

REQUEST FOR PROPOSALS



Responses Due:
9/9/2016
at 4pm PST

**WEST HOLLYWOOD PARK PHASE 2 - CONSULTING SERVICES:
DEPUTY INSPECTION AND MATERIALS TESTING**

The City of West Hollywood is soliciting proposals for Deputy Inspection Services on the West Hollywood Park Phase 2 Project.

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REQUEST FOR PROPOSALS

WEST HOLLYWOOD PARK PHASE 2 - CONSULTING SERVICES: DEPUTY INSPECTION AND MATERIALS TESTING

1. INTRODUCTION

1.1. Introduction

The City of West Hollywood, hereinafter referred to as "City," is soliciting Proposals from Inspection Services Firms, hereinafter referred to as "Contractor," seeking to provide Deputy Inspection Services for the West Hollywood Park Phase 2 project. In conformance with the Public Contract Code 4525-4529.5, this solicitation will be based on a "Qualified-Based" selection process.

Responses are due on September 9, 2016 at 4:00 P.M. PST through the PlanetBids Bid Management System (<http://bit.ly/2bIEyz0>). Responses must conform to the requirements of this Request for Proposals (RFP).

The purpose of this RFP is to provide the City with a Deputy Inspection Services firm who has the capability to perform the Work of the project as described herein. This invitation to submit Proposals is extended to all interested persons or firms.

All qualifications submitted to the City of West Hollywood shall become the exclusive property of the City. **All qualifications documents shall become a matter of public record subject to disclosure, with the exception of those elements of each qualifications that are identified by the Contractor as business or trade secrets and plainly marked as "Trade Secret", "Confidential" or "Proprietary" and determined by the City to be exempt from disclosure under the Public Records Act.** Each element of a qualifications submittal that the Contractor desires not to be considered a public record must be clearly marked as set forth above. If disclosure is required under the California Public Records Act or otherwise by law, the City will make an independent determination and retain the confidentiality to the extent permitted by the Public Records Act.

1.2. Definitions

The following meanings are attached to the following defined words when used in this RFP:

- The word "City" or "CITY" shall mean the City of West Hollywood municipality.

- The word “*Contractor*” or “*Consultant*” means the agency or firm responding to this Request for Proposals, or any part thereof.
- The word “*Services*”, “*Contract Services*” or “*Scope*” means the work to be delivered by the consultant, firm or corporation as set forth in “Appendix “A” attached hereto and incorporated herein by reference.
- The words “*contract*”, “*agreement*”, or “*AGREEMENT*” shall mean the document executed between the Proposer and the CITY to carry out the scope of services of the RFP.
- The word “*Construction Manager*” shall mean the City of West Hollywood’s representative.

2. PROJECT INFORMATION

2.1. Project Description

The West Hollywood Park Phase 2 project consists of the following:

- A new 75,000-square-foot Aquatic & Recreation Center comprised of the following:
 - Two roof-top swimming pools including one competition pool 25 yards x 25 meters x 7 feet depth and one recreation pool 25 yards in length x variations in width and depth.
 - An interstitial level beneath the pool deck housing building equipment, changing rooms and staff changing and breakrooms.
 - A mezzanine level for new Park & Recreation staff offices, meeting rooms and flexible open areas.
 - A multi-sport auditorium accommodating two full-size basketball courts without intervening columns and a height of approximately 25 feet; a Tiny Tot Program classroom, meeting rooms and flexible open areas.
 - Ground level parking including a ‘suspended platform’ two-level parking system; staging area, Public Access Studio, building facilities’ areas and building systems equipment rooms.
 - There will be three passenger and one freight elevator serving the building.
- The Park improvements cover 150,000 square feet of existing park space including the following:
 - Two distinct dog parks
 - Two children’s playground areas
 - Tiny Tot Program playground area
 - AIDS Monument
 - Adult exercise areas
 - Open Park space with turf, pathways and picnic areas
 - Public art component

An aerial map of the existing Park and a site plan of the proposed Park are included in Appendix “B” to illustrate the scope of the project.

2.2. Inspections and Material Testing Scope

The Consultant will include sampling of construction materials, testing, observations and special inspections as required by the West Hollywood Municipal Code (Title 26 Los Angeles County Code and California Building Code 2013 Edition) and as required by the Project plans and specifications. The services are to be provided on intermittent and continual basis as required by the codes, plans and specifications, and as requested. Indicate which, if any, of the below listed services are to be provided by forces which are to be subcontracted. The services required are based on requirements listed in the plans and specifications, but are not limited to, the following:

2.2.1. Inspections

- Reinforcing steel installation
- Concrete placement
- Structural masonry
- Structural steel fabrication inspection
- Structural steel field welding
- Bolts and dowels installed in concrete and masonry
- High strength bolting
- Roofing
- Waterproofing

2.2.2. Testing

- Concrete
- Structural steel welding
- Reinforcing steel
- Soils Testing and Compaction
- Masonry

2.3. Reporting

2.3.1. Provide an outline of the inspection criteria of your standard procedures for inspection work and for testing of materials.

2.3.2 Inspection and Testing Reports

2.2.3.1 Provide Daily Inspection reports in the following manner:

- At the end of each day, the Consultant’s inspector shall complete and coordinate entry of the daily inspection report into e-Builder Information System with the Construction Manager. In addition, the

inspector shall sign a daily time sheet (or ticket) for each day worked. If the inspector is located off-site, a daily time sheet shall be transmitted to the Construction Manager.

2.2.3.2 If an inspection has passed or has failed, distribute reports daily to parties noted below.

2.2.3.3 Provide Daily Inspection Reports to the following parties:

- Owner
- Construction Manager
- Architect
- Structural Engineer of Record
- General Contractor

2.3.2.4 Provide a Final Inspection Report based upon Consultant's overall evaluation of the work inspected. At a minimum, the Final Report shall include:

- Days of tests and inspections for work performed by the Consultant.
- Condition of the substrate/work in place that is receiving inspected work.
- Verification that there are no outstanding (non-compliant) inspections.

2.4. Personnel

The qualifications of the personnel intended for performing the services on this Project are subject to the Owner and the Building Official's review and approval subject to recommendation by the Construction Manager. Submit Inspector's current resume and qualifications with proposal. All tests and inspections must be performed under the supervision of a registered professional Civil Engineer. Consultant must indicate if inspectors are employees of the firm or are subcontracted. Provide Inspector's and Project Manager's resumes.

2.5. Inspectors' Certifications and Licenses

Concrete, masonry, steel inspectors and any other general building work must be certified by ICC. Concrete field technicians must be certified by ICC. Special welding inspectors must be Certified by AWS-CWI. Provide a copy of the Inspector's Certifications and licenses demonstrating compliance with the requirements stated above.

2.6. Meetings

From time to time, it may be necessary for the inspector to attend a weekly meeting with the Contractor and Construction Manager. This will only occur if it does not interfere with mandatory Inspections.

2.7. Performance of Work

Inspections and on-site testing services will be monitored and coordinated by the Construction Manager. The consultant will be given a twenty-four (24) hour notice of the need of service. However, there are to be no charges for cancellations before 4:00 p.m. the previous day.

The Consultants personnel will perform work only on task directed by the Construction Manager. Inspection identification and report format, which must be strictly adhered to, will be provided by the Construction Manager.

2.8. Special Consideration

The Consultant shall include all of the following considerations when submitting their proposal:

- 2.8.1. Inspection and Materials Testing for the Geotechnical work will be provided under this contract.
- 2.8.2. The Consultant shall be responsible, inclusive within the hourly rate, for all travel and per diem costs incurred during the course of performance of the scope of services within a 100 mile radius from the Project location. Travel and associated per diem costs required for performing Project related testing and inspection beyond the 100 mile radius shall be reimbursed by the contractor who necessitated the work.
- 2.8.3. The regular work hours are eight (8) hour days, Monday through Friday. Work shall not commence prior to 8:00 a.m. If overtime is required, the inspector shall obtain prior authorization from the Owner.
- 2.8.4. The use of separate consultants and/or rental equipment is subject to pre-approval by the Construction Manager.
- 2.8.5. Services for the Project are expected to be provided on a continual and on an intermittent basis. Revisions to the schedule and/or work sequences not altering the basis duration of the performance of designated work will not be cause for additional fees.
- 2.8.6. Acceptable charges will be for actual time of work on the Project site or at a fabricator's facility only. Standard hourly minimums as sometime employed by the Industry will not be allowed. Time for travel will not be allowed. Hourly rate includes full compensation for furnishing all labor, tools, equipment, materials and incidentals.

2.9. Project Schedule

The project is estimated to begin construction in November 2016 and to be fully complete in 33 months.

The project will be completed in phases to allow (i) completion of the new Aquatic & Recreation Center prior to demolition and modification to the areas now comprised of the existing swimming pool center and auditorium, and (ii) completion of the new children's playground prior to demolition and park improvements in the location of the existing children's playground.

A phasing diagram of the project depicting the extent and sequencing of the phases is included in Appendix "B".

3. SERVICES PROVIDED BY OWNER

3.1. Site Access

3.1.1. To the extent possible, the Owner will make all areas of the Work available to the Consultant.

3.2. Documents Provided

3.2.1. The Owner will make available all relevant data in its possession that pertain to the Project. Owner assumes no responsibility with respect to the sufficiency or accuracy of any information provided. The Consultant shall be responsible for evaluation of all information provided by the Owner.

3.2.2. Each firm registering on the City's PlanetBids Bid Management System with intent to submit a proposal for Deputy Inspection Services will be able to download Drawings and Specifications for the Project. A list of Project Drawings, Specifications and Geotechnical Report is provided herein (see Appendix "F").

4. INSTRUCTIONS

4.1. RFP Schedule

Tentative Dates:

- | | |
|-----------------------------------|---|
| ▪ Release of RFP document | August 19 th 2016 |
| ▪ Last day for all inquiries | August 23 rd 2016 at 4P.M. PST |
| ▪ City responses to all inquiries | August 30 th 2016 |
| ▪ Deadline to Submit Proposals | Sept 9 th at 4 P.M. PST |
| ▪ City review of Proposals | Sept 16 th 2016 |
| ▪ Notification of Contract Award | October 17 th 2016 |

4.2. Proposal Submissions

- a. Proposals must be submitted through the PlanetBids Bid Management System (<http://bit.ly/2bIEyz0>). Bids not submitted online in PlanetBids will not be accepted.
- b. Proposals shall address all requirements including all forms, documents, insurance certifications, etc.
- c. Proposals are required to be transmitted electronically through the City's on-line PlanetBids Bid Management system no later than **September 9th 2016 at 4 P.M. PST.**
- d. Proposals not entered prior to the bid deadline will be considered non responsive. Plan accordingly to allow enough time to submit all the information- time extensions will not be considered as a result of inadequate time allotted to start entering the information in the system.

The Proposer is solely responsible for "on time" submission of their electronic proposal via PlanetBids through the following link: <http://bit.ly/2bIEyz0>. The City will only consider proposals that have been transmitted successfully and have been issued an e-bid confirmation number with a time stamp from the PlanetBids Bid Management System indicating that proposal was submitted successfully. Proposer shall be solely responsible for informing itself with respect to the proper utilization of the bid management system, for ensuring the capability of their computer system to upload the required documents, and for the stability of their internet service. Failure of the proposer to successfully submit an electronic proposal shall be at the Proposer's sole risk and no relief will be given for late and/or improperly submitted proposals.

Proposers experiencing any technical difficulties with the proposal submission process may contact PlanetBids at (818) 992-1771. Neither the City, nor PlanetBids, makes any guarantee as to the timely availability of assistance, or assurance that any given problem will be resolved by the submission deadline.

4.3. General Terms and Conditions

Cancellation

The City of West Hollywood reserves the right to modify, amend, revise or cancel this RFP at any time. Receipt and evaluation of Proposals does not obligate the City to request proposals or award a contract

Acceptance or Rejection of Proposals

Any Proposals received prior to the date and time specified for receipt of proposals may be withdrawn or modified within PlanetBids up to bid deadline. The cost of

preparing any responses to the RFP shall be borne by the respondents and shall not be reimbursed by the City.

Universal Access and Non-Discrimination in Employment

The City of West Hollywood has a long history of commitment to providing accessible programs and services to all citizens. In connection with the performance of this project, any retained consultant, firm or team agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified solely because of race, color, religion, national origin, gender, gender variance, age, military status, sexual orientation, marital status, or physical or mental disability; and the consultant, firm or team further agrees to insert the foregoing provision in all subcontracts hereunder.

Verification of Information

Proposers of the RFPs are hereby notified that the City will rely on accuracy and completeness of all information provided in making a list of qualified consultants and/or request of consultants to submit additional information. Proposers of RFPs are urged to carefully review all information provided to ensure, clarity, accuracy, and completeness of such information. As the City deems necessary and appropriate in its sole discretion, the City reserves the right to make any inquiries or other follow-up required to verify the information provided.

Proposers of the RFPs are urged to advise references of the information that will be pursued from the reference about the reference's experience with the Proposer on previous projects. A total of three references will be required to perfect this component of the RFP submittal.

Communications Regarding the Request for Proposals

If a Proposer is in doubt as to the true meaning or intent of any part of the RFP or discovers discrepancies in, or omissions from the RFP, she/he may submit a written request via PlanetBids for interpretation or a correction thereof by the City.

Non-Commitment of City

This Request for Proposals does not commit the City to award a Contract, to pay any costs incurred in the preparation of qualifications for this request, or to procure or contract services.

Confidentiality

Prior to a determination of recommending a Contractor for selection, all Proposals will be designated confidential to the extent permitted by the California Public Records Act. Once City staff has completed the selection process, all submittals

shall become a matter of public record subject to disclosure, with the exception of those elements of each proposal that are identified by the Contractor as business or trade secrets and plainly marked as “Trade Secret”, “Confidential” or “Proprietary” and determined by the City to be exempt from disclosure under the Public Records Act. Each element of a qualifications proposal that the Contractor desires not to be considered a public record must be clearly marked as set forth above. If disclosure is required under the California Public Records Act or otherwise by law, the City will make an independent determination and retain the confidentiality to the extent permitted by the Public Records Act.

Standard Basic Contract

The Consultant to whom the project is awarded following the bid process will be required to comply with the City’s standard contract requirements set forth in **APPENDIX “A” – SAMPLE BASIC CONTRACT** including the following sections:

- **LIVING WAGE ORDINANCE:** The CONTRACTOR shall abide by the provisions of the West Hollywood Living Wage Ordinance. During the term of this Agreement, the CONTRACTOR shall keep on file sufficient evidence of its employee compensation to enable verification of compliance with the West Hollywood Living Wage Ordinance.
- **EQUAL BENEFITS ORDINANCE, No. 03-662:** The CONTRACTOR shall abide by the provisions of the West Hollywood Equal Benefits Ordinance. During the term of this Agreement, the CONTRACTOR shall keep on file sufficient evidence of its employee compensation and any applicable benefits packages, as those benefits relate to the coverage of the domestic partners of contractor's employees, which shall include; bereavement leave; family medical leave, and health insurance benefits, to enable verification of compliance with the West Hollywood Equal Benefits Ordinance.
- **RESTRICTIONS: Arab League Boycott of Israel.** The CONTRACTOR hereby affirms it does not honor the Arab League Boycott of Israel.

4.4. Inquiries

Inquiries related to this RFP shall be addressed, in writing via PlanetBids. The last day for inquiries to be submitted to the City is **August 23rd, 2016 at 4 P.M. PST**. Responses will be provided by **August 30th, 2016**. Responses will be posted on PlanetBids. City responses will be posted on a timely basis so Proposers are encouraged to submit questions or requests for clarifications early in the process.

4.5. Evaluation Criteria and Selection Process

All proposals must contain all information requested in this RFP and be submitted by **September 9th, 2016 at 4 P.M. PST** to be considered.

An Evaluation Committee (“Committee”), consisting of the Owner Staff, Construction Manager, and Architect, will review and evaluate all submitted proposals. The Owner reserves the right, after reviewing the responses to the Request for Proposals, to reject any and all responses, to waive any nonmaterial irregularities in the responses and to request supplemental information from the Consultants. Selection will be based on responsiveness to RFP, work experience, referrals by owners, architects, and construction managers, resumes of key personnel and proposed fee and rate schedules.

CRITERIA for AWARD will be as follows:

4.5.1. Resume of Inspector(s)	20%
4.5.2. Resume of Project Manager	10%
4.5.3. Proposers’ Qualifications/Experience	15%
4.5.4. Unit Cost Pricing	<u>55%</u>
TOTAL	100%

4.6. Proposal

4.6.1. Experience

Prospective Consultant must demonstrate the following recent experience (Complete Attachment “C” – Firm Qualifications)

- 4.6.1.1. Have the proper licenses in good standing and have never had their licenses revoked;
- 4.6.1.2. Have never been disqualified or terminated from any previous projects;
- 4.6.1.3. Since January 1, 2010, have provided material testing and inspection services on at least four (4) building construction projects, each having an in-place value of at least \$50,000,000 (Fifty Million Dollars) AND which satisfy all of the following criteria:
 - a. At least two (2) of the projects must have been concrete structure;
 - b. All projects must have been built of Construction Type I-A one (1) hour of Fire Resistive Construction per UBC, that consisted of structural steel, and/ or concrete structural framing;
 - c. All projects must have been constructed in California;

4.6.1.4. Proposed Inspectors have acted as Inspectors on at least two (2) project following the same criteria outlined in item 4 above which must have been completed for the prospective Consultant;

4.6.1.5. Proposed Project Manager has acted as Project Manager on at least two (2) projects following the same criteria outlined in item 4 above which must have been completed for the Prospective Consultant; and

4.6.1.6. Are presently not disqualified from performing work for any contracting entity.

4.6.2. Provide a listing of project and references that respond to the above criteria only and by using the attached form (Attachment “D” – Firm Experience – Completed Projects). Provide a minimum of four (4) project, but not more than ten (10) projects. **Do not provide a standardized listing of all projects completed by your firm.**

4.6.3. **The Proposal must consist of the following items listed below:**

- a. APPENDIX “C” – “Firm Qualifications”
- b. APPENDIX “D” – “Firm Experience – Completed Projects”
- c. APPENDIX “E” – “Inspection and Testing Lab Services Worksheet.” (Please include the worksheet as pdf pages in your proposal submittal.)
- d. Resumes of all proposed Inspectors for the project documenting each Inspector’s qualifications, certifications and licenses.
- e. Resume of the proposed Project Manager
- f. Please be sure to include the name, address and phone number of primary contact person responding to RFP

The sum total of the fully completed Attachment “E” – Inspection and Testing Lab Services Worksheet shall represent the firm’s lump sum proposal fee for the project. Hourly unit costs identified in the detailed cost breakdown in Attachment “E” shall include all field observations, testing and inspection, report writing, on-site meetings, travel, reimbursable expenses (such as reprographics, reproduction, photographs, telephone, mileage), overhead and profit.

4.7. Revisions to the RFP

Any revisions to the RFP document made by the City will be made available on the PlanetBids Bid Management System. Thus, prospective proposers shall ensure to check PlanetBids periodically so as to avail themselves to any notifications of changes.

5. SUPPORTING DOCUMENTATION

5.1. 100% Construction Documentation

The 100% set of Construction Documentation can be viewed and downloaded by visiting <http://bit.ly/2btOPe7>.

5.2. Soils Report (draft)

The draft of the Geotechnical Report for the project and the site can be viewed and downloaded by visiting <http://bit.ly/2bz63rH>.

ATTACHMENT A

SAMPLE BASIC AGREEMENT

This Agreement is made on this #th day of Month, 2007, at West Hollywood, California, by and between the City of West Hollywood, a municipal corporation, 8300 Santa Monica Boulevard, West Hollywood, California 90069 (hereinafter referred to as the "CITY") and XYZ Corporation, 1500 Main Street, City CA 90000 (hereinafter referred to as the "CONTRACTOR").

RECITALS

- A. The CITY proposes to contract for professional services as outlined below;
- B. The CONTRACTOR is willing to perform such services and has the necessary qualifications by reason of experience, preparation, and organization to provide such services;
- C. NOW, THEREFORE, the CITY and the CONTRACTOR, mutually agree as follows:
 - **SERVICES.** The CONTRACTOR shall perform those services set forth in "Exhibit A," which is attached hereto and incorporated herein by reference.
 - **TERM OF AGREEMENT.** The term of this contract shall commence upon execution by both parties and shall expire on _____, 20__ unless extended in writing in advance by both parties.
 - **TIME OF PERFORMANCE.** The services of the CONTRACTOR are to commence upon receipt of a notice to proceed from the CITY and shall continue until all authorized work is completed to the CITY's satisfaction, in accordance with the schedule incorporated in "Exhibit A," unless extended in writing by the CITY.
 - **PAYMENT FOR SERVICES.** The CONTRACTOR shall be compensated in an amount not to exceed \$#,##0 for services provided pursuant to this Agreement as described in "Exhibit A." Compensation shall under no circumstances be increased except by written amendment of this Agreement. The CONTRACTOR shall be paid within thirty (30) days of presentation of an invoice to the CITY for services performed to the CITY's satisfaction. The CONTRACTOR shall submit invoices monthly describing the services performed, the date services were performed, a description of reimbursable costs, and any other information requested by the CITY.
 - **CONTRACT ADMINISTRATION.**
 - .1. **The CITY's Representative.** Unless otherwise designated in writing, (City Staff Person) shall serve as the CITY's representative for the

administration of the project. All activities performed by the CONTRACTOR shall be coordinated with this person.

- .2. **Manager-in-Charge.** For the CONTRACTOR, S. Jones shall be in charge of the project on all matters relating to this Agreement and any agreement or approval made by her/him shall be binding on the CONTRACTOR. The Manager-in-Charge shall not be replaced without the written consent of the CITY.
- .3. **Responsibilities of the CITY.** The CITY shall provide all relevant documentation in its possession to the CONTRACTOR upon request in order to minimize duplication of efforts. The CITY's staff shall work with the CONTRACTOR as necessary to facilitate performance of the services.
- .4. **Personnel.** The CONTRACTOR represents that it has or will secure at its own expense all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by the CONTRACTOR or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. The CONTRACTOR reserves the right to determine the assignment of its own employees to the performance of the CONTRACTOR's services under this Agreement, but the CITY reserves the right, for good cause, to require the CONTRACTOR to exclude any employee from performing services on the CITY's premises.

▪ **TERMINATION.**

- .1. **Termination for Convenience.** Either party may terminate this Agreement without cause and in its sole discretion at any time by giving the other party thirty (30) days' written notice of such termination. In the event of such termination, the CONTRACTOR shall cease services as of the date of termination and shall be compensated for services performed to the CITY's satisfaction up to the date of termination.
- .2. **Termination for Cause.** All terms, provisions, and specifications of this Agreement are material and binding, and failure to perform any material portion of the work described herein shall be considered a breach of this Agreement. Should the Agreement be breached in any manner, the CITY may, at its option, terminate the Agreement not less than five (5) days after written notification is received by the CONTRACTOR to remedy the violation within the stated time or within any other time period agreed to by the parties. In the event of such termination, the CONTRACTOR shall be responsible for any additional costs incurred by the CITY in securing the services from another contractor.

- **INDEMNIFICATION.** Contractor shall indemnify and hold harmless City from and against all liability arising out of or in connection with Contractor's negligent or wrongful acts, errors or omissions in the performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement. In the event that City is named as a party defendant in a lawsuit alleging injury as a result of Contractor's negligent or wrongful performance under this Agreement, Contractor shall defend City with counsel approved by CITY, which approval will not be unreasonably withheld, and bear responsibility for attorney's fees, expert fees and all other costs and expenses of litigation. Should conflict of interest principles preclude a single lawyer from representing both City and Contractor, or should City otherwise find Contractor's legal counsel unacceptable, then Contractor shall reimburse the City its costs of defense, including without limitation reasonable attorney's fees, expert fees and all other costs and expenses of litigation. Contractor shall promptly pay any final, non-appealable judgment rendered against the CITY. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California but the indemnity obligation will exclude such loss or damage which is determined to be caused by the sole negligence or willful misconduct of the City. The obligations established by this paragraph will survive termination of this Agreement.

For purposes of this paragraph:

- City means the City Council and its subordinate bodies, elected and appointed City officials and officers, City employees and authorized agents and volunteers of the City.
- Liability means any claims or causes of action raised or asserted by, damage to, loss or expense incurred by or judgments rendered in favor of persons or entities not a party to this Agreement.
- The types of damages included within this indemnity obligation include, but are not limited to, personal injury, bodily injury, death, loss of use, and damage to or loss of real and personal property.
- The indemnity obligation of this paragraph includes all forms of negligent acts, errors and omissions, wrongful behavior and willful misconduct (including but not limited to breaches of professional standards of care, if applicable, and breach of contract) by Contractor and any of its officers, agents employees and subcontractors.

▪ **INSURANCE REQUIREMENTS.**

.1. The CONTRACTOR, at the CONTRACTOR's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

.1.1. **Workers' Compensation Coverage.** The CONTRACTOR shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for its employees in accordance with the laws of the State of California. In addition, the CONTRACTOR shall require any and every subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against the CITY, its officers, agents, employees, and volunteers for losses arising from work performed by the CONTRACTOR for City.

This provision shall not apply if the CONTRACTOR has no employees performing work under this Agreement. If the CONTRACTOR has no employees for the purposes of this Agreement, the CONTRACTOR shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto and incorporated herein by reference as "Exhibit B."

.1.2. **General Liability Coverage.** The CONTRACTOR shall maintain commercial general liability insurance in an amount of not less than five million dollars (\$5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

.1.3. **Automobile Liability Coverage.** The CONTRACTOR shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the CONTRACTOR arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million

dollars (\$1,000,000) combined single limit for each occurrence. If CONTRACTOR or CONTRACTOR's employees will use personal autos in any way on this project, CONTRACTOR shall obtain evidence of personal auto liability coverage for each such person.

.1.4. **Professional Liability Coverage.** The CONTRACTOR shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from the CONTRACTOR's operations under this Agreement, whether such operations be by the CONTRACTOR or by its employees, subcontractors, or subconsultants. The amount of this insurance shall not be less than five million dollars (\$5,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by City. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage applicable to the work performed under this agreement shall be continued for three (3) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this agreement.

.2. **Endorsements.** Each general liability and automobile liability insurance policy shall be issued by insurers possessing a Best's rating of no less than A-:VII. Each general liability and automobile liability insurance policies shall be endorsed with the specific language of Section 8.2.1 below. CONTRACTOR also agrees to require all contractors, and subcontractors to do likewise.

.2.1. "The CITY, its' elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONTRACTOR, including materials, parts, or equipment furnished in connection with such work or operations."

.2.2. This policy shall be considered primary insurance as respects the CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by the CITY,

including any self-insured retention the CITY may have, shall be considered excess insurance only and shall not contribute with this policy.

- .2.3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
 - .2.4. Notwithstanding the provisions included in any of the ISO Additional Insured Endorsement forms, CONTRACTOR acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amounts of coverage required. Any insurance proceeds available to the CITY in excess of the limits and coverage required in this agreement and which is applicable to a given loss will be available to the CITY.
 - .2.5. The insurer waives all rights of subrogation against the CITY, its elected or appointed officers, officials, employees, or agents regardless of the applicability of any insurance proceeds, and agrees to require all subcontractors to do likewise.
 - .2.6. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents, or volunteers.
 - .2.7. The insurance provided by this policy shall not be suspended, voided or reduced in coverage or in limits except after thirty (30) days' written notice has been submitted to the CITY and approved of in writing, except in the case of cancellation, for which ten (10) days' written notice shall be provided.
 - .2.8. Contractor agrees to provide immediate notice to City of any claim or loss against Contractor arising out of the work performed under this agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.
- .3. **Self Insured Retention/Deductibles.** All policies required by this Agreement shall allow City, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the Owner (as the named insured) should Owner fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director.

Owner understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by Owner as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should City pay the SIR or deductible on Owner's behalf upon the Owner's failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, City may include such amounts as damages in any action against Owner for breach of this Agreement in addition to any other damages incurred by City due to the breach."

- .4. **Certificates of Insurance.** The CONTRACTOR shall provide certificates of insurance with original endorsements to the CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the CITY at all times during the term of this Agreement. The CONTRACTOR shall provide written evidence of current automobile coverage to comply with the automobile insurance requirement.
 - .5. **Failure to Procure Insurance.** Failure on the part of the CONTRACTOR to procure or maintain required insurance shall constitute a material breach of contract under which the CITY may terminate this Agreement pursuant to Section 6.2 above.
- **ASSIGNMENT AND SUBCONTRACTING.** The parties recognize that a substantial inducement to the CITY for entering into this Agreement is the professional reputation, experience, and competence of the CONTRACTOR. Assignments of any or all rights, duties, or obligations of the CONTRACTOR under this Agreement will be permitted only with the express consent of the CITY. The CONTRACTOR shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of the CITY. If the CITY consents to such subcontract, the CONTRACTOR shall be fully responsible to the CITY for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between the CITY and subcontractor nor shall it create any obligation on the part of the CITY to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.
 - **COMPLIANCE WITH LAWS, CODES, ORDINANCES, AND REGULATIONS.** The CONTRACTOR shall use the standard of care in its profession to comply with all applicable federal, state, and local laws, codes, ordinances, and regulations.

- .1. **Taxes.** The CONTRACTOR agrees to pay all required taxes on amounts paid to the CONTRACTOR under this Agreement, and to indemnify and hold the CITY harmless from any and all taxes, assessments, penalties, and interest asserted against the CITY by reason of the independent contractor relationship created by this Agreement. In the event that the CITY is audited by any Federal or State agency regarding the independent contractor status of the CONTRACTOR and the audit in any way fails to sustain the validity of a wholly independent contractor relationship between the CITY and the CONTRACTOR, then the CONTRACTOR agrees to reimburse the CITY for all costs, including accounting and attorneys' fees, arising out of such audit and any appeals relating thereto.
 - .2. **Workers' Compensation Law.** The CONTRACTOR shall fully comply with the workers' compensation law regarding the CONTRACTOR and the CONTRACTOR's employees. The CONTRACTOR further agrees to indemnify and hold the CITY harmless from any failure of the CONTRACTOR to comply with applicable workers' compensation laws. The CITY shall have the right to offset against the amount of any compensation due to the CONTRACTOR under this Agreement any amount due to the CITY from the CONTRACTOR as a result of the CONTRACTOR's failure to promptly pay to the CITY any reimbursement or indemnification arising under this Section.
 - .3. **Licenses.** The CONTRACTOR represents and warrants to the CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of the CONTRACTOR to practice its profession. The CONTRACTOR represents and warrants to the CITY that the CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of the CONTRACTOR to practice its profession. The CONTRACTOR shall maintain a City of West Hollywood business license, if required under CITY ordinance.
- **CONFLICT OF INTEREST.** The CONTRACTOR confirms that it has no financial, contractual, or other interest or obligation that conflicts with or is harmful to performance of its obligations under this Agreement. The CONTRACTOR shall not during the term of this Agreement knowingly obtain such an interest or incur such an obligation, nor shall it employ or subcontract with any person for performance of this Agreement who has such incompatible interest or obligation.
 - **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY.** The CONTRACTOR represents and agrees that it does not and will not

discriminate against any employee or applicant for employment because of race, religion, color, national origin, sex, sexual orientation, gender identity, political affiliation or opinion, medical condition, or pregnancy or pregnancy-related condition. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religion, color, national origin, sex, sexual orientation, gender identity, political affiliation or opinion, medical condition, or pregnancy or pregnancy-related condition. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to include in all solicitations or advertisements for employment and to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

- **RESTRICTIONS: Arab League Boycott of Israel.** The CONTRACTOR hereby affirms it does not honor the Arab League Boycott of Israel.
- **RECORDS AND AUDITS.** The CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by the CITY or any authorized representative. All records shall be made available at the request of the CITY, with reasonable notice, during regular business hours, and shall be retained by the CONTRACTOR for a period of three years after the expiration of this Agreement.
- **OWNERSHIP OF DOCUMENTS.** It is understood and agreed that the CITY shall own all documents and other work product of the CONTRACTOR, except the CONTRACTOR's notes and workpapers, which pertain to the work performed under this Agreement. The CITY shall have the sole right to use such materials in its discretion and without further compensation to the CONTRACTOR, but any re-use of such documents by the CITY on any other project without prior written consent of the CONTRACTOR shall be at the sole risk of the CITY. The CONTRACTOR shall at its sole expense provide all such documents to the CITY upon request.
- **INDEPENDENT CONTRACTOR.** The CONTRACTOR is and shall at all times remain as to the CITY a wholly independent CONTRACTOR. Neither the CITY nor any of its agents shall have control over the conduct of the CONTRACTOR or any of the CONTRACTOR's employees or agents, except as herein set forth. The CONTRACTOR shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of the CITY. The CONTRACTOR shall have no power to

incur any debt, obligation, or liability on behalf of the CITY or otherwise act on behalf of the CITY as an agent.

- **NOTICE.** All Notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose.

Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address.

CITY OF WEST HOLLYWOOD
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216

Attention: _____

CONTRACTOR: XYZ Corporation
1500 Main Street
City, CA 90000

Attention: _____

- **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of California.
- **ENTIRE AGREEMENT; MODIFICATION.** This Agreement supersedes any and all other agreements, either oral or written, between the parties, and contains all of the covenants and agreements between the parties. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein. Any agreement, statement, or promise not contained in the Agreement, and any modification to the Agreement, will be effective only if signed by both parties.

- **WAIVER.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this agreement. Payment of any invoice by the CITY shall not constitute a waiver of the CITY's right to obtain correction or replacement of any defective or noncompliant work product.
- **EXECUTION.** This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.
- **AUTHORITY TO ENTER AGREEMENT.** The CONTRACTOR has all requisite power and authority to conduct its business and to execute, deliver, and perform this Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

IN WITNESS WHEREOF, the parties have executed this Agreement the #th day of Month, 2007.

CONTRACTOR: XYZ Corporation

J. Smith, President

CITY OF WEST HOLLYWOOD:

Department Director

Paul Arevalo, City Manager

ATTEST:

Yvonne Quarker, City Clerk

**Sample Basic Contract
Exhibit A**

Scope of Services:

Time of Performance:

Special Payment Terms:

**Sample Basic Contract
Exhibit B**

Certificate of Exemption from Workers' Compensation Insurance

TO: City of West Hollywood
SUBJECT: Sole Proprietor/Partnership/Closely Held Corporation with No Employees

Please let this memorandum notify the City of West Hollywood that I am a

- sole proprietor
- partnership
- nonprofit organization
- closely held corporation

and do not have any employees whose employment requires me to carry workers' compensation insurance. Therefore, I do not carry worker's compensation insurance coverage.

Contractor Signature _____

Printed Name of Contractor _____

Date _____

ATTACHMENT B

PROJECT INFORMATION DIAGRAMS

The following diagrams and illustrative information is referenced in section 2, "Project Information."

WEHO PARK PHASE II
EXISTING AERIAL SITE MAP



WEHO PARK PHASE II DESIGN SITE PLAN



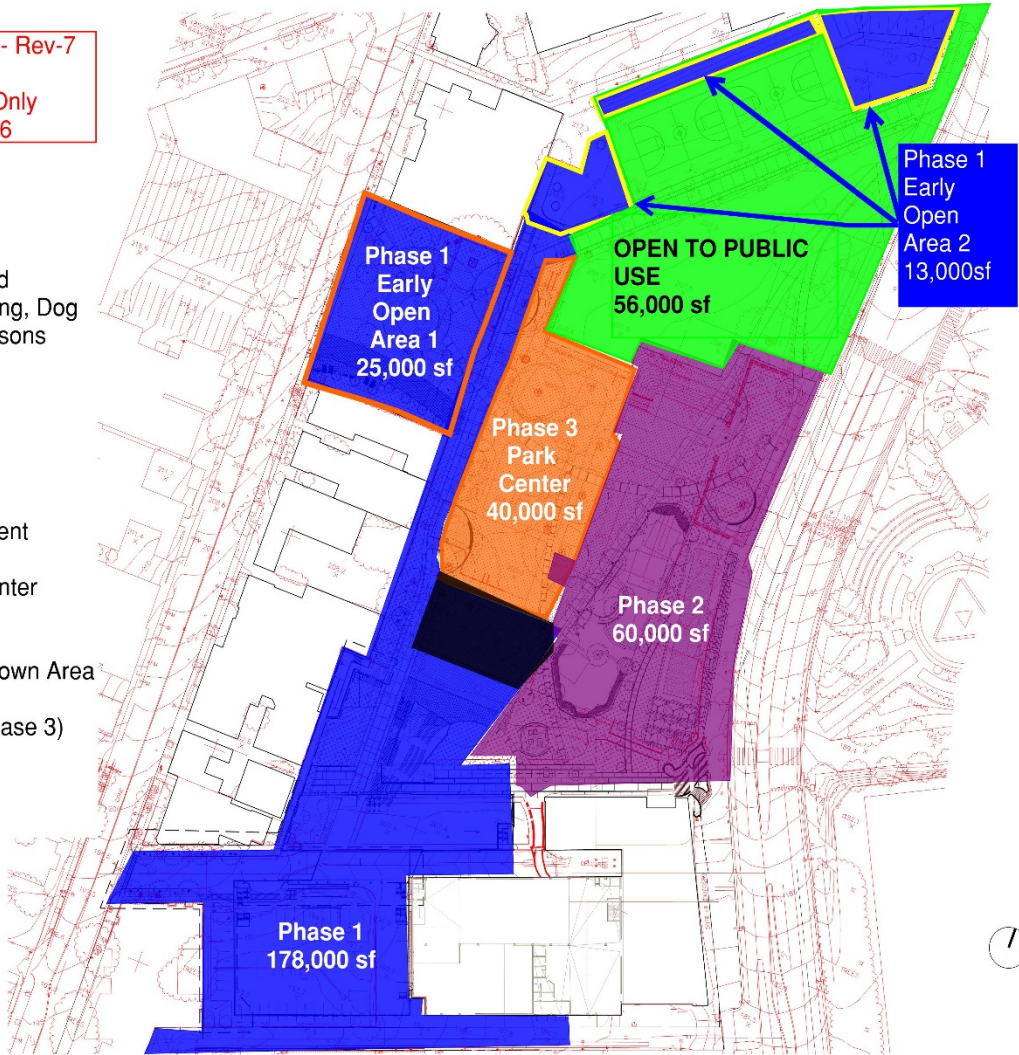
SITE PLAN



PROJECT PHASING

WHPII- Draft Phasing Plan- Rev-7
Three Phases
For Discussion Purposes Only
Prepared by Heery- 2/23/16

- Phase 1
New Aquatics and Recreation Building, Dog Park, and Robertsons Common
- Phase 2
New Playground and Aids Monument
- Phase 3 Park Center
- Contractor Lay Down Area
All Phases
(Developed in Phase 3)



EXISTING CONDITIONS OVERLAY ON PROPOSED CONDITIONS 1

LEPA
 L E P A
 LANDSCAPE ARCHITECTS
 1111 CALIFORNIA STREET, SUITE 1100
 WEST HOLLYWOOD, CALIFORNIA 90069
 TEL: (310) 341-1111
 FAX: (310) 341-1112

PROS CLEMENTE HALE STUDIOS
 ARCHITECTS
 1111 CALIFORNIA STREET, SUITE 1100
 WEST HOLLYWOOD, CALIFORNIA 90069
 TEL: (310) 341-1111
 FAX: (310) 341-1112

West Hollywood Park Phase 2
 9700 Le Conte Avenue
 West Hollywood, CA 90069
 City of West Hollywood

DATE	NOV 11 2015
SCALE	AS SHOWN
DRAWN BY	W.H.S.
CHECKED BY	W.H.S.
DATE	NOV 11 2015

PHASING DIAGRAM

ATTACHMENT C
FIRM QUALIFICATIONS

1. Acknowledgment of Addenda

1.1 Consultant acknowledges the following Addenda _____

2. Experience

2.1 Has your firm ever had your license(s) revoked? o yes o no

2.2 Has your firm ever been disqualified or terminated from any previous projects?
o yes o no

2.3 Since January 1, 2011, has your firm been involved with the following:

2.3.1 Provided services on at least four (4) projects over \$50,000,000: o yes o no

2.3.1.1 One (1) concrete and steel framed, multi-story building: o yes o no

2.3.1.2 Two (2) projects institutional or public client: o yes o no

2.3.1.3 Construction Type I or II, one hour: o yes o no

2.4 Proposed Inspectors have performed on at least two (2) of the projects noted above and listed in “Experience – Completed Projects” o yes o no

2.5 Proposed Project Manager has managed as Project Manager on at least two (2) of the projects noted above and listed in “Experience – Completed Projects” o yes o no

3. Insurance

3.1 Is your firm able to obtain all Insurance required in Attachment A – Sample Basic Agreement - Section 8.0 - Insurance Requirements? o yes o no

3.2 Is your firm able to obtain Special Endorsement Insurance required in Attachment A – Sample Basic Agreement - Section 8.2 - Endorsements?
o yes o no

4. Cost Proposal (Post from Work Sheets Attachment “F” – Inspection and Testing Lab Services)

4.1 Inspection	<u>Hours</u>	<u>Rate</u>	<u>Extension</u>
4.1.1 Earthwork	_____	@ _____	= _____
4.1.2 Below Grade Utilities	_____	@ _____	= _____
4.1.3 Concrete	_____	@ _____	= _____
4.1.4 Steel/Welding	_____	@ _____	= _____
4.1.5 Masonry	_____	@ _____	= _____
4.1.6 Dowel/Anchor	_____	@ _____	= _____
4.1.7 Post-Tensioning	_____	@ _____	= _____

4.1.8	Curtainwall Mock-up	_____	@	_____	=	_____
4.1.9	Curtainwall Field Installation	_____	@	_____	=	_____
4.1.10	Flooring Systems	_____	@	_____	=	_____
4.1.11	Ceiling Systems	_____	@	_____	=	_____
4.1.12	Other _____	_____	@	_____	=	_____

INSPECTION SERVICES SUBTOTAL: _____

4.2 Material Testing	<u>Units</u>		<u>Rate</u>		<u>Extension</u>
4.2.1 Earthwork	_____	@	_____	=	_____
4.2.2 Concrete	_____	@	_____	=	_____
4.2.3 Masonry	_____	@	_____	=	_____
4.2.4 Dowel/Anchor	_____	@	_____	=	_____
4.2.5 Curtainwall Mock-up	_____	@	_____	=	_____
4.2.6 Other _____	_____	@	_____	=	_____

MATERIAL TESTING SUBTOTAL: _____

4.3 Reimbursable Expenses						
4.3.1	Report Preparation and Distribution	_____	@	_____	=	_____
	(Explain) _____					
4.3.2	Mileage	_____	@	_____	=	_____
	(Explain) _____					
4.3.3	Other _____	_____	@	_____	=	_____

REIMBURSABLE EXPENSES SUBTOTAL: _____

COST PROPOSAL SUMMARY	
INSPECTION SERVICES SUBTOTAL:	_____
MATERIALS TESTING SUBTOTAL:	_____
REIMBURSABLE EXPENSES SUBTOTAL:	_____
TOTAL COST PROPOSAL:	=====

ATTACHMENT D

FIRM EXPERIENCE
COMPLETED PROJECTS (1 of 4)

Project Data

Name and Location/Address: _____

Project Description (type of construction, number of levels, etc.): _____

Scope of Services (type of inspection and/or testing): _____

Construction Value/Amount: _____

Consultant's Contract Value/Amount: _____

Public Bid: _____ "Partnering": _____ Contract Completion Date: _____
yes/no yes/no

Owner Data

Name of Entity and Location/Address: _____

Contact Person: _____ Telephone: _____

Design Professional Data

Architect (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Structural Engineer (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Management Data

Construction Manager (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

FIRM EXPERIENCE
COMPLETED PROJECTS (2 of 4)

Project Data

Name and Location/Address: _____

Project Description (type of construction, number of levels, etc.): _____

Scope of Services (type of inspection and/or testing): _____

Construction Value/Amount: _____

Consultant's Contract Value/Amount: _____

Public Bid: _____ "Partnering": _____ Contract Completion Date: _____
yes/no yes/no

Owner Data

Name of Entity and Location/Address: _____

Contact Person: _____ Telephone: _____

Design Professional Data

Architect (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Structural Engineer (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Management Data

Construction Manager (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

FIRM EXPERIENCE
COMPLETED PROJECTS (3 of 4)

Project Data

Name and Location/Address: _____

Project Description (type of construction, number of levels, etc.): _____

Scope of Services (type of inspection and/or testing): _____

Construction Value/Amount: _____

Consultant's Contract Value/Amount: _____

Public Bid: _____ "Partnering": _____ Contract Completion Date: _____
yes/no yes/no

Owner Data

Name of Entity and Location/Address: _____

Contact Person: _____ Telephone: _____

Design Professional Data

Architect (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Structural Engineer (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Management Data

Construction Manager (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

FIRM EXPERIENCE
COMPLETED PROJECTS (4 of 4)

Project Data

Name and Location/Address: _____

Project Description (type of construction, number of levels, etc.): _____

Scope of Services (type of inspection and/or testing): _____

Construction Value/Amount: _____

Consultant's Contract Value/Amount: _____

Public Bid: _____ "Partnering": _____ Contract Completion Date: _____
yes/no yes/no

Owner Data

Name of Entity and Location/Address: _____

Contact Person: _____ Telephone: _____

Design Professional Data

Architect (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Structural Engineer (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

Management Data

Construction Manager (Firm Name and Location/Address): _____

Contact Person: _____ Telephone: _____

ATTACHMENT E

INSPECTION AND LAB TESTING WORKSHEET

This can be viewed in the PlanetBids system under the Documents and Attachments tab at <http://bit.ly/2bIEyz0>.

Please include a copy of the completed worksheet as a pdf copy in your submittal/response document.

ATTACHMENT F

PROJECT DRAWING, SPECIFICATION LIST AND GEOTECHNICAL REPORT

The following is a list of the Construction Documents. These Drawings and Specifications are provided to assist the Consultant in compiling a proposal for the Project and are not to be construed as the final "FOR CONSTRUCTION" set, which will be issued to the Consultant at the commencement of the work.

DRAWINGS**GENERAL**

	COVER
G0.01-1	SHEET INDEX
	GENERAL
G0.02	INFORMATION
G1.11	SITE PLAN
G2.01	EGRESS ANALYSIS FIRST FLOOR PLAN
G2.02	EGRESS ANALYSIS SECOND FLOOR PLAN
G2.03	EGRESS ANALYSIS THIRD FLOOR PLAN
G2.04	EGRESS ANAYASIS THIRD FLOOR PLAN
G2.05	EGRESS ANALYSIS FIFTH FLOOR PLAN

CIVIL

C0.00	GENERAL NOTES, ABBREVIATIONS, LEGEND, AND SHEET INDEX
C0.01	EXISTING CONDITIONS PLAN
C0.02	EXISTING CONDITIONS PLAN
C0.03	EXISTING CONDITIONS PLAN
C0.04	EXISTING CONDITIONS PLAN
C1.01	DEMOLITION PLAN
C1.02	DEMOLITION PLAN
C1.03	DEMOLITION PLAN
C1.04	DEMOLITION PLAN
C2.01	PRECISE GRADING PLAN
C2.02	PRECISE GRADING PLAN
C2.03	PRECISE GRADING PLAN
C2.04	PRECISE GRADING PLAN
C2.05	ENLARGED PRECISE GRADING PLAN
C2.06	ENLARGED PRECISE GRADING PLAN
C2.07	ENLARGED PRECISE GRADING PLAN
C2.08	EL TOVAR PLACE PROFILE
C3.01	DRAINAGE PLAN

C3.02	DRAINAGE PLAN
C3.03	DRAINAGE PLAN
C3.04	DRAINAGE PLAN
C3.05	EL TOVAR PLACE DRAINAGE PLAN AND PROFILE
C3.06	ALLEY DRAINAGE PLAN AND PROFILE
C4.01	PAVING AND STRIPING PLAN
C4.02	PAVING AND STRIPING PLAN
C4.03	PAVING AND STRIPING PLAN
C4.04	PAVING AND STRIPING PLAN
C5.01	UTILITY PLAN
C5.02	UTILITY PLAN
C5.03	UTILITY PLAN
C5.04	UTILITY PLAN
C6.01	HORIZONTAL CONTROL PLAN
C6.02	HORIZONTAL CONTROL PLAN
C6.03	HORIZONTAL CONTROL PLAN
C6.04	HORIZONTAL CONTROL PLAN
C7.01	DETAILS
C7.02	DETAILS
C7.03	DETAILS
C7.04	DETAILS
C8.01	EROSION CONTROL AND SEDIMENT PLAN
C8.02	EROSION CONTROL AND SEDIMENT PLAN
	EROSION CONTROL AND SEDIMENT
C8.03	PLAN
	EROSION CONTROL AND SEDIMENT
C8.04	PLAN

LANDSCAPE

LA0.01	LANDSCAPE NOTES AND SCHEDULES
LA1.01	MATERIALS PLAN GROUND LEVEL
LA1.02	MATERIALS PLAN RESPITE DECK
LA1.03	MATERIALS PLAN POOL DECK
LA4.01	SECTIONS AND ELEVATIONS
LA4.02	SECTIONS AND ELEVATIONS
LA5.01	CONSTRUCTION DETAILS
LA5.02	CONSTRUCTION DETAILS
LA5.03	CONSTRUCTION DETAILS
LA6.01	IRRIGATION PLAN GROUND LEVEL
LA6.02	IRRIGATION PLAN RESPITE DECK
LA6.03	IRRIGATION LEGEND
LA6.04	IRRIGATION DETAILS
LA6.05	IRRIGATION DETAILS
LA7.01	PLANTING PLAN GROUND LEVEL
LA7.02	PLANTING PLAN RESPITE DECK
LA7.03	PLANTING DETAILS

LS0.01	NOTES & LEGENDS
	MATERIALS &
LS0.02	LEGENDS
LS1.00	OVERALL LANDSCAPE PLAN
LS1.01	HARDSCAPE PLAN
LS1.02	HARDSCAPE PLAN
LS1.03	HARDSCAPE PLAN
LS1.11	ENLARGED HARDSCAPE PLANS
LS1.12	ENLARGED HARDSCAPE PLANS
LS1.13	ENLARGED HARDSCAPE PLANS
LS1.14	ENLARGED HARDSCAPE PLANS
LS1.15	ENLARGED FURNISHING PLANS
LS1.16	ENLARGED PLANS DOGPARK
	SECTIONS &
LS3.01	ELEVATIONS
	SECTIONS &
LS3.02	ELEVATIONS
	SECTIONS &
LS3.03	ELEVATIONS
	SECTIONS &
LS3.04	ELEVATIONS
	SECTIONS &
LS3.05	ELEVATIONS
	SECTIONS &
LS3.06	ELEVATIONS
LS4.01	HARDSCAPE DETAILS
LS4.02	HARDSCAPE DETAILS
LS4.03	HARDSCAPE DETAILS
LS4.04	FURNISHING DETAILS
LS4.05	HARDSCAPE DETAILS
LS601	SEGMENT ONE IRRIGATION PLAN
LS6.02	IRRIGATION PLAN
LS6.10	IRRIGATION LEGEND
LS6.11	IRRIGATION DETAILS
LS6.12	IRRIGATION DETAILS
	OVERALL PLANTING
LS7.00	PLAN
LS7.01	PLANTING PLAN
LS7.02	PLANTING PLAN
LS7.03	SEGMENT THREE PLANTING PLAN
LS7.11	PLANTING SCHEDULE
LS7.12	PLANTING NOTES & DETAILS

ARCHITECTURAL

A1.01	SITE PLAN
A1.11B	DEMOLITION PLAN

A1.11C	DEMOLITION PLAN
A1.12A	DEMOLITION PLAN
A1.12B	DEMOLITION PLAN
A1.13	DEMOLITION ELEVATIONS
A1.14	DEMOLITION ELEVATIONS
A1.21	PARK RESTROOM PLANS & BUILDING SECTIONS
A1.31	PARK RESTROOM ELEVATIONS & BLDG SECTIONS
A1.32	PARK RESTROOM WALL SECTIONS
A1.33	PARK RESTROOM DETAILS
A1.34	PARK RESTROOM DETAILS
A1.40	SITE STAIRS – NW PLINTH GARAGE
A2.01	FIRST FLOOR
A2.01A	FIRST FLOOR PLAN
A2.01B	FIRST FLOOR PLAN
A2.01C	FIRST FLOOR PLAN
A2.02	SECOND FLOOR
A2.02A	SECOND FLOOR PLAN
A2.02B	SECOND FLOOR PLAN
A2.03	THIRD FLOOR
A2.03A	THIRD FLOOR PLAN
A2.03B	THIRD FLOOR PLAN
A2.04	FOURTH FLOOR
A2.04A	FOURTH FLOOR PLAN
A2.05	FIFTH FLOOR
A2.05A	FIFTH FLOOR PLAN
A2.05B	FIFTH FLOOR PLAN
A2.11	ROOF PLAN FULL
A2.11A	ROOF PLAN
A2.11B	ROOF PLAN
A2.21A	FIRST FLOOR SLAB PLAN
A2.22A	SECOND FLOOR SLAB PLAN
A2.22B	SECOND FLOOR SLAB PLAN
A2.23A	THIRD FLOOR SLAB PLAN
A2.23B	THIRD FLOOR SLAB PLAN
A2.24A	FOURTH FLOOR SLAB PLAN
A2.25A	FIFTH FLOOR SLAB PLAN
A2.25B	FIFTH FLOOR SLAB PLAN
A2.31A	FIRST FLOOR POWER AND COMMUNICATION PLAN
A2.32A	SECOND FLOOR POWER AND COMMUNICATION PLAN
A2.32B	SECOND FLOOR POWER AND COMMUNICATION PLAN
A2.33A	THIRD FLOOR POWER AND COMMUNICATION PLAN
A2.33B	THIRD FLOOR POWER AND COMMUNICATION PLAN
A2.34A	FOURTH FLOOR POWER AND COMMUNICATION PLAN
A2.35A	FIFTH FLOOR POWER AND COMMUNICATION PLAN
A2.35B	FIFTH FLOOR POWER AND COMMUNICATION PLAN
A2.40	MATERIALS/FINISH LEGEND & NOTES
A2.41A	FIRST FLOOR FINISH PLAN

A2.42A	SECOND FLOOR FINISH PLAN
A2.42B	SECOND FLOOR FINISH PLAN
A2.43A	THIRD FLOOR FINISH PLAN
A2.43B	THIRD FLOOR FINISH PLAN
A2.44A	FOURTH FLOOR FINISH PLAN
A2.45A	FIFTH FLOOR FINISH PLAN
A2.45B	FIFTH FLOOR FINISH PLAN
A2.51A	FIRST FLOOR REFLECTED CEILING PLAN
A2.52A	SECOND FLOOR REFLECTED CEILING PLAN
A2.52B	SECOND FLOOR REFLECTED CEILING PLAN
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26 2818	Enclosed Switches
26 3100	Photovoltaic Collectors
26 3213	Engine Generators
26 3600	Transfer Switches
26 5100	Interior Lighting
26 5600	Exterior Lighting

Division 27 - Telecommunications

27 5314 Clock Systems

Division 28 – Electronic Safety and Security

28 3100 Fire Detection and Alarm

Division 31 - Earthwork

31 1000 Site Clearing

Division 32 - Exterior Improvements

32 0190 Landscape Maintenance
32 1313 Concrete Paving
32 1373 Concrete Paving Joint Systems
32 1413 Precast Concrete Unit Paving
32 1500 Decomposed Granite Surfacing
32 3300 Architectural Site Concrete
32 8400 Landscape Irrigation
32 9300 Landscape Work
32 9500 Modular Living Wall System
32 9643 Tree Transplanting

Division 33 - Utilities

33 0516 Common Work Results for Dry Utilities
33 1116 Site Water Utility Distribution Piping

Division 48 - Electrical Power Generation

48 0100 Net Generation Metered Solar Electric System

GEOTECHNICAL REPORT

Geotechnologies, Inc., Geotechnical Engineering Investigation Report, dated August 21, 2015