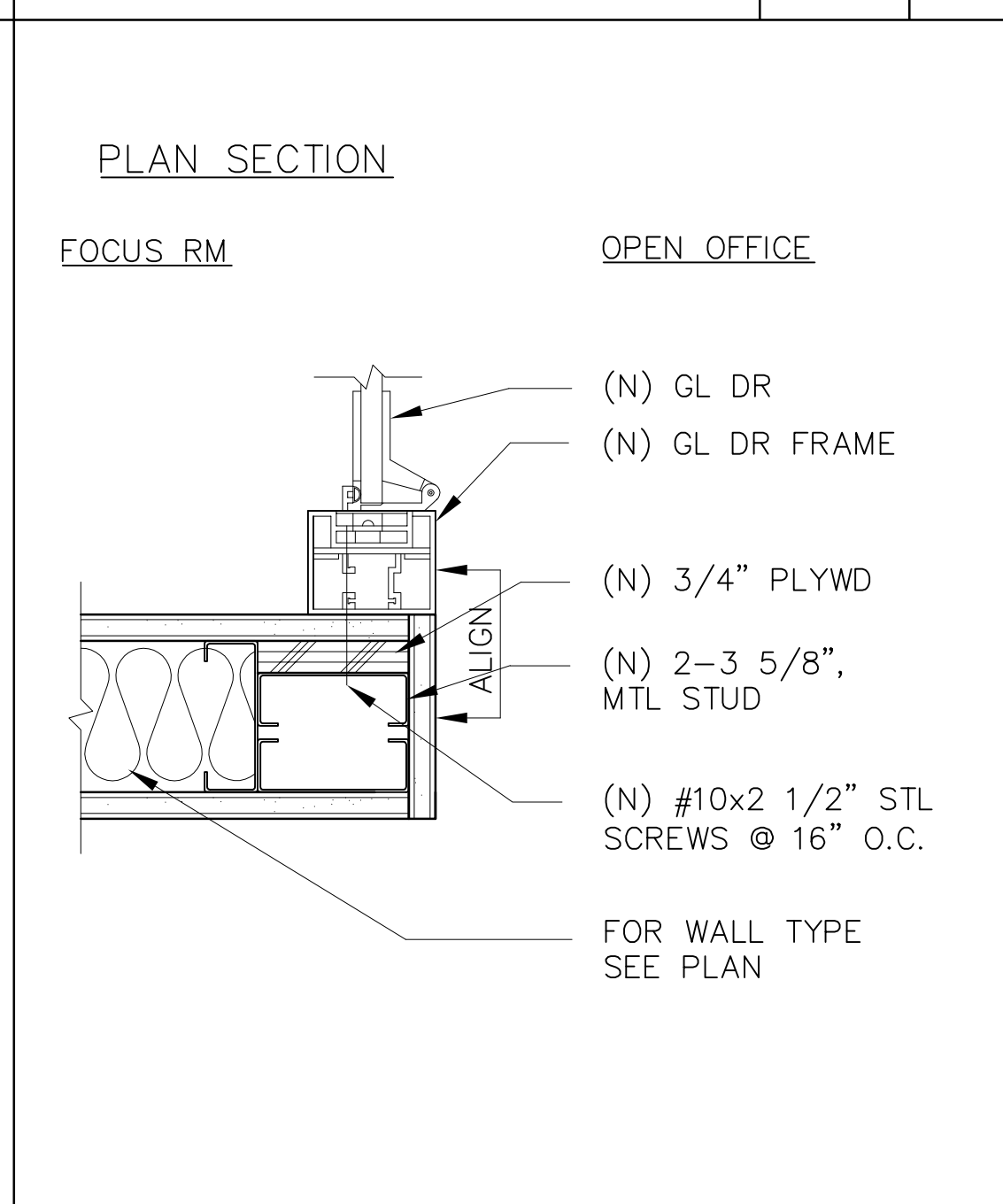
**SPECIAL DR & WDW JAMB DET** SCALE: 3"=1'-0" **14**



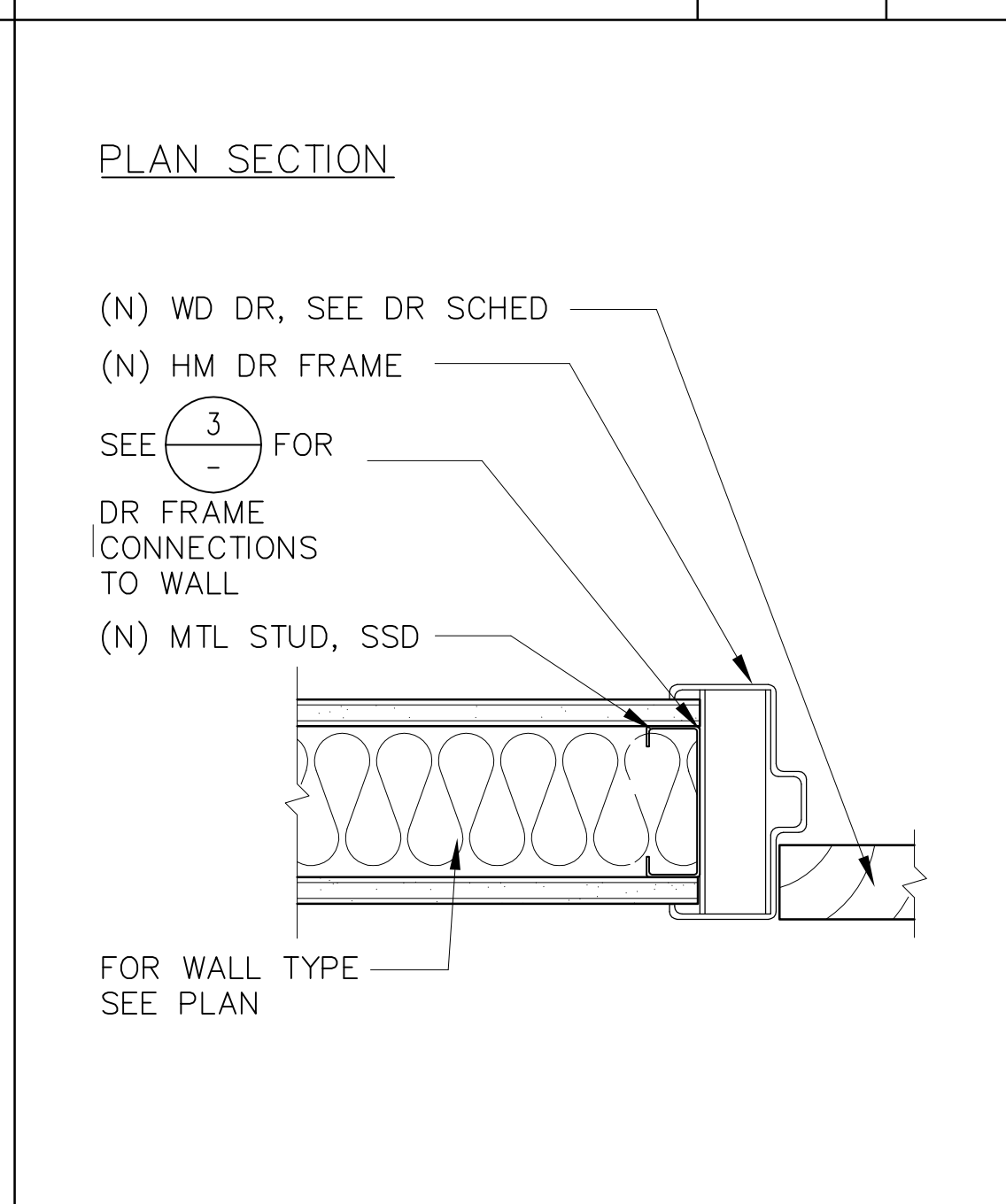
**AL WDW JAMB** SCALE: 3"=1'-0" **11**



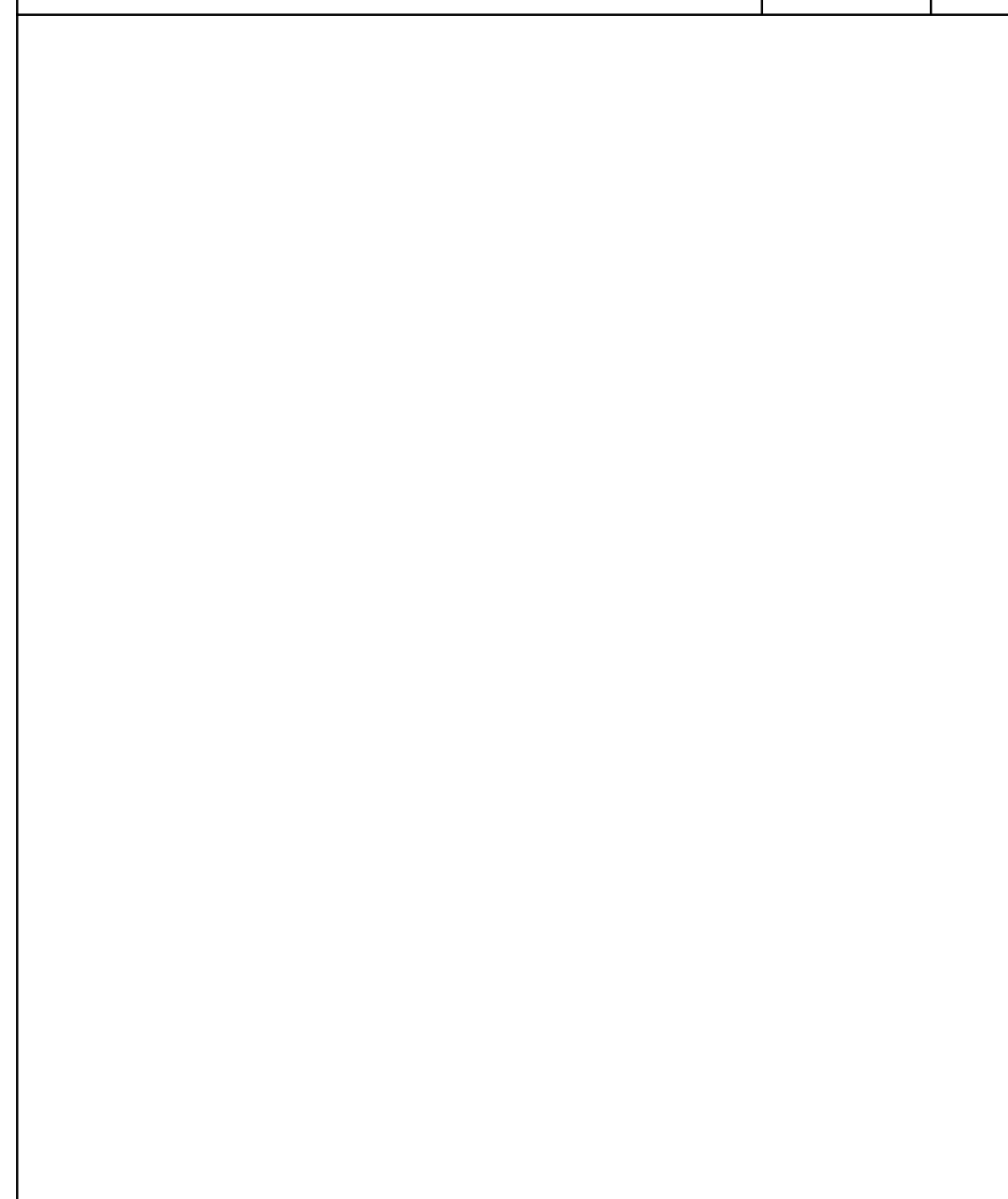
**FLY BY GL WALL JAMB** SCALE: 3"=1'-0" **8**



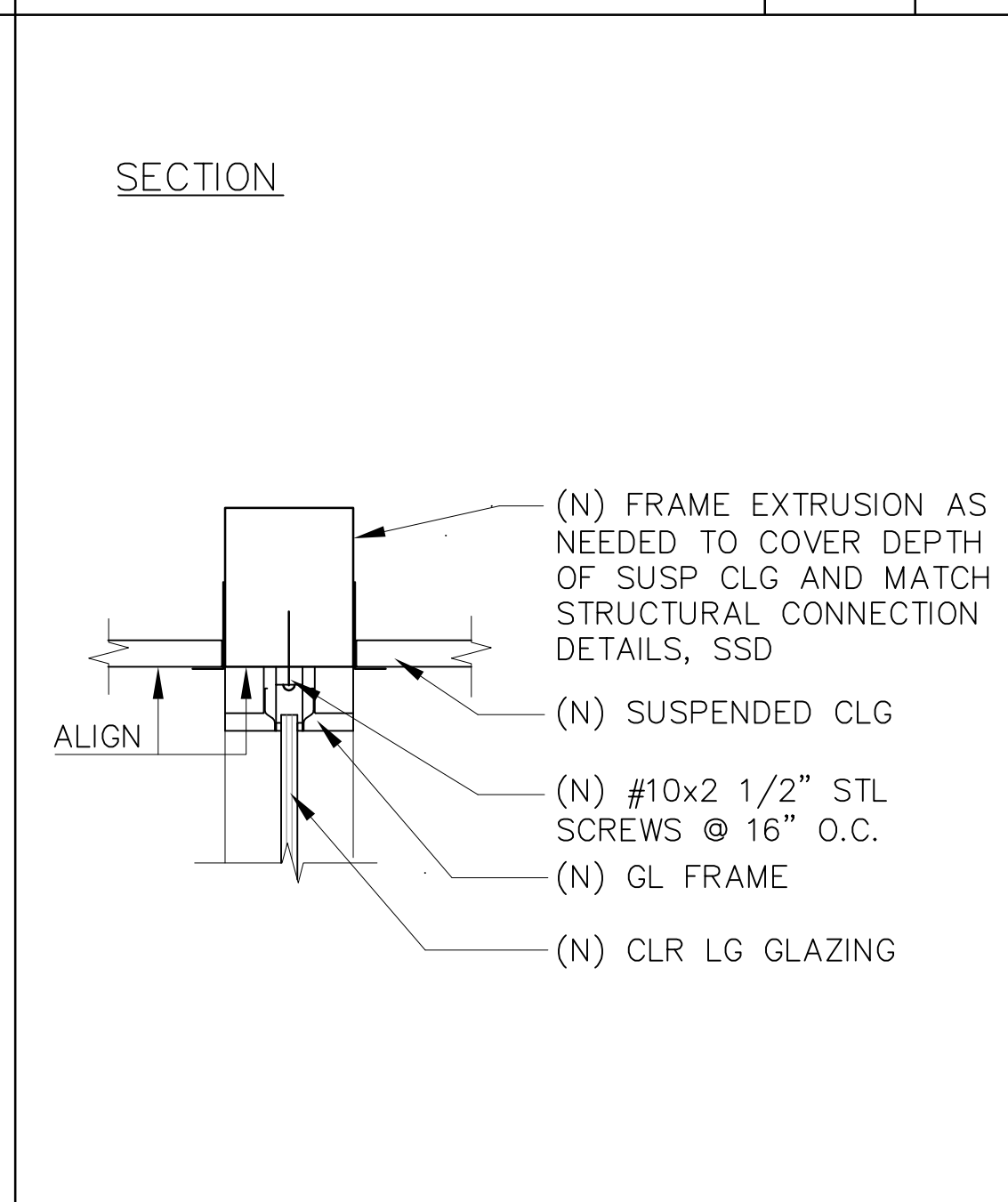
**GL DR JAMB** SCALE: 3"=1'-0" **5**



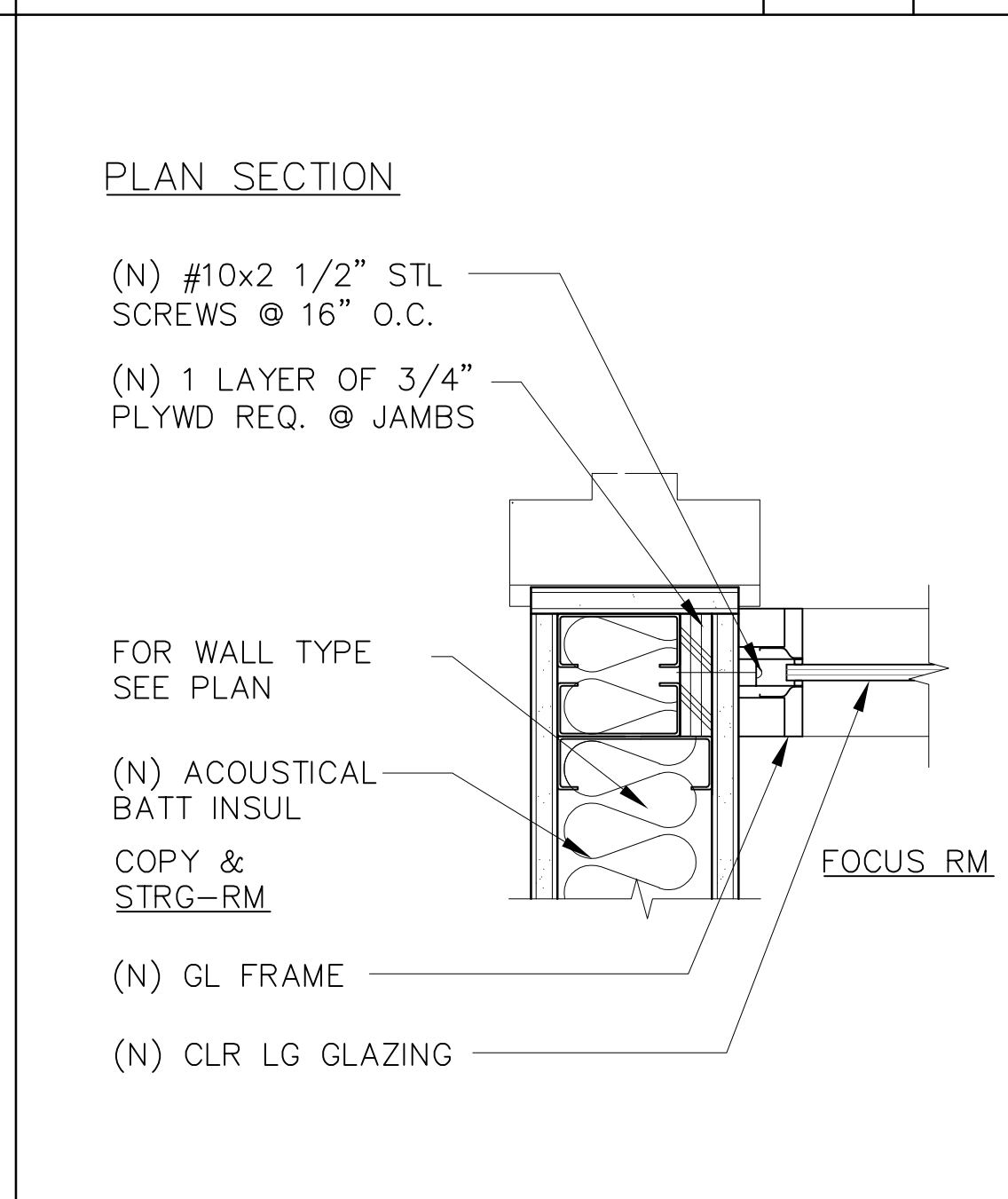
**HM DR JAMB** SCALE: 3"=1'-0" **2**



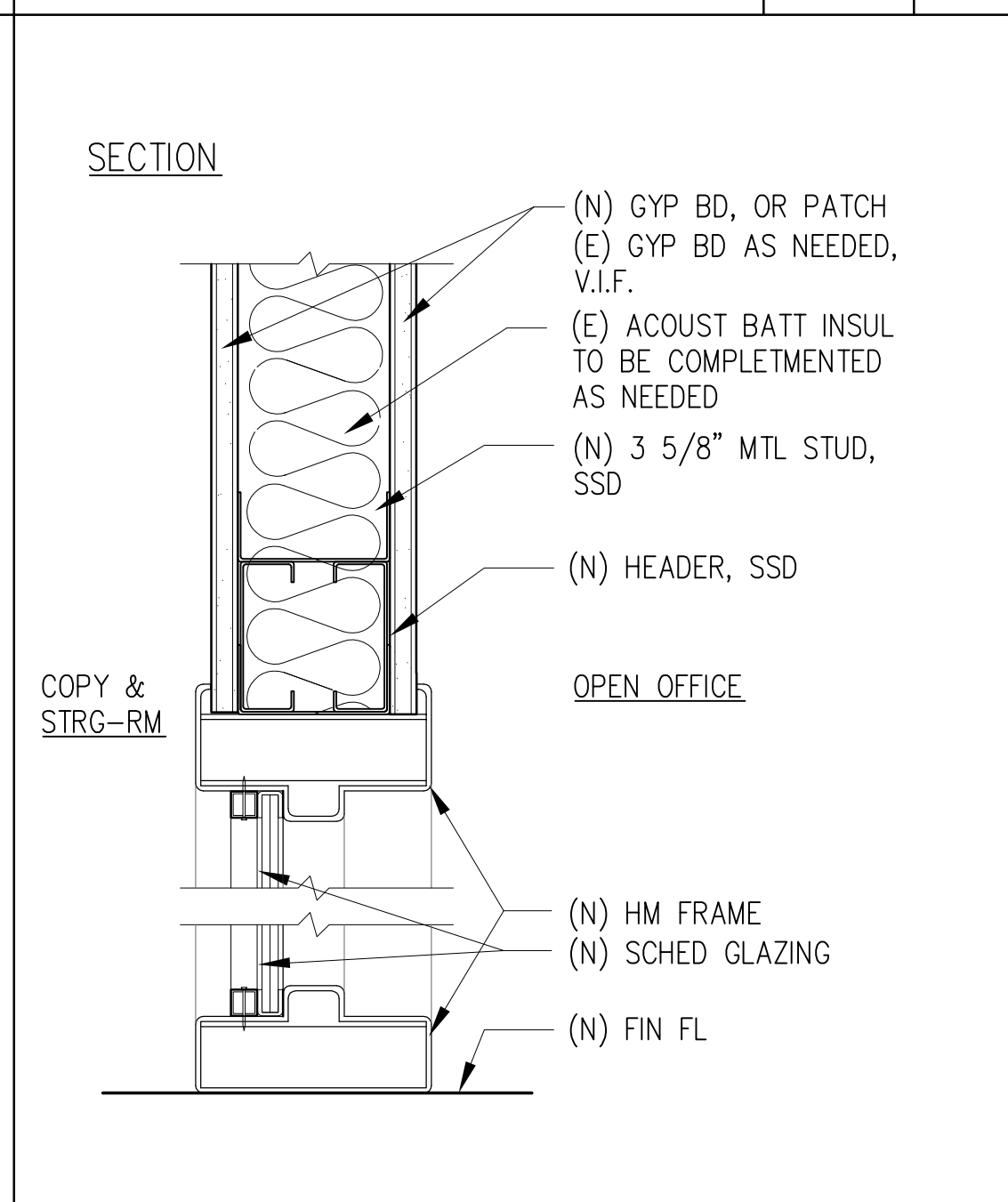
**TYP. GL WALL HEAD @ AC CLG** SCALE: 3"=1'-0" **12**



**GL WALL JAMB** SCALE: 3"=1'-0" **9**



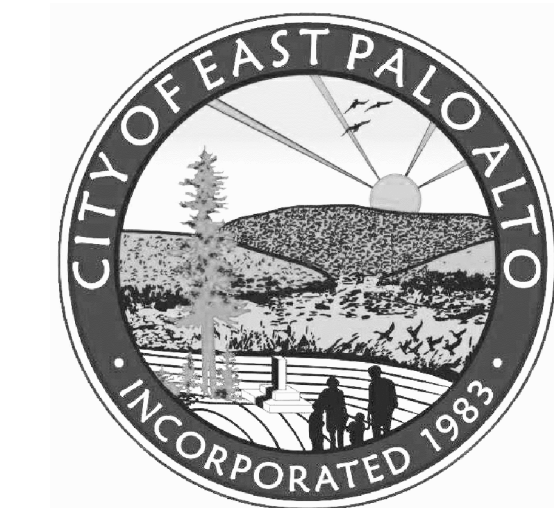
**HM WDW HEAD & SILL** SCALE: 3"=1'-0" **6**



**HM FRAME ANCHORAGE** SCALE: 1/2"=1'-0" **3**







1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

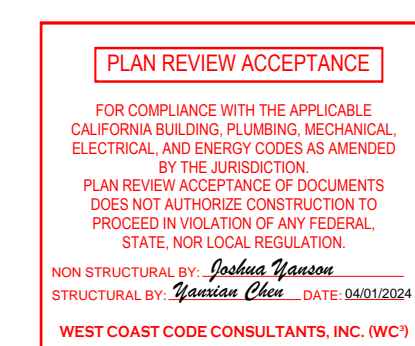
© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(N) DOOR & FRAME SCHEDULE, FINISH SCHEDULE**

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

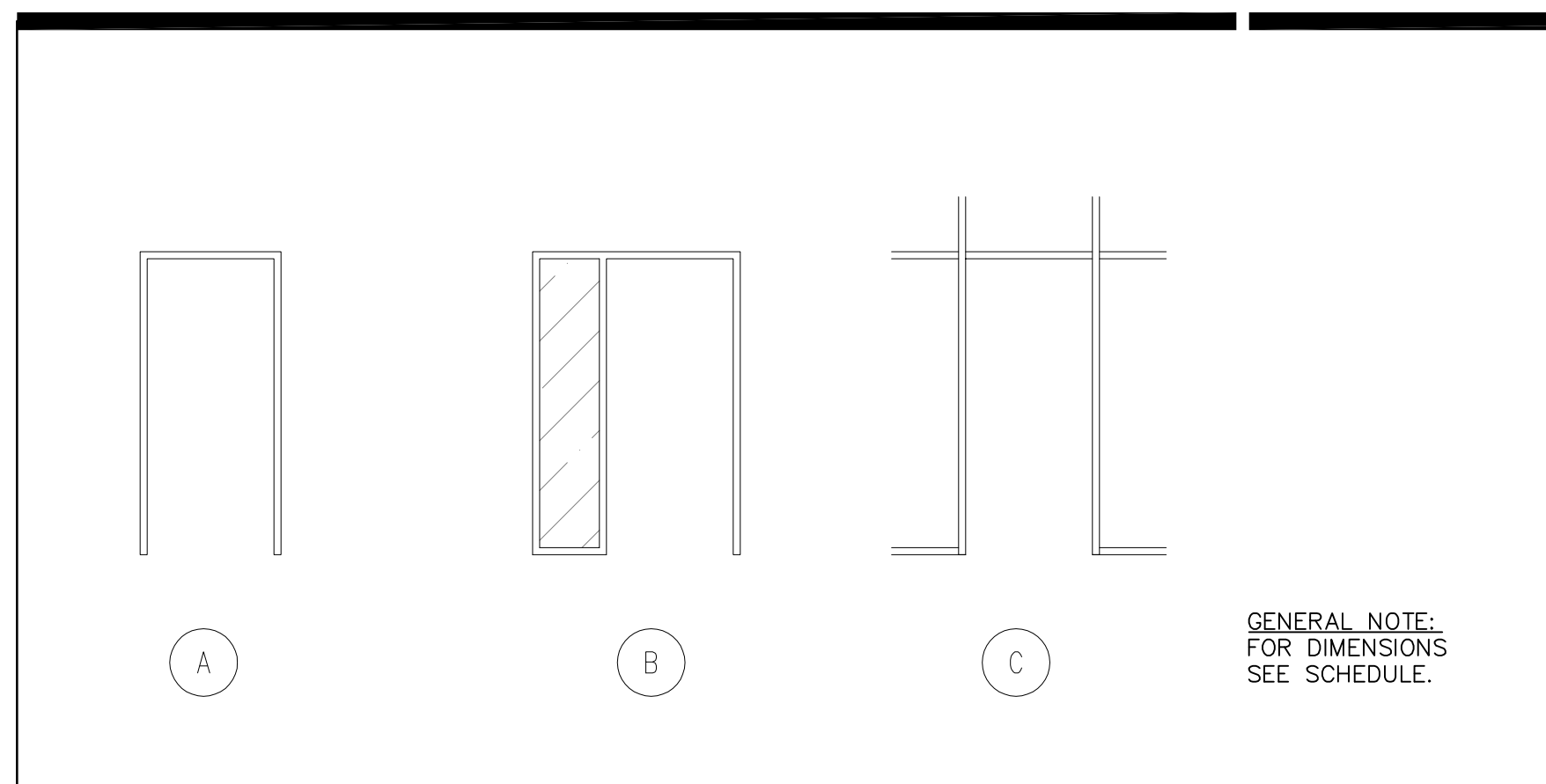
DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

**A10.01**

FILE NAME: 201806.01145CADDIA\_ARCHSHTS

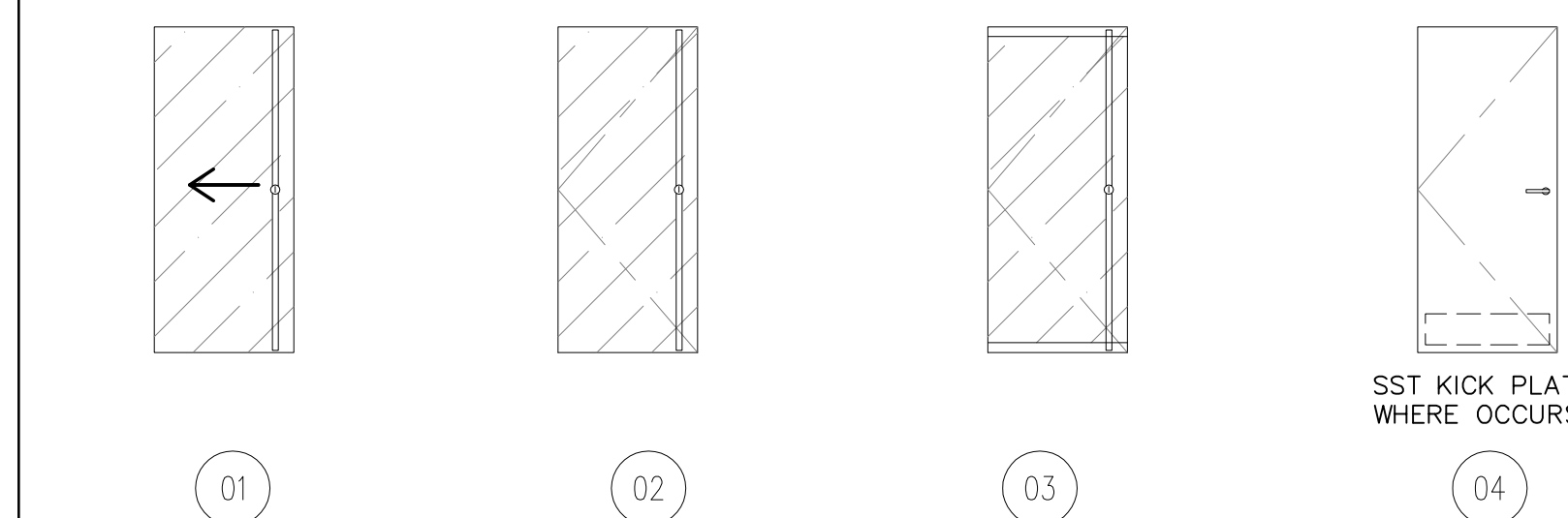


GENERAL NOTE:  
FOR DIMENSIONS  
SEE SCHEDULE.

**FRAME TYPES**

SCALE: 1/4"=1'-0"

5



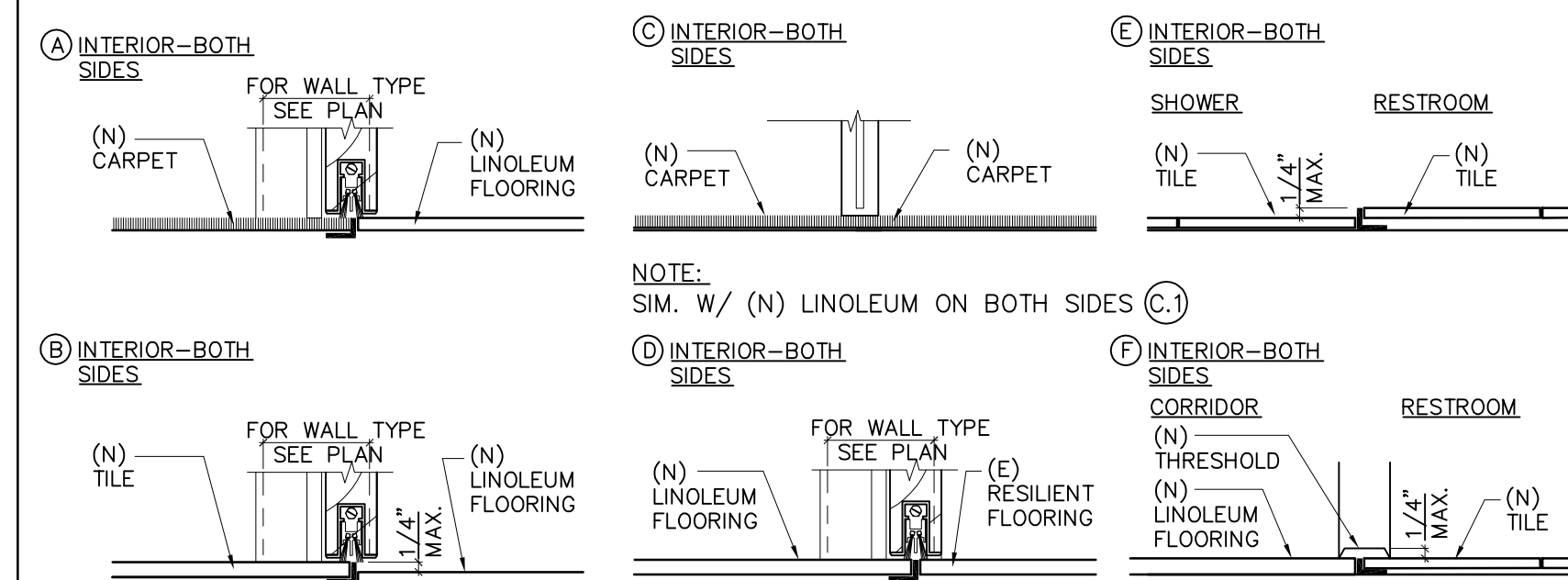
SST KICK PLATE  
WHERE OCCURS

GENERAL NOTE:  
FOR DIMENSIONS  
SEE SCHEDULE.

**DOOR TYPES**

SCALE: 1/4"=1'-0"

6



NOTE:  
SIM. W/ (N) LINOLEUM ON BOTH SIDES

NOTE:  
SIM. W/ (E) TILE @ LOBBY CONDITION/  
(E) RESILIENT FLOORING

GENERAL NOTES:  
1. ALL FLOORING TRANSITIONS SHALL BE PLACED ON THE DOOR LEAF SIDE AND TO BE COVERED BY THE DOOR LEAF AS SHOWN HERE.  
2. TYPE 'D' ALSO OCCURS AT THE (E) ENTRY DOOR FROM THE MAIN LOBBY.

**THRESHOLD DETAILS**

SCALE: 1/4"=1'-0"

7

**COLUMN REFERENCE GUIDE**

- ROOM LOCATION: LOCATION OF ROOM IN BUILDING FIRST FLOOR.
- ROOM NUMBER: SPECIFIC NUMBER ASSIGNED TO INDIVIDUAL ROOM.
- ROOM NAME: DESIGNATES SPECIFIC USAGE OF SPACE.
- FLOOR MATERIAL: DESIGNATES FLOOR MATERIAL, I.E. CONC - CONCRETE, WD - WOOD, STL - STEEL, ETC.
- BASE FINISH: DESIGNATES BASE FINISH I.E. CRP - CAPRET, LCB - LINOLEUM COVE BASE, TB - TILE BASE, TCB - TILE COVER BASE, RB - RUBBER BASE, KEB - KEEP (E) BASE
- WALL MATERIALS: DESIGNATES MATERIAL FROM WHICH WALLS ARE CONSTRUCTED, I.E. XGYP - TYPE X GYPSUM BOARD, WRGFP - WATER RESISTANT GYPSUM FIBER PANEL. NUMERICAL DESIGNATION OF WALL REFERS TO WALL OPERATION DEFINED BY AREA IDENTITY SHOWN ON PLAN.
- CEILING MATERIAL AND HEIGHT: DESIGNATES MATERIAL FROM WHICH CEILING IS CONSTRUCTED, I.E. GYP - GYPSUM BOARD, XGYP - TYPE X GYPSUM BOARD, SACT - SUSPENDED ACOUSTICAL CEILING TILE.
- WAINSCOT MATERIAL AND HEIGHT: DESIGNATES ANY WAINSCOT MATERIAL, I.E. CT - CERAMIC TILE, WD - WOOD, ETC. AND HEIGHT OF WAINSCOT MATERIAL FROM FINISH FLOOR LINE EXPRESSED IN FEET AND INCHES.
- FINISHES: DESIGNATES FINAL FINISH OF FLOOR, WALL AND CEILING, I.E. LIT - LINOLEUM TILE, LIS - LINOLEUM SHEET, CT - CERAMIC TILE, PT - PORCELAIN TILE, CPT - CARPET, WD - WOOD, KEFF - KEEP (E) FLOOR FINISH, PNT - PAINT, EPNT - EPOXY PAINT, KAI - KEEP AS IS, GP - GLASS PANEL, BPGP - BACK PAINTED GLASS PANEL.
- REMARKS: DESIGNATES OR REFERENCES CONDITIONS WHICH EXIST AND ARE NOT COVERED IN SCHEDULE ITEMS 1 THRU 9. REFER TO REMARKS REFERENCE SCHEDULE FOR ALPHANUMERICAL DESIGNATION.

**GENERAL NOTE:**

IN THIS PROJECT FLOOR, EXT. WALL AND SOME INT. WALLS, AS WELL AS SOME SUSPENDED CEILING ARE ALREADY (E), REFER TO PLANS FOR CLARIFICATION OF WHAT IS (E) VERSUS (N).

**ROOM FINISH SCHEDULE NOTES**

SCALE: N.T.S.

8

LOCATION	DOOR MARK	(N) OR (E)	DOOR					FRAME				HARDWARE		SIGNAGE	FIRE RATING	REMARKS	THRESHOLDS						
			NOMINAL SIZE			MATL	TYPE	GLASS	LOUVER		MATL	TYPE	GLASS					DETAILS					
			WIDTH PER LEAF	HT	THK				W	HT								JAMB	HEAD	SILL	OTHER	GROUP	PANIC DEV.
OFFICE SPACE	100.1	(N)	3'-0"	7'-0"	1/2"	GL	02	LG	-	-	HM	B	LG	2/A8.07 SIM	1/A8.07 SIM	-	-	02	-	-	-	C	
	100.2	(N)	3'-0"	7'-0"	1-3/4"	WD	04	-	-	HM	A	-	-	2/A8.07 SIM	1/A8.07 SIM	-	-	09	-	-	-	C	
	101.1	(N)	3'-0"	7'-0"	1/2"	GL	02	LG	-	-	HM	A	-	2/A8.07 SIM	1/A8.07 SIM	-	-	02	-	-	3.	C	
	102.1	(N)	3'-0"	7'-0"	1/2"	GL	02	LG	-	-	HM	A	-	2/A8.07 SIM	1/A8.07 SIM	-	-	02	-	-	3.	C	
	104.1	(N)	3'-0"	7'-0"	1/2"	GL	01	LG	-	-	AL	C	LG	-	-	-	-	08	-	-	-	C	
	105.1	(N)	3'-0"	7'-0"	1/2"	GL	01	LG	-	-	AL	C	LG	-	-	-	-	08	-	-	-	C	
	106.1	(N)	3'-0"	7'-0"	1/2"	GL	02	LG	-	-	AL	C	LG	-	-	-	-	01	-	-	-	C	
	107.1	(N)	3'-0"	7'-0"	1/2"	GL	02	LG	-	-	AL	C	LG	-	-	-	-	01	-	-	-	C	
	108.1	(N)	3'-0"	7'-0"	1/2"	GL	02	LG	-	-	AL	C	LG	5/A8.07	-	-	-	01	-	-	-	C	
	110.1	(N)	3'-0"	7'-0"	1/2"	GL	03	LG	-	-	AL	C	LG	4/A8.07	-	-	-	01	-	-	4, 5.	A	
	110.2	(N)	3'-0"	7'-0"	1/2"	GL	03	LG	-	-	AL	C	LG	4/A8.07 SIM	-	-	-	01	-	-	4, 5.	A	
	111.1	(N)	3'-0"	7'-0"	1-3/4"	WD	04	-	-	HM	A	-	-	2/A8.07 SIM	1/A8.07 SIM	-	-	03	-	-	-	B, F	
	112.1	(N)	3'-0"	7'-0"	1-3/4"	WD	04	-	-	HM	A	-	-	2/A8.07	1/A8.07	-	-	03	-	-	-	B, F	
	114.1	(N)	3'-0"	7'-0"	1-3/4"	WD	04	-	-	HM	A	-	-	2/A8.07	1/A8.07	-	-	04	-	-	-	A	
	115.1	(N)	3'-0"	7'-0"	1-3/4"	WD	04	-	-	HM	A	-	-	2/A8.07	1/A8.07	-	-	05	-	-	-	D	
	115.2	(N)	3'-0"	7'-0"	1-3/4"	WD	04	-	-	HM	A	-	-	2/A8.07	1/A8.07	-	YES	06	-	-	6.	D.1	
	116.1	(N)	3'-0"	7'-0"	1-3/4"	WD	04	-	-	HM	A	-	-	2/A8.07 SIM	1/A8.07 SIM	-	-	07	-	-	2, 5.	C.1	
0	1	2	3a	3b	3c	4	5	6	7A	7b	8	9	10	11a	11b	11c	11d	12a	12b	13	14	15	16

**DOOR & FRAME SCHEDULE**

SCALE: N.T.S.

1

**NOTES**

- FOR FRAMES DESIGNATED 2,0/P/N, 2 DESIGNATES THE DOOR FRAME TYPE, WHILE THE LETTER DESIGNATES THE WINDOW TYPE. SEE WINDOW SCHEDULE WINDOW TYPES.
- FOR TYP FRAME ANCHORAGE--SEE DETAILS ON A8.07
- (N) WD DOOR TO MATCH (E)
- LOCATION: LOCATION OF DOOR AND FRAME IN BUILDING: FIRST FLOOR, SECOND FLOOR & THIRD FLOOR;
- DOOR MARK: SPECIFIC NUMBER ASSIGNED TO INDIVIDUAL DOOR.
- (N): NEW DOOR OR (E): EXISTING DOOR
- NOMINAL DOOR SIZE: DESIGNATES NOMINAL WIDTH AND HEIGHT OF DOOR IN FEET AND INCHES. DOOR WIDTH IS GIVEN PER LEAF. REFER TO FLOOR PLAN FOR PAIRS OF DOORS. THICKNESS OF DOOR IS GIVEN IN INCHES.
- DOOR MATERIAL: INDICATES MATERIAL FROM WHICH DOOR IS CONSTRUCTED, I.E. HM--HOLLOW METAL, WD--WOOD, AL--ALUMINUM, SST--STAINLESS STEEL.
- DOOR TYPE: ALPHANUMERICAL DESIGNATION OF DOOR TYPE AS SHOWN IN ELEVATION. DESIGNATIONS ARE DERIVED FROM THOSE IDENTIFIED BY THE STEEL DOOR INSTITUTE PUBLICATION SDI-106.
- GLASS: DESIGNATES TYPE OF GLASS TO BE USED IN DOOR, IE., LG--LAMINATED GLASS, TG - TEMPERED GLASS
- DOOR LOUVER: INDICATES WIDTH AND HEIGHT OF LOUVER REQUIRED IN DOOR. LOUVER SIZE IS GIVEN IN FEET AND INCHES.
- FRAME MATERIAL: INDICATES MATERIAL FROM WHICH FRAME IS CONSTRUCTED, I.E., HM--HOLLOW METAL, AL--ALUMINUM, WD--WOOD, SST--STAINLESS STEEL, ETC.
- FRAME TYPE: NUMERICAL DESIGNATION OF DOOR FRAME TYPE AS SHOWN IN FRAME TYPE ELEVATION--SEE 13/-. ALPHABETICAL DESIGNATION OF WINDOW FRAME TYPE AS SHOWN IN WINDOW ELEVATION--SEE 15/-.  
11. FRAME DETAILS: REFERENCE NUMBERS FOR FRAME SECTIONS AS CONDITIONS EXIST AT THE WALLS OR JAMBS OF DOORS WITH ANY UNUSUAL DETAILS REFERENCED UNDER SEPARATE HEADING 11d.
- GLASS: DESIGNATES TYPE OF GLASS TO BE USED IN FRAME, I.E., WG--WIRE GLASS, LG--LAMINATED GLASS.
- FRAME DETAILS: REFERENCE NUMBERS FOR FRAME SECTIONS AS CONDITIONS EXIST AT THE WALLS OR JAMBS OF DOORS WITH ANY UNUSUAL DETAILS REFERENCED UNDER SEPARATE HEADING 11d.
- HARDWARE GROUP: NUMERICAL DESIGNATION OF HARDWARE GROUPING TO BE APPLIED TO DOOR. REFER TO SPECIFICATIONS FOR DESCRIPTION OF HARDWARE CONTAINED WITHIN GROUPING.
- SIGNAGE: REFERENCES ITEM NUMBER ON SIGNAGE SCHEDULE--SEE A8.09
- DOOR AND FRAME FIRE RATING: DESIGNATES FIRE RESISTANCE RATING FOR DOOR AND FRAME WITH TIME PERIOD REQUIRED IN MINUTES.
- REMARKS: DESIGNATES OR REFERENCES SPECIAL, UNUSUAL OR ABSTRACT CONDITIONS WHICH EXIST AND ARE NOT COVERED IN SCHEDULE ITEMS 1 THRU 16
- THRESHOLD

**GENERAL NOTES:**

- FOR SIDE LITE & CLERESTORY GLAZING. SEE WINDOW SCHEDULE 3/A10.02.
- ALL (E) AND REUSED (E) DOORS & FRAMES SHALL RECEIVE (N) PAINT TO MATCH (N) DOORS REFER TO SPECS FOR SCOPE OF WORK. EXCEPTION (E) POWDER COATED / KYMAR FINISHED DOORS & FRAMES.
- SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS, AND WINDOWS ADJACENT TO DOORS.

**REMARKS**

- RELOCATED (E) DOOR
- (E) DOOR SWING TO BE MIRRORED. CONTRACTOR TO VERIFY IF (E) DOOR & FRAME CAN BE MODIFIED ACCORDINGLY
- (N) DOOR WITHIN (E) FRAME.
- (N) DOOR WITHIN (N) OFFICE GLASS PARTITION WALL, SEE WDW SCHEDULE.
- DOOR WITH CARD READER ACCESS.
- DOOR W/ (NO EXIT SIGN, SED

**DOOR & FRAME SCHEDULE NOTES**

SCALE: N.T.S.

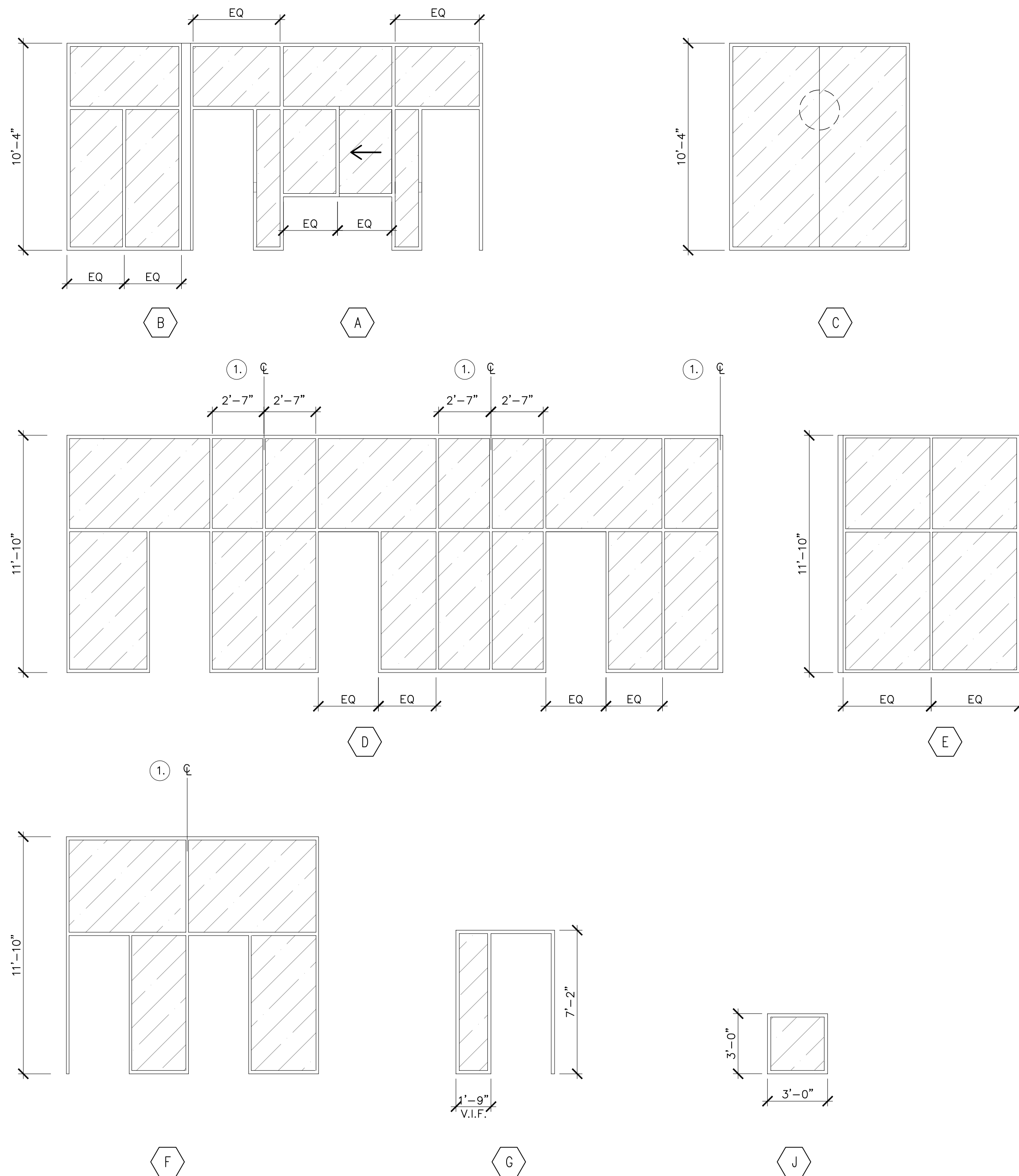
3

LOCATION	NUMBER	ROOM NAME	FLR MTL	BASE FINISH	WALL MATERIAL				CEILING	WAINSCOT	FINISHES			REMARKS		
					1	2	3	4	MTL	HT	MTL	HT	FLOOR		WALLS	CEILING
FIRST FLOOR	100	(N) COPIER AND STORAGE RM	CONC	RB	GYP	GYP	GYP	CONC	ACT	8'-0"	-	-	CT	PNT	PNT	
	101	(E) PRIVATE OFFICE						GYP								
	102	(E) PRIVATE OFFICE														
	103	(E) SERVER ROOM		KEB									KEFF		KAI	
	104	(N) PRIVATE OFFICE		RB	GL		CONC	GYP/GL			11'-10"	-	-	CT	PNT	
	105	(N) PRIVATE OFFICE						GYP								
	106	(N) LARGE CONFERENCE RM							ACT/GYP						SEE RCP FOR LOWER SOFFIT	
	107	(N) FOCUS RM			GYP	GL	GYP	CONC	ACT							
	108	(N) FOCUS RM														
	109	(N) OPEN OFFICE				GYP/GL	GL/CONC	GL/CONC								
	110	(N) RECEPTION				GL	GYP	GL	GYP		10'-4"	-	-	LIT	PNT	SEE RCP FOR HIGHER CLG PORTION
	111	(N) ALL GENDER & SHOWER		TILE	WRGPF	WRGPF	WRGPF	WRGPF	WRGPF		8'-0"	-	-	TL	TL	EPNT
	112	(N) ALL GENDER & SHOWER												TL	TL	
	113	(E) ELECTRICAL RM		KEB	GYP	GYP	CONC	GYP	GYP					KEFF	PNT	KAI
	114	(N) KITCHENETTE		RB		GYP				BPGL	1'-9"			LIT	PNT	SEE INT ELEV FOR EXTENT OF BACKSPLASH
	115	(N) ELECTRICAL RM		KEB			CONC							KEFF		KAI
	116	(N) CORRIDOR		RB		GYP			ACT					LIT	PNT	LIT TO MATCH (E) RESILIENT FLOORING
117	(N) NICHE							GYP								
1	2	3	4	5	6a	6b	6c	6d	7a	7b	8a	8b	9a	9b	9c	10

**ROOM FINISH SCHEDULE**

SCALE: N.T.S.

4



NOTE: 1. ALIGN WITH CTR OF (N) WAQLL PARTITION, WHICH IS CENTERED ON (E) CLERESTORY WINDOW MULLION PER PLAN

FLOOR	SYMBOL	OPERABLE	SIZE		MATERIAL	GLASS	DETAILS				FIRE RATING		REMARKS	
			W	HT			JAMB	HEAD	SILL	SPECIAL DETAIL	LBL	HR		
OFFICE SPACE	A	N	SEE 3/-	SEE 3/-	AL	GL	4/A8.07		9/A8.07	1, 2, 4/A8.08	-	-		
	B	N	SEE 3/-	SEE 3/-	AL	GL	11/A8.07		9/A8.07	-	-	-		
	C	N	SEE 3/-	SEE 3/-	AL	OLG	-	8/A8.01	9/A8.07	-	-	-		
	D	N	SEE 3/-	SEE 3/-	AL	GL	5/A8.07 SIM	12/A8.07	9/A8.07	-	-	-		
	E	N	SEE 3/-	SEE 3/-	AL	GL	9/A8.07	12/A8.07	9/A8.07	-	-	-		
	F	N	SEE 3/-	SEE 3/-	AL	GL	5/A8.07	19/A10.07	9/A8.07	-	-	-		
	G	N	SEE 3/-	SEE 3/-	HM	GL	6/A8.07 SIM	6/A8.07	6/A8.07	-	-	-		
	J	N	SEE 3/-	SEE 3/-	AL	GL	10/A8.07 SIM	10/A8.07	10/A8.07	-	-	-		

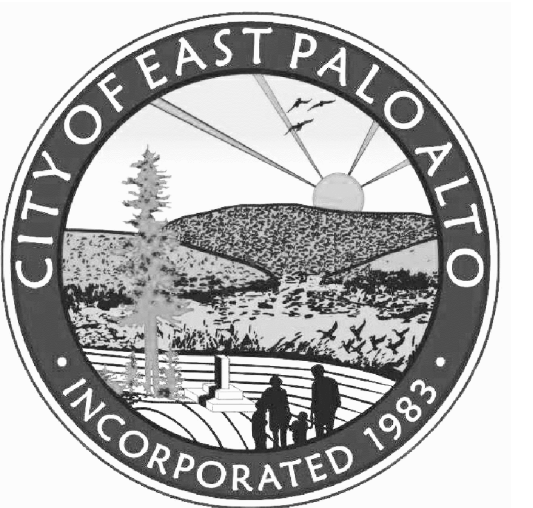
**WINDOW SCHEDULE** NTS **1**

**COLUMN REFERENCE GUIDE**

1. SYMBOL MARK: ALPHABETICAL DESIGNATION ASSIGNED TO SPECIFIC WINDOW AS SHOWN IN PLAN AND ELEVATION. SEE REFLECTED CEILING PLANS FOR HIGH WINDOWS, AT OPERABLE COLUMN, N=NO & Y=YES
2. SIZE: OVERALL WIDTH AND HEIGHT OF WINDOW IN FEET AND INCHES.
3. MTL (MATERIAL): INDICATES MATERIAL FROM WHICH FRAME IS CONSTRUCTED:  
HM - HOLLOW METAL  
WD - WOOD  
AL - ALUMINUM  
ALP - ALUMINUM PANEL
4. GLASS: DESIGNATES TYPE OF GLASS TO BE INSTALLED IN WINDOW.  
LG - LAMINATED GLASS (CLEAR); OLG - OBSCURE LAMINATED GLASS (W/ INTER LAYER) DLG - DOUBLE GLAZING W/ONE LAMINATED GLASS LAYER, ONE TEMPERED GLASS LAYER, & LOW-E COATING;  
FG - FIRELITE GLAZING; GL - CLEAR GLASS; STG - STAINED GLASS;  
CG - COLORED GLASS; OG - OBSCURE GLASS
5. DETAILS: REFERENCE NUMBERS FOR SECTIONS AS CONDITIONS EXIST AT THE WALL, SILL, OR HEAD OF FRAMES WITH ANY UNUSUAL DETAIL REFERENCED UNDER SEPARATE HEADING 5d.
6. WINDOW FRAME FIRE RATING: DESIGNATES ALPHABETICAL FIRE RESISTANCE RATING CLASSIFICATION LABEL REQUIRED FOR WINDOW FRAME WITH TIME PERIOD REQUIRED IN HOURS.

**GENERAL NOTE** **1**

1. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS, AND WINDOWS ADJACENT TO DOORS.



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.



**CONSULTANT:**

**10/06/23 BLDG DEPARTMENT REVISIONS**

**04/28/23 100% BLDG PERMIT SET REVISIONS:**

**PROJECT**

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

**SHEET TITLE**

**WINDOW SCHEDULE**

SCALE **AS NOTED**

JOB NO. **201806.01** SHEET NO.

DATE **02/2023**

DRAWN BY: **KK**

CHECKED BY: **FP**

**A10.02**

FILE NAME:  
201806.01145CADDIA\_ARCHSHTS

**WINDOW FRAME TYPES**

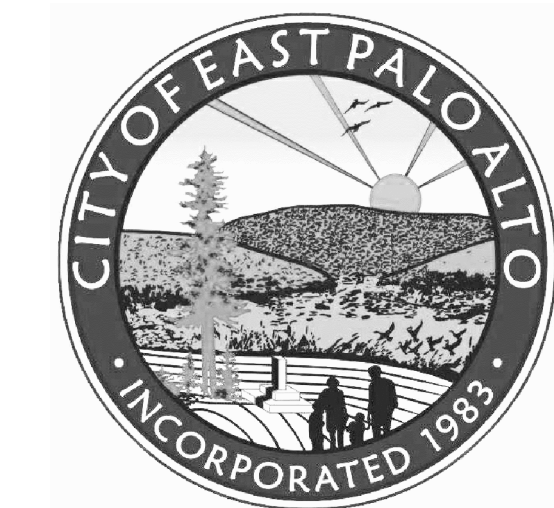
SCALE: N.T.S.

**3**

**WINDOW SCHEDULE COLUMN REFERENCE GUIDE**

NTS

**2**



1960 Tate Street  
East Palo Alto, CA 94303

# POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

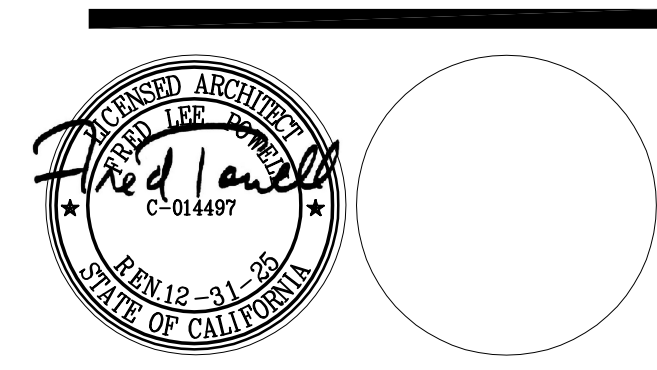
### CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION.  
PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *James Gomez*  
STRUCTURAL BY: *James Gomez* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

## POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

### (N)OFFICE SPACE FURNITURE PLAN

SCALE AS NOTED

JOB NO. 201806.01 SHEET NO.

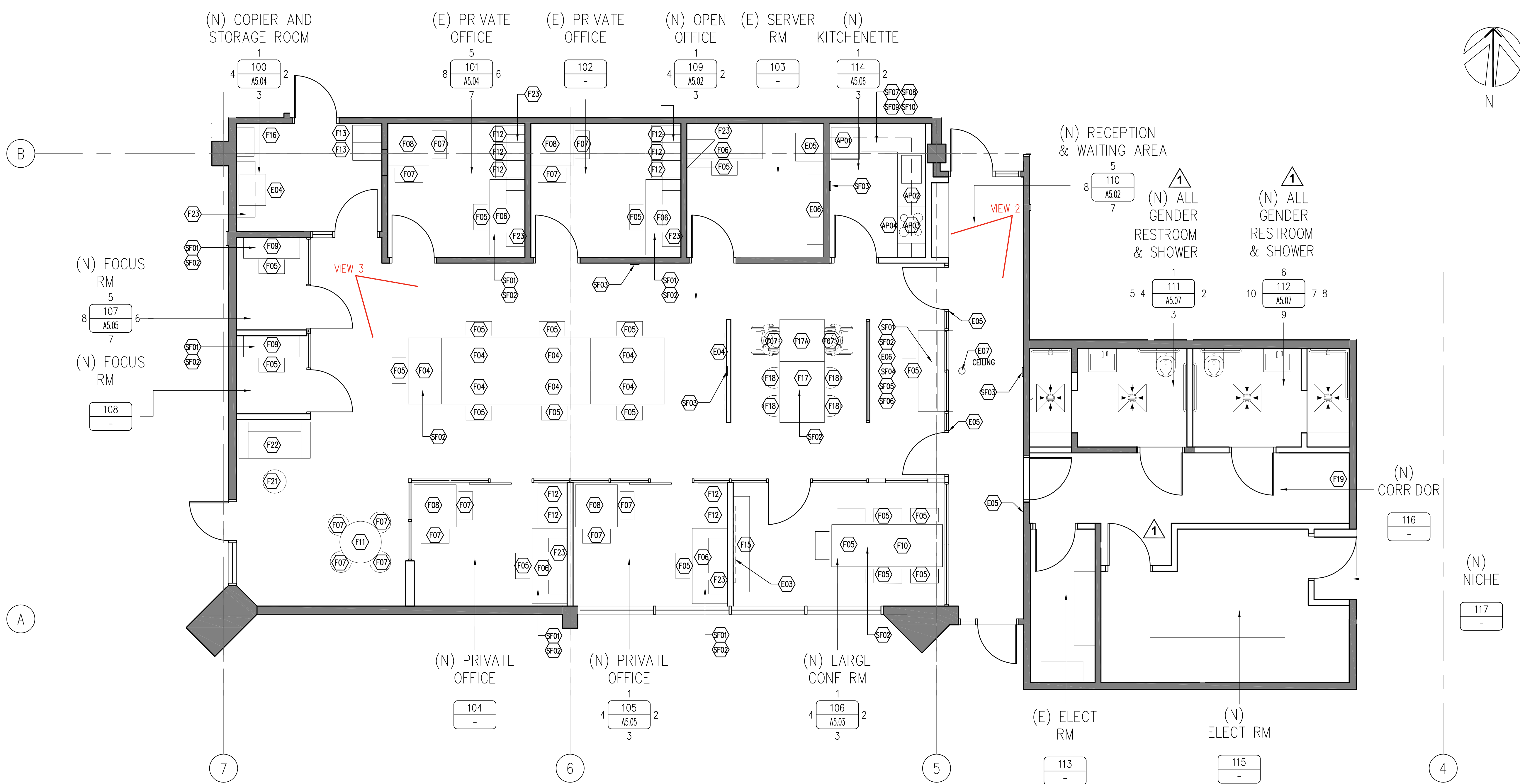
DATE 02/2023

DRAWN BY: KK

CHECKED BY: FP

# FE2.12

FILE NAME: 201806.01145CADDIA\_ARCHSHTS



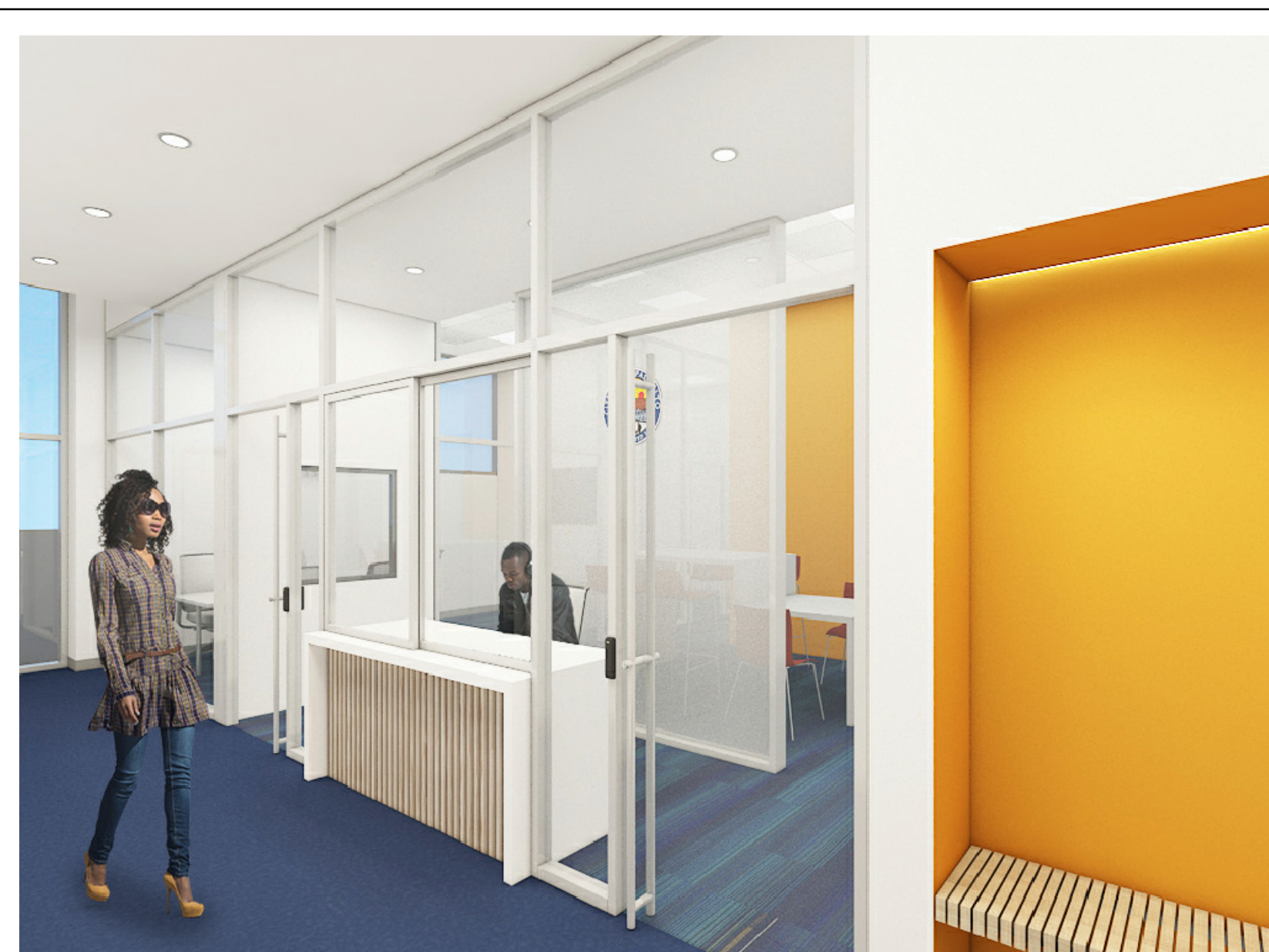
## FURNITURE PLAN

SCALE: 1/4"=1'-0"

1



3D VIEW 3 4



3D VIEW 2 3



3D VIEW 1 2

**GENERAL**

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC).
- THESE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- GENERAL NOTES AND TYPICAL DETAILS APPLY TO THE DRAWINGS UNLESS OTHERWISE NOTED. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, AND VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCH. OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DRAWINGS.
- FIELD SUBSTITUTION OF STEEL MATERIALS AND FASTENERS ARE NOT ALLOWED WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL PROVIDE STATEMENT OF RESPONSIBILITY AS REQUIRED BY IBC SECTION 1704.
- PLACE CONTROL JOINTS IN GYPSUM BOARD WALLS PER ASTM C840 AND GA-216. SEE ARCHITECTURAL PLANS FOR DETAILS AND ACTUAL LOCATIONS.

**TEST AND INSPECTIONS**

- SPECIAL INSPECTION BY A REGISTERED BUILDING INSPECTOR APPROVED BY THE OWNER AND THE BUILDING DEPARTMENT, SHALL BE REQUIRED FOR THE FOLLOWING TYPES OF WORK. SEE PROJECT SPECIFICATIONS FOR SPECIFIC REQUIREMENTS.
  - A. INSTALLATION OF EXPANSION TYPE, SCREW TYPE & ADHESIVE TYPE BOLTS IN CONCRETE.
  - B. WELDING OF LIGHT GAUGE STUDS, JOISTS AND ACCESSORIES.

**DESIGN CRITERIA**

- DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
  - A. SEISMIC: SDS.....1.20g  
SEISMIC IMPORTANCE FACTOR (I<sub>p</sub>).....1.25
  - B. DESIGN LOADS: 5 PSF MINIMUM LATERAL LOAD
  - C. VERTICAL DEFLECTION ALLOWANCES: 3/4" UPWARD AND DOWNWARD
  - D. DEFLECTION CRITERIA FOR STUD DESIGN: GYP.....L/240  
TILE.....L/360
- THIS DRAWINGS PACKAGE IS BASED ON CONTRACT DRAWING SET:
  - ARCHITECTURAL DRAWINGS DATED: 02/19/2021
  - AS-BUILT DRAWINGS DATED: 01/15/1974
  - MEP DRAWINGS DATED: 02/19/2021

**COLD-FORMED STEEL**

- ALL WORK SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:
  - A. AMERICAN IRON AND STEEL INSTITUTE (AISI) DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS.
  - B. AMERICAN WELDING SOCIETY (AWS) D1.1 AND D1.3 SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURE.
  - C. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
- ALL STUD AND TRACK MATERIAL TO CONFORM TO THE FOLLOWING:
  - A. 16GA AND HEAVIER: 50 KSI MIN YIELD, 65 KSI MIN TENSILE STRENGTH ASTM A1003 STRUCTURAL GRADE 50 TYPE H (S150H)
  - B. 18 GA AND LIGHTER: 33 KSI MIN YIELD, 45 KSI MIN TENSILE STRENGTH ASTM A1003 STRUCTURAL GRADE 33 TYPE H (S133H)
  - C. ALL STUDS, TRACKS, AND MISC PIECES TO BE MIN G40 GALVANIZED UNLESS NOTED OTHERWISE. MIN G60 GALVANIZED AT KITCHENS, SHOWER ROOMS, CLUB ROOMS, AND FITNESS ROOMS.
- MISCELLANEOUS STEEL TO CONFORM TO THE FOLLOWING:
  - A. 20GA - 18GA: 33 KSI MIN YIELD, 45 KSI MIN TENSILE
  - B. 16GA - 10GA: 50 KSI MIN YIELD, 65 KSI MIN TENSILE
  - C. 3/16" AND HEAVIER: ASTM A36
- ALL WELDING TO BE PERFORMED BY CERTIFIED LIGHT GAUGE WELDERS CERTIFIED FOR ALL APPROPRIATE DIRECTION COMPLYING WITH AWS D1.3.

WELDING RODS TO CONFORM TO THE FOLLOWING:  
 A. 18GA AND LIGHTER: E60XX  
 B. 16GA AND HEAVIER: E70XX OR E6013  
 C. LT GAUGE TO STRUCTURAL STEEL: E70XX LOW HYDROGEN

WELDING WIRE FOR FCAW TO CONFORM TO THE FOLLOWING:  
 A. 18GA AND LIGHTER: E6XT-X OR E7XT-X  
 B. 16GA AND HEAVIER: E7XT-X  
 C. LT GAUGE TO STRUCTURAL STEEL: E7XT-X LOW HYDROGEN (EXCLUDES -2, -3, -10, -13, -14X AND -GS SUFFIXES)

- NOMINAL WELD SIZES FOR WELDING LIGHT GAUGE MATERIAL SHALL BE AS FOLLOWS:
  - A. 20GA: 1/16"
  - B. 18GA: 3/32"
  - C. 16GA AND HEAVIER: 1/8"

- ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY OR ON AN ANGLE SUCH AS BRACING TO SQUARELY FIT AGAINST ADJUTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN POSITION UNTIL PROPERLY FASTENED.

- ALL STUDS SHALL BE ATTACHED BY SCREWS OR WELDS UNLESS NOTED OTHERWISE. WIRE TYING OF FRAMING COMPONENTS IS NOT PERMITTED.

- SPICES IN TOP AND BOTTOM TRACKS ARE REQUIRED WHERE TRACKS ARE NOT ATTACHED TO A COMMON CONTINUOUS STRUCTURAL MEMBER AND SHALL BE ACCOMPLISHED WITH A NESTED STUD OF THE SAME GAUGE AS TRACK WITH A 10" LENGTH AND (2) #8 SMS EACH SIDE, EACH TRACK UNO ON PLANS - (8) #8 TOTAL.

- SPICES IN AXIAL LOADED STUDS OR BRACES ARE NOT PERMITTED. ALL WELDS SHALL BE PLUG, BUTT, OR SEAM WELDS. WHERE STUDS ARE BURNED THROUGH BY WELDING, PROVIDE SUITABLE STITCH PLATE OF THE SAME GAUGE.

- ALL CALCULATED STUD PROPERTIES PER AISI SPECIFICATION ARE BASED ON THE FOLLOWING THICKNESS:
  - A. 10GA (118 MIL): 0.1242"
  - B. 12GA (97 MIL): 0.1017"
  - C. 14GA (68 MIL): 0.0713"
  - D. 16GA (54 MIL): 0.0566"
  - E. 18GA (43 MIL): 0.0451"
  - F. 20GA (33 MIL): 0.0346"

- LATERAL BRIDGING FOR STEEL STUDS IS REQUIRED WHEN WALL BOARD, INSTALLED IN ACCORD WITH BUILDING CODE REQUIREMENTS, DOES NOT CONTINUE FULL HEIGHT ON BOTH SIDES. UNLESS NOTED OTHERWISE, BRIDGING SHALL BE INSTALLED IN ACCORD WITH OUR TYPICAL DETAILS. WALL STUD BRIDGING SHALL BE INSTALLED IN A MANNER TO PROVIDE RESISTANCE TO BOTH MINOR AXIS BENDING AND ROTATION.

- TRACK SHALL BE UNPUNCHED WITH GAUGE TO MATCH STUD FRAMING UNLESS NOTED OTHERWISE.

- UTILITY PUNCH HOLES IN STUDS SHALL BE LOCATED AWAY FROM CONNECTIONS.
- THE MINIMUM CLEAR DISTANCE FROM THE UTILITY PUNCH HOLE TO END OF MEMBER SHALL BE 10", UNLESS NOTED OTHERWISE.

- AXIAL LOAD BEARING STUDS MUST BE FULLY SEATED INTO THE WALL TRACKS, (1/16" MAXIMUM GAP BETWEEN THE STUDS AND THE TRACK WEBS).

- OPENINGS IN STUD WEBS OTHER THAN STANDARD HOLES PUNCHED BY THE MANUFACTURER ARE PROHIBITED UNLESS SPECIFICALLY DETAILED.

- ALL STEEL STUDS AND TRACKS SHALL BE MANUFACTURED BY A MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE. STEEL STUDS AND TRACKS MUST, AT A MINIMUM, MEET THE PROPERTIES LISTED IN THE SSMA PRODUCT TECHNICAL INFORMATION GUIDE AND THE STUD AND TRACK PROPERTIES LISTED ON THIS PAGE. ALL STUDS AND TRACKS SHALL BE LABELED WITH GAUGE, YIELD STRENGTH AND SIZE CLEARLY VISIBLE.

**COLD-FORMED STEEL (CONTINUED)**

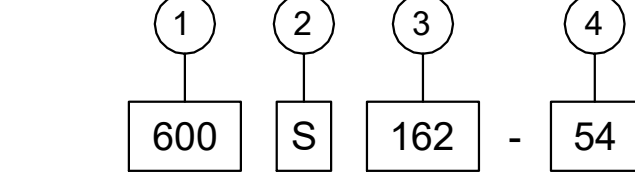
- THESE DRAWINGS ASSUME THAT THE PRIMARY STRUCTURE INCLUDING ELEMENTS SUCH AS ROOF EDGE CLOSURES, SLAB CLOSURES, GIRTS AND OTHER ELEMENTS INTENDED TO SUPPORT AND RESIST LOADS PRODUCED BY THE EXTERIOR FRAMING SYSTEM, HAVE BEEN ADEQUATELY DESIGNED FOR THIS PURPOSE UNLESS SPECIFICALLY NOTED.
- WHERE SLOTTED TRACK IS INDICATED ON THE PLANS, USE BRADY INNOVATIONS "SLP-TRK" OR EQUAL.
- "VXS" INDICATES VIPER-X DRYWALL FRAMING SYSTEM.

**FINISH COORDINATION**

- THESE DRAWINGS ONLY DEPICT THE COLD FORMED STEEL FRAMING THAT IS DESIGNED TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE FINISHES APPLIED TO THIS FRAMING AND FASTENING THEREOF ARE SPECIFIED AND DESIGNED BY OTHERS AND ARE BEYOND THE SCOPE OF THESE DRAWINGS. THE ADEQUACY OF THE FRAMING TO RECEIVE FINISH ATTACHMENTS MUST BE EVALUATED BY THOSE DESIGNING THE FINISHES.

**STANDARD STUD IDENTIFICATION (SSMA NOMENCLATURE)**

STUD IDENTIFICATION SHALL BE AS SHOWN:



- MEMBER DEPTH:**  
(EXAMPLE: 6"=600/100 INCHES)  
ALL MEMBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE TO INSIDE DIMENSION.
- STYLE:**  
(EXAMPLE: STUD OR JOIST SECTIONS=S)  
THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:  
S = STUD  
T = TRACK  
U = CHANNEL SECTIONS  
F = FURRING CHANNEL SECTIONS
- FLANGE WIDTH:**  
(EXAMPLE: 1 5/8"=1.625"=162x1/100 INCHES)  
ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.
- MATERIAL THICKNESS:**  
(EXAMPLE: 0.054IN. = 54MILS; 1 MIL = 1/1000 IN)  
MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95%% OF THE DESIGN THICKNESS.

**FASTENERS AND CONNECTORS**

NOTES: SEE SECTION AND DETAILS FOR LOCATIONS AND NUMBER OF CONNECTIONS				
CONNECTOR TYPE	SUBSTRATE	DESCRIPTION	PRODUCT	NOTED ON PLANS AS
SCREWS	METAL TRACK	#8-16 PAN HEAD	"DARTS" GRABBER SELF DRILLING PER ESR-5280 OR EQUAL	SMS
	STUD-TO-STUD	#8-16 HEX HEAD OR PAN HEAD	"DARTS" GRABBER SELF DRILLING PER ESR-5280 OR EQUAL	SMS
LVF'S (LOW VELOCITY FASTENERS)	STRUCTURAL STEEL	0.157" DIA	HILTI X-U PER ESR-2269	LVF
	CONCRETE	0.102" DIA x 3/4" EMBED	MAXPOWERLITE FASTENER CP-619VB-ICC PER ESR-4320	LVF
MECHANICAL ANCHORS	CONCRETE FILLED METAL DECK	3/8"x2 1/2" EMBED UNO	HILTI HWIK HUS-EZ PER ESR-3027	SCREW ANCHOR

**FASTENERS AND CONNECTOR NOTES**

- ALL FASTENERS SHALL BE THE MIN. SIZES AND EMBEDMENTS OF THE UNO IN THE PLANS. ABOVE CHART
- ALL FASTENERS SHALL BE INSTALLED IN ACCORD WITH THE NOTED ESR REPORT THE REQUIREMENTS OF THE GOVERNING AUTHORITY AND
- SCREWS LISTED IN THE ABOVE CHART SHALL BE SUFFICIENT IN LENGTH TO EXTEND THROUGH THE STEEL CONNECTION WITH A MINIMUM OF THREE (3) EXPOSED THREADS AND SPACED A MINIMUM OF 3 FULL DIAMETERS.
- FOR MECHANICAL ANCHORS, THE EMBEDMENT LISTED IN THE ABOVE CHART IS THE NOMINAL EMBEDMENT, h<sub>nom</sub> SEE THE DIAGRAM TO THE RIGHT.

**CAST-IN-PLACE CONCRETE**

- MATERIALS
  - A. CONCRETE:
 

f'c (PSI)	TEST AGE (DAYS)	MAX W/C RATIO	MAX AGGREGATE SIZE	AIR CONTENT PERCENT	
CLASS "A"	3,000	28	0.50	3/8"	4.5
  - B. REINFORCING STEEL:
    - 1) BAR REINFORCING: ASTM A615 GRADE 60
    - 2) BAR REINFORCING (WELDED): ASTM A706 GRADE 60
    - 3) WELDED WIRE REINFORCING (WWR): ASTM A185 (FLAT SHEET)

**SHEATHING NOTES**

- ALL SHEATHING SHALL BE PLYWOOD STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) WITH EXTERIOR GLUE. COMPOSITE OR NON-VENEERED PANELS SHALL COMPLY WITH NATIONAL RESEARCH BOARD REPORT NER-108, SUBFLOOR ADHESIVE; APA SPECIFICATION AFG-01. INSTALL PLYWOOD AND NON-VENEERED PANELS PER APA CONSTRUCTION GUIDE, LATEST EDITION. ORIENTED STRAND BOARD (OSB) CAN BE SUBSTITUTED FOR PLYWOOD ONLY AT THE INTERIOR SHEAR WALL SHEATHING AND FLOOR SHEATHING.
- SHEATHING SCHEDULE:
  - FLOOR: 3/4" T&G APA RATED SHEATHING, 48/24, EXPOSURE 1.
- GLUE FLOOR SHEATHING TO JOISTS WITH A CONTINUOUS BEAD OF CONSTRUCTION GRADE ADHESIVE (ASTM D 3498) AND NAIL WITHIN 10 MINUTES OF GLUEING.
- PLYWOOD FACE GRAIN SHALL BE PERPENDICULAR TO JOISTS.
- FLOOR SHEATHING PANELS SHALL BE STAGGERED 4'-0".
- MINIMUM PANEL WIDTH SHALL NOT BE LESS THAN 24 INCHES.
- SHEATHING SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN 3/8" FROM EDGE OF SHEETS AT THE FOLLOWING SPACINGS:
 

SHEATHING LOCATION	SHEATHING SHEATHING	NAIL SIZE	NAIL SPACING	NAIL SPACING
FLOOR	3/4" T&G	10d	6"	12"

**STUD PROPERTIES**

MINIMUM REQUIRED STIFFENING LIP LENGTH	
FLANGE WIDTH	E WIDTH MIN. STIFFENING LIP LENGTH (in.)
1 1/4"	0.188"
1 3/8"	0.375"
1 5/8"	0.500"
2"	0.625"
2 1/2"	0.625"
3"	0.625"
3 1/2"	1.000"

STUD / TRACK DEPTH	
1 5/8"	1.625"
2 1/2"	2.500"
3 5/8"	3.625"
4"	4.000"
6"	6.000"
8"	8.000"

INSIDE BEND RADI PER MATERIAL THICKNESS	
33 MIL	0.0764"
43 MIL	0.0712"
54MIL	0.0849"
68 MIL	0.1069"
97 MIL	0.1525"
118 MIL	0.1863"

**TRACK PROPERTIES**

TRACK FLANGE WIDTH	
1"	1.000"
1 1/4"	1.250"
1 1/2"	1.500"
2"	2.000"
2.5"	2.500"
3"	3.000"

INSIDE BEND RADI PER MATERIAL THICKNESS	
33 MIL	0.0764"
43 MIL	0.0712"
54MIL	0.0849"
68 MIL	0.1069"
97 MIL	0.1525"
118 MIL	0.1863"

**WOOD NOTES**

- ALL WOOD CONSTRUCTION SHALL BE PER CBC CHAPTER 23.
- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH AND MUST CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL APPEARANCE REQUIREMENTS. ALL PRESSURE TREATED LUMBER TO BE STAMPED BY AN APPROVED GRADING AGENCY.
- STRUCTURAL LUMBER SHALL BE:
  - a. BEAMS: NO. 1
  - b. POSTS: NO. 1
  - c. STUDS: NO. 2 (2x4, 3x4, 2x6 AND 3x6)
  - d. JOISTS: NO. 2
- STUD AND POST SIZES SHALL BE (UNLESS OTHERWISE NOTED):
  - a. STUDS AT EXTERIOR WALLS: PER STUD WALL SCHEDULE
  - b. STUDS AT INTERIOR WALLS: PER STUD WALL SCHEDULE
  - c. POSTS: 4x6 MINIMUM, UNLESS OTHERWISE NOTED, (WIDTH TO MATCH BEAM WIDTH ABOVE AND DEPTH TO MATCH WALL THICKNESS)
- ALL STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.
- ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON WIRE NAILS AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. WHERE NAILS TEND TO SPLIT THE WOOD, NAIL HOLES SHALL BE PREDRILLED.
- ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ICC-ES EVALUATION REPORTS.
- ALL STUD WALLS SHALL HAVE 2x FIRE BLOCKING AT 10'-0" o.c. MAXIMUM.
- WALL STUDS SHALL ALIGN WITH FLOOR AND ROOF JOISTS FOR FULL HEIGHT OF STRUCTURE.
- 2x BLOCKING SHALL BE INSTALLED BETWEEN JOISTS AND RAFTERS OVER SUPPORTS.
- WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, PRESSURE TREATED DOUGLAS FIR-LARCH SHALL BE USED.
- UNLESS NOTED OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONC. OR MASONRY SHALL BE ANCHORED WITH 5/8" DIAMETER ANCHOR BOLTS WITH 7" EMBEDMENT @48" o.c. w/3"x3"x.229" PLATE WASHERS.
- ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED, UNLESS OTHERWISE NOTED.
- PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF ALL BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.
- PROVIDE SOLID BLOCKING AT BEARING WALLS UNDER PERPENDICULAR PARTITIONS. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
- MINIMUM SPLICE NAILING OF DOUBLE PLATES TO BE AS FOLLOWS: SIXTEEN (16) 16d EACH SIDE OF SPLICE WITH NO ADJACENT SPLICE WITHIN 4'-0". SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION.
- FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12" o.c. STAGGERED AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.
- BOLT HOLES IN WOOD SHALL BE THE DIAMETER OF THE BOLT PLUS 1/16" MAXIMUM.
- PRE-DRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
  - a. SHANK PORTION: SAME DIAMETER AND LENGTH AS SHANK.
  - b. THREADED PORTION: 60% TO 75% OF THE DIAMETER OF THE THREAD AND THE SAME LENGTH AS THREAD.
- HOLES FOR PIPES EXCEEDING ONE-THIRD OF THE PLATE WIDTH SHALL NOT BE PLACED IN PARTITIONS USED AS SHEAR WALLS AND BEARING WALLS UNLESS OTHERWISE DETAILED. PIPES SHALL PASS THROUGH THE CENTER OF THE PLATES. NOTCHING IS NOT ALLOWED. REFER TO TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
- PROVIDE 2x SOLID BLOCKING OVER SUPPORTS BETWEEN JOISTS AND RAFTERS. PROVIDE 2x SOLID BLOCKING AT A MINIMUM OF 8'-0" o.c. FOR SOLID SAWN JOISTS WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH OF JOIST.
- ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG-TIE COMPANY, INC. UNLESS OTHERWISE NOTED.
- RETIGHTEN ALL BOLTS BEFORE CLOSING IN.
- ALL BOLTS, SCREWS, NAILS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED. ALL BOLTS, SCREWS, NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL PER CBC SECTION 2304.9.5, AND IN COMPLIANCE WITH CONNECTOR MANUFACTURER'S RECOMMENDATIONS AND ASTM A153, CLASS D.
- ALL LUMBER IN 2 HOUR FIRE RATED EXTERIOR BEARING WALLS, 2 HOUR FIRE RATED STAIR WALLS AND 3 HOUR FIRE RATED SEPARATION WALLS SHALL USE FIRE RETARDANT TREATED WOOD PER CBC SECTION 2303.2. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATED WALL LOCATIONS, ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH FIRE RETARDANT TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.

**ABBREVIATIONS**

AB	ANCHOR BOLT	IBC	INTERNATIONAL BUILDING CODE
ABV	ABOVE	ICC	INTERNATIONAL CODE COUNCIL
ACI	AMERICAN CONCRETE INSTITUTE	ID	INSIDE DIAMETER
ADD	ADDITIONAL	IN	INCH OR INCHES
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	INT	INTERIOR
AISI	AMERICAN IRON AND STEEL INSTITUTE	INV	INVERT/INVERTED
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	J	JOIST
ALT	ALTERNATE	JT	JOINT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	K	KIP (1000LBS)
ARCH	ARCHITECT	L	LOW
ARCH'L	ARCHITECTURAL	LB	LONG OR LENGTH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LG	LONG LEG
AWPA	AMERICAN WOOD PRESERVERS AND ASSOCIATION	LLH	LONG LEG HORIZONTAL
AWS	AMERICAN WELDING SOCIETY	LLV	LONG LEG VERTICAL
@	AT	LONGIT	LONGITUDINAL
BLDG	BUILDING	LT	LIGHT
BLCK	BLOCK	LT WT	LIGHT WEIGHT
BLCKG	BLOCKING	LVF	LOW VELOCITY FASTENER
BLW	BELOW	LVL	LEVEL
BM	BEAM	MANUF	MANUFACTURER
BOT OR B	BOTTOM	MAS	MASONRY
BN	BOUNDARY	MAT'L	MATERIAL
BRCG	BRACING	MAX	MAXIMUM
BRG	BEARING	MB	MACHINE BOLT
BS	BOTH SIDES	MC	MISCELLANEOUS CHANNEL
BTWN	BETWEEN	MECH'L	MECHANICAL
C	CHANNEL OR CAMBER	MEZZ	MEZZANINE
CANT	CANTILEVER	MF	MOMENT FRAME
CARR	CARRIAGE BOLT	MIN	MINIMUM
CBC	CALIFORNIA BUILDING CODE	MISC	MISCELLANEOUS
CC OR C/C	CENTER TO CENTER	MTL	METAL
CEN	CONTINUOUS EDGE NAILING	NIC	NOT IN CONTRACT
CFS	COLD-FORMED STEEL	NOM	NOMINAL
CGS	CENTER OF GRAVITY SUPPORT	NS	NEAR SIDE
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CJ	CONSTRUCTION JOINT, CONTROL JOINT, CEILING JOIST	# OR NO	NUMBER
CL	CENTER LINE	O/	OVER
CLG	CEILING	OC OR O/C	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OS	OPPOSITE SIDE
CONN	CONNECTION	OSA	OFFICE OF STATE ARCHITECT (CALIFORNIA)
CONST	CONSTRUCTION	OSHA	OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD
CONT	CONTINUOUS	PERP	PERPENDICULAR
CONTR	CONTRACTOR	PC	PRECAST
CR	COLD ROLLED	PG	PLATE GIRDER
CR	COLD ROLLED CHANNEL	PJ	POUR JOINT
DBL	DOUBLE	PLW	PLYWOOD
DEN	DISCONTINUOUS EDGE NAILING	PP	PARTIAL PENETRATION
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIA OR Ø	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIR	DIRECTION	PT	POST-TENSIONED OR PRESSURE TREATED
DF	DOUGLAS FIR	RAD	RADIUS
DWG	DRAWING	RAFT	RAFTER
DWN	DOWN	RD	ROOF DRAIN
DS	DOWN SPOUT	REINF	REINFORCING
DWG	DRAWING	REQ'D	REQUIRED
DWL	DOWEL	RJ	ROOF JOIST
EA	EACH	RR	ROOF RAFTER
EE	EACH END	SDSTS	SELF-DRILLING SELF-TAPPING SCREWS
EF	EACH FACE	SECT	SECTION
EJ	EXPANSION JOINT	SHT	SHEET
ELEV	ELEVATION OR ELEVATOR	SHTG	SHEATHING
EQ	EDGE OF SLAB	SM	SIMILAR
EQUIP	EQUIPMENT	SMS	SHEET METAL SCREW
ES	EACH SIDE	SPGC	SPACING
EW	EACH WAY	SPEC	SPECIFICATION
EXIST OR (E)	EXISTING	SOG	SLAB ON GRADE
EXP	EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL OR SELECT STRUCTURAL
FDN	FOUNDATION	SSMA	STEEL STUD MANUFACTURERS ASSOCIATION
FF	FINISH FLOOR	STAGD	STAGGERED
FG	FINISH GRADE	STD	STANDARD
FH	FULL HEIGHT	STIFF	STIFFENER
FIN	FINISH	STL	STEEL
FJ	FLOOR JOIST	STRUCT'L	STRUCTURAL
FL	FLANGE	SYMM	SYMMETRICAL
FLR	FLOOR	T & B	TOP AND BOTTOM
FN	FIELD NAILING	T & G	TONGUE AND GROOVE
FOC	FACE OF CONCRETE	THK	THICK
FOM	FACE OF MASONRY	TCC	TOP OF CONCRETE
FOS	FACE OF STUD	TOF	TOP OF FOOTING
FP	FULL PENETRATION	TOS	TOP OF STEEL
FRMG	FRAMING	TRANS	TRANSVERSE
FS	FAR SIDE	TS	STRUCTURAL STEEL TUBE
FT	FEET OR FOOT	TSG	TAPERED STEEL GIRDER
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZE	VERT	VERTICAL
GLB	GLU-LAM BEAM	W/	WITH
GR	GRADE	W/O	WITHOUT
GYP BD	GYPSUM BOARD	WF	WORK POINT
H	HIGH	WWF	WELDED WIRE FABRIC
HDR	HEADER		
HGR	HANGER		
HORIZ	HORIZONTAL		
HSP	HIGH STRENGTH BOLT		
HSS	HOLLOW STRUCTURAL SECTIONS		



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

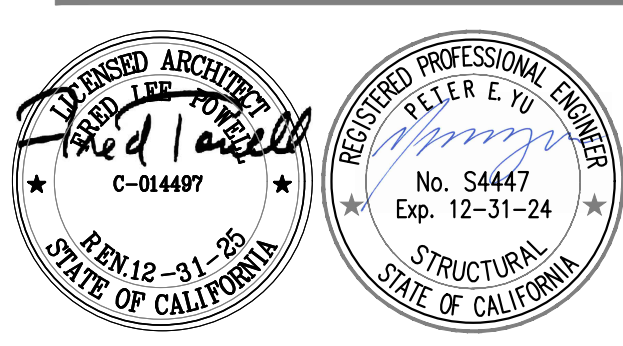
CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert G. Sweeney*  
STRUCTURAL BY: *Structus, Inc.* CIVIL: 04052024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS  
04/28/23 100% BLDG PERMIT SET  
REVISIONS: 1

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

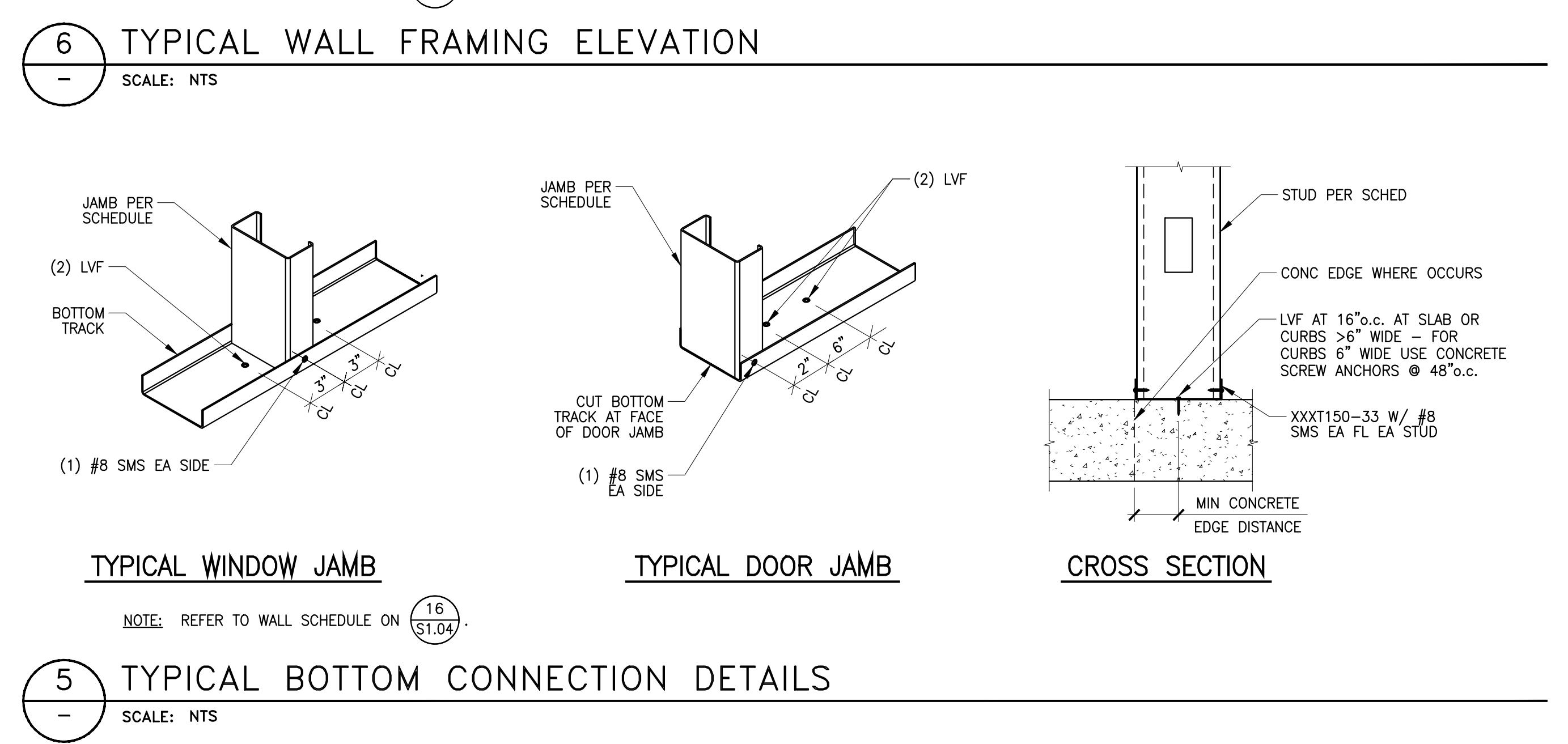
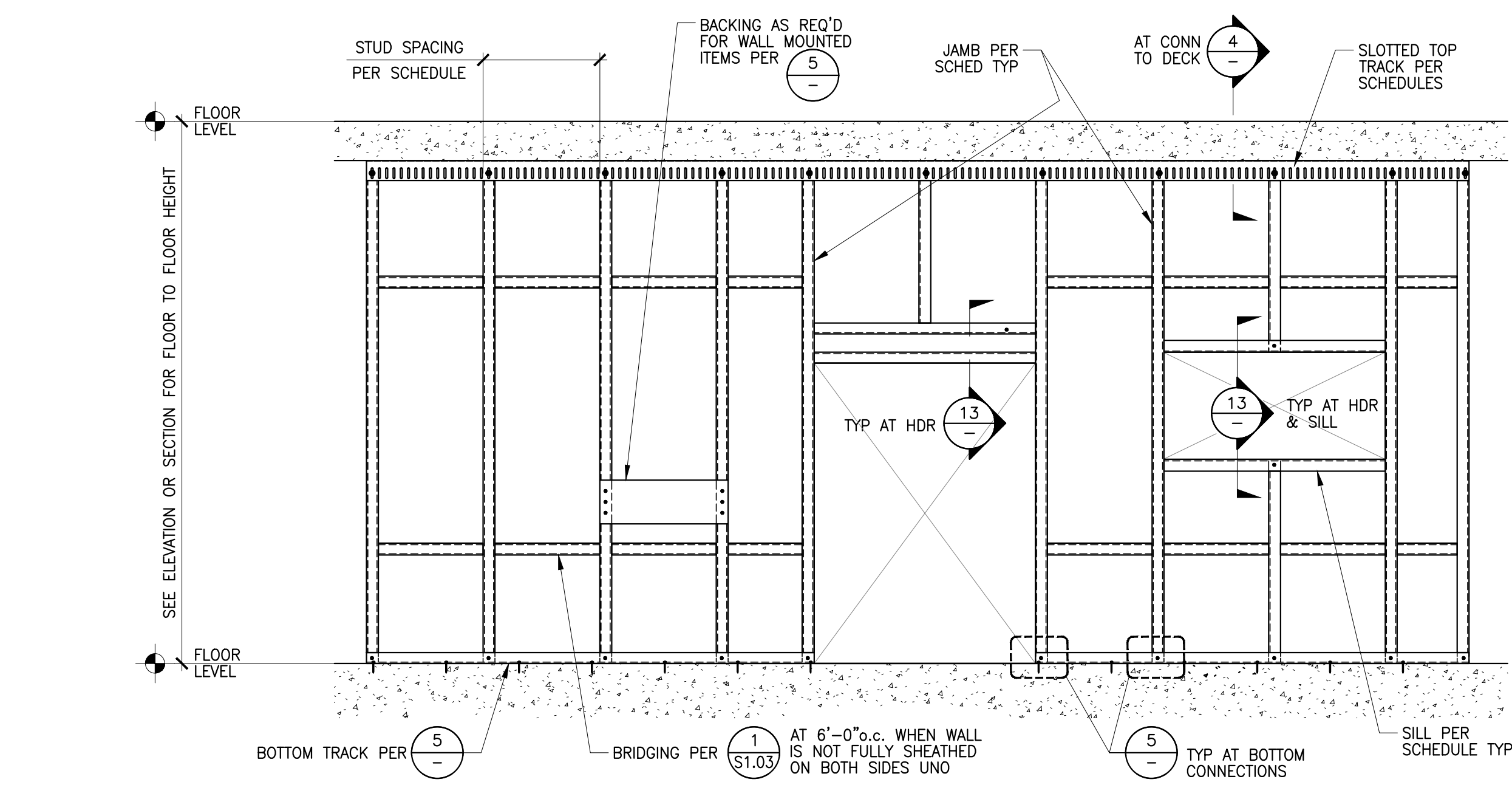
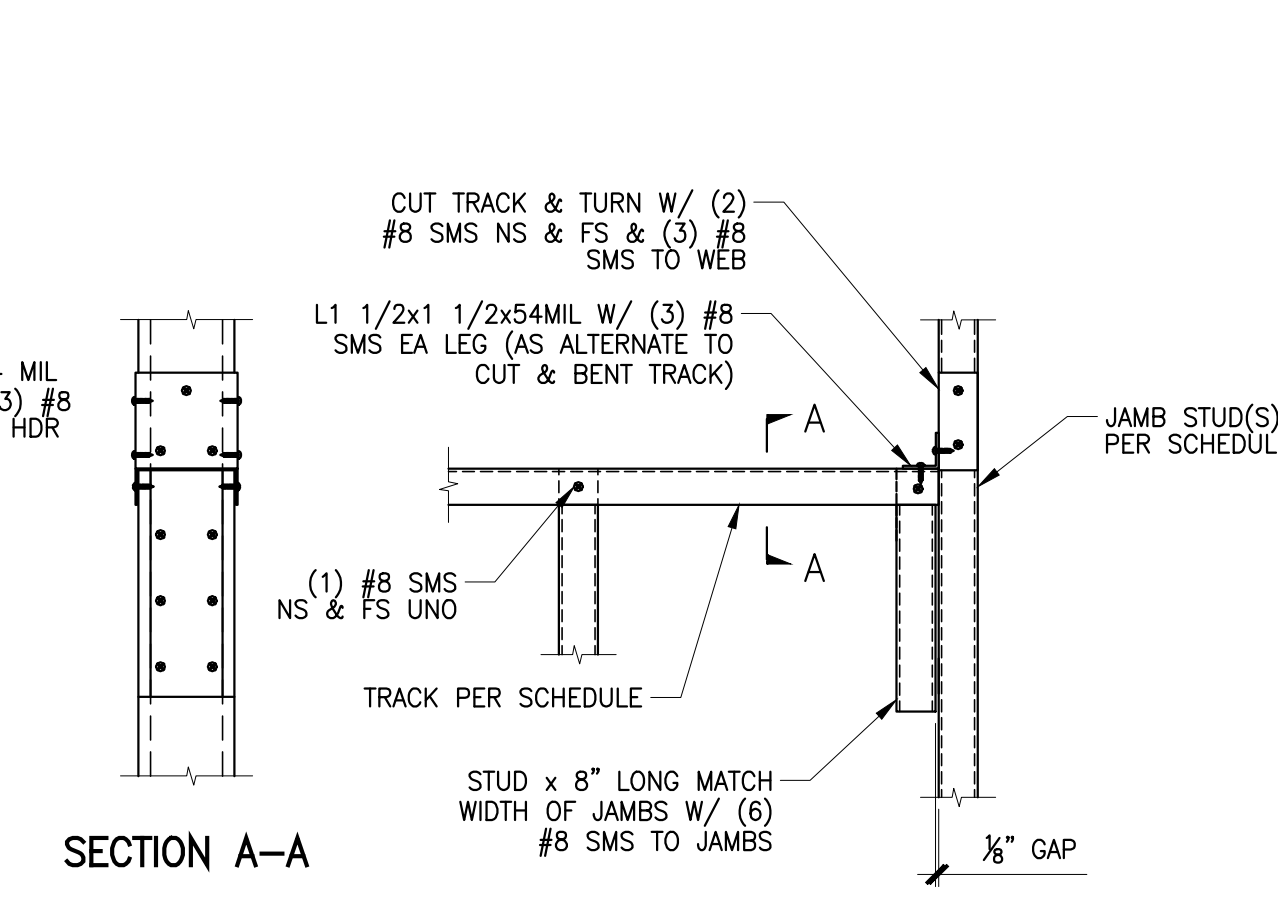
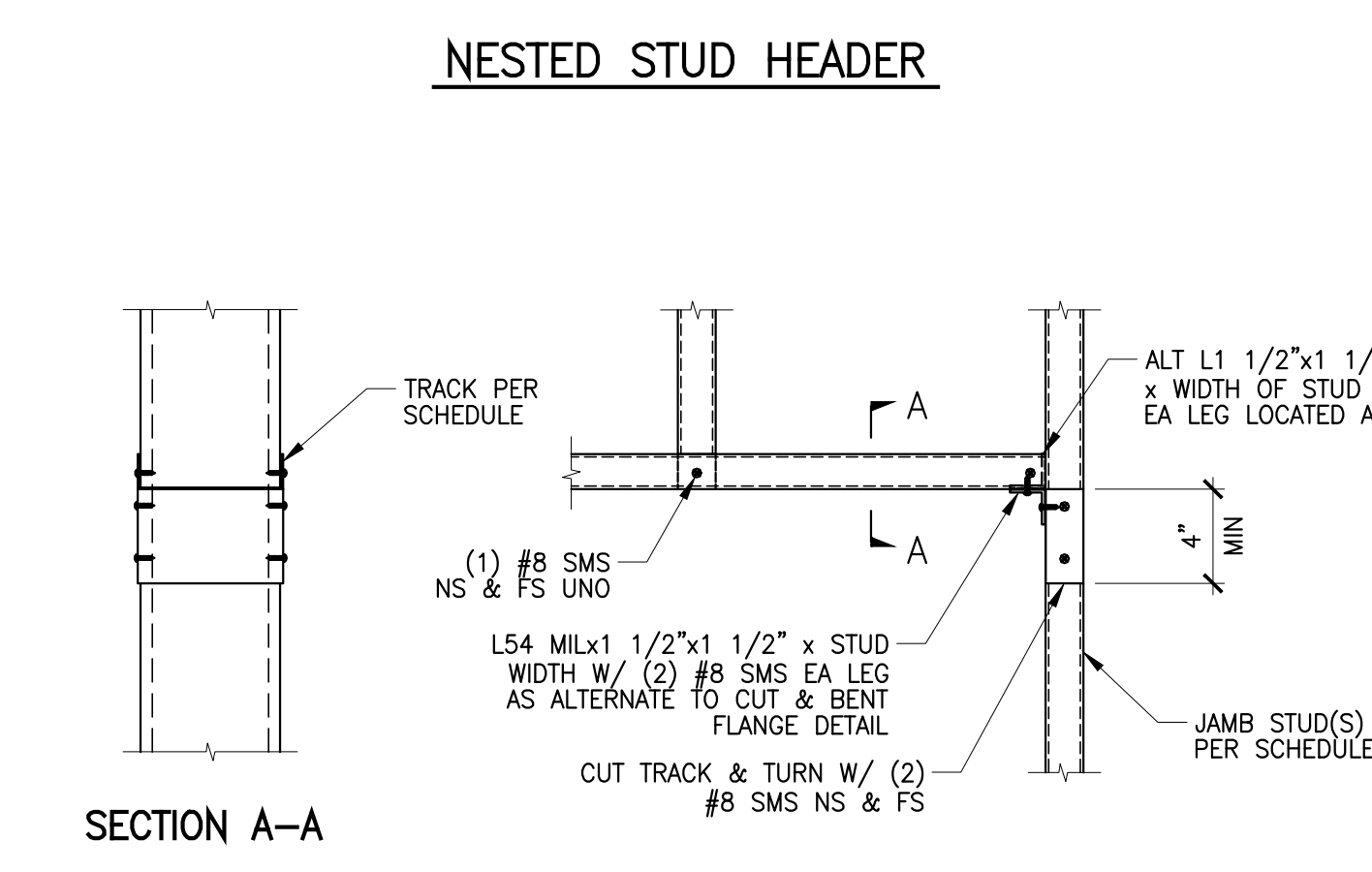
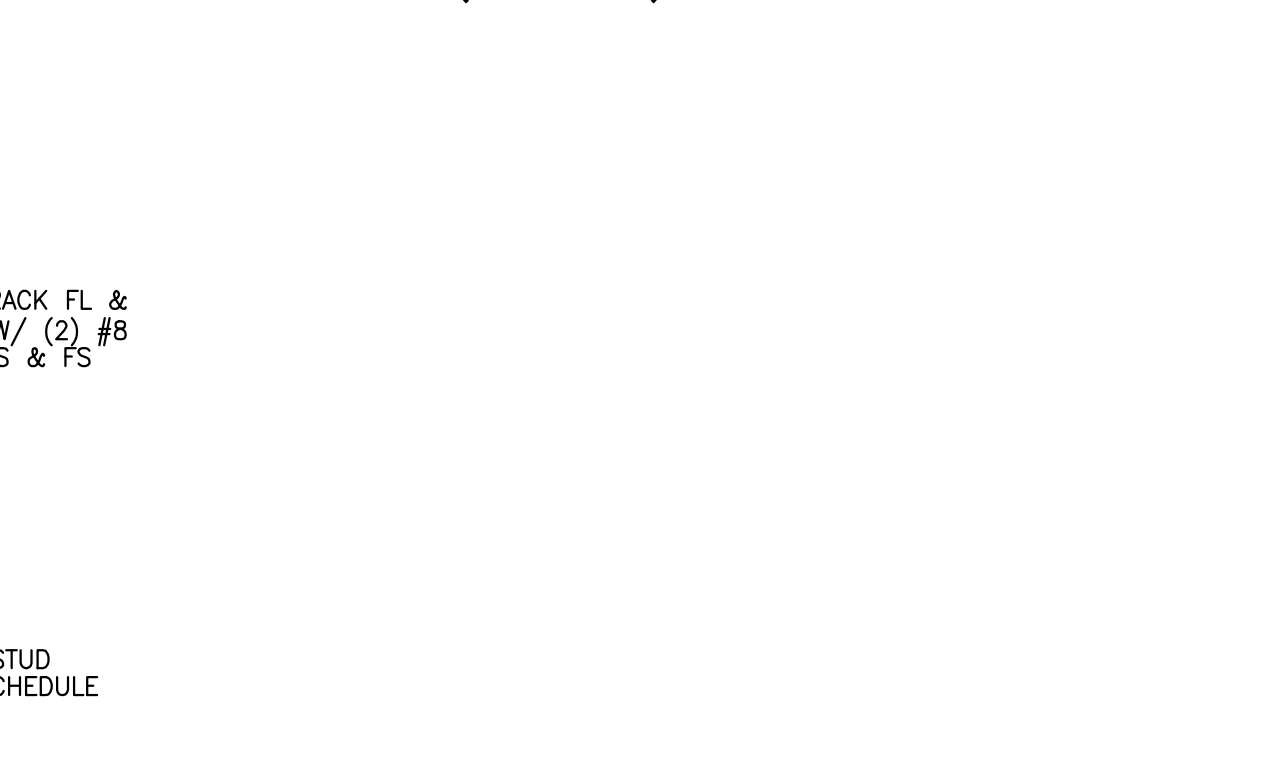
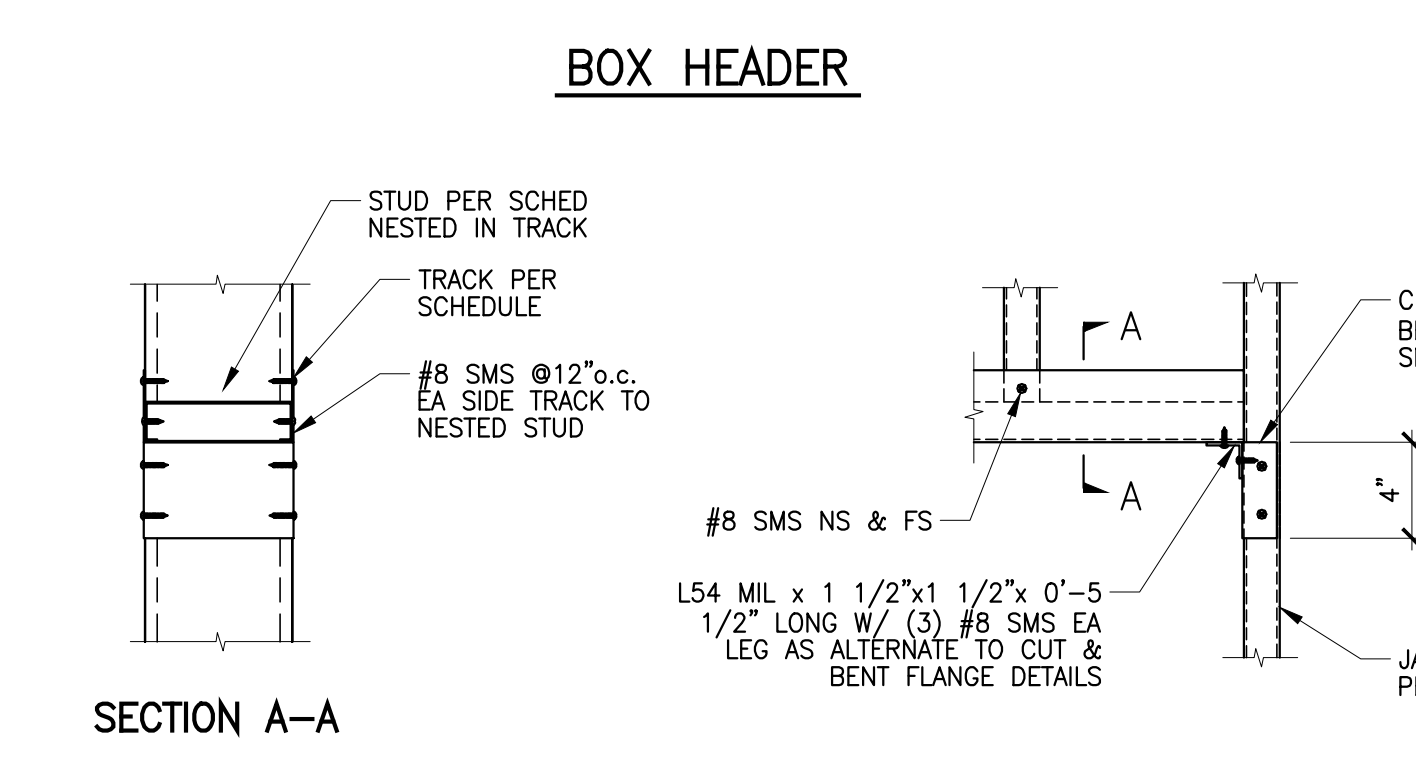
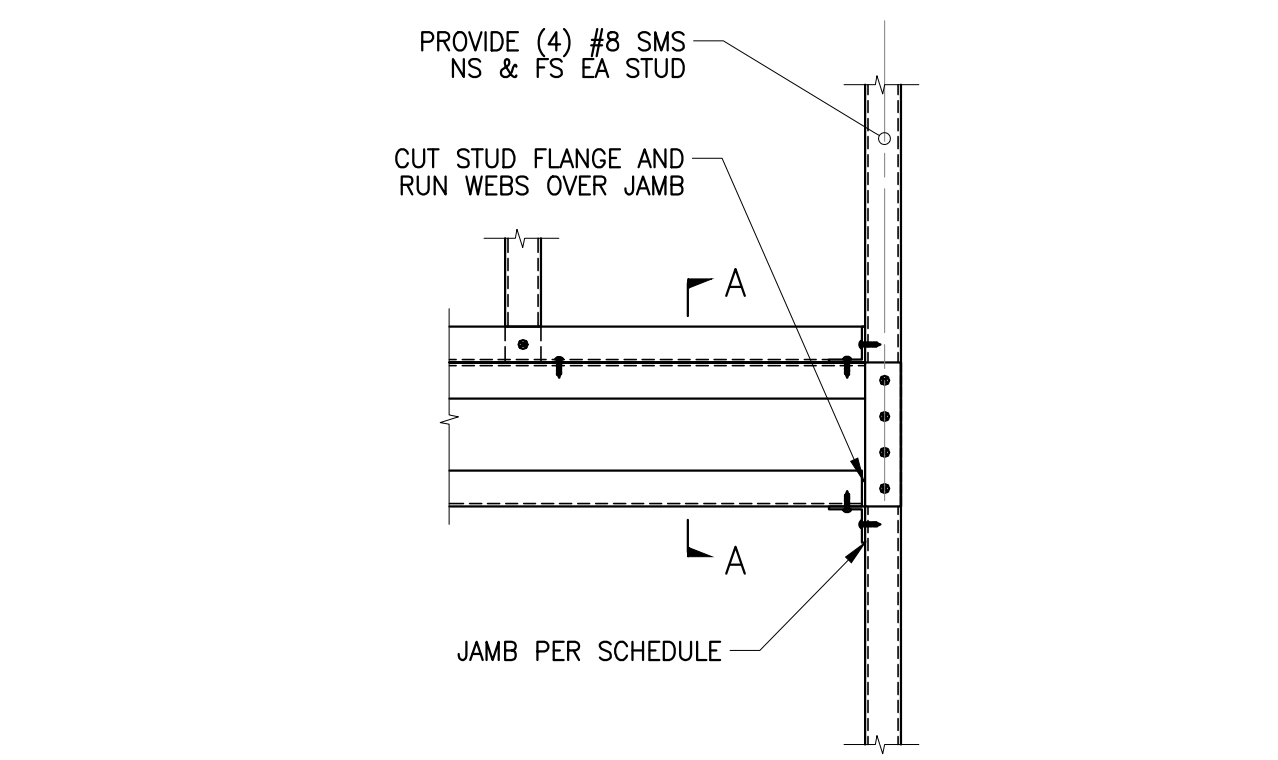
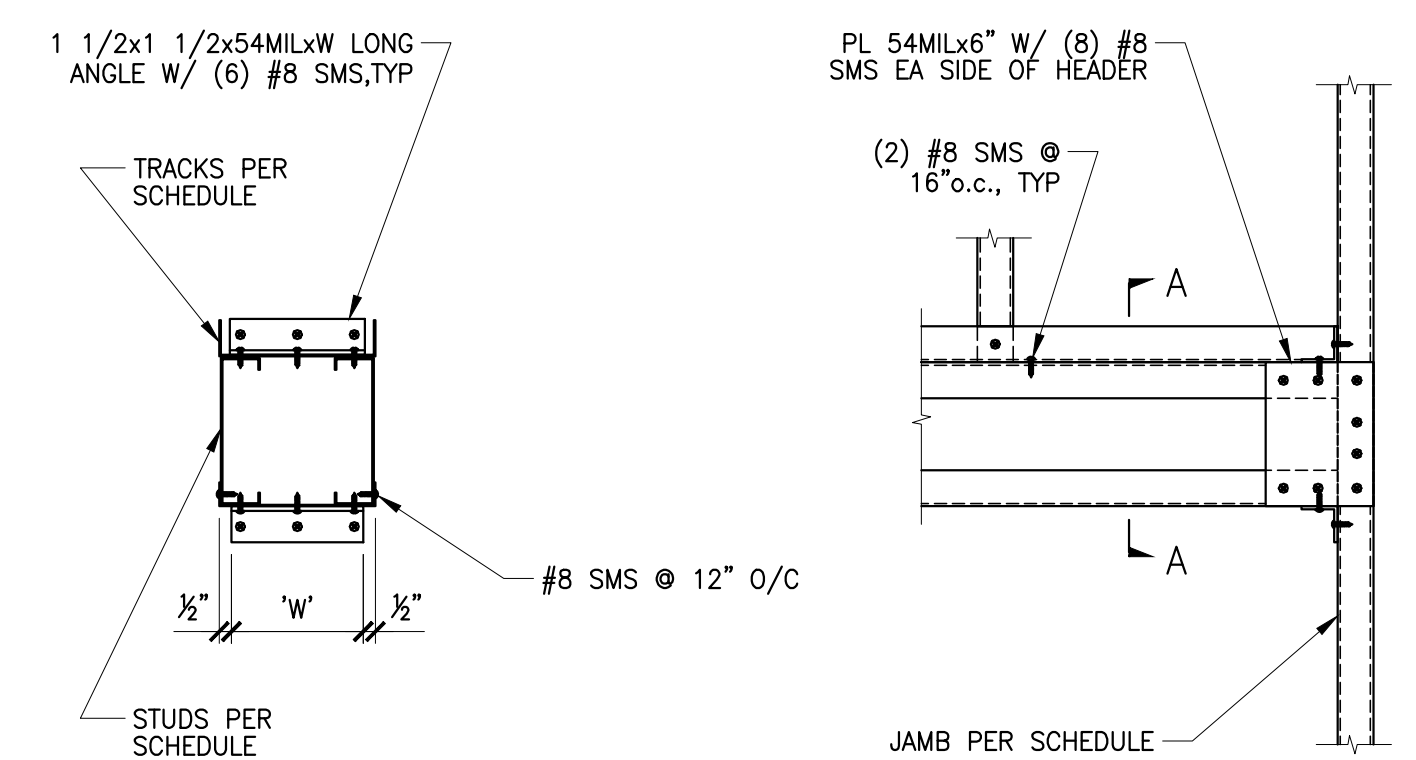
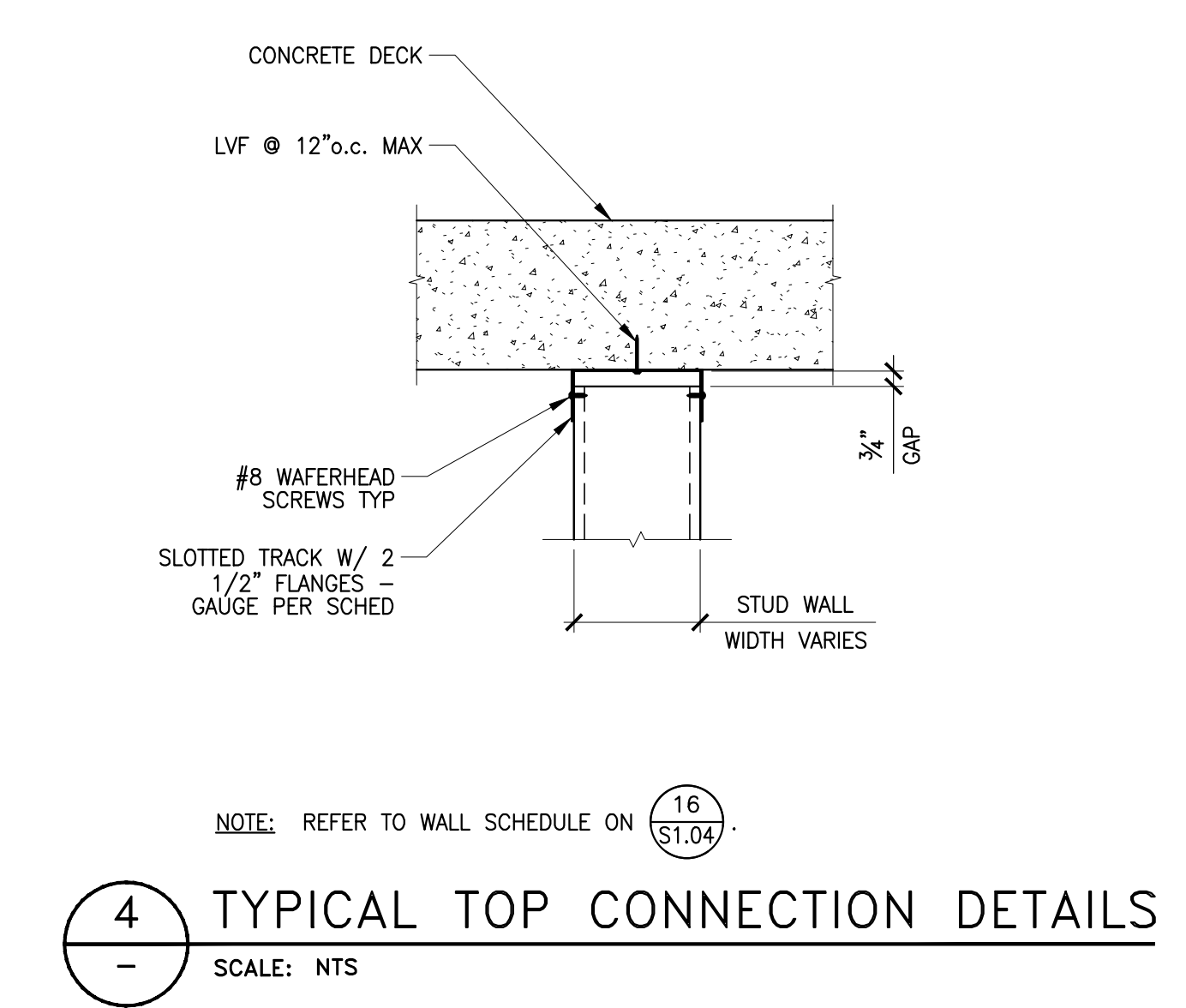
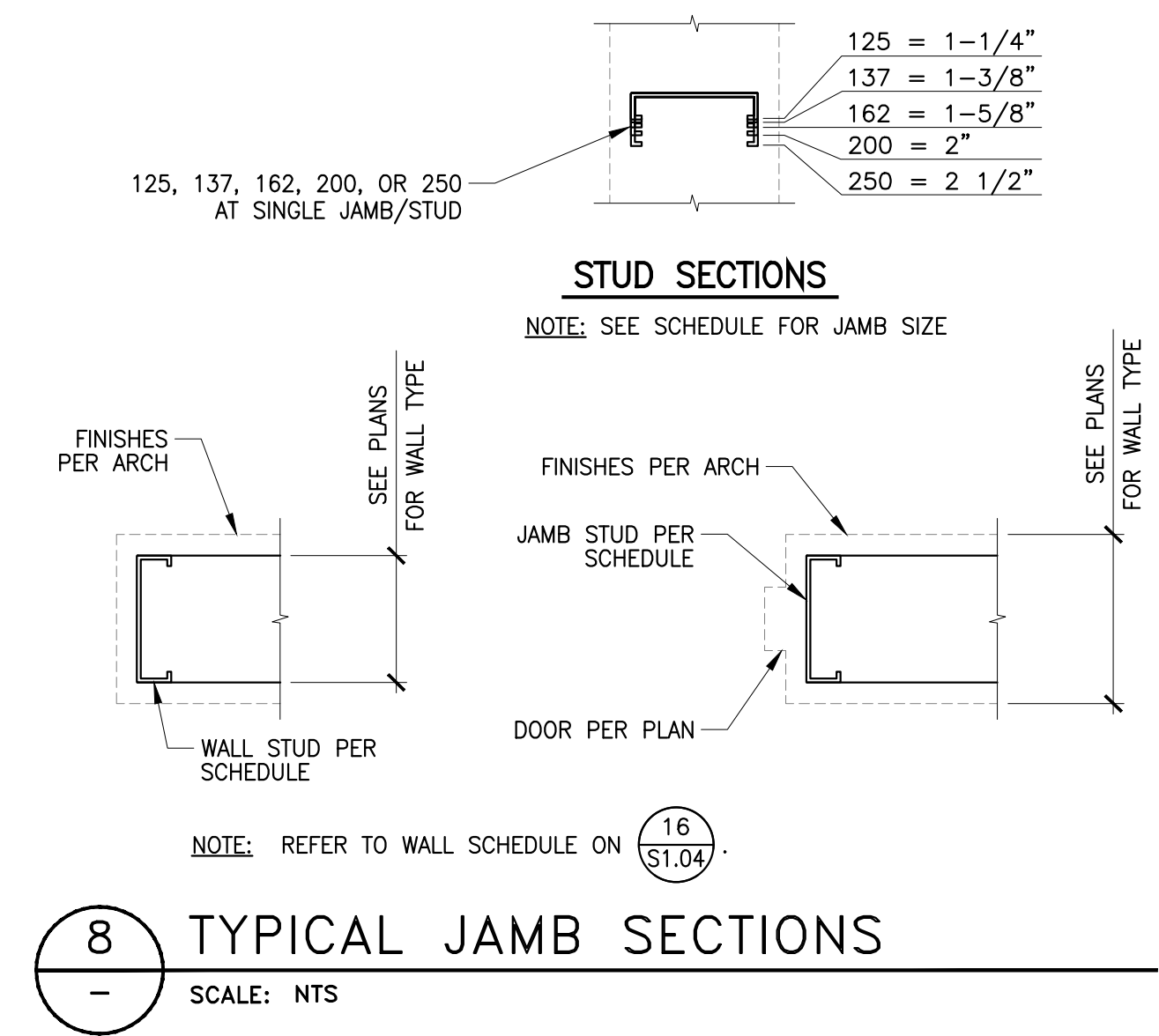
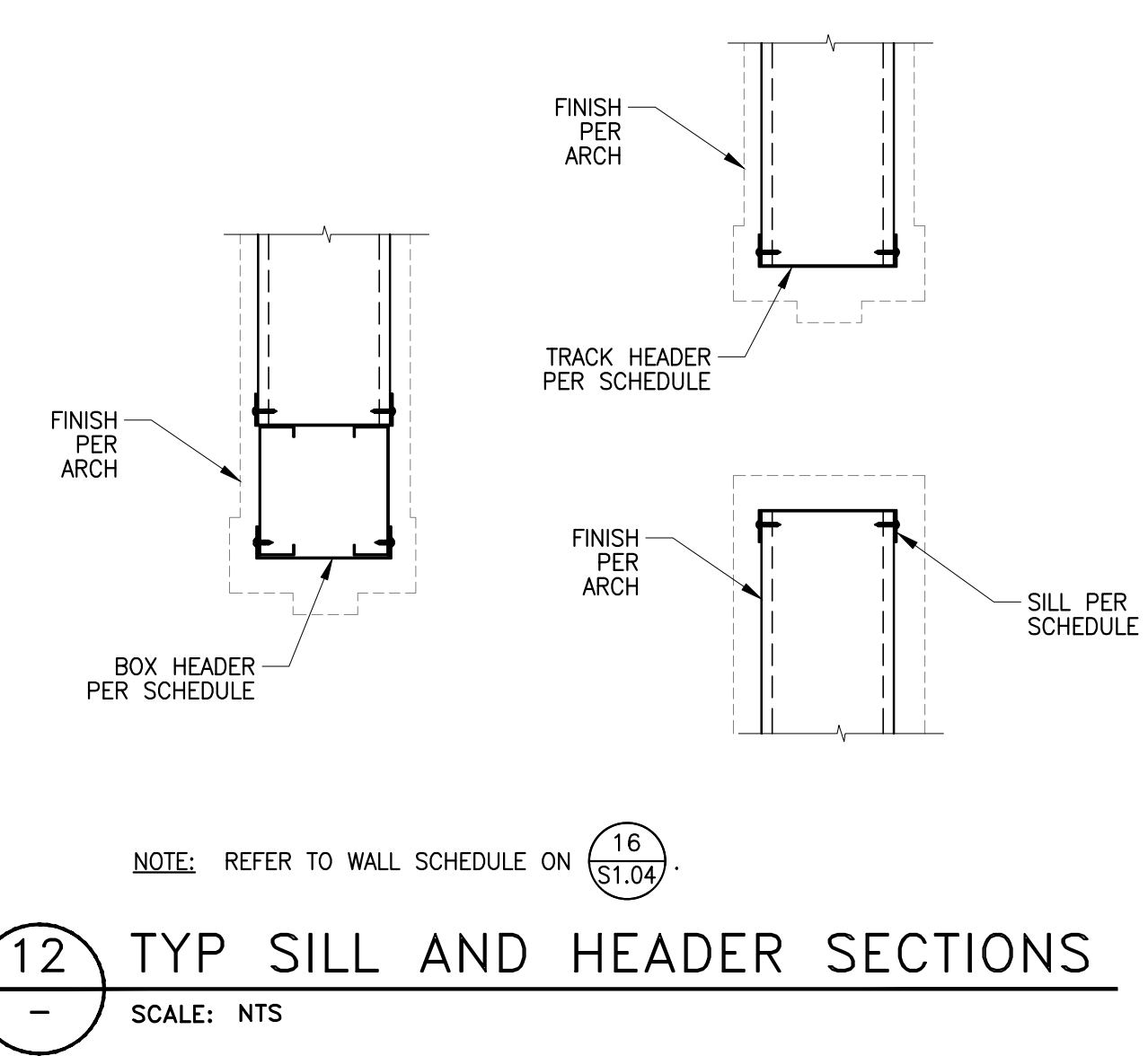
TYPICAL DETAILS I

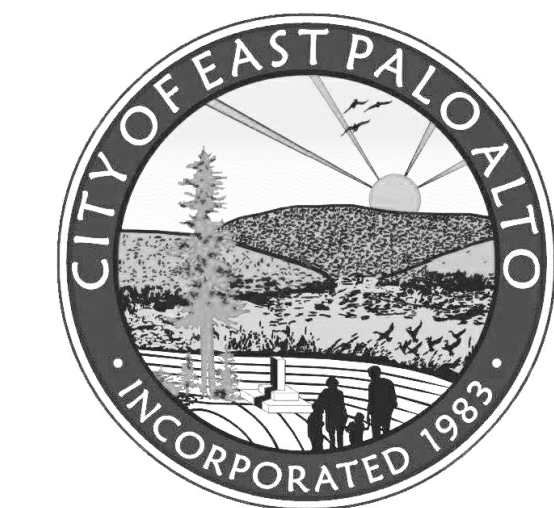
SCALE AS NOTED

JOB NO. 1903 SHEET NO.  
DATE 03/2023  
DRAWN BY: EA  
CHECKED BY: ATN

FILE NAME:

**S1.02**





1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

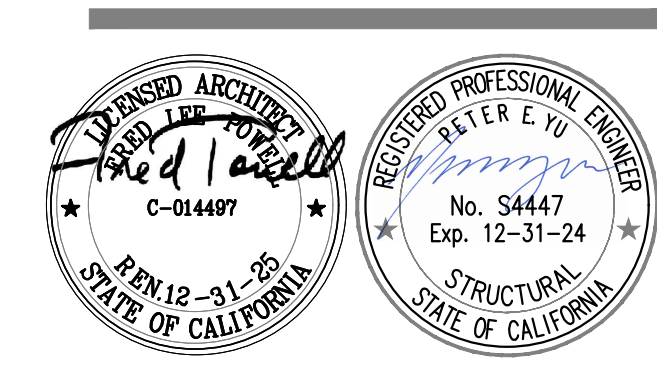
CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON-STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Robert Spence* (S1.02)  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS  
04/28/23 100% BLDG PERMIT SET REVISIONS: 1

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

TYPICAL DETAILS II

SCALE AS NOTED

JOB NO. 1903

SHEET NO.

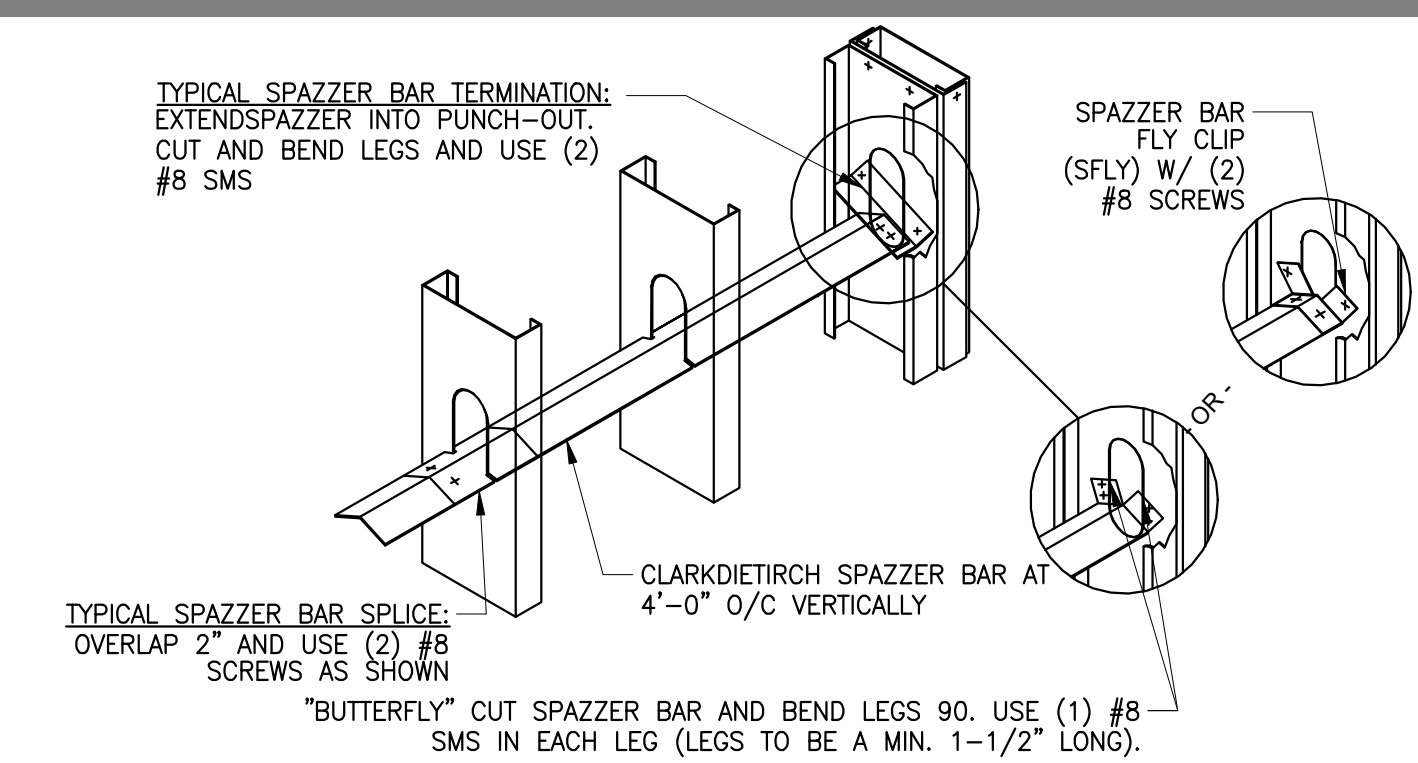
DATE 03/2023

DRAWN BY: EA

CHECKED BY: ATN

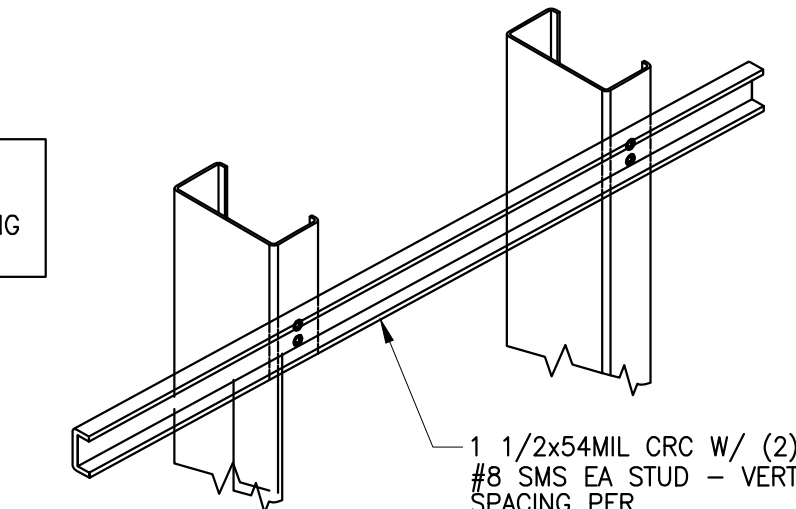
FILE NAME:

**S1.03**



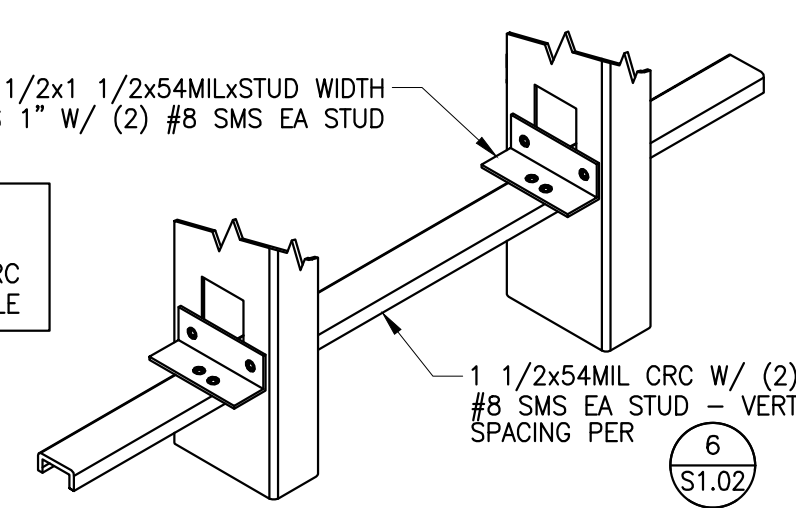
ALTERNATE CONNECTION 3

NOTE: CRC ONLY REQUIRED ON SIDE(S) WHERE SHEATHING DOES NOT OCCUR



ALTERNATE CONNECTION 2

CONTRACTORS OPTION: USE TSN "BRIDGECLIP" W/ (1) #10 SMS TO CRC IN LIEU OF 54 MIL ANGLE

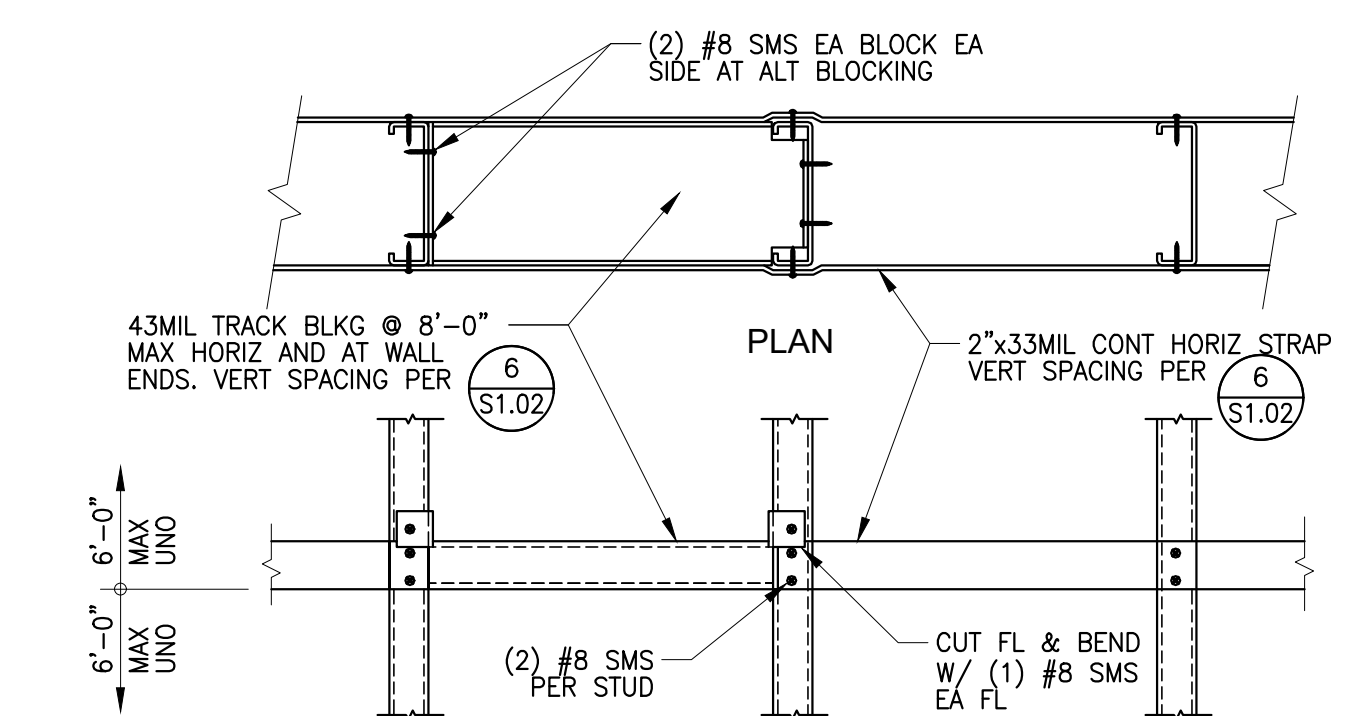


ALTERNATE CONNECTION 1

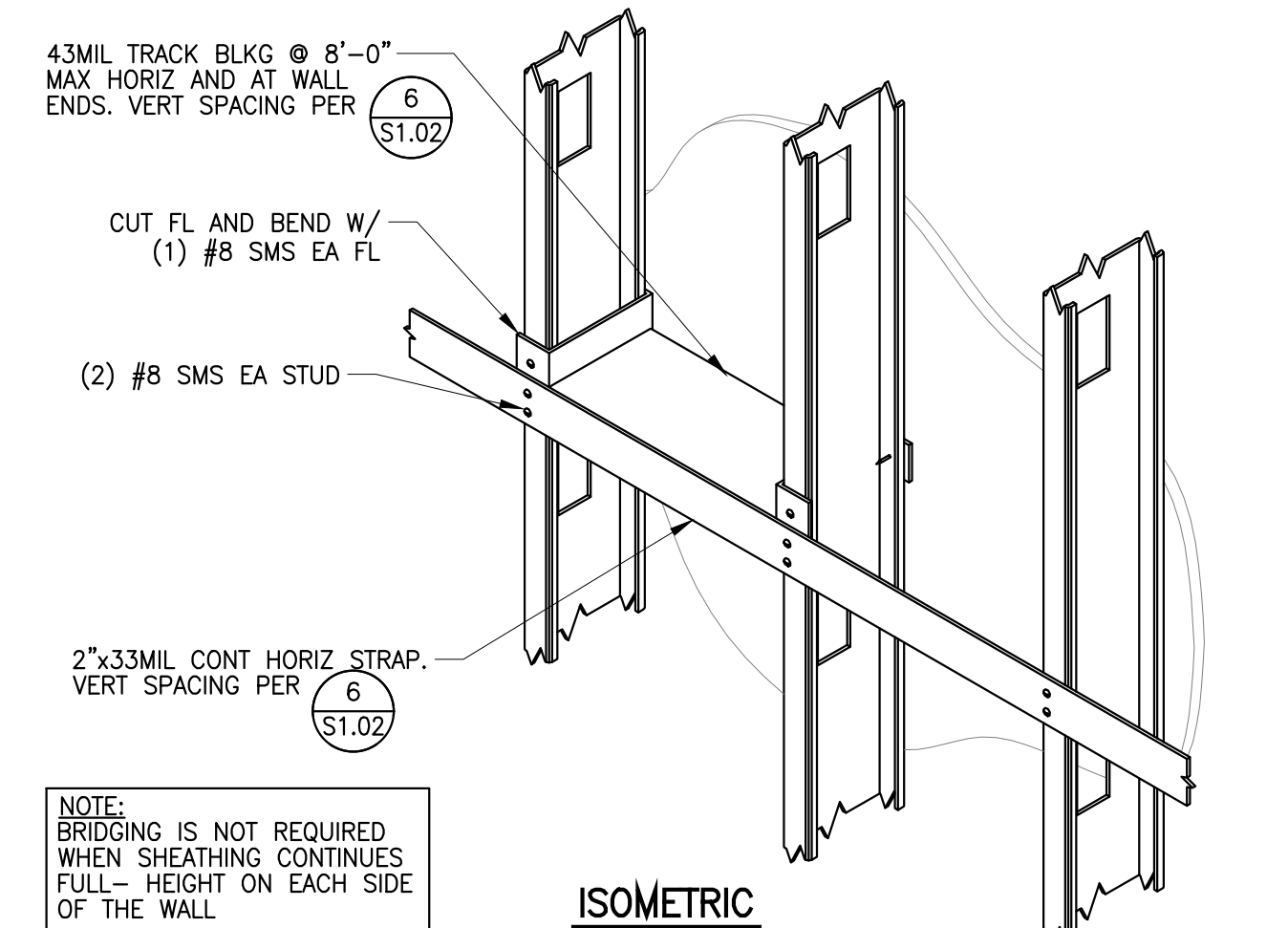
CUT FLANGE AND BEND WEB W/ (2) #8 SMS TO STUD EA END (BEND ONE WEB UP AND THE OTHER DOWN)

NOTE: PLACE STRAP AND/OR CRC ON SIDE(S) WHERE SHEATHING DOES NOT OCCUR

ALTERNATE BLOCKING

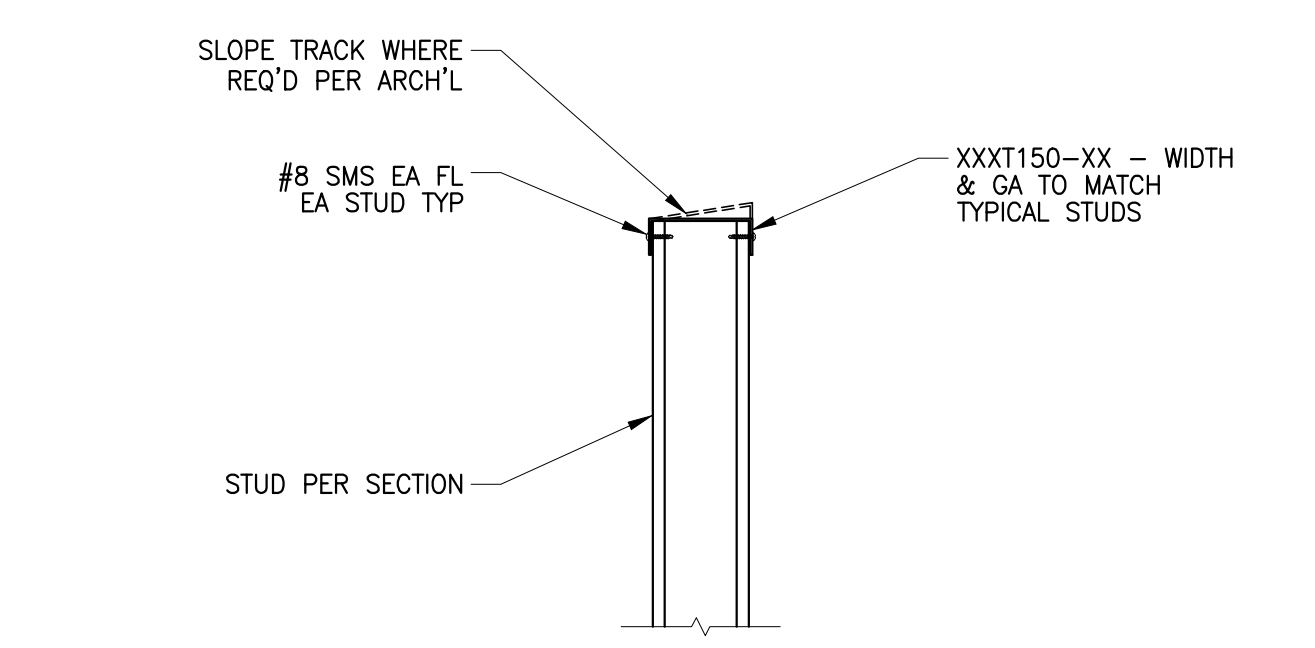


ELEVATION

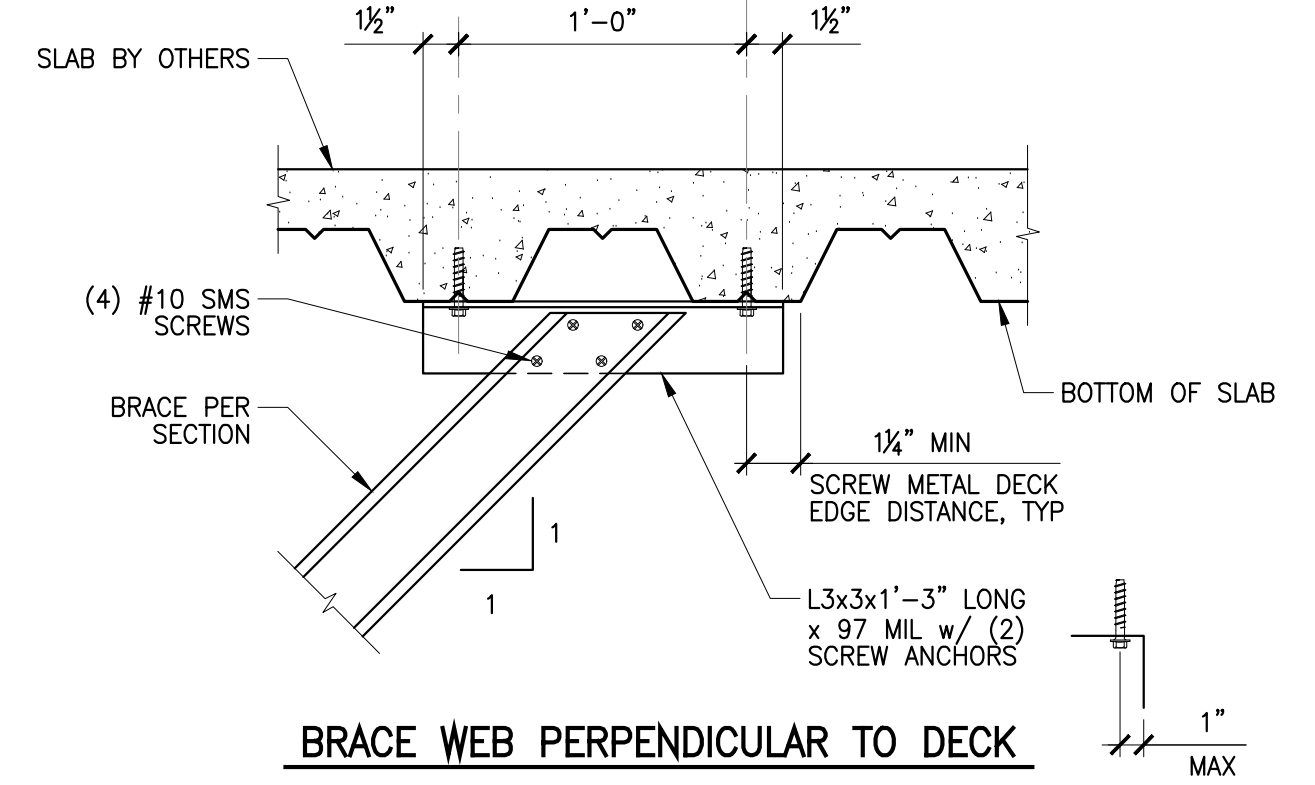


NOTE: BRIDGING IS NOT REQUIRED WHEN SHEATHING CONTINUES FULL HEIGHT ON EACH SIDE OF THE WALL

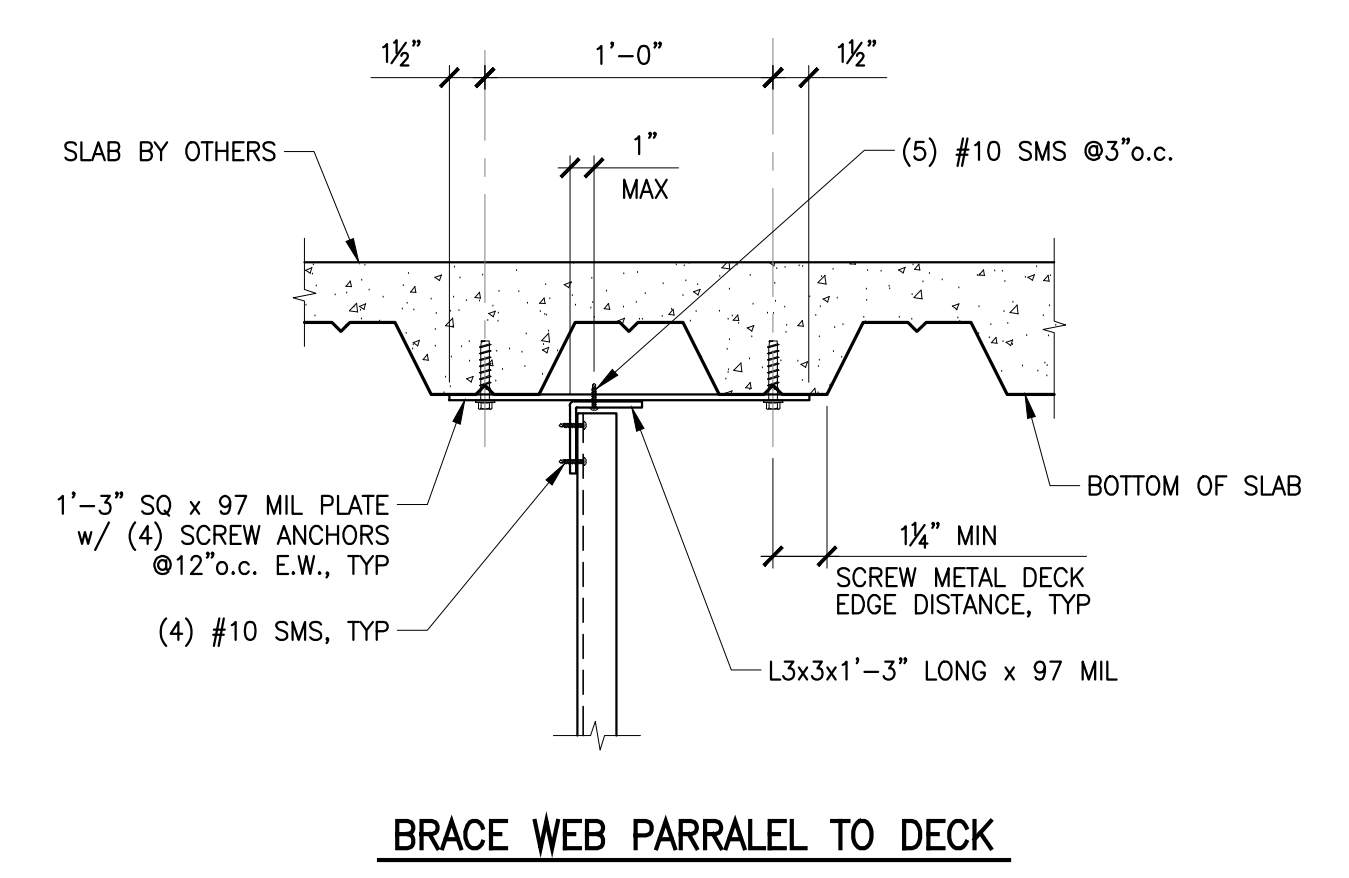
1 TYPICAL BRIDGING DETAILS SCALE: NTS



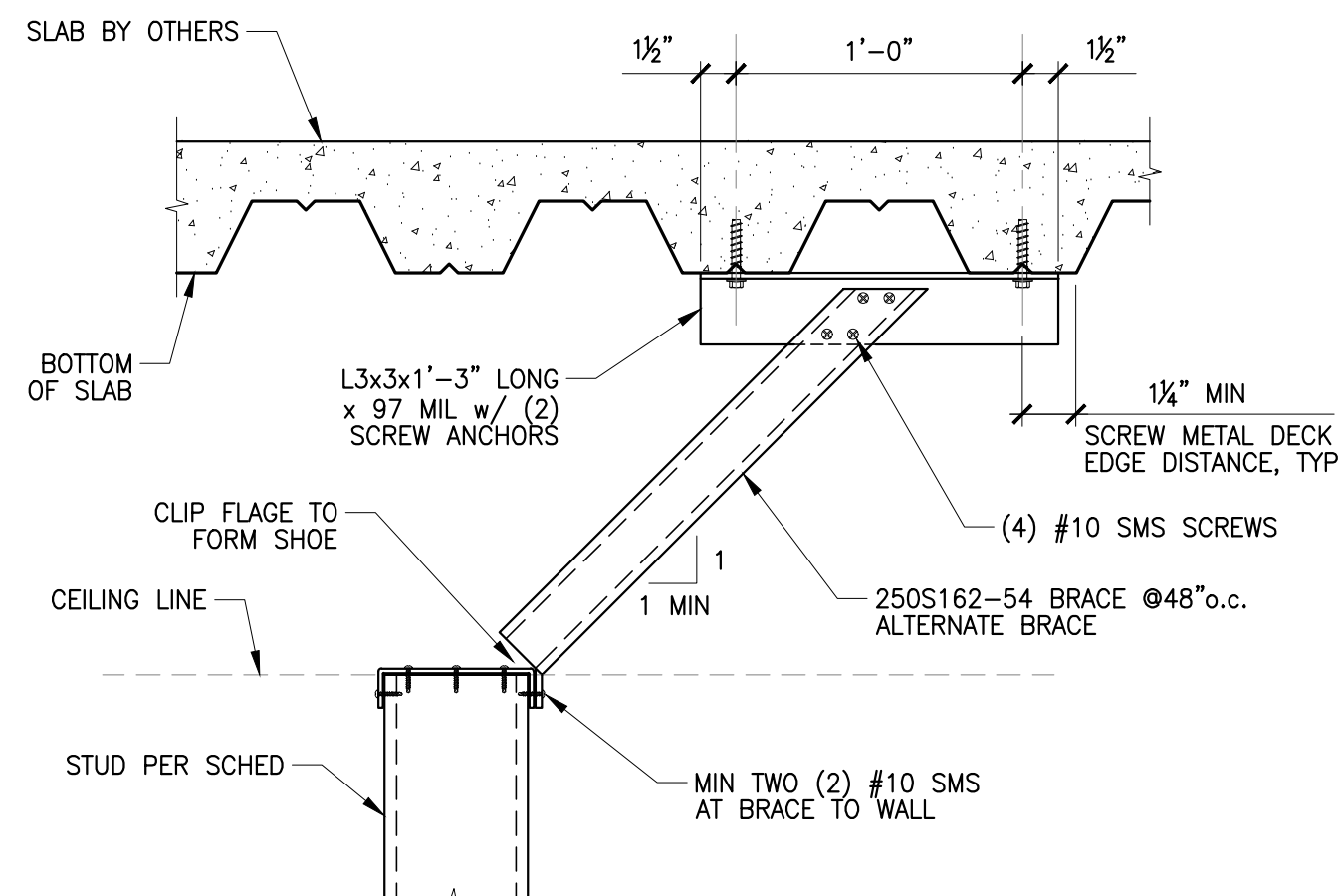
8 DETAIL SCALE: NTS



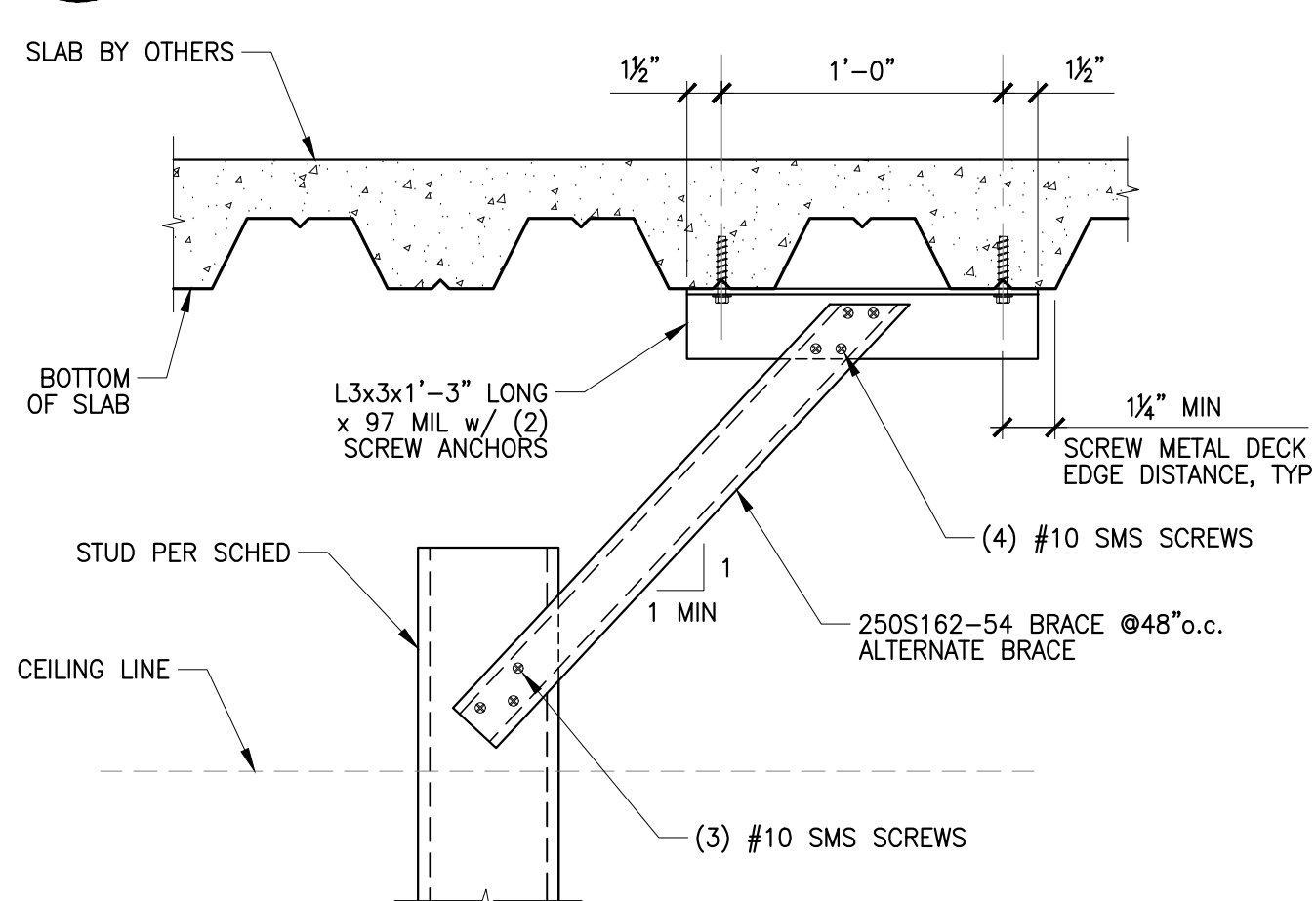
BRACE WEB PERPENDICULAR TO DECK



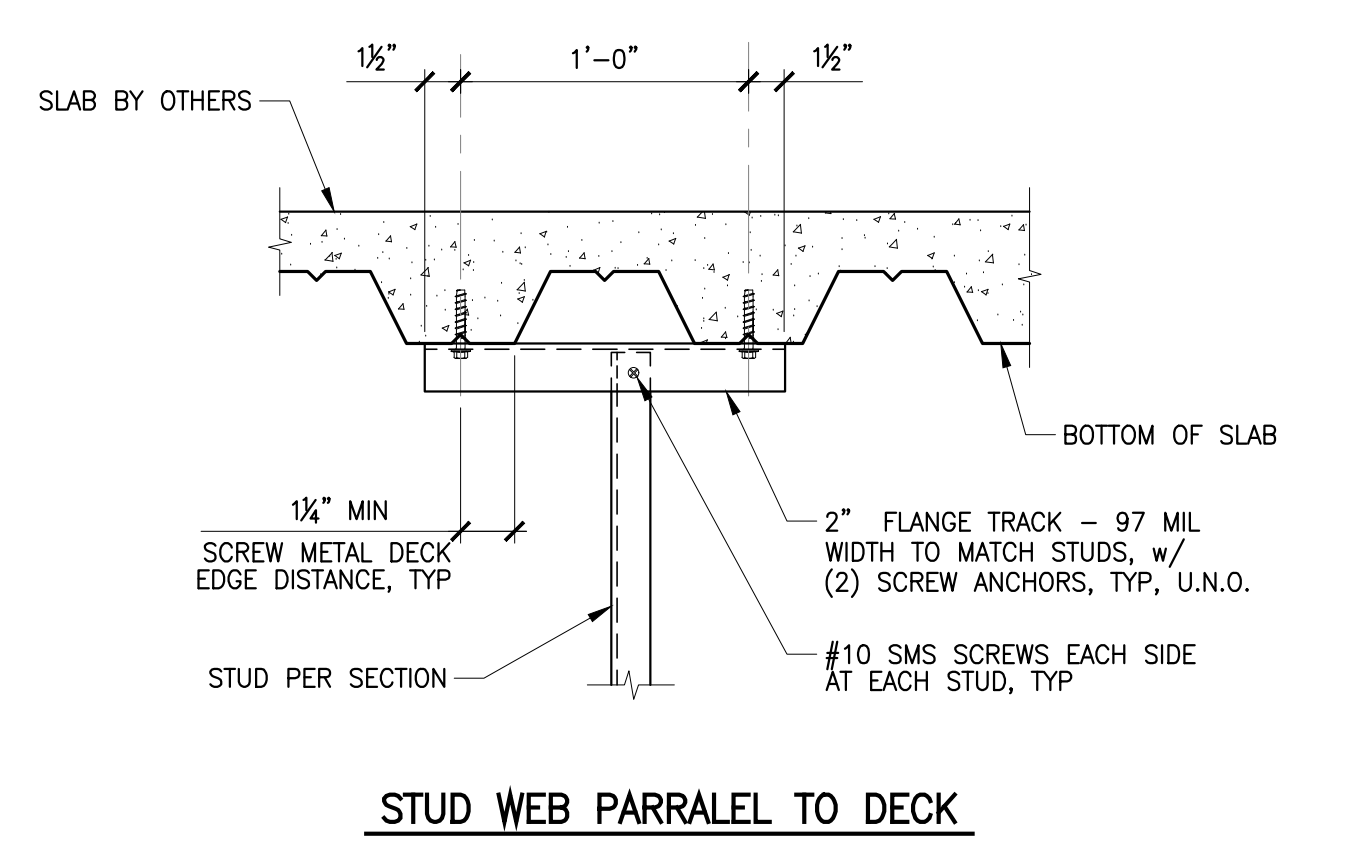
BRACE WEB PARRALEL TO DECK



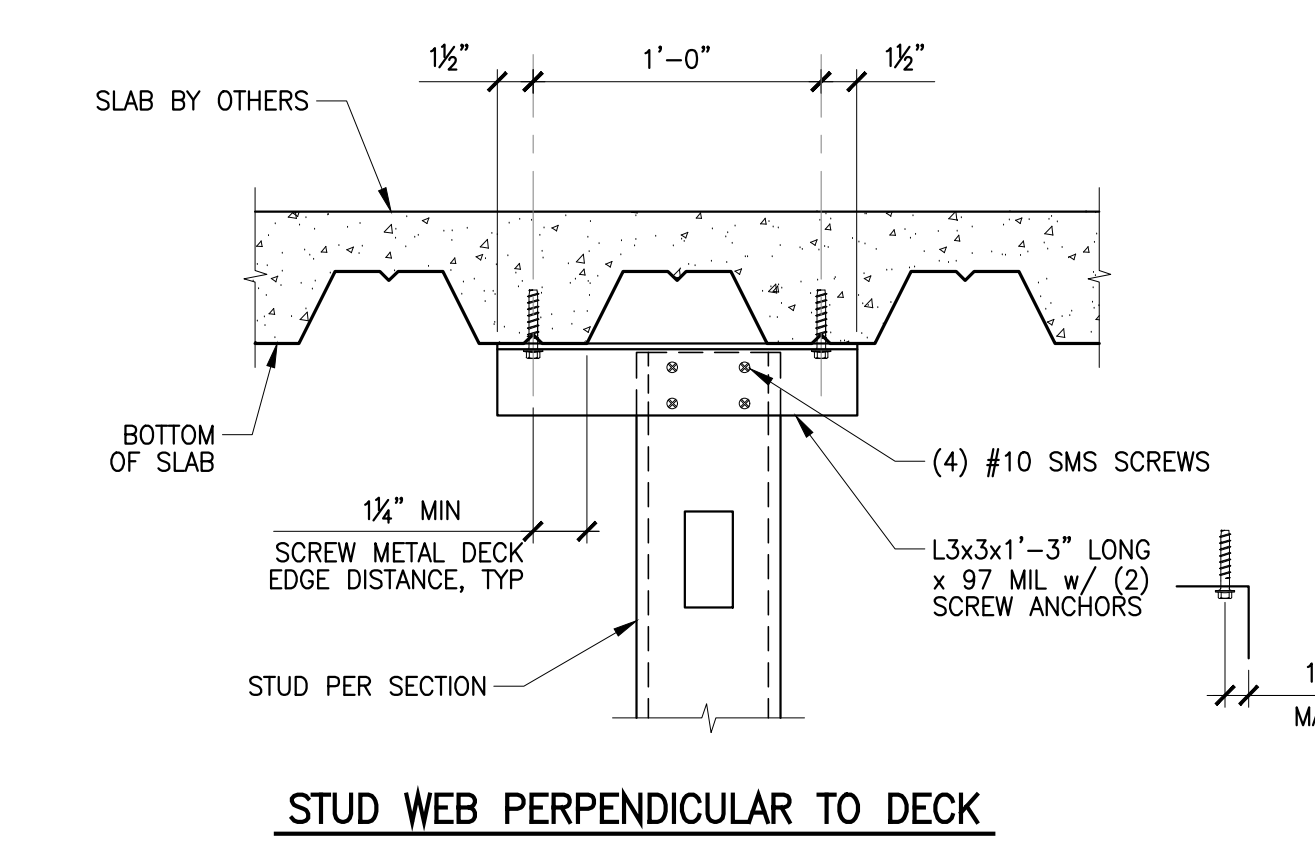
15 NON-LOAD BEARING INTERIOR WALL DIAGONAL BRACE CLIPPED SCALE: NTS



14 NON-LOAD BEARING INTERIOR WALL DIAGONAL BRACE SCREWED SCALE: NTS



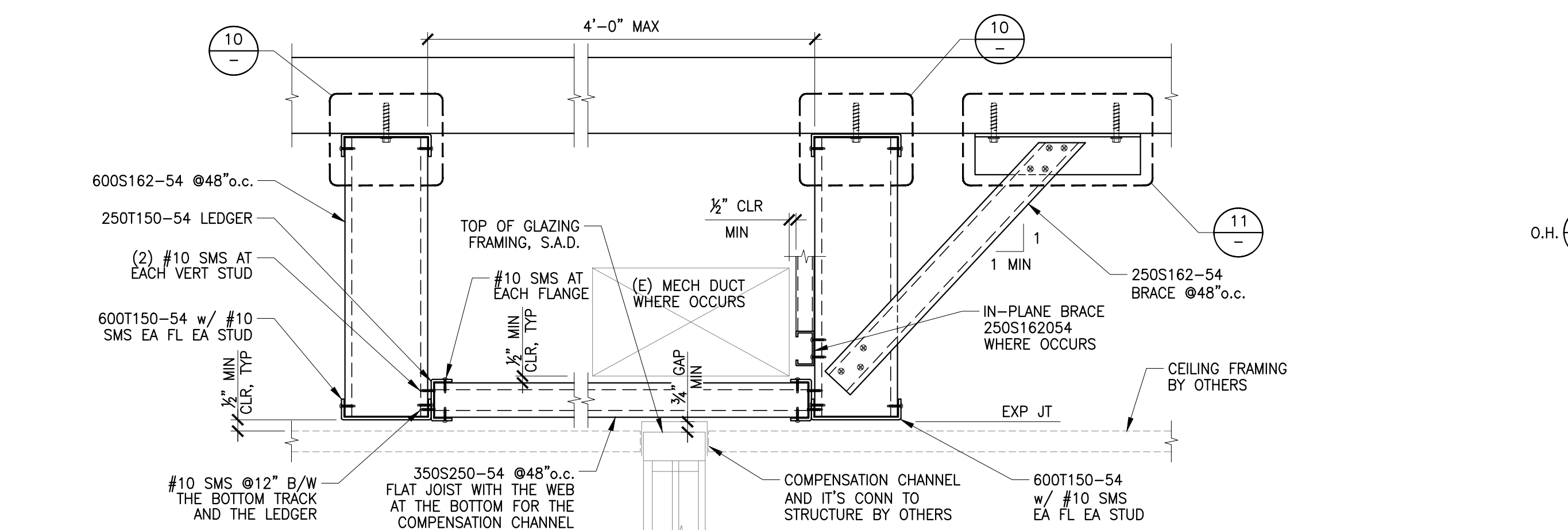
STUD WEB PARRALEL TO DECK



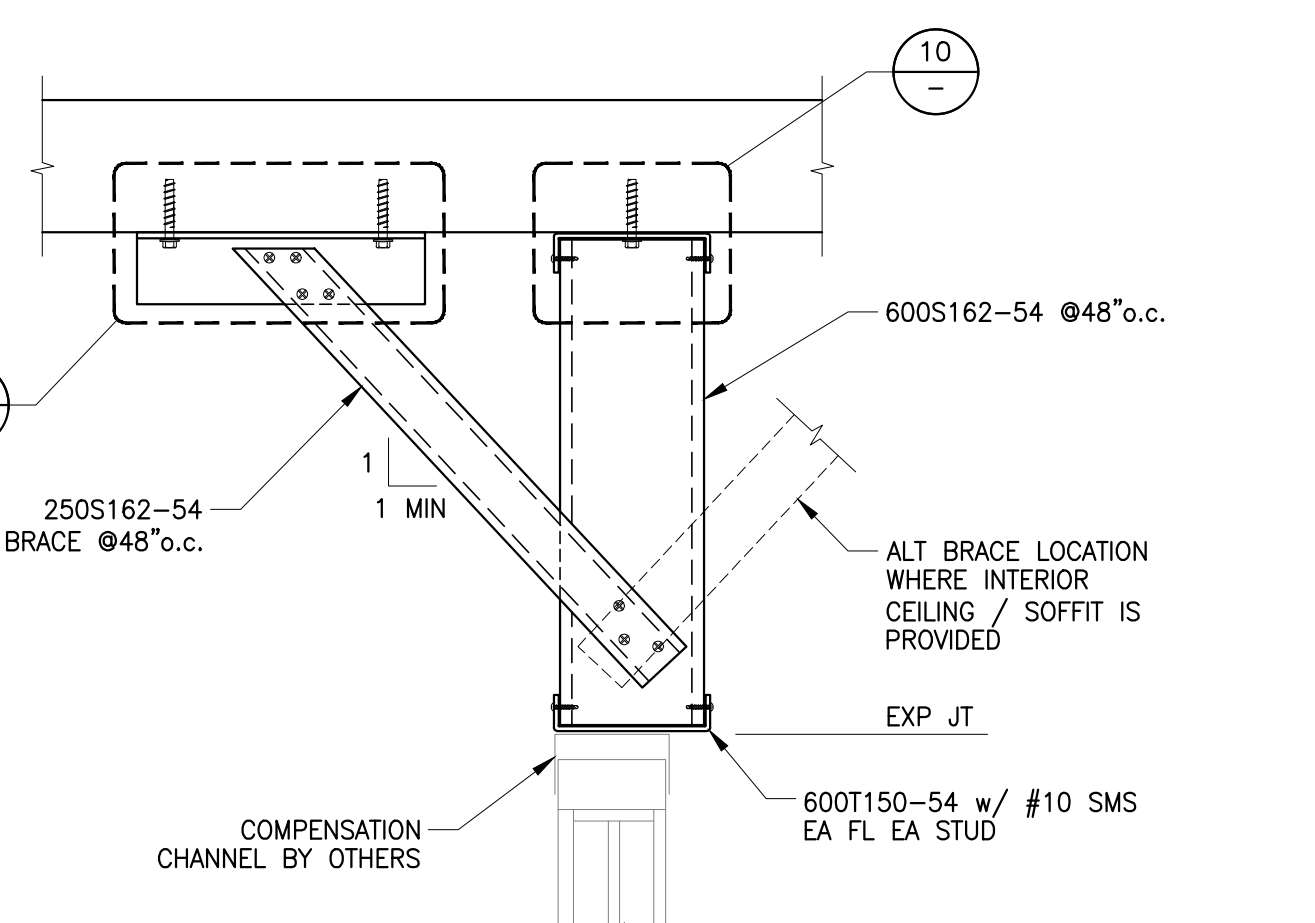
STUD WEB PERPENDICULAR TO DECK

10 RIGID CONNECTION TO BOTTOM OF SLAB SCALE: NTS

13 LATERAL BRACING CONNECTION DETAIL AT TOP OF NON-BEARING PARTITION WALL SCALE: NTS



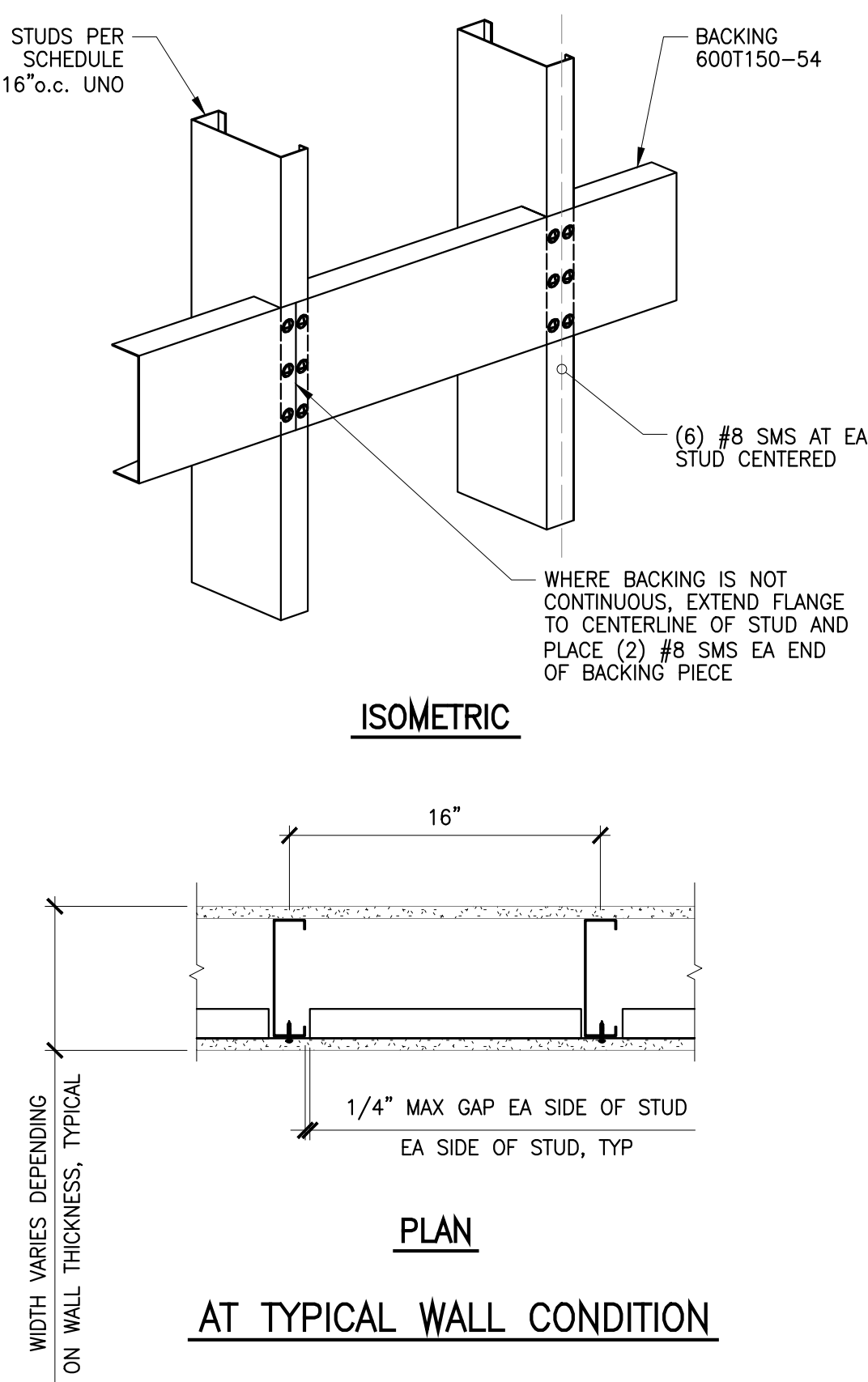
13 LATERAL BRACING CONNECTION DETAIL AT TOP OF NON-BEARING PARTITION WALL SCALE: NTS



5 TYPICAL LATERAL BRACING CONN DETAIL AT TOP OF NON-BEARING PARTITION WALL SCALE: NTS

	3-5/8" WALL SCHEDULES	6" WALL SCHEDULES																														
<b>TOP CONNECTION</b>	<table border="1"> <thead> <tr> <th colspan="3">INTERIOR TOP TRACK SCHEDULE -L/240- &amp; -L/360-</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="2">(1) OR (2) LAYERS GYPSUM</th> </tr> <tr> <th>TOP TRACK THICKNESS</th> <th>TILE</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>33 MIL *</td> <td>33 MIL *</td> </tr> </tbody> </table> <p>* 43 MIL OR REINFORCE TRACK PER (ST.02) AT JAMB STUDS AT OPENINGS GREATER THAN 8'-0" AT WALLS TALLER THAN 9'-0" * 54 MIL AT STAIRS</p>	INTERIOR TOP TRACK SCHEDULE -L/240- & -L/360-			WALL HEIGHT	(1) OR (2) LAYERS GYPSUM		TOP TRACK THICKNESS	TILE	0'-0" TO 12'-3"	33 MIL *	33 MIL *	<table border="1"> <thead> <tr> <th colspan="3">INTERIOR TOP TRACK SCHEDULE -L/240- &amp; -L/360-</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="2">(1) OR (2) LAYERS GYPSUM</th> </tr> <tr> <th>TOP TRACK THICKNESS</th> <th>TILE</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>33 MIL *</td> <td>33 MIL *</td> </tr> </tbody> </table> <p>* 43 MIL OR REINFORCE TRACK PER (ST.02) AT JAMB STUDS AT OPENINGS GREATER THAN 8'-0" AT WALLS TALLER THAN 9'-0" * 54 MIL AT STAIRS</p>	INTERIOR TOP TRACK SCHEDULE -L/240- & -L/360-			WALL HEIGHT	(1) OR (2) LAYERS GYPSUM		TOP TRACK THICKNESS	TILE	0'-0" TO 12'-3"	33 MIL *	33 MIL *								
INTERIOR TOP TRACK SCHEDULE -L/240- & -L/360-																																
WALL HEIGHT	(1) OR (2) LAYERS GYPSUM																															
	TOP TRACK THICKNESS	TILE																														
0'-0" TO 12'-3"	33 MIL *	33 MIL *																														
INTERIOR TOP TRACK SCHEDULE -L/240- & -L/360-																																
WALL HEIGHT	(1) OR (2) LAYERS GYPSUM																															
	TOP TRACK THICKNESS	TILE																														
0'-0" TO 12'-3"	33 MIL *	33 MIL *																														
<b>HEADER</b>	<table border="1"> <thead> <tr> <th colspan="4">INTERIOR HEADER SCHEDULE -L/360- WALLS</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="3">MAX OPENING WIDTH</th> </tr> <tr> <th>0'-0" TO 4'-3"</th> <th>4'-4" TO 6'-3"</th> <th>6'-4" TO 8'-3"</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>362T150-54</td> <td>362S162-54 + 362T250-54</td> <td>(2)362S162-33 &amp; (2)362T150-33</td> </tr> </tbody> </table>	INTERIOR HEADER SCHEDULE -L/360- WALLS				WALL HEIGHT	MAX OPENING WIDTH			0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"	0'-0" TO 12'-3"	362T150-54	362S162-54 + 362T250-54	(2)362S162-33 & (2)362T150-33	<table border="1"> <thead> <tr> <th colspan="4">INTERIOR HEADER SCHEDULE -L/360- WALLS</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="3">MAX OPENING WIDTH</th> </tr> <tr> <th>0'-0" TO 4'-3"</th> <th>4'-4" TO 6'-3"</th> <th>6'-4" TO 8'-3"</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>600T300-54</td> <td>600S162-54 + 600T250-54</td> <td>(2)362S162-33 &amp; (2)600T150-33</td> </tr> </tbody> </table>	INTERIOR HEADER SCHEDULE -L/360- WALLS				WALL HEIGHT	MAX OPENING WIDTH			0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"	0'-0" TO 12'-3"	600T300-54	600S162-54 + 600T250-54	(2)362S162-33 & (2)600T150-33
INTERIOR HEADER SCHEDULE -L/360- WALLS																																
WALL HEIGHT	MAX OPENING WIDTH																															
	0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"																													
0'-0" TO 12'-3"	362T150-54	362S162-54 + 362T250-54	(2)362S162-33 & (2)362T150-33																													
INTERIOR HEADER SCHEDULE -L/360- WALLS																																
WALL HEIGHT	MAX OPENING WIDTH																															
	0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"																													
0'-0" TO 12'-3"	600T300-54	600S162-54 + 600T250-54	(2)362S162-33 & (2)600T150-33																													
<b>JAMB</b>	<table border="1"> <thead> <tr> <th colspan="4">INTERIOR JAMB SCHEDULE -L/360- WALLS</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="3">MAX OPENING WIDTH</th> </tr> <tr> <th>0'-0" TO 4'-3"</th> <th>4'-4" TO 6'-3"</th> <th>6'-4" TO 8'-3"</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>362S162-33</td> <td>362S162-43</td> <td>362S200-54</td> </tr> </tbody> </table>	INTERIOR JAMB SCHEDULE -L/360- WALLS				WALL HEIGHT	MAX OPENING WIDTH			0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"	0'-0" TO 12'-3"	362S162-33	362S162-43	362S200-54	<table border="1"> <thead> <tr> <th colspan="4">INTERIOR JAMB SCHEDULE -L/360- WALLS</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="3">MAX OPENING WIDTH</th> </tr> <tr> <th>0'-0" TO 4'-3"</th> <th>4'-4" TO 6'-3"</th> <th>6'-4" TO 8'-3"</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>600S162-33</td> <td>600S162-43</td> <td>600S162-43</td> </tr> </tbody> </table>	INTERIOR JAMB SCHEDULE -L/360- WALLS				WALL HEIGHT	MAX OPENING WIDTH			0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"	0'-0" TO 12'-3"	600S162-33	600S162-43	600S162-43
INTERIOR JAMB SCHEDULE -L/360- WALLS																																
WALL HEIGHT	MAX OPENING WIDTH																															
	0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"																													
0'-0" TO 12'-3"	362S162-33	362S162-43	362S200-54																													
INTERIOR JAMB SCHEDULE -L/360- WALLS																																
WALL HEIGHT	MAX OPENING WIDTH																															
	0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"																													
0'-0" TO 12'-3"	600S162-33	600S162-43	600S162-43																													
<b>SILL</b>	<table border="1"> <thead> <tr> <th colspan="4">INTERIOR SILL SCHEDULE -L/240- &amp; -L/360- WALLS</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="3">MAX OPENING WIDTH</th> </tr> <tr> <th>0'-0" TO 4'-3"</th> <th>4'-4" TO 6'-3"</th> <th>6'-4" TO 8'-3"</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>362T150-33</td> <td>362T150-33</td> <td>362T150-33</td> </tr> </tbody> </table>	INTERIOR SILL SCHEDULE -L/240- & -L/360- WALLS				WALL HEIGHT	MAX OPENING WIDTH			0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"	0'-0" TO 12'-3"	362T150-33	362T150-33	362T150-33	<table border="1"> <thead> <tr> <th colspan="4">INTERIOR SILL SCHEDULE -L/240- &amp; -L/360- WALLS</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th colspan="3">MAX OPENING WIDTH</th> </tr> <tr> <th>0'-0" TO 4'-3"</th> <th>4'-4" TO 6'-3"</th> <th>6'-4" TO 8'-3"</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>600T150-33</td> <td>600T150-33</td> <td>600T150-33</td> </tr> </tbody> </table>	INTERIOR SILL SCHEDULE -L/240- & -L/360- WALLS				WALL HEIGHT	MAX OPENING WIDTH			0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"	0'-0" TO 12'-3"	600T150-33	600T150-33	600T150-33
INTERIOR SILL SCHEDULE -L/240- & -L/360- WALLS																																
WALL HEIGHT	MAX OPENING WIDTH																															
	0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"																													
0'-0" TO 12'-3"	362T150-33	362T150-33	362T150-33																													
INTERIOR SILL SCHEDULE -L/240- & -L/360- WALLS																																
WALL HEIGHT	MAX OPENING WIDTH																															
	0'-0" TO 4'-3"	4'-4" TO 6'-3"	6'-4" TO 8'-3"																													
0'-0" TO 12'-3"	600T150-33	600T150-33	600T150-33																													
<b>STUD</b>	<table border="1"> <thead> <tr> <th colspan="3">INTERIOR TYPICAL STUD SCHEDULE</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th>STUD DESCRIPTION (1) OR (2) LAYER(S) GYP -L/240-</th> <th>STUD DESCRIPTION TILE -L/360-</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>362S125-30 @16"o.c.</td> <td>362S125-30 @16"o.c.</td> </tr> </tbody> </table>	INTERIOR TYPICAL STUD SCHEDULE			WALL HEIGHT	STUD DESCRIPTION (1) OR (2) LAYER(S) GYP -L/240-	STUD DESCRIPTION TILE -L/360-	0'-0" TO 12'-3"	362S125-30 @16"o.c.	362S125-30 @16"o.c.	<table border="1"> <thead> <tr> <th colspan="3">INTERIOR TYPICAL STUD SCHEDULE</th> </tr> <tr> <th rowspan="2">WALL HEIGHT</th> <th>STUD DESCRIPTION (1) OR (2) LAYER(S) GYP -L/240-</th> <th>STUD DESCRIPTION TILE -L/360-</th> </tr> </thead> <tbody> <tr> <td>0'-0" TO 12'-3"</td> <td>600S125-30 @16"o.c.</td> <td>600S125-30 @16"o.c.</td> </tr> </tbody> </table>	INTERIOR TYPICAL STUD SCHEDULE			WALL HEIGHT	STUD DESCRIPTION (1) OR (2) LAYER(S) GYP -L/240-	STUD DESCRIPTION TILE -L/360-	0'-0" TO 12'-3"	600S125-30 @16"o.c.	600S125-30 @16"o.c.												
INTERIOR TYPICAL STUD SCHEDULE																																
WALL HEIGHT	STUD DESCRIPTION (1) OR (2) LAYER(S) GYP -L/240-	STUD DESCRIPTION TILE -L/360-																														
	0'-0" TO 12'-3"	362S125-30 @16"o.c.	362S125-30 @16"o.c.																													
INTERIOR TYPICAL STUD SCHEDULE																																
WALL HEIGHT	STUD DESCRIPTION (1) OR (2) LAYER(S) GYP -L/240-	STUD DESCRIPTION TILE -L/360-																														
	0'-0" TO 12'-3"	600S125-30 @16"o.c.	600S125-30 @16"o.c.																													

**16** TYPICAL INTERIOR WALL SCHEDULE  
SCALE: NTS



**NOTES:**

- TYPE 'C' BACKING PLATE FOR GRAB BARS, WALL HUNG LAVATORIES, PLUMBING FIXTURES, TV MOUNTS, STAIR HANDRAILS, INTERCOM SYSTEM. MAX TOTAL WEIGHT OF EQUIPMENT NOT TO EXCEED 250# PER STUD BAY VERTICALLY AND 84# LATERALLY.
- VERIFY LENGTH, HEIGHT, AND LOCATION OF BACKING PLATE AND NUMBER REQUIRED WITH ACCESSORY MANUFACTURERS.
- USE #12 SELF TAPPING SHEET METAL SCREWS WHEN ATTACHING ITEMS TO BACKING PLATE.
- WALL STUD FLANGES ARE CONTINUOUS.
- GRAB BARS TO BE INSTALLED AT A HEIGHT OF 3'-0" OR LESS.
- MULTIPLE ROWS OF BACKING ARE ACCEPTABLE PROVIDED THE TOTAL WEIGHT OF EQUIPMENT DOES NOT EXCEED 250# / STUD BAY.
- BACKING CAN OCCUR ON BOTH SIDES OF THE WALL PROVIDED THE TOTAL WEIGHT OF EQUIPMENT DOES NOT EXCEED 250#/STUD BAY

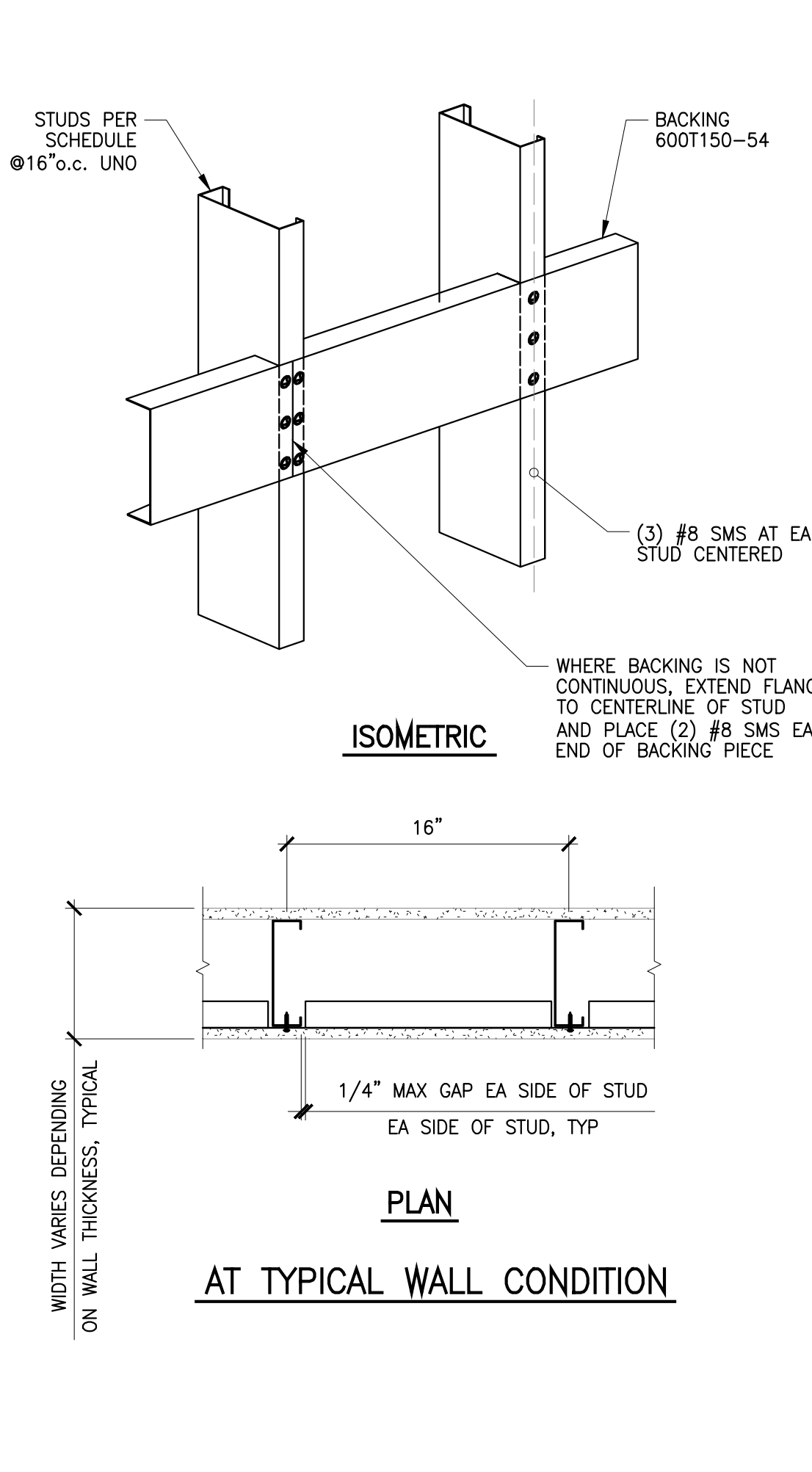
WALL HEIGHT	STUD DESCRIPTION (1) OR (2) LAYERS GYP	STUD DESCRIPTION (1) OR (2) LAYERS GYP	STUD DESCRIPTION TILE	STUD DESCRIPTION TILE
0'-0" TO 8'-8"	362S162-33	362S162-33	362S162-33	362S162-33
8'-9" TO 12'-3"	362S162-33	362S162-33	362S162-33	362S162-33

WALL HEIGHT	BACKING SCHEDULE AT HAND RAIL*	
	STUD SIZE	WALL TYPE
0'-0" TO 8'-8"	362S162-43	1 HR, 2 HR
	600S162-43	1 HR, 2 HR
8'-9" TO 12'-3"	362S200-54	1 HR, 2 HR
	600S162-43	1 HR, 2 HR

\*PROVIDE 54 MIL TOP TRACK FOR MN LENGTH OF 1'-0" ON EA SIDE OF BACKING STUD

WALL HEIGHT	BACKING SCHEDULE AT GRAB BAR	
	STUD SIZE	WALL TYPE
0'-0" TO 8'-8"	362S162-54	1 HR, 2 HR
	600S162-54	1 HR, 2 HR
8'-9" TO 12'-3"	362S200-54	1 HR, 2 HR
	600S162-54	1 HR, 2 HR

**13** BACKING TYPE C DETAIL  
SCALE: NTS

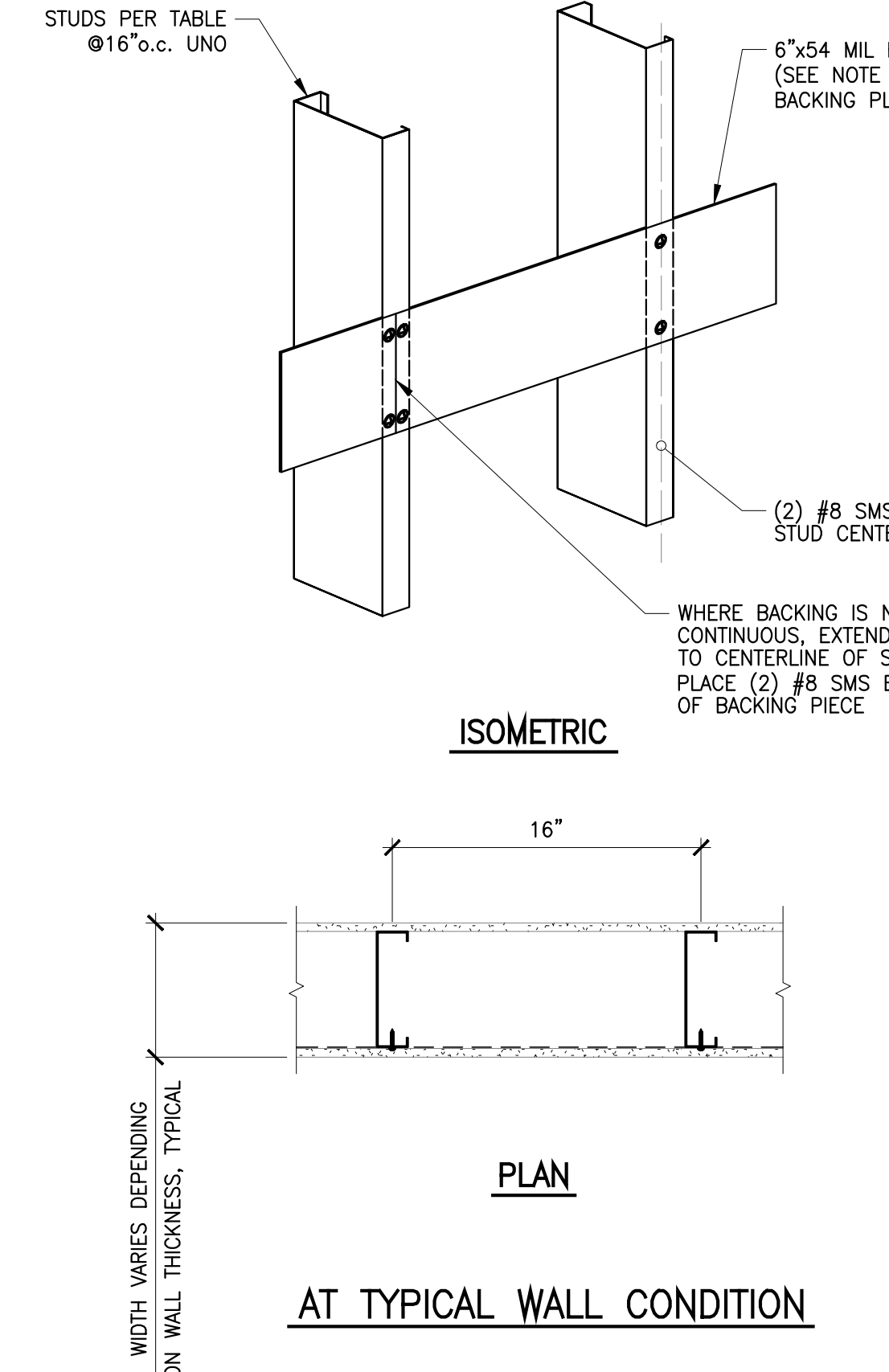


**NOTES:**

- TYPE 'B' BACKING PLATE FOR UPPER WALL HUNG CABINETS (UP TO 2 SHELVES), BASE CABINETS, SHELVING UP TO 7'-0", WALL HUNG BENCHES, TV MOUNTS ETC. MAX TOTAL WEIGHT OF EQUIPMENT NOT TO EXCEED 100# PER STUD BAY AND MAX LATERAL LOAD NOT TO EXCEED 34# LATERALLY.
- VERIFY LENGTH, HEIGHT, AND LOCATION OF BACKING PLATE AND NUMBER REQUIRED WITH ACCESSORY MANUFACTURERS.
- USE #12 SELF TAPPING SHEET METAL SCREWS WHEN ATTACHING ITEMS TO BACKING PLATE.
- WALL STUD FLANGES ARE CONTINUOUS.
- MULTIPLE ROWS OF BACKING ARE ACCEPTABLE PROVIDED THE TOTAL WEIGHT OF EQUIPMENT DOES NOT EXCEED 100# / STUD BAY.
- IF BACKING OCCURS ON BOTH SIDES OF THE WALL THE TOTAL WEIGHT OF EQUIPMENT SHALL NOT EXCEED 100# / STUD BAY.

WALL HEIGHT	STUD DESCRIPTION (1) OR (2) LAYERS GYP	STUD DESCRIPTION (1) OR (2) LAYERS GYP	STUD DESCRIPTION TILE	STUD DESCRIPTION TILE
0'-0" TO 8'-8"	362S125-30	600S125-30	362S162-33	600S125-30
8'-9" TO 12'-3"	362S125-33	600S125-30	362S162-33	600S125-30

**7** BACKING TYPE B DETAIL  
SCALE: NTS



**NOTES:**

- TYPE A BACKING PLATE FOR MISC ITEMS SUCH AS SURFACE MOUNTED MIRRORS, WASTE RECEPTACLES, TOWEL DISPENSERS, EQUIPMENT, ETC. MAX TOTAL WEIGHT OF EQUIPMENT NOT TO EXCEED 30# PER STUD BAY.
- VERIFY LENGTH, HEIGHT, AND LOCATION OF BACKING PLATE AND NUMBER REQUIRED WITH ACCESSORY MANUFACTURERS.
- USE #12 SELF TAPPING SHEET METAL SCREWS WHEN ATTACHING ITEMS TO BACKING PLATE.
- WALL STUD FLANGES ARE CONTINUOUS.
- 6"x33 MIL BACKING PLATE CAN BE USED WHERE SHOWN ON DETAIL WITH MAX VERTICAL WEIGHT = 10# AND 4# LATERALLY.
- MULTIPLE ROWS OF BACKING ARE ACCEPTABLE PROVIDED THE TOTAL WEIGHT OF EQUIPMENT DOES NOT EXCEED 30# / STUD BAY.
- IF BACKING OCCURS ON BOTH SIDES OF THE WALL, THE TOTAL WEIGHT OF EQUIPMENT SHALL NOT EXCEED 30#/STUD BAY

WALL HEIGHT	STUD DESCRIPTION (1) OR (2) LAYERS GYP	STUD DESCRIPTION (1) OR (2) LAYERS GYP	STUD DESCRIPTION TILE	STUD DESCRIPTION TILE
0'-0" TO 8'-8"	362S125-30	600S125-30	362S125-30	600S125-30
8'-9" TO 12'-3"	362S125-30	600S125-30	362S125-30	600S125-30

**NOTE:** FOR ALL BACKING TYPES: IF ITEMS CAN MOUNT DIRECTLY TO STUD, BACKING PIECE MAY BE OMITTED.

**5** BACKING TYPE A DETAIL  
SCALE: NTS



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

©POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**  
STRUCTURAL ENGINEER:  
Structus, Inc.  
MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group  
ELECTRICAL ENGINEER:  
Natron Resources, Inc.



CONSULTANT:

**10/06/23 BLDG DEPARTMENT REVISIONS**  
**04/28/23 100% BLDG PERMIT SET**  
REVISIONS: 1

PROJECT  
**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

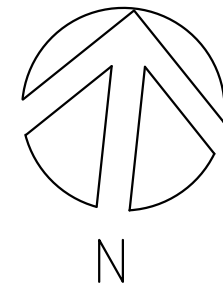
SHEET TITLE

TYPICAL DETAILS III

SCALE: AS NOTED  
JOB NO. 1903 SHEET NO.  
DATE: 03/2023  
DRAWN BY: EA  
CHECKED BY: ATN

FILE NAME:

**S1.04**



1960 Tate Street  
East Palo Alto, CA 94303

# POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

### CONSULTANTS:

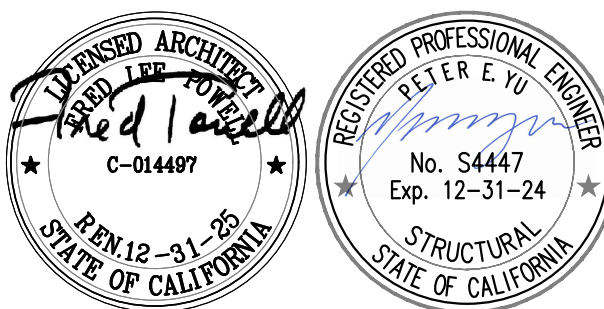
**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

### PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION, PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



### CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS  
04/28/23 100% BLDG PERMIT SET  
REVISIONS: 1

### PROJECT

## POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

### SHEET TITLE

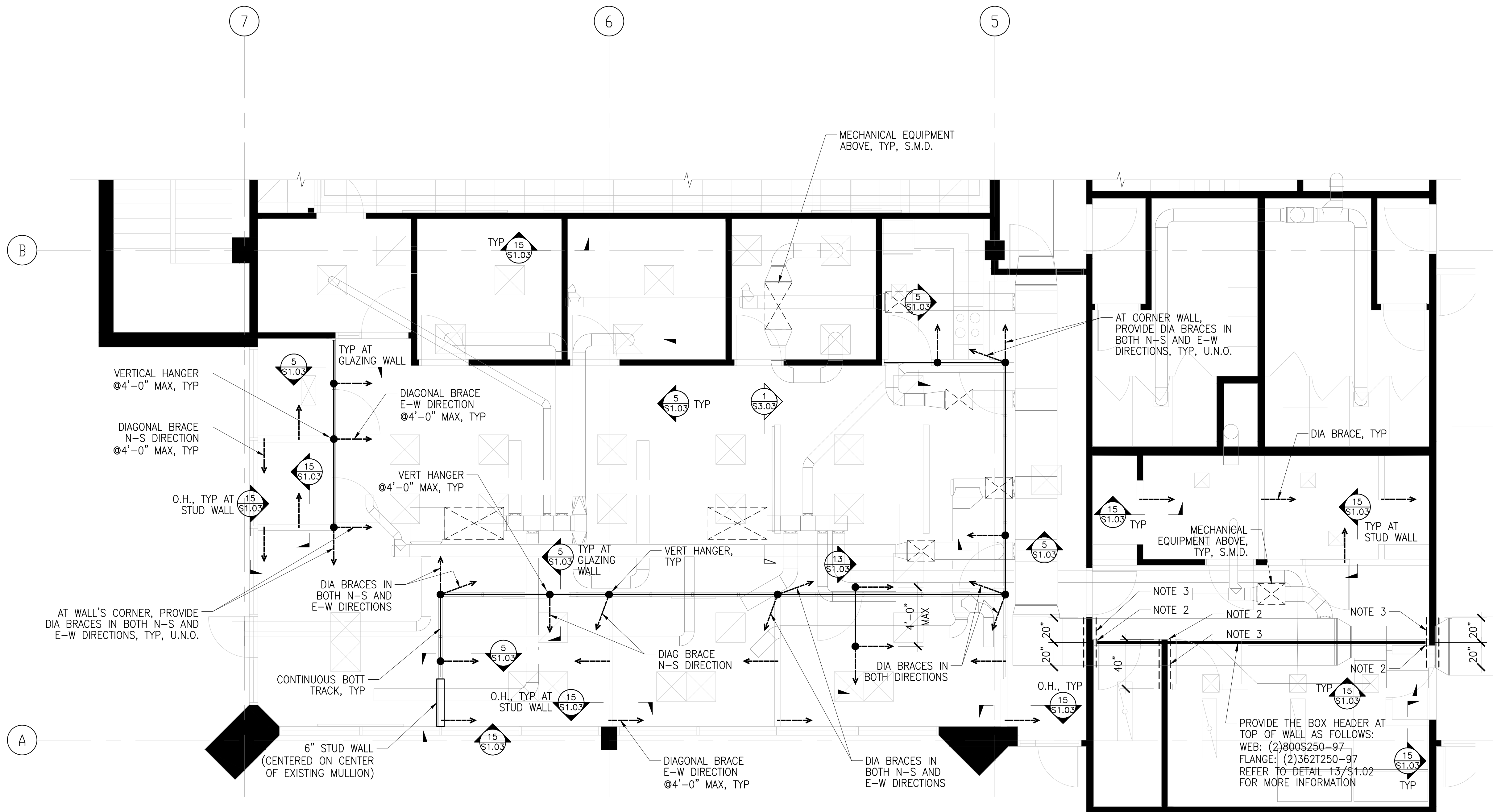
## (N) OFFICE SPACE FLOOR PLAN

### SCALE AS NOTED

JOB NO. 1903 SHEET NO.  
DATE 02/2023  
DRAWN BY: EA  
CHECKED BY: ATN

FILE NAME:

# S2.12



### NOTES:

1. THE PROPOSED LAYOUT OF THE WALL TOP BRACES ARE BASED ON THE BEST KNOWLEDGE OF THE DESIGN TEAM. CONTRACTOR SHALL VERIFY IN THE FIELD FOR ACTUAL CONDITION AND CONSTRUCTABILITY AND APPLICABILITY OF THE DETAILS.
2. PROVIDE THE BOX COLUMN AS FOLLOWS:  
WEB: (2) 800S250-97 PARALLEL TO WALL.  
FLANGE: (2) XXXT250-97 TO MATCH WALL WIDTH.  
REFER TO DETAIL 13/S1.02, SIM FOR MORE INFORMATION.
3. PROVIDE STRAP MSTC40 EACH SIDE AND NEAR TOP OF COLUMN TO TIE COLUMN TO (E) WALL WITH MINIMUM FOUR (4) #10 SMS AT COLUMN. PROVIDE WALL BLOCKING AS NEEDED.

## 1 NEW OFFICE SPACE FLOOR PLAN

SCALE: 1/4" = 1'-0"





1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

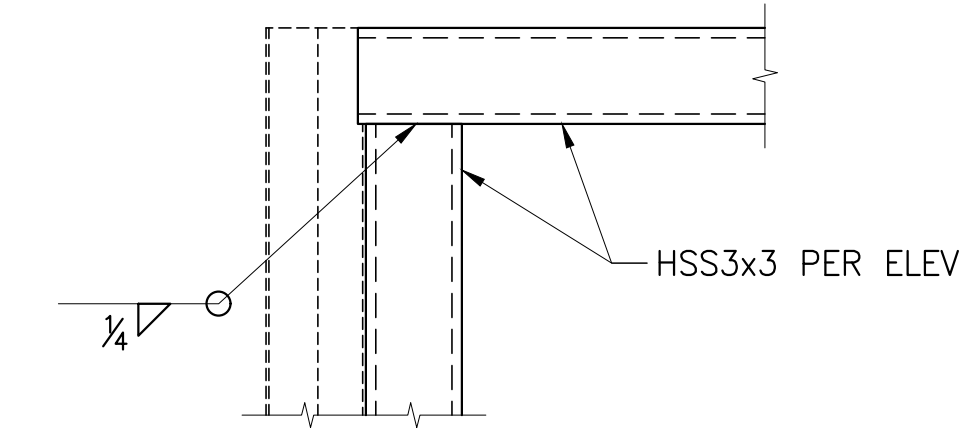
CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

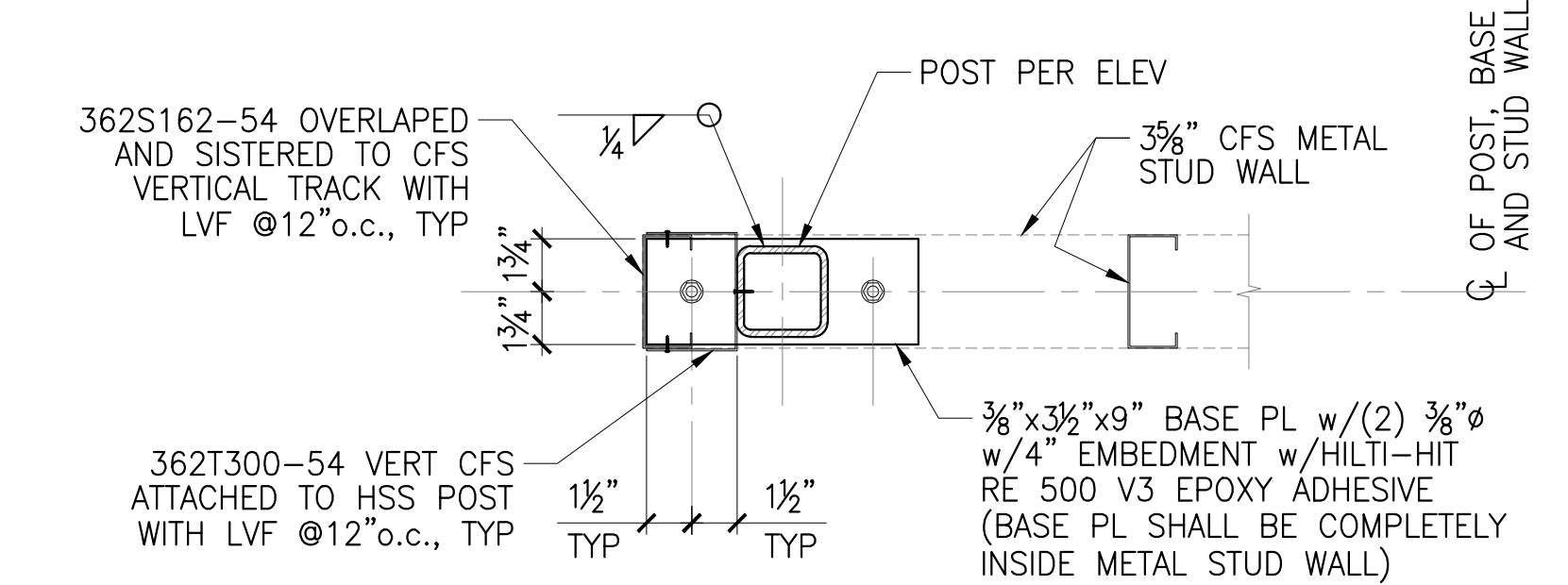
MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

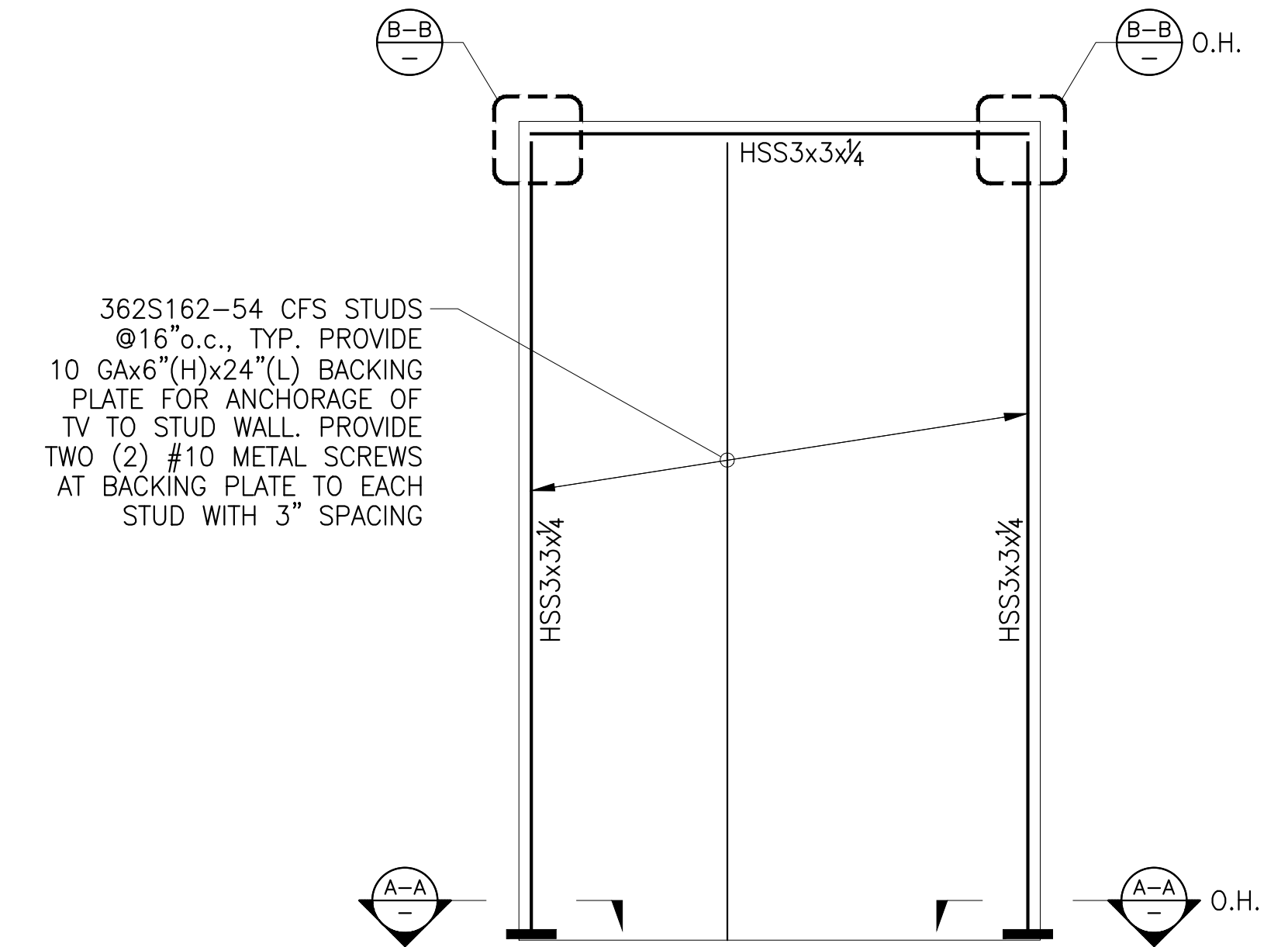
**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION.  
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert S. Santos*  
STRUCTURAL BY: *Robert S. Santos* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



**DETAIL B-B**  
SCALE: N.T.S.



**SECTION A-A**  
SCALE: N.T.S.



**1 STEEL FRAME SUPPORTING TV SCREEN**  
SCALE: 1"=1'-0"



CONSULTANT:

**10/06/23 BLDG DEPARTMENT REVISIONS**  
**04/28/23 100% BLDG PERMIT SET**  
REVISIONS: 1

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**SECTIONS AND DETAILS**

SCALE AS NOTED

JOB NO. 1903 SHEET NO.

DATE 03/2023

DRAWN BY: EA

CHECKED BY: ATN

**S3.03**

FILE NAME:

**MECHANICAL NOTES & SPECIFICATIONS**

- 1) THESE DRAWINGS AND NOTES SHALL BE READ IN CONNECTION WITH AND BE CONSIDERED TO BE PART OF A SEPARATE AND COMPLETE MECHANICAL SPECIFICATION.
- 2) ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS INCLUDING:
  - 2.1) CALIFORNIA BUILDING CODE
  - 2.2) CALIFORNIA PLUMBING CODE
  - 2.3) CALIFORNIA ELECTRICAL CODE
  - 2.4) CALIFORNIA MECHANICAL CODE
  - 2.5) CALIFORNIA GREEN BUILDING STANDARD
  - 2.6) CALIFORNIA ENERGY CODE
  - 2.7) CALIFORNIA FIRE CODE
- 3) CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS AND INSPECTIONS.
- 4) COORDINATE ENTIRE INSTALLATION OF THE HVAC SYSTEM(S) WITH THE WORK OF ALL OTHER TRADES PRIOR TO AN FACIGATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS AND TRANSITIONS AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ITEMS TO BE PROVIDED BY OTHER TRADES AS HERE MENTIONED IN THE CONTRACT DOCUMENTS PRIOR TO BID. NO EXCEPTIONS. THE SHALL BE RESPONSIBLE FOR A COMPLETE OPERATING SYSTEM PER CONTRACT DOCUMENTS.
- 5) COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER TRADES. INSTALL ALL WORK TO CLEAR NEAR AND EXISTING ARCHITECTURAL OR STRUCTURAL MEMBERS AND WORK OF OTHER TRADES. NO ITEM SUCH AS PIPE, DUCT, ETC. SHALL BE IN CONTACT WITH ANY EQUIPMENT AND ERRORS, OMISSIONS, DISCREPANCIES, DEFICIENCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR, THE ARCHITECT AND THE ENGINEER PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.
- 6) CONTRACTOR TO FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING EQUIPMENT, DUCTWORK AND REGISTERS PRIOR TO INSTALLATION OF ANY NEW EQUIPMENT, DUCTWORK OR REGISTERS. IF THE EXISTING DUCTWORK SIZE IS SMALLER THAN THE NEW DUCTWORK SIZE AND/OR THE EXISTING DUCTWORK IS NOT IN THE NOTED LOCATION, THE CONTRACTOR IS TO NOTIFY OWNER IMMEDIATELY AND NO NEW DUCTWORK IS TO BE INSTALLED UNTIL THE ISSUE IS RESOLVED.
- 7) COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL LIGHTING LAYOUT, FIRE SPRINKLER SYSTEM AND ARCHITECTURAL ROOM ELEVATIONS. THE ARCHITECT AND ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY CONFLICTS PRIOR TO FACIGATION AND INSTALLATION.
- 8) EQUIPMENT, DUCTS, PIPING AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHER PROOFED AND PAINTED TO MATCH. COORDINATE WITH ARCHITECT PRIOR TO PAINTING.
- 9) CONTRACTOR SHALL VERIFY ALL CLEARANCES AND ADEQUATE SPACE FOR DUCTWORK PRIOR TO ORDERING AND/OR FACIGATION.
- 10) DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE AND/OR PER ARCHITECTURAL DRAWINGS AND SCALE NOTATIONS ARE TO BE VERIFIED PRIOR TO ANY TAKE-OFF.
- 11) PRIOR TO OCCUPANCY THE ENTIRE HVAC SYSTEMS SHALL BE BALANCED BY AN INDEPENDENT AIR BALANCE CONTRACTOR FOR AIR IN ACCORDANCE AND PROCEDURES WITH (AA-C) ASSOCIATED AIR BALANCE CONNCL STANDARDS (NEC) NATIONAL ENVIRONMENTAL BALANCING (NEBA) OR (TA) TESTING ADJUSTING AND BALANCING (TAB) SYSTEMS SHALL BE BALANCED AS INDICATED ON PLANS INCLUDING OUTSIDE AIR VENTILATION. FINAL BALANCING SHALL BE WITHIN 10 PERCENT FOR SUPPLY, RETURN AND OUTSIDE AIR QUANTITIES INDICATED. IF THERE IS A CONFLICT IN PLANS, THE AIR BALANCE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BALANCING OF SYSTEM. IF NOT DONE SO THE AIR BALANCE CONTRACTOR SHALL BEAR ALL COSTS INCURRED FOR WORK THAT MUST BE RE-BALANCED DUE TO CONFLICTS ON CONTRACT DOCUMENTS. CONTRACTOR SHALL PROVIDE THREE COPIES OF THE AIR BALANCE REPORT TO THE ENGINEER FOR APPROVAL. PROVIDE PROCEDURES AND REPORTING PER CAL GREEN CODES SECTION 410.4.1 SECTION 410.4.2 AND SECTION 410.4.4.
- 12) CONTROLS CONTRACTOR AND AIR BALANCE CONTRACTOR SHALL COORDINATE WORK AND PERFORM NECESSARY TASKS AS REQUIRED TO OBTAIN AIR FLOW QUANTITIES FOR SYSTEMS SHOWN HEREIN.
- 13) PROVIDE TO BUILDING OWNER PER CAL GREEN CODE SECTION 410.4.1 AND CMC 410.1 OPERATING PROCEDURES FOR THE CASE INSPECTION, TESTING AND MAINTENANCE OF EQUIPMENT MANUAL INCLUDING INSPECTION AND REPORTS AS APPLICABLE.
- 14) EQUIPMENT ACCESSORIES AND RELATED PIPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES AND OTHER DEVICES REQUIRED FOR A COMPLETE OPERABLE INSTALLATION.
- 15) MAINTENANCE LABEL SHALL BE AFFIXED TO ALL MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNER. THESE LABEL SHALL IDENTIFY THE UNIT DESIGNATION PER PLANS AND THE SPACE IT SERVES.
  - 15.1) EQUIPMENT: 4-1/2" x 1-1/2" ENGRAVED PLASTIC-LAMINATED SIGN WITH 1/2" WHITE LETTERS ON BLACK BACKGROUND
  - 15.2) LABELS: 1-1/2" DIAMETER BRASS DISC STAMPED WITH 1/2" HIGH LETTERS IDENTIFYING TYPE OF SERVICE AND LABEL NUMBER
- 16) PROVIDE MANUAL COILME DAMPERS AND DRAFT DAMPERS FOR OUTSIDE AIR INTAKES ON ALL AIR HANDLING EQUIPMENT AND EXHAUST FANS SERVING CONDITIONED SPACES. EXCEPTION: EQUIPMENT WITH FACTOR AIR ECONOMIZERS.
- 17) OUTSIDE AIR INTAKES SHALL MEET AS A MINIMUM CODE REQUIRED CLEARANCES FROM EXHAUST FLEETS, FUEL BURNING APPLIANCES AND PLUMBING VENT OUTLETS. FOR GAS/ELECTRIC AIR CONDITIONING UNITS. WHERE THE CODE REQUIRED CLEARANCES ARE NOT MET, A FACTOR FLE GAS DEFLECTOR AND EXTENSION SHALL BE USED TO MINIMIZE THESE CLEARANCES. CONTRACTOR SHALL DETERMINE LOCATIONS. WHERE REQUIRED PRIOR TO BID. THIS SHALL BE PROVIDED AT NO ADDITIONAL COST.
- 18) EQUIPMENT WITH MOVING PARTS, FLEED OR FLEET, MOVING SHALL BE PROVIDED WITH FLEED DUCT AND PIPE CONNECTIONS AND SHALL BE TRACED OR ANCHORED TO COMPLETE WITH THE REQUIREMENTS OF TITLE 44.
- 19) HVAC EQUIPMENT SHALL BE CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION TO COMPLETE WITH THE LATEST EFFICIENCY STANDARDS.
- 20) CONTRACTOR TO SUBMIT ALL EQUIPMENT, DUCTWORK, AIR DISTRIBUTION DEVICES AND OTHER ACCESSORIES TO THE ENGINEER FOR APPROVAL PRIOR TO ANY ORDERING OF SUCH ITEMS.
- 21) DUCTWORK, PIPING, CONDIT, ETC. PENETRATING FIRE RATED CONSTRUCTION SHALL HAVE APPROVED FIRE STOPPING.
- 22) LOW VOLTAGE CONDIT AND WIRING AS APPLICABLE INCLUDING FINAL CONNECTIONS, SHALL BE FINISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR AS INDICATED ON THE MECHANICAL DRAWINGS OR SPECIFIED IN THE MECHANICAL SECTION OF THE SPECIFICATIONS.
  - 22.1) LOW VOLTAGE WIRING SHALL BE IN CONDIT WITHIN CONCEALED WALLS AND WHERE EXPOSED.
- 23) ELECTRICAL CONTRACTOR SHALL PROVIDE REQUIRED RELAY ACCESSORIES FOR CONNECTION OF 120V/1PH VENTILATION EQUIPMENT TO 240V/1PH LIGHTING AS APPLICABLE.
- 24) WHERE HVAC CONTROL WIRING IS REQUIRED BETWEEN BUILDINGS, PROVIDE UNDERGROUND CONDIT WITH PULL STRING(S) PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR FOR THE ENERGY MANAGEMENT SYSTEM WIRING TERMINATIONS ONLY. CONTRACTOR SHALL FINISH AND INSTALL CONDIT AND WIRING TERMINATIONS FOR BETWEEN BUILDINGS.
- 25) THERMOSTATS SHALL HAVE LOCAL COILERS (WHERE INDICATED ON PLANS) AND SHALL BE OF THE ELECTRONIC PROGRAMMABLE AUTOMATIC CHANGE-OVER TYPE TO SEQUENCE HEATING OR COOLING. SET POINT RANGE SHALL BE 10F BETWEEN FULL HEATING AND COOLING. THE SHALL HAVE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 0F AND COOLING AT A TEMPERATURE NOT LESS THAN 54F. DIFFERENTIAL SHALL BE 1 1/2F. CONTROL LIMITS SHALL BE FROM 0F TO 120F. BOTTOM TOP OF ROOM AT NO MORE THAN 4 INCHES ABOVE FLOOR OR AS REQUIRED BY LOCAL AUTHORITIES FOR ACCESSIBILITY. IN ADDITION, THERMOSTAT(S) SHALL HAVE THE CAPABILITY TO CONNECT AND RESPOND TO AN OCCUPANT CONTROLLED DEMAND RESPONSE SIGNAL OR PRICE SIGNAL FOR RESETTING OF ROOM SETPOINTS.
- 26) THERMOSTATS THAT ARE PART OF AN ENERGY MANAGEMENT SYSTEM SHALL FOLLOW CONTROL SPECIFICATIONS AND DRAWING REQUIREMENTS.
- 27) SHOULD THE LOCATION OF THE THERMOSTAT NOT MEET THE ADA HEIGHT REQUIREMENTS DUE TO OBSTRUCTIONS, THEN AN ALTERNATE LOCATION SHALL BE PROPOSED OR REQUESTED BY THE CONTRACTOR THAT SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT.
- 28) LOW VOLTAGE THERMOSTATS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- 29) DUCTWORK CONSTRUCTION SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CMC SECTIONS 410.1.1, 410.1.2, 410.1.3 AND ANSI/SMACNA-001.001 HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE 3RD EDITION.
- 30) AT THE TIME OF ROUGH INSPECTION AND DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START-UP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS, OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF DERRIS WHICH MAY COLLECT IN THE SYSTEM. PROVIDE POLLUTANT CONTROL PER CAL GREEN 01.01 CODES SECTION 041.1. FOR TEMPORARY VENTILATION COVERINGS OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION AND USE OF LOW VOC SEALANTS.
- 31) ALL SUPPLY, RETURN AND EXHAUST DUCT JOINTS SHALL BE SEALED PER CALIFORNIA MECHANICAL CODE CHAPTER 4

- REQUIREMENTS: SEAL CLASS
  - 32) DUCTWORK CONSTRUCTION SHALL MEET THE FOLLOWING SYSTEM PRESSURE REQUIREMENTS:
    - 32.1) ALL OTHER DUCTWORK - 1 INCH DIAMETER COLUMN
  - 33) RECTANGULAR DUCTWORK SHALL BE SHEET METAL CONSTRUCTED OR SPIRAL ROUND, ERECTED AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS, PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS, CHAPTER 10 OF THE CALIFORNIA MECHANICAL CODES OR THE APPLICABLE STANDARDS ADOPTED BY (SMACNA) SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL OR FLEXIBLE LISTED CERTIFIED.
  - 34) ALL FLEXIBLE DUCT SHALL NOT EXCEED FIVE FEET IN LENGTH TO RESPECTIVE DIFFUSERS, GRILLES OR OTHER AIR DEVICES. FLEXIBLE DUCT SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS PER CMC SECTION 41.1.
  - 35) LIMIT USE OF PERMANENT HVAC SYSTEMS DURING CONSTRUCTION TO CONDITIONING NECESSARY FOR MATERIAL AND EQUIPMENT INSTALLATION. IF PERMANENT HVAC IS USED DURING CONSTRUCTION, INSTALL MERIT FILTERS ON RETURNS AND REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY OR IF THE BUILDING IS OCCUPYING DURING ALTERATION AT THE CONCLUSION OF CONSTRUCTION.
  - 36) PROVIDE SEISMIC RESTRAINTS TO ALL DUCTWORK, PIPE AND EQUIPMENT SUPPORTS IN ACCORDANCE WITH THE LATEST SMACNA GUIDELINES FOR SEISMIC RESTRAINT OF MECHANICAL SYSTEMS. SUSPENDED EQUIPMENT SHALL BE PROVIDED WITH SEISMIC ANCHORAGE AND ISOLATION SUPPORTS.
  - 37) WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER OR THE FIELD REPRESENTATIVE OF THE DISCIPLINE OF THE STATE ARCHITECT.
  - 38) RECTANGULAR DUCT TURNS IN SUPPLY, RETURN AND EXHAUST DUCTS SHALL HAVE TURNING VANES UNLESS OTHERWISE NOTED OR SHALL HAVE AN INNER RADIUS TURN OF NO LESS THAN THE WIDTH OF THE DUCT.

- 40) DUCTWORK HANDLING CONDITIONED AIR SHALL BE INSULATED OR LINED. INTERIOR DUCTWORK SHALL BE INSULATED WITH A NON-FIBERGLASS MATERIAL. R-4. ALL SUPPLY AND RETURN DUCTWORK EXPOSED TO WEATHER SHALL BE INTERNALLY LINED WITH THICK DUCT LINER UNLESS OTHERWISE INDICATED OR SPECIFIED. ALL DUCTS INDICATED ON PLANS ARE NET INSIDE DIMENSIONS. ALL INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DENSITY NOT EXCEEDING 0.05. ALL DUCT INSULATION SHALL COMPLY WITH TABLE 4-1.01 OF CALIFORNIA NONRESIDENTIAL MANUAL.
- 41) CONTRACTOR'S OPTIONS: WHERE ROUND LINED DUCTWORK IS INDICATED, CONTRACTOR MAY USE RECTANGULAR DUCTWORK OF EQUIVALENT NET FREE AREA OR PRESSURE DROP (WHICHEVER IS MOST RESTRICTIVE).
- 42) MANUAL COILME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS AS WELL AS OUTSIDE AIR INTAKES. DAMPERS SHALL BE LOCATED AT THE BRANCH DUCT LOCATIONS. THE MECHANICAL CONTRACTOR SHALL COORDINATE LOCATIONS OF DAMPERS WITH THE AIR BALANCING CONTRACTOR PRIOR TO BID. SO AS TO ENSURE ACCESSIBILITY AFTER INSTALLATION. IN LOCATIONS WHERE THESE DAMPERS ARE INACCESSIBLE, CALE OPERATED ADJUSTMENT CONTROLS SHALL BE PROVIDED AT NO ADDITIONAL COST. OPPOSED BLADE DAMPERS SHALL NOT BE PERMITTED UNLESS OTHERWISE NOTED.
- 43) FOR INACCESSIBLE AREAS THE CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL DAMPERS, EQUIPMENT, SMOKE DETECTORS AND CONTROL DEVICES. THESE PANELS SHALL MATCH THE RATING OF THE WALL AND/OR CEILING THAT THEY ARE LOCATED IN. MINIMUM ACCESS PANEL SIZE SHALL BE 17" x 17" FOR HAND ACCESS AND 10" x 10" MINIMUM FOR "KICK" ACCESS. WHERE A LARGER ACCESS PANEL IS REQUIRED DUE TO INSTALLATION CONSTRAINTS OR EQUIPMENT SIZE, THE CONTRACTOR SHALL DO SO AT NO ADDITIONAL COST AND SHALL OBTAIN PRIOR APPROVAL FROM THE ARCHITECT, ENGINEER AND DSA.
- 44) HVAC CONTRACTOR TO REMOVE ALL LEFT-OVER DUCTWORK, SCRAPS, ETC. (IF ANY) AND LEAVE PREMISES CLEAN AND FREE OF ANY TRASH OR DERRIS DUE TO THEIR WORK.

**MECHANICAL LEGEND**

SYMBOL	ABBREVIATION	DESCRIPTION
	AFF	AS-FE FINISHED FLOOR
	AL	ACOSTICALLY LINED
	OD	OUTTOM OF DUCT
	CFM	CUBIC FEET PER MINUTE
	DD	DAMPER: DRAFT
	FSD	DAMPER: FIRE/SMOKE
	FD	DAMPER: FIRE
	M-D	DAMPER: MANUAL COILME
		DIAMETER
	DN	DOWN
	DS	DISCONNECT SWITCH
		DUCT SMOKE DETECTOR
	(E)	EXISTING
	EER	ENERGY EFFICIENCY RATIO
	EA	EXHAUST AIR
	F	FAN
	FLA	FULL LOAD AMPS
		FLEXIBLE DUCT
	HP	HORSEPOWER
	MCA	MINIMUM CIRCUIT AMPACITY
	MOCP	MAXIMUM OVERCURRENT PROTECTION
	MS	MOTOR STARTER
	RL	REFRIGERANT LEAKID
	RS	REFRIGERANT SECTION
	OA	OUTSIDE AIR
	RA	RETURN AIR
	SA	SUPPLY AIR
	TA	TRANSFER AIR
	TP	RATED THROUGH PENETRATION
	SEER	SEASONAL EER
	SAD	SEE ARCHITECTURAL DRAWING
	SSD	SEE STRUCTURAL DRAWING
	(CO)	SENSOR: CARBON DIOXIDE
	(T)	THERMOSTAT
	T-P	TYPICAL
	UN	UNLESS OTHERWISE NOTED
	8	EIGHT
	4-1"	RECTANGULAR DUCT - INCHES
	1"	ROUND DUCT - INCHES



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS A CALIFORNIA CORPORATION**

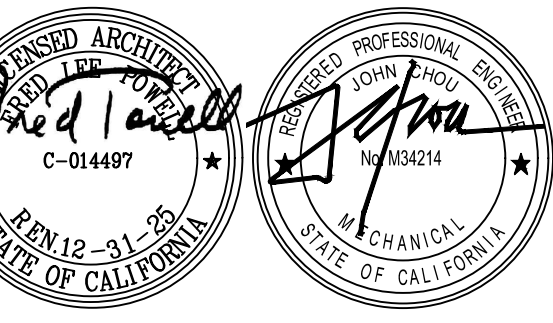
311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:  
STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**MECHANICAL GENERAL NOTES AND LEGENDS**

SCALE

JOB NO. 201806.01 SHEET NO.

DATE  
DRAWN BY:  
CHECKED BY:

M0.01

FILE NAME:



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *James Lee* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)

AIR DISTRIBUTION					
STYLE	MFR	MODEL NO	APPLICATION	DESCRIPTION	INSTALLATION NOTES
A	TITUS	TMS	SPPLO	SQUARE CONE DIFFUSER STEEL ORDER FACE HITE ENAMEL	LA-IN CEILING INSTALLATION
	TITUS	PAS	SPPLO	PERFORATED STEEL ORDER FACE HITE ENAMEL	LA-IN CEILING INSTALLATION
C	TITUS	PAR	RETURN	PERFORATED STEEL ORDER FACE HITE ENAMEL	LA-IN CEILING INSTALLATION
D	TITUS	TMS	SPPLO	SQUARE CONE DIFFUSER STEEL ORDER FACE HITE ENAMEL	SURFACE MOUNT CEILING INSTALLATION
E	TITUS	PAS	SPPLO	PERFORATED STEEL ORDER FACE HITE ENAMEL	SURFACE MOUNT CEILING INSTALLATION
F	TITUS	OF	ECHAST	EGG CRATE STEEL ORDER FACE HITE ENAMEL	SURFACE MOUNT CEILING INSTALLATION

CEILING DIFFUSER CALL OUT DESCRIPTION:

DUCT NEC IDTH

DUCT NEC LENGTH

SQUARE FACE MODULE IDTH

STYLE

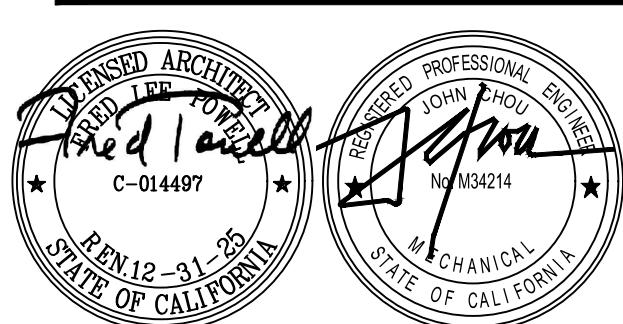
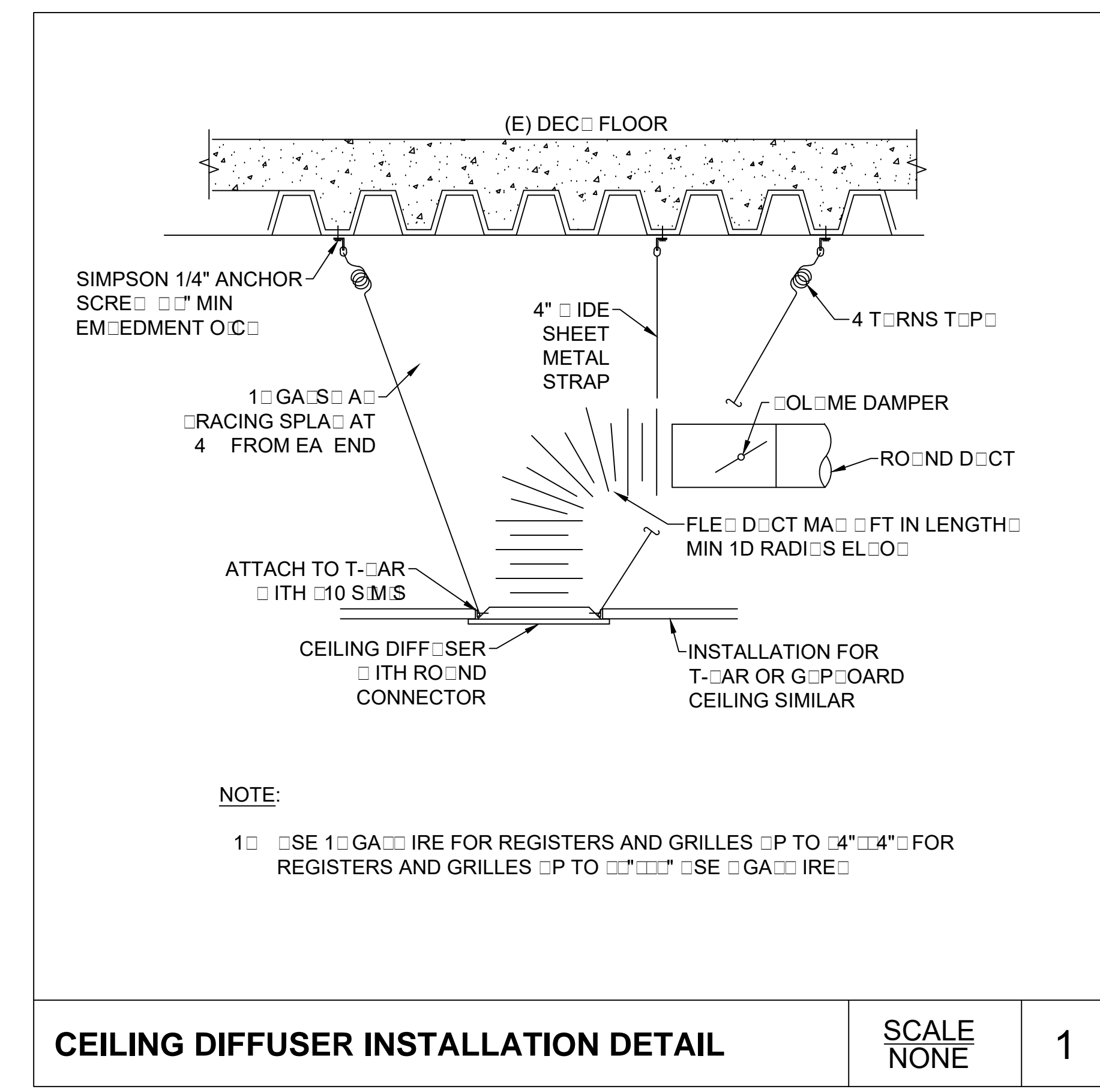
CFM

DUCT NEC

SQUARE FACE MODULE IDTH

STYLE

CFM



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**MECHANICAL SCHEDULE AND DETAIL**

SCALE

JOB NO. 201806.01 SHEET NO.

DATE

DRAWN BY:

CHECKED BY:

M0.02

FILE NAME:



1960 Tate Street  
East Palo Alto, CA 94303

### POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

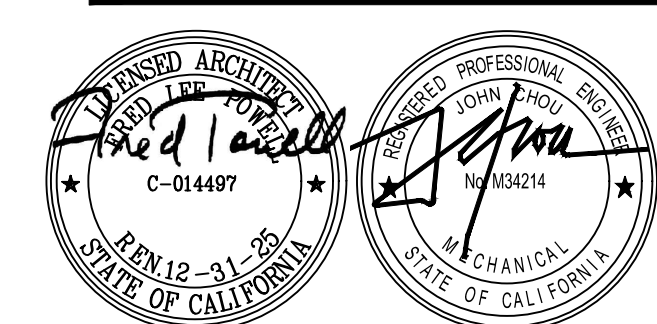
#### CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

### POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

### EPA POLICE EVIDENCE RM MECHANICAL DEMO PLANS

SCALE

JOB NO. 201806.01 SHEET NO.

DATE

DRAWN BY:

CHECKED BY:

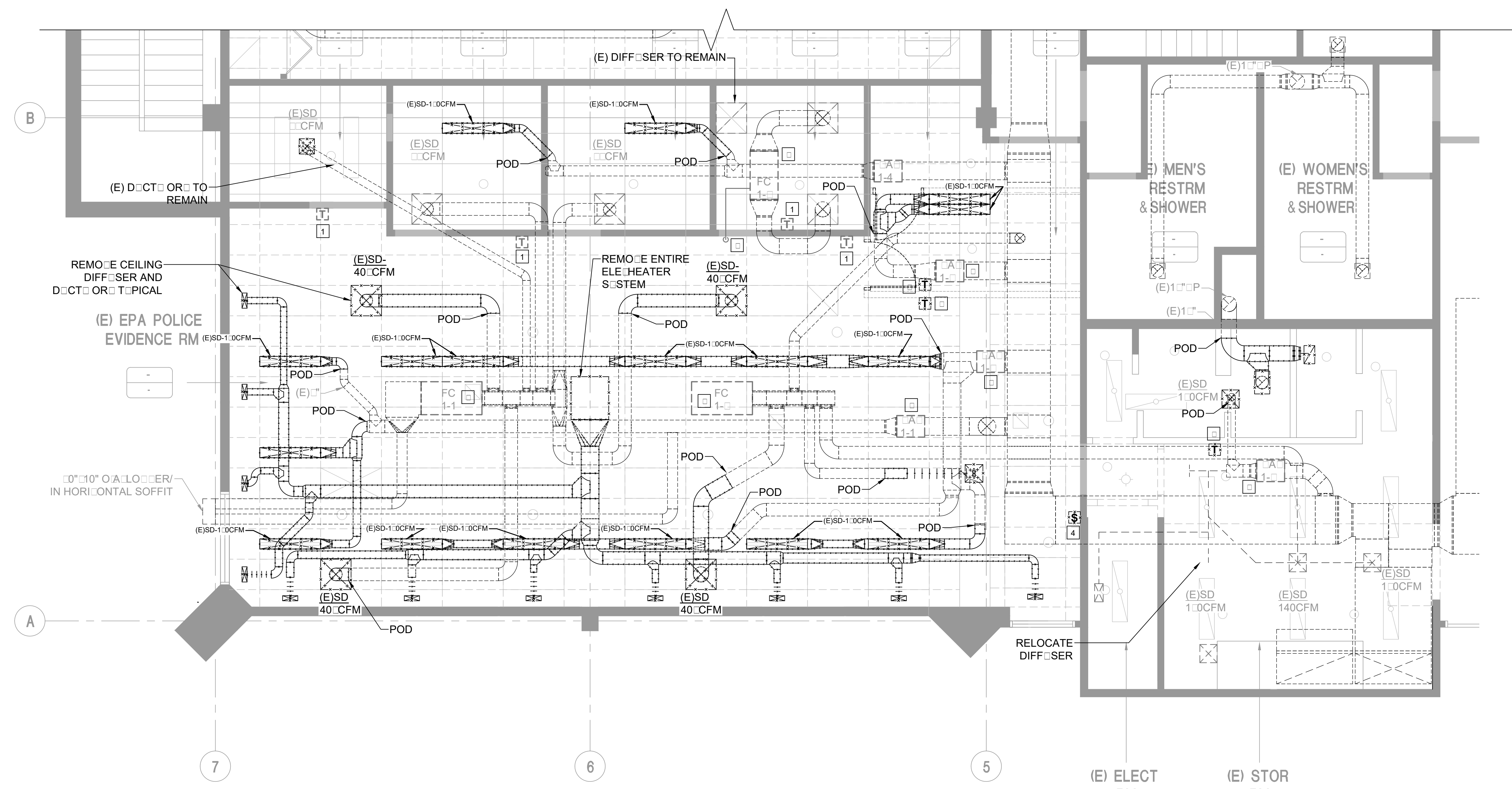
BY:

# M2.02

FILE NAME:

#### SHEET NOTES:

- 1 (E) THERMOSTAT CONTROL TO REMAIN AND PROTECT DURING CONSTRUCTION
- (E) SECONDARY CONDENSATE DRAIN TO REMAIN AND PROTECT DURING CONSTRUCTION
- REMOVE AND PROTECT (E) THERMOSTAT CONTROL REINSTALL AND RECONNECT TO NEARBY LOCATION SEE SHEET M2.01
- 4 REMOVE (E) TIMER AND ASSOCIATE APPURTENANT FOR ELECTRIC HEATER
- (E) RADIATORS AND FAN COIL UNITS TO REMAIN PROTECT DURING CONSTRUCTION





1960 Tate Street  
East Palo Alto, CA 94303

# POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

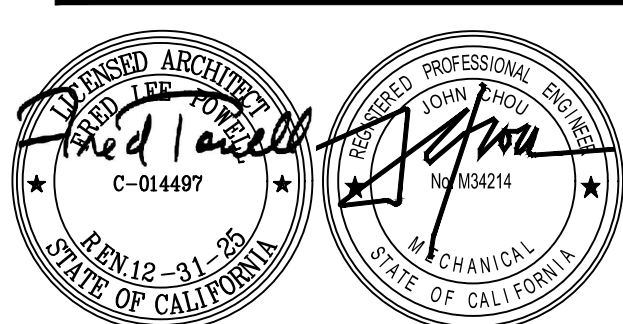
### CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON-STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



### CONSULTANT:

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

### PROJECT

## POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

### SHEET TITLE

## (N) OFFICE MECHANICAL FLOOR PLAN

### SCALE

JOB NO. 201806.01 SHEET NO.

DATE

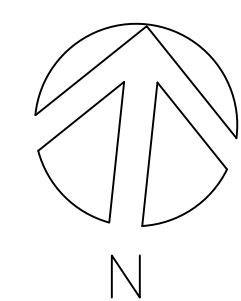
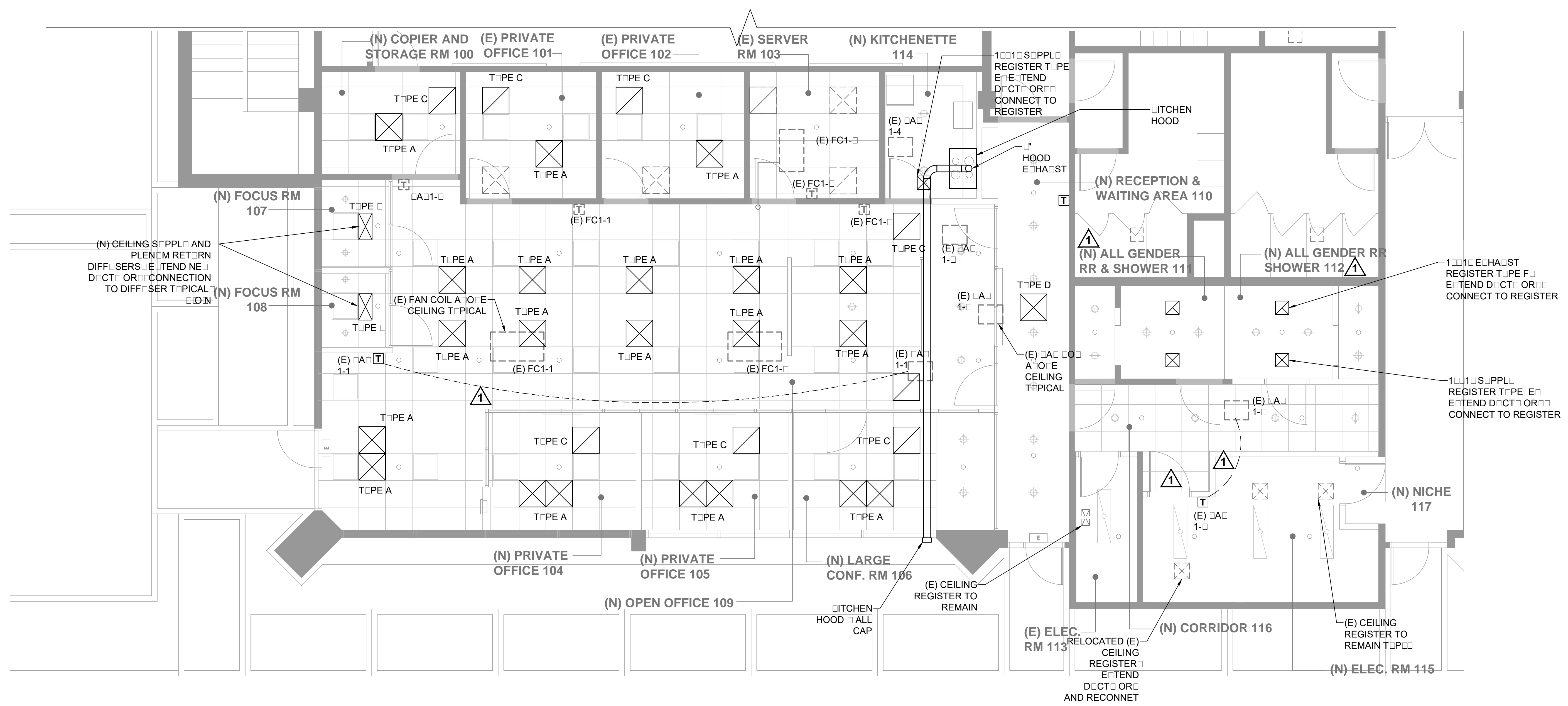
DRAWN BY:

CHECKED BY:

BY:

# M2.12

FILE NAME:



## (N) OFFICE MECHANICAL FLOOR PLAN

1/4" = 1'-0"

1





1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

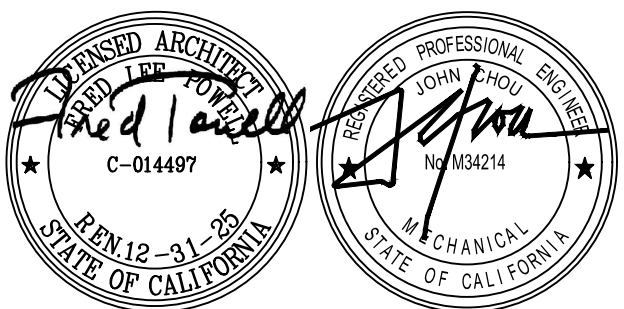
CONSULTANTS:

STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED, BY THE JURISDICTION, PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2014  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**(E) EPA POLICE EVIDENCE RM PLUMBING DEMO PLANS**

SCALE

JOB NO. 201806.01 SHEET NO.

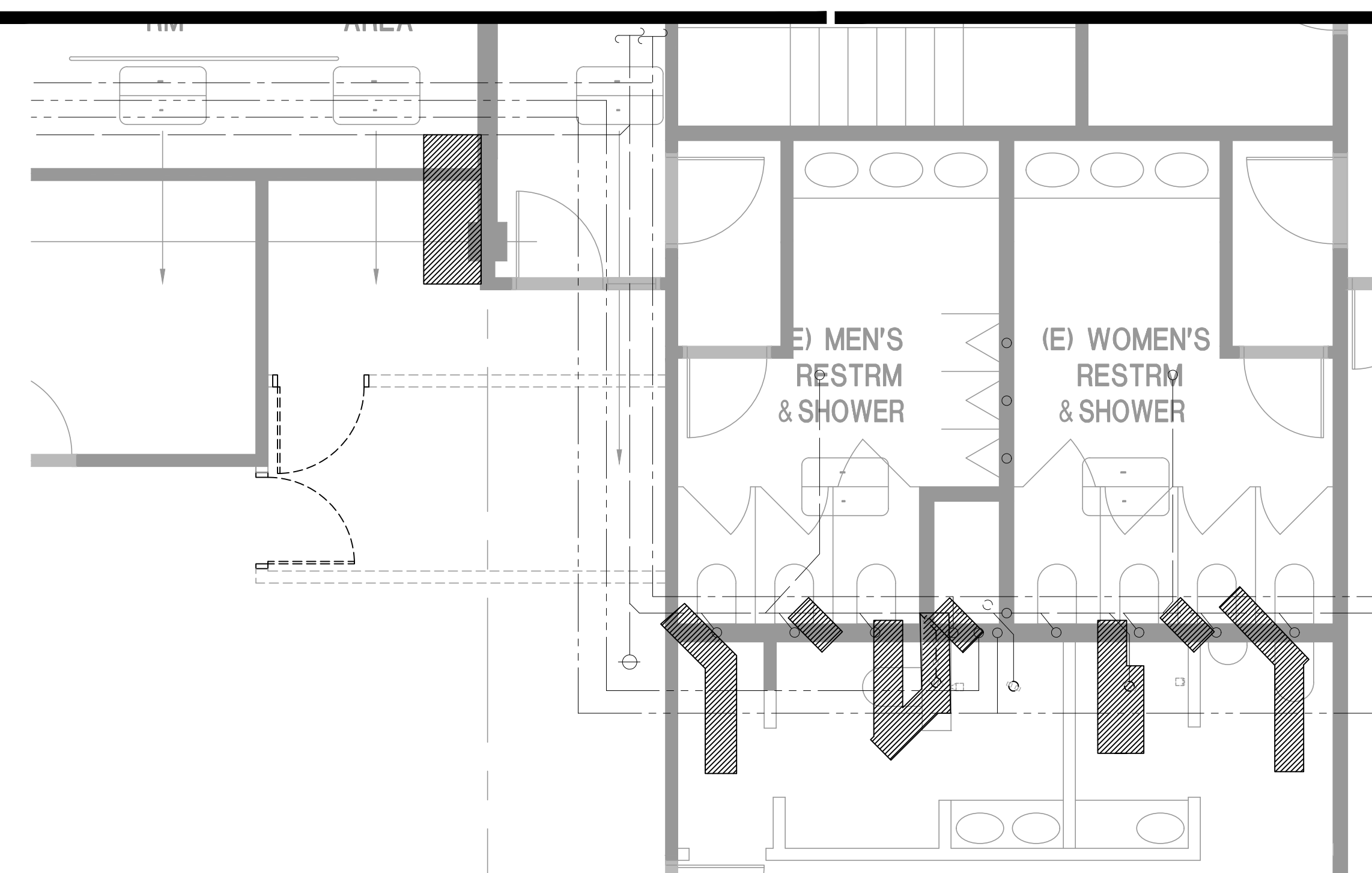
DATE

DRAWN BY: SW

CHECKED BY:

P2.02

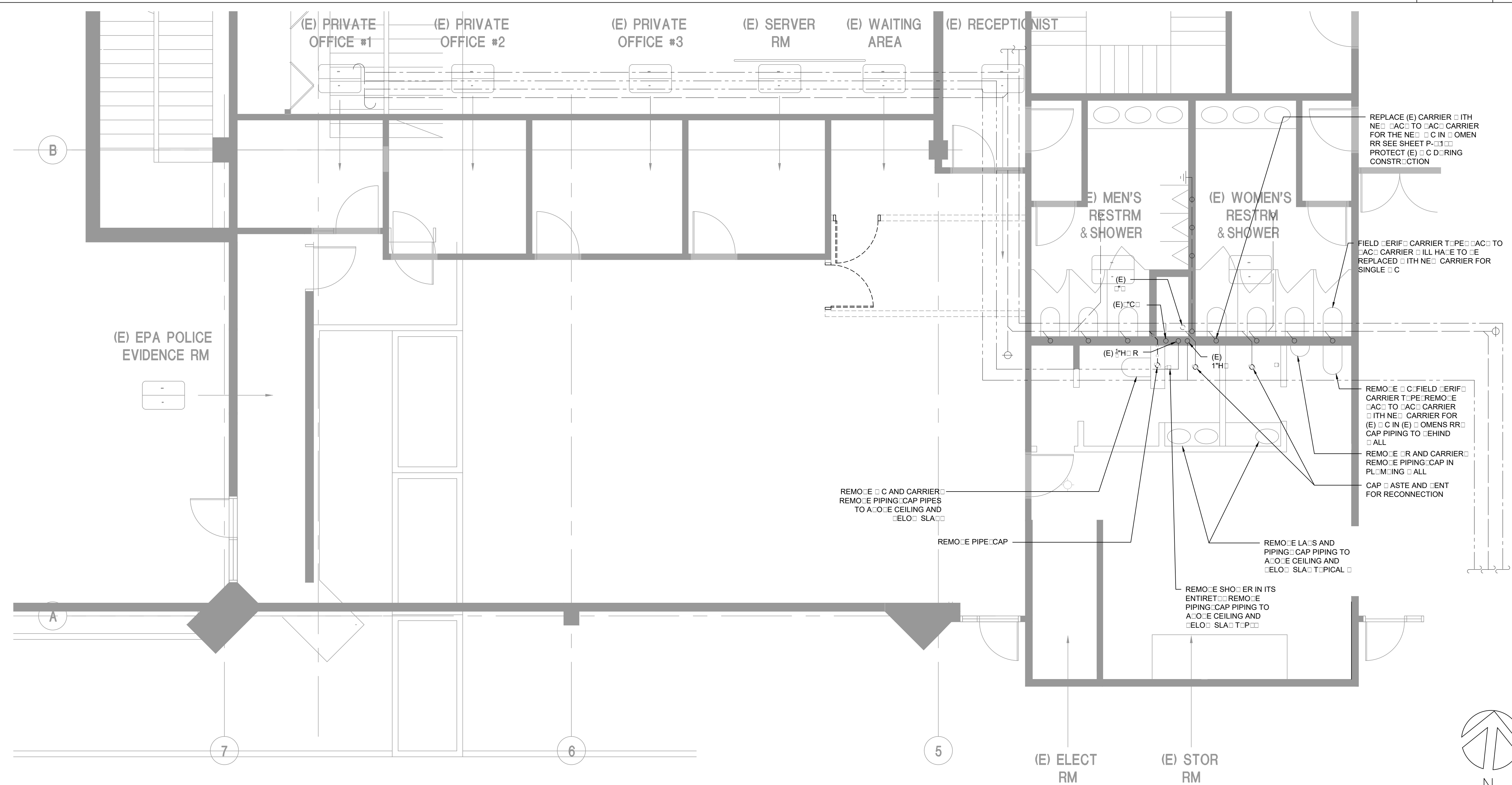
FILE NAME:



**PLUMBING TRENCH FLOOR PLAN**

1/4" = 1'-0"

2



**(E) EPA POLICE EVIDENCE RM PLUMBING DEMO FLOOR PLAN**

1/4" = 1'-0"

1



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

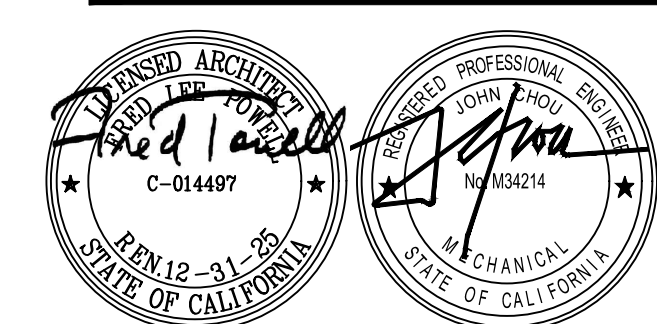
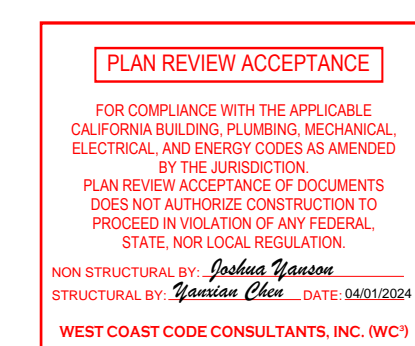
© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.



**CONSULTANT:**

10/06/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

**PROJECT**

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

**SHEET TITLE**

**(N) EPA POLICE EVIDENCE RM PLUMBING PLANS**

**SCALE**

JOB NO. 201806.01 SHEET NO.

DATE

DRAWN BY: SW

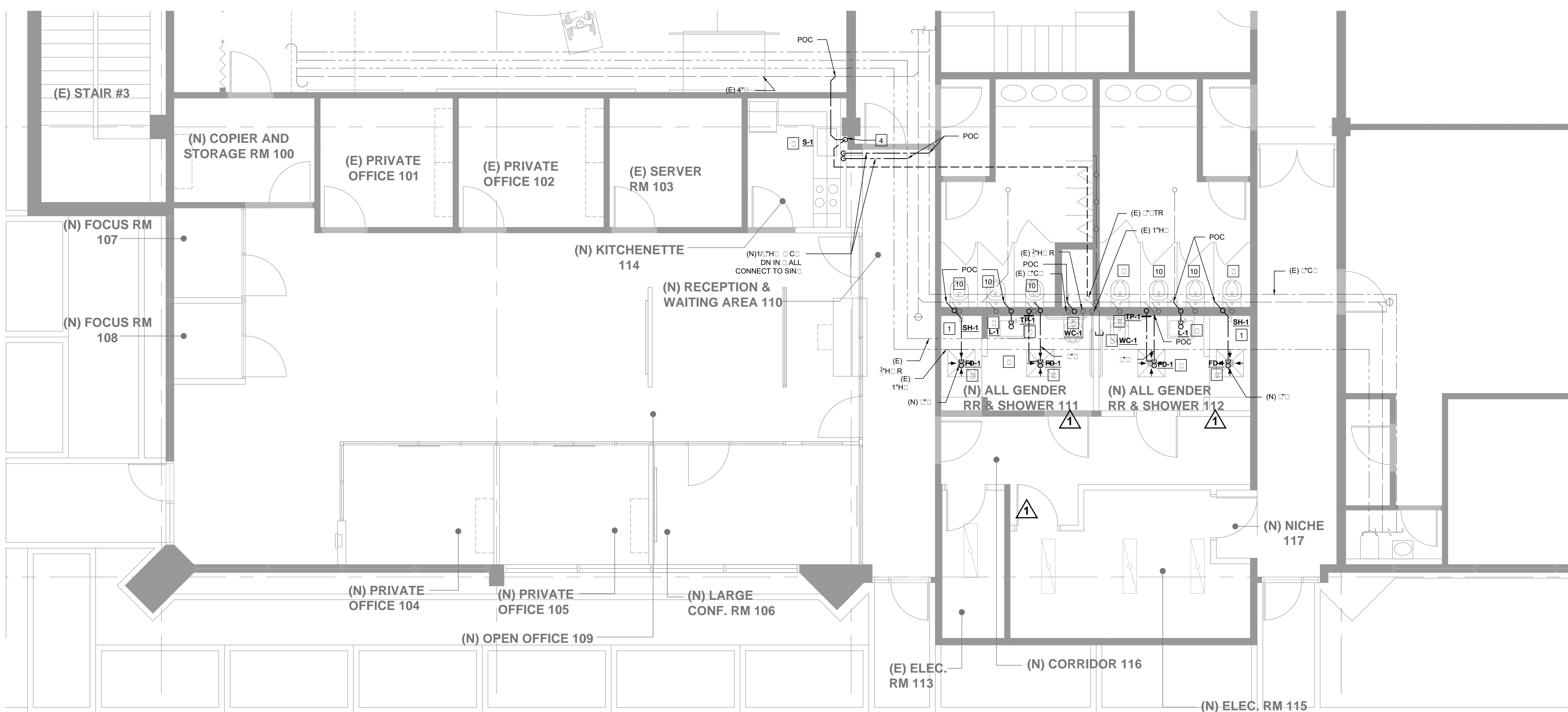
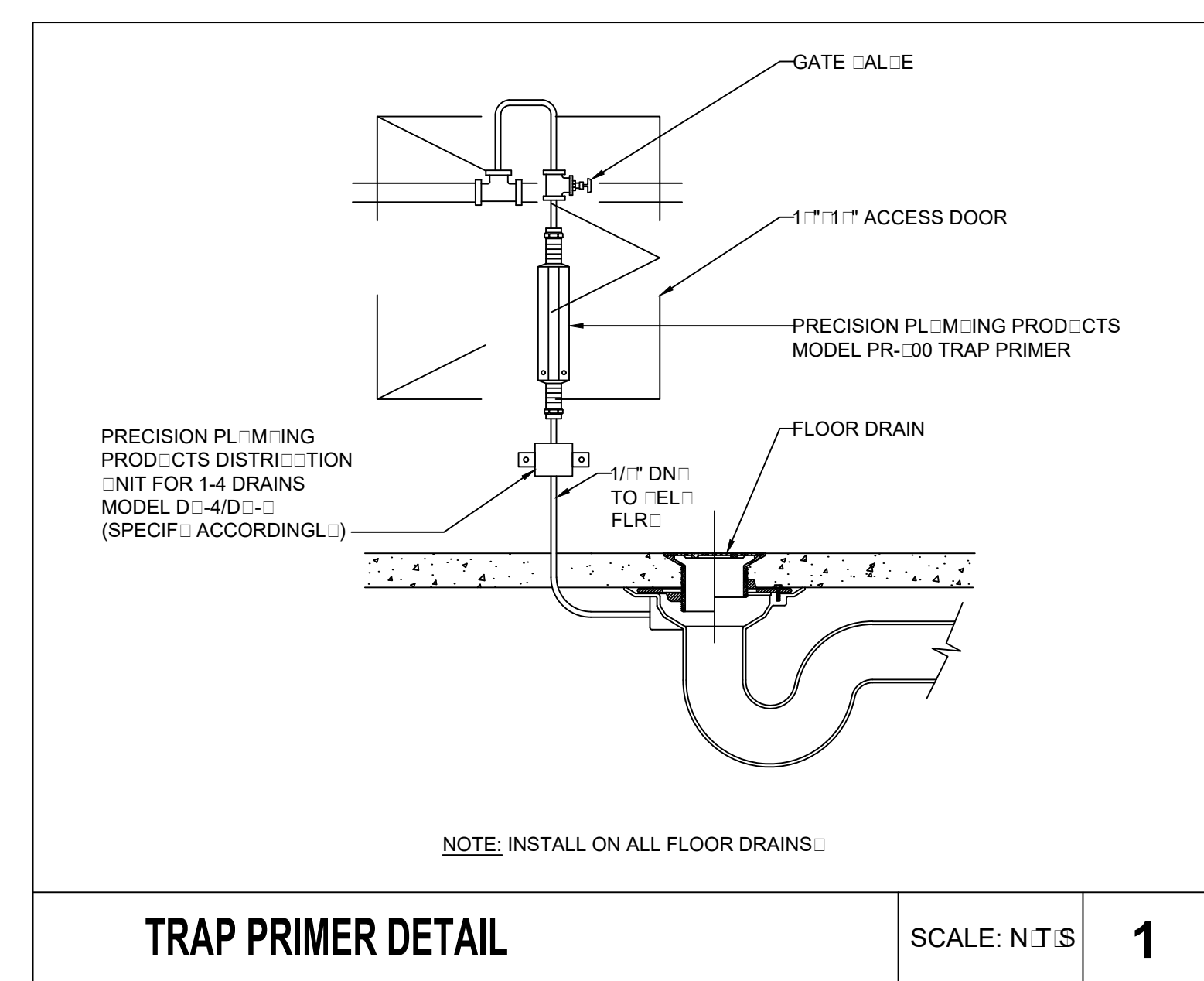
CHECKED BY:

P2.12

FILE NAME:

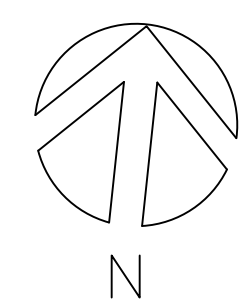
**SHEET NOTES:**

- 1 INSTALL NEW SHOWER FLOOR DRAIN AT LOCATION AS INDICATED IN ARCH. DRAWINGS. PROVIDE NEW ROUGH-IN CONNECTION TO (N) SHOWER. CONNECT (N) 1/2" HD AND C TO (E) IN PLUMBING. ALL PROVIDE (N) 1/2" CONNECTION TO (E) UNDERSLAB MAIN. PROVIDE (N) 1/2" CONNECTION TO (E) 1/2" TR
- 2 INSTALL NEW LA AT LOCATION AS INDICATED IN ARCH. DRAWINGS. PROVIDE NEW ROUGH-IN CONNECTION TO (N) LA. CONNECT (N) 1/2" HD AND C TO (E) IN PLUMBING. ALL CONNECT (N) 1/2" TO (E) UNDERSLAB MAIN AND (N) 1/2" CP CONNECT TO (E) 1/2" TR
- 3 FIELD CERIF CARRIER TYPE. INSTALL NEW CARRIER FOR (E) C IN (E) WOMENS RESTROOM. PROVIDE NEW ROUGH-IN AND CONNECTION TO (E) C
- 4 (N) 1/2" DN (N) 1/2" CP ROUTE. CONNECT TO (E) 1/2" TR
- 5 INSTALL (E) C TO NEW CARRIER. PROVIDE NEW ROUGH-IN CONNECTION TO (E) C
- 6 INSTALL NEW C AT LOCATION AS INDICATED IN ARCH. DRAWINGS. PROVIDE NEW CARRIER. ROUGH-IN CONNECTION TO THE NEW C. CONNECT C TO (E) IN PLUMBING. ALL CONNECT NEW 1/2" TO (E) UNDERSLAB MAIN AND (N) 1/2" TO (E) 1/2" TR
- 7 INSTALL NEW SIN AT LOCATION AS INDICATED ON ARCH. DRAWINGS. CONNECT NEW WASTE. C. HD PIPING TO SIN
- 8 ALL ACCESS PANEL FOR TRAP PRIMER. SEE DETAIL ON THIS SHEET. CONNECT 1/2" C TO (E) MAIN LINE IN ALL ROUTE. CONNECT 1/2" C TO FD-1
- 9 INSTALL NEW FLOOR DRAIN AS INDICATED IN THE ARCHITECTURAL DRAWINGS. CONNECT TO (E) UNDERSLAB WASTE AND VENT PIPING. SEE DETAIL ON SHEET P001
- 10 (E) C SHALL BE REMOVED. PROTECTED DURING CONSTRUCTION TO MAINTAIN ROOM FOR THE NEW WASTE PIPING TO BE INSTALLED



**(N) EPA POLICE EVIDENCE RM PLUMBING FLOOR PLAN**

1/4" = 1'-0" 1







1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

CONSULTANTS:

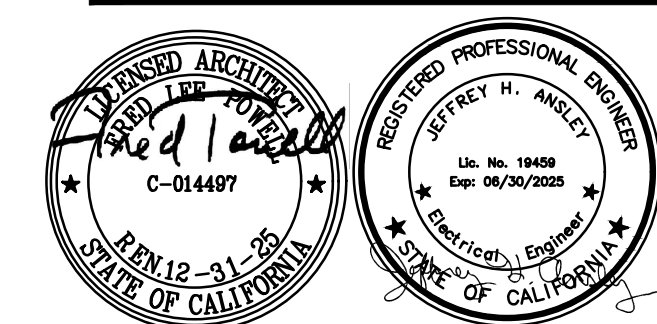
STRUCTURAL ENGINEER:  
Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
H&M Mechanical Group

ELECTRICAL ENGINEER:  
Natron Resources, Inc.

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION, PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.  
NON-STRUCTURAL BY: *Robert S. Santos*  
STRUCTURAL BY: *Robert S. Santos* (DATE: 04/28/2024)  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

11/09/23 BLDG DEPARTMENT REVISIONS

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

**LEGEND, ABBREVIATIONS & FIXTURE SCHEDULE**

SCALE AS NOTED

JOB NO. 4586 SHEET NO.

DATE 03/21/2023

DRAWN BY: NC

CHECKED BY: MP

**E1.00**

FILE NAME: 2018.06145CADD\_A\_ARCHSHTS

LIGHT FIXTURE SCHEDULE

SYM	TYPE	DESCRIPTION	MANUFACTURER'S CATALOG NO	MOUNTING	OLT	LAMPS	REMARKS
⊙	F	EDGE-LIT LED EXIT SIGN, GREEN LETTERS ON WHITE CEILING OR BACK MOUNT	LITHONIA LIGHTING # LRP-W-1-GC-120/277	SURFACE	277	2W LED	
□	F	2' X 2' LED RECESSED FLAT PANEL 0-10V DIMMING	DAY-BRITE FLUXPANEL # 2-FPZ-38L-840-2-DS-UNV-DIM	RECESSED	277	34W LED 40K 80CRI	OFFICES
□	F	4" DIA LED SHOWER LIGHT, WET LOCATION LISTED, MEDIUM BEAM 0-10V DIMMING	LIGHTOLIER CALCULITE # C4-R-N-C4L-10-9-40-M-Z10-U-C4L-R-SL-W-CC	RECESSED	277	11W LED 40K 90CRI	RESTROOMS SHOWER LIGHT
⊙	F	4" SQ APERTURE LED DOWNLIGHT 0-10V DIMMING	LIGHTOLIER CALCULITE # C4-S-N-C4L-10-9-40-W-Z10-U-C4L-S-DL-NM-CD	RECESSED	277	11W LED 40K 90CRI	CORRIDOR KITCHEN
⊙	F	LED DECORATIVE WALL MIRROR LIGHT, 24" LONG, HORIZONTAL MOUNTED, BRUSHED NICKEL FINISH	BROWNLEE LIGHTING 'FLOW-RD' # 5160-24-BN-H16-EC1-40K	WALL	277	16W LED 40K	RESTROOMS
⊙	F	TWO-HEAD EMERGENCY LIGHT W/INTEGRAL BATTERY FOR 90 MIN EMERGENCY OPERATION, SELF DIAGNOSTICS	LITHONIA LIGHTING # ELM2L SD	WALL	277	2-2.4W LED	
-	F10	120V LED STRIP LIGHT / TAPE, UNDER CABINET, DRIVERLESS, SINGLE COLOR, LENGTH TO SUITE, DIMMABLE	LUMILUM LIGHTING # LUM-120505-4000K	SURFACE	120	4W/FT LED 27K 90CRI	KITCHEN, NICHE UNDER CABINET
⊙	F11	LED LINKABLE CABINET LIGHT, 24" LONG, DIRECT-WIRED, WITH UCD JB JUNCTION/SPLICE BOX, INTEGRAL SWITCH, WHITE FINISH, LINK TO SUITE THE LENGTH	LITHONIA LIGHTING # UCLD 24IN 30K 90CRI SWR WH	SURFACE	120	13W LED 30K 90CRI	PRIVATE OFFICES

LEGEND

**CIRCUITING**

A-1  
HOMERUN CONDUIT AND CONDUCTORS TO PANEL 'A' CIRCUIT 1; SLASH MARKS INDICATE NUMBER OF CONDUCTORS, 2 #12 AWG + 1 #12 GND, UON

-----  
CIRCUIT RUN IN FLOOR OR UNDERGROUND

-----  
CIRCUIT RUN IN WALL OR CEILING

**ELECTRICAL APPARATUS AND EQUIPMENT**

☐  
SAFETY DISCONNECT SWITCH, FUSED AND NON-FUSED

⊞  
CIRCUIT BREAKER

⊞  
GROUND TO EARTH

⊞  
SWITCH

⊞  
SELF-CONTAINED METER

⊞  
MOTOR OUTLET

⊞  
FAN OUTLET

⊞  
CURRENT TRANSFORMER WITH UTILITY METER & SOCKET

⊞  
TRANSFORMER, SINGLE OR THREE PHASE, SINGLE LINE

▼  
UNDERGROUND TERMINATION POINT

**PANEL BOARDS AND RELATED EQUIPMENT**

⊞  
PANELBOARD, SURFACE OR RECESSED

⊞  
TELEPHONE TERMINAL BOARD

⊞  
NEUTRAL LINK

**OUTLETS**

⊞  
JUNCTION BOX; CEILING, WALL OR FLOOR MOUNTED

⊞  
DUPLEX RECEPTACLE (MINIMUM HEIGHT TO BE 15" AFF TO BOTTOM OF BOX)

⊞  
DUPLEX CEILING RECEPTACLE

⊞  
FOURPLEX RECEPTACLE (MINIMUM HEIGHT TO BE 15" AFF TO BOTTOM OF BOX, UON),

⊞  
SPLIT-WIRED DUPLEX RECEPTACLE (MINIMUM HEIGHT TO BE 15" AFF TO BOTTOM OF BOX, UON),

⊞  
DIGITAL CLOCK

⊞  
WALL DATA COMMUNICATION OUTLET (MINIMUM HEIGHT TO BE 15" AFF TO BOTTOM OF BOX, UON)

⊞  
DUPLEX POWER FLOOR BOX

⊞  
COMBO POWER/DATA FLOOR BOX

⊞  
EXIT SIGN, CEILING OR WALL MTD, WITH ARROWS AS INDICATED. SHADED QUADRANT DENOTES FACE

⊞  
TWIN HEAD EMERGENCY LIGHT, WALL MOUNTED

⊞  
WALL MOUNTED LIGHT FIXTURE

⊞  
CEILING MOUNTED LIGHT FIXTURE

⊞  
LIGHT FIXTURE ON EMERGENCY GENERATOR POWER

⊞  
SINGLE POLE SWITCH, MAX HEIGHT 48" TO TOP EDGE OF BOX

⊞  
OCCUPANCY SENSOR, CEILING MOUNTED

⊞  
WALL SWITCH, OCCUPANCY SENSOR

⊞  
WALL SWITCH, OCCUPANCY SENSOR, 0-10V DIMMER

⊞  
ACCESS-CONTROL CARD READER - BY OTHERS

⊞  
DIMMER SWITCH, MAX HEIGHT 48" TO TOP

⊞  
DAYLIGHT SENSOR, CEILING OR WALL MOUNTED

⊞  
LOW VOLTAGE CONTROL SWITCH

⊞  
POWER PACK

⊞  
INTEGRATED ROOM CONTROLLER

**FIRE ALARM/LIFE SAFETY/SECURITY**

⊞  
SPRINKLER VALVE TAMPER SWITCH

⊞  
SPRINKLER FLOW SWITCH

⊞  
SMOKE DETECTOR

⊞  
HEAT DETECTOR

⊞  
STROBE LIGHT

⊞  
HORN/STROBE LIGHT

⊞  
PULL STATION

⊞  
MAGNETIC DOOR HOLDER

**TAGS**

⊞  
DETAIL TAG  
e.g., 1 IS THE DETAIL NUMBER  
E1 IS THE SHEET NUMBER

⊞  
MECHANICAL EQUIPMENT TAG  
e.g., HP IS THE EQUIPMENT DESIGNATION  
TAG 1 IS THE EQUIPMENT NUMBER

⊞  
LIGHT FIXTURE TAG, FIXTURE TYPE F1  
REFER TO LIGHT FIXTURE SCHEDULE

⊞  
SHEET NOTE TAG, NOTE 1

ABBREVIATIONS

A AMPERE

AFF ABOVE FINISHED FLOOR

BC BARE COPPER

BP BY-PASS TEST SWITCH

C CONDUIT

CB CIRCUIT BREAKER

CKT CIRCUIT

CO CONDUIT ONLY

CU COPPER

CWP COLD WATER PIPE

DF DEMAND FACTOR

DIA DIAMETER

EC ELECTRICAL CONTRACTOR

(E) EXISTING TO REMAIN

EL EMERGENCY LIGHT

EGC EQUIPMENT GROUNDING CONDUCTOR

GFCI GROUND FAULT CIRCUIT INTERRUPTER

G, GND GROUND

GEC GROUNDING ELECTRODE CONDUCTOR

HDPE HIGH DENSITY POLYETHYLENE

HP HORSEPOWER

IRC INTEGRATED ROOM CONTROLLER

LTG LIGHTING

LT LIGHT

LCP LIGHTING CONTROL PANEL

LED LIGHT EMITTING DIODE

MFCR MANUFACTURER MOUNTED

(N) NEW

N NEUTRAL

OH OVERHEAD

P POLE

PB PULL BOX

PC PHOTOCONTROL

POC POINT OF CONNECTION

PVC POLYVINYLCHLORIDE

PWR POWER

(R) EXISTING TO BE REMOVED

(RL) RELOCATED EXISTING

RMC RIGID METAL CONDUIT

SCH SCHEDULE

SMD SEE MECHANICAL DRAWINGS

SPD SEE PLUMBING DRAWINGS TO BE DETERMINED

TBD TELEPHONE

TEL TELEVISION

TS TIME SWITCH

TYP TYPICAL

UON UNLESS OTHERWISE NOTED

V VOLT

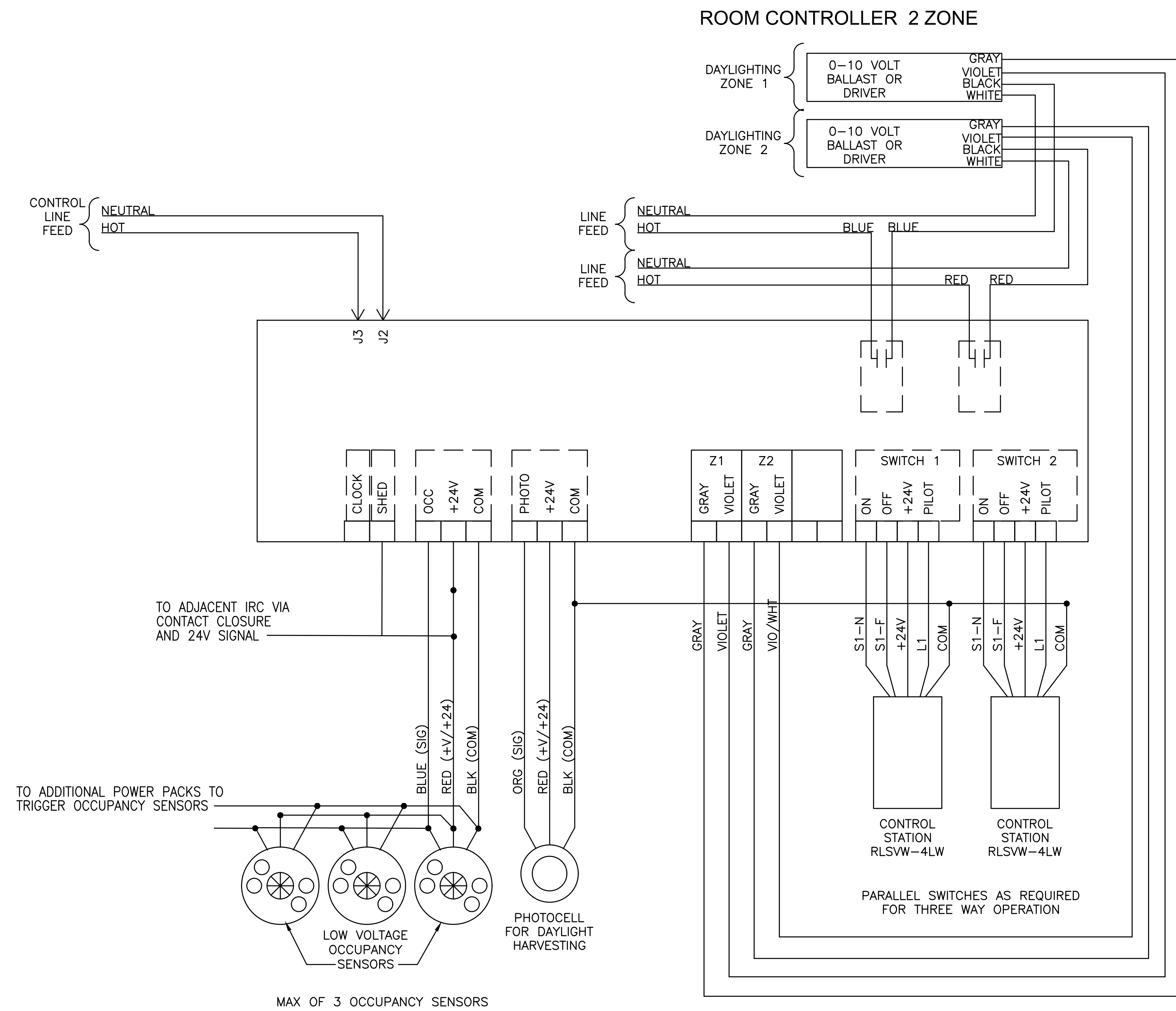
W WATT

WP WEATHERPROOF

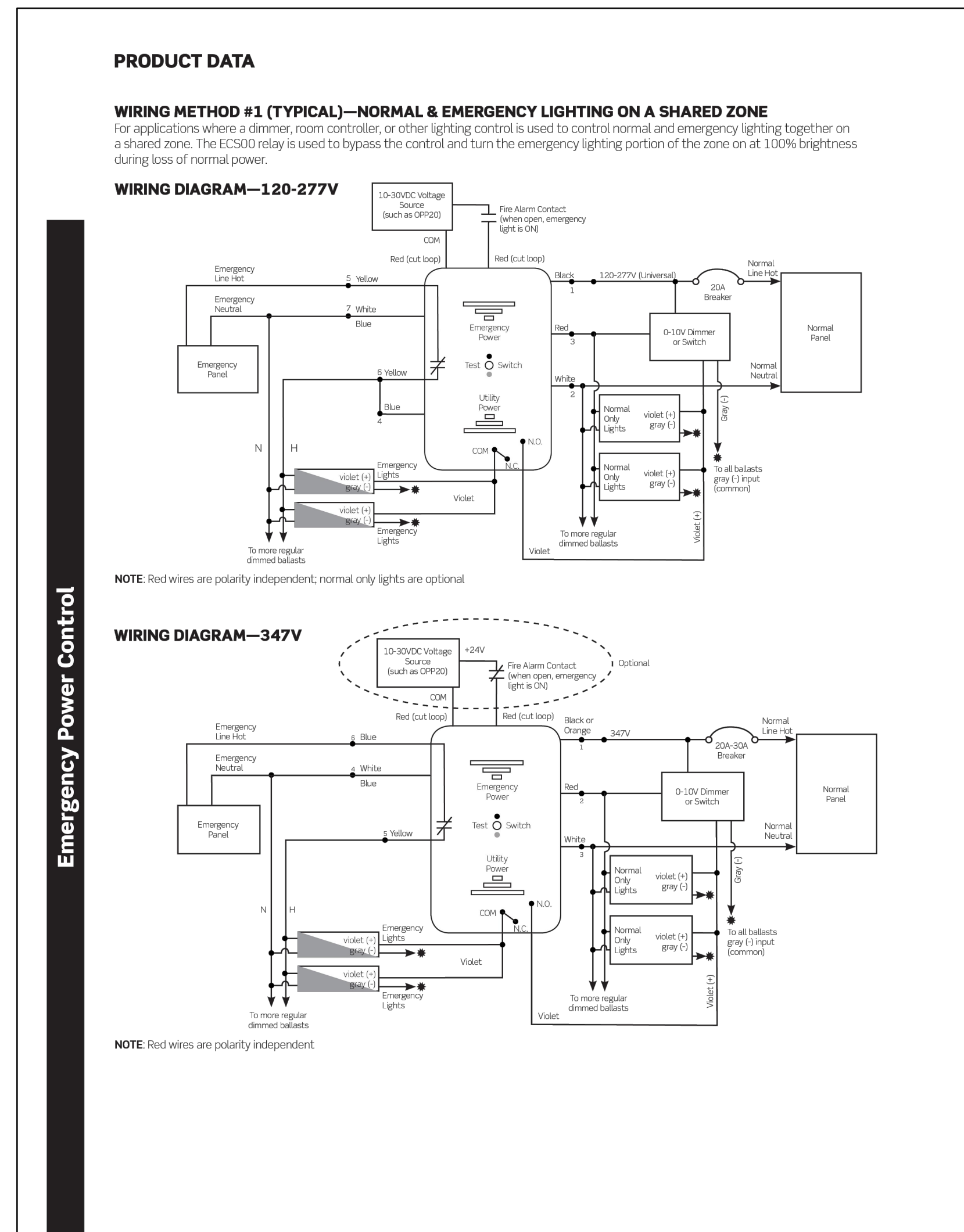
SHEET INDEX

1	E1.00	LEGEND, ABBREVIATIONS & FIXTURE SCHEDULE
	E1.01	DETAILS
	E2.00	(E) OVERALL FIRST FLOOR BUILDING PLAN
	E2.02	(E) EPA POLICE EVIDENCE RM ELECTRICAL DEMO PLAN
	E2.12	(N) OFFICE SPACE ELECTRICAL PLAN
	E3.12	(N) OFFICE SPACE LIGHTING PLAN
	BC1.1	BUILDING COMPLIANCE FORMS-INDOOR LIGHTING
	BC1.2	BUILDING COMPLIANCE FORMS-INDOOR LIGHTING

ROOM CONTROLLER: SINGLE ROOM, 2 ZONE, TIME CLOCK PARTIAL OVER RIDE



PROD CTS LE ITON  
 1 WIRING DIAGRAM WITH INTEGRATED ROOM CONTROLLER  
 SCALE: NONE



WIRING DIAGRAM FOR NORMAL EMERGENCY POWER  
 SCALE: NONE



1960 Tate Street  
 East Palo Alto, CA 94303

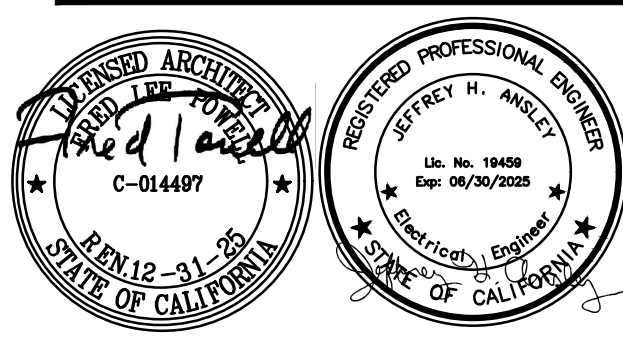
**POWELL & ARCHITECTS**  
 A CALIFORNIA CORPORATION

311 Oak Street, # 331  
 Oakland, CA 94607  
 Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
 ALL RIGHTS RESERVED

- CONSULTANTS:
- STRUCTURAL ENGINEER: Structus, Inc.
  - MECHANICAL/PLUMBING ENGINEER: H&M Mechanical Group
  - ELECTRICAL ENGINEER: Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION.  
 PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
 NON STRUCTURAL BY: *Robert Spence*  
 STRUCTURAL BY: *Structus Inc.* DATE: 04/28/2024  
 WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT  
**POLICE EVIDENCE ROOM REMODEL**  
 2415 UNIVERSITY AVENUE  
 EAST PALO ALTO, CA 94303

SHEET TITLE

DETAILS

SCALE AS NOTED  
 JOB NO. 4586 SHEET NO.  
 DATE 03/21/2023  
 DRAWN BY: NC  
 CHECKED BY: MP

**E1.01**

FILE NAME: 2018.06/145CADD\_ARCHSHTS



1960 Tate Street  
East Palo Alto, CA 94303

### POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

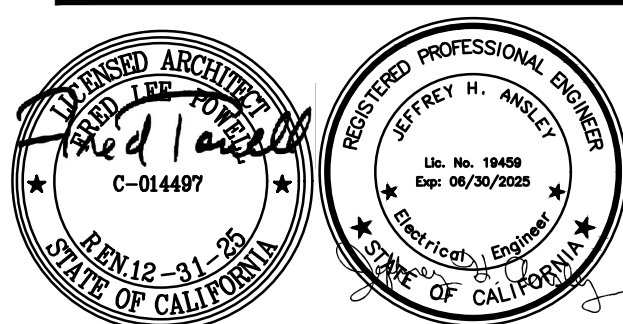
#### CONSULTANTS:

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2024  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

### POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

### (E) OVERALL FIRST FLOOR BUILDING PLAN

SCALE AS NOTED

JOB NO. 4586 SHEET NO.

DATE 03/21/2023

DRAWN BY: NC

CHECKED BY: MP

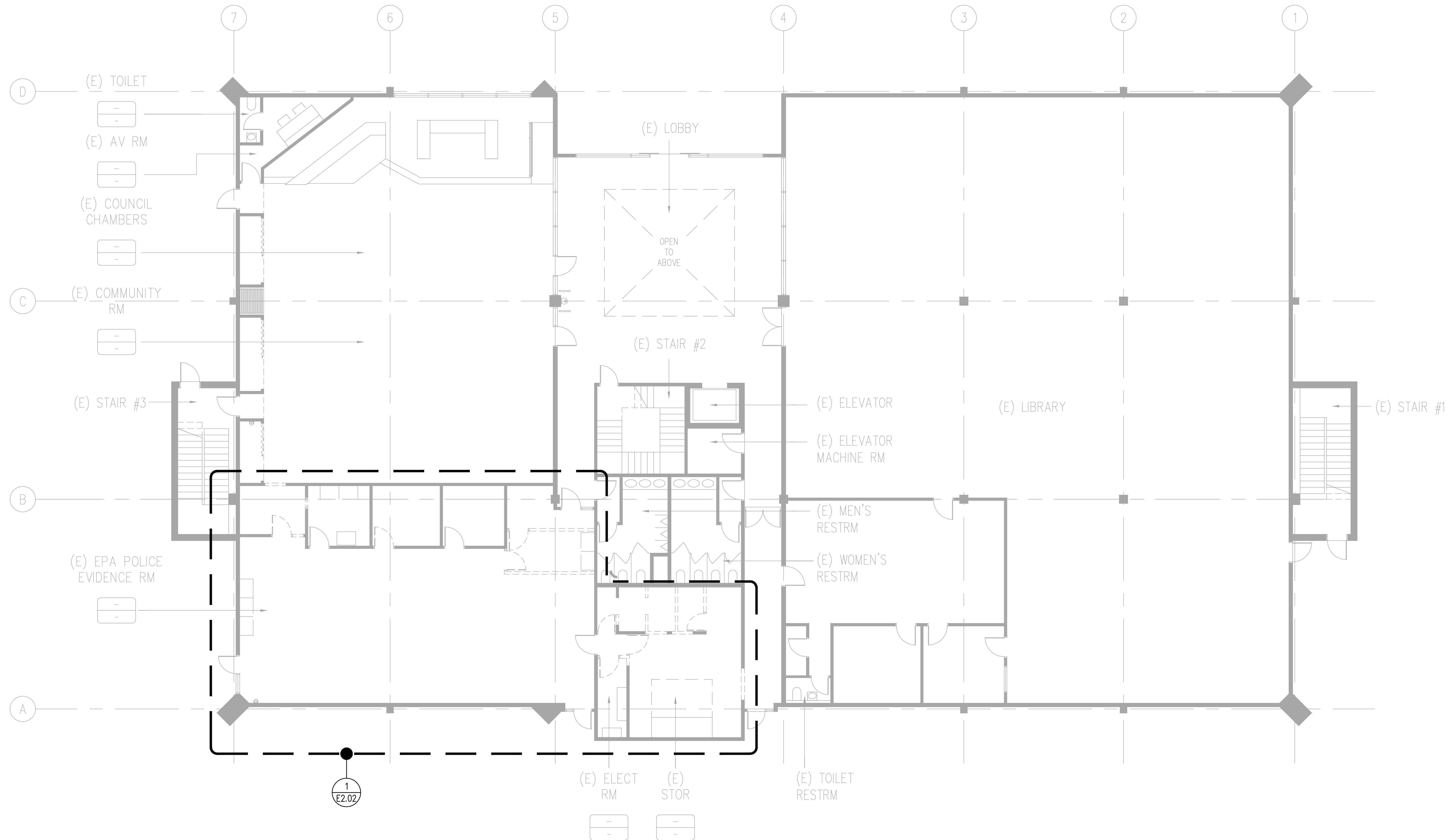
BY:

# E2.00

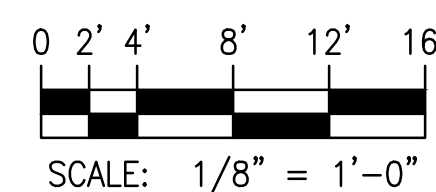
FILE NAME: 2018.06/145CADD\_ARCHSHTS

### GENERAL NOTES:

REMOVE ALL FLUORESCENT TROFFERS AND INCANDESCENT DOWNLIGHTS.  
REFER TO ARCHITECTURAL (E) DEMO OVERALL RCP SHEET A3.00



1 (E) OVERALL FIRST FLOOR BUILDING PLAN  
SCALE: 1/8" = 1'-0"





1960 Tate Street  
East Palo Alto, CA 94303

# POWELL & PARTNERS ARCHITECTS

A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

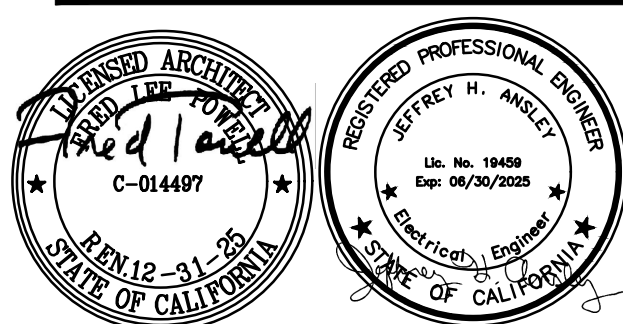
### CONSULTANTS:

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/2023  
WEST COAST CODE CONSULTANTS, INC. (WCC)



CONSULTANT:

04/28/23 100% BLDG PERMIT SET  
REVISIONS:

PROJECT

## POLICE EVIDENCE ROOM REMODEL

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

SHEET TITLE

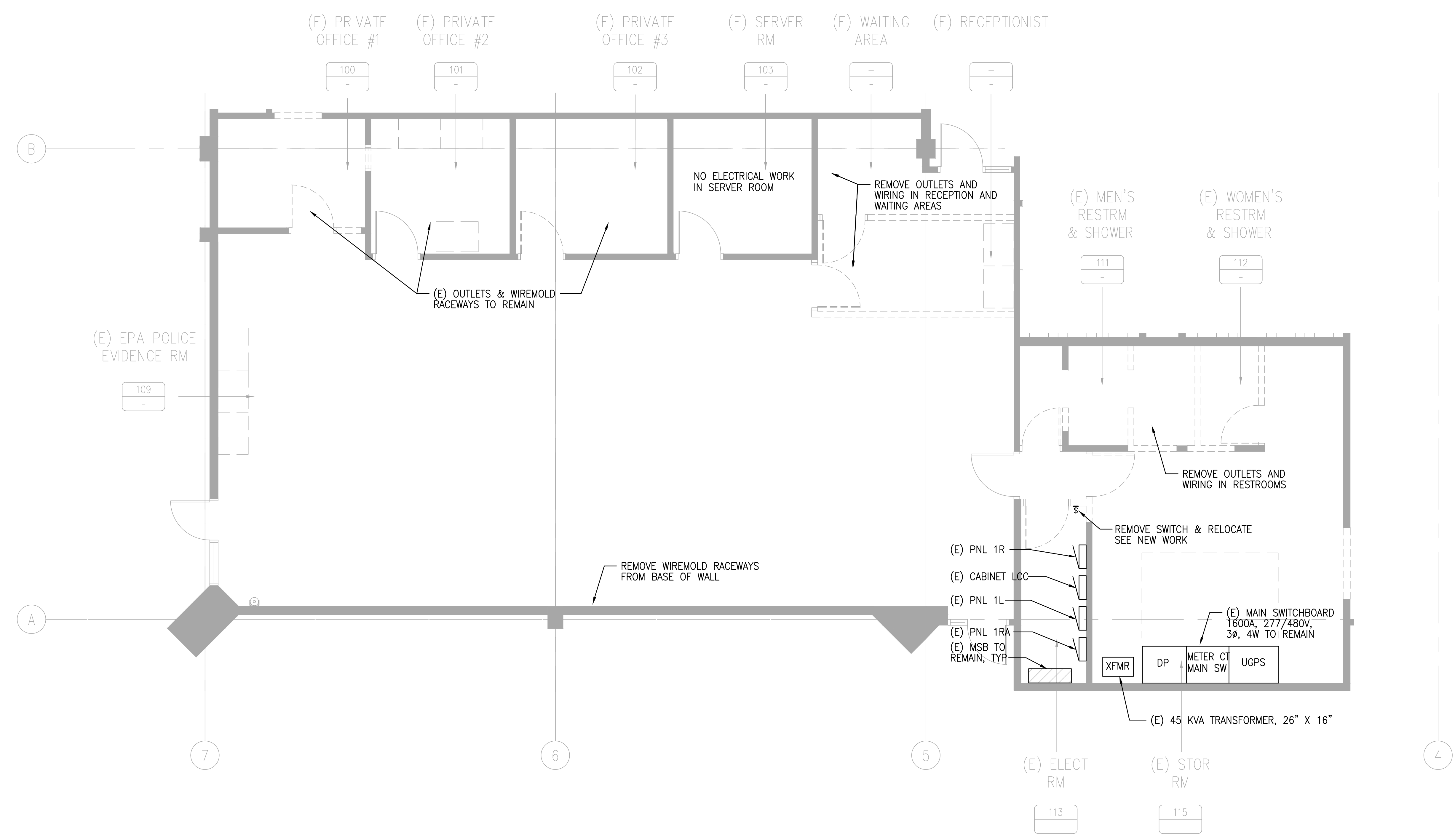
### (E) EPA POLICE EVIDENCE RM ELECTRICAL DEMO PLAN

SCALE AS NOTED

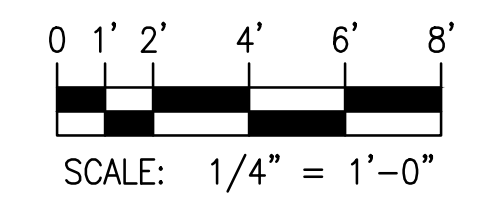
JOB NO. 4586 SHEET NO.  
DATE 03/21/2023  
DRAWN BY: NC  
CHECKED BY: MP

# E2.02

FILE NAME: 2018.06/145CADD/ARCHSHTS



1 (E) EPA POLICE EVIDENCE RM ELECTRICAL DEMO PLAN  
SCALE: 1/4" = 1'-0"





1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

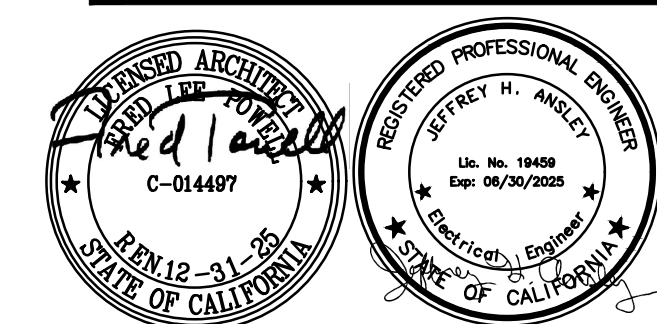
**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NCE STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Robert Spence* (C-1052224)  
WEST COAST CODE CONSULTANTS, INC. (WCC)



**CONSULTANT:**

**11/09/23 BLDG DEPARTMENT REVISIONS**

**04/28/23 100% BLDG PERMIT SET REVISIONS:**

**PROJECT**

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

**SHEET TITLE**

**(N) OFFICE SPACE ELECTRICAL PLAN**

SCALE AS NOTED

JOB NO. 4586 SHEET NO.

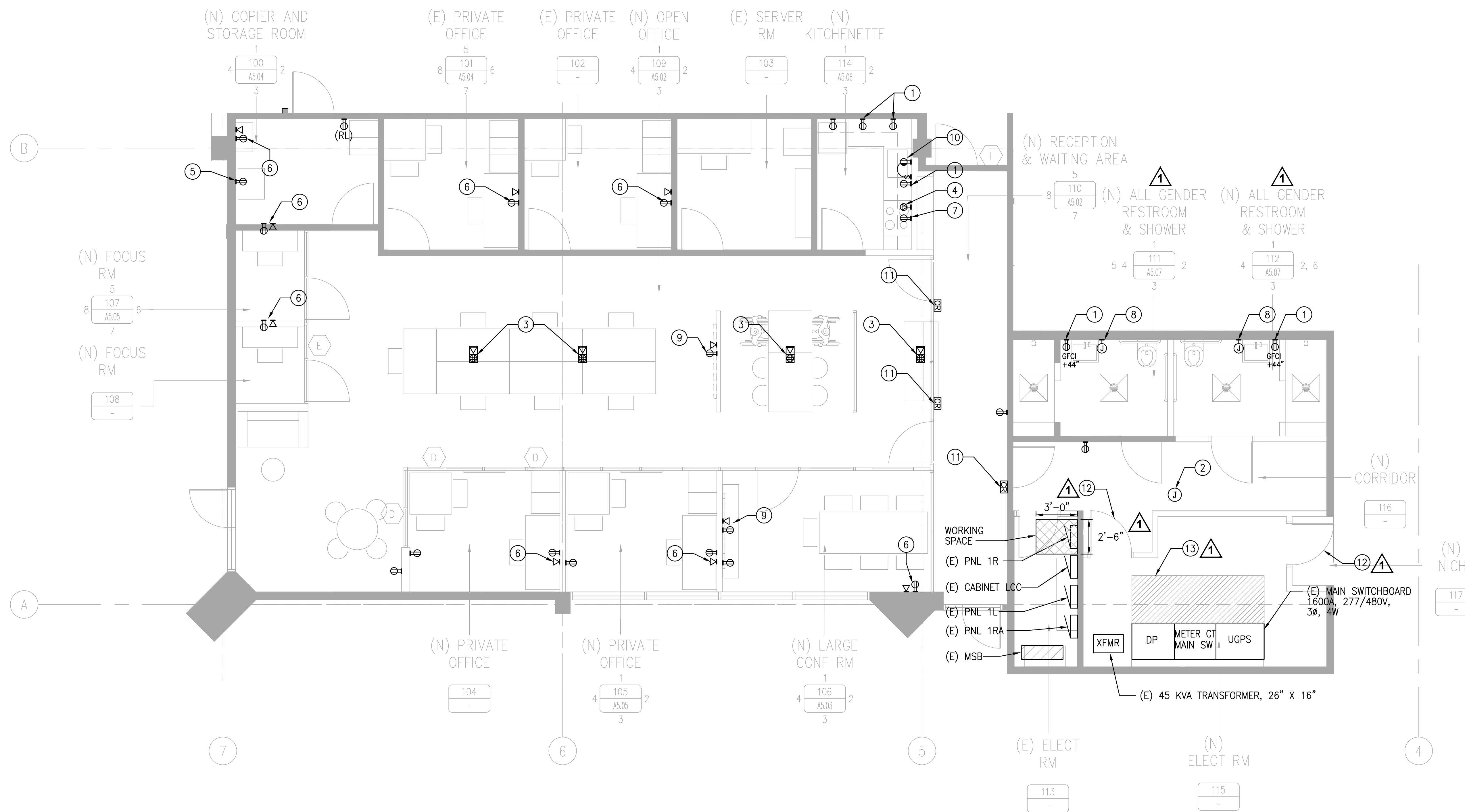
DATE 03/21/2023

DRAWN BY: NC

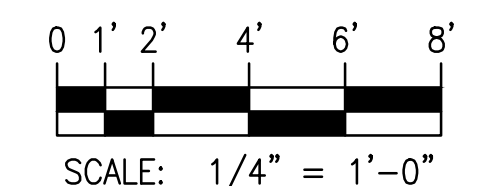
CHECKED BY: MP

BY:

FILE NAME: 2018.06/16/SCADDIA\_ARCHSHTS



**1 (N) OFFICE SPACE ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**SHEET NOTES:**

- ① GFCI/ARC PROTECTED DUPLEX RECEPTACLE, SERVING COUNTER SURFACE/LAVATORY, MOUNT AT +44" AFF.
- ② JUNCTION BOX FOR CONNECTION OF 24V FLUSH MOUNTED TRANSFORMER/ELECTRONIC VALVE CONTROL ABOVE THE CEILING, IN CEILING CAVITY. PROVIDE 1P-20A DISCONNECT.
- ③ COMBINATION RECEPTACLE AND DATA FLOOR BOX
- ④ 50A/2P RECEPTACLE FOR ELECTRIC RANGE
- ⑤ DEDICATED CIRCUIT FOR COPIER RECEPTACLE
- ⑥ DUPLEX RECEPTACLE AND DATA OUTLET
- ⑦ RECEPTACLE ABOVE RANGE FOR MICROWAVE/EXHAUST FAN
- ⑧ JUNCTION BOX FOR ELECTRIC HAND DRYER
- ⑨ OUTLET WITH POWER AND DATA FOR WALL HUNG MONITOR
- ⑩ SPLIT-WIRED DUPLEX RECEPTACLE BELOW SINK FOR DISHWASHER AND GARBAGE DISPOSAL
- ⑪ COORDINATE EXACT LOCATION WITH ARCHITECT AND WIRING REQUIREMENT WITH ACCESS CONTROL VENDOR.
- ⑫ DOOR SHALL BE EQUIPPED WITH PANIC HARDWARE. COORDINATE WITH ARCHITECT.
- ⑬ MAINTAIN 3'-6" IN FRONT OF SWITCHBOARD.



1960 Tate Street  
East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
A CALIFORNIA CORPORATION

311 Oak Street, # 331  
Oakland, CA 94607  
Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005  
ALL RIGHTS RESERVED

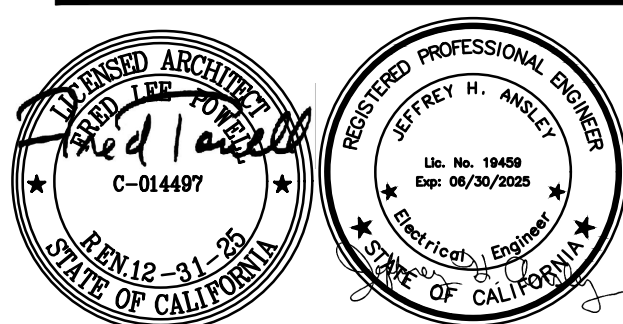
**CONSULTANTS:**

**STRUCTURAL ENGINEER:**  
Structus, Inc.

**MECHANICAL/PLUMBING ENGINEER:**  
H&M Mechanical Group

**ELECTRICAL ENGINEER:**  
Natron Resources, Inc.

**PLAN REVIEW ACCEPTANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE JURISDICTION, PLAN REVIEW AND ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.  
NON STRUCTURAL BY: *Robert Spence*  
STRUCTURAL BY: *Structus, Inc.* DATE: 04/28/23  
WEST COAST CODE CONSULTANTS, INC. (WCC)



**CONSULTANT:**

**11/09/23 BLDG DEPARTMENT REVISIONS**

**04/28/23 100% BLDG PERMIT SET REVISIONS:**

**PROJECT**

**POLICE EVIDENCE ROOM REMODEL**

2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA 94303

**SHEET TITLE**

**(N) OFFICE SPACE LIGHTING PLAN**

SCALE AS NOTED

JOB NO. 4586 SHEET NO.

DATE 03/21/2023

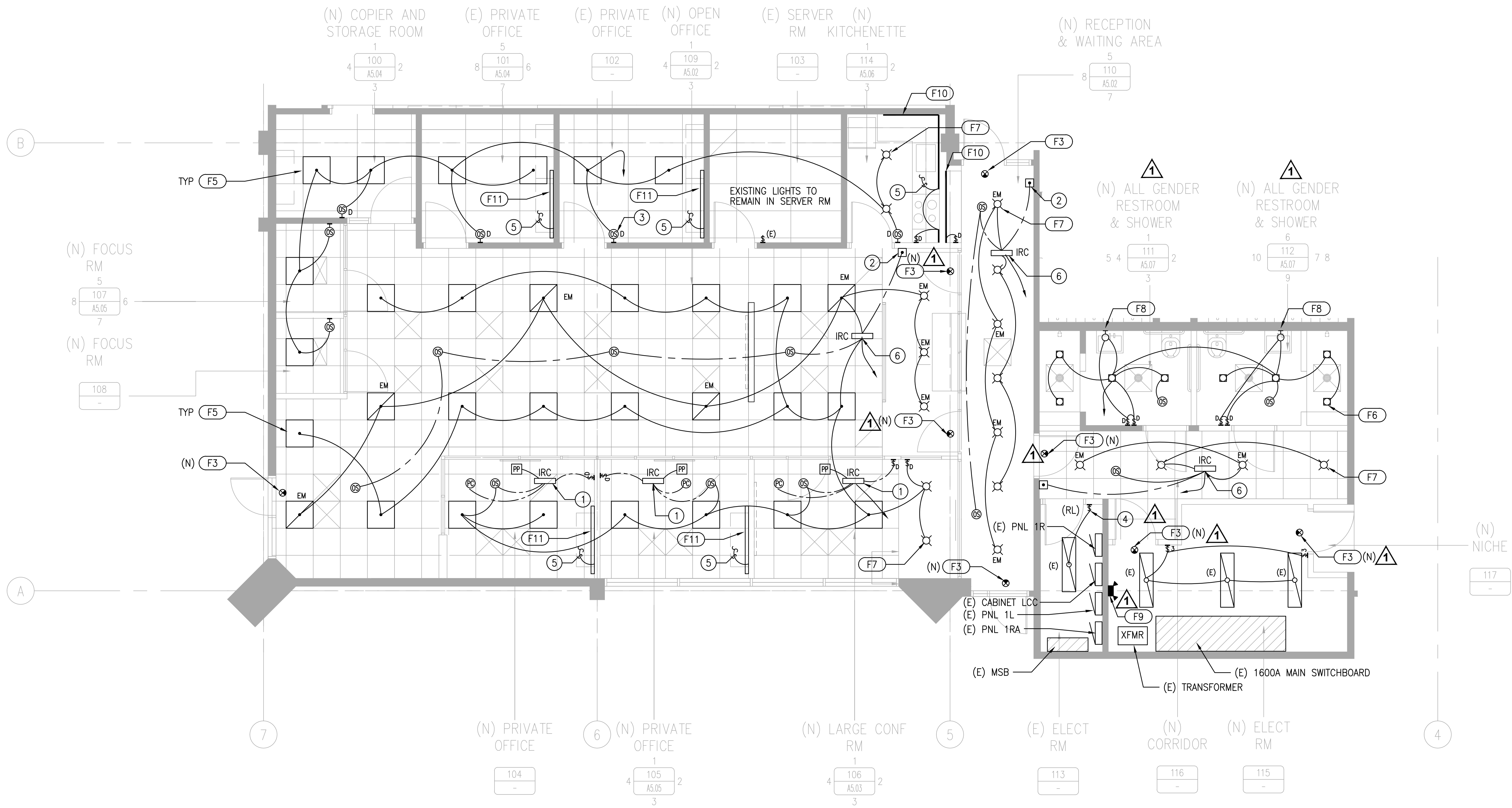
DRAWN BY: NC

CHECKED BY: MP

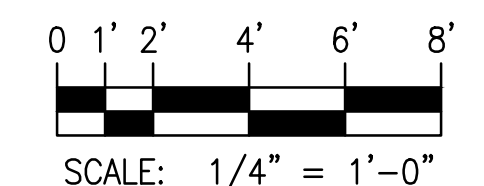
BY:

**E3.12**

FILE NAME: 2018.06/16/SCADD\_ArchSHTS



**1 (N) OFFICE SPACE LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"



**SHEET NOTES:**

- 1 PROVIDE CONTROL SYSTEM PER TITLE 24 WITH LEVITON ROOM CONTROLLER 'IRC' FOR DIMMING WITH 5-WIRE CONNECTION TO ENTRY CONTROL PUSHBUTTON STATION, 3-WIRE CONNECTION TO CEILING OCCUPANCY SENSOR AND INTERCONNECTION BETWEEN SENSORS SEE SHEET E1.01/DET 1 FOR WIRING DIAGRAM
- 2 WALL MOUNTED ENTRY CONTROL PUSHBUTTON STATION.
- 3 WALL SWITCH, OCCUPANCY SENSOR AND 0-10V DIMMER, TYP
- 4 RELOCATED SWITCH, RECONNECT TO (E) LIGHT
- 5 CONNECT TO RECEPTACLE CIRCUIT
- 6 PROVIDE CONTROL SYSTEM PER TITLE 24 WITH LEVITON ROOM CONTROLLER 'IRC' FOR DIMMING AND CONTROL OF REGULAR LIGHTS AND EMERGENCY LIGHTS PER NFPA REQUIREMENTS SEE SHEET E1.01/DET 2 FOR WIRING DIAGRAM



1960 Tate Street
East Palo Alto, CA 94303

POWELL & PARTNERS ARCHITECTS A CALIFORNIA CORPORATION

311 Oak Street, # 331 Oakland, CA 94607 Phone: (510) 912-8386

© POWELL & PARTNERS ARCHITECTS 2005 ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER: Structus, Inc.

MECHANICAL/PLUMBING ENGINEER: H&M Mechanical Group

ELECTRICAL ENGINEER: Natron Resources, Inc.



CONSULTANT:

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

POLICE EVIDENCE ROOM REMODEL 2415 UNIVERSITY AVENUE EAST PALO ALTO, CA 94303

SHEET TITLE

BUILDING COMPLIANCE FORMS-INDOOR LIGHTING

SCALE AS NOTED

JOB NO. 4586 SHEET NO. DATE 03/21/2023 DRAWN BY: NC CHECKED BY: MP

BC1.1

FILE NAME: 2018.05/16/CAZDDA\_ARCH01SHTS

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 2 of 10) Date Prepared: 2023-03-22T16:25:40-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE Table with columns for Name or Item Tag, Complete Luminaire Description, Modularity, Small Aperture, Watts per luminaire, How is Wattage determined, Total Number of Luminaires, Excluded per 140.6(a)3 / 170.2(e)2C, Design Watts, and Field Inspector Pass/Fail.

FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

G. MODULAR LIGHTING SYSTEMS This section does not apply to this project.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 95980-0323-0003 Schema Version: rev 20220101

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 6 of 10) Date Prepared: 2023-03-22T16:25:40-04:00

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM Table with columns for Area Description, Primary Function Area, Applicable Qualifying Lighting System, Allowed Density, Ltg Area, Length or ATM/Mirror, Extra Allowance, Luminaire Name or Item Tag, Watts per Luminaire, Number of Luminaires, Total Design Watts.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING This section does not apply to this project.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 95980-0323-0003 Schema Version: rev 20220101

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 2 of 10) Date Prepared: 2023-03-22T16:25:40-04:00

C. COMPLIANCE RESULTS Table with columns for Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts), Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts), and Compliance Results (05 must be >= 08 140.6 / 170.2(e)).

D. EXCEPTIONAL CONDITIONS This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 95980-0323-0003 Schema Version: rev 20220101

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 5 of 10) Date Prepared: 2023-03-22T16:25:40-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs) Table with columns for Copier and Storage, Office (<=250 square feet), Readily Accessible, NA: Enclosed area <100SF, Occupancy Sensor, NA: Not daylight zone, No, and Field Inspector Pass/Fail.

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS Table with columns for Area Description, Complete Building or Area Category Primary Function Area, Allowed Density (W/ft²), Area (ft²), Allowed Wattage (Watts), Additional Allowance / Adjustment Area Category, PAF.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 95980-0323-0003 Schema Version: rev 20220101

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 1 of 10) Date Prepared: 2023-03-22T16:25:40-04:00

A. GENERAL INFORMATION Table with columns for Project Location (city), Climate Zone, Occupancy Types Within Project, Total Conditioned Floor Area (ft²), Total Unconditioned Floor Area (ft²), # of Stories (Habitable Above Grade).

B. PROJECT SCOPE Table with columns for Scope of Work, Conditioned Spaces, Unconditioned Spaces, Calculation Method, Area (ft²), Area Category Method.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 95980-0323-0003 Schema Version: rev 20220101

STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION Indoor Lighting CERTIFICATE OF COMPLIANCE NRCC-LTI-E Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 4 of 10) Date Prepared: 2023-03-22T16:25:40-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs) Table with columns for Building Level Controls, Area Level Controls, Manual Area Controls, Multi-Level Controls, Shut-Off Controls, Primary/Sky lit Daylighting, Secondary Daylighting, Interlocked Systems, Field Inspector Pass/Fail.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 95980-0323-0003 Schema Version: rev 20220101

STATE OF CALIFORNIA  
**Indoor Lighting** CALIFORNIA ENERGY COMMISSION  
 CERTIFICATE OF COMPLIANCE NRCC-LTI-E  
 Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 7 of 10)  
 Date Prepared: 2023-03-22T16:25:40-04:00

**N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS**  
 This section does not apply to this project.

**O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE**  
 This section does not apply to this project.

**P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))**  
 This table includes all areas indicated in Table I or Table K as using a PAF credit described in 140.6(a)2 / 170.2(e)2B.

Conditioned Spaces	PAF per 140.6(a)2 / 170.2(e)2B <sup>1</sup> (* Can be used in conjunction with other PAF's)							Luminaires Controlled for PAF Credit				Additional Control Allowance (Watts)		
	01		02		03		04		05		06		07	
	1	2A	2B	3A*	3B*	4*	5*	6*	7*	Luminaire Name or Item Tag	Luminaire Design Watts			Number of Luminaires
OPEN OFFICE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F5	34	17	578	115.6
LARGE CONFERENCE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F5	34	2	68	6.8
LARGE CONFERENCE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F7	11	2	22	2.2
New Private office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F5	34	4	136	13.6
08											09			
□ All spaces applying PAF 5, 6 or 7 include a daylight design meeting requirements in 140.3(d). See Table S.											<b>Total Power Adjustment (Watts) CONDITIONED SPACES:</b>		138.19	

<sup>1</sup> FOOTNOTES: PAFs outlined in Table 140.6-A / 170.2-L include 1) Daylight continuous dimming plus OFF; 2A) Occupant sensors in offices with one sensor per <= 125 ft<sup>2</sup>; 2B) Occupant sensors in offices with one sensor per 126 - 250 ft<sup>2</sup>; 3A) Institutional tuning, non-daylit areas and 3B) Institutional tuning, daylit areas; 4) Demand response; 5) Clerestory fenestration; 6) Horizontal slats; 7) Light shelves.  
<sup>2</sup> Luminaires that qualify for PAF 5, 6, or 7 can be used in conjunction with PAF 1.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance  
 Generated Date/Time: Report Version: 2022.0.000  
 Documentation Software: Energy Code Ace  
 Compliance ID: 95980-0323-0003  
 Report Generated: 2023-03-22 13:25:43

STATE OF CALIFORNIA  
**Indoor Lighting** CALIFORNIA ENERGY COMMISSION  
 CERTIFICATE OF COMPLIANCE NRCC-LTI-E  
 Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 8 of 10)  
 Date Prepared: 2023-03-22T16:25:40-04:00

**Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS**  
 This section does not apply to this project.

**R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS**  
 This section does not apply to this project.

**S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)**  
 This section does not apply to this project.

**T. DWELLING UNIT LIGHTING**  
 This section does not apply to this project.

**U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**  
 Form/Title  
 NRCLTI-E - Must be submitted for all buildings

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance  
 Generated Date/Time: Report Version: 2022.0.000  
 Documentation Software: Energy Code Ace  
 Compliance ID: 95980-0323-0003  
 Report Generated: 2023-03-22 13:25:43

STATE OF CALIFORNIA  
**Indoor Lighting** CALIFORNIA ENERGY COMMISSION  
 CERTIFICATE OF COMPLIANCE NRCC-LTI-E  
 Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 9 of 10)  
 Date Prepared: 2023-03-22T16:25:40-04:00

**V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	OPEN OFFICE; LARGE CONFERENCE ROOM; RESTROOM; CORRIDOR; New Private office; Existing Private Rooms; Kitchen; Focus Room; Copier and Storage
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	LARGE CONFERENCE ROOM; New Private office

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance  
 Generated Date/Time: Report Version: 2022.0.000  
 Documentation Software: Energy Code Ace  
 Compliance ID: 95980-0323-0003  
 Report Generated: 2023-03-22 13:25:43

STATE OF CALIFORNIA  
**Indoor Lighting** CALIFORNIA ENERGY COMMISSION  
 CERTIFICATE OF COMPLIANCE NRCC-LTI-E  
 Project Name: EPA POLICE EVIDENCE ROOM Report Page: (Page 10 of 10)  
 Project Address: 2415 UNIVERSITY AVENUE, EAST PALO ALTO, CA 94303 Date Prepared: 2023-03-22T16:25:40-04:00

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jeffrey Ansley  
 Documentation Author Signature: [Signature]  
 Signature Date: 03/22/23  
 Company: Natron Resources, Inc.  
 Address: 1480 MORAGA ROAD, SUIT C #299  
 City/State/Zip: MORAGA, CA 94556  
 CEA/HERS Certification Identification (if applicable):  
 Phone: (510)868-0701

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
 I certify the following under penalty of perjury, under the laws of the State of California:  
 1. The information provided on this Certificate of Compliance is true and correct.  
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)  
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.  
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Jeffrey Ansley  
 Responsible Designer Signature: [Signature]  
 Date Signed: 03/22/23  
 Company: Natron Resources, Inc.  
 Address: 1480 MORAGA ROAD, SUIT C #299  
 City/State/Zip: MORAGA, CA 94556  
 License: 19499  
 Phone: (510)868-0701

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance  
 Generated Date/Time: Report Version: 2022.0.000  
 Documentation Software: Energy Code Ace  
 Compliance ID: 95980-0323-0003  
 Report Generated: 2023-03-22 13:25:43



1960 Tate Street  
 East Palo Alto, CA 94303

**POWELL & PARTNERS ARCHITECTS**  
 A CALIFORNIA CORPORATION

311 Oak Street, # 331  
 Oakland, CA 94607  
 Phone: (510) 912-8386

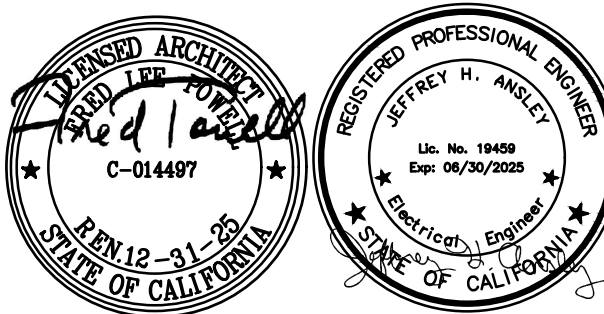
© POWELL & PARTNERS ARCHITECTS 2005  
 ALL RIGHTS RESERVED

CONSULTANTS:

STRUCTURAL ENGINEER:  
 Structus, Inc.

MECHANICAL/PLUMBING ENGINEER:  
 H&M Mechanical Group

ELECTRICAL ENGINEER:  
 Natron Resources, Inc.



CONSULTANT:

04/28/23 100% BLDG PERMIT SET REVISIONS:

PROJECT

**POLICE EVIDENCE ROOM REMODEL**  
 2415 UNIVERSITY AVENUE  
 EAST PALO ALTO, CA 94303

SHEET TITLE

**BUILDING COMPLIANCE FORMS-INDOOR LIGHTING**

SCALE AS NOTED

JOB NO. 4586 SHEET NO.

DATE 03/21/2023

DRAWN BY: NC

CHECKED BY: MP


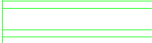


**BC1.2**

FILE NAME: 2018.05.14SCAZDA\_ARCHSHTS





LEGEND:

ITEM	DESCRIPTION
	NEW ROOF - 7500 SF
	NEW AWNING (4' WIDE) - 288 LF
	4-TON HEAT PUMPS - 10 UNITS
	EXTERIOR WALL SIDING (13' TALL), INSULATION AND WINDOW FRAMING 600 LF

PROJECT NOTES:

- 1] INSTALL NEW ROOF, DRAIN GUTTERS AND DOWNSPOUTS
- 2] HEAT PUMPS
- 3] EXTERIOR WALL SIDING (13' AVERAGE HEIGHT)
- 4] LONG AWNING 4' WIDE

CONSTRUCTION NOTES:

1. ALL PEDESTRIAN FACILITIES MUST ADHERE TO THE CRITERIA OUTLINED IN THE ADA STANDARDS DURING BOTH THEIR DESIGN AND CONSTRUCTION PHASES.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETAIN IT TO EXISTING CONDITIONS OR BETTER.
3. THE CONTRACTOR SHALL ADHERE TO ALL RELEVANT GOVERNING CODES AND ENSURE THAT THE CONSTRUCTION IS IN ACCORDANCE WITH THEM.
4. BEFORE PROCEEDING WITH THE INSTALLATION OF ANY UTILITY OR APPLIANCE, THE CONTRACTOR MUST VERIFY THE SIZE, TYPE, AND PRECISE LOCATION OF EACH UTILITY OR APPLIANCE.

C:\Users\husama\OneDrive - CSG Consultants, Inc\Desktop\CSG\EPA\EPA\_Staff\_Avg\_2023\EPA-City\_Facilities\_Uparcads\CAD\141\_Demeter.dwg@ 10:12:43 AM

NO.	REVISIONS	DATE

DESIGNED BY:  
BZ  
DRAWN BY:  
BZ

PREPARED BY:  
THE CITY OF EAST PALO ALTO  
1960 TATE ST.  
EAST PALO ALTO,  
CA 94303  
PHONE (650)853-3100

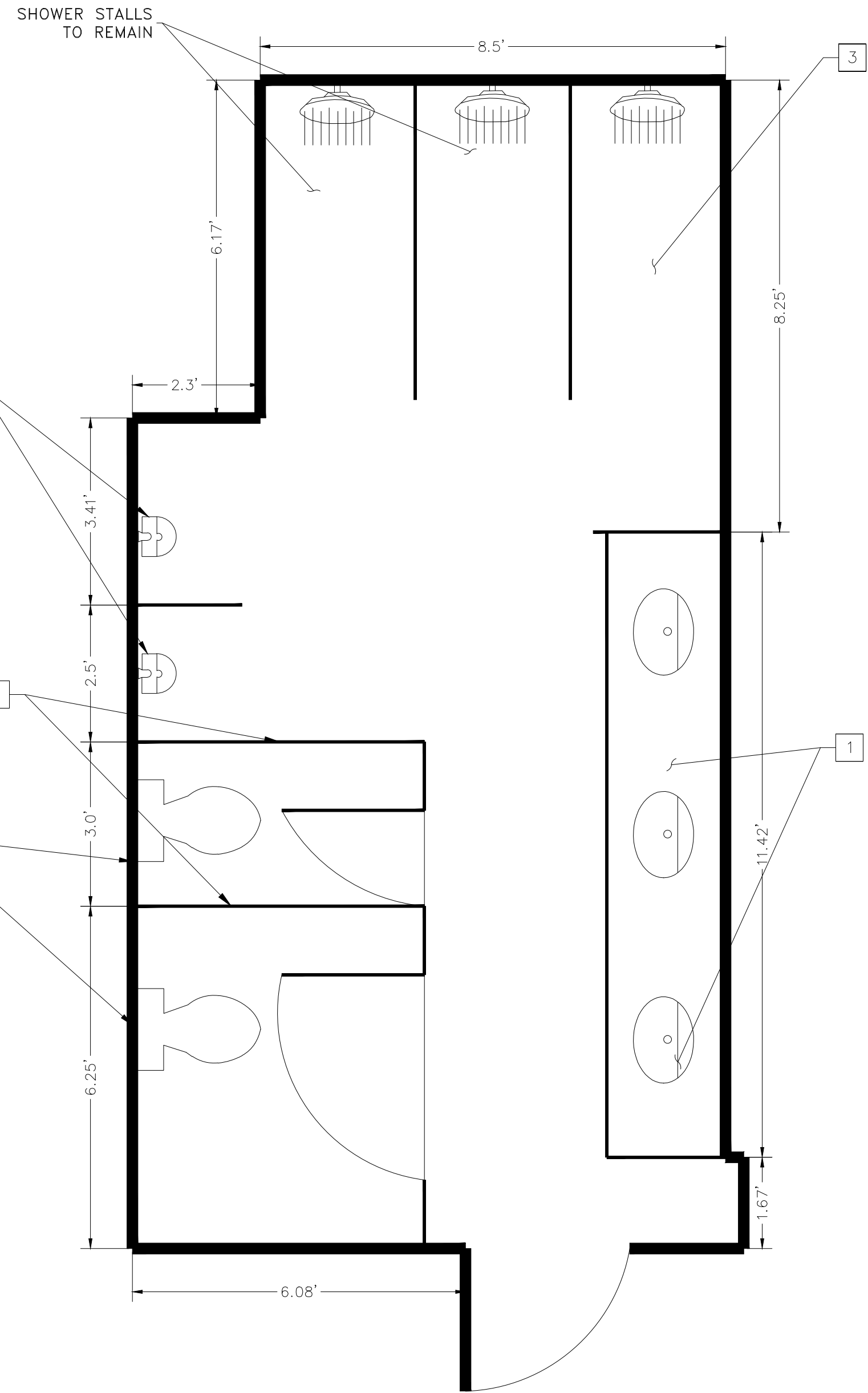
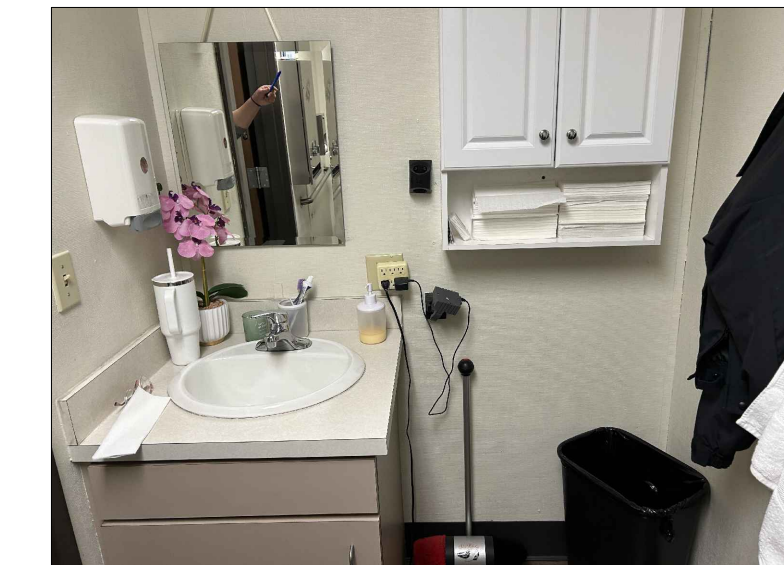
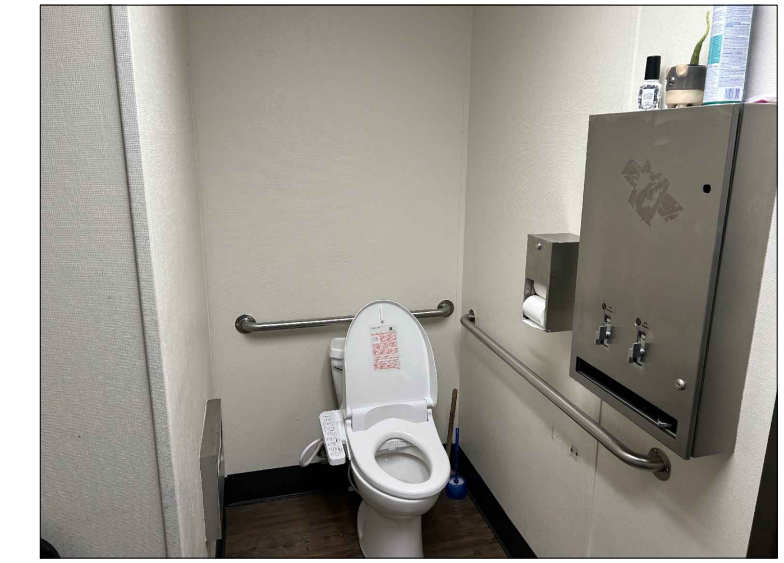
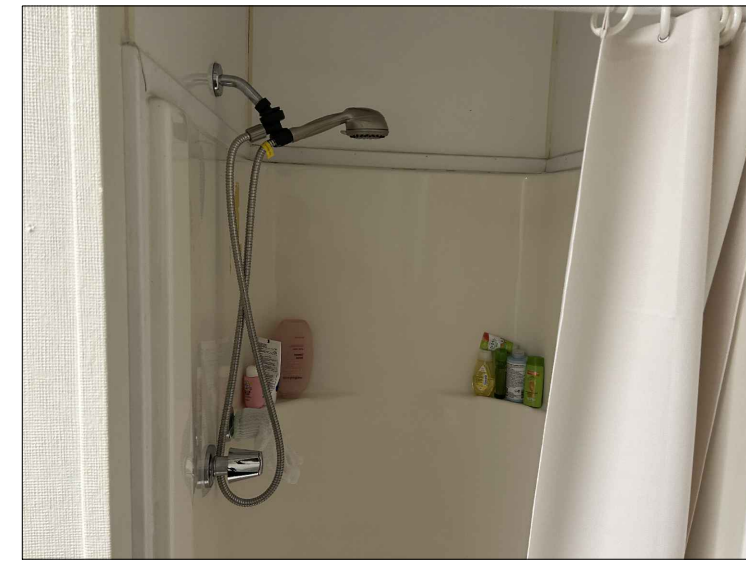
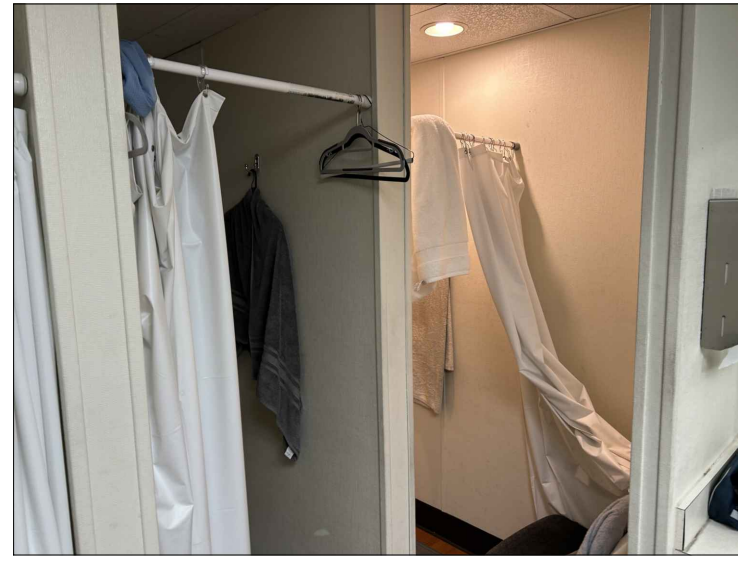
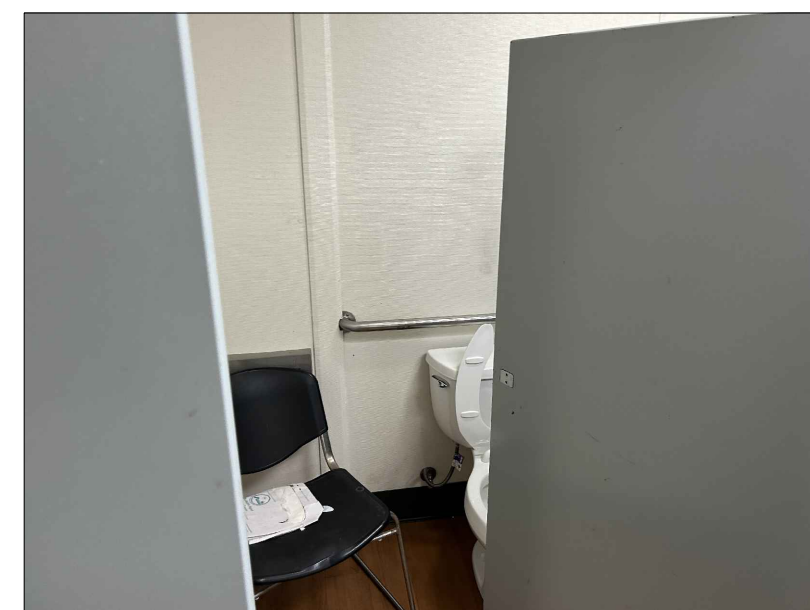
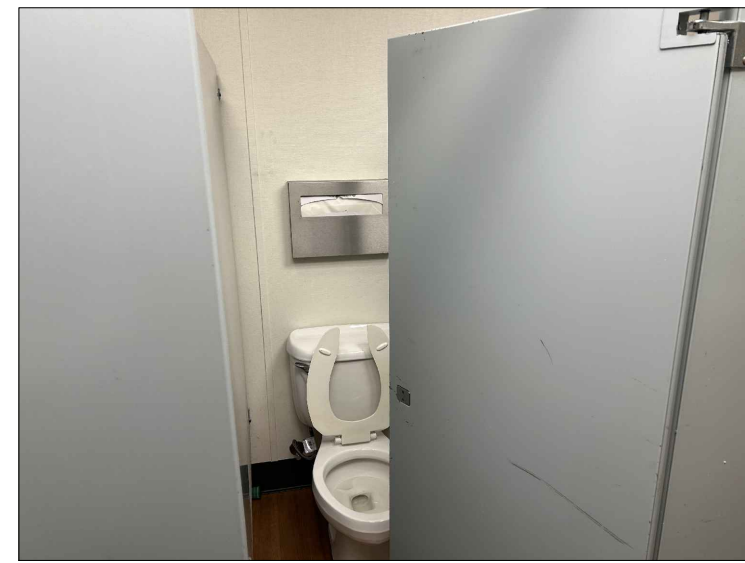
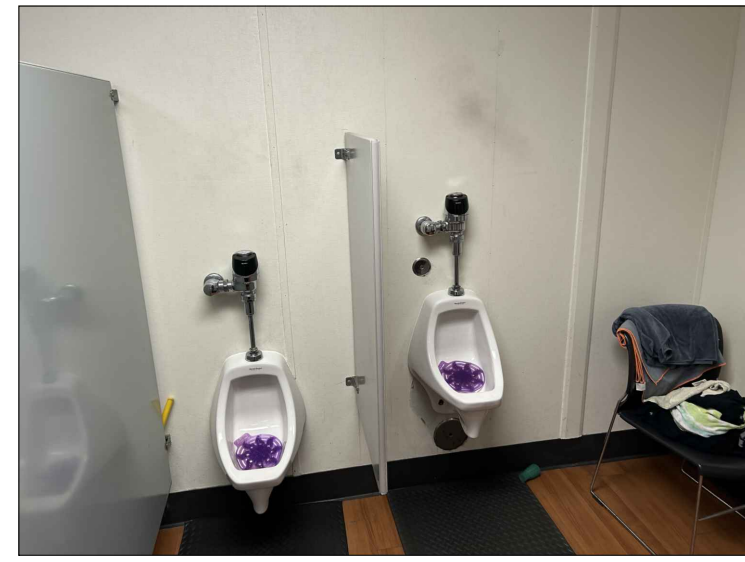
TITLE:  
EAST PALO ALTO BUS STOP SHELTERS  
REPLACEMENT & IMPROVEMENT PROJECT  
CITY OF EAST PALO ALTO, CALIFORNIA  
Site 2 - PD Facility Upgrade

SHEET

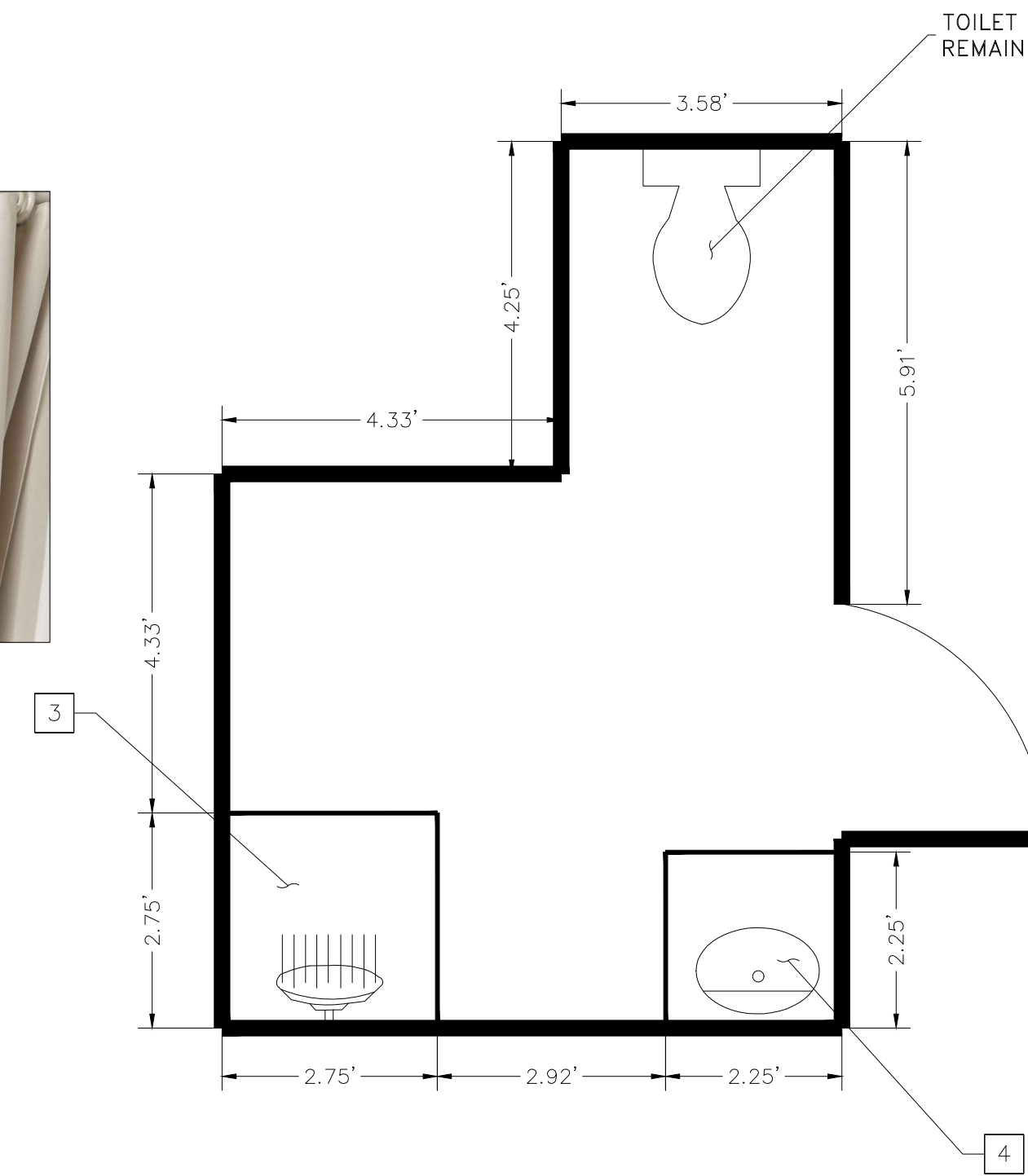
DATE: 04/05/2024  
JOB NO.:  
XXX-XX-XX



C:\Users\husama\OneDrive - CSG Consultants, Inc\Desktop\CSG\EPA\EPA Staff\_Avg\_2023\EPA-City\_Facilities\_Upgrade\CAD\141\_Demeter.dwg@ 04:47:54 PM



**MEN'S BATHROOM**  
N.T.S



**WOMEN'S BATHROOM**  
N.T.S

**PROJECT NOTES:**

- 1 REMOVE AND REPLACE THE EXISTING SINKS, FAUCETS, AND CABINETS. THE SINK NEAR THE BATHROOM ENTRANCE SHOULD BE INSTALLED WITHOUT A CABINET TO ALLOW FOR WHEELCHAIR ACCESS AND MANEUVERABILITY AND ACCORDING TO THE PLANS AND TECHNICAL SPECIFICATIONS.
- 2 REMOVE AND REPLACE THE BATHROOM WALLS, AND INSTALL A NEW PARTITION WALL WITH ADA-COMPLIANT HANDRAILS, ADHERING TO THE PROVIDED PLANS AND TECHNICAL SPECIFICATIONS.
- 3 UPGRADE SHOWER STALL TO COMPLY WITH ADA REQUIREMENTS, FOLLOWING THE PROVIDED TECHNICAL SPECIFICATIONS.
- 4 REMOVE AND REPLACE THE EXISTING SINK, FAUCETS, AND CABINET. INSTALL A NEW SINK WITHOUT A CABINET TO ALLOW FOR WHEELCHAIR ACCESS AND MANEUVERABILITY AND ACCORDING TO THE PLANS AND TECHNICAL SPECIFICATIONS.

NO.	REVISIONS	DATE

DESIGNED BY:  
BZ  
DRAWN BY:  
BZ

PREPARED BY:  
THE CITY OF EAST PALO ALTO  
1960 TATE ST.  
EAST PALO ALTO,  
CA 94303  
PHONE (650)853-3100

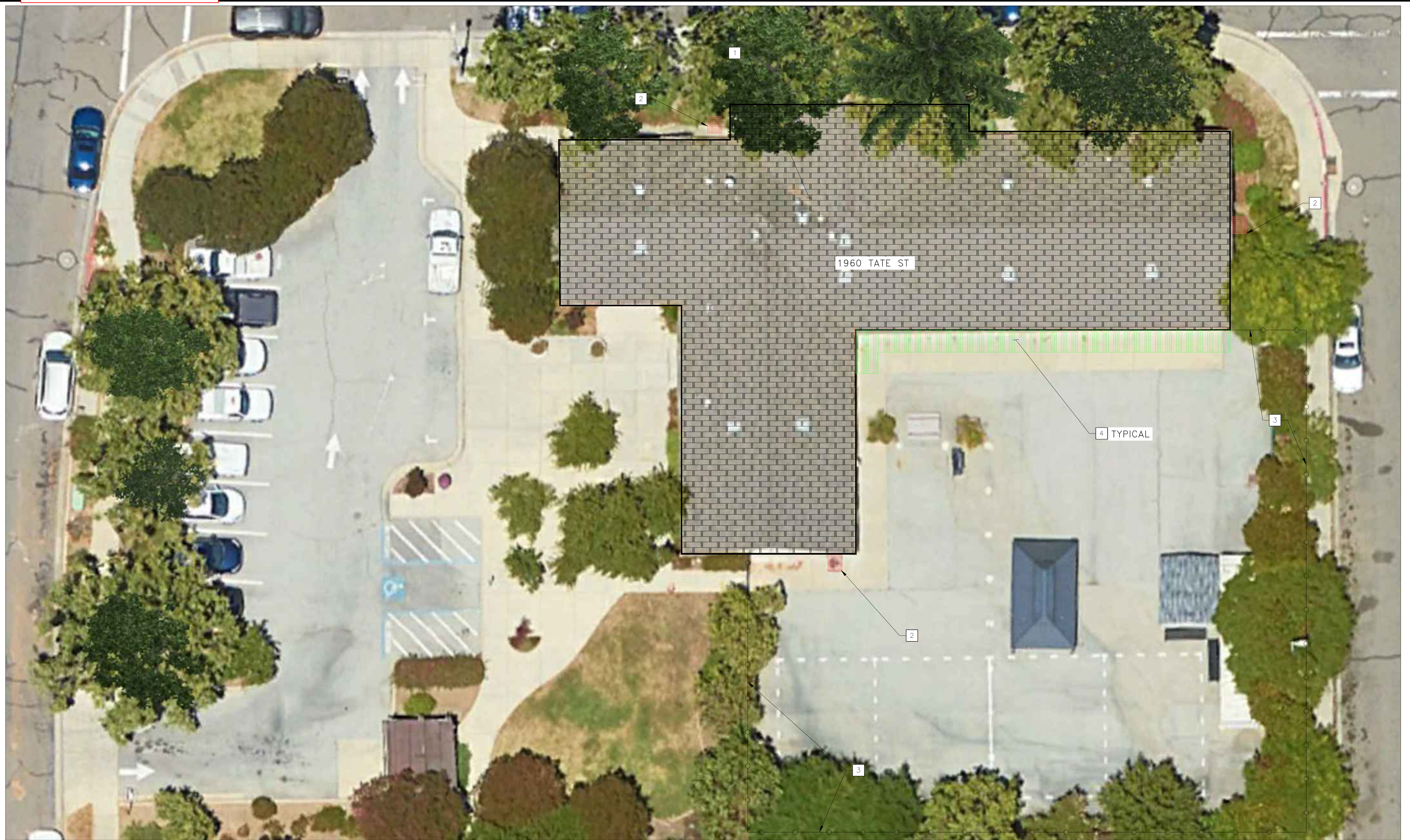
TITLE: EAST PALO ALTO FACILITIES UPGRADE  
IMPROVEMENT PROJECT  
CITY OF EAST PALO ALTO, CALIFORNIA  
WOMEN'S & MEN'S BATHROOM UPGRADES

SHEET

DATE: 04/05/2024  
JOB NO.:  
XXX-XX-XX



C:\Users\husama\OneDrive - CSG Consultants, Inc\Desktop\CSG\EPA\EPA\_Staff\_Avg\_2023\EPA-City\_Facilities\_Uparcads\CAD\141\_Demeter.dwg@ 03:22:50 PM



**LEGEND:**

ITEM	DESCRIPTION
	NEW ROOF - 5700 SF
	NEW AWNING (4' WIDE) - 80 LF
	FURNACE AND CONDENSING UNIT - 3 UNITS

**PROJECT NOTES:**

- 1 INSTALL NEW ROOF, DRAIN GUTTERS AND DOWNSPOUTS
- 2 FURNACE AND CONDENSING
- 3 4' TALL METAL FENCE EXTENSION & PAINT - 250 LF
- 4 LONG AWNING 4' WIDE

NO.	REVISIONS	DATE

DESIGNED BY:  
BZ  
DRAWN BY:  
BZ

PREPARED BY:  
THE CITY OF EAST PALO ALTO  
1960 TATE ST,  
EAST PALO ALTO,  
CA 94303  
PHONE (650)853-3100

TITLE:  
EAST PALO ALTO FACILITIES UPGRADE  
IMPROVEMENT PROJECT  
CITY OF EAST PALO ALTO, CALIFORNIA  
Site 3 - 1960 TATE STREET

SHEET

DATE: 04/05/2024  
JOB NO.:  
XXX-XX-XX



Attachment D  
TECHNICAL SPECIFICATIONS

**CITY PROJECT NO FA 13 & FA 17**

**TABLE OF CONTENTS**

<b>Section</b>	<b>Title</b>	<b>Page</b>
100	Definition of Bid Items .....	TS-3
101	General Requirements .....	TS-7
102	Mobilization .....	TS-16
103	Traffic Control.....	TS-18
104	Stormwater Pollution Prevention.....	TS-24
105	3-Ton Heat Pumps .....	TS-30
106	3-Furnaces, 3-Condensing Units & Exhaust Fan.....	TS-31
107	Exterior Wall Siding & Insulation (13' Tall).....	TS-32
108	Remodel Women's & Men's Bathrooms - ADA Compliant (Building A&B).	TS-35
109	Upgrade Interview Room to ADA Compliant.....	TS-37

**THIS PAGE INTENTIONALLY LEFT BLANK**

## SECTION 100

### DEFINITION OF BID ITEMS

#### PART 1 – GENERAL

The bid item descriptions listed in the Bid Schedule of the proposal are not intended to be exclusive and comprehensive descriptions of all the work categories and scope necessary to complete the project. As such, the Contractor shall determine, segregate and include in his/her pricing for each bid item the cost for furnishing and installing all labor, materials, tools, equipment and other incidentals necessary to complete all of the contract work involved in the project, as described by the Contract Documents, complete in place.

Unless otherwise noted, estimated quantities on the bid schedule are approximate, however, the Contractor should self-verify the quantities as it relates to ordering sufficient material and scheduling work. Actual field measured quantities, complete in place, not the quantities listed in the bid schedule, will govern final payment.

#### PART 2 - BID ITEM DESCRIPTIONS

**2.01 Mobilization.** The contract price paid for Mobilization includes full compensation for the work required and necessary for Mobilization specified in Technical Specifications **Section 102, “Mobilization”**.

Mobilization will be paid by lump sum in accordance with the California Public Contract Code. The contract lump sum price for Mobilization shall not exceed five percent (5%) of the total base bid. Any amount excess of 5% of the total base bid shall be paid as part of the final payment.

**2.02 Progress Schedule (Critical Path Method).** The contract price paid for Progress Schedule (Critical Path Method) includes full compensation for the work required and necessary to perform the progress schedule work specified in **Technical Specifications Section 101, “General Requirements,”** including all necessary submittals.

Contractor will be due 33% of the contract price for Progress Schedule (Critical Path Method) after the approval of the baseline schedule. The remainder of the contract price will be evenly divided over the remaining progress payments.

**2.03 Traffic Control.** The contract price paid for Traffic Control includes full compensation for work required to implement and perform traffic control as specified in Technical Specifications Section 103, “Traffic Control”, including all necessary submittals, materials, implementation, and maintenance of the approved traffic control plans for all work in construction zones throughout the duration of the project.

If needed, payment for Traffic Control is included in the various existing bid items. There is not a separate bid item for this.

**2.04 Stormwater Pollution Prevention.** The contract price paid for Stormwater Pollution Prevention includes full compensation for performing the work required and necessary to implement and perform Stormwater Pollution Prevention as specified in **Section 104, “Stormwater Pollution Prevention”** of these Technical Specifications. The contract price shall include performing all the work necessary to prepare and implementing the Water Pollution Control Plan, and furnish, install and maintain all best management practices for the duration of the project in accordance with City and State standards, and as directed by the Engineer. This work includes all construction activities necessary to prevent construction dust and debris from leaving the site, including entering the storm drain system. The work includes furnishing, installing, and maintaining temporary drainage inlet protection and fiber rolls; street sweeping; and removing dirt, debris, and materials from the site at the completion of the project.

Stormwater Pollution Prevention will be paid by lump sum. Progress payments will be based on the percentage of stormwater pollution prevention completed.

**2.05 Demolition** All demolition is included in the various bid items as needed. There is no separate bid item for this work.

### **2.06 Base Presidential Shingle Roof & Drain Gutters**

The comprehensive plan for replacing the Police Department (PD) at 141 Demeter St & Community Development (CD) at 1960 Tate St roofs not only addresses the technical aspects of the project but also emphasizes the importance of maintaining the architectural and regulatory standards.

#### **Roofs Removal and Disposal:**

Remove the current roofing materials and dispose of them in compliance with environmental regulations and the best practices established by the City. Inspect the roof deck thoroughly to determine if any repairs are necessary. The contractor will pay close attention to identifying signs of dry rot or structural damage. In the event that dry rot or structural damage is found, the contractor will promptly and effectively address the issue. The contractor will guarantee thorough cleanup and the responsible disposal of all debris, leaving the work area clean and prepared for the subsequent stages of the project.

#### **Roofing Installation:**

Install new CertainTeed roof system or an equivalent approved system, prioritizing tenant safety and minimizing disruptions. Use CertainTeed Landmark Solaris Limited Lifetime shingles to mitigate heat absorption from sunlight, accordingly reducing cooling-related energy expenses for the buildings. Contractor to install unpainted galvanized metal nosing along the perimeter edges of the roofs for added durability and protection.

The roofs replacement should mirror the existing roofs composition as much as possible.

Furthermore, functionality is paramount, as the replacement must ensure proper drainage to prevent water pooling. To achieve this, strategic placement of roof drains throughout the entirety of the roof will be implemented, promoting effective water runoff and minimizing the risk of structural damage.

The roof installation includes all construction activities necessary to prevent construction dust and debris from leaving the site, including entering the storm drain system. The work includes furnishing, installing, and maintaining temporary drainage inlet protection and fiber rolls; street sweeping; and removing dirt, debris, and materials from the site at the completion of the project

**2.07 3-Ton Heat Pumps.** The contract price paid for the "3-Ton Heat Pump" encompasses comprehensive compensation for all required installation tasks as specified in the Technical Specifications and depicted on the plans. This includes but is not limited to, the mounting of the heat pump unit, connection to the necessary electrical, insulation, and ensuring optimal functionality as outlined in the project documentation. Each installation of the 3-Ton Heat Pump will be assessed individually for compensation purposes. Progress payments will be determined based on the quantity of 3-Ton Heat Pumps successfully installed, ensuring fair compensation for the completed work at each stage of the project.

**2.08 3-Furnaces, 3-Condensing Units & Exhaust Fan.** The contract price paid for the "Furnaces, 3-Condensing Units & Exhaust Fan" encompasses comprehensive compensation for all required installation tasks as specified in the Technical Specifications and depicted on the plans. This includes but is not limited to, the mounting of the furnace units, condensing units and exhaust fan, connection to the necessary electrical, insulation, and ensuring optimal functionality as outlined in the project documentation. Each installation will be assessed individually for compensation purposes. Progress payments will be determined based on the quantity of units successfully installed, ensuring fair compensation for the completed work at each stage of the project.

The contractor shall install three high-efficiency gas Carrier furnaces, three air-cooled Carrier condensing units, and a Fantech exhaust fan or approved equal. This entails ensuring proper placement, compatibility with existing infrastructure, and adherence to safety and regulatory standards. The contractor will oversee mounting, connection of refrigerant lines, and electrical setup. Additionally, they are responsible for conducting thorough testing and cleanup post-installation.

**2.09 Exterior Wall Siding (13' Tall) & Insulation.** The contracted work involves installing 13-foot-tall exterior wall siding and insulation using premium materials like weather-resistant siding and rigid foam insulation. Attention will be given to precise alignment and sealing to prevent moisture penetration and optimize energy conservation. The process begins with thorough preparation, including structural

assessment and removal of previous materials. Installation should follow City guidelines and regulations. Cleanup and documentation, covering warranties and permits (By EPA), will be thoroughly managed. Safety, coordination, and quality assurance should be prioritized to ensure a resilient and visually appealing result.

Exterior Wall Siding (13' Tall) & Insulation will be paid by linear foot. Progress payments will be paid based on the linear feet complete in place.

**2.10 Replace Exterior Windows.** The contract price paid for "Replace Exterior Windows" includes full compensation for furnishing windows, required by the Engineer, specified in the Technical Specifications. Install energy-efficient exterior windows using quality materials and ensure proper fitting to minimize air leakage and maximize insulation. Apply weatherstripping and caulking for additional energy savings.

Furnishing exterior windows will be paid for by each. Progress payments for replacement windows will be paid based on the number of windows installed.

**2.11 Long Awning (4' wide).** The contract price paid for "Long Awning (4' wide)" includes full compensation for furnishing Awnings, required by the Engineer, specified in the Technical Specifications.

Install 4-foot-wide awning made of durable, weather-resistant fabric like acrylic, with a sturdy metal frame capable of supporting additional features such as lights or valances. It should come in various colors and patterns to match building aesthetics and be mounted securely to the wall using provided hardware. Maintenance instructions should also be provided, ensuring the awning remains in good condition.

Payment for furnishing and installing awnings will be calculated per linear foot, while progress payments for awning installation will be based on the linear footage installed

**2.12 Remodel Women's & Men's Bathrooms - ADA Compliant (Building A&B).**

The contract price paid for "Remodel Women's & Men's Bathrooms - ADA Compliant (Building A&B)" shall be paid by LUMP SUM. Payments for the lump sum item shall be determined based on the percentage of the bid item work completed as determined by the Engineer at the time the progress payment is prepared.

The contract price paid for "Remodel Women's & Men's Bathrooms - ADA Compliant (Building A&B)" shall include full compensation for performing the scope of work specified in the "General Requirements" Technical Specifications **section 101**, including full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved for preparation of construction, associated and incidental field work, and no additional compensation will be allowed.

Construction and remodeling an ADA-compliant bathrooms involves planning to guarantee accessibility and usability for individuals with disabilities. Key considerations include layout and dimensions, fixture selection, materials and finishes, lighting, accessibility features, compliance with regulations, contractor selection, and testing for functionality. Adherence to ADA guidelines and local building codes is necessary throughout the remodeling process.

**2.13 Exterior Lighting & Emergency Lighting.** The contract price paid for "Exterior Lighting & Emergency Lighting." shall be paid by LUMP SUM. Payments for the lump sum item shall be determined based on the percentage of the bid item work completed as determined by the Engineer at the time the progress payment is prepared.

The contract price paid for "Exterior Lighting & Emergency Lighting" shall include full compensation for performing the scope of work specified in the "General Requirements" Technical Specifications **section 101**, including full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved for preparation of installation, associated and incidental field work, and no additional compensation will be allowed.

**2.14 Upgrade Interview Room to ADA Compliant.** The contract price paid for "Upgrade Interview Room to ADA Compliant" shall be paid by LUMP SUM. Payments for the lump sum item shall be determined



based on the percentage of the percentage work completed as determined by the Engineer at the time the progress payment is prepared.

Upgrade Interview Room to ADA Compliant shall include full compensation for performing the scope of work specified in the "General Requirements" Technical Specifications section 101, including full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved for preparation of construction, associated and incidental field work, and no additional compensation will be allowed.

**2.15 New Exterior & Interior Doors.** The contract price paid for "New Exterior & Interior Doors" includes full compensation for required and necessary concrete doors work specified in the Technical Specification, shown of the plans, and Caltrans Standard details, including framing, hardware installation, and painting.

Door installation will be paid by each. Progress payments will be paid based on the Doors installed in place.

**2.16 New Ceiling and New Lament Flooring.** The contract price for "New Ceiling and New Lament Flooring" includes full compensation for the required and necessary work as specified in this Technical Specifications, including removing, disposing, and the installation of new ceiling and lament flooring and conforming to existing conditions.

New Ceiling and New Lament Flooring will be paid by square foot. Progress payments will be paid based on the square feet on concrete sidewalk complete in place.

**2.17 Exterior Iron Railing Painting.** The contract price shall be measured and paid on a per linear foot basis as determined on the actual length of work completed.

The contract price includes, but is not limited to, the removal and sanding off of old paint, thorough cleaning, and the application of several coats of exterior paint. No further compensation will be allowed.

**2.18 Interior Painting.** The contract price paid for "Interior Painting" shall be paid by lump sum. Payments for the lump sum item shall be determined based on the percentage of the percentage work completed as determined by the Engineer at the time the progress payment is prepared.

Interior Painting shall include full compensation for performing the scope of work specified in the "General Requirements" Technical Specifications section 101, including full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved for preparation of construction, associated and incidental field work, and no additional compensation will be allowed.

**2.19 4' Tall Metal Fence Extension & Paint.** The contract price shall be measured and paid on a per linear foot basis as determined on the actual length of work completed.

The contract price includes, but is not limited to, 4' metal fence extension, the removal and sanding off of old paint, thorough cleaning, and the application of several coats of exterior paint. No further compensation will be allowed.

**END OF SECTION**

**THIS PAGE INTENTIONALLY LEFT BLANK**

## SECTION 101

### GENERAL REQUIREMENTS

#### PART 1 - GENERAL

##### 1.1 GENERAL

All work shall conform to the applicable provisions of the San Mateo County Standard Specifications and Details, the latest State of California, California Manual on Uniform Traffic Control Devices (MUTCD), Department of Transportation, Standard Plans and Standard Specifications, and the project plans and specifications.

No work shall be performed on Saturdays and Sundays for the duration of this project unless a variance is approved by the City.

Implementation of Construction Best Management Practices (BMPs) will be required for this project.

##### 1.2 WORK ON PALO ALTO PARK MUTUAL WATER COMPANY'S WATER FACILITIES

Work on the Palo Alto Park Mutual Water Company water facilities shall conform to the requirements in the Palo Alto Park Water Company, Standard Specifications & Details for Water Main Installation.

##### 1.3 PROJECT SITE MAINTENANCE

Throughout all phases of construction until final acceptance, including any periods of work suspension, the site shall be kept clean and free from rubbish and debris. The Contractor shall furnish and operate a self-loading motor sweeper at least once at the end of each shift for the entire project limits for the purpose of keeping paved areas acceptably.

Dust control shall consist of applying either water or dust palliative, or both, for the alleviation or prevention of dust nuisance. Dust resulting from the Contractor's performance of the work, either inside or outside the right of way, shall be controlled by the Contractor in conformance with the provisions in **Section 7**, "Legal Relations and Responsibility to the Public" of the State Standard Specifications. Water shall be applied as provided in Section 17 "Clearing and Grubbing" and dust palliative shall conform to and be applied as provided in Section 18 "Dust Palliative" of the State Standard Specifications.

Excess excavated materials from any source shall be removed from the site immediately. Forms and lumber shall be removed the day of form removal. Materials and equipment shall be removed from the site as soon as they are no longer necessary.

Before the final inspection, the site shall be cleared of equipment, unused materials, and debris so as to present a satisfactory clean and neat appearance. ~~All pavement areas shall be swept with a street sweeper immediately prior to the final inspection. All concrete areas shall be broom cleaned. All topsoil areas shall be raked. All cleanup costs shall be included in the Contractor's bid.~~ In the event that the Contractor fails to perform this final cleanup, the Agency may remove and/or dispose of the articles or materials at the Contractor's expense. Care shall be taken to prevent spillage on haul routes. Any such spillage shall be removed immediately and the area cleaned.

The Contractor is advised that the disposal of solid waste sewage, industrial waste or other polluted waters into public storm drain system is prohibited under East of Palo Alto Municipal Code and under California State Fish & Game Code Section 5650. Any fines or penalties levied against the

Contractor for violation of the above and related regulation are the sole responsibility of the Contractor.

#### 1.4 SANITARY FACILITIES

The Contractor shall provide and maintain enclosed, portable restrooms for the use of personnel engaged in the work. These accommodations shall be maintained in a neat and sanitary condition, and shall comply with all applicable laws, ordinances, and regulations pertaining to public health and sanitation. All toilets shall be removed from the right of way at the end of each shift unless the located in the staging area described below.

#### 1.5 STAGING & STORING

The Contractor shall store all equipment and materials in a manner which does not interfere with public right of way. When not actively working in the right-of-way, Contractor shall not park equipment or vehicles or store materials in the public right of way, unless authorized by the Engineer in writing.

Contractor shall install a six-foot high temporary chain link fence with green mesh screening material so the area inside the fence is not visible to the public. No fencing shall be installed within 10 feet of the fire hydrant. Contractor is required to post no-parking signs in advance of utilizing the area, as described elsewhere in the specifications.

Contractor may make arrangements with local property owners for temporary staging areas; however, the location shall first be brought to the attention of the Engineer for approval. Contractor will also be required to provide proof in writing from the property owner that the Property is allowed for use as a temporary staging area.

Contractor shall take adequate measures to secure all equipment and materials at the staging area after the completion of work each day. The City will not be responsible for any damage or loss incurred on Contractor's equipment or materials.

#### 1.6 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS

The Contractor shall be responsible for the protection of public and private property adjacent to the work and shall exercise due caution to avoid damage to such property.

The Contractor shall repair or replace all existing improvements within the right-of-way or on adjacent private property which are not designated for removal, but that are damaged or removed as a result of its operations. Repairs and replacements shall be at least better than the existing improvements and shall match them in finish and dimension to the satisfaction of the Engineer.

#### 1.7 PRE-CONSTRUCTION DOCUMENTATION

Contractor shall submit a video on DVD of the construction area prior to beginning work. This video shall be the existing condition record of the job site. The taping shall be done by the Contractor and a copy of the DVD shall be furnished to the Project Inspector at the beginning of the Work. The Project Inspector may participate during the videotaping task. Contractor shall provide a written log noting defects or irregularities in the existing pavement area.

#### 1.8 PUBLIC NOTIFICATION AND OUTREACH

Two weeks prior to beginning any work on the project, the Contractor shall deliver written notice to all adjoining residents, businesses, tenants and other applicable parties. Notice shall be given for general construction activity in an area as well as specific activities that will, in anyway, inconvenience residents/property owners/tenants or affect their operations or access to their

property. Such notices shall include the expected date for start of construction, a general description of the construction activity to take place, expected duration, and the name, address, and contact number of the Contractor's superintendent and of the City's Project Engineer.

A follow up notice shall be distributed two days prior to the construction activity. Copies of all notices shall be provided to the Engineer for approval five working days prior to the desired distribution date.

The Contractor shall contact and coordinate the work with the following, but not limited to, parties. Two-week notification shall also be given to adjacent properties prior to beginning any work.

## 1.9 COORDINATION WITH OTHER PROJECTS

Contractor shall coordinate its operations with the other projects to avoid conflicts between projects.

The East Palo Alto Sanitary District, PG&E gas, and AT&T have and will have projects within the project limits.

## 1.10 TESTING AND SAMPLING

- A. Any Sampling & testing shall be in conformance with Section 39 of the State Standard Specifications.
- B. Testing shall be undertaken by **an independent, third party, testing laboratory/contractor** qualified to perform sampling and testing required by this contract. Selection of testing laboratory/contractor shall be approved by the Engineer. Sampling and Testing shall be paid for by the Contractor.
- C. Testing results shall be provided showing actual results and include a statement that the item tested or analyzed conforms or fails to conform to specified requirements. Test results shall cite applicable specification references and required tests or analytical procedures used. Test results shall be certified by a testing laboratory representative authorized to do so. Report shall have the cover sheet conspicuously stamped in large red letters "CONFORMS" or "DOES NOT CONFORM". If the item(s) fails to conform, the laboratory shall notify the Engineer.

Sampling and testing results shall be submitted daily, within 24 hours of test taking. Tests that require more than 24 hours for processing shall be submitted within 24 hours of completion of test.

Submittal of results 24 hours beyond the completion of lab work shall be subject to \$250 penalty per late submittal.

Complete all required testing identified in Section 39 of the State Standard Specifications.

## TREE AND ROOT PROTECTION

Due care shall be taken when working near trees (if any), public or private. For all phases of the work, Contractor is responsible for protecting trees and Contractor will replace any trees judged damaged by the City, unless otherwise noted on the Plans.

Trees situated in a tree well or sidewalk planting strip shall be wrapped with 4 layers of orange plastic fencing as padding from the ground to the first branch with 1-inch-thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require protection as directed by

the Engineer to a height of 12 feet above the ground. Contractor shall make every effort to keep deleterious materials associated with project construction from contacting any part of the trees.

Contractor shall make every effort to avoid damaging any City owned property, including (roots, trunk and canopy of) City maintained trees. If damages to trees are found to be as part of Contractor negligence, Contractor shall be responsible for as follows:

- a. Contractor will provide full reparation to include: removal of irreparable tree and replacement with similar approved species. Contractor will perform this work themselves (at Contractor's expense) under supervision of City forestry personnel, and/or,
- b. Contractor will reimburse City for City expenses incurred in the related reparation work, consisting of but not limited to, site inspections, corrective pruning, tree removal, and tree replacement.
- c. Damages shall be graded 1 (minor) through 5 (replacement), as determined by City, with monetary values attached.

#### 1.11 SITE CLEANUP

Payment for work required under the General Requirements shall be included in the prices bid for the individual items of work and no additional compensation will be allowed therefore unless specifically noted otherwise.

In the event that the Contractor fails to perform this final cleanup, the Agency may remove and/or dispose of the articles or materials at the Contractor's expense.

Care shall be taken to prevent spillage on haul routes. Any such spillage shall be removed immediately, and the area cleaned.

The Contractor is advised that the disposal of solid waste sewage, industrial waste or other polluted waters into public storm drain system is prohibited under East of Palo Alto Municipal Code and under California State Fish & Game Code Section 5650. Any fines or penalties levied against the Contractor for violation of the above and related regulation are the sole responsibility of the Contractor.

#### 1.12 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS

The Contractor shall be responsible for the protection of public and private property adjacent to the work and shall exercise due caution to avoid damage to such property.

Since proposed improvements have conflicts with existing underground utility facilities owned by PG&E, Palo Alto Park Mutual Water Company, AT&T and other owners, the Contractor shall coordinate and communicate with these utility owners prior to and during construction regarding these conflicts.

The Contractor shall repair or replace all existing improvements within the right-of-way or on adjacent private property which are not designated for removal or adjustment, but that are damaged or removed as a result of its operations. Repairs and replacements shall be at least equal to existing improvements and shall match them in finish and dimension.

#### 1.13 CALL UNDERGROUND SERVICE ALERT PRIOR TO EXCAVATING, POTHOLING OR OTHER EARTH DISTURBING ACTIVITIES

Contractor, except in an emergency, shall contact the appropriate regional notification center, Northern California Underground Service Alert at 811 or 1-800-227-2600 or on-line at [www.digalert.org](http://www.digalert.org) at least five working days prior to commencing any excavation and obtain an

inquiry identification number from that notification center. No excavation shall be commenced or carried out by the Contractor unless such an inquiry identification number has been assigned to the Contractor or any subcontractor of the Contractor and the City has been given the identification number by the Contractor.

#### 1.14 EXISTING MONUMENTS AND BENCHMARKS

All monumental benchmarks, land corners, and triangulation points (if any), established by other surveys, existing within the construction area shall be preserved. If existing monuments interfere with the work, secure written permission before removing them.

#### 1.15 ORDER OF WORK

Work Sequence and Specific Considerations shall include but shall not be limited to the following provisions (i.e., although these requirements are not restated under each individual bid item, they shall be deemed included under each bid item as applicable at no additional cost). The following is a list of general sequences and special considerations for the project:

Contractor shall not mobilize for any other work unless described below or authorized by the Engineer in writing, until 30 working days after all Utility Potholing-Design information described above and the Technical Specifications is provided to the Engineer.

Contractor may establish the staging area; reconstruct fences and/or gates; remove trees concurrently with Utility Potholing – Design work.

#### 1.16 REFERENCES

All references to 'City' in any of the contract documents or referenced standards or publications shall mean the City of East Palo Alto.

All references to 'Engineer' in any of the contract documents or referenced standards or publications shall be the designated representative of the City of East Palo Alto.

#### 1.17 MEASUREMENT AND PAYMENT

Payment for work required under the General Requirements shall be included in the prices bid for the individual items of work and no additional compensation will be allowed therefore unless specifically noted otherwise.

#### 1.18 PROGRESS SCHEDULE (CRITICAL PATH METHOD)

Contractor shall perform the work required by Caltrans Standard Specifications 8-1.02A, "Schedule."

#### ~~1.19 CONSTRUCTION STAKING AND SURVEYS (Not Anticipated)~~

~~Contractor shall furnish all surveying and construction staking required to complete the construction as shown on the plans. Contractor shall indicate the surveying activities within the required project schedules.~~

~~All construction staking shall be done under the responsible charge of a Civil Engineer authorized to practice land surveying or a Land Surveyor registered in the State of California, hired by the Contractor.~~

~~Stakes shall be installed at 25' intervals or less, unless otherwise permitted by the Engineer.~~

~~All stakes shall be clearly marked and copies of cut sheets shall be provided to the City at least two working days in advance of their planned use. This shall in no way relieve the Contractor of the responsibility for assuring final grades, alignments and locations of improvements that conform to the plans.~~

~~All official survey monuments or benchmarks shall be carefully preserved. If a monument or benchmark is anticipated to be disturbed, the Contractor shall reference its location and elevation to at least four short ties (set iron pipes) and two copies of the field notes showing the ties shall be presented to the Engineer for review and approval prior to disruption. A Surveyor registered in the State of California shall remark the monuments after construction is complete and file appropriate paperwork with the County Recorder's office.~~

~~In cases of accidental damage or displacement of the monuments where, in the opinion of the Engineer, new concrete monuments are required, two copies of the field notes showing new locations, ties and elevations shall be furnished to the Engineer. New monuments shall be of a type and quality in accordance with the San Mateo County Standard Drawings and shall be placed in a manner consistent with good and recognized engineering and surveying practices in accordance with State of California and County of San Mateo regulations. Replacement of monuments disturbed by the Contractor shall be paid for at the Contractor's sole expense.~~

~~Construction staking and surveys for line and grade shall be the responsibility of the Contractor.~~

~~All work shall conform to Section 5-1.26 "Construction Surveys" of the State Standard Specification.~~

#### ~~1.20 — GENERAL UTILITY POTHOLING (Not Anticipated)~~

~~Prior to any demolition work, Contractor shall pothole all utility mains, services, and laterals within the project site to identify underground utility conflicts. At all times during construction, all operating underground facilities shall remain in operation, unless the Contract Documents expressly indicate otherwise. Contractor shall maintain such Underground Facilities in service where appropriate; shall repair any damage to them caused by the Work; and shall incorporate them into the Work, including reasonable adjustments to the design location (including minor relocations) of the existing or new installations. Contractor shall take immediate action to restore any in service installations damaged by Contractor's operations.~~

~~Prior to performing Work at the Site, Contractor shall lay out the locations of Underground Facilities that are to remain in service and other significant known underground installations indicated by the Underground Facilities Data. Contractor shall further locate, by carefully excavating with small equipment, potholing and principally by hand, all such utilities or installations that are to remain and that are subject to damage. If additional utilities whose locations are unknown are discovered, Contractor shall immediately report to Owner for disposition of the same.~~

~~If during construction, an Underground Facility is uncovered or revealed at or contiguous to the Site which was not shown or indicated in the materials supplied by Owner for bidding or in information on file at USA or otherwise reasonably available to Contractor, then Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby (and in no event later than seven Days), and prior to performing any Work in connection therewith (except in an emergency), identify the owner of such Underground Facility and give written notice to that owner and to Owner. During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.~~

~~The cost of all of the following will be included in the Contract Sum and Contractor shall have full responsibility for (a) reviewing and checking all available information and data including, but not limited to, information made available for bidding and information on file at USA; (b) locating all Underground Facilities shown or indicated in the Contract Documents, available information, or~~



~~indicated by visual observation including, but not limited to, and by way of example only, engaging qualified locating services and all necessary backhoeing and potholing; (c) coordination of the Work with the owners of such Underground Facilities during construction; and (d) the safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.~~

~~Consistent with California Government Code §4215, as between Owner and Contractor, Owner will be responsible for the timely removal, relocation, or protection of existing main or trunk line utility facilities located on the Site only if such utilities are not identified in the Contract Documents or information made available for bidding. Owner will compensate for the cost of locating and repairing damage not due to Contractor's failure to exercise reasonable care, removing and relocating such main or trunk line utility facilities not indicated in the Contract Documents or information made available for bidding with reasonable accuracy, and equipment on the Project necessarily idled during such Work. Contractor shall not be assessed liquidated damages for delay in completion of the Project when such delay was caused by the failure of Owner or the utility to provide for removal or relocation of such utility facilities.~~

**END OF SECTION 101**

**THIS PAGE INTENTIONALLY LEFT BLANK**

## **SECTION 102**

### **MOBILIZATION**

#### **PART 1 – GENERAL**

Mobilization shall consist of preparatory work and operations, including, but not limited to, those necessary for the movement of personnel, equipment, supplies, and incidentals to the project site, and implementation of environmental commitments described on Local Assistance NEPA Permits & Environmental Commitment Record in Appendix C of these Specifications, and for all other work and operations which must be performed or for costs incurred prior to beginning work and in the course of work on various contract items at the project site.

The Contractor is advised that there may be insufficient area within the construction zone to provide parking, staging for material, and storage of equipment.

#### **PART 2 – MATERIAL AND EQUIPMENT**

(None)

#### **PART 3 – EXECUTION**

(None)

#### **PART 4 – MEASUREMENT AND PAYMENT**

Included in Section 100 of these Technical Specifications.

**END OF SECTION 102**

**THIS PAGE INTENTIONALLY LEFT BLANK**

## SECTION 103

### TRAFFIC CONTROL

#### PART 1 – GENERAL

Work shall consist of providing for safe movement of vehicular, bicycle and pedestrian traffic, including persons with disabilities in accordance with the Americans with Disabilities Act (ADA), and traffic control, and construction and equipment staging as described on Local Assistance NEPA Permits and Environmental Commitment Record in Appendix C of these Specifications, through and around construction operations. Traffic control requirements set forth herein are the minimum requirements imposed. The Contractor shall be solely responsible for providing all protective measures necessary.

Should the Contractor fail, in the opinion of the Engineer, to provide all the materials, work force and equipment necessary to maintain traffic around the work area as set forth herein, the City, upon the recommendations of the Engineer, may take steps necessary to suspend the work. The City may then upon such suspension, perform such work as may be necessary to maintain traffic and charge all associated costs to the Contractor.

Work shall also include submitting a traffic control, construction (equipment and material) staging, and construction phasing plans prepared for each phase of construction for review.

#### 1.02 REFERENCES

The Contractor shall comply with the latest edition of the “Work Area Traffic Control Handbook” published by Building News Inc.; the “California Manual of Uniform Traffic Control Devices (CA MUTCD), Part 6, “Temporary Traffic Control”, hereinafter referred to as the Traffic Control Manual; and the State Standard Plans and Specifications, California Department of Transportation, latest edition, for items related to traffic control within the work area.

#### 1.03 SUBMITTALS

##### A. TRAFFIC CONTROL PLAN

At least 15 working days prior to start of work, the Contractor shall submit a traffic control plan describing how traffic control will be achieved during the life of the project, prepared by a traffic engineer or registered civil engineer for approval prior to commencing work. The plans shall be in accordance with the Standard Plans and Specifications and the CA MUTCD on scaled drawings showing required signs, traffic control devices and flaggers for each situation anticipated to be encountered, i.e., intersections, mid-block, etc. both during working and non-working hours.

The traffic control plan shall provide a detailed approach for controlling traffic through the construction zone and for any proposed detours. The traffic control plan shall designate truck routes, where all vehicles exceeding 12,000 pounds gross weight hauling materials to or from the job site shall follow the established truck route streets to the closest point of the job site. The traffic control plan shall also be directed to the regulation and protection of pedestrian traffic including pedestrians, bicyclists, joggers, skaters, skateboarders, etc.

Once approved, the Contractor may modify the Traffic Control Plan only with permission from the Engineer.

#### CONSTRUCTION (EQUIPMENT AND MATERIAL) STAGING / FACILITIES

Staging of equipment and material shall be proposed and secured by the Contractor and approved

by the Engineer. Contractor may not occupy any property outside of the right-of-way as shown on the plans.

At least 15 working days prior to start of work, the Contractor shall submit a construction (equipment) staging plan for approval prior to commencing work.

## **B. CONSTRUCTION PHASING PLAN**

At least 15 working days prior to start of work, the Contractor shall submit a construction phasing plan for approval prior to commencing work. The plans shall be in accordance with the Standard Plans and Specifications and the CA MUTCD on scaled drawings showing required signs, traffic control devices and flaggers for each situation anticipated to be encountered during working and non-working hours.

The construction phasing plan shall provide a detailed approach for controlling traffic through the construction zone for each stage or portion of the work. It shall show traffic control devices and signage necessary for phased construction or modifications to existing lane configurations.

Once approved, the Contractor may modify the Construction Phasing Plan only with permission from the Engineer.

Construction phasing plan shall be limited to not more than one block and one side of the road at a time or not more than 1000 feet and one side of the road at a time in order to minimize pedestrian traffic interruption. Contractor shall also practice same measures for concrete work associated to sidewalk construction.

## **PART 2 – MATERIAL AND EQUIPMENT**

### **2.01 TRAFFIC CONTROL DEVICES**

Traffic control devices shall conform to the CA MUTCD. Temporary warning signs in the construction area shall have a black legend and border on an orange background. The color of other signs shall follow the standard for all highway signs.

Cones and delineators shall consist of cylindrical or cone shaped plastic devices, 18 inches to 48 inches in height. Cones or delineators shall have a flexible base of suitable weight, which will ensure stability.

Barricades shall be Type I, Type II or Type III as set forth in the Standard Plans and Specifications, and the CA MUTCD. Barricades used during hours of darkness shall be equipped with flashers.

Traffic control devices shall include a minimum of two (2) "Expect Delays" portable changeable message signs (CMS), to be placed at locations approved by the Engineer at least 7 days before the state of construction.

## **PART 3 – EXECUTION**

### **3.01 PLACEMENT, MAINTENANCE AND REMOVAL OF TRAFFIC CONTROL DEVICES**

Proper traffic movement through the work area depends upon the driver controlling and directing his/her vehicle properly under unexpected situations. The Contractor shall advise the public of such conditions through the use of signs, flaggers, pavement markings, barricades, lights, cones and delineators.

Whenever construction operations obstruct the flow of vehicular or pedestrian traffic or present a hazard to vehicles or pedestrians in the vicinity of construction operations, the Contractor shall take

appropriate action to warn, detour, protect and separate drivers and pedestrians from the work area and to direct them to alternate routes.

No one standard sequence of signs or control devices will suit all conditions, which may result from construction operations. Even for the same work the conditions may vary from hour to hour, requiring adjustment and revision of the traffic control program in effect. It is the Contractor's responsibility to adjust his /her traffic control based on the location and situation of the street.

No work may begin at any location until traffic control devices have been placed and if required, adjusted, and revised.

The Contractor shall furnish, install, maintain, and remove at his expense all barricades, signs, lights, or other devices in sufficient quantities necessary to adequately warn of any obstructions to the vehicular or pedestrian travel way. Flaggers shall be provided as necessary for the safety of pedestrians and vehicular traffic and to provide access to properties adjacent to the work.

The provisions in this section will not relieve the Contractor from his responsibility to provide such additional devices or take such measures as may be necessary to comply with the provisions of Section 7-1.04, "Public Safety", of the State Standard Specifications. If any component in the traffic control system is displaced or ceases to operate or function as intended, the Contractor shall immediately repair or replace the component and restore it to its original location.

At the end of each workday, the Contractor shall remove all components of the traffic control system, except portable delineators placed along a pavement elevation differential, or as required by the Engineer.

Construction area signs shall be furnished, installed, and maintained by the Contractor. The term "Construction Area Signs" shall also include temporary object markers and portable delineators required for the direction of public traffic through or around the work area during construction. After construction area signs are no longer required, they shall be removed.

### 3.02 COORDINATION WITH OTHERS

It is the responsibility of the Contractor to install and coordinate the traffic control plan with other contractors and utility companies working on adjacent roadways, businesses, and homes to avoid delays and conflicts to other projects (if any) and this project.

It is the responsibility of the Contractor to coordinate any and all communications with impacted utility companies prior and during construction.

### 3.03 LIMITATION ON WORKING HOURS

Contractor shall only implement traffic control and restrictions within the area that is estimated to be between 8:00 AM to 5:00 P.M, unless otherwise indicated or authorized by the Engineer. If night work is necessary, Contractor shall submit a request in writing to the Engineer at least two weeks in advance. Written request must highlight closest intersections that need to be on flashing red, start and end time of flashing red and dates. Notify the residents and businesses at least 48 hours prior to any construction during nighttime if approved by the Engineer. No extra pay or premium pay will be allowed for night work.

### 3.04 ACCESS TO PRIVATE PROPERTY

When construction work occurs within the City's right-of-way, provisions shall be made for the safe passage of vehicular and pedestrian traffic around the work area at all times.

***Access to private residences and businesses shall be maintained at all times. When private driveways and entrances must be blocked for the work, Contractor shall make every effort to minimize the time it takes to complete such work, and shall notify the occupants/business owners and the City of the required access closures in accordance with Section 7-1.03 of the State Standard Specifications.***

Before obstructing any private driveway entrance on public streets with equipment or other barriers, for any prolonged period, the Contractor shall notify the occupants of the property to allow for the removal of vehicles in accordance with the Section 3.10, "Parking Restrictions".

Contractor shall provide and maintain pedestrian access to and from the property with blocked access. During non-working hours, no driveway, house, or parking lot shall be denied access to a public roadway.

### 3.05 ROAD CLOSURES AND DETOURS

***The contractor is required to keep one lane open in each direction of travel, at all times during construction except at Full-Depth Reclamation segment of roadway. The Contractor will be required to show how this requirement will be adhered to and implemented in the Construction Phasing and Traffic Control Plans required under Section 12-4 "Maintaining Traffic" of the State Standard Specifications.***

Street closures will not be permitted.

The Contractor shall establish and maintain detours where applicable and conduct his construction operations in such a manner so as to minimize the hazard, inconvenience and disruption to the public. The Contractor shall direct and detour traffic through, around and adjacent to construction operations, as specified herein or in accordance with approved traffic control plans.

### 3.06 EMERGENCY VEHICLE ACCESS THROUGH DETOURS

During all detours the Contractor shall provide for the movement of emergency vehicles through the work area. When temporary traffic control is provided by flaggers they shall be instructed to give immediate passage to emergency vehicles that have activated their lights or sirens.

### 3.07 FLAGGERS

The Contractor shall employ flaggers as required for each specific detour and at all locations on the construction site where barricades and warning signs cannot control the movement of traffic. Where flaggers are required, they shall be logically placed in relation to the equipment or operation so as to give adequate warning and shall be placed in accordance with the Contract Documents, the CA MUTCD, and the approved Traffic Control Plan.

Flaggers shall utilize high-visibility, reflective safety apparel and hand-paddle signs at all times. Provide flaggers with two-way radios for communication when necessary. Red flags shall only be used for traffic control in emergency situations.

The Contractor shall pay fully the cost of furnishing all flaggers, including transporting flaggers, to provide for passage of public traffic.

### 3.08 NOTICE TO AGENCIES

The Contractor shall be responsible for keeping all affected agencies, businesses and residents informed of restrictions or limitations to either public or private roads caused by his operations, including but not limited to the City Police and Fire Departments, US Postal Service, Transit



Services and Garbage Companies.

### 3.09 TRAFFIC CONTROL DURING NON-WORKING DAYS AND HOURS

The full width on the traveled way shall be open for public use on non-working days and hours, which are to be defined as Saturdays, Sundays, designated City holidays, after 3:00 p.m. on Fridays, the day preceding designated legal holidays, and when construction operations are not actively in progress.

The Contractor shall not be permitted to maintain any lane or road closure during non-working days and hours without first obtaining written approval of the Engineer. As necessary, the Contractor shall restore travel lanes to their original alignment and configuration by means of backfilling and placing temporary pavement or bridging with steel plates.

The fact that rain or other causes may force suspension or delay of the work shall not relieve the Contractor of his responsibility for maintaining traffic around the project and providing access as specified herein. The Contractor shall at all times keep on the job such materials and equipment as may be necessary to keep streets and driveways within the project area open to traffic and in good repair.

The work site shall be cleaned each day, to the satisfaction of the Engineer. Daily traffic control shall continue to remain in place until cleanup activities have been satisfactorily completed and the Contractor's equipment has been removed from the traveled way.

### 3.10 PARKING RESTRICTIONS

Contractor shall furnish and distribute written notices to area residents and businesses in accordance with Section 7-1.03 "Public Convenience" of the State Standard Specifications.

The Contractor shall furnish and install "No Parking, Tow-Away" signs on the front and back of Type II barricade at least 72-hours prior to starting construction work in that area. Barricades shall be placed at distances along the roadway of no greater than 100-feet.

Should the construction work not occur on the specified day, new "No Parking – Tow Away" signs shall be posted by the Contractor indicating a revised date. The Contractor may schedule work for the following working day, however, the "No Parking, Tow-Away" signs must be dated and re-posted 72-hours in advance for the restriction to be enforceable.

## PART 4 – MEASUREMENT AND PAYMENT

Payment for traffic control (if any) shall be included in the various bid items.

**END OF SECTION 103**

**THIS PAGE INTENTIONALLY LEFT BLANK**

## SECTION 104

### STORMWATER POLLUTION PREVENTION

#### PART 1 – GENERAL

- A. Prohibit illicit discharge (non-rainwater) into the storm drain system.
- B. Construct any and all necessary systems to eliminate contaminants from entering the storm water system.
- C. Clean up and control of work site materials, spoils and debris.
- D. Removal of contaminants produced by the project.
- E. The work shall include the provision of all labor, materials, equipment and apparatus not specifically mentioned herein or noted on the plans, but which are incidental and necessary to complete the work specified.

#### 1.02 APPLICABLE PUBLICATIONS

National Pollution Discharge Elimination system (NPDES) Permit No. CAS612008 – latest version

California Storm Water Best Management Practice Handbooks:

- 1. Municipal
- 2. Industrial/Commercial
- 3. Construction Activity

C.3 Stormwater Technical Guidance Ver 5.0, June 2016 or the latest version.

California State Water Resources Control Board, Construction General Permit CAS000002 Order No. 2010-0014 DWQ (for sites greater than one acre).

Section 13 “Water Pollution Control” of the State Standard Specifications.

#### 1.03 QUALITY ASSURANCE

The Contractor shall designate an individual (to be approved by the City) available at all times of sufficient authority to halt work and implement BMPs and source control measures for the Contractor and all sub-contractors, suppliers, and other personnel that may be at the construction site(s), to prevent non-stormwater discharges from the construction site(s). This individual shall be the contact person for all matters of the project regarding non-stormwater discharges.

All work performed under this contract and all contractors and their associates and/or employees are required to comply with all applicable storm water regulations and to implement Best Management Practices (BMP's) at all times.

All employees and subcontractors shall be trained on the storm water pollution prevention requirements contained in these specifications. Training records shall be submitted to the City along with requests for progress payment.

A supply of spill clean-up materials such as rags or absorbents shall be kept readily accessible on-site.

#### 1.04 ALLOWABLE DISCHARGES

Under current NPDES regulations, the following discharges to the storm drainage system are permitted, as long as the discharges are not significant pollutants:

- 1. Diverted stream flows, springs and natural drainage courses;

2. Rising flood waters;
3. Air conditioning condensation; and
4. Landscape irrigation.

Groundwater from dewatering and foundation drains will need additional certification that the groundwater has been tested or evaluated for the presence of pollutants subject to non-stormwater discharge regulations. In such a case, a Special Sewer Discharge Permit shall be required for the water to be discharged to the Sanitary Sewer System, as directed.

#### 1.05 SUBMITTALS

The Contractor shall develop and implement a Water Pollution Control Plan (WPCP) which shall contain at a minimum the items included in this section. The WPCP shall show the locations of all storm drains, storm drain pipes, points of entry (catch basins, inlets, outlets), and other features through which stormwater flows. The WPCP shall include a protocol for allowing drainage to flow properly during rainfall events while still preventing non-stormwater discharges from entering the storm drains, creeks, and Bay. Work shall not begin without the Engineer completing its review and finding no exceptions taken on the WPCP and finding at Engineer's sole discretion that the WPCP meets the intent and goals of the project.

The WPCP shall include descriptions and sketches of all BMPs, show locations and describe protocols for implementing and maintaining the following BMPs for but not limited to material storage, dewatering operations, bypass pumping, saw-cutting operations, pavement operations, concrete operations, grading and excavation operations, spill prevention and control, vehicle and equipment cleaning, vehicle and equipment operation and maintenance, litter control, dust control, pavement cleaning, and construction waste management.

The WPCP shall be updated to meet changing stages of the construction site(s).

#### 1.06 PENALTIES

The Contractor is responsible for penalties assessed or levied on the Contractor or the City as a result of his failure to comply with the provisions in this section including, but not limited to, compliance with the applicable provisions of the Manuals, and Federal, State, and local regulations and requirements as set forth therein. Penalties as used in this section shall include fines, penalties and damages, whether proposed, assessed, or levied against the Contractor or the County, including those levied under the Federal Clean Water Act and the State Water Quality Control Act, by governmental agencies or as a result of citizen suits. Penalties shall also include payments made or costs incurred in settlement for alleged violations of the Manuals, or applicable laws, regulations, or requirements. Costs incurred could include sums spent instead of penalties, in mitigation or to remediate or correct violations.

### **PART 2 – PRODUCTS**

Materials used shall be in conformance with Caltrans's Construction Site Best Management Practices (BMPs) Manual, latest edition, or the CASQA Construction BMP Handbook, latest edition.

A supply of spill clean-up materials such as drip pans, rags, or absorbents shall be kept readily accessible on-site.

### **PART 3 – EXECUTION**

#### 3.1 RECYCLING

At the end of each working day, all scrap, debris and waste material shall be collected and materials disposed of properly.

Dry, empty paint cans/buckets, old brushes, rollers, rags and drop cloths shall be disposed of in approved waste collection.

Dumpsters shall be inspected for leaks. As leaks are detected, the trash hauling contractor shall be contacted to replace or repair dumpsters that leak.

Water from cleaning dumpsters shall not be discharged on-site.

Regular waste collection shall be arranged for before dumpsters overflow.

### 3.2 HAZARDOUS MATERIAL/WASTE MANAGEMENT/MATERIALS MANAGEMENT

Designated areas of the project site shall be proposed by the contractor for approval by the Engineer suitable for material delivery, storage and waste collection as far from catch basins, gutters, drainage courses and creeks as possible.

All hazardous materials such as pesticides, paints, thinners, solvents and fuels; and all hazardous wastes such as waste oil and antifreeze shall be labeled and stored in accordance with State and Federal regulations.

All hazardous materials and all hazardous wastes shall be stored in accordance with secondary containment regulations, and it is recommended that these materials and wastes be covered as needed, to avoid potential management of collected rain water as a hazardous waste.

The contractor shall dispose of all excess thinners, solvents, chemicals, oil-based and water-based paint as hazardous waste.

Regular hazardous waste collection shall be arranged for to comply with time limits on the storage of hazardous wastes.

Granular materials shall be stored a minimum of ten feet from the closest catch basin and curb return. The contractor shall not allow these granular materials to enter the storm drain or creek.

Warning signs shall be posted in areas containing or treated with chemicals.

An accurate up-to-date inventory, including Material Safety Data Sheets (MSDS) of hazardous wastes stored on site shall be kept and available to assist emergency response personnel in the event of a hazardous materials incident.

Maintenance and fueling of vehicles and equipment shall be performed in a designated, bermed area, or over a drip pan that will not allow run-off of spills. Vehicles and equipment shall be regularly checked and have leaks repaired promptly. Secondary containment, shall be used to catch leaks or spills any time that vehicle or equipment fluids are dispensed, changed or poured.

### 3.03 CHEMICAL USAGE

When rain is forecast within 24 hours, or during wet weather, the Engineer may prohibit the contractor from applying chemicals in outside areas.

Pesticides or fertilizers shall not be over-applied and material manufacturer's instructions shall be followed regarding uses, protective equipment, ventilation, flammability and mixing of chemicals. Over-application of a pesticide constitutes a "label violation" subject to an enforcement action by the San Mateo County Agriculture Commissioner.

### 3.04 DUST CONTROL

Use means necessary to control dust on and near the work, and on and near off-site areas, if such dust is caused by the Contractor's operations during performance of the Work, or if resulting from the condition in which the Contractor leaves the site.

Thoroughly moisten surfaces as required to prevent dust being a nuisance to the public, neighbors, and personnel performing other work on the site.

Use dust palliatives or reclaimed water (not potable water).

Reclaimed water shall be used to control dust on a daily basis or as directed by the Engineer.

At the end of each working day, or as directed by the Engineer, the roadways and on-site paved areas shall be cleaned and swept of all materials attributed to or involved in the work. Streets shall not be washed down into a storm drain or creek in lieu of street sweeping. Water wash may be picked up by a vacuum unit in lieu of sweeping.

### ~~3.05 SAWCUTTING (Not Anticipated)~~

~~The contractor shall cover or barricade catch basins using control measures such as filter fabric, straw bales, sand bags and fine earthen dams to keep slurry out of the storm drain system. The contractor shall ensure that the entire opening is sealed.~~

~~Saw cutting debris and spoils be removed by shovel, absorption, vacuum or pick up of waste prior to moving to the next location or at the end of each working day, whichever is sooner.~~

### ~~3.06 DEWATERING OPERATIONS (Not Anticipated)~~

~~Water if found shall be routed through a control measure as determined and approved by the Engineer such as a sediment trap, sediment basin or Baker tank to remove settleable solids prior to discharge to the storm drain system. Filtration of the water following the control measure may be required on a case-by-case basis.~~

~~The filtered water shall be reused for other purposes such as dust control or irrigation to the extent possible.~~

~~If the project is within an area of known groundwater contamination, the water from dewatering operations shall be tested prior to discharge. If the water meets the Regional Water Quality Control Board standards, it may be discharged into the storm drain. Otherwise, the water shall be treated and hauled off-site for proper disposal.~~

### 3.07 CONCRETE GROUT AND MORTAR WASTE MANAGEMENT

Concrete, grout and mortar shall be stored away from the drainage areas and ensure that these materials do not enter the storm drain system.

Concrete trucks shall not be washed out into streets, gutters, storm drains, drainage channels or creeks.

Concrete trucks and equipment shall be washed out off-site or in a designated area on-site where the water will flow onto dirt or into a temporary pit or bermed area. The water shall percolate into the soil and the hardened concrete placed in a waste container for disposal. If a suitable soil or bermed area is not available on-site, the wash water shall be collected and removed off-site and disposed of properly.

Water created by the washing of exposed aggregate concrete finish shall be collected in a suitable dirt area or filtered through straw bales or equivalent material before entering the storm drain system. Sweepings from exposed aggregate finish shall be collected and disposed of in a waste container or removed off-site and disposed of properly.

### ~~3.08 PAVING OPERATIONS (Not Anticipated)~~

~~No paving while it is raining.~~

~~During wet weather store paving equipment indoors or cover with tarp or other waterproof covering.~~

~~Place drip pans or absorbent materials under paving equipment when not in use.~~

~~Catch basins and manholes shall be covered when paving or applying seal coat, tack coat, slurry seal or fog seal.~~

~~The Engineer may direct the contractor to protect drainage courses by using control measures such as earth dike, straw bale and sandbag to divert run-off or trap filter sediment.~~

~~Excess sand (placed as part of a sand seal or to absorb excess oil) shall not be swept or washed down into gutters, storm drains or creeks. The sand shall be collected and returned to the stockpile or disposed of in a trash container or hauled to an approved dump site. Water shall not be used to wash down fresh asphalt concrete.~~

### 3.09 PAINTING

The cleaning of painting equipment and tools shall be performed in a designated area that will not enter the gutters, storm drains or creeks.

Excess paint shall be removed from brushes, rollers and equipment prior to cleanup.

Wash water from aqueous cleaning of water-based paint tools and equipment shall be disposed of in a sanitary sewer or onto a designated dirt area.

Paint thinners and solvents from oil-based paints shall be filtered and re-used when possible. Waste sludge, thinner and solvent from cleaning tools and equipment shall be disposed of as a hazardous waste.

### 3.10 SITE CLEANUP

The cleaning of equipment of materials shall not be performed on-site or in the street using soaps, solvents, degreasers, steam cleaning or equivalent methods.

All cleanup must be performed in a designated area that will not allow the cleaning rinse to flow off-site or into streets, gutters, storm drains, or creeks.

## **PART 4 – MEASUREMENT AND PAYMENT**

Payment for SWPPP related items shall be included in the various bid items.

**END OF SECTION 104**

**THIS PAGE INTENTIONALLY LEFT BLANK**



## SECTION 105

### 3-TON HEAT PUMPS

3-Ton Heat Pump - Bard Wall Mount Units or approved equal see table below. The payment for the contract covers all installation tasks outlined in these Technical Specifications and depicted on the plans. These tasks include mounting the heat pump unit, connecting it to the necessary electrical components, insulating, and ensuring optimal functionality as specified in the project documentation. Compensation for each 3-Ton Heat Pump installation will be assessed individually, and progress payments will be determined based on the successful installation. This approach ensures fair compensation for completed work at each project stage.

#### Police Department at 141 Demeter Street:

Unit #	Equipment Description	Make	Model #	Qty.	Filter Size
A/C #1	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #2	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #3	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #4	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #5	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #6	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #7	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #8	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	16X30X1
A/C #9	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	14X25X1
A/C #10	Bard Wall Mount Unit	Bard	WH361- AO5XX4XXX	1	14X25X1

END OF SECTION 105

## SECTION 106

### 3-FURNACES, 3-CONDENSING UNITS & EXHAUST FAN

The contractor is responsible for the installation of three high-efficiency gas Carrier furnaces, three air-cooled Carrier condensing units, and a Fantech exhaust fan or equivalent approved model. This involves careful attention to proper placement, ensuring compatibility with the existing infrastructure, and strict adherence to safety and regulatory standards throughout the installation process.

The contractor's duties encompass overseeing the mounting of equipment, ensuring the precise connection of refrigerant lines, and the meticulous setup of electrical components to ensure optimal performance. Furthermore, the contractor must conduct comprehensive testing procedures to verify the functionality and efficiency of all installed systems.

Post-installation, the contractor is also tasked with thorough cleanup activities to ensure the site is left in a tidy and safe condition. This comprehensive approach ensures that the installed systems operate efficiently and safely, meeting the client's requirements and industry standards.

#### Community Development at 1960 Tate Street:

Unit #	Equipment Description	Make	Model #	Qty.	Filter Size
A/H #1	Furnace	Carrier	58RAV115-20	1	20X20X1
A/H #2	Furnace	Carrier	58PAV111-18120	1	14X24X1
A/H #3	Furnace	Carrier	58RAV095-16	1	18X20X1
CU #1	Condensing Unit	Carrier	38CKC060371	1	NONE
CU #2	Condensing Unit	Carrier	38CKC060360	1	NONE
CU #3	Condensing Unit	Carrier	38CKC048371	1	NONE
Unit #4	Exhaust Fan	Fantech	FG8XL	1	NONE

END OF SECTION 106

## SECTION 107

### EXTERIOR WALL SIDING & INSULATION (13' TALL)

#### PART 1 – GENERAL

The contracted task encompasses the installation of 13-foot-tall exterior wall siding and insulation, with high-quality materials such as weather-resistant siding and rigid foam insulation. Emphasis will be placed on detailed alignment and sealing to deter moisture infiltration and maximize energy efficiency.

#### 1. MATERIALS

- a. Exterior Wall Siding: High-quality, weather-resistant siding material as per client's preference (e.g., vinyl, fiber cement, wood).
- b. Insulation: Rigid foam insulation with appropriate R-value for climate conditions.
- c. Windows: Energy-efficient windows, double panes, and durable frames (e.g., vinyl, fiberglass, aluminum-clad wood) suitable for the building's design and requirements.

#### 2. PREPARATION

- a. Remove existing siding, insulation, and windows, ensuring proper disposal in accordance with local regulations.
- b. Inspect and repair any structural damage to the wall surfaces and framing before proceeding with installation.

#### 3. Siding Installation

- a. Install the siding according to local building codes.
- b. Ensure proper alignment, leveling, and fastening of siding panels.
- c. Apply appropriate trim pieces and flashing to ensure weather resistance and aesthetic appeal.
- d. Seal all joints and penetrations to prevent moisture infiltration.

#### 4. INSULATION INSTALLATION

- a. Install rigid foam insulation boards onto exterior wall surfaces, ensuring complete coverage and tight fitting.
- b. Seal all seams and edges with appropriate insulation tape or sealant to prevent thermal bridging and air leakage.
- c. Verify compliance with energy code requirements for insulation thickness.

#### 5. WINDOW REPLACEMENT

- a. Remove existing windows carefully, minimizing damage to surrounding surfaces.
- b. Install new windows according to manufacturer instructions and local building codes.
- c. Ensure proper flashing and waterproofing around window openings to prevent water intrusion.
- d. Insulate window frames and gaps with low-expansion foam or insulation to improve energy efficiency and air sealing.
- e. Test windows for easy operation, proper sealing, and alignment. Official

#### 6. CLEANUP AND FINISHING

- a. Remove all construction debris and dispose responsibly.
- b. Clean exterior surfaces of siding and windows to ensure a neat and polished appearance.
- c. Perform final inspection to ensure compliance with specifications and City satisfaction.

7. DOCUMENTATION

Provide documentation including warranties for materials and workmanship, as well as any relevant building permits (By the City of EPA) and inspection reports.

8. SAFETY

Ensure compliance with safety regulations throughout the installation process.

9. TIMELINE AND COORDINATION

Develop a detailed schedule for the installation process, coordinating with stakeholders as necessary to minimize disruptions and ensure timely completion of the project.

10. QUALITY ASSURANCE

Conduct regular quality checks and inspections throughout the installation process to maintain high standards of workmanship and address any issues promptly.

**END OF SECTION 107**

**THIS PAGE INTENTIONALLY LEFT BLANK**

## SECTION 108

### REMODEL WOMEN'S & MEN'S BATHROOMS - ADA COMPLIANT (BUILDING A&B)

#### PART 1 – GENERAL

The contractor undertaking the remodeling for an ADA-compliant bathroom is required to adhere to a comprehensive set of guidelines. These guidelines are specifically designed to ensure that the final outcome meets the highest standards of accessibility and usability for individuals with disabilities. This entails following specific measurements and regulations also, considering factors such as layout, materials, fixtures, and functionality to create a space that is welcoming, practical, and inclusive.

##### 1. OVERALL CONSTRUCTION CONSIDERATIONS

Contractor must prioritize ADA compliance in bathroom remodeling by ensuring ample space for wheelchair maneuverability, using non-slip flooring, placing grab bars, and installing fixtures at accessible heights.

##### 2. BATHROOM LAYOUT

Contractor to provide a clear floor space of at least 30 inches by 48 inches for fixture approach, maintaining doorways at least 36 inches wide for wheelchair access, and keeping clearances of 16-18 inches on either side of the toilet and 30 inches in front of it. Additionally, include a sink with knee clearance of at least 27 inches high, 30 inches wide, and 11-25 inches deep, and ensure roll-in showers have a clear floor space of at least 30 inches by 60 inches. Install grab bars near the toilet and shower/tub area at heights between 33-36 inches above the floor.

##### 3. FIXTURES

For an accessible bathroom, install an ADA-compliant toilet with a seat height of 17-19 inches and adequate space for transfers. A wall-mounted or pedestal sink should feature lever-operated or sensor faucets. A roll-in shower with a handheld showerhead and reachable controls is recommended for ease of use from a seated position. Lastly, mirrors should be mounted no higher than 40 inches from the floor, ensuring clear space underneath for wheelchair access.

##### 4. MATERIALS AND FINISHES

Contractor to install materials that are durable and easy to clean and meet the ADA's slip resistance criteria. Additionally, finishes and colors should be chosen to provide clear contrast, which is particularly helpful for individuals with low vision, enhancing safety and usability.

##### 5. LIGHTING

Contractor to install lighting throughout the bathrooms, including task lighting at sink and shower areas, and install light switches at a height reachable from a seated position to enhance accessibility and convenience for all users.

##### 6. ACCESSIBILITY FEATURES

Contractor to ensure accessibility by incorporating lever handles on doors and faucets to facilitate ease of use, while also considering the installation of a shower seat or bench to accommodate individuals who may require seating during showering. Additionally, prioritize safety by including an emergency call system within easy reach in case assistance is needed, promoting independence and peace of mind for users with diverse needs.

## 7. SIGNAGE

Install ADA-compliant signage to designate accessible features such as toilets, showers, and grab bars.

## 8. TESTING AND EVALUATION

After completion, test the functionality and accessibility of the remodeled bathroom with individuals who have disabilities to identify any potential issues and make necessary adjustments.

**END OF SECTION 108**

## **SECTION 109**

### **UPGRADE INTERVIEW ROOM TO ADA COMPLIANT**

#### **PART 1 – GENERAL**

##### **1. ASSESSMENT AND PLANNING**

The contractor should conduct a thorough assessment of the existing interview room layout, dimensions, and facilities, identifying areas that do not meet ADA standards and require modification. Subsequently, they should develop a plan for remodeling the interview room to ensure compliance with ADA guidelines.

##### **2. ARCHITECTURAL MODIFICATIONS**

Expand doorways and pathways to facilitate wheelchair access, adjust the layout to allow for ample maneuverability space, install ramps or lifts as needed to remove entry barriers, and guarantee adequate clearance around furniture and equipment.

Choose suitable flooring materials to ease wheelchair movement, install accessible furniture like chairs and tables designed for appropriate height and accessibility, ensure adequate lighting to aid individuals with visual impairments, and incorporate grab bars and handrails for support and stability where necessary.

##### **3. TECHNOLOGICAL UPGRADES**

Upgrade audio and visual equipment to guarantee compatibility with assistive devices, ensure accessibility of communication systems like video conferencing for individuals with hearing impairments, and install accessible controls for lighting, temperature, and other room amenities to enhance inclusivity and usability for all.

##### **4. SAFETY AND SECURITY MEASURES**

Ensure that all modifications adhere to fire safety codes and regulations, install emergency call buttons or communication devices for individuals needing assistance, and carefully assess security implications to prevent compromising the safety of occupants or law enforcement personnel.

##### **5. DOCUMENTATION AND TRAINING**

Document all changes made to the interview room for future reference and compliance purposes, offer training to law enforcement personnel on the appropriate utilization of ADA-compliant facilities and equipment, and establish protocols for accommodating individuals with disabilities during interviews.

**END OF SECTION 109**

**END OF TECHNICAL SPECIFICATIONS**