REQUEST FOR PROPOSAL (RFP) # 2019-022 CONSTRUCTION INSPECTION SERVICES FOR TEMECULA VALLEY CAMPUS



RFP Issued:	May 3, 2019
RFP Due:	June 3, 2019 at 10:00 a.m.
Submit Response T	o: Carole Ward <u>cward@msjc.edu</u> Contract Coordinator and Tammy Cunningham <u>tcunningham@msjc.edu</u> Director of Procurement and General Services
Questions or Clarifications:	All questions must be submitted via e-mail to: Carole Ward <u>cward@msjc.edu</u> and Tammy Cunningham <u>tcunningham@msjc.edu</u>

MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT 1499 N. State Street, San Jacinto, CA 92583

NOTICE CALLING FOR REQUEST FOR PROPOSALS (RFP No. 2019-022) CONSTRUCTION DSA INSPECTION SERVICES FOR TEMECULA VALLEY CAMPUS

NOTICE IS HEREBY GIVEN that sealed proposals will be received at **Mt. San Jacinto Community College District, Purchasing Office**, until **June 3, 2019, 10:00 a.m**. local time, for all work necessary and incidental to:

Construction DSA Inspection Services

Proposal shall be delivered and addressed to the Mt. San Jacinto Community College District, Attn: Tammy Cunningham – Director of Procurement and General Services, 1499 N. State Street, Room 223, San Jacinto, Ca 92583, and shall be labeled "Construction DSA Inspection Services, RFP No. 2019-022", at or before June 3, 2019, 10:00 a.m.

The receiving time in the Purchasing Department will be governing time for acceptability of proposals. Proposals must bear original signatures and figures. No oral, telegraphic, electronic facsimile, or telephone proposals or modifications will be considered unless specified. It is the responsibility of the firm to see that the proposal submitted shall have sufficient time to be received by the Mt. San Jacinto Community College District, **Purchasing Office, Room 223 BEFORE** the proposal Submittal Deadline. Proposals received after the scheduled RFP Submittal Deadline will be returned unopened.

RFP documents are available at the Mt. San Jacinto Community College, Purchasing Office website at <u>http://www.msjc.edu/Purchasing/Pages/--Current-Bids.aspx</u>. Firms are responsible to regularly check the District's website for addendums. Specifications may also be examined and obtained at no charge in the District's Purchasing Office, or by calling (951) 487-3114.

Mandatory Pre-proposal Site Visit:

A Mandatory Pre-proposal Site Visit is scheduled for Wednesday, May 22, 2019 at 10:00 a.m. at the Temecula Valley Campus, located at 41888 Motorcar Parkway, Temecula CA.

PURPOSE:

The District is requesting quotes from certified DSA Construction Inspectors qualified to provide services in support of the Temecula Valley Campus Renovation project. The District intends to enter into a contract based on competitive hourly rates.

The District generally utilizes the services of outside consultants to help ensure the District that its activities are in compliance will all applicable regulations and industry guideline.

Tammy Cunningham Director of Procurement and General Services Mt. San Jacinto Community College District

Published: Press Enterprise May 8, 2019 and May 15, 2019

1. REQUEST FOR PROPOSALS

1.1 **Purpose**

Mt. San Jacinto Community College District (MSJC) is requesting proposals from qualified companies to provide Construction DSA Inspection Services for the Temecula Valley Campus Renovation project. Mt. San Jacinto College in Temecula will be renovating an existing 350,000 square foot, five-story office building for the Mt. San Jacinto College District's new Temecula Campus. The campus will be procured via Multiple Prime Contracts to the District with C.W. Driver acting as the District's Construction Manager.

1.2 **Proposal Submission**

If your firm is interested in providing full service Construction Inspection Services for the Project, proposals must be delivered to the address below, no later than <u>10:00 AM</u> <u>on Monday, June 3, 2019</u>. Late proposals will not be considered. The District is not responsible for late mail or postal delivery errors. Proposers shall submit one electronic version of the proposal on a flash drive (optional); one (1) printed original proposal including any supporting documentation in a sealed box or package addressed as follows:

Attention: Tammy Cunningham Mt. San Jacinto Community College District Purchasing Department Building 200, Room 223 1499 N. State Street San Jacinto, CA 92583

1.3 **Response Format**

Each Consultant is required to submit a Proposal it deems appropriate to this RFP. Submittals should be brief and concise, but provide sufficient clarity to meet the criteria in the evaluation process. Each Consultant shall submit one (1) electronic proposal on a flash drive (optional) and one (1) printed original proposal. The District will evaluate the Proposals based on the responsiveness to District requirements listed in Section 6, Selection Criteria/Evaluation Process.

<u>NOTE for Firms teaming with Sub-Consultants</u>: Each responding firm shall select its proposed sub-consultants based on its own criteria. However, MSJCCD reserves the right to approve sub-consultants proposed for any projects that may be awarded. Sub-Consultants do not need to complete all the Exhibits in this RFP. Carefully read each section to determine which forms the Sub-consultants need to submit.

1.4 Questions

Consultants must carefully read the entire RFP prior to submitting questions as most questions will be answered in this RFP. All questions must be submitted in writing via e-mail to Carole Ward (<u>cward@msjc.edu</u>) and Tammy Cunningham (<u>tcunningham@msjc.edu</u>). The question deadline for this RFP is **Friday, May 24**, **2019 by 10:00 AM**. After this deadline, the District will not answer, address, and/or review any questions that interested Consultants might submit. Responses to all questions received prior to the deadline will be provided to all Consultants.

1.5 **Request for Proposals**

Pre-Qualified Consultants are in no way guaranteed to receive any work from the District. Each Proposal shall describe the Consultant's experience and expertise with respect to the services, if any, which are unique to the property or project that is the subject of this RFP. In addition, the Proposal shall set forth a detailed scope of services, a completion schedule, a schedule of professionals that will be used to supervise and staff the project, and a not-to-exceed dollar amount for the services to be performed. The District will allocate work to said Pre-qualified Consultants without having to request and evaluate additional information as to Consultant's qualifications. Consultant shall assign only trained and experienced personnel, support staff, and other Consultants to the requisite tasks. Consultant shall provide cost to perform the tasks outline in the Scope of Services referenced in this RFP.

1.6 Mandatory Pre-proposal Site Visit/Review of Project Documents:

A Mandatory Pre-proposal Site Visit is scheduled for Wednesday, May 22, 2019 at 10:00 a.m. at the Temecula Valley Campus, located at 41888 Motorcar Parkway, Temecula CA.

Consultant must attend job walk. Any Inspection firm submitting a proposal who fails to attend the entire mandatory job walk and conference will be deemed a non-responsive bidder and will have its proposal returned unopened. Any Inspection firm who fails to arrive on time (**10:00 a.m**.) will not be able to participate in the Pre-Proposal site visit.

1.7 **Pre-qualification of Bidders**

As a condition of bidding for this Project, and in accordance with California Public Contract Code Section 20651.1, prospective bidders are required to submit to the District a completed set of prequalification documents on forms provided by the District. Prequalification documents are available at the Mt. San Jacinto Community College District, Office of Procurement and General Services, Room 223, located at 1499 N. State St., San Jacinto, California 92583 or go to the Mt. San Jacinto

Community College Purchasing Office website located at http://www.msjc.edu/Purchasing/Pages/UPCCA.aspx to download the UPCCA Pre-Qualification Questionnaire. The prequalification documents must be submitted prior to 10:00 a.m. on May 24, 2019. Bids will not be accepted if a Contractor has not been prequalified where qualification is required. Contractors will be notified by telephone or e-mail of their prequalification status within a reasonable period of time after submission of their prequalification documents.

1.8 <u>DIR Registration</u>:

A Construction Inspection firm shall not be qualified to submit a proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public works pursuant to Section 1725.5. It is not a violation of this section for an unregistered inspection firm to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the construction inspection firm is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

This Project is a public works project as defined in Labor Code section 1720. Each contractor bidding on this Project and all subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with DIR and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. For more information and up to date requirements, architects are recommended to periodically review the DI's website at www.dir.ca.gov. Inspection firm shall be solely responsible for ensuring compliance with Labor Code section 1725.5 as well as any requirements implemented by DIR applicable to its services or its subcontractors throughout the term of the Agreement and in no event shall contractor be granted increased payment from the District or any time extensions to complete the Project as a result of contractor's efforts to maintain compliance with the Labor Code or any requirements implemented by DIR. Failure to comply with these requirements shall be deemed a material breach of this Agreement and grounds for termination for cause. The contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. The District reserves the right to withhold contract payments if the District is notified, or determines as the result of its own investigation, that contractor is in violation of any other the requirements set forth in Labor Code section 1720 et. Seq. at no penalty or cost to the District. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/Department of Labor Standards Enforcement (DLSE).

2. PROPOSAL SUBMISSION

- 2.1 The proposals should include the following:
 - 1. Cover Letter: Briefly describe the qualifications of the company and the proposed personnel for this project and provide a statement that you have reviewed the schedule listed in the RFP and agree to provide the necessary effort or staff allocation to meet the schedule listed in Section 4 of this RFP. (1 page max)
 - 2. Approach to Work: provide (i) a statement of the proposed approach to the project scope of work with a description of the tasks, sub-tasks, deliverables that will be provided, and how the staff intend to coordinate and collaborate with the design team to meet the project schedule, and (ii) a description of the Quality Assurance/Control (QA/QC) plan to be followed during the duration of the work. The OA/QC plan shall address the accuracy, completeness and timeliness of all testing and related reports. (1 page Max)
 - List of the main point of contact for the project team and key personnel. Clearly identify the individual (s) role (s) and responsibilities in the testing program. Include resumes of the proposed personnel with relevant testing experience. (1 page max per individual).
 - 4. Relevant Project List: Provide project experience information of the company describing type, size, location, and any unique features or process of the project that may be relevant to this project. (1 page max).
 - 5. Fee proposal: Lump Sum Fee Proposal clearly listing professional testing services and assumptions. Please also include our hourly billing rates. (include number of pages as needed).

3. Selection Criteria

- 1. Timeliness and Completeness: To receive consideration, Responses to this RFP must be received by the Response Deadline. In addition, RFP Response will be evaluated with respect to organization, clarity, completeness, and responsiveness to this RFP.
- 2. Technical Qualifications and Competence: This includes Company and Personnel's experience, expertise, and familiarity with providing Special Testing Services required by the RFP.
- 3. Approach to Work: This includes your overall approach/methodology and QA/QC plan to meet the project schedule.
- 4. Fee: Evaluation of proposed fee structure for requested services.

4. PROJECT DESCRIPTION

4.1 Mt. San Jacinto Community College District is in need of Construction Inspection Services for the Temecula Valley Campus.

The selected firm will include the following as part of services:

Each Consultant must be prepared to support multiple construction projects ranging from reconstruction/modernization, retrofit, infrastructure and new construction. Each Consultant must be prepared and equipped to provide such services in a timely manner and on a relatively short notice so as to enable the District to meet critical, and at times unpredictable, time deadlines and schedules.

4.2 SCOPE OF INSPECTOR'S SERVICES-INSPECTOR OF RECORD

The IOR's Scope of services of this RFQ is on an as needed basis. The scope may be modified at the sole discretion of the District prior to execution by the selected firms or individuals.

All On-Site Inspection Services and Inspection-Related Activities. The INSPECTOR's inspection services shall consist of all on-site inspection services of the PROJECT and all inspection-related activities relating thereto, including, but not limited to, the services set forth under this Article.

Special Inspections

- 1.) The INSPECTOR shall, if directed by the DISTRICT or the Architect, perform Special Inspections by approved specialty inspectors.
- 2.) Special Inspections may be performed by the INSPECTOR if INSPECTOR has been specially approved for such purposes. Where other special inspectors are required to comply with DSA or California Building Code requirements, the INSPECTOR shall manage coordination, scheduling and timely reporting of results to the DISTRICT, the Construction Manager (if applicable), the Architect, and DSA is required.
- 3.) The DISTRICT may also require Special Inspection for any other shop fabrication procedures that preclude the complete inspection of the work after assembly. The DISTRICT may require Special Inspection at the job site in addition to those listed hereinabove under .1 If deemed necessary because of the special use of the materials or methods of construction.

4.3 Accepted Industry Practices, Compliance With All Laws. The INSPECTOR shall follow accepted industry practices and comply with all federal, state and local laws and ordinances applicable to the work.

4.4 Title 24 California Code of Regulations, District Standards, Division of the State Architect. The INSPECTOR shall ensure that the PROJECT Contractor's ("Contractor") installation of work is constructed to Title 24 California Code of Regulations, the DISTRICT standards and any other requirements of Public Agencies providing jurisdiction. Verifications shall include, but not limited to, welding connections, electrical connections and material utilized in conformance with construction documents. The inspection shall be according to the Division of the State Architect ("DSA") current inspection rules and regulations.

4.4 Continuous Inspection. The INSPECTOR shall perform continuous inspection of the PROJECT during the work of construction in all stages of its progress and digitally document daily activity with pictures and notes. Such inspection shall be conducted based on personal knowledge of the work of construction and shall ensure that the approved plans and specifications are completely executed. Continuous inspection means complete inspection of every part of the work. Work such as concrete or brick work that can be inspected only as it is placed shall require the constant presence of the INSPECTOR. Other types of work that can be completely inspected after the work is installed may be carried on while the INSPECTOR is not present. In no case shall the INSPECTOR have or assume any duties that will prevent the INSPECTOR from providing continuous inspection.

4.5 Inspector's Familiarly with Project Agreements. The INSPECTOR shall become sufficiently acquainted with the PROJECT and the agreements between the DISTRICT and the Architect, Construction Manager (if applicable), and Contractor, to allow for the INSPECTOR's effective and productive interface between the DISTRICT, the Architect, the Construction Manager (if applicable), the Contractor, and governmental inspectors by government inspectors including but not limited to those government inspectors referred to in paragraph 1/9 herein.

4.6 Job Site Meetings. The INSPECTOR shall, as directed by the Architect, the DISTRICT, or the Construction Manager (if applicable), attend meetings held at the PROJECT site or the District Facilities or other location identified to the INSPECTOR by the District. Such meetings shall include but are not limited to billings, meetings, specification reviews, coordination, and progress.

4.7 Inspector's Relationship with Architect. The INSPECTOR shall consult with and work under the general direction of the Architect during the construction and installation phase of the PROJECT. Prior to commencement of work, the INSPECTOR shall cooperate with the Architect to develop an Inspection Plan for the Project. The INSPECTOR shall obtain from the Architect additional details or information when required at the PROJECT for the proper execution of the

PROJECT. The INSPECTOR shall assist in the review of Contractor submittals. The INSPECTOR shall review the plans and specifications. All inconsistencies or seeming errors noted by the INSPECTOR in the plans and specifications shall be immediately reported by the INSPECTOR, with written confirmation at the earliest possible time thereafter, to the Architect, with a copy to the District and Construction Manager (if applicable), for the Architect's interpretation and instructions relating thereto. In no case, however, shall the instruction of the Architect be construed by the INSPECTOR to cause work to be done that is not in conformity with approved plans, specifications and change orders. Interpretations received by the INSPECTOR from the Architect that cause deviations from the approved plans, specifications and change orders shall be referred by the INSPECTOR to the architect responsible for preparation of change orders to cover the required work.

4.8 Inspector's Relationship with Contractor. The INSPECTOR shall, through the Contractor's representative, maintain liaison with the Contractor and all subcontractors on the PROJECT. The INSPECTOR shall consider and evaluate suggestions and recommendations that may be submitted by the Contractor to the Architect, and report verbally and confirm in writing the same to the Contractor, the Construction Manager (if applicable), and the Architect, with recommendations to the Construction Manager (if applicable), Architect and the DISTRICT for final decision.

4.9 Governmental Agencies Having Jurisdiction

1. Site Visits by Governmental Inspectors. If any governmental inspectors representing local, state or federal agencies having jurisdiction of the PROJECT should visit the PROJECT site, the INSPECTOR shall accompany such governmental inspectors during their visit through the PROJECT, and record in writing and report to the Construction Manager (if applicable), the Architect and the DISTRICT the results of such governmental inspections.

2. Notifications to Government Agencies and Inspectors. The INSPECTOR shall notify the government agencies and inspectors having authority over the PROJECT when the work is started on the PROJECT; at least forty-eight (48) hours in advance when foundation trenches will be complete, when the work is ready for footing forms; at least forty-eight (48) hours in advance of the first pour of concrete, and when the work is suspended for a period of more than two (2) weeks.

4.10 Inspector's Job Files. The INSPECTOR shall maintain orderly job files at the PROJECT site that include correspondence, reports of Project site conferences, minutes of the job site meetings, shop drawings, and reproductions of the original Construction Contract of the Contractor ("Construction Contract"). Including all addenda, change orders, and supplementary drawings and specifications issued

subsequent to the award of the Construction Contract. The INSPECTOR shall keep a file of approved plans and specifications, including all approved addenda and change orders, on the jobsite at all times, and shall immediately return any unapproved documents to the Architect for proper action. The INSPECTOR, as a condition of INSPECTOR's contract, shall have and maintain on the job at all times all codes and documents referred to in the plans and specifications for the PROJECT.

4.11 Inspector's Daily Records. The INSPECTOR shall maintain daily inspector reports and job files that are thorough, complete and orderly and deemed by the INSPECTOR to be accurate and qualitative. Such reports shall record hours on the PROJECT site; weather conditions; construction procedures, where performed and any deviations therefrom; construction equipment and vehicles utilized; manpower assigned by the Contractor and subcontractors; equipment and materials delivered to the site, including INSPECTOR's inspection thereof within forty-eight (48) hours of Contractor's delivery to the job site and INSPECTOR's determination that they meet submittal and specification requirements; daily activities; verbal instructions and clarifications of the work given to the Contractor; decisions that either clarify or deviate from the contract documents; general observations and specific observations in detail as on the case of PROJECT test procedures and results; occurrences or conditions that might affect the construction budget or schedule, any work or material in place that does not correspond with the drawings or specifications, as well as resulting action taken, telephone calls made of a substantial nature, including statements or commitments made during the calls made of substantial nature, including statements or commitments made during the call; and names of all visitors to the PROJECT site, including agency representation and agents of the DISTRICT. Said reports and/or job files shall be made available to the PROJECT Architect ("Architect"), the Construction Manager (if applicable), and the DISTRICT upon request. Failure to provide these Daily Records shall constitute a material breach of contract and may be cause for termination of this AGREEMENT by the DISTRICT.

4.12 Inspector's Verified and Semi-Monthly Reports

The INSPECTOR shall keep the DISTRICT thoroughly informed as to the progress of the work by submitting reports required by Title 24 as follows:

Copies of verified reports required by Title 24 CCR shall be submitted to the DISTRICT within five (5) work days of the end of the report period and within five (5) days of final acceptance for the final verified report.

Copies of semi-monthly reports required by Title 24 CCR shall be submitted to the DISTRICT within five (5) work days of the end of the report period and within five (5) days of final acceptance for the final verified report.

Copies of semi-monthly reports required by Title 24 CCR shall be submitted to the DISTRICT within two (2) work days of the close of the report period. These reports shall include the following information:

- 1) A brief description of work in progress by each trade or contractor with an estimate of percentage completed to date.
- 2) Notation of progress or other project related meetings conducted on site.
- 3) Notice of official visitors to the site to include the dates of their visit and a brief description of their visit.
- Notation of all approved submittal, change orders, bulletins, and requests for information or clarification received by the CONTRACTOR from the architect or project engineer.
- 5) Notation of all correction notices or notices of non-compliance issued to the contractor (include a copy of such notices with the report).
- 6) Notification of any situation or development that may have an adverse impact on construction activities or delays in material delivery.
- 7) Notation of the average number of workers and foremen on site each day for the report period.
- 8) Notice of any delays due to adverse weather conditions including a brief description of the circumstances and any other work that was impeded.
- 9) Notation of any deviation from the contractor's approved construction schedule.
- 10)Certification that the construction activities and materials comply with approved project documents unless otherwise specifically noted in the report.

4.13 Inspector's Records of Construction Procedures

1. Maintain all Records. The INSPECTOR shall maintain al the INSPECTOR'S inspection records of the construction procedures on the PROJECT jobsite until the completion of the work. The INSPECTOR shall maintain a record of phases of construction procedures, if such construction procedures are required.

2. Concrete-Pouring Operations. The INSPECTOR's records shall show the date and time of placing concrete and the date and time of removal of forms in each portion of the structure.

3. Welding Operations. The INSPECTOR's records shall include identification marks of welders, lists of detective welds, manner of correction of defects, and any other relevant information.

4. Piles. The INSPECTOR's records shall, when piles are driven for foundations, include penetration under the last ten (10) blows for each pile.

4.14 Tests: Advise in Advance, Observe and Record. The INSPECTOR shall advise the Architect, the Construction Manager (if applicable), and the DISTRICT in advance, verbally and in writing of the schedules of tests and shall observe the tests at the PROJECT site that are required by the Construction Contract. The INSPECTOR shall record in writing all necessary details relative to the test procedures and results.

4.15 Testing Services for Observation. The INSPECTOR shall observe and record all testing services.

4.16 Certification Documentation. The INSPECTOR shall ensure that all required certification documentation relative to the PROJECT is received in a timely manner by the Construction Manager (if applicable), and the DISTRICT.

4.17 Contractor's Deviations in the Work. Whenever the INSPECTOR observes that the Contractor is performing any portion of the PROJECT in deviation from the approved plans, specifications or change orders or in violation of any local, state or federal codes, or contrary to approved revisions to any of the above, the INSPECTOR shall, if such deviation or violation is not immediately corrected by the Contractor when brought to the attention of the Contractor by the INSPECTOR, immediately direct the Contractor in writing, while simultaneously notifying the Architect, the Construction Manager (if applicable), and the DISTRICT, to cease installation of that nonconforming portion of the PROJECT, pending further decision by the Architect and the DISTRICT, and shall, in all cases, whether or not said deviations or violations are immediately corrected by the Contractor, make a written record of the same. The INSPECTOR shall deliver copies of the writings referred to in this paragraph to the DISTRICT within twenty-four (24) hours of INSPECTOR's origination of the writings.

4.18 Defective Work. If the INSPECTOR determines that any portions of the PROJECT is defective and such defect requires that portion of the work to be rejected, the INSPECTOR shall immediately report said defective work to the Architect, the Construction Manager (if applicable), and the District. The INSPECTOR's initial report regarding such defective work may be either verbal or in writing, whichever form is deemed more appropriate by the INSPECTOR under the circumstances. However, if such initial report is verbal, the INSPECTOR shall confirm said verbal report in writing within one (1) calendar day.

4.19 Failure to Notify the Architect, the Construction Manager, and the District. INSPECTOR's failure to notify the Architect, the Construction Manager (if applicable), and the DISTRICT of work not in compliance with the plans and specifications shall constitute a material breach of contract and may be cause for termination of this AGREEMENT by the DISTRICT.

4.20 Construction Schedule, Potential Delays in Substantial Completion. The INSPECTOR shall be alert to the construction schedule and to any conditions that may cause delay in substantial completion of the PROJECT. Upon observing such conditions, the INSPECTOR shall report the same immediately and, within one (1)

calendar day of observing such conditions, confirm the same in writing to the Architect, the Construction Manager (if applicable), and the DISTRICT.

4.21 Payment Request. The INSPECTOR shall review the Contractor's pay requests prior to the issuance of Architect's and Contractor's certificate of payment to the Construction Manager (if applicable) and the DISTRICT and indicate whether amounts claimed by the Contractor are, in the INSPECTOR's opinion, correct. The INSPECTOR's approval of pay requests shall be shown by signature of the INSPECTOR on the pay request.

4.22 Construction at Existing Facilities. The INSPECTOR shall, where existing facilities are to be maintained in operation during the PROJECT, assist as a liaison between the Construction Manager (if applicable), the DISTRICT and the Contractor in order to prevent materially adverse disruption to the DISTRICT's operations at or near the PROJECT site.

4.23 Occupancy of Facility. The INSPECTOR shall, in the event that the DISTRICT should occupy the PROJECT or any portion thereof prior to substantial completion of the PROJECT by the Contractor, assist in development of a punch list agreement between the DISTRICT, the Construction Manager (if applicable), the Architect and the Contractor as to incomplete items and the general conditions of areas to be occupied by the DISTRICT prior to substantial completion of the PROJECT by the Contractor.

4.24 As-Built Drawings. The INSPECTOR shall review and verify the adequacy and accuracy of required As-Built drawings prepared by the Contractor, as set forth in the Construction Contract, and determine that such As-Built drawings are updated by the Contractor on a monthly basis prior to processing of Contractor's monthly payment request.

4.25 Punch List Items. The INSPECTOR shall, after substantial completion or completion of a portion thereof, check each punch list item to ensure that it is corrected in accordance with the Construction Contract, plans and specifications.

5.0 WORKING CONDITIONS

Each Inspector shall be capable of working indoors and outdoors, in all weather and site conditions including, but not limited to, rain, dirt, mud, and ice. The Inspector's activities may require kneeling, bending, climbing ladders, stepping over trenches, etc.

Project Location: Mt. San Jacinto Community College District Temecula Valley Campus 41888 Motor Car Parkway Temecula, CA 92591

6.0 INSURANCE REQUIREMENTS INSPECTOR OF RECORD

6.1 Compliance with Laws, Workers Compensation Insurance, Hold District Harmless. The INSPECTOR shall comply with the applicable federal, state and local laws, rules, regulations and ordinances, including workers compensation insurance laws. The INSPECTOR understands that, as an independent contractor, INSPECTOR is not covered by any type of DISTRICT insurance, including workers compensation insurance. The INSPECTOR shall provide, through insurance policies or self-insurance, workers compensation insurance coverage for its employees who provide services hereunder. The DISTRICT understands that the INSPECTOR may use independent contractors, volunteers or others not covered by the INSPECTOR's worker's compensation coverage to provide services hereunder. The INSPECTOR shall advise such persons providing services hereunder at the direction of the INSPECTOR that workers compensation insurance is not provided by the District, and the INSPECTOR shall hold the DISTRICT harmless from any and all claims for damages that may be asserted by such persons.

6.2 Self-employment, Responsibility For Medical Insurance and Cost. If the INSPECTOR is a self-employed individual, the INSPECTOR agrees to arrange, in lieu of workers compensation insurance, for insurance for or financial responsibility for any and all medical and related treatment, and to pay the cost of such treatment, including emergency treatment that may be provided that the INSPECTOR did not arrange for which may be required due to any injuries of any type that may be sustained by the INSPECTOR while performing services under this AGREEMENT. The INSPECTOR shall, prior to commencing services herein, provide the DISTRICT with satisfactory evidence of medical coverage as set forth in Paragraph 1.5, below. Cancellation or lack of medical coverage for the INSPECTOR shall not relieve the INSPECTOR or INSPECTOR's financial responsibility for the cost of medical and related treatment.

6.3 Professional Liability (Errors and Omissions). The INSPECTOR shall carry and maintain during the term of this AGREEMENT a policy of Professional Liability Insurance (Errors and Omissions) with a limit of not less than \$500,000 per occurrence. The DISTRICT reserves the right to waive this insurance requirement and if so waived, the INSPECTOR shall hold the DISTRICT harmless from any and all claims for damages.

6.4 Auto Liability. The INSPECTOR shall confirm that all individual inspection staff shall carry and maintain personal Auto Liability for owned, hired and non-owned vehicles, for injury damage and loss, including but not limited to, premises and operations, contractual liability and personal injury that may arise from and in connection with the performance or nonperformance of INSPECTOR's services

herein. The INSPECTOR shall hold the DISTRICT harmless from any and all claims for injury, damage, and loss.

6.5 Evidence of Coverage, Cancellation or Material Changes. Not later than ten (10) calendar days after the date of execution of this AGREEMENT and, in any case, prior to commencement of any of the INSPECTOR's services herein, the INSPECTOR shall furnish certificates of insurance evidencing the insurance coverage required above, including endorsements, to the DISTRICT's Department administering the Agreement which certificates shall provide that such insurance shall not be terminated or expire or be materially changed without thirty (30) calendar days written notice to the Department, and INSPECTOR shall maintain such insurance from the time that the INSPECTOR commences performance of services hereunder until INSPECTOR's completion of such services. Within sixty (60) calendar days of the commencement of this Agreement, the INSPECTOR shall furnish certified copies of the policies and all endorsements.

6.6 Additional Named Insureds. All insurance policies, except for Workers Compensation shall contain additional endorsements naming the DISTRICT and its officers, employees, agents and volunteers as additional named insureds with respect to liabilities arising out of the performance of services hereunder.

6.7 Waiver of Subrogation Rights. INSPECTOR shall require the carriers of the coverages required above to waive all rights of subrogation against the DISTRICT, its officers, employees, agents, volunteers, contractors and subcontractors.

6.8 Policies Primary and Non-Contributory. All policies required above shall be primary and non-contributory with any insurance or self-insurance programs carried or administered by the DISTRICT.

6.9 Insurance Review. The above insurance requirements are subject to periodic review by the DISTRICT. The DISTRICT's Risk Manager is authorized, but not required, to reduce or waive any of the above insurance requirements whenever the Risk Manager determines that any of the above insurance is not available, is unreasonably priced, or is not needed to protect the interests of the DISTRICT. In addition, if the Risk Manager determines that heretofore unreasonably priced or unavailable types of insurance coverage or coverage limits become reasonably priced or available, the Risk Manager is authorized, but not required, to change the above insurance requirements to require additional types or insurance coverage or coverage limits, provided that any such change is reasonable in light of past claims against the DISTRICT, inflation, or any other item reasonably related to the DISTRICT's risk. Any such reduction or waiver for the entire term of the Agreement and any change requiring additional types or insurance coverage or higher coverage limits shall be made by amendment to the Agreement. INSPECTOR agrees to execute any such amendment with thirty (30) calendar days of receipt.

7.0 EVALUATION & RECOMMENDATION CRITERIA:

7.1 Evaluation

Proposals will be evaluated by an evaluation panel consisting of individuals selected by the District. At the District's discretion, some, one, or all of the responding firms may be requested to participate in an oral interview. The interview will be used as another opportunity to clarify any issues with a given proposal and explore the approaches that may be used to satisfy all the District's requirements. The District reserves the right to request that some or all of the responding firms consent to being interviewed by selected District personnel and/or representatives and/or to submit additional written information. The District reserves the right to extend the Response Deadline and/or send out additional RFPs.

This RFP and any potential future RFP's associated with this solicitation, does not commit the District to award a contractual agreement to any vendor or to pay any costs incurred in the preparation of RFP Responses. The District reserves the right at its sole discretion to: (i) waive or correct any defect or informality in any response, (ii) withdraw this RFP, (iii) reissue this RFP, (iv) reject any and/or all RFP's, (v) prior to submission deadline for RFPs. Modify all or any portion of the selection procedures including deadlines for accepting responses, services to be provided under RFP, or the requirements for contents or format of the RFPs, (vi) waive irregularities, (vii) procure any services specified in this RFP by any other means, (viii) determine that no projects will be pursued and/or (ix) terminate or change the contracting process articulated in this RFP because of unforeseen circumstances.

The District shall not be responsible in any manner for the cost associated with preparing a response/proposal and/or participating in an interview. The RFP's, including all drawings, plans, photos, and narrative materials, shall become the property of the District upon the District's receipt of same. The District shall have the right to copy, reproduce, publicize and/or dispose of each RFP in any way that the District may choose. The District reserves the right to negotiate the terms and conditions of any agreement for services that may hereafter be let by the District. The proposals will be evaluated by an evaluation panel consisting of individuals selected by the District. Selection of this proposal will not preclude nor guarantee the selected firm consideration for future District projects.

8.0 District Schedule

The schedule currently anticipated by the District is shown in the Preliminary Schedule below. Please note that although the timeframes indicated below represent current expectations, they are approximate and subject to change.

Selection of Design Consultant	
Issue RFP for G/E Services	5/3/19
Mandatory Project Walk Through	5/22/19 @ 10:00 a.m.
RFI Deadline	5/24/19 by 10:00 a.m.
RFP Responses Due	6/3/19 @ 10:00 a.m.
Review/Evaluate	6/4/19
Board of Trustees Approval	6/27/19
Commence Inspection Work	8/1/19
Duration of Design Services (includi	ng CA services)
Planning	TBD
Design	TBD
DSA Review and Approval	TBD
Bid and Award	TBD
Construction	TBD
Closeout	TBD

9.0 GENERAL

9.1 Responsible Charge

All licensed professionals in responsible charge of the work MUST be directly employed by responding Consultant and NOT employed as a sub-consultant.

9.2 District's Agreement

The Consultant, upon selection, will be required to enter into the District's Services Agreement ("Agreement"), provided as Exhibit D –Services Agreement for reference. Consultant shall be familiar with the District's indemnity clause and insurance requirements and must have the ability to secure insurance coverage and provide Certificated Proof of Insurance in conformance with the Agreement.

9.3 Compliance with all Applicable Laws

Consultants response must set forth Consultant's understanding of all applicable Health and Safety laws, guidelines, and requirements including Cal/OSHA Title 8, the EPA (Environmental Protection Agency), the Education Code, the Chancellor's Office, and DSA regulations (including the new Inspection Card requirements and PR 13-01), local ordinances and/or applicable and other zoning or planning ordinances/regulations, relative to the work to be undertaken as well as Consultant's ability to comply with the same and the methodology by which Consultant will do so. The proposal must confirm that the nature of the Work to be completed will meet all the aforementioned requirements for said Work as set by the applicable codes and regulations and all other applicable ordinances and guidelines.

9.4 Working Conditions

Each Consultant shall be capable of working indoors, in all weather and site conditions including, but not limited to, rain, dirt, mud, and ice. The Consultant's activities may require kneeling, bending, climbing ladders, and other similar physical activities.

9.5 Disabled Veteran Business Enterprise Participation Goals

The Mt. San Jacinto Community College District supports a participation goal of at least 3 percent (3%) of overall dollar amount expended each year to Disabled Veteran's Business Enterprises (DVBE). If Consultant is selected to provide services to the District, Consultant will be required to sign and return a Certification form (copy included with previous RFQ document) certifying that they will provide the District with information regarding the use of any DVBE contractors or consultants on the project. Information about DVBE resources can be found on the Executive Branch's website at http://www.dgs.ca.gov/default.htm or by calling the Office of Small Business and DVBE Certification at 916-375-4940. The DVBE documentation will be required if the Consultant is chosen to provide services as a result of an RFP process.

10.0 PROPOSAL STATEMENT

10.1 Firm Information

Provide a cover letter and introduction, including the company name, address, telephone number, and e-mail address of the person (s) authorized to represent the institution regarding all matters related to Consultant's proposal. A person authorized to bind the Firm to all commitments made in Consultant's proposal shall sign this letter.

10.2 Current Workload and Availability

State Consultant's ability to provide the required Inspection services in a timely manner, and indicate if those types of services are offered exclusively. Provide a list of current and anticipated commitments that involve any of the personnel (Project Team) that Consultant intends to assign to this project, and define the anticipated start and completion dates of the involvement of those personnel in such other projects.

10.3 **Project Team and Sub-Consultants**

Provide identification of Consultant's Project Team (including sub-consultants) and the District's main point of contact utilizing an organization chart. Identify the following key information for each team member: firm name, contact information, discipline, specific expertise, and experience in architectural and/or engineering services, especially as it relates to school sites/facilities and similar project types.

Utilize *Exhibit A – Team Member Resume Form* to provide additional detailed resumes of each team member, all of whom will be part of the designated team, thoroughly knowledgeable, regularly attentive, and fully available to work directly with the District.

Utilize Exhibit B – Team Member Experience Form to provide a minimum of five (5) relevant projects completed within the last five (5) years for EACH proposed team member (both for the prime Consultant as well as any sub-consultant). Prime consideration will be given to Consultants who propose team members with experience in community college projects of similar size, type, and difficulty, and which involve the same review and approval processes as those required by the DSA and other agencies having jurisdiction.

Any sub-consultants designated by the Consultant shall be subject to approval by the District in writing prior to performing any work on behalf of the Consultant. The District has the sole discretion to reject any sub-consultants proposed by the Consultant whether designated by Consultant in its RFP or not. Any replacement sub-consultants shall be subject to the District's prior written approval.

The members of the designated team shall not be charged unless agreed upon by the District. The District has the right to request additional sub-consultants in the future if those listed in this RFP are changed. All licensed professionals in responsible charge of the work MUST be directly employed by Consultant and NOT employed as a sub-consultant.

10.4 Billing Rates

Consultant shall propose an all-inclusive fixed fee for all the services described in this RFP. Consultant's proposed fee must include and account for all direct labor costs, fringe benefits, insurance, overhead, profit, and all other expenses the Consultant will incur in providing the required Inspection services.

Utilizing *Exhibit C – Billing Rate Form*, provide billing rates for all personnel and/or categories of employees (including sub-consultants) as well as any overhead or other special charges. If applicable, Consultant's RFP Response should include estimates for certain standardized components of the Inspection service process. All rates must include any escalation anticipated by Consultant during the entire duration of the *Service Agreement*. All other services not included herein shall be negotiable as required.

All proposed reimbursable expenses shall be directly related to the services required for the Project and must be supported by proper documentation and prior District authorization. Reimbursement shall not exceed cost plus 5%. Consultant shall review *Exhibit D*—*Service Agreement* for acceptable reimbursable items.

10.5 Services Agreement

Consultant shall review the District's *Service Agreement*, attached as *Exhibit D*, and shall note in its Proposal any suggested language revisions. Suggested language revisions **not** noted in Consultant's Proposal will **not** be considered by the District.

10.6 Evaluation

Proposals will be evaluated by an evaluation panel consisting of individuals selected by the District. At the District's discretion, some, one, or all of the responding firms may be requested to participate in an oral interview. The interview will be used as another opportunity to clarify any issues with a given proposal and explore the approaches that may be used to satisfy all the District's requirements. The District reserves the right to request that some or all of the responding firms consent to being interviewed by selected District personnel and/or representatives and/or to submit additional written information. The District reserves the right to extend the Response Deadline and/or send out additional RFPs.

This RFP and any potential future RFP's associated with this solicitation, does not commit the District to award a contractual agreement to any vendor or to pay any costs incurred in the preparation of RFP Responses. The District reserves the right at its sole discretion to: (i) waive or correct any defect or informality in any response, (ii) withdraw this RFP, (iii) reissue this RFP, (iv) reject any and/or all RFP's, (v) prior to submission deadline for RFPs. Modify all or any portion of the selection procedures including deadlines for accepting responses, services to be provided under RFP, or the requirements for contents or format of the RFPs, (vi) waive irregularities, (vii) procure any services specified in this RFP by any other means, (viii) determine that no projects will be pursued and/or (ix) terminate or change the contracting process articulated in this RFP because of unforeseen circumstances.

The District shall not be responsible in any manner for the cost associated with preparing a response/proposal and/or participating in an interview. The RFP's, including all drawings, plans, photos, and narrative materials, shall become the property of the District upon the District's receipt of same. The District shall have the right to copy, reproduce, publicize and/or dispose of each RFP in any way that the District may choose. The District reserves the right to negotiate the terms and conditions of any agreement for services that may hereafter be let by the District.

Exhibit A

Team Member Resume Form

Proposed Consultant Name		Title		
Firm Name		Proposed Position		
Years w/Firm	Years w/Previous Firm	Years w/Community Colleges	Availability	

Other Training/Experience w/MSJCCD. DSA, Community College Chancellors Office and other State Agencies (or equivalent)

Credentials/Certifications/Licenses/Registrations/Accreditations (related to position and years acquired): *Note: Do not list and certifications, licenses, etc. that are expired or not from the state of California.*

Skills Relevant to the Proposed Project:

List of Community College Districts Consultant has worked for:

Team Member Experience Form

Provide a minimum of five (relevant) and similar projects types completed within the last five years. Use multiple sheets as necessary.

Background

Proposed Team	Member Name		Title		
Firm Name (at ti	me of Project)				
Project Details					
Project Name			Client Distric	t	
Project Lead Nar	me Title		Phone	E-N	1ail
Address					
DSA PROJECT =	DSA CERTIFIED (Yes/No)	Project Scope ⁽¹⁾	School Type ⁽²⁾	Project Start Date	Project Completion Date
Total Cost	= Change Orders	Cost of Change Orders	-		
Change Order N	otes Include descript	ion and reason:			
Team Member	Title and Duties for th	nis Project:			

Project Narrative Firms role, responsibilities, challenges, how consultant met Client/District's needs. Describe project and responsibilities in detail, demonstration of how this project experience contributes to thorough knowledge of commissioning requirements of public school buildings in California and demonstration of how this project contributes to familiarity with California building code requirements relating to school sites and buildings

⁽¹⁾ Project Scope – RE – Renovation/Remodel/Repurpose, ADD – Addition/Expansion, New – New Construction, FIX – Repair, PLAN – Planning

⁽²⁾ School Type ES-Elementary School, MS-Middle School, KS-Kindergarten-8th Grade School, HS-High School, CCD-Community College, HE-Other College, NS-Non-school/Other

Exhibit C

Billing Rate Form

Firm Name

Billing Rates

Do rates include travel charges? Yes

Note, all fees and rates must be inclusive of travel. Travel is not an acceptable reimbursable expense.

Job Title	Personnel Name	Hourly Rate

Consultant's proposed ALL INCLUSIVE NOT-TO EXCEED FEE:

\$_____

Estimate of Reimbursable Expenses in the fee stated above:

\$_____

Authorized Signature

Exhibit D Consultant Service Agreement

INSPECTOR SERVICES AGREEMENT

This AGREEMENT is made and entered into this _____ day of _____, 20___, by and between the ______ COMMUNITY COLLEGE DISTRICT ("DISTRICT"), and ______ ("INSPECTOR"). The DISTRICT and the INSPECTOR are sometimes referred to herein singularly as a "PARTY" and collectively as the "PARTIES". The INSPECTOR and the DISTRICT do hereby contract and agree as follows:

(A) The INSPECTOR shall at all times be qualified and approved by the Division of the State Architect ("DSA"), Department of General Services, State of California, and shall at all times maintain proper qualifications, to perform the duties of and act as General Building Inspector on school building construction projects and modification of the type for which he/she agrees to perform inspection services. The INSPECTOR shall be properly registered with the Department of Industrial Relations and qualified to perform public works in accordance with Labor Code sections 1725.5 and 1771.1 at all times during the term of this AGREEMENT.

(B) Services to be Provided by the INSPECTOR. The INSPECTOR shall provide to the DISTRICT on the terms set forth herein all the services articulated in Section (C) of this AGREEMENT and as set forth in the INSPECTOR's Proposal which shall be attached hereto and incorporated herein as EXHIBIT "A" (the "INSPECTOR's PROPOSAL"). The PARTIES agree that the terms of this AGREEMENT shall be controlling over any of the terms contained within the INSPECTOR's PROPOSAL.

(C) The INSPECTOR agrees to discharge the duties of an inspector as specified in California Education Code Sections 81141 and 81143 and Sections 4-333 and 4-342 of Title 24 of the California Code of Regulations. These duties include, but are not limited to, the following:

- (1) <u>General</u>. The INSPECTOR shall act under the direction of the architect and registered engineer. The Inspector shall attend all planning, pre-construction conferences, project meetings, and/or meetings as required by the DISTRICT.
- (2) <u>**Duties**</u>. The general duties of the INSPECTOR in fulfilling his/her responsibilities are as follows:
 - (a) <u>Continuous Inspection Requirement</u>. The INSPECTOR must have actual personal knowledge, which is obtained by his or her personal and continuous inspection of the work of construction in all stages of its progress, as set forth in California Education Code Section 81141, that the requirements of the approved plans and specifications are being completely executed.

Continuous inspection means complete inspection of every part of the work. Work, such as concrete work or brick work which can be inspected only as it is placed, shall require the constant presence of the INSPECTOR. Other types of work which can be completely inspected after the work is installed may be carried on while the INSPECTOR is not present. In any case, the INSPECTOR must personally inspect every part of the work. In no case shall the INSPECTOR have or assume any duties which will prevent him/her from providing continuous inspection.

(b) <u>Relations with Architect and Engineer</u>. The INSPECTOR shall work under the general direction of the architect or registered engineer. All inconsistencies or seeming errors in

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the plans and specifications shall be reported promptly to the architect or registered engineer for his interpretation and instructions. In no case, however, shall the instruction of the architect or registered engineer be construed to cause work to be done which is not in conformity with approved plans, specifications, and change orders. Interpretations received by the INSPECTOR which cause deviations from the approved drawings and specifications shall be referred to the responsible architect for preparation of change orders to cover the required work.

(c) Job File.

(i) The INSPECTOR shall keep a Job File on the PROJECT jobsite at all times in an organized manner (along with a back-up of the files on some other media such as a hard drive or back-up electronic file service). The INSPECTOR's Job File shall be readily accessible to the DSA, the DISTRICT, Project Architect/Engineer upon site visits and upon request. The INSPECTOR's Job File shall include all documents required to be maintained on a school construction site in accordance with Title 24 including, but not limited to, the following:

- (A) Form DSA 152 Project Inspection Card(s)
- (B) DSA approved plans and specifications;
- (C) DSA approved Form DSA 103 Statement of Structural Tests and Special Inspections
- (D) Deferred submittals as required by the DSA approved plans;
- (E) DSA approved addenda and revisions;
- (F) DSA approved Construction Change Documents;
- (G) Contractor submittals (construction schedule, shop drawings, material certificates, products labels, concrete trip tickets, etc.) as required by the DSA approved Construction Documents;
- (H) Communication log; all communications and project related meeting minutes/notes;
- (I) Deviation Notices (Form DSA 154), as delivered to the DSA, Project Architect/Engineer and Contractor with log listing all notices with resolution status;
- (J) Notices of Deviations/Resolution of Deviations (Form DSA 154);
- (K) Inspector Daily Reports;
- (L) Laboratory tests and inspection reports (Form DSA 291);
- (M) Special inspection reports (Form DSA 292);
- (N) Geotechnical reports (Form DSA 293);
- (O) Records of concrete placing operations;
- (P) Records of welding operations;
- (Q) Records of pile driving operations;
- (R) Verified reports from all parties required to file verified reports;
- (S) Completed semi-monthly reports;
- (T) DSA Field Trip Notes;
- (U) Project Inspector Notifications (Form DSA 151;
- (V) Contractor Notification to Project Inspector Commencement/Completion of Work (Form DSA 156);
- (W) Certificate of Compliance Approved Bleacher/Grandstand Fabricator (Form DSA 130);
- (X) Applicable codes and referenced standards;
- (Y) Any other documents required to provide a complete record of

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construction.

The INSPECTOR shall notify the DISTRICT immediately when the Architect, Engineer, Contractor, Laboratory of Record, Special Inspector, or any other party involved in the construction of the PROJECT, has failed to timely prepare and submit any of the above documents to the DSA and/or the INSPECTOR as required by Title 24 and PR 13-01. Any references to the DSA requirements, DSA forms, documents, manuals applicable to the PROJECT shall be deemed to include and incorporate any revisions or updates thereto.

(ii) The INSPECTOR shall provide the DISTRICT with a copy of the entire Job File with the exception of the building codes and standards at the completion of the PROJECT.

(iii) Notwithstanding any other requirements in this AGREEMENT or Title 24, the INSPECTOR shall ensure that copies of the following documents are submitted to the DSA from the INSPECTOR's Job File which shall hereinafter be collectively referred to as the "DSA Document Submittal":

- (A) All completed Form DSA 152 documents required for the completion of the PROJECT;
- (B) All completed Form DSA 6PI documents including interim and final verified reports;
- (C) All completed Form DSA 6AE documents including interim and final verified reports;
- (D) The completed Form DSA 6C documents from each contractor having a contract with the SCHOOL;
- (E) All completed Form DSA 292 documents including interim and final reports prepared by the Special Inspectors;
- (F) All completed Form DSA 291 documents including interim and final reports prepared by the Engineering Manager of the Laboratory of Record;
- (G) All completed Form DSA 293 documents including interim and final reports prepared by the Geotechnical Engineer;
- (H) The completed Form DSA 130 Certificate of Compliance for Bleachers and Grandstand Fabricator as applicable.

(iv) The documents making up the DSA Document Submittal shall be submitted to the DSA upon any of the following events:

- (A) The services of the INSPECTOR are terminated for any reason prior to the completion of the PROJECT;
- (B) The PROJECT is substantially complete in accordance with DSA requirements;
- (C) The work on the PROJECT is suspended for a period of more than one (1) year; or
- (D) Upon the request of the DSA.

(v) The INSPECTOR shall immediately return any unapproved documents to the Architect for proper action and notify the DSA if the Contractor proceeds with construction activities in accordance with such unapproved documents.

(vi) All documents required to be submitted to the DSA by the INSPECTOR in accordance with Title 24, PR 13-01 and this AGREEMENT shall also be submitted 019-022 – Construction Inspection Services

RFP NO.2019-022 – Construction Inspection Services Temecula Valley Campus electronically in accordance with the DSA's approved procedures for the submittal of such documents.

(d) Project Inspection Cards.

(i) The INSPECTOR shall obtain the Project Inspection Cards ("PIC") (Form DSA 152) necessary for the inspection of the PROJECT from the Project Architect/Engineer for the INSPECTOR's use in approving and signing off work as it is completed on the PROJECT. The Inspector shall notify the DSA Regional Office with the construction oversight authority over the PROJECT, by phone and electronically, if construction commences without the INSPECTOR having received the PIC's necessary for the inspection and completion of the PROJECT.

(ii) The INSPECTOR shall complete each PIC as the work progresses pursuant to Title 24, the DSA 152 Manual, PR 13-01 and this AGREEMENT. The INSPECTOR shall not approve and sign off a block or section on a PIC unless the INSPECTOR has verified that: (1) the identified work is in compliance with the DSA approved Construction Documents; (2) all required testing and special inspections have been completed; (3) any and all deviations from the DSA approved Construction Documents have been resolved; (4) all DSA field trip note issues have been resolved; and (5) all required documentation has been received by the INSPECTOR.

(iii) The INSPECTOR shall post all PIC's in the INSPECTOR's Project File and shall electronically post the PIC's with the DSA as work is being completed on the PROJECT. Electronic posting of the PIC's shall be performed by emailing the PIC's to the DSA Regional Office with the construction oversight authority over the PROJECT. The INSPECTOR shall consistently update the PIC's as work on the PROJECT is being completed. Each time the INSPECTOR updates the PIC's in the INSPECTOR's Project File, the INSPECTOR shall simultaneously update the corresponding PIC posted electronically with the DSA to ensure the PIC's in the INSPECTOR's Project File are current and consistent with the PIC's that are posted electronically with the DSA. The INSPECTOR shall allow any party involved in the construction of the PROJECT to review any PIC at the INSPECTOR's office upon request. The INSPECTOR shall provide a current copy of any PIC to the DSA, the DISTRICT, Project Architect/Engineer or any other state agency upon request.

(iv) The INSPECTOR shall collect copies of the Interim Verified Reports prepared by the Project Architect/Engineer (Form DSA 6-AE) prior to the INSPECTOR's approval and sign off of the following sections of the PIC's as applicable:

- (A) Initial Site Work;
- (B) Foundation;
- (C) Vertical Framing;
- (D) Horizontal Framing;
- (E) Appurtenances;
- (F) Non-Building Site Structures;
- (G) Finish Site Work;
- (H) Other Work; or
- (I) Final.

If the Project Architect/Engineer has delegated responsibility for any portion of the PROJECT's design to other engineers, the INSPECTOR shall likewise obtain copies of the Interim Verified Reports prepared by such engineers (Form DSA 6-AE) prior to the INSPECTOR's approval and sign off of the above sections of the PIC's as they relate to the portions of the PROJECT that were delegated to the other engineers. In the case of a Geotechnical engineer, the INSPECTOR shall collect a copy of the Interim Verified Report (Form DSA 293) prepared by such Geotechnical engineer as applicable before the INSPECTOR can approve and sign off any of the above sections that relate to the portions of the PROJECT that were delegated to the Geotechnical engineer.

(v) The INSPECTOR shall collect a copy of the necessary Interim Verified Reports (Form DSA 291) prepared by the Laboratory of Record prior to the INSPECTOR approving and signing off any sections of the PIC's which require testing or special inspections by the employees of the Laboratory of Record as required by the DSA approved Construction Documents including, but not limited to, the following sections:

- (A) Initial Site Work;
- (B) Foundation;
- (C) Vertical Framing;
- (D) Horizontal Framing;
- (E) Appurtenances;
- (F) Non-Building Site Structures;
- (G) Finish Site Work;
- (H) Other Work; or
- (I) Final.

(vi) The INSPECTOR shall collect a copy of the necessary Interim Verified Reports (Form DSA 292) prepared by any Special Inspector not employed by the Laboratory of Record prior to the INSPECTOR approving and signing off any sections of the PIC's which require special inspections by such Special Inspectors as required by the DSA approved Construction Documents including, but not limited to, the following sections:

- (A) Initial Site Work;
- (B) Foundation;
- (C) Vertical Framing;
- (D) Horizontal Framing;
- (E) Appurtenances;
- (F) Non-Building Site Structures;
- (G) Finish Site Work;
- (H) Other Work; or
- (I) Final.

(vii) The INSPECTOR shall obtain the original PIC's for the in-plant construction of any relocatable building being placed on the PROJECT site as part of the PROJECT at the time such relocatable building is delivered to the PROJECT site. The INSPECTOR shall post such PIC's in the INSPECTOR's Project File and with the DSA. The INSPECTOR shall also provide the DISTRICT and the Project Architect/Engineer with copies of the PIC's from the in-plant construction of the relocatable buildings that were prepared by the in-plant project inspector. (viii) The INSPECTOR shall immediately notify the DSA Regional Office with construction oversight authority over the PROJECT, by phone and electronically, if applicable blocks/sections of any PIC have not been signed off by the INSPECTOR and the Contractor on the PROJECT is proceeding with construction activities that are covering the unapproved work.

(e) <u>Testing and Special Inspections</u>.

(i) The INSPECTOR shall obtain a copy of the DSA approved Statement of Structural Tests and Special Inspections (Form DSA 103) from the Project Architect/Engineer prior to the commencement of construction and maintain a copy of the approved DSA 103 form in the INSPECTOR's Project File for the duration of the PROJECT. The INSPECTOR shall thoroughly review and evaluate the approved Form DSA 103 for the PROJECT and be familiar with the required testing and special inspections program required by the DSA approved Construction Documents.

(ii) The INSPECTOR shall met with the Project Architect/Engineer, DISTRICT and Contractor as needed throughout the completion of the PROJECT to verify, acknowledge and coordinate the testing and special inspection program required by the DSA approved Construction Documents.

(iii) The INSPECTOR shall meet with the Laboratory of Record and all Special Inspectors that are not employed by the Laboratory of Record to verify, acknowledge and coordinate the testing and special inspection program required by the DSA approved Construction Documents. The INSPECTOR shall ensure that the Laboratory of Record and all Special Inspectors obtain copies of the DSA approved Construction Documents and a copy of the approved Statement of Structural Tests and Special Inspections (Form DSA 103) prior to the commencement of construction on the PROJECT.

(iv) The INSPECTOR shall verify that each laboratory providing materials/structural testing is approved by the DSA to provide the services being performed by such laboratory in connection with the completion of the PROJECT. The INSPECTOR shall verify that all Special Inspectors employed by the Laboratory of Record are performing under the supervision of the Engineering Manager of the Laboratory of Record. The INSPECTOR shall verify the current certification of all Special Inspectors working on the PROJECT who are not employed by the Laboratory of Record prior to the commencement of any construction work that requires special inspection as required by the DSA approved Construction Documents.

(v) INSPECTOR shall monitor the work of the Laboratory of Record and all Special Inspectors who are not employed by the Laboratory of Record to ensure that all testing and special inspections required for the completion of the PROJECT are performed timely and satisfactorily. The INSPECTOR shall verify that all necessary tests and special inspections are completed and that all necessary reports are collected by the INSPECTOR and posted in the INSPECTOR's Project File and posted electronically with the DSA prior to the start of the construction work requiring such test and/or special inspections and prior to the INSPECTOR signing off or otherwise approving any block/section of a PIC that requires testing and/or special inspection according to the DSA approved Construction Documents.

(vi) Copies of all daily inspection reports, special daily inspection reports, Interim Verified Reports, Verified Reports and any other reports related to the testing and special

inspections performed on the PROJECT, pursuant to the DSA approved Construction Documents, shall be maintained and posted in the INSPECTOR's Project File throughout the duration of the PROJECT. All testing and special inspection related reports obtained by the INSPECTOR pursuant to this Section (C)(2)(e) shall also be posted electronically with the DSA.

- (f) <u>Inspector's Semimonthly Reports</u>. The INSPECTOR shall keep the architect or registered engineer thoroughly informed as to the progress of the work by making semimonthly reports in writing as required in Section 4-342 of Title 24 of the California Code of Regulations. See also sample of semimonthly report in Appendix of Title 24 of the California Code of Regulations.
- (g) <u>Inspector's Daily Report to District</u>. The INSPECTOR shall keep the DISTRICT thoroughly informed as to the progress of the work by submitting daily reports in writing to the DISTRICT. Such reports shall include, but not be limited to, the following information:
 - (i) Activities performed by the Contractors, and areas where work is performed with relation to the plans and specifications.
 - (ii) Manpower assigned to the Contractor and subcontractor(s), including the number of individuals in each trade and the type of work being performed.
 - (iii) Weather conditions.
 - (iv) Equipment and materials delivered to the site.
 - (v) Construction equipment and vehicles utilized and duration on PROJECT.
 - (vi) Nature and location of the work being performed (starting and completion dates for various portions of the work).
 - (vii) Verbal communication and clarifications of the work given to the Contractor awarded the PROJECT.
 - (viii) Inspection by representatives of regulatory agencies.
 - (ix) Occurrences or conditions that might affect Contract Sum or Contract Time.
 - (x) Visitors to the site, titles, and employers of visitors, and reasons for visit.
 - (xi) INSPECTOR's record journal to include "Pertinent Calls" relating to conflicting issues regarding changes to documents, i.e., plans, specifications, change orders and job conditions affecting the interests of the DISTRICT.
 - (xii) Any work or material in place that does not correspond with the codes, drawings or specifications, as well as resulting action taken. List any other problems or abnormal occurrences that arise during each day, including notations of any particular lack of activity on the part of the Contractor. Note corrective actions taken.
 - (xiii) Times of day INSPECTOR was present on site.

- (h) <u>Notifications to Division of the State Architect</u>. The INSPECTOR shall notify the Division of the State Architect:
 - (i) When work is started on the PROJECT.
 - (ii) At least 48 hours in advance of the time when foundation trenches will be complete, ready for footing forms.
 - (iii) At least 48 hours in advance of the first pour of concrete.
 - (iv) When work is suspended for a period of more than two weeks.
- (i) Construction Procedure Records. The INSPECTOR shall keep a record of certain phases of construction procedure including, but not limited to, the following:
 - (i) Concrete pouring operations. The record shall show the time and date of placing concrete and the time and date of removal of forms in each portion of the structure.
 - (ii) Welding operations. The record shall include identification marks of welders, lists of defective welds, manner of correction of defects, etc.
 - (iii) Penetration under the last ten (10) blows for each pile when piles are driven for foundations.

All records of construction procedure shall be kept on the job until the completion of the work. All records kept by the INSPECTOR arising out of or in any way connected with the PROJECT shall be and remain the property of the DISTRICT. At the end of each individual PROJECT, the INSPECTOR shall provide to the DISTRICT with all PROJECT documentation in a professional format, both in binders and on a computer CD.

A complete and accurate copy of all records kept or created by the INSPECTOR arising under or connected in any way to the PROJECT shall be furnished by the INSPECTOR to the DISTRICT immediately upon written demand by the DISTRICT.

(j) Deviations. The INSPECTOR shall notify the contractor, in writing, of any deviations from the approved plans and specifications which are not immediately corrected by the contractor when brought to his/her attention. Copies of such notice shall be forwarded immediately to the architect or registered engineer, and to the Division of the State Architect.

Failure on the part of the INSPECTOR to notify the contractor of deviations from the approved plans and specifications shall in no way relieve the contractor of any responsibility to complete the work covered by his/her contract in accordance with the approved plans and specifications and all laws and regulations.

(k) Verified Reports. The INSPECTOR shall make and submit to the Division of the State Architect verified reports pursuant to Section 3-342 of Title 24 of the California Code of Regulations. The INSPECTOR shall prepare and deliver to the Division of the State Architect detailed statements of fact regarding materials, operations, etc., when requested. (1) Violations. Failure, refusal, or neglect on the part of the INSPECTOR to notify the contractor of any work which does not comply with the requirements of the approved plans and specifications, or failure, refusal, or neglect to report immediately, in writing, any such violation to the architect or registered engineer, to the DISTRICT's board, and to the Division of the State Architect shall constitute a violation of the Field Act and shall be cause for the Division of the State Architect to take action.

(D) Insurance. The INSPECTOR shall purchase and maintain policies of insurance with an insurer or insurers, qualified to do business in the State of California and acceptable to DISTRICT which will protect the INSPECTOR and DISTRICT from claims which may arise out of or result from the INSPECTOR's actions or inactions relating to the AGREEMENT, whether such actions or inactions be by themselves or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. The aforementioned insurance shall include coverage for:

- (1) Workers' Compensation and Employers Liability Insurance in accordance with the laws of the State of California. However, in no event shall such policy limit be less than \$1,000,000.00.
- (2) Comprehensive general liability insurance with limits of not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance with limits not less than ONE MILLION DOLLARS (\$1,000,000.00) for bodily injury and property damage liability per occurrence, including:
 - a. Owned, non-owned and hired vehicles at cash value;
 - b. Blanket contractual;
 - c. Broad form property damage;
 - d. Products/completed operations; and
 - e. Personal injury.
- (3) Professional liability insurance, including contractual liability, with limits of One Million Dollars (\$1,000,000), per occurrence. Such insurance shall be maintained during the term of this AGREEMENT and renewed for a period of at least five (5) years thereafter and/or at rates consistent with the time of execution of this AGREEMENT adjusted for inflation. In the event that INSPECTOR subcontracts any portion of INSPECTOR's duties, INSPECTOR shall require any such subcontractor to purchase and maintain insurance coverage as provided in this subparagraph. Failure to maintain professional liability insurance is a material breach of this AGREEMENT and grounds for immediate termination.
- (4) Each policy of insurance required in Section D(2) above shall name DISTRICT and its officers, agents and employees as additional insureds; shall state that, with respect to the operations of the INSPECTOR hereunder, such policy is primary and any insurance carried by DISTRICT is excess and non-contributory with such primary insurance; shall state that not less than thirty (30) days' written notice shall be given to DISTRICT prior to cancellation; and, shall waive all rights of subrogation. The INSPECTOR shall notify DISTRICT in the event of material change in, or failure to renew, each policy. Prior to commencing work, the INSPECTOR shall deliver to DISTRICT certificates of insurance as evidence of compliance with the requirements herein. In the event the INSPECTOR fails to secure or maintain any policy of insurance in the name of and for the account of the INSPECTOR, and in such event, the INSPECTOR shall reimburse DISTRICT upon demand for the cost thereof.

(F) The INSPECTOR agrees to discharge the duties as set out in this contract in a manner satisfactory to the Division of the State Architect and the Architect retained by the DISTRICT. The INSPECTOR shall devote each working day to the inspection of TEMECULA VALLEY CAMPUS (hereinafter referred to as the "PROJECT(S)".

(G) Termination. This AGREEMENT may be terminated by either PARTY upon fourteen (14) days written notice to the other PARTY in the event of a substantial failure of performance by such other PARTY, including insolvency of the INSPECTOR; or if the DISTRICT should decide to abandon or indefinitely postpone the PROJECT.

- (1) In the event of a termination based upon abandonment or postponement by DISTRICT, the DISTRICT shall pay INSPECTOR for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of the abandonment or postponement plus any sums due the INSPECTOR for Board approved extra services. In ascertaining the services actually rendered hereunder up to the date of termination of this AGREEMENT, consideration shall be given to both completed work and work in process of completion and other documents whether delivered to the DISTRICT or in the possession of the INSPECTOR. In the event termination is for a substantial failure of performance, all damages and costs associated with the termination, including increased inspection and replacement inspector costs shall be deducted from payments to the INSPECTOR.
- (2) In the event a termination for cause is determined to have been made wrongfully or without cause, then the termination shall be treated as a termination for convenience in accordance with Paragraph (G)(3) below, and INSPECTOR shall have no greater rights than it would have had if a termination for convenience had been effected in the first instance. No other loss, cost, damage, expense or liability may be claimed, requested or recovered by INSPECTOR.
- (3) This AGREEMENT may be terminated without cause by DISTRICT upon fourteen (14) days written notice to INSPECTOR. In the event of a termination without cause, the DISTRICT shall pay INSPECTOR for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of notice of termination plus any sums due the INSPECTOR for Board approved extra services.
- (4) In the event the INSPECTOR is terminated, with or without cause, the INSPECTOR shall personally provide all the original PIC's prepared or obtained by the INSPECTOR in connection with the PROJECT to the assuming DSA inspector or the DSA as directed by the DISTRICT. All original PIC's must be provided to the DSA assuming inspector or the DSA, as applicable, within 48 hours of the effective date of the INSPECTOR's termination. Under no circumstances shall the INSPECTOR withhold any original PIC's related to the PROJECT upon the INSPECTOR's termination. The INSPECTOR shall be responsible for any delays on the PROJECT that arise out of the INSPECTOR's failure to provide the original PIC's to the assuming DSA inspector or the DSA as directed by the DISTRICT in accordance with this

section. Upon the effective date of the INSPECTOR's termination, the INSPECTOR shall provide copies of all current PIC's in the INSPECTOR's Project File to the DISTRICT along with all other documents detailed in Section (C)(2)(c) of this AGREEMENT.

- (5) In the event of a dispute between the PARTIES as to performance of the work or the interpretation of this AGREEMENT, or payment or nonpayment for work performed or not performed, the PARTIES shall attempt to resolve the dispute. Pending resolution of this dispute, the INSPECTOR agrees to continue the work diligently to completion. If the dispute is not resolved, the INSPECTOR agrees it will neither rescind the AGREEMENT nor stop the progress of the work, but the INSPECTOR's sole remedy shall be to submit such controversy to determination by a court having competent jurisdiction of the dispute, after the PROJECT has been completed, and not before.
- (6) THE DISTRICT AND INSPECTOR UNDERSTAND AND AGREE THAT SECTION (G) OF THIS AGREEMENT SHALL GOVERN ALL TERMINATION RIGHTS AND PROCEDURES BETWEEN THE PARTIES. ANY TERMINATION PROVISION THAT IS ATTACHED TO THIS AGREEMENT AS AN EXHIBIT SHALL BE VOID AND UNENFORCEABLE BETWEEN THE PARTIES.

(H) Hold Harmless. To the fullest extent permitted by law, the INSPECTOR agrees to indemnify, defend and hold the DISTRICT entirely harmless from all liability arising out of:

- (1) <u>Workers' Compensation and Employers' Liability</u>. Any and all claims under Workers' Compensation acts and other employee benefit acts with respect to the INSPECTOR's employees or the INSPECTOR's subcontractor's employees arising out of INSPECTOR's work under this AGREEMENT; and
- (2) <u>General Liability</u>. Liability for damages for (a) death or bodily injury to person; (b) injury to, loss or theft of property; (c) any failure or alleged failure to comply with any provision of law or (d) any other loss, damage or expense arising under either (a), (b), or (c) herein this paragraph, sustained by the INSPECTOR or any person, firm or corporation employed by the INSPECTOR related to, founded upon or in connection with this AGREEMENT, except for liability resulting from the sole or active negligence, or willful misconduct of the DISTRICT, its officers, employees, agents or independent consultants who are directly employed by the DISTRICT;
- (3) <u>Professional Liability</u>. Any loss, injury to or death of persons or damage to property caused by any act, neglect, default or omission of the INSPECTOR, or any person, firm or corporation employed by the INSPECTOR, either directly or by independent contract, including all damages due to loss or theft, sustained by any person, firm or corporation including the DISTRICT, arising out of, or in any way connected with the PROJECT, including injury or damage either on or off DISTRICT property; but not for any loss, injury, death or damages caused by the sole or active negligence, or willful misconduct of the DISTRICT.
- (4) <u>Business Automobile Liability</u>. Liability for bodily injury or property damage claims arising out of the use of owned, hired, or non-owned automobiles operated by the INSPECTOR, its officers, agents, employees or anyone employed by the INSPECTOR, in connection with work performed under this AGREEMENT.
- (5) INSPECTOR, at INSPECTOR's own expense, cost, and risk, shall defend any and all claims, actions, suits, or other proceedings that may be brought or instituted against the DISTRICT, its

officers, agents or employees on account of or founded upon any of the causes, damages or injuries identified herein Section (H) and shall pay or satisfy any judgment that may be rendered against the DISTRICT, its officers, agents or employees in any action, suit or other proceedings as a result thereof.

- (6) THE PARTIES UNDERSTAND AND AGREE THAT SECTION (H) OF THIS AGREEMENT SHALL BE THE SOLE INDEMNITY, AS DEFINED BY CALIFORNIA CIVIL CODE § 2772, GOVERNING THIS AGREEMENT. ANY OTHER INDEMNITY THAT MAY BE ATTACHED TO THIS AGREEMENT AS AN EXHIBIT OR OTHERWISE INCLUDED IN THE CONSULTANT'S TERMS AND CONDITIONS SHALL BE VOID AND UNENFORCEABLE BETWEEN THE PARTIES.
- (7) ANY ATTEMPT TO LIMIT THE INSPECTOR'S LIABILITY TO THE DISTRICT IN AN ATTACHED EXHIBIT SHALL BE VOID AND UNENFORCEABLE BETWEEN THE DISTRICT AND THE INSPECTOR.

(I) Independent Contractor. INSPECTOR, in the performance of this AGREEMENT, shall be and act as an independent contractor. The INSPECTOR understands and agrees that INSPECTOR and all of INSPECTOR's employees shall not be considered officers, employees or agents of the DISTRICT, and are not entitled to benefits of any kind or nature normally provided employees of the DISTRICT and/or to which DISTRICT's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Workers' Compensation. The INSPECTOR assumes the full responsibility for the acts and/or omissions of the INSPECTOR's employees or agents as they relate to the services to be provided under this AGREEMENT. The INSPECTOR shall assume full responsibility for payment of all prevailing wages and all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes for the respective INSPECTOR's employees. INSPECTOR shall fully defend and indemnify the DISTRICT from any claims, damages or any liability arising from or related to DISTRICT or its subcontractors' failure to comply with any applicable prevailing wage laws and requirements.

(J) Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of any third party against either the DISTRICT or the INSPECTOR.

(K) The DISTRICT and the INSPECTOR, respectively, bind themselves, their partners, officers, successors, assigns and legal representatives to the other PARTY to this AGREEMENT with respect to the terms of this AGREEMENT. The INSPECTOR shall not assign this AGREEMENT.

(L) This AGREEMENT shall be governed by the laws of the State of California.

(M) Each of the PARTIES have had the opportunity to, and have to the extent each deemed appropriate, obtained legal counsel concerning the content and meaning of this AGREEMENT. Each of the PARTIES agrees and represents that no promise, inducement or agreement not herein expressed has been made to effectuate this AGREEMENT. This AGREEMENT represents the entire AGREEMENT between the DISTRICT and INSPECTOR and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended or modified only by an agreement in writing signed by both the DISTRICT and the INSPECTOR.

(N) THIS AGREEMENT SHALL NOT INCLUDE OR INCORPORATE THE TERMS OF ANY GENERAL CONDITIONS, CONDITIONS, MASTER AGREEMENT OR ANY OTHER BOILERPLATE TERMS OR FORM DOCUMENTS PREPARED BY THE INSPECTOR. THE ATTACHMENT OF ANY SUCH DOCUMENT TO THIS AGREEMENT AS EXHIBIT "A" SHALL NOT BE INTERPRETED OR CONSTRUED TO INCORPORATE SUCH TERMS INTO THIS AGREEMENT UNLESS THE DISTRICT APPROVES OF SUCH INCORPORATION IN A SEPARATE WRITING SIGNED BY THE DISTRICT. ANY REFERENCE TO SUCH BOILERPLATE TERMS AND CONDITIONS IN THE PROPOSAL OR QUOTE SUBMITTED BY THE INSPECTOR SHALL BE NULL AND VOID AND HAVE NO EFFECT UPON THIS AGREEMENT. PROPOSALS, QUOTES, STATEMENT OF QUALIFICATIONS AND OTHER SIMILAR DOCUMENTS PREPARED BY THE INSPECTOR MAY BE INCORPORATED INTO THIS AGREEMENT AS EXHIBIT "A" BUT SUCH INCORPORATION SHALL BE STRICTLY LIMITED TO THOSE PARTS DESCRIBING THE INSPECTOR'S SCOPE OF WORK, RATE AND PRICE SCHEDULE AND QUALIFICATIONS.

(O) Time is of the essence with respect to all provisions of this AGREEMENT.

(P) This AGREEMENT will be liberally construed to effectuate the intention of the PARTIES with respect to the transaction described herein. In determining the meaning of, or resolving any ambiguities with respect to, any word, phrase or provision of this AGREEMENT, neither this AGREEMENT nor any uncertainty or ambiguity be construed or resolved against either PARTY (including the PARTY primarily responsible for drafting and preparation of this AGREEMENT), under any rule of construction or otherwise, it being expressly understood and agreed that the PARTIES have participated equally or have had equal opportunity to participate in the drafting hereof.

(Q) If either PARTY becomes involved in litigation arising out of this AGREEMENT or the performance thereof, each PARTY shall bear its own litigation costs and expenses, including reasonable attorney's fees.

(R) All exhibits referenced herein and attached hereto shall be deemed incorporated into and made a part of this AGREEMENT by this reference as though fully set forth in each instance in the text hereof unless otherwise excluded by this AGREEMENT.

(S) This AGREEMENT is not a valid or enforceable obligation against the DISTRICT until approved or ratified by motion of the Governing Board of the District duly passed and adopted.

(T) Assignment. INSPECTOR shall not assign or transfer this AGREEMENT or any interests of INSPECTOR herein without the prior written approval of the DISTRICT. Any such attempt by the INSPECTOR to assign or transfer this AGREEMENT or any of the INSPECTOR's interests set forth herein without the DISTRICT's written approval shall be void and shall be given no force or effect. No individual person assigned to provide the services hereunder for the PROJECT may be changed or substituted without the prior written consent of the DISTRICT. Such consent may be given or withheld in the DISTRICT's absolute discretion.

(U) Administration. The INSPECTOR shall produce, or shall hire the necessary independent contractors and/or consultants needed to produce, a clerically smooth product for the DISTRICT and for the INSPECTOR's routine correspondence with the DISTRICT. These clerical services shall be provided at no additional expense to the DISTRICT.

(V) Conflict of Interest. The INSPECTOR hereby represents, warrants and covenants that: (i) at the time of execution of this AGREEMENT, the INSPECTOR has no interest and shall not acquire any interest in the future, whether direct or indirect, which would conflict in any manner or degree with the performance of services under this AGREEMENT; and (ii) the INSPECTOR shall not employ in the performance of services under this AGREEMENT any person or entity having such an interest.

The PARTIES, through their authorized representatives, have executed this AGREEMENT as of the day and year first written above.

INSPECTOR:	DISTRICT:
	MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT
Ву:	By:
Name:	Beth Gomez
Title	Vice President, Business Services
Date	Date

EXHIBIT "A"

(Fill in Applicable Rates Below or Attach Inspector's Proposal, if any, for Rates and/or Additional Basic Services)

INSPECTOR CERTIFICATION	HOURLY
PROJECT INSPECTOR CLASS 1	\$
PROJECT INSPECTOR CLASS 2	\$
PROJECT INSPECTOR CLASS 3	\$

	Activity Name	Duration	Start	Finish			201									2020					
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195006 - MSJCCI	D - Temecula Valley Campus Field Act Compliance	Project																			
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CD-1005	Construction Duration Phase 2	326	09-Sep-19	30-Jul-20														truction	Duration	Phase 2	
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Run Date: 18-Apr-19 Page 1 of 11
 Remaining Level of Effort

 Actual Level of Effort

 Actual Work

 Remaining Work

 Critical Remaining Work

Mt. San Jacinto Community College District Temecula Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19

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tivity ID	Activity Name	Duration	Start	Finish	2019 2020 2021 2022
					Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr
DSA-1000	DSA Review - Building G	60	l 3-Jun-19	06-Sep-19	D\$A Review - Building G
CD-1110	Issue 100% CD Set - Phase 2 / 3	0		06-Sep-19	♦ Issue I Ø0% CD Set - Phase 2 / 3
DSA-1010	DSA Review - Building F / Central Plant	60	25-Nov-19	20-Feb-20	DSA Review - Building F / Central Plant
CD-1160	Issue 100% CD Set - Phase 4	0		20-Feb-20	♦ Issue 100% CD Set - Phase 4
Bid / Award					
BID-1260	Prepare Pre-Qual Documents	7	16-Apr-19*	24-Apr-19	Prepare Pre-Qual Documents
BID-1310	Finalize Pre-Qual Documents	3	25-Apr-19	29-Apr-19	[] Finalize Pre-Qual Documents
BID-1020	Sub-contractor Pre-qualification	20	30-Apr-19	28-May-19	Sub-contractor Pre-qualification
BID-1270	Pre-qualification Outrerach	I	01-May-19	01-May-19	Pré-qualification Outrerach
BID-1030	Sub-contractor Pre-qualification Review	10	29-May-19	-Jun- 9	Sub-contractor Pre-qualification Review
Phase I - 3					
BID-1140	Advertise for Bid #I - Ph I - 3	I	l 3-Jun-19	l 3-Jun- 19	Advertise for Bid #1 - Ph I - 3
BID-1000	Bid Period - Ph I - 3	30	l 3-Jun-19	25-Jul-19	Bid Period - Ph I - 3
BID-1150	Advertise for Bid #2 - Ph I - 3	I	20-Jun-19	20-Jun-19	Advertise for Bid #2 - Ph I - 3
BID-1120	Job Walk #1 - Ph I - 3	I	27-Jun-19	27-Jun-19	Job Walk #1 - Ph I - 3
BID-1130	Job Walk #2 - Ph I - 3	I	05-Jul-19	05-Jul-19	Job Walk #2- Ph - 3
BID-1160	Bid Day - Ph I - 3	I	25-Jul-19	25-Jul-19	I Bid Day - Ph I - 3
BID-1280	Bid Review / Award Recommendation - Ph I	5	26-Jul-19	01-Aug-19	Bid Review / Award Recommendation - Ph I
BID-1010	Bid Review / Award Recommendation - Ph 2 - 3	10	26-Jul-19	08-Aug-19	Bid Review / Award Recommendation - Ph 2 - 3
BID-1290	Board Approval - Phase I	I	08-Aug-19	08-Aug-19*	Board Approval - Phase I
BID-1300	Issue NTP - Phase I	I	09-Aug-19	09-Aug-19	Issue NTP - Phase I
BID-1170	Board Approval - Phase 2 / 3	I	12-Sep-19	I 2-Sep- 19*	Board Approval - Phase 2 / 3
BID-1180	Issue NTP - Phase 2 / 3	I	13-Sep-19	13-Sep-19	Issue NTP - Phase 2 / 3
Phase 4					
BID-1190	Advertise for Bid #1 - Ph 4	I	25-Nov-19	25-Nov-19	I Advertise for Bid #I - Ph 4
BID-1100	Bid Period - Phase 4	20	25-Nov-19	24-Dec-19	Bid Period - Phase 4
BID-1200	Advertise for Bid #2 - Ph 4	I	04-Dec-19	04-Dec-19	I Advertise for Bid #2 - Ph 4
BID-1210	Job Walk #I - Ph 4	I	11-Dec-19	11-Dec-19	Job Walk #) - Ph/4
BID-1220	Job Walk #2 - Ph 4	I	18-Dec-19	18-Dec-19	job Walk #2 - Ph 4
BID-1230	Bid Day - Ph 4	I	24-Dec-19	24-Dec-19	∣ Bid Day - Ph 4
BID-1110	Bid Review / Award Recommendation - Phase 4	10	26-Dec-19	09-Jan-20	Bid Review / Award Recommendation - Phase 4
BID-1240	Board Approval	I	I 0-Jan-20	10-jan-20*	I Board Approval
BID-1250	Issue NTP		l 3-Jan-20	l 3-Jan-20	Issue NTP
Submittals			-	_	
Construction					
Phase 0 - Explora	atory Demolition				
ED-1000	Exploratory Demo	10	17-Apr-19	30-Apr-19	Exploratory Demo
	g G Early Demolition		· ·	· ·	
4th Floor	5 · / - • · · · • · • · · ·				
Safe-Off					
BGL4-SO-1000	Safe-Off Electrical	10	12-Aug-19	23-Aug-19	Safe-Off Electrical
BGL4-SO-1010	Safe-Off Systems	5	26-Aug-19	30-Aug-19	D Safe-Off Systems
Demo					
	Remaining Level of Effort			N	It. San Jacinto Community College District
Run Date: 18-Apr-19	Actual Level of Effort				
Page 2 of 11	Actual Work				Ila Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19 MSJC
	Critical Remaining Work				BUILDERS SINCE 19

Activity ID	Activity Name	Duration	Start	Finish	2019 2020	2021	2022
					Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F Ma	ar Apr M Jun Jul Aug Sep Oct	Nov Dec Jan Feb Mar Apr M
BGL4-DEMO-1000	Demo Walls	7	26-Aug-19	04-Sep-19	Demo Walls		
BGL4-DEMO-1010	Demo Ceilings	7	03-Sep-19	-Sep- 9	Demo Ceilings		
BGL4-DEMO-1020	Demo & Removel HVAC	7	10-Sep-19	18-Sep-19	Demo & Removel HVAC		
BGL4-DEMO-1030	Fire Sprinkler Removal	7	19-Sep-19	27-Sep-19	Fire Sprinkler Removal		
BGL4-DEMO-1040	Fireproofing Removal	7	30-Sep-19	08-Oct-19	Fireproofing Removal		······································
BGL4-DEMO-1050	4th Floor Ready for Seismic Upgrades	0		08-Oct-19	♦ 4th Floor Ready for Seismic Upgrades		
5th Floor	1						
Safe-Off							
BGL5-SO-1000	Safe-Off Electrical	10	26-Aug-19	09-Sep-19	📥 Safe-Off Electrical		
BGL5-SO-1010	Safe-Off Systems	5	10-Sep-19	16-Sep-19	Safe-Off Systems		$\frac{1}{1}$
Demo			·				
BGL5-DEMO-1000	Demo Walls	7	l 7-Sep- 19	25-Sep-19	☐ Demo Walls		
BGL5-DEMO-1010	Demo Ceilings	7	24-Sep-19	02-Oct-19	🗖 Demo Çeilings		
BGL5-DEMO-1020	Demo & Removel HVAC	7	01-Oct-19	09-Oct-19	Demo & Removel HVAC		
BGL5-DEMO-1030	Fire Sprinkler Removal	7	10-Oct-19	18-Oct-19	🗖 Fire Sprinkler Removal		
BGL5-DEMO-1040	Fireproofing Removal	7	21-Oct-19	29-Oct-19	Fireproofing Removal		
BGL5-DEMO-1040	5th Floor Ready for Seismic Upgrades	0	21-00017	29-Oct-19 29-Oct-19	◆ 5th Floor Ready for Seismic Upgrades		
1st Floor	Sur noor Ready for Seisinic Opgrades	U		27-000-17			
Safe-Off							
	Sets Off Electrical	1 7 1		10.5 10	□ Safe-Off Electrical		
BGL1-SO-1000	Safe-Off Electrical	7	10-Sep-19	18-Sep-19	Safe-Off Systems		
BGL1-SO-1010	Safe-Off Systems	5	19-Sep-19	25-Sep-19			
Demo					Demo Walls		
	Demo Walls	7	19-Sep-19	27-Sep-19			
BGL1-DEMO-1010	Demo Ceilings	7	26-Sep-19	04-Oct-19	Demo Çeilings		· · · · · · · · · · · · · · · · · · ·
BGL1-DEMO-1020	Demo & Removel HVAC	7	03-Oct-19	-Oct-19	Demo & Removel HVAC		
BGL1-DEMO-1030	Fire Sprinkler Removal	7	14-Oct-19	22-Oct-19	Fire Sprinkler Removal		
BGL1-DEMO-1040	Fireproofing Removal	7	23-Oct-19	31-Oct-19	Fireproofing Removal		
SOG		,					
BG-SOG-ED-1000	Sawcut / Remove Floors	20	01-Nov-19	03-Dec-19	Sawcut / Remove Floors		
BGL1-DEMO-1050	Ist Floor Ready for Seismic Upgrades	0		03-Dec-19	 Ist Floor Ready for Seismic Upgrades 		
3rd Floor				_			
Safe-Off							
BGL3-SO-1000	Safe-Off Electrical	10	10-Sep-19	23-Sep-19	Safe-Off Electrical		
BGL3-SO-1010	Safe-Off Systems	5	26-Sep-19	02-Oct-19	Safe-Off Systems		
Demo							
BGL3-DEMO-1000	Demo Walls	7	24-Sep-19	02-Oct-19	🗋 Demo Walls		
BGL3-DEMO-1010	Demo Ceilings	7	01-Oct-19	09-Oct-19	Demo Ceilings		
BGL3-DEMO-1020	Demo & Removel HVAC	7	08-Oct-19	16-Oct-19	Demo & Removel HVAC		
BGL3-DEMO-1030	Fire Sprinkler Removal	7	17-Oct-19	25-Oct-19	Fire Sprinkler Removal		
BGL3-DEMO-1040	Fireproofing Removal	7	28-Oct-19	05-Nov-19	📮 Fireproofing Removal		
BGL3-DEMO-1050	3rd Floor Ready for Seismic Upgrades	0		05-Nov-19	 3rd Floor Ready for Seismic Upgrades 		
2nd Floor		1					I I
Safe-Off							
	Remaining Level of Effort				t San Jacinto Community Collago District		
Run Date: 18-Apr-19	Actual Level of Effort				t. San Jacinto Community College District		
Page 3 of 11	Actual Work			remect	la Valley Campus - Field Act Compliance Project	MSIC [≈] [∞]	C.W. Driver
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vity ID	Activity Name	Duration	Start	Finish			2019	2020	
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BGL2-SO-1000	Safe-Off Electrical	10	24-Sep-19	07-Oct-19	ļ			Safe-Off Electrical	
BGL2-SO-1010	Safe-Off Systems	5	08-Oct-19	14-Oct-19				Safe-Off Systems	
Demo									
BGL2-DEMO-1000	Demo Walls	7	08-Oct-19	16-Oct-19				Demo Walts	
BGL2-DEMO-1010	Demo Ceilings	7	5-Oct- 9	23-Oct-19				Demo Cellings	
BGL2-DEMO-1020	Demo & Removel HVAC	7	22-Oct-19	30-Oct-19	ļ			Demo & Removel HVAC	
BGL2-DEMO-1030	Fire Sprinkler Removal	7	3 I-Oct- 19	08-Nov-19				Fire Sprinkler Removal	
BGL2-DEMO-1040	Fireproofing Removal	7	-Nov-19	20-Nov-19				Fireproofing Removal	
BGL2-DEMO-1050	2nd Floor Ready for Seismic Upgrades	0		20-Nov-19				◆ 2nd Floor Ready for Seismic Upgrades	
Stair 5 Demo									
Demo									
BGS5-Demo-1000	Level 5 Deck Demo & Safety Rail Install	5	03-Oct-19	09-Oct-19				Level 5 Deck Demo & Safety Rail Instal	
BGS5-Demo-1010	Level 4 Deck Demo & Safety Rail Install	5	10-Oct-19	16-Oct-19				🛯 Level 4 Deck Demo & Safety Rail Install	
BGS5-Demo-1020	Level 3 Deck Demo & Safety Rail Install	5	17-Oct-19	23-Oct-19				Level 3 Deck Demo & Safety Rail Install	
BGS5-Demo-1030	Level 2 Deck Demo & Safety Rail Install	5	24-Oct-19	30-Oct-19				🔲 Level 2 Deck Demo & Safety Rail Install	
BGS5-Demo-1040	SOG Demo & Safe-Off	5	3 I-Oct- 19	06-Nov-19				SOG Demo & Safe-Off	
BGS5-Demo-1050	Stair 5 Ready for Seismic Upgrades	0		06-Nov-19				Stair 5 Ready for Seismic Upgrades	
Exterior									
Demo									
BGExt-Demo-1000	Set Scaffolding GL 24	7	19-Sep-19	27-Sep-19				Set Scaffolding GL 24	
BGExt-Demo-1010	Remove Formawall Panels & Store GL 24	10	30-Sep-19	-Oct- 9				🗖 Remove Formawall Panels & Store GL 24	
BGExt-Demo-1020	Remove Curtain Wall & Store Stair 4	7	4-Oct-19	22-Oct-19				🔲 Remove Çurtain Wall & Store Stair 4	
BGExt-Demo-1030	Remove Curtain Wall & Store Stair 3	7	23-Oct-19	31-Oct-19				🔲 Remove Curtain Wall & Store Stair 3	
BGExt-Demo-1040	Remove Curtain Wall & Store GL D	7	01-Nov-19	-Nov-19				🔲 Remove Curtain Wall & Store GL D	
BGExt-Demo-1050	Remove Glass Doors Main Lobby	5	12-Nov-19	19-Nov-19				Remove Glass Doors Main Lobby	
Roof									<u>.</u>
Demo									
BGRoof-Demo	Roof Demo	30	30-Sep-19	08-Nov-19				Roof Demo	
-	eismic Upgrades, Sitework & Floors	s I, 4 & 5 Build Out							
Seismis Upgrades									
4th Floor									
Structural Steel									
BGL4-SSU-1000	Steel Delivery	0		08-Oct-19				◆ Steel Delivery	
BGL4-SSU-1010	Steel Strengthening	20	09-Oct-19	05-Nov-19				Steel Strengthening	
BGL4-SSU-1020	Erect Beams	10	06-Nov-19	20-Nov-19				Erect Beams	
BGL4-SSU-1030	Fireproffing	7	21-Nov-19	03-Dec-19				Fireproffing	
5th Floor		, ,							
Structural Steel									
BGL5-SSU-1000	Steel Delivery	0		05-Nov-19				Steel Delivery	
BGL5-SSU-1010	Steel Strengthening	20	06-Nov-19	06-Dec-19				Steel Strengthening	
BGL5-SSU-1020	Erect Beams Roof	7	06-Dec-19	16-Dec-19				Erect Beams Roof	
BGL5-SSU-1030	Fireproffing	7	17-Dec-19	26-Dec-19	+			Fireproffing	
1st Floor				1					
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	Actual Level of Effort								ſ
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	-	MT. SAN	ACINTO	COLLE	ue.			BU	ILD	ER	S S	INC	E 1	919	

Activity ID	Activity Name	Duration	Start	Finish	2019 2020 2021	2022
					Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr M Jun Jul Aug	g Sep Oct Nov Dec Jan Feb Mar Apr M
Structural Steel						
BGL1-SSU-1000	Steel Delivery	0		06-Dec-19	 Steel Delivery 	
BGL1-SSU-1010	Steel Strengthening	30	09-Dec-19	2 I-Jan-20	Steel Strengthening	
BGL1-SSU-1030	Fireproffing	7	22-Jan-20	30-Jan-20	Fireproffing	
Strengthening Footi	ngs					
SOG						
BGL1-FOUND-1000	Steel Delivery	0		03-Dec-19	♦ Steel Delivery	
BGL1-FOUND-1010	Install Dowels	30	04-Dec-19	l 6-Jan-20	Install Dowels	
BGL1-FOUND-1020	Install Rebar	20	l 7-Jan-20	I 3-Feb-20	Install Rebar	
BGL1-FOUND-1030	Pour Footings	10	14-Feb-20	27-Feb-20	Pour Footings	
Stair 5						
BG-Stair5-1000	Stair Delivery	0		06-Dec-19	♦ Stair Delivery	
	Install Stairs	20	09-Dec-19	07-Jan-20	Inștall Ștairs	
BG-Stair5-1020	Install Mesh	3	08-Jan-20	10-jan-20	[] Install Mesh	
	Pour Stairs	3	l 3-jan-20	15-jan-20	I Pour Stairs	
Stair 6			, <u></u>	- , - 		
BG-Stair6-1000	Stair Delivery	0		06-Dec-19	♦ Stair Delivery	
	Install Stairs	10	08-Jan-20	21-Jan-20	Instal Stairs	
	Install Mesh	3	22-jan-20	24-Jan-20	👔 Install Mesh	
	Pour Stairs	3	27-jan-20	29-Jan-20	I Pour Stairs	
Roof		J	27-ja11-20	27-ja11-20		
BGRoof-Install-1000	Boof Faujoment	30	-Nov-19	26-Dec-19	Roof Equipment	
BGRoof-Install-1010		10	27-Dec-19	10-Jan-20	Roof Patch	
Exterior		10	27-Dec-17	10-ja11-20		
	Remove Scaffolding GL 24	7	28-Feb-20	09-Mar-20	Remove Scaffolding GL 24	
	Reinstall Formawall Panels & Store GL 24	10	10-Mar-20	23-Mar-20	Reinstall Formawall Panels & Store GL 24	
	Reinstall Curtain Wall & Store Stair 4	7	24-Mar-20	01-Apr-20	🔲 Reinstall' Curtain Wall & Store Stair 4	
	Reinstall Curtain Wall & Store Stair 4	7	02-Apr-20	10-Apr-20	🔲 Reinstall Curtain Wall & Store Stair 3	
	Reinstall Curtain Wall & Store GL D	7	I 3-Apr-20	21-Apr-20	Reinstall Çurtain Wall & Store GL D	
	Install Glass Doors Main Lobby	5	22-Apr-20	21-Apr-20 28-Apr-20	🔲 Install Glass Doors Main Lobby	
	·	3	22-Api -20	20-Api -20		
Interior Construction	on					
			04 Day 10	04 Dec 10	Commencement of Work	
BGL4-INT-1000	Commencement of Work	0	04-Dec-19	04-Dec-19	□ Fire Sprinkler Rough-in	
	Fire Sprinkler Rough-in	7	04-Dec-19	-Dec-19	Ductwork - Main Trunk Lines	
	Ductwork - Main Trunk Lines	7	12-Dec-19	19-Dec-19	Lab MEP Rough-In	
	Lab MEP Rough-In	15	12-Dec-19	03-Jan-20	[Wall Layout	
	Wall Layout	3	04-jan-20	07-Jan-20	Metal Stud Framing	
	Metal Stud Framing	7	08-jan-20	15-Jan-20	Soffit & Ceiling Framing	
	Soffit & Ceiling Framing	5	16-jan-20	21-Jan-20		
BGL4-INT-1060	Install Door Frames	4	22-jan-20	25-Jan-20	👔 Install Door Frames	
	Insulation	3	27-Jan-20	29-Jan-20	I Insulation	
	MEP Rough-in	7	27-Jan-20	03-Feb-20		
BGL4-INT-1090	Drywall	7	04-Feb-20	I I-Feb-20	Drywall	
Run Date: 18-Apr-19 Page 5 of 11	Remaining Level of Effort Actual Level of Effort Actual Work Remaining Work Critical Remaining Work				. San Jacinto Community College District a Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19	BUILDERS SINCE 191

ctivity ID	Activity Name	Duration	Start	Finish	2019 2020	2021		2022	
					Apr M Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F	Mar Apr M Jun Jul Aug Sep C	oct Nov Dec Ja	n Feb Mar A	pr N
BGL4-INT-I 100	Drywall Finish	10	12-Feb-20	22-Feb-20	🔲 Drywall Finish				
BGL4-INT-III0	Interior Prime Painting	7	24-Feb-20	02-Mar-20	🗋 Interior Prime Painting				
BGL4-INT-I 120	T-bar Ceiling	10	03-Mar-20	l 3-Mar-20	🗖 T-bar Ceiling				
BGL4-INT-I 140	Finish Fire Sprinklers	5	l 4-Mar-20	l 9-Mar-20	Finish Fire Sprinklers				
BGL4-INT-1150	Light Fixtures	7	l 4-Mar-20	21-Mar-20	🗖 Light Fixtures				
BGL4-INT-I 130	Grills & Registers	10	l 4-Mar-20	25-Mar-20	🗖 Grills & Registers				
BGL4-INT-I 160	Ceiling Tiles	7	20-Mar-20	27-Mar-20	Ceiling Tiles				
BGL4-INT-I 170	Install Doors & Hardware	7	28-Mar-20	04-Apr-20	📋 Install Doors & Hardware				
BGL4-INT-I 180	Interior Window & Glazing	7	28-Mar-20	04-Apr-20	📋 Interior Window & Glazing				
BGL4-INT-I 190	Casework	7	28-Mar-20	04-Apr-20	Casework				
BGL4-INT-I 200	Signage	2	06-Apr-20	07-Apr-20	I Signage				
BGL4-INT-1210	Carpet	5	06-Apr-20	10-Apr-20	🛛 Carpet				
BGL4-INT-1220	Finish Fire Alarm	7	08-Apr-20	I 5-Apr-20	🔲 Finish Fire Alarm				
BGL4-INT-I 230	Finish Plumbing	5	II-Apr-20	16-Apr-20	Finish Plumbing				
BGL4-INT-I 240	Expose MEP Paint	7	16-Apr-20	23-Apr-20	Expose MEP Paint	I I			
BGL4-INT-1260	Interior Paint Touch-up	3	24-Apr-20	27-Apr-20	D: Interior Paint Touch-up				
BGL4-INT-1250	Wood Ceilings	10	24-Apr-20	05-May-20	🗖 Wood Ceilings				
BGL4-INT-1250	Fire Extinguisher Cabinets	3	06-May-20	08-May-20	Fire Extinguisher Cabinets				
BGL4-INT-1270	Fire Alarm Start-up & Testing	10	06-May-20	16-May-20	Fire Alarm Start-up & Testing				
BGL4-INT-1200	Clean-up	5	18-May-20	22-May-20	Clean-up				
BGL4-INT-1 300	Interior Substantial Completion	0	23-May-20	23-May-20	Interior Substantial Completion			·	
5th Floor	Interior Substantial Completion	0	23-11ay-20	23-11ay-20		I I			
BGL5-INT-1000	Commencement of Work	0	04-Jan-20	04-Jan-20	Commencement of Work				
BGL5-INT-1010	Fire Sprinkler Rough-in	7	04-jan-20	I I-Jan-20	📕 Fire Sprinkler Rough-in				
BGL5-INT-1020	Ductwork - Main Trunk Lines	10	l 3-jan-20	23-Jan-20	Ductwork - Mạin Trunk Lines				
BGL5-INT-1020	Wall Layout	5	24-jan-20	29-jan-20	■ Wall Layout			·	
BGL5-INT-1040	Metal Stud Framing	10	30-Jan-20	10-Feb-20	Metal Ştud Framing				
BGL5-INT-1040 BGL5-INT-1050			11-Feb-20	10-Feb-20	Soffit & Ceiling Framing				
BGL5-INT-1050 BGL5-INT-1060	Soffit & Ceiling Framing	5 4	17-Feb-20	20-Feb-20	Install Door Frames				
BGL5-INT-1060 BGL5-INT-1070	Install Door Frames	· ·							
	Insulation	3	21-Feb-20	24-Feb-20	MEP Rough-in				
BGL5-INT-1080	MEP Rough-in	10	21-Feb-20	03-Mar-20	Drywall				
BGL5-INT-1090	Drywall	10	04-Mar-20	14-Mar-20	Drywall Finish				
BGL5-INT-I 100	Drywall Finish	10	I 4-Mar-20	25-Mar-20					
BGL5-INT-III0	Interior Prime Painting	7	26-Mar-20	02-Apr-20	Interior Prime Painting				- - - -
BGL5-INT-I 120	T-bar Ceiling	10	03-Apr-20	I 4-Apr-20	T-bar Ceiling				
BGL5-INT-I 140	Finish Fire Sprinklers	5	I 5-Apr-20	20-Apr-20	Finish Fire Sprinklers				
BGL5-INT-I 150	Light Fixtures	7	I 5-Apr-20	22-Apr-20					
BGL5-INT-I 130	Grills & Registers	10	I 5-Apr-20	25-Apr-20		I I			
BGL5-INT-I 160	Ceiling Tiles	5	21-Apr-20	25-Apr-20		I I			
BGL5-INT-I 170	Install Doors & Hardware	7	27-Apr-20	04-May-20	📋 Install Doors & Hardware	· · · · · · · · · · · · · · · · · · ·			
BGL5-INT-I 180	Interior Window & Glazing	7	27-Apr-20	04-May-20	📋 Interior Window & Glazing				
BGL5-INT-I 190	Casework	7	27-Apr-20	04-May-20	Casework				
BGL5-INT-I 200	Signage	2	05-May-20	06-May-20	I Signage				
Run Date: 18-Apr-19 Page 6 of 11	Remaining Level of Effort Actual Level of Effort Actual Work Remaining Work Critical Remaining Work				an Jacinto Community College District /alley Campus - Field Act Compliance Project Project Schedule 18-Apr-19	MIT. SAN JACINITO OS LLEOS		Driv RS SINCE	

tivity ID	Activity Name	Duration	Start	Finish	2019 2020	2021 2022
					1ar Apr M Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F Ma	ar Apr M Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr
BGL5-INT-1210	Carpet	5	05-May-20	09-May-20	0 Carpet	
BGL5-INT-1220	Finish Fire Alarm	7	07-May-20	I 4-May-20	🔲 Finish Fire Alarm	
BGL5-INT-1230	Finish Plumbing	5	I I-May-20	I 5-May-20	[] Finish Plumbing	
BGL5-INT-I 240	Expose MEP Paint	7	I 5-May-20	22-May-20	🔲 Expose MEP Paint	
BGL5-INT-I 260	Interior Paint Touch-up	3	23-May-20	27-May-20	0 Interior Paint Touch-up	
BGL5-INT-I 250	Wood Panels Ceiling	20	23-May-20	l 6-Jun-20	📩 Wood Panels Ceiling	
BGL5-INT-I 270	Fire Extinguisher Cabinets	3	l 7-Jun-20	l 9-Jun-20	I Fire Extinguisher Cabinets	
BGL5-INT-I 280	Fire Alarm Start-up & Testing	10	l 7-Jun-20	27-Jun-20	🔲 Fire Alarm Start-up & Testing	
BGL5-INT-I 290	Clean-up	10	29-Jun-20	l I-Jul-20	🗖 Clean-up	
BGL5-INT-I 300	Interior Substantial Completion	0	l 8-Jul-20	l 8-Jul-20	Interior Substantial Completion	
Labs						
BGL5-INT 1000	Drywall Ready for Paint	0		25-Mar-20	Drywall Ready for Paint	
BGL5-INT 1010	Paint Walls / Ceilings / Soffits - Primer / Ist Coat	5	26-Mar-20	01-Apr-20	Paint Walls / Ceilings / Soffits - Primer / Ist Coat	
BGL5-INT 1020	Paint Exposed Overhead	7	26-Mar-20	03-Apr-20	Paint Exposed Overhead	
BGL5-INT 1050	Install Ceiling / Soffit HVAC Trim	2	02-Apr-20	03-Apr-20	J Install Ceiling / Soffit HVAC Trim	
BGL5-INT 1060	Install Acoustic Ceiling Grid / Device Tiles - Offices	3	02-Apr-20	06-Apr-20	Install Acoustic Ceiling Grid / Device Tiles - Offices	
BGL5-INT 1070	Install Surface Mounted Piping	4	02-Apr-20	07-Apr-20	Install Surface Mounted Piping	
BGL5-INT 1080	Install Ceiling / Soffit Electrical Trim	5	02-Apr-20	08-Apr-20	🗍 Install Ceiling / Soffit Electrical Trim	
BGL5-INT 1090	Install Glazing	5	06-Apr-20	10-Apr-20	0 Install Glazing	
BGL5-INT I I 00	Install Acoustic Ceiling Grid / Device Tiles - Clouds	8	06-Apr-20	I 5-Apr-20	Install Acoustic Ceiling Grid / Device Tiles - Clouds	
BGL5-INT I I 20	Install Acoustic Ceiling HVAC Trim	5	10-Apr-20	16-Apr-20	🔲 Install Acoustic Ceiling HVAC Trim	
BGL5-INT 30	Install Acoustic Ceiling Sprinkler Trim	5	10-Apr-20	16-Apr-20	🔲 Install Acoustic Ceiling Sprinkler Trim	
BGL5-INT 40	Install Acoustic Ceiling Electrical Trim	10	10-Apr-20	23-Apr-20	🔲 Install Acoustic Ceiling Electrical Trim	
BGL5-INT I I 90	Install Kitchen Casework	4	24-Apr-20	29-Apr-20	👔 Install Kitchen Casework	
BGL5-INT 1210	Install Lab Casework Electrical	4	30-Apr-20	05-May-20	Install Lab Casework Electrical	
BGL5-INT 1220	Install Lab Casework Plumbing	4	30-Apr-20	05-May-20	Install Lab Casework Plumbing	
BGL5-INT 1030	Install MEP Casework	10	06-May-20	19-May-20	Install MEP Casework	
BGL5-INT II 10	Install Casework Electrical	20	I 3-May-20	10-Jun-20	Install Casework Electrical	- +
BGL5-INT I I 50	Install Casework Plumbing	5	20-May-20	27-May-20	Install Casework Plumbing	
BGL5-INT I I 60	Install Fume Hoods	7	20-May-20 20-May-20	27-May-20 29-May-20	□ Install Fume Hoods	
BGL5-INT I 170	Install Non-MEP Casework			,	Install Non-MEP Casework	
BGL5-INT I 180	Install Fume Hoods HVAC	10 F	20-May-20	03-Jun-20	Install Fume Hoods HVAC	
		5	01-Jun-20	05-Jun-20	Install Casework Countertops & Splashes	
BGL5-INT 1200	Install Casework Countertops & Splashes	5	04-Jun-20	10-Jun-20	Install Casework Countertop Plumbing	
BGL5-INT 1230	Install Casework Countertop Plumbing	8	09-Jun-20	l 8-Jun-20		
BGL5-INT 1240	Install Doors	5	-Jun-20	l 7-Jun-20		
BGL5-INT 1250		10	Jun-20	24-Jun-20	Install Floor Box Trim	
BGL5-INT 1260	Install Floor Box Trim	10	18-Jun-20	01-Jul-20	Final Paint	
BGL5-INT 1270	Final Paint	6	25-Jun-20	02-Jul-20	Install Electrical Trim & Wiremold	
BGL5-INT 1280	Install Electrical Trim & Wiremold	10	26-Jun-20	I 0-Jul-20		
BGL5-INT 1290	Install Door Hardware	4	06-Jul-20	09-Jul-20	Install Door Hardware	
BGL5-INT I300	Install Ceiling Tiles	5	06-Jul-20	l 0-Jul-20	Install Ceiling Tiles	
BGL5-INT 1310	Install Wall Base / Carpeting	5	06-Jul-20	l 0-Jul-20	Install Wall Base / Carpeting	
BGL5-INT 1330	Install Acoustic Wall Panels	5	l 3-Jul-20	l 7-Jul-20	Install Acoustic Wall Panels	
un Date: 18-Apr-19 age 7 of 11	Remaining Level of Effort Actual Level of Effort Actual Work Remaining Work Critical Remaining Work				San Jacinto Community College District Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19	MISIC SUILDERS SINCE

Activity ID	Activity Name	Duration	Start	Finish	2019 2020 2021 2022
					Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr M
Coolers/Storage					
DCK-L1-1210	Walk-In Cooler Install	23	l 6-Mar-20	I 5-Apr-20	Walk-In Cooler Install
DCK-LI-1400	Pour Topping Slab	2	16-Apr-20	I 7-Apr-20	l Pour Topping Slab
1st Floor					
BGL1-INT-1000	Commencement of Work	0	28-Feb-20	28-Feb-20	Commencement of Work
BGL1-INT-1010	Fire Sprinkler Rough-in	7	28-Feb-20	06-Mar-20	Fire Sprinkler Rough-in
BGL1-INT-1020	Ductwork - Main Trunk Lines	7	07-Mar-20	l 4-Mar-20	Ductwork - Main Trunk Lines
BGL1-INT-1030	Wall Layout	3	l 6-Mar-20	l 8-Mar-20	∎ Wall Layout
BGL1-INT-1040	Metal Stud Framing	7	19-Mar-20	26-Mar-20	Metal Stud Framing
BGL1-INT-1050	Soffit & Ceiling Framing	5	27-Mar-20	01-Apr-20	Soffit & Ceiling Framing
BGL1-INT-1060	Install Door Frames	4	02-Apr-20	06-Apr-20	Install Door Frames
BGL1-INT-1070	Insulation	3	07-Apr-20	09-Apr-20	I Insulation
BGL1-INT-1080	MEP Rough-in	7	07-Apr-20	I 4-Apr-20	MEP Rough-in
BGL1-INT-1090	Drywall	7	10-Apr-20	I 7-Apr-20	
BGL1-INT-1100	Drywall Finish	10	16-Apr-20	27-Apr-20	Drywall Finish
BGL1-INT-1110	Interior Prime Painting	7	28-Apr-20	05-May-20	Interior Prime Painting
BGL1-INT-1120	T-bar Ceiling	5	06-May-20	I I-May-20	■ T-bar Ceiling
BGL1-INT-1130	Grills & Registers	5	12-May-20	16-May-20	Grills & Registers
BGL1-INT-I 140	Finish Fire Sprinklers	5	12-May-20	16-May-20	Finish Fire Sprinklers
BGL1-INT-I 150	Light Fixtures	7	12-May-20	19-May-20	Light Fixtures
BGL1-INT-1160	Ceiling Tiles	5	18-May-20	22-May-20	
BGL1-INT-1170	Install Doors & Hardware	7	23-May-20	01-Jun-20	□ Install Doors & Hardware
BGL1-INT-I 180	Interior Window & Glazing	7	23-May-20	01-Jun-20	□ Interior Window & Glazing
BGL1-INT-I 190	Casework	7	23-May-20	01-Jun-20	Casework
BGL1-INT-1200	Signage	2	02-Jun-20	03-Jun-20	1 Signage
BGL1-INT-1210	Carpet	5	02-Jun-20	06-Jun-20	1 Carpet
BGL1-INT-1210	Finish Fire Alarm	7	02-jun-20 04-jun-20	I I-Jun-20	Finish Fire Alarm
BGL1-INT-1220	Finish Plumbing	5	1 0-jun-20	-	Finish Plumbing
BGL1-INT-1230	Paint Expose MEP	5		l 5-Jun-20 l 6-Jun-20	Paint Expose MEP
BGL1-INT-1240	· ·		10-Jun-20		Fire Extinguisher Cabinets
BGL1-INT-1270	Fire Extinguisher Cabinets	3	l 6-Jun-20 l 7-Jun-20	18-Jun-20	■ Wood Ceilings
BGL1-INT-1250	Wood Ceilings Interior Paint Touch-up	5		23-Jun-20	Interior Paint Touch-up
BGL 1-INT-1280	· · · · · · · · · · · · · · · · · · ·	3	24-Jun-20	26-Jun-20	Fire Alarm Start-up & Testing
	Fire Alarm Start-up & Testing	10	27-Jun-20	l 0-Jul-20	
BGL1-INT-1290	Clean-up	5	I I-Jul-20	l 6-Jul-20	Interior Substantial Completion
BGL I-INT-I 300 Stair 5	Interior Substantial Completion	0	l 7-Jul-20	l 7-Jul-20	
	Commencement of Work		20 - 20	20 - 20	Commencement of Work
BG-Stair5-1040		0	30-jan-20	30-Jan-20	Fire Sprinkler Rough-in
BG-Stair5-1050	Fire Sprinkler Rough-in	7	30-jan-20	06-Feb-20	
BG-Stair5-1070	Wall Layout	5	07-Feb-20	12-Feb-20	Metal Stud Framing
BG-Stair5-1080	Metal Stud Framing	10	13-Feb-20	24-Feb-20	Soffit & Ceiling Framing
BG-Stair5-1090	Soffit & Ceiling Framing	5	25-Feb-20	29-Feb-20	Install Door Frames
BG-Stair5-1100	Install Door Frames	4	02-Mar-20	05-Mar-20	
BG-Stair5-1110	Insulation	6	06-Mar-20	l 2-Mar-20	Insulation
Run Date: 18-Apr-19 Page 8 of 11	Remaining Level of Effort Actual Level of Effort Actual Work Remaining Work Critical Remaining Work				At. San Jacinto Community College District Ja Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19

ctivity ID	Activity Name	Duration	Start	Finish				2019				2020			
-					Mar	Ap	or M	Jun Jul	Aug Sep C	oct Nov Dec	Jan F	Mar Apr May Jun Ju	ul Aug Sep O	ct Nov Deo	cJan F
BG-Stair5-I 120	MEP Rough-in	7	06-Mar-20	I 3-Mar-20	ļ							☐ MEP Rough∔in	·		
BG-Stair5-I 130	Drywall	10	l 3-Mar-20	24-Mar-20	_							Drywall			
BG-Stair5-I 140	Drywall Finish	15	25-Mar-20	10-Apr-20								🛑 Drywall Finish			
BG-Stair5-I 150	Interior Painting	7	II-Apr-20	18-Apr-20								🔲 Interior Painti	- i i		
BG-Stair5-I 160	Interior Window & Glazing	20	20-Apr-20	I 5-May-20								Interior	Window & Glaz	ng	
Stair 6		· · · · ·			.			-++					·		
BG-Stair6-1040	Commencement of Work	0	l 6-Jan-20	l 6-Jan-20							i i i	mencement of Work			
BG-Stair6-1050	Fire Sprinkler Rough-in	7	l 6-Jan-20	23-Jan-20	_		-				i i	e Sprinkler Rough-in			
BG-Stair6-1070	Wall Layout	3	24-Jan-20	27-Jan-20							i i .	all Layout			
BG-Stair6-1080	Metal Stud Framing	7	28-Jan-20	04-Feb-20	_						: T	1etal Stud Framing			
BG-Stair6-1090	Soffit & Ceiling Framing	5	05-Feb-20	I 0-Feb-20							1	Soffit & Ceiling Framing			
BG-Stair6-1100	Install Door Frames	4	I I-Feb-20	I 4-Feb-20							i i -	Install Door Frames			
BG-Stair6-1110	Insulation	3	I 5-Feb-20	l 8-Feb-20			į				1	Insulation			
BG-Stair6-1120	MEP Rough-in	7	I 5-Feb-20	22-Feb-20							i i	MEP Rough-in			
BG-Stair6-1130	Drywall	7	19-Feb-20	26-Feb-20							i i] Drywall			
BG-Stair6-1140	Drywall Finish	10	27-Feb-20	09-Mar-20								🗖 Drywall Finish			
BG-Stair6-1150	Interior Painting	7	10-Mar-20	l 7-Mar-20								Interior Painting			
BG-Stair6-I 160	Install Glass Rail	20	l 8-Mar-20	I 4-Apr-20			-					Install Glass R	ail		
Interior Finishes							-		1 1 1 1 1 1 1 1 1						
GCB-1360	Punch & Sign-off Roof Level	10	l I-Jan-20	22-Jan-20			-				🔲 Pun	ch & Sign-off Roof Level			
GCB-1340	Punch & Sign-off Level 4	10	23-May-20	04-Jun-20									n & Sign-off Leve		
GCB-1370	Punch & Sign-off Level I	10	l 7-Jul-20	30-Jul-20			-		1 1 1 1 1 1 1 1 1			The second se	Punch & Sig	1 1	- I - I - I
GCB-1350	Punch & Sign-off Level 5	10	l 8-Jul-20	29-Jul-20			-		1 1 1 1 1 1 1 1 1				Punch & Sig	n-off Level 5	;
Site ADA Upgrad	des														
SITE-ADA-1000	ADA Site Work	40	06-Jan-20	28-Feb-20								ADA Site Work			
Phase 3 - Bldg G	Floors 2 & 3 Build Out														
Seismis Upgrades							 								
3rd Floor															
Structural Steel															
BGL3-SSU-1000	Steel Delivery	0		2 I-Jan-20							♦ Stee	el Delivery			
BGL3-SSU-1010	Steel Strengthening	30	22-Jan-20	03-Mar-20								Steel Strengthening			
BGL3-SSU-1030	Fireproffing	7	04-Mar-20	l 2-Mar-20	1							Fireproffing			
2nd Floor				-							I I I I I I				
Structural Steel							-								
BGL2-SSU-1000	Steel Delivery	0		03-Mar-20								 Steel Delivery 			
BGL2-SSU-1010	Steel Strengthening	30	04-Mar-20	I 4-Apr-20			-					\$teel \$trength	ening		
BGL2-SSU-1030	Fireproffing	7	I 5-Apr-20	23-Apr-20	1						· · · · · · · · · · · · · · · · · · ·	Fireproffing			
Interior Construction	on	· · · · · ·									1 I 1 I 1 I				
3rd Floor															
BGL3-INT-1000	Commencement of Work	0	3 I-Jul-20	3 I - Jul-20	1								Commence	ment of Wo	ork
BGL3-INT-1010	Fire Sprinkler Rough-in	7	3 I-Jul-20	07-Aug-20			1						📘 Fire Sprin	der Rough-i	n
BGL3-INT-1020	Ductwork - Main Trunk Lines	7	08-Aug-20	I 5-Aug-20	1				i 				Ductwoi	·k - Main Tru	unk Lines
BGL3-INT-1030	Wall Layout	3	I 7-Aug-20	I 9-Aug-20			1						🛛 Wall La	yout	

Run Date: 18-Apr-19 Page 9 of 11
 Remaining Level of Effort

 Actual Level of Effort

 Actual Work

 Remaining Work

Mt. San Jacinto Community College District Temecula Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19

Critical Remaining Work

2021 Mar Apr M Jun Jul Aug Sep Oct											2022					
Mar	Apr	М			Aug	Sep	Oct	Nov	Dec	Jan				М		
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	-	MT. SAN	ACINTO	COLLE	ue.			BU	ILD	ER	S S	INC	E 1	919		

vity ID	Activity Name	Duration	Start	Finish	2019	2020 2021 2022
					Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan F M	1ar Apr May Jun Jul Aug Sep Oct Nov Dec Jan F Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Ap
BGL3-INT-1040	Metal Stud Framing	7	20-Aug-20	27-Aug-20		☐ Metal Stud Framing
BGL3-INT-1050	Soffit & Ceiling Framing	7	28-Aug-20	04-Sep-20		📋 Soffit & Ceiling Framing
BGL3-INT-1060	Install Door Frames	4	05-Sep-20	I 0-Sep-20		Install Door Frames
BGL3-INT-1070	Insulation	3	I I-Sep-20	I 4-Sep-20		
BGL3-INT-1080	MEP Rough-in	7	I I-Sep-20	I 8-Sep-20		MEP Rough-in
BGL3-INT-1090	Drywall	5	I 9-Sep-20	24-Sep-20		Drywall
BGL3-INT-I 100	Drywall Finish	7	25-Sep-20	02-Oct-20		Drywall Finish
BGL3-INT-III0	Interior Prime Painting	7	03-Oct-20	10-Oct-20		Interior Prime Painting
BGL3-INT-I 120	T-bar Ceiling	5	l 2-Oct-20	I 6-Oct-20		1 T-bar Ceiling
BGL3-INT-I 130	Grills & Registers	5	17-Oct-20	22-Oct-20		Grills & Registers
BGL3-INT-I 140	Finish Fire Sprinklers	5	17-Oct-20	22-Oct-20		Finish Fire Sprinklers
BGL3-INT-I 150	Light Fixtures	7	l 7-Oct-20	24-Oct-20		🔲 Light Fixtures
BGL3-INT-1 160	Ceiling Tiles	5	23-Oct-20	28-Oct-20		🗋 Ceiling Tiles
BGL3-INT-I 170	Install Doors & Hardware	7	29-Oct-20	05-Nov-20		📋 Install Doors & Hardware
BGL3-INT-I 180	Interior Window & Glazing	7	29-Oct-20	05-Nov-20		🗋 Interior Window & Glazing
BGL3-INT-1 190	Casework	7	29-Oct-20	05-Nov-20		Casework
BGL3-INT-I 200	Signage	2	06-Nov-20	07-Nov-20		I Signage
BGL3-INT-I2I0	Carpet	5	06-Nov-20	11-Nov-20		🛛 ¢arpeț
BGL3-INT-I 220	Finish Fire Alarm	7	09-Nov-20	16-Nov-20		Finish Fire Alarm
BGL3-INT-I 230	Finish Plumbing	5	l 2-Nov-20	17-Nov-20		Finish Plumbing
BGL3-INT-I 260	Interior Paint Touch-up	3	l 7-Nov-20	19-Nov-20		Interior Paint Touch-up
BGL3-INT-I 270	Fire Extinguisher Cabinets	3	l 8-Nov-20	20-Nov-20		Fire Extinguisher Cabinets
BGL3-INT-I 280	Fire Alarm Start-up & Testing	20	20-Nov-20	I 5-Dec-20]	Fire Alarm Start-up & Testing
BGL3-INT-I 290	Clean-up	5	l 6-Dec-20	21-Dec-20		Clean-up
BGL3-INT-I 300	Interior Substantial Completion	0	22-Dec-20	22-Dec-20]	I Interior Substantial Completion
2nd Floor						
BGL2-INT-1000	Commencement of Work	0	29-Sep-20	29-Sep-20		Commencement of Work
BGL2-INT-1010	Fire Sprinkler Rough-in	7	29-Sep-20	06-Oct-20]	Fire Sprinkler Rough-in
BGL2-INT-1020	Ductwork - Main Trunk Lines	8	07-Oct-20	l 5-Oct-20		Ductwork - Main Trunk Lines
BGL2-INT-1030	Wall Layout	7	l 6-Oct-20	23-Oct-20		Wall Layout
BGL2-INT-1040	Metal Stud Framing	15	24-Oct-20	10-Nov-20		🛑 Metal \$tud Framing
BGL2-INT-1050	Soffit & Ceiling Framing	10	-Nov-20	21-Nov-20		Soffit & Ceiling Framing
BGL2-INT-1060	Install Door Frames	4	23-Nov-20	28-Nov-20		Install Door Frames
BGL2-INT-1070	Insulation	7	30-Nov-20	07-Dec-20		🔲 Insulation
BGL2-INT-1080	MEP Rough-in	20	30-Nov-20	22-Dec-20		MEP Rough-in
BGL2-INT-1090	Drywall	10	23-Dec-20	05-Jan-2 I		🛑 Drywall
BGL2-INT-I 100	Drywall Finish	15	06-Jan-2 I	22-Jan-2 I	1	Drywall Finish
BGL2-INT-III0	Interior Prime Painting	7	23-Jan-21	30-Jan-2 I	1	Interior Prime Painting
BGL2-INT-I 120	T-bar Ceiling	10	01-Feb-21	I I-Feb-21		T-bar Ceiling
BGL2-INT-I 140	Finish Fire Sprinklers	5	l 2-Feb-2 l	7-Feb-2		Finish Fire Sprinklers
BGL2-INT-1150	Light Fixtures	10	l 2-Feb-2 l	23-Feb-21	1	Light Fixtures
BGL2-INT-I 130	Grills & Registers	10	2-Feb-2	23-Feb-21	1	📕 Grills & Registers
BGL2-INT-I 160	Ceiling Tiles	5	I 8-Feb-2 I	23-Feb-21	1	Ceiling Tiles
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Run Date: 18-Apr-19 Page 10 of 11 Actual Level of Effort

C_____ Actual Work

C____ Remaining Work

Critical Remaining Work

Mt. San Jacinto Community College District Temecula Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19





ctivity ID	Activity Name	Duration	Start	Finish	2019	2020	2021	2022
					Mar Apr M Jun Jul Aug Sep Oct Nov Dec Jan F	Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jar	h F Mar Apr M Jun Jul Aug Sep Oct Nov Dec J	Jan Feb Mar Apr
BGL2-INT-I 170	Install Doors & Hardware	7	24-Feb-21	03-Mar-21			Install Doors & Hardware	
BGL2-INT-I 180	Interior Window & Glazing	7	24-Feb-21	03-Mar-21]		Interior Window & Glazing	
BGL2-INT-I 190	Casework	7	24-Feb-21	03-Mar-21	1		Casework	
BGL2-INT-I 200	Signage	2	04-Mar-21	05-Mar-21	1		I Signage	
BGL2-INT-1210	Carpet	15	04-Mar-21	20-Mar-21	1		Carpet	
BGL2-INT-I 220	Finish Fire Alarm	7	06-Mar-21	13-Mar-21			Finish Fire Alarm	· · · · · · · · · · · · · · · · · · ·
BGL2-INT-I 240	Paint Expose MEP	10	15-Mar-21	25-Mar-21			Paint Expose MEP	
BGL2-INT-I 230	Finish Plumbing	5	22-Mar-21	26-Mar-21			Finish Plumbing	
BGL2-INT-I 260	Interior Paint Touch-up	3	26-Mar-21	29-Mar-21			Interior Paint Touch-up	
BGL2-INT-I 250	Wood Ceilings	20	27-Mar-21	19-Apr-21			Wood Ceilings	
BGL2-INT-I 270	Fire Extinguisher Cabinets	3	20-Apr-21	22-Apr-21			Fire Extinguisher Cabinets	
BGL2-INT-I 280	Fire Alarm Start-up & Testing	20	20-Apr-21	2-May-2			📕 Fire Alarm Start-up & Testing	
BGL2-INT-I 290	Clean-up	5	3-May-2	18-May-21			Clean-up	
BGL2-INT-I 300	Interior Substantial Completion	0	19-May-21	19-May-21			Interior Substantial Completion	
Interior Finishes								
BG-INT 1010	Punch & Sign-off Level 3	10	22-Dec-20	06-Jan-2 I		рания и страния и стр	Punch & Sign-off Level 3	·
BG-INT1000	Punch & Sign-off Level 2	10	19-May-21	31-May-21	1		Punch & Sign-off Level 2	
Phase 4 - Building	g F Central Plant Seismic Upgrades							
Seismis Upgrades								
A1000	Steel Strengthening	128	01-May-20	30-Oct-20]	Steel Strengt	hening	

Run Date: 18-Apr-19 Page 11 of 11
 Remaining Level of Effort

 Actual Level of Effort

 Actual Work

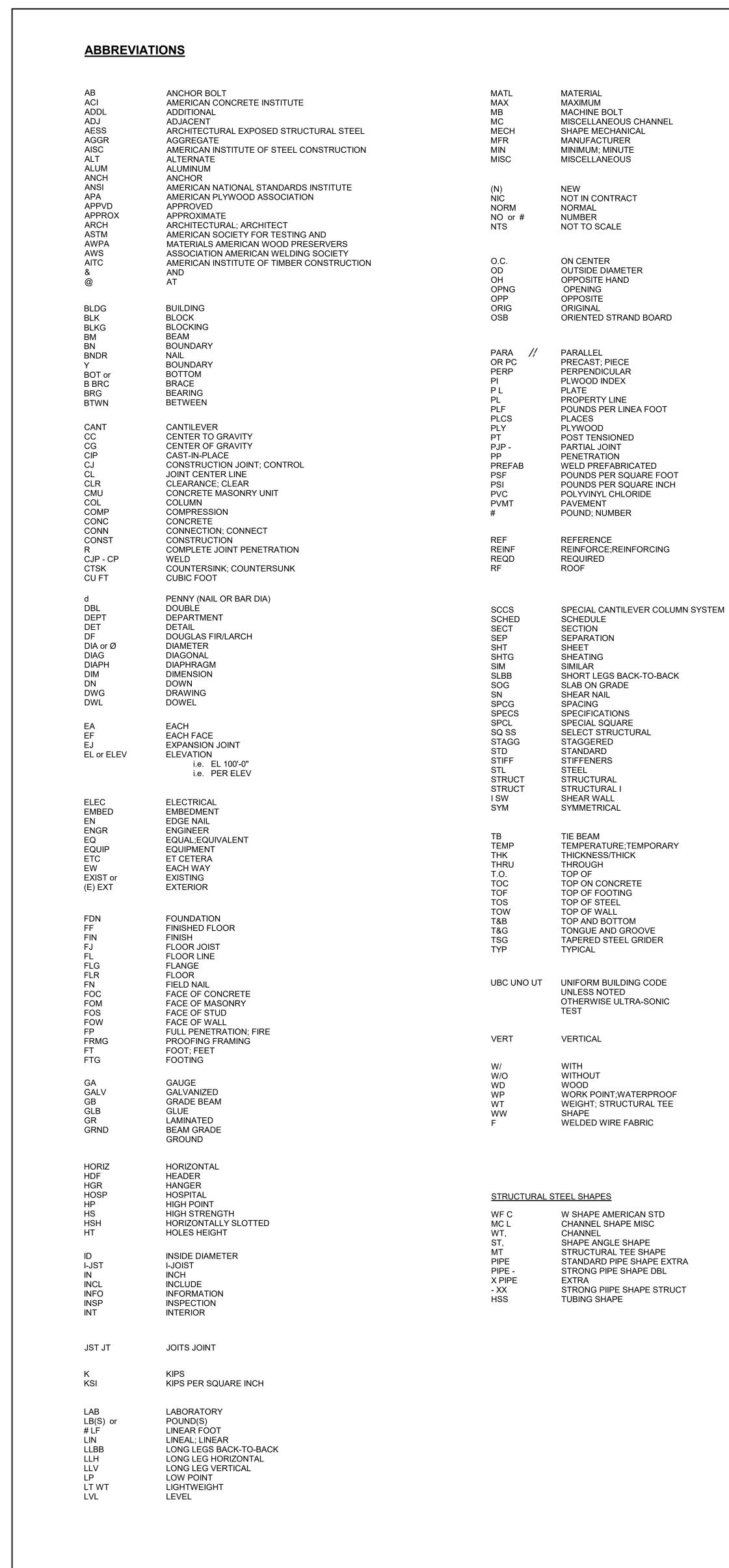
 Remaining Work

Critical Remaining Work

Mt. San Jacinto Community College District Temecula Valley Campus - Field Act Compliance Project Project Schedule 18-Apr-19







SYMBOLS

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SHEET N	
S-000	
S-001	
S-201.1	
S-201.2	
S-202.1	
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S-900	

S-901

S-910

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SECTION REFERENCE BUBBLE

DETAIL REFERENCE BUBBLE WITH ARROW

DETAIL REFERENCE BUBBLE

FULL HEIGHT SECTION INDICATOR

BUILDING SECTION INDICATOR

ELEVATION OF WALL OR FRAME

NORTH ARROW

SLOPE

EARTH LAYER

STEPPED SURFACE; FLOOR DEPRESSION

SLOPED SURFACE

INDICATES SAND OR GROUT

INDICATES GRAVEL

TOP OF SLAB ELEVATION

WELDED WIRE FABRIC (WWF LAYER) FOOTING TYPE

INDICATES MASONRY WALLS

STEEL TUBE COLUMN

STEEL PIPE COLUMN

WIDE FLANGE STEEL COLUMN

MEMBER SPLICE

TOP OF STEEL + ELEVATION

NUMBER OF EVENLY SPACED SHEAR STUDS

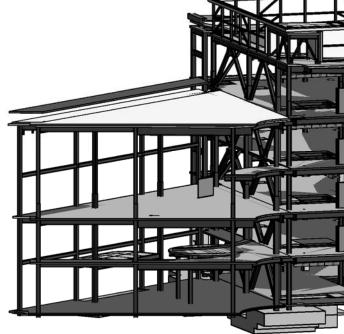
SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS BEAM CAMBER AT MID-SPAN

STEEL IN CROSS SECTION

DIRECTION OF SPAN

BEAM LATERAL BRACE

STEPPED FOOTING



SHEET INDEX

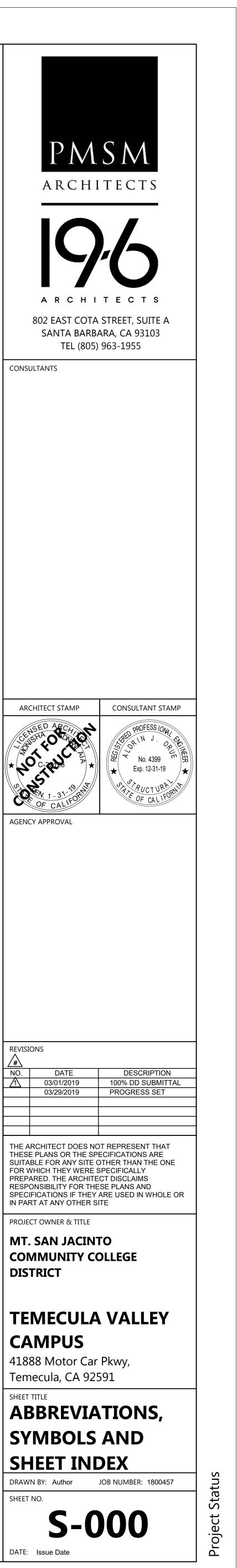
HEET NUMBER	SHEET NAME
	ABBREVIATIONS, SYMBOLS AND SHEET INDEX
	GENERAL NOTES
1	PARTIAL FOUNDATION PLAN
2	PARTIAL FOUNDATION PLAN
1	PARTIAL SECOND FLOOR PLAN
2	PARTIAL SECOND FLOOR PLAN
1	PARTIAL THIRD FLOOR PLAN
2	PARTIAL THIRD FLOOR PLAN
1	PARTIAL FOURTH FLOOR PLAN
2	PARTIAL FOURTH FLOOR PLAN
1	PARTIAL FIFTH FLOOR PLAN
2	PARTIAL FIFTH FLOOR PLAN
1	PARTIAL ROOF PLAN
2	PARTIAL ROOF PLAN
	BRACED FRAME ELEVATIONS
	BRACED FRAME ELEVATIONS
	PARTIAL PLANS
	PARTIAL PLANS
	TYPICAL CONCRETE DETAILS
	CONCRETE DETAILS
	STEEL DETAILS
	STEEL DETAILS
	STEEL DETAILS
	BRACE FRAME DETAILS
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	BRACE FRAME DETAILS
	BRACE FRAME DETAILS
	TYPICAL METAL STUD WALL DETAILS
	TYPICAL METAL STUD WALL DETAILS
	TYPICAL METAL STUD WALL DETAILS
	BUILDING WALL SECTIONS
	PARTIAL STAIR PLAN
	PARTIAL STAIR PLAN
	STAIR DETAILS

20

REVISIONS NO.

DISTRICT

SHEET TITLE



- INDICATED ALL W AND PLATES, CO PLATES, AN ROUND SECTIONS
- ANGLES, CHANNELS
- ANCHOR RODS IN CONCRETE MACHINE BOLTS
- SIZE OF BOLT USED, EXCEPT AS NOTED.
- CONSTRUCTION 13TH EDITION, SECTION J2.2b.
- FINISH

SUBMITTED WITH THE WPS.

EARTHQUAKE NAME	STATION NAME
LANDERS	LUCERNE
TABAS, IRAN	TABAS
LOMA PRIETA	STRATOGA - ALOHA AVE
DENALI, ALASKA	TAPS PUMP STATION #10
KOBE, JAPAN	KIMA
CHI-CHI, TAIWAN	TCU089
DARFIELD, NEW ZEALAND	OFHS
EL MAYOR-CUCAPAH	MICHOACAN DE OCAMPO
HECTOR MINE	HECTOR
KOCAELI, TURKEY	YARIMCA
LOMA PRIETA	GILROY ARRAY #3

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE DETAILED. FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (LATEST EDITION), AND WITH CHAPTER 22 OF THE CODE. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS

D BELOW (UNO):		
ID WT SHAPES	A992 OR A572, GRADE 50	
CONNECTION AND MISC	A-36	

A-500, GRADE B, Fy = 42 KSI

SQUARE / RECTANGULAR SECTIONS A-500, GRADE B, Fy = 46 KSI A-36

HIGH STRENGTH BOLTS (TYP FOR CONNECTIONS, UNO)

A-325-N / F1852 DRAG CONNECTION BOLTS A490-SC / F2280 ANCHOR BOLTS IN MASONRY A-307. UNO F-1554 GR 36, UNO

A-307

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ARCHITECT OF ALL STEEL FOR ARCHITECTS AND STRUCTURAL ENGINEERS

REVIEW BEFORE FABRICATION. 4. BOLT HOLES USED IN STEEL SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL

5. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, OR MASONRY OR SPRAY ON FIREPROOFING SHALL BE LEFT UNPAINTED.

6. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTIONS SECTION FOR WELDING INSPECTION REQUIREMENTS.

WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL

8. ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL EXPOSED TO THE WEATHER SHALL BE HOT DIP GALVANIZED AFTER FABRICATION. PROTECT FIELD WELDS EXPOSED TO THE WEATHER VIA PRIME AND PAINT OR BRUSH / COLD GALVANIZING. REFER TO ARCH DRAWINGS FOR STEEL

9. THE USE OF E70T-4 WELDING WIRE IS NOT ALLOWED FOR ANY APPLICATION. ALL WELD FILLER METAL SHALL BE OF THE LOW HYDROGEN TYPE AND SHALL HAVE A MINIMUM CHARPY V-NOTCH (CVN) VALUE OF 20 FT-LBS AT A TEMPERATURE OF (-)20F.

10. FOR ALL STRUCTURAL STEEL THAT IS TO REMAIN EXPOSED AND VISIBLE PER THE ARCHITECTURAL DRAWINGS, CONTRACTOR SHALL GRIND SMOOTH ALL EXPOSED WELDS AND SHALL COMPLY WITH THE SPECIFICATIONS FOR (AESS) ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FOUND ON THE AISC CODE OF STANDARD PRACTICE.

11. WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) PER THE RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS) SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR

AND SUBMITTED FOR REVIEW TO THE ENGINEER PRIOR TO ANY WELDING OF THE STRUCTURAL STEEL. THE WELDING PROCEDURES SHALL INCLUDE ALL THE WELDED JOINTS AND CONFIGURATIONS TO BE USED ON THIS PROJECT-ONLY WPS WHICH ARE

RELEVANT TO THIS PROJECT SHALL BE SUBMITTED. ALL WELDED JOINTS SHALL BE PREQUALIFIED PER AWS OR BE QUALIFIED BY TEST PER AWS. A PROCEDURE

QUALIFICATION RECORD (PQR) SHALL BE INCLUDED WITH THE WPS IF THE WELDING PROCEDURE OR JOINT IS QUALIFIED BY TESTING. THE ELECTRODE MANUFACTURER AND PRODUCT/TRADE NAME SHALL BE IDENTIFIED IN THE WPS IN ADDITION TO THE AWS ELECTRODE CLASSIFICATION NAME. A COPY OF THE ELECTRODE MANUFACTURER'S

TECHNICAL DATA SHEETS WITH THE RECOMMENDED WELDING PARAMETERS SHALL BE

EVENT SEED TIME HISTORY RECORDS

DESIGN INFORMATION:

1. ROOF LIVE LOADS (2016 CBC SECTION 1603A.1.2)

ROOF

2. WIND DESIGN DATA (2016 CBC SECTION 1603A.1.4) :

WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609A OF THE CODE. BASIC WIND SPEED, V = 115 MPH (3-SECOND GUST)

EXPOSURE C

lw = 1.15

THE APPLICABLE PRESSURE COEFFICIENTS ARE AS FOLLOWS: INTERNAL PRESSURE COEFFICIENT GCpi = ± 0.18

CONSTRUCTION JOINTS

- 1. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318-14 SECTION 26.5.6 AND THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS.
- 2. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATTER PRIOR TO PLACING THE ADJACENT CONCRETE
- 3. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE STARTING CONSTRUCTION.

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19A OF THE CODE.
- 2. REINFORCED CONCRETE WAS DESIGNED BY THE "ULTIMATE STRENGTH DESIGN METHOD."
- 3. CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED TESTING LABORATORY AND REVIEWED BY THE STRUCTURAL ENGINEER. THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED ON SECTION 1905A OF THE CODE.
- 4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTH AND TYPES (UNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	SLUN (IN ±
ALL CONCRETE (U.N.O)	4000	145	4
SLAB ON GRADE AND MISC CONCRETE	3000	145	4

- 5. TYPICAL PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II. PORTLAND CEMENT IN CONCRETE IN CONTACT WITH EARTH SHALL CONFORM TO ASTM C-150, TYPE V.
- 6. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS.
- 7. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C-94.
- 8. PLACEMENT OF CONCRETE SHALL CONFORM TO CODE SECTION 1905A AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
- 9. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- 10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. SPACE EMBEDDED SLEEVES AT A MINIMUM OF 3 DIAMETERS. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THESE DRAWINGS FOR ADDITIONAL RESTRICTIONS OF THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
- 11. CONDUITS LARGER THAN 1 1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. CONDUITS SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS, SPACE EMBEDDED CONDUITS AND SLEEVES AT A MINIMUM OF 3 DIAMETERS.
- 12. NO PIPES SHALL BE EMBEDDED IN CONCRETE. USE SLEEVES FOR PIPES PASSING THROUGH CONCRETE.

REINFORCING STEEL

LATEST EDITION.

REINFORCEMENT:

- 1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19A OF THE CODE, ASTM A706, GRADE 60 UNO. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A-305.
- 2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- 3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. PROVIDE LAPS AS PER ACI 318 SECTION 12.19, 9" MINIMUM. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.
- 4. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE 48 BAR DIAMETERS, 24" MINIMUM. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE AS REQUIRED FOR CLASS B SPLICES PER ACI 318 SECTION 12.15.1 UNO. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS.
- 5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
- 6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING APPROVED ELECTRODES. WELDER SHALL BE APPROVED BY DSA. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE-REINFORCING STEEL AWS-D1.4, LATEST REVISION. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706
- 7. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS. PRIOR TO PLACING CONCRETE.
- 8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."
- 9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.
- 10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.
- 11. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.
- (I) CAST IN PLACE CONCRETE (NON-PRESTRESSED). THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOF

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH

CONCRETE EXPOSED TO EARTH OR WEATHER:

NO. 6 THROUGH NO. 18 BAR

12. CONCRETE PROTECTION FOR REINFORCEMENT:

NO. 5 BAR, W31 OR D31 WIRE AND SMALLER CONCRETE NOT EXPOSED TO WEATHER OR IN

CONTACT WITH GROUND: SLABS, WALLS, JOISTS:

NO. 14 AND NO. 18 BAR

NO. 11 BAR AND SMALLER

BEAMS, COLUMNS:

PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS

20 PSF (REDUCIBLE)

MAX MP WATER/

CEMENT RATIO

0.5

0.5

MINIMUM COVER, IN.

- 3
- 2
- 1 1/2
- 1 1/2
- 3/4
- 1 1/2

GENERAL

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- 2. ALL DRAWINGS AND SPECIFICATIONS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- 3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- 4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:

2016 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2016 EDITION AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.

- 5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
- A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
- B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
- C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC
- D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
- E. FLOOR AND ROOF FINISHES
- F. MISCELLANEOUS DRAINAGE AND WATERPROOFING
- G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
- H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
- 6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
- A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
- B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
- C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
- D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- 7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. 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 NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- 8. THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE CONSTRUCTION SEQUENCING OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC.
- 9. FOR PIPES AND CONDUITS PENETRATING THROUGH OR EMBEDDED IN CONCRETE/CMU OR SLEEVED THROUGH CONCRETE/CMU, REFER TO THE CONCRETE/CMU GENERAL NOTES.
- 10. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- 11. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- 12. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- 13. FOR PROJECTS REQUIRING SHORING FOR SOIL EXCAVATION:
 - a. THE CONTRACTOR SHALL VERIFY THE EXTENT AND LOCATIONS OF SITE UTILITIES PRIOR TO EXCAVATION OR SHORING. SINCE THE SURVEY WAS BASED PRIMARILY ON PUBLIC RECORDS, THERE MAY BE DISCREPANCIES BETWEEN THE LOCATION INDICATED ON THE SITE SURVEY AND ACTUAL VERIFIED LOCATIONS. IF THE ACTUAL FIELD VERIFIED LOCATION OF UTILITIES COULD RESULT IN A CONFLICT WITH THE SHORING, THE EOR FOR SHORING SHALL BE NOTIFIED IMMEDIATELY.
- b. HEAVY EQUIPMENT, CRANES AND MATERIAL STOCKPILES SHALL NOT BE LOCATED ON OR ADJACENT TO SHORING UNLESS REVIEWED BY THE EOR FOR SHORIG, AND APPROVED BY OSHPD.
- c. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING
- d. STOCK PILING OR STORAGE OF MATERIAL ON OR NEAR SHORING BULKHEAD IS NOT PERMITTED.
- 14. WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. BRACED SHORING DESIGN EMPLOYING TIE-BACK ANCHORS, WHEN USED, SHALL BE SUBMITTED TO SEOR AND OSHPD FOR REVIEW AND APPROVAL BY OSHPD.
- 15. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
- A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133. B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
- 16. SLABS ON GRADE SHOWN ON THESE DRAWINGS ARE NOT DESIGNED AS STRUCTURAL DIAPHRAGMS.
- 17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
- 18. CONTRACTOR SHALL SUBMIT TO SEOR A SET OF PLANS INDICATING LOCATION AND MAGNITUDE OF ALL LOADS (GRAVITY, SEISMIC, AND THERMAL) APPLIED TO THE STRUCTURE FROM MECHANICAL, ELECTRICAL, PLUMBING, TELECOMMUNICATION, PNEUMATIC TUBE, AND FIRE-PROTECTION SYSTEMS (DUCTS, PIPE, CONDUITS, ETC.). THESE PLANS SHALL CONSOLIDATE THE LOAD INFORMATION OF ALL SYSTEMS IN ONE COORDINATED AUTOCAD COMPUTER FILE (SHOW ALL SYSTEM INFORMATION ON THE SAME PLANS) AND SHALL BE SUBMITTED TO SEOR PRIOR TO INSTALLATION OF THESE SYSTEMS FOR THE PURPOSE OF VERIFICATION OF ADEQUACY OF LOADS APPLIED TO THE STRUCTURE. PLANS SHALL BE SUBMITTED TOGETHER WITH AN ELECTRONIC FILE INCLUDING ALL OF THE LOADS SHOWN ON PLANS BY INDICATING LEVEL, LOCATION, COORDINATES AND MAGNITUDE. INFORMATION PROVIDED IN THESE PLANS THAT IS BASED ON SEISMIC BRACING SUBMITTALS TO OSHPD SHALL BE BASED ON THE OSHPD APPROVED SUBMITTALS. CONTRACTOR SHALL ALLOW FOR SUFFICIENT TIME BETWEEN SUBMISSIONS OF THESE PLANS AND INSTALLATION OF THE ABOVE MENTIONED SYSTEMS TO RESOLVE ANY ISSUES IDENTIFIED DURING THE LOAD VERIFICATION PROCESS. CONTRACTOR SHALL RESUBMIT THIS INFORMATION FOR ALL CHANGES TO LAYOUT AND BRACING THAT OCCUR AFTER ACCEPTANCE OF THE INITIAL SUBMITTAL.
- 19. STRUCTURAL DRAWINGS, INCLUDING PLANS, SECTIONS AND DETAILS INCLUDE INDIRECT REFERENCE TO DETAILS AND OTHER INFORMATION CONTAINED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST CLARIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK IF THE REFERENCED INFORMATION CANNOT BE FOUND OR CLEARLY INTERPRETED AS INTENDED.

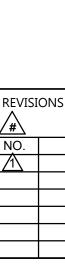
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P2S INC

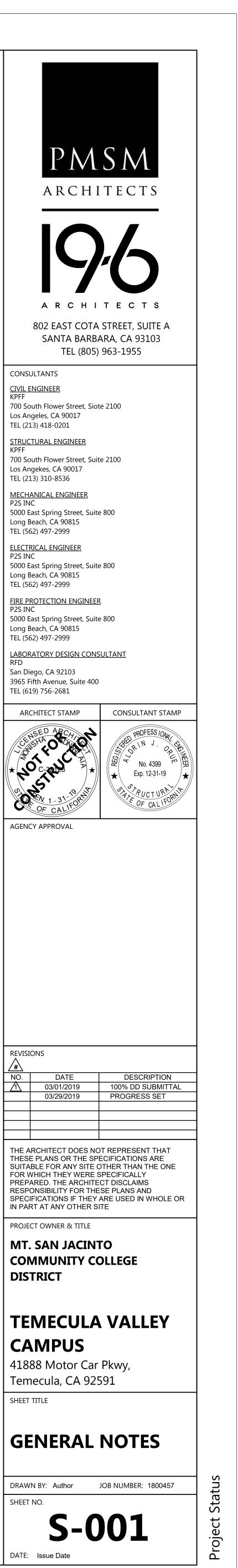
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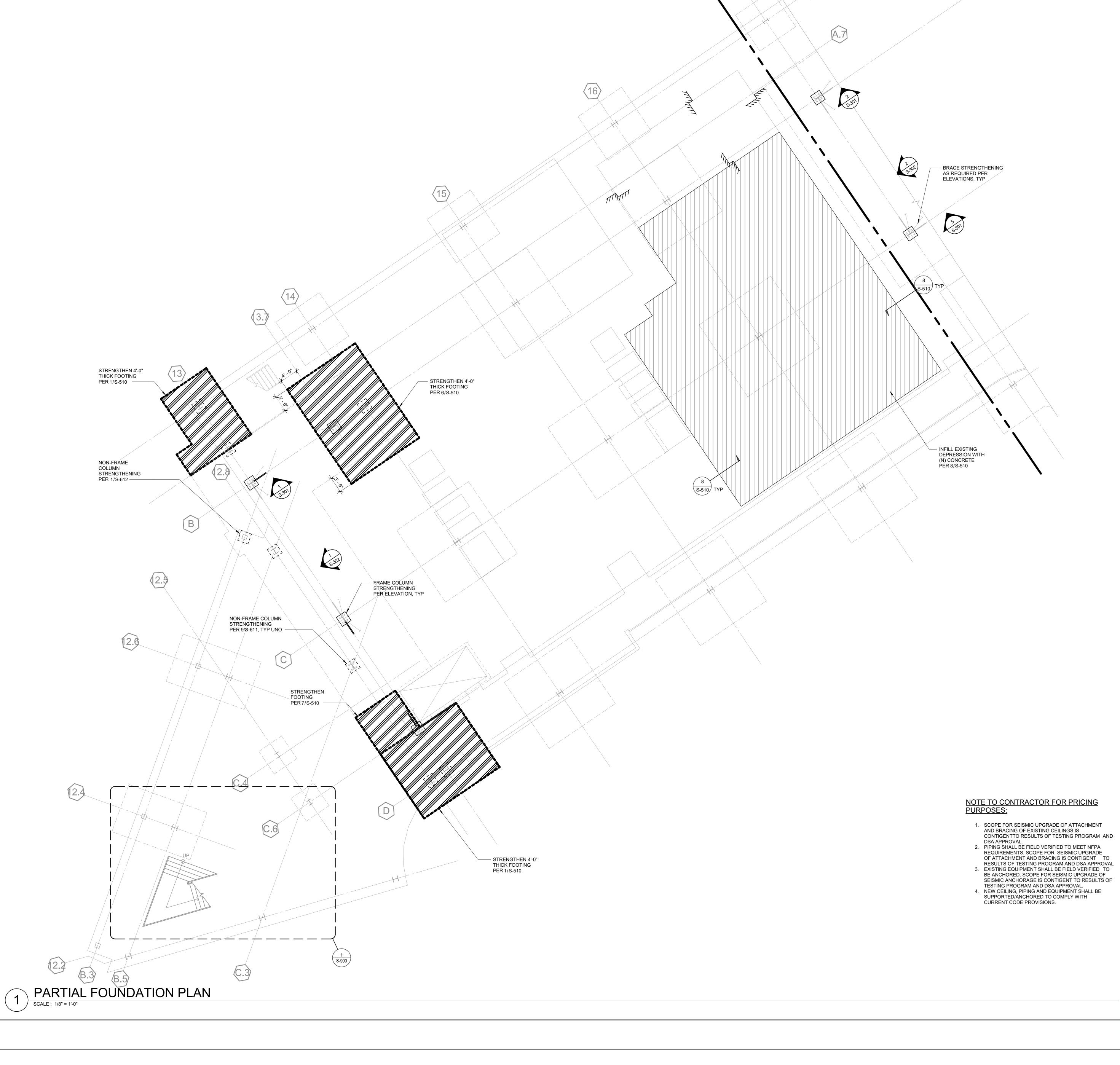


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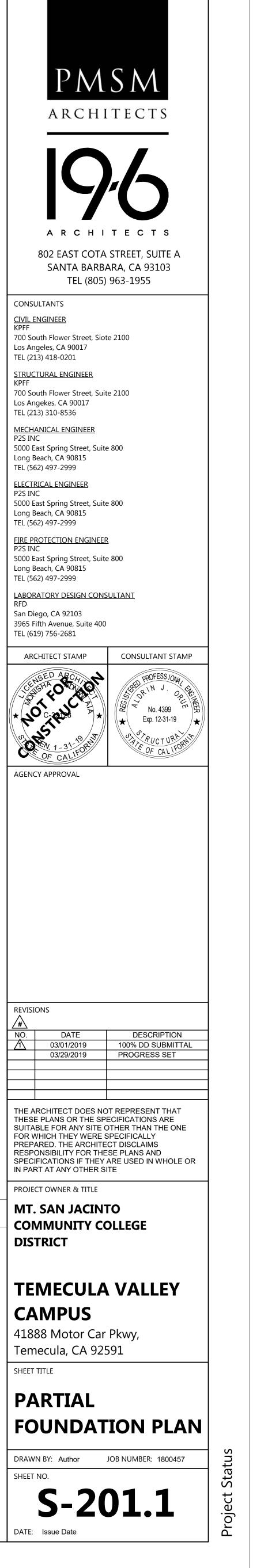
- 2. PIPING SHALL BE FIELD VERIFIED TO MEET NFPA REQUIREMENTS. SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING IS CONTIGENT TO
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 NEW CEILING, PIPING AND EQUIPMENT SHALL BE SUPPORTED/ANCHORED TO COMPLY WITH

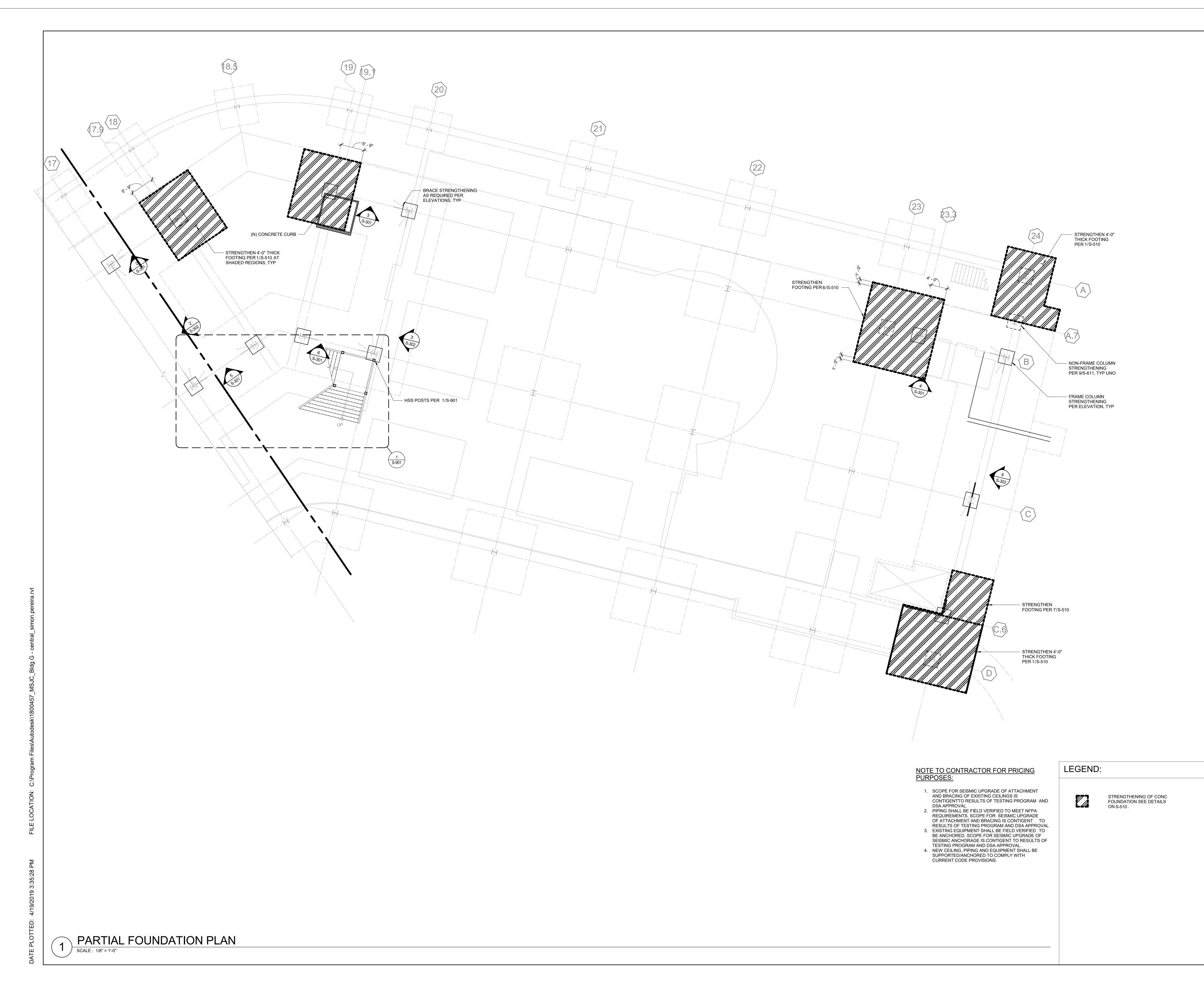
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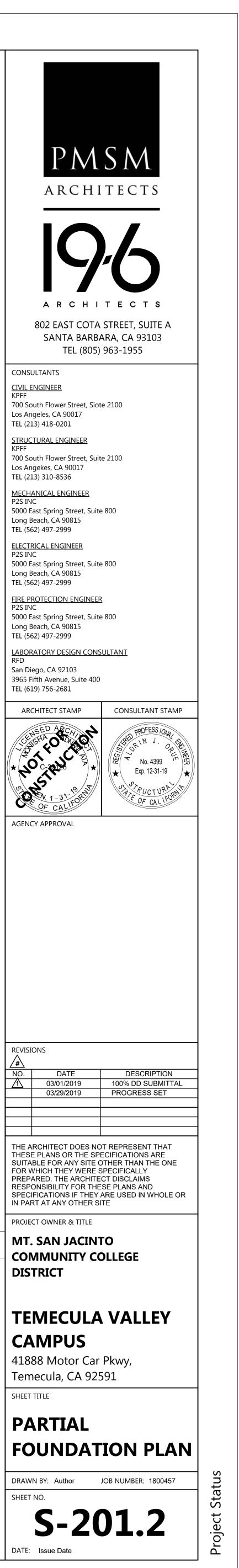


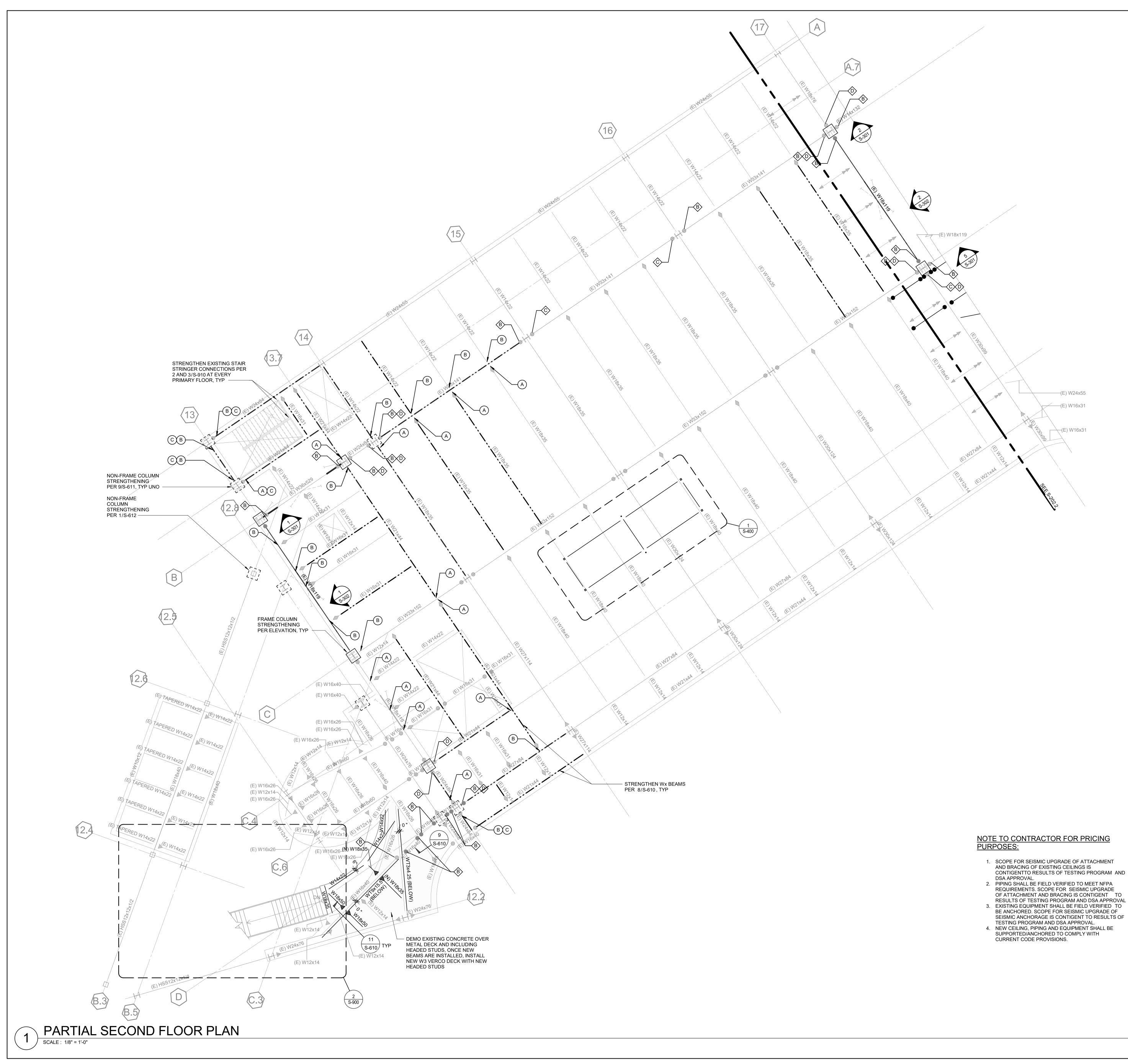
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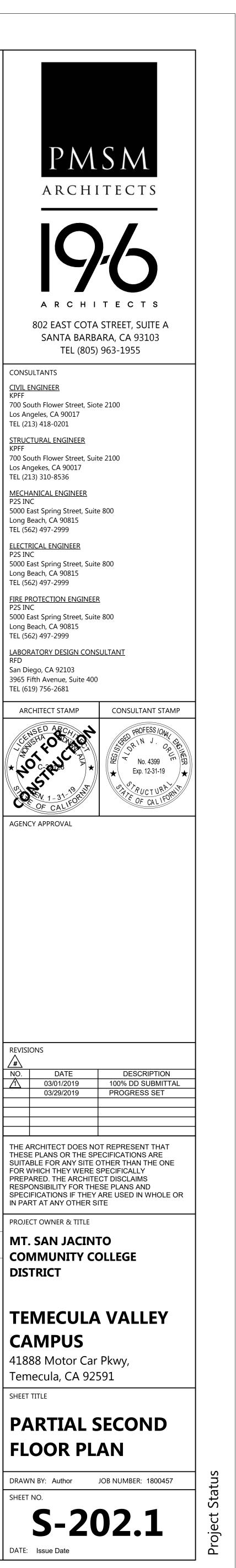
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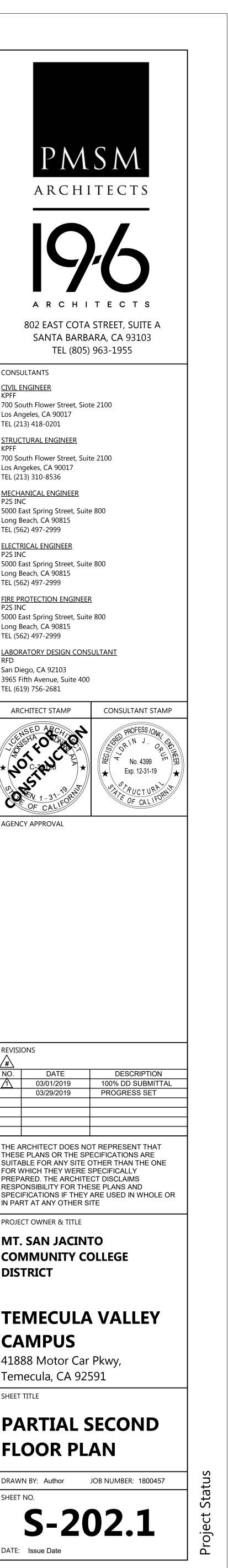
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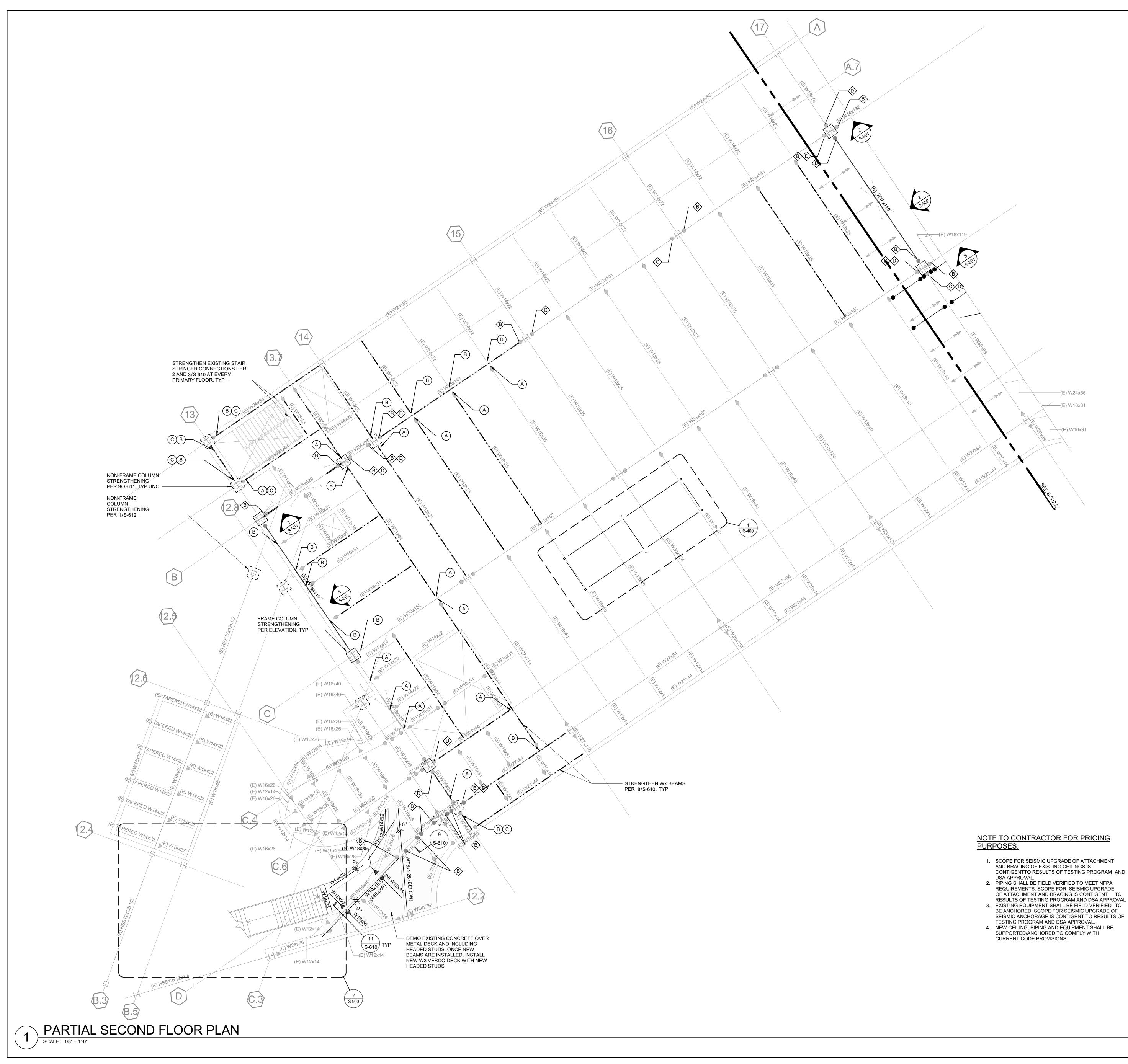
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NEW DRAG CONNECTION SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE. SEE DETAIL 2/S-510.

- STRENGTHENING (E) DRAG CONNECTION PER SCHEDULE ON 5/S-612. $\langle \!\!\!\!/ \!\!\!\!\rangle$
- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612. (#)







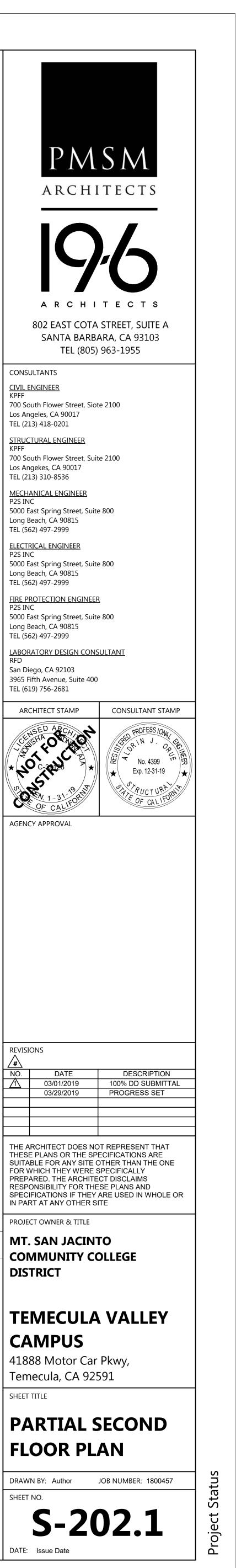
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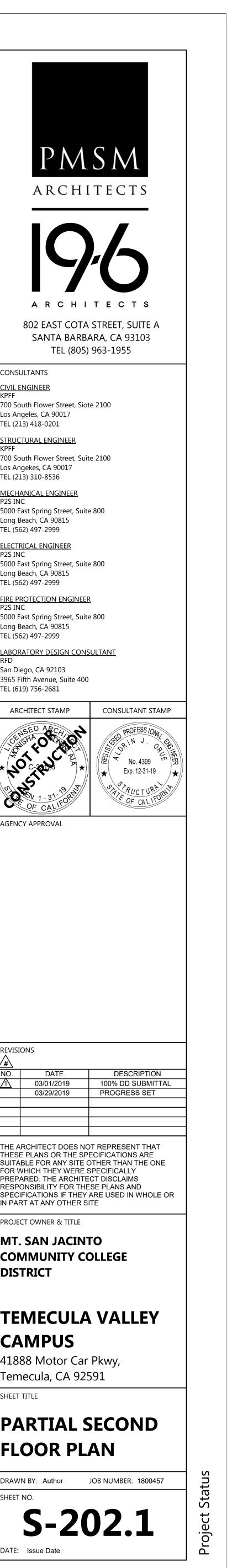
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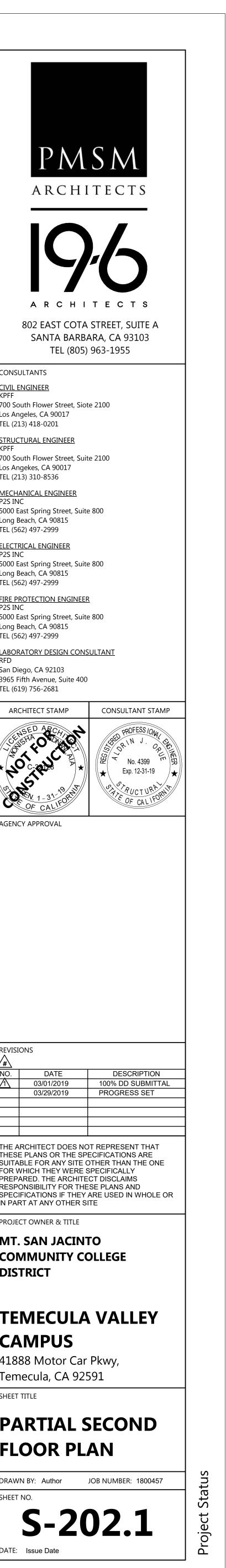
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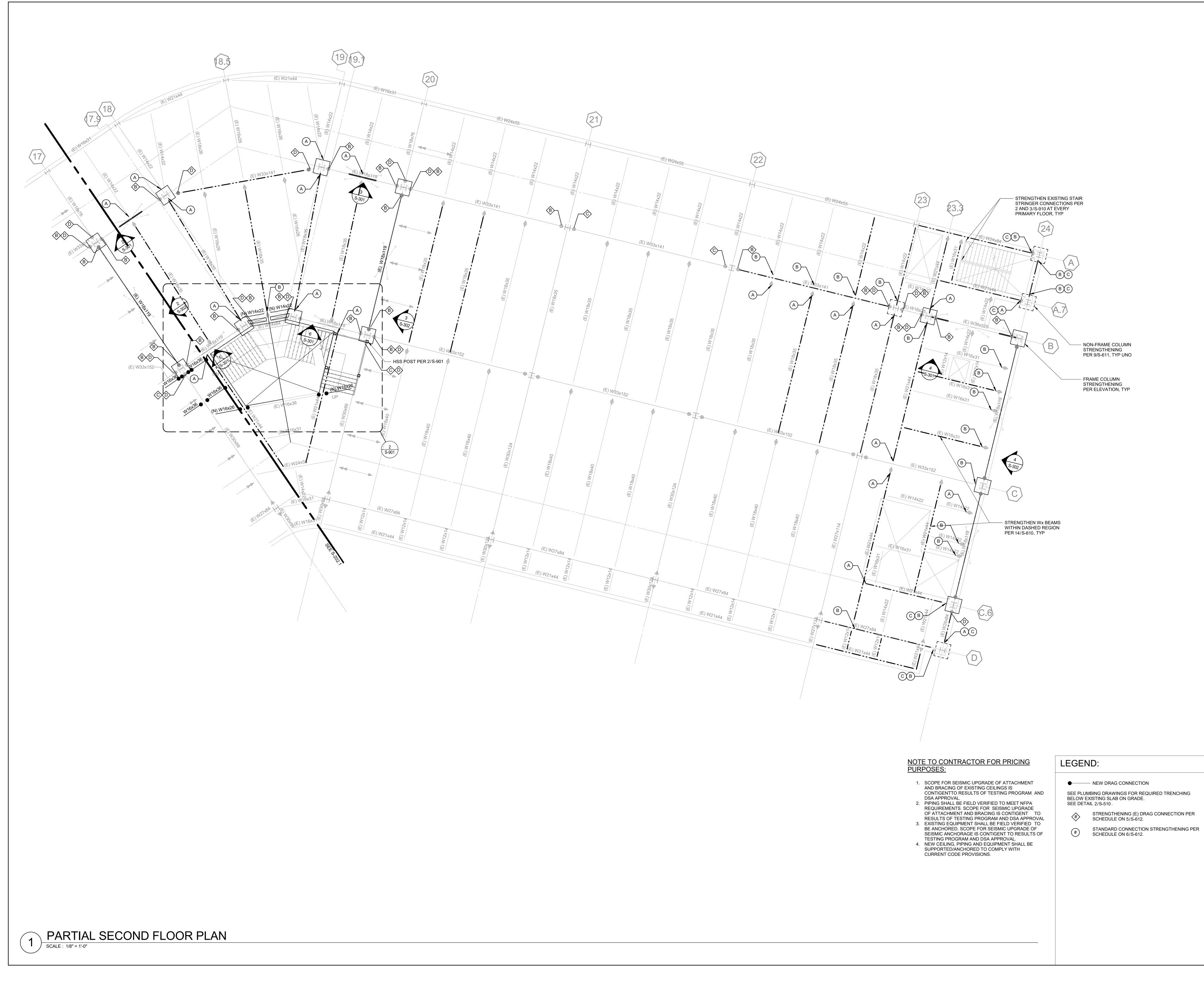
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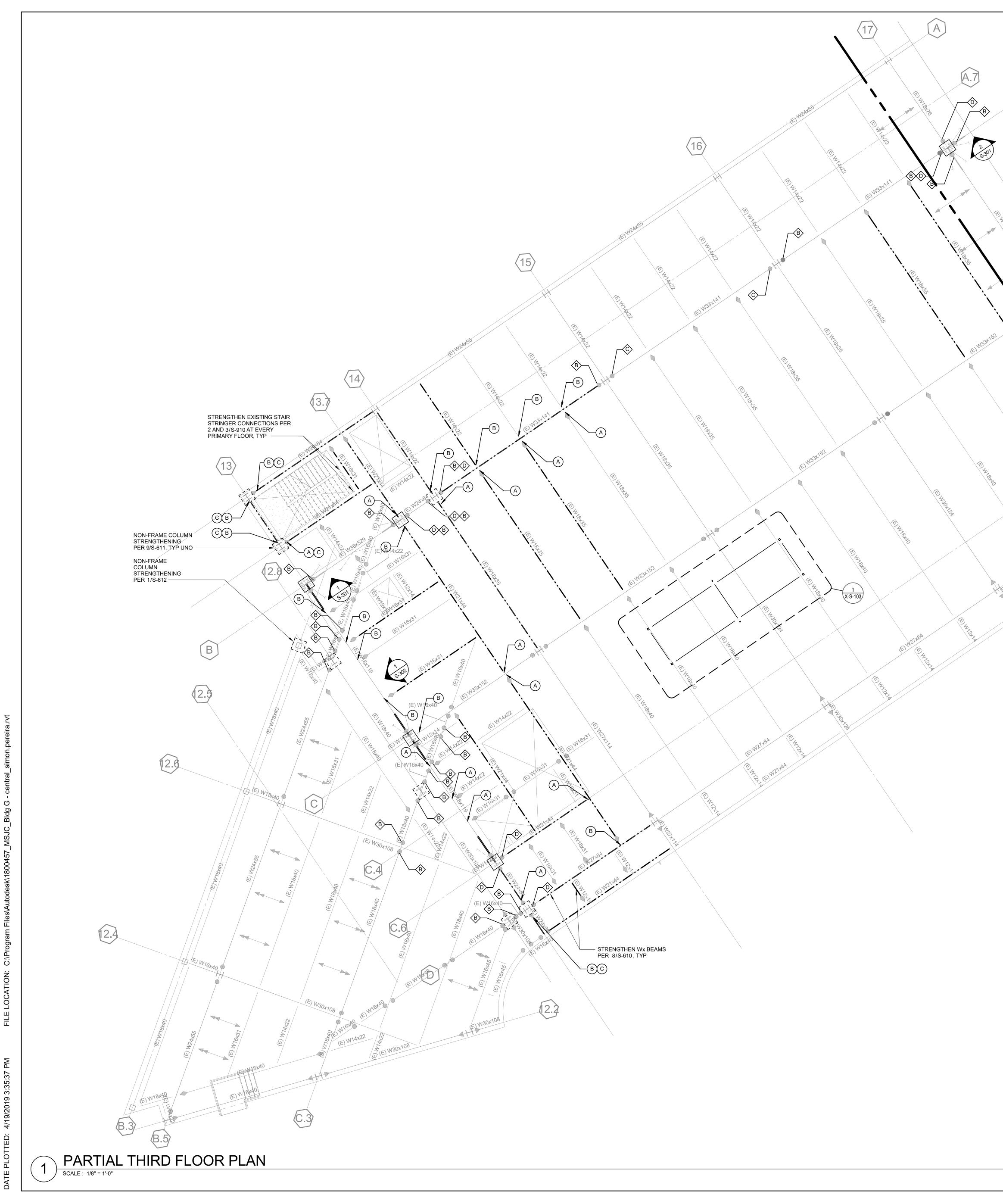




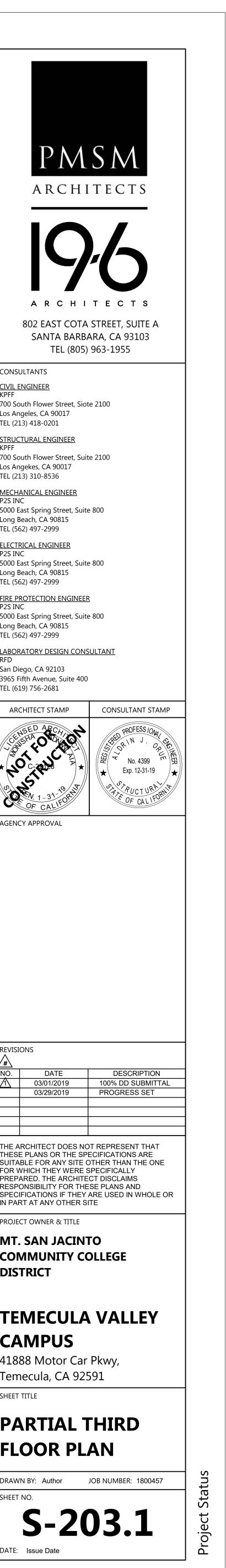


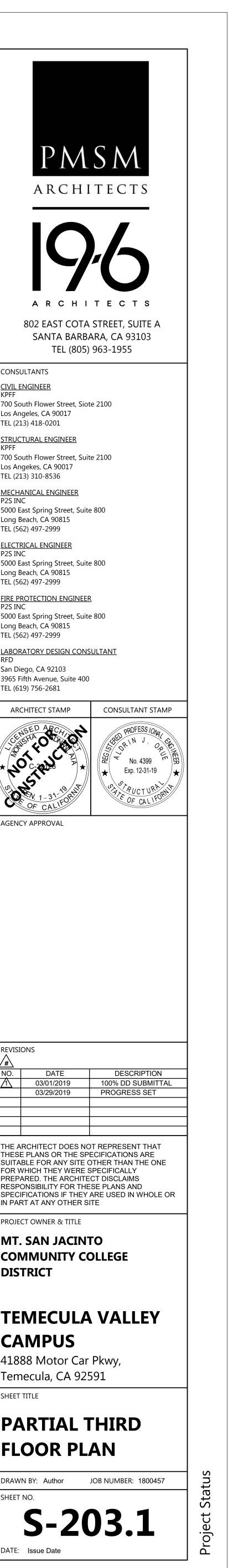
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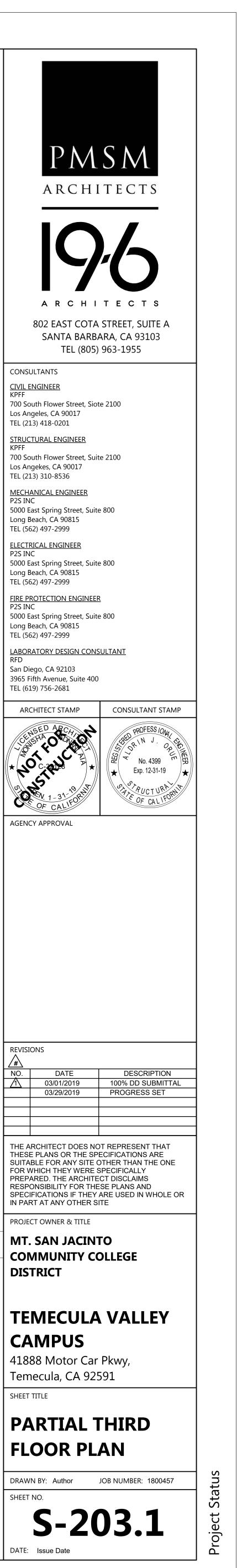
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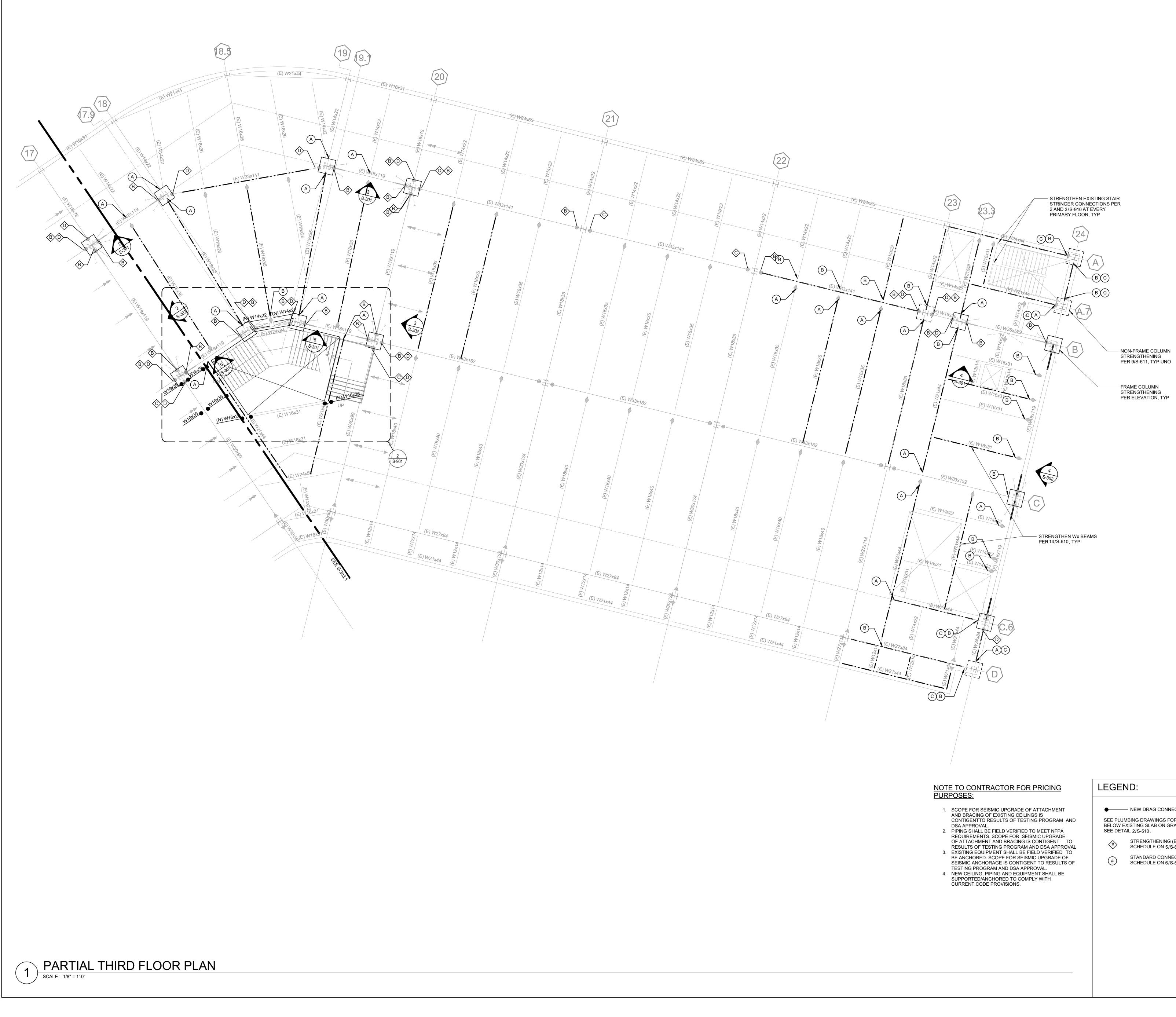
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- 1. SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING OF EXISTING CEILINGS IS CONTIGENTTO RESULTS OF TESTING PROGRAM AND
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LEGEND:

- NEW DRAG CONNECTION SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE. SEE DETAIL 2/S-510 .
- STRENGTHENING (E) DRAG CONNECTION PER <₩> SCHEDULE ON 5/S-612.
- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612. #

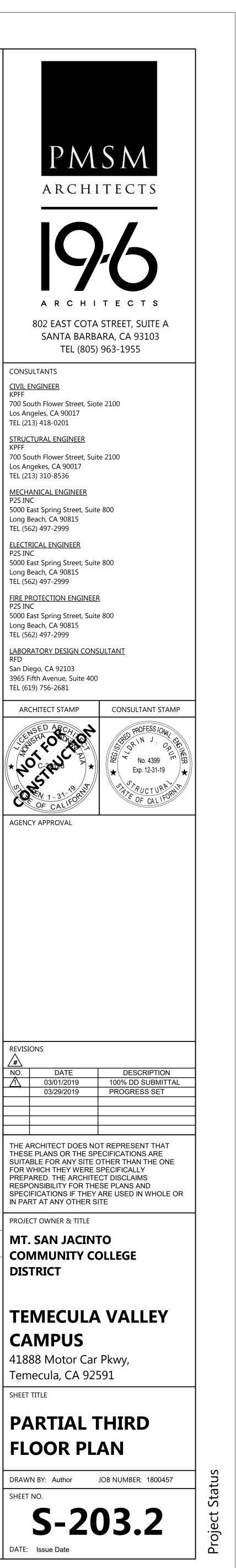


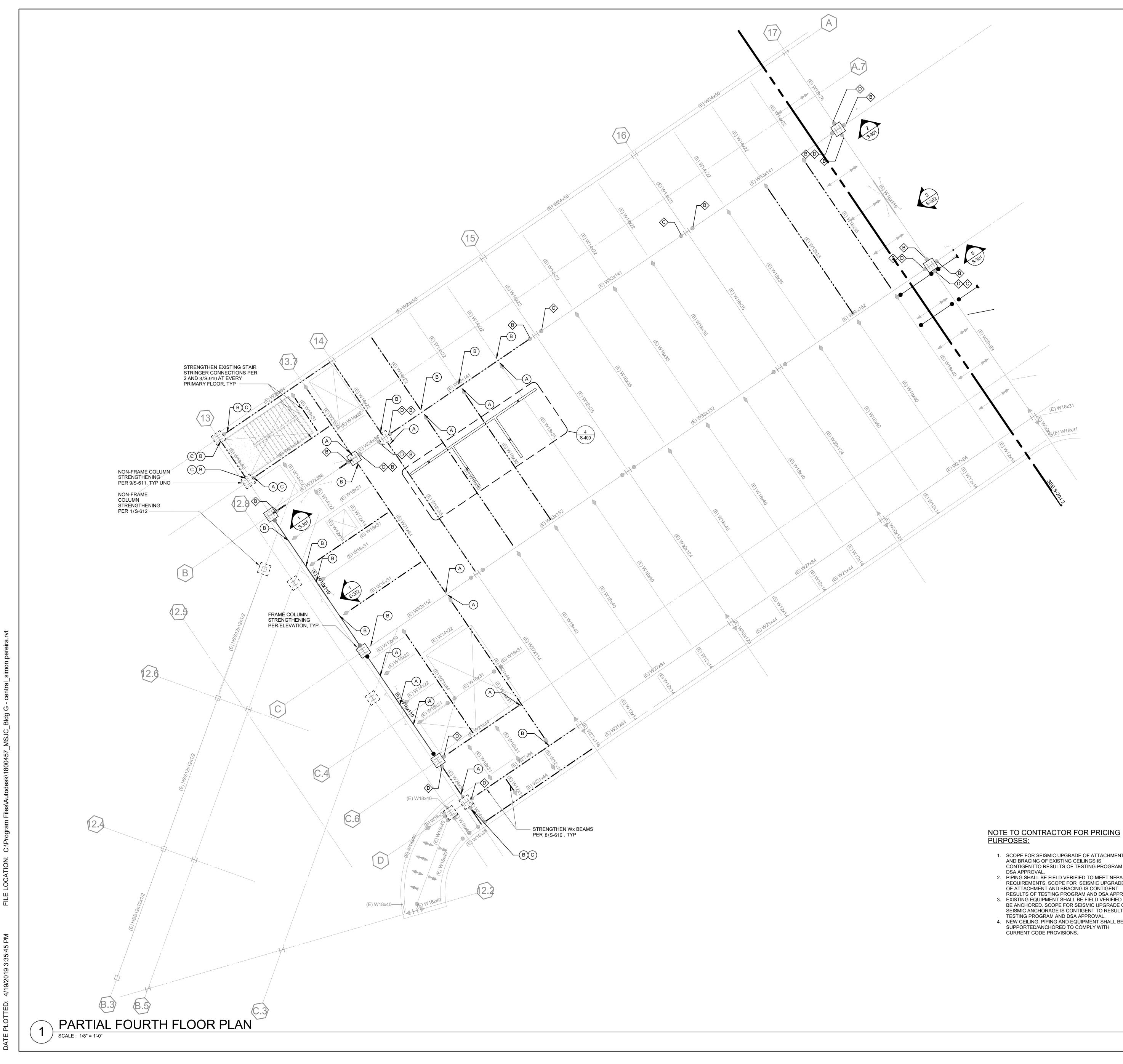


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- NEW DRAG CONNECTION SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE.
- STRENGTHENING (E) DRAG CONNECTION PER SCHEDULE ON 5/S-612.
- (#) STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612.
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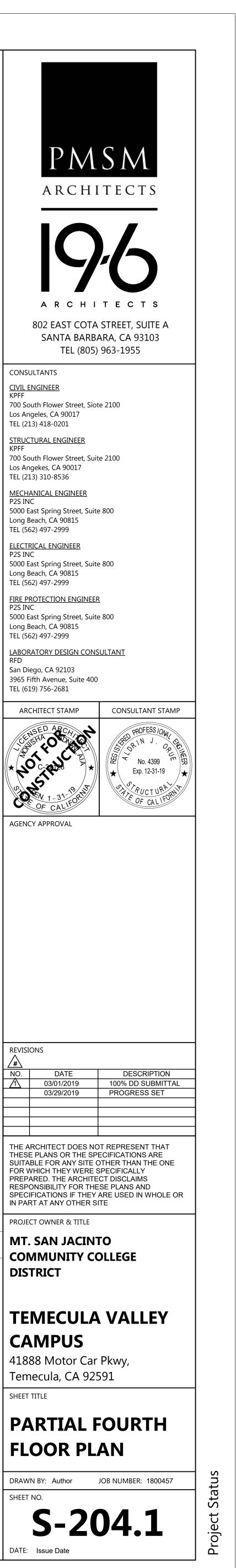
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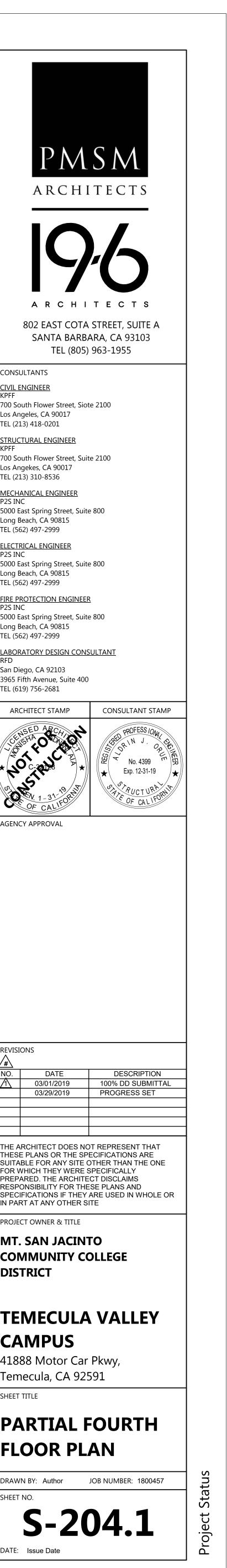
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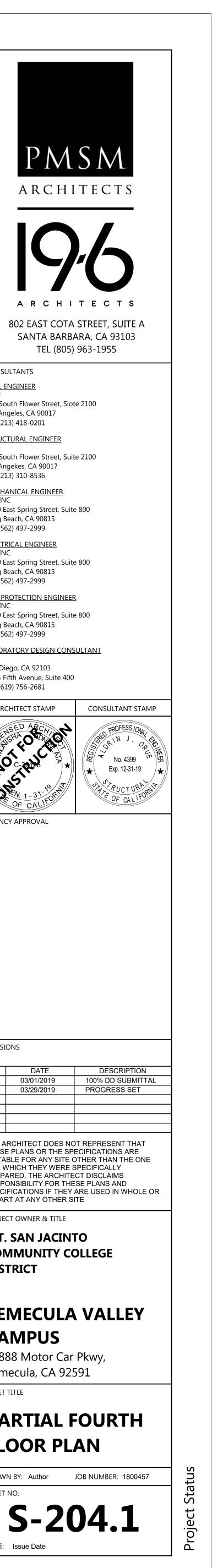
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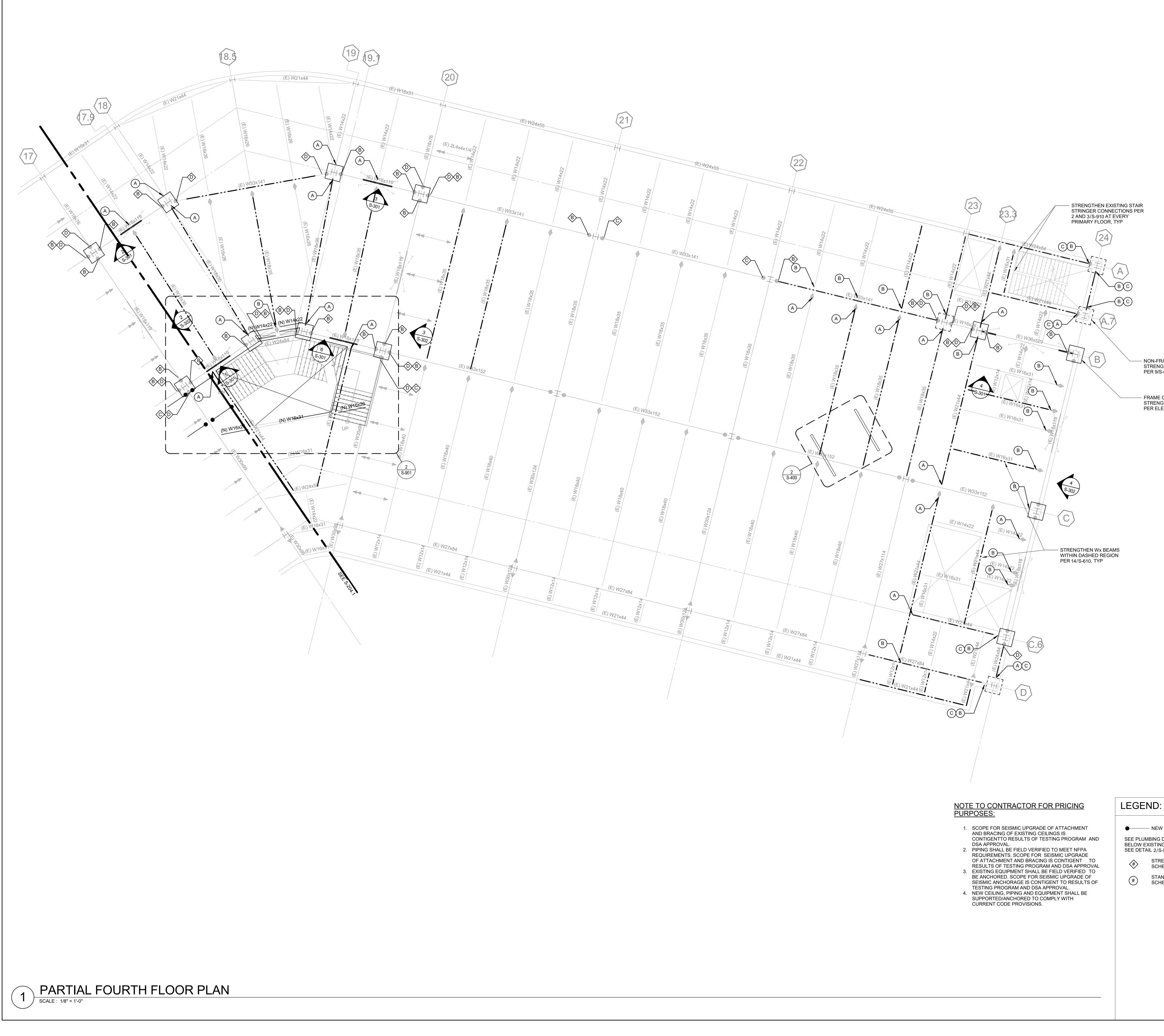
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- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612. (#)







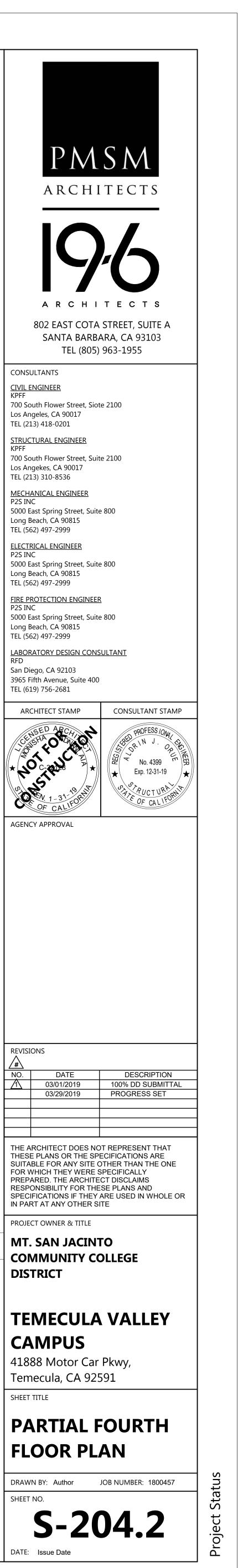


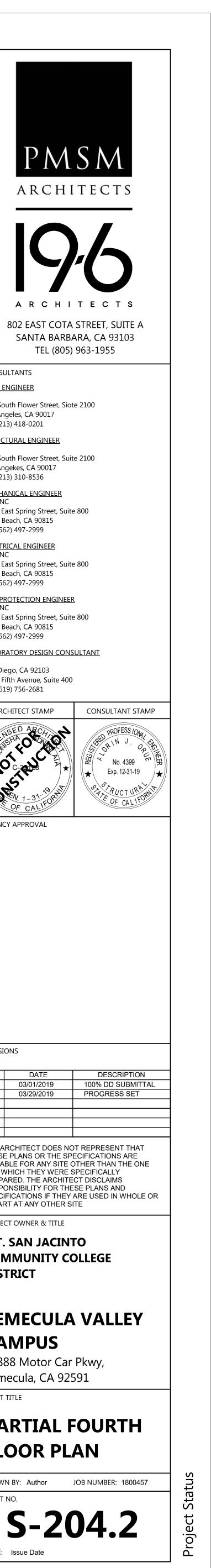
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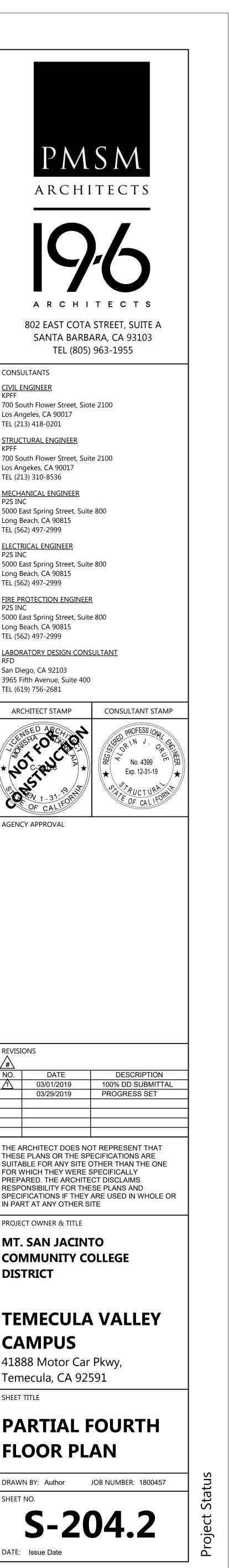
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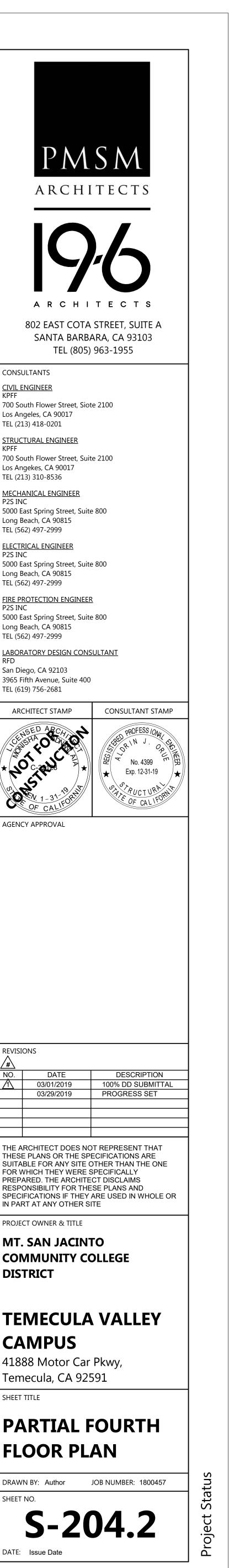
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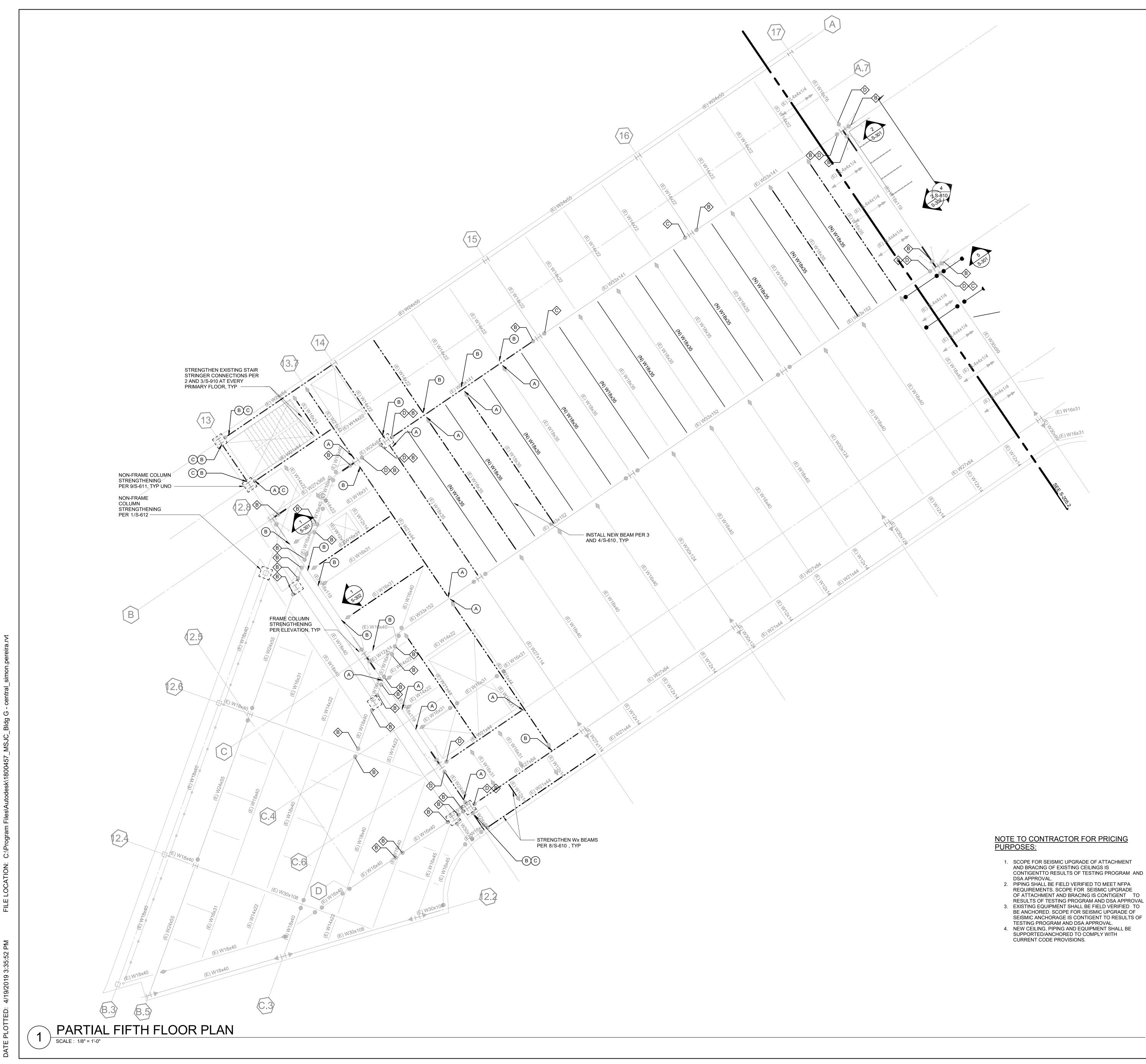
- NEW DRAG CONNECTION SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE. SEE DETAIL 2/S-510.
- STRENGTHENING (E) DRAG CONNECTION PER SCHEDULE ON 5/S-612.
- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612.







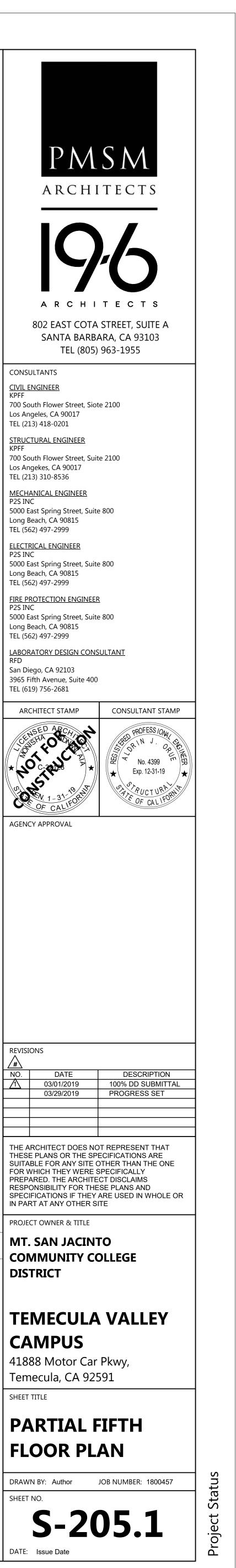


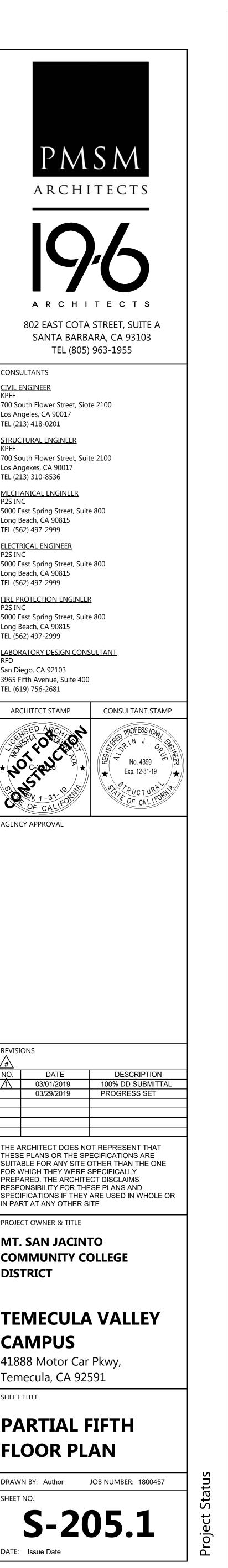


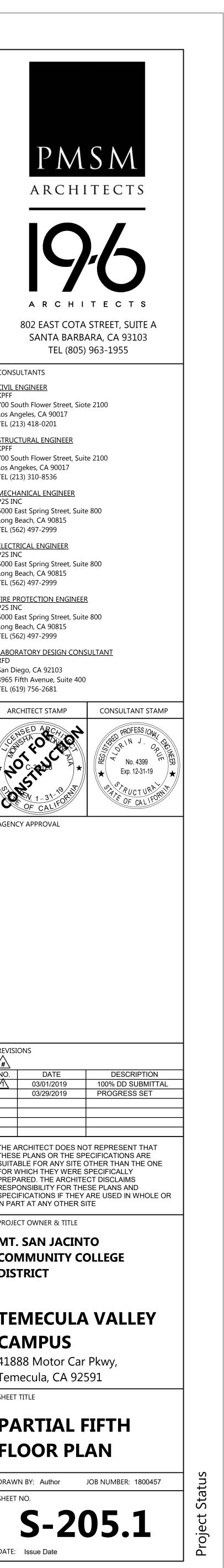
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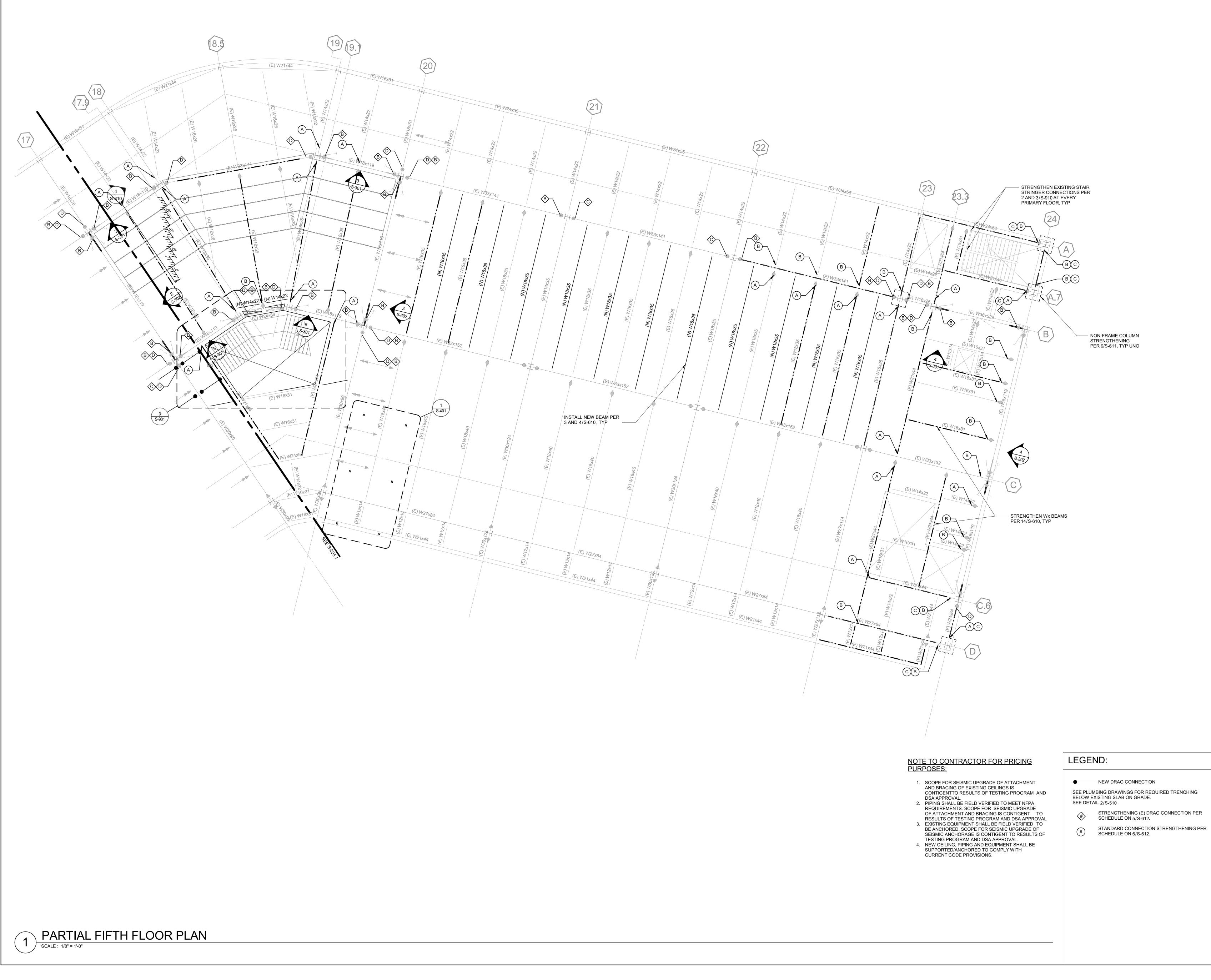
LEGEND:

- NEW DRAG CONNECTION SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE. SEE DETAIL 2/S-510.
- STRENGTHENING (E) DRAG CONNECTION PER SCHEDULE ON 5/S-612. **(#)**
- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612. (#)









 NEW DRAG CONNECTION SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE.

- STRENGTHENING (E) DRAG CONNECTION PER SCHEDULE ON 5/S-612.

CONSULTANTS <u>CIVIL ENGINEER</u> KPFF

REVISIONS NO.

DISTRICT





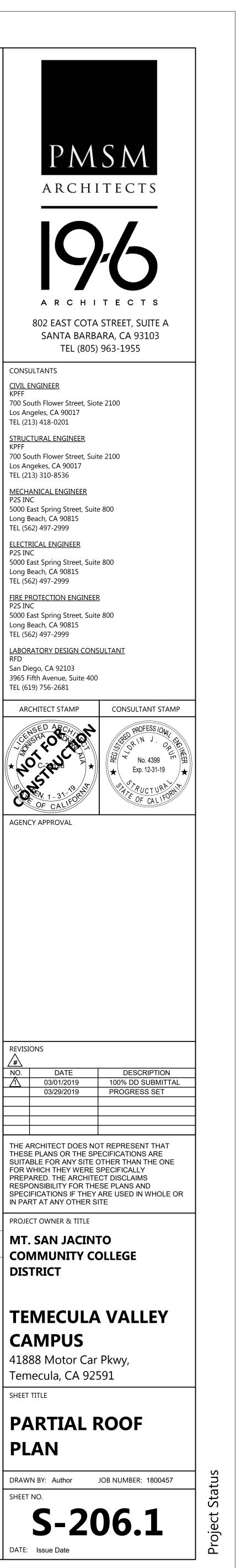
NOTE TO CONTRACTOR FOR PRICING PURPOSES:

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LEGEND:

- NEW DRAG CONNECTION
- SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE. SEE DETAIL 2/S-510.
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- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612. (#)







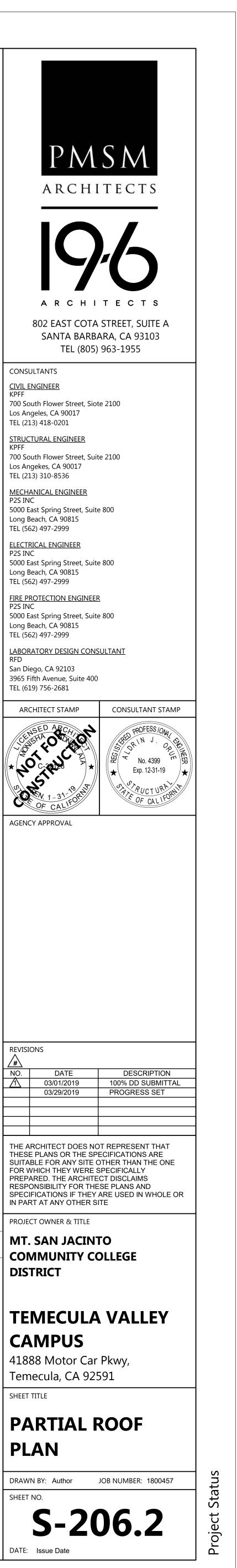
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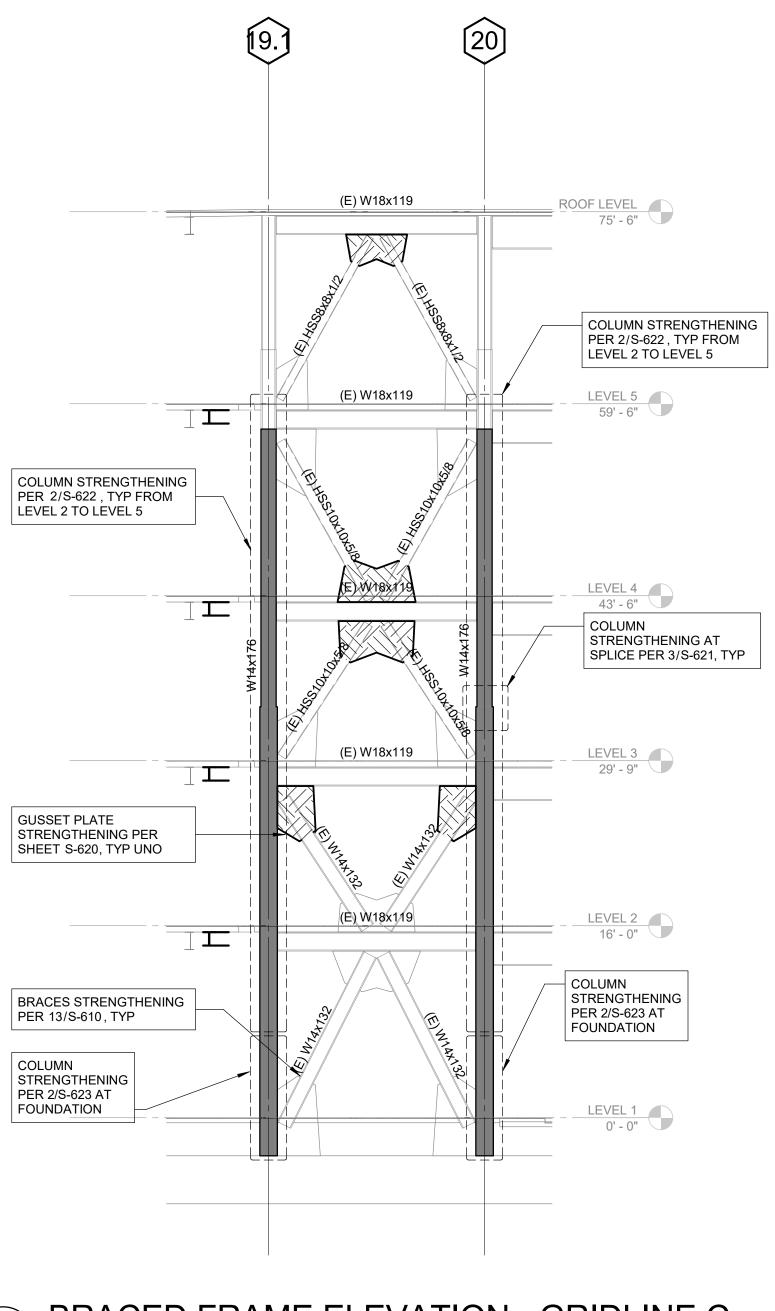
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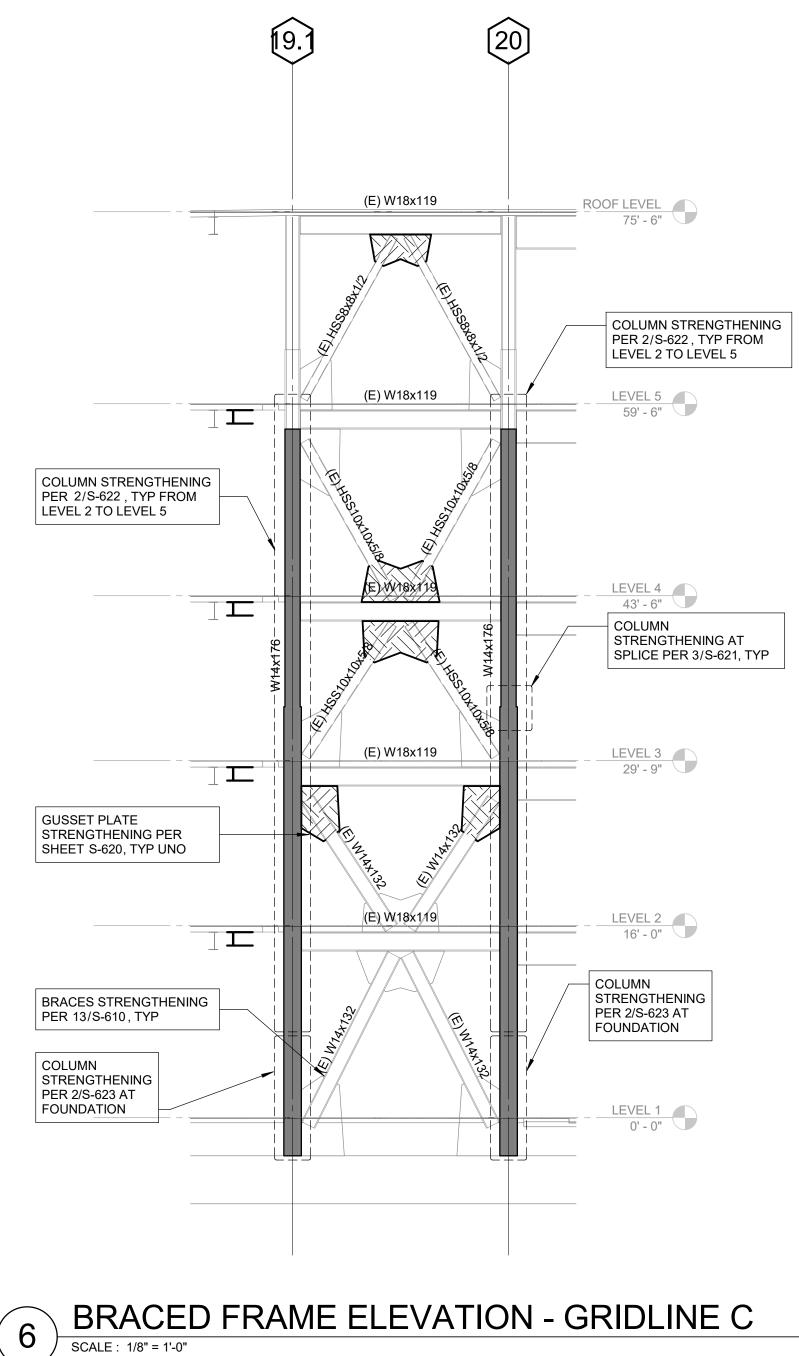
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- SUPPORTED/ANCHORED TO COMPLY WITH CURRENT CODE PROVISIONS.

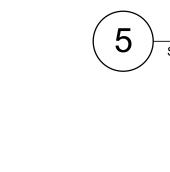
- NEW DRAG CONNECTION SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE. SEE DETAIL 2/S-510. STRENGTHENING (E) DRAG CONNECTION PER SCHEDULE ON 5/S-612. <#>
- (#) STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612.









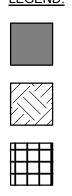


STRENGTHENING PER 2/S-623 AT FOUNDATION

PER 13/S-610, TYP

COLUMN

GUSSET PLATE STREGTHENING PER

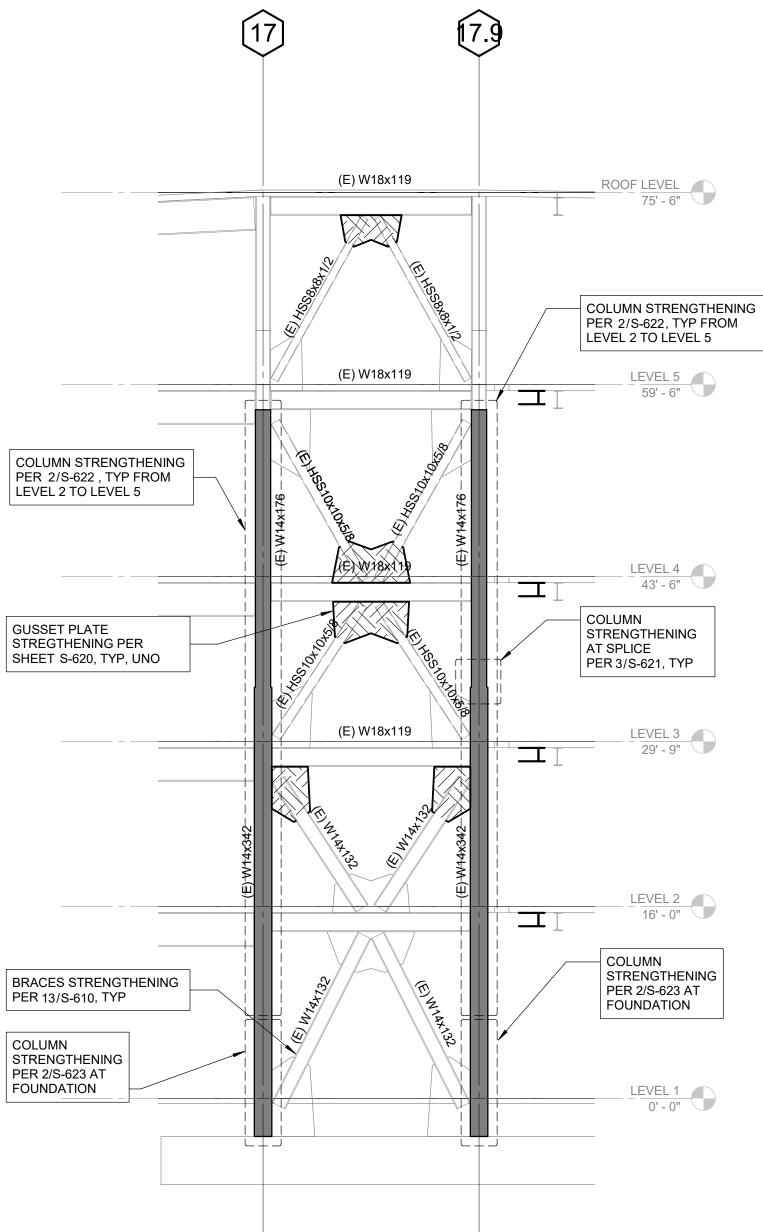


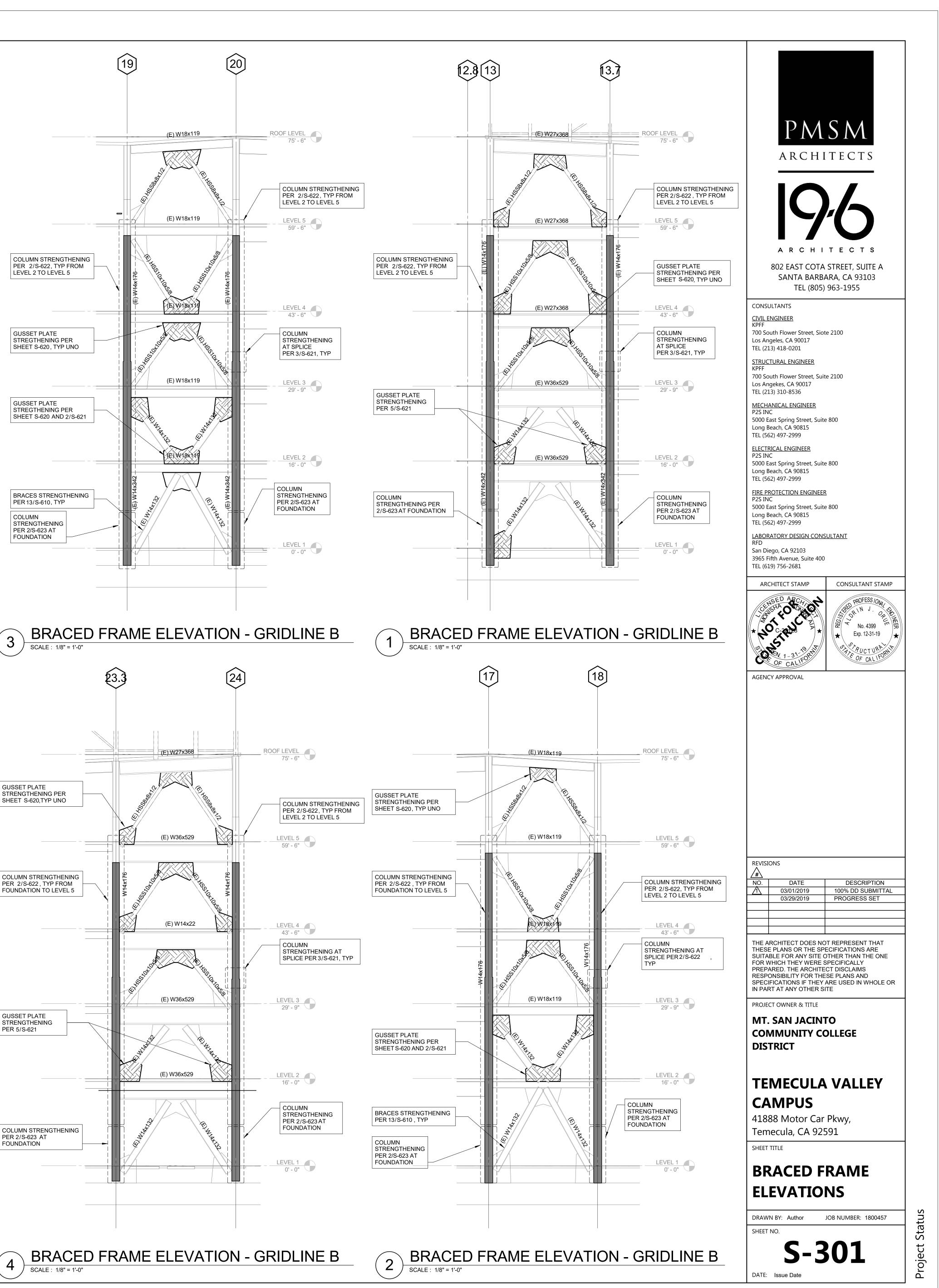
ADDITION OF DOUBLER PLATE TO STRENGHTEN BEAM, SEE SHEET S-620.

ADDITION OF SIDE PLATES TO STRENGTHEN GUSSET, SEE SHEET S-620 UNO.

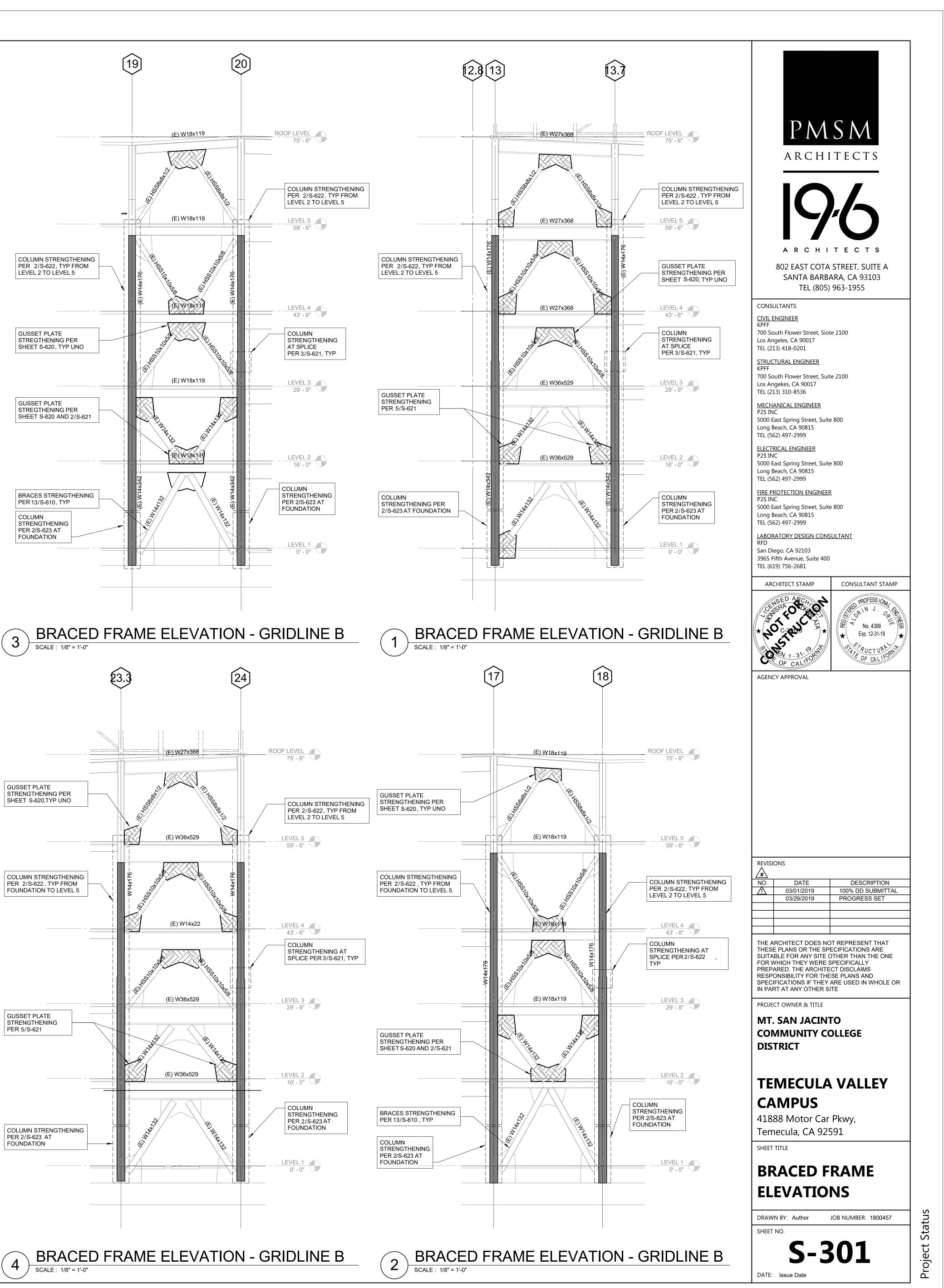
ADDITION OF COVER PLATES TO STRENGTHEN COLUMNS, SEE S-622 THRU S-623.

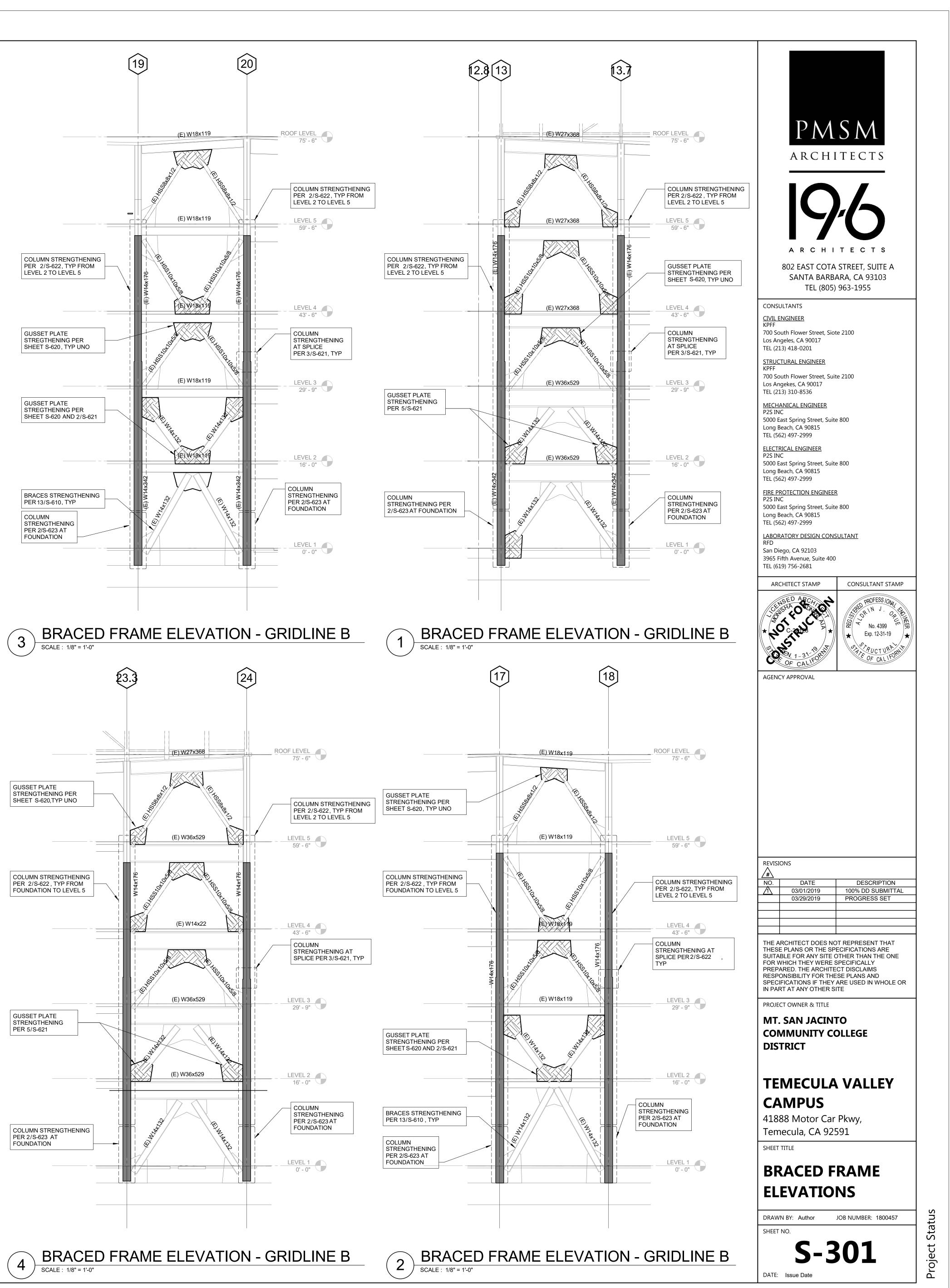
LEGEND:

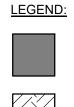




5 BRACED FRAME ELEVATION - GRIDLINE C







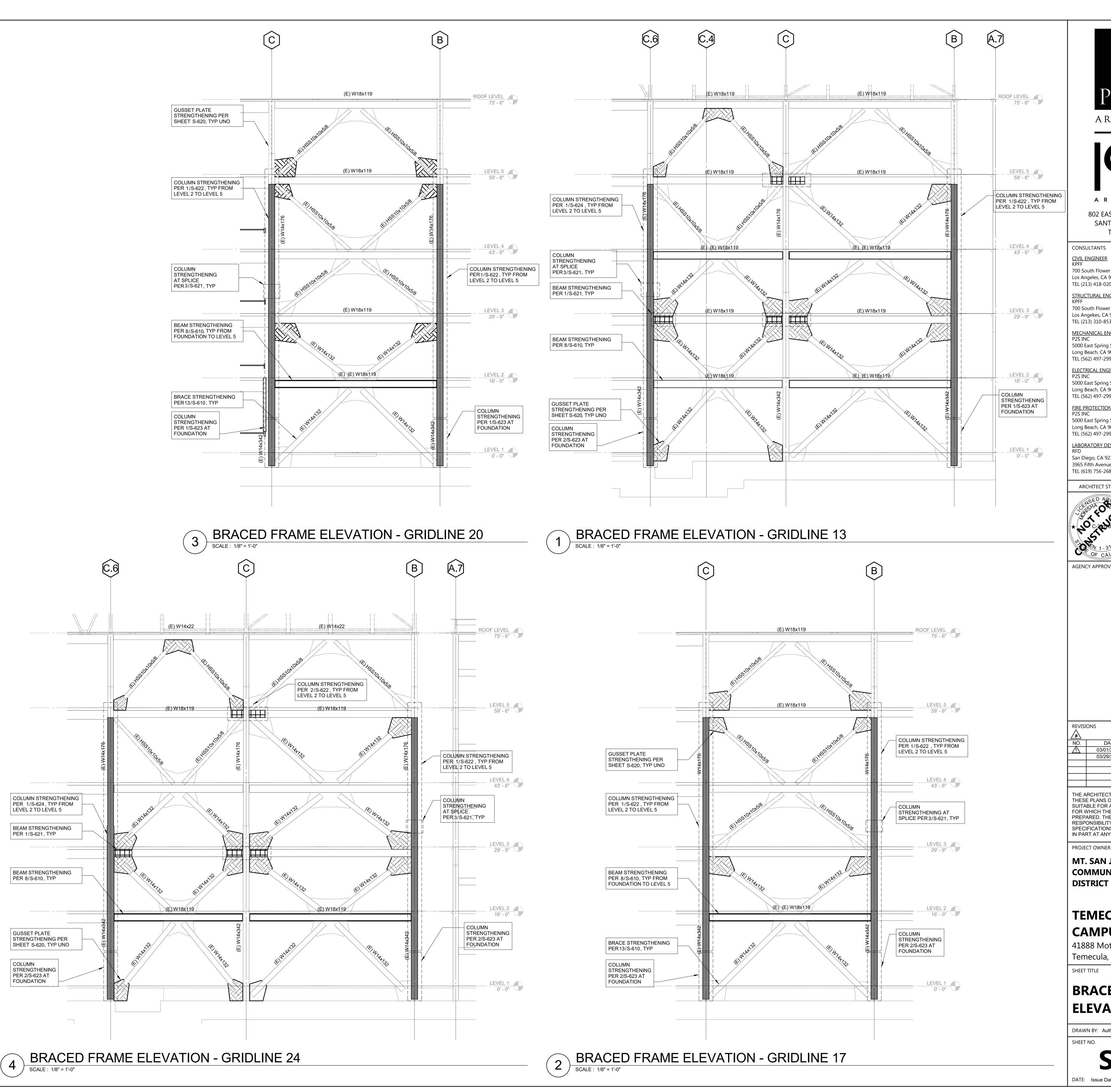


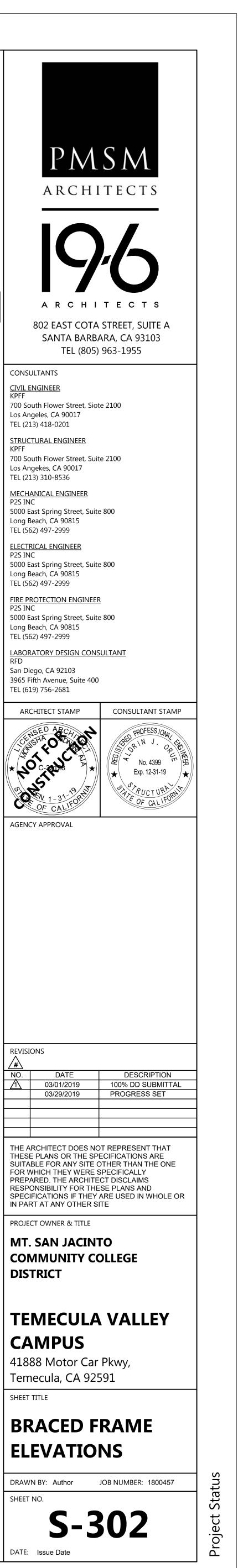
ADDITION OF SIDE PLATES TO STRENGTHEN GUSSET, SEE SHEET S-620 UNO.

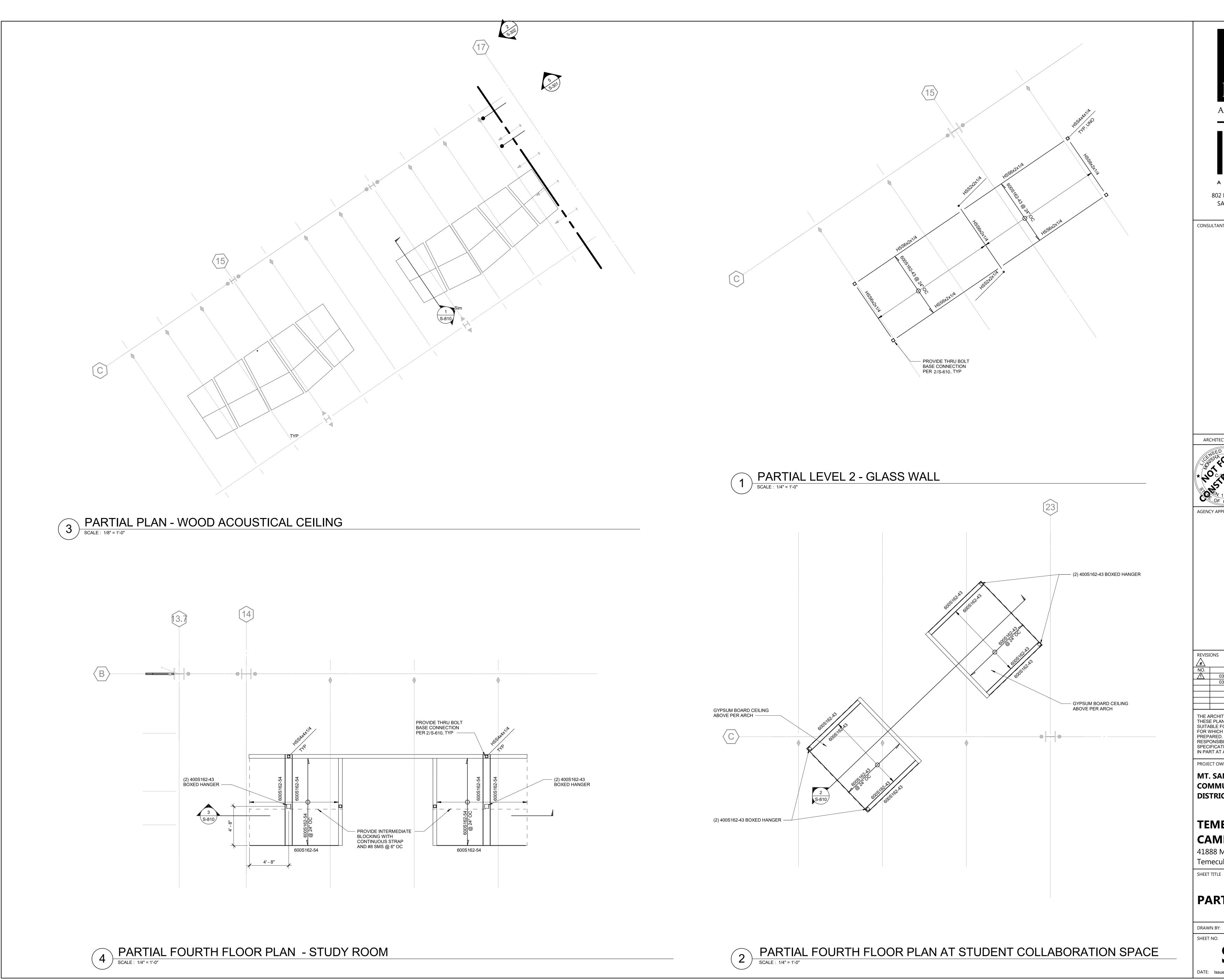


ADDITION OF DOUBLER PLATE TO STRENGHTEN BEAM, SEE SHEET S-620.

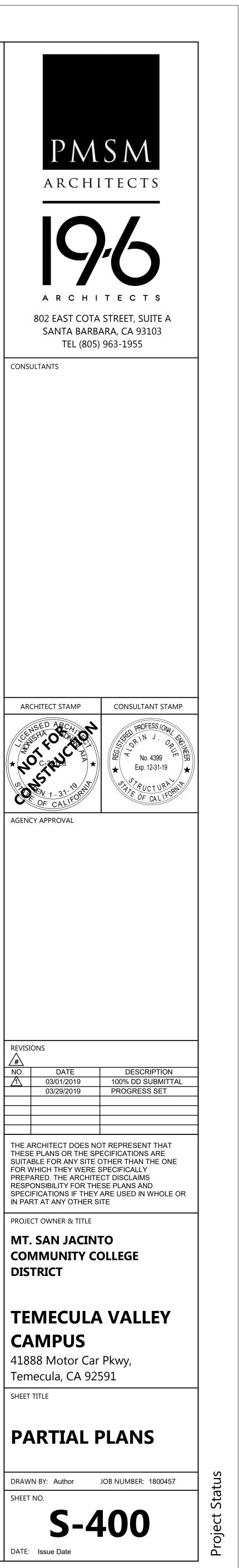


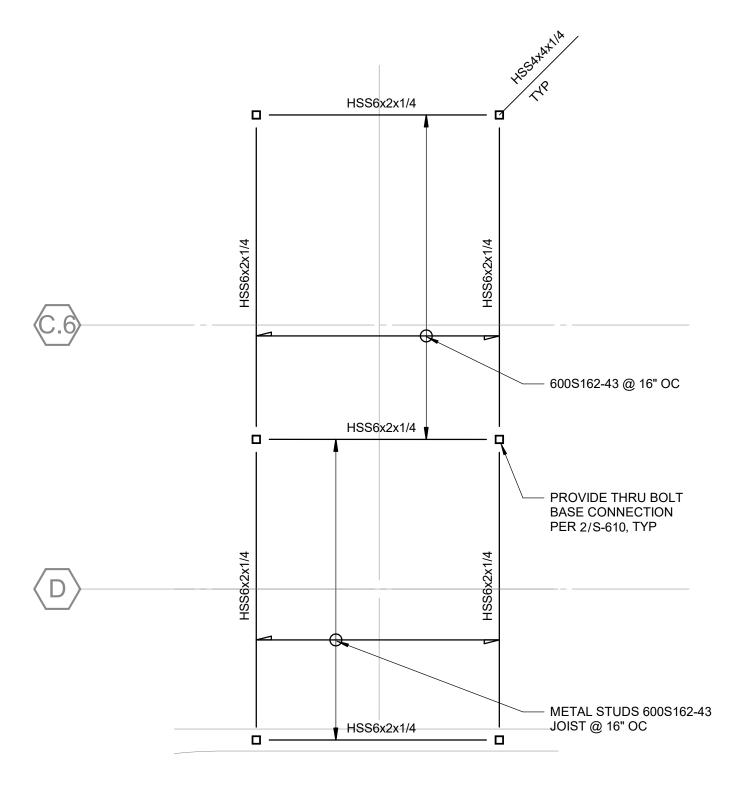




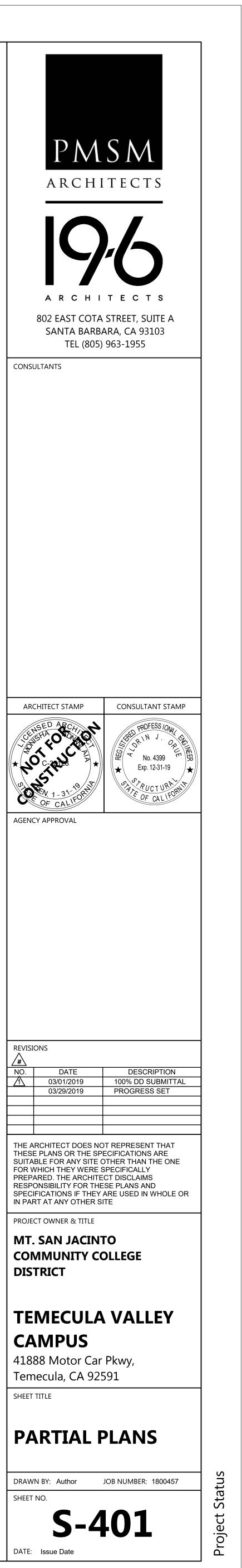


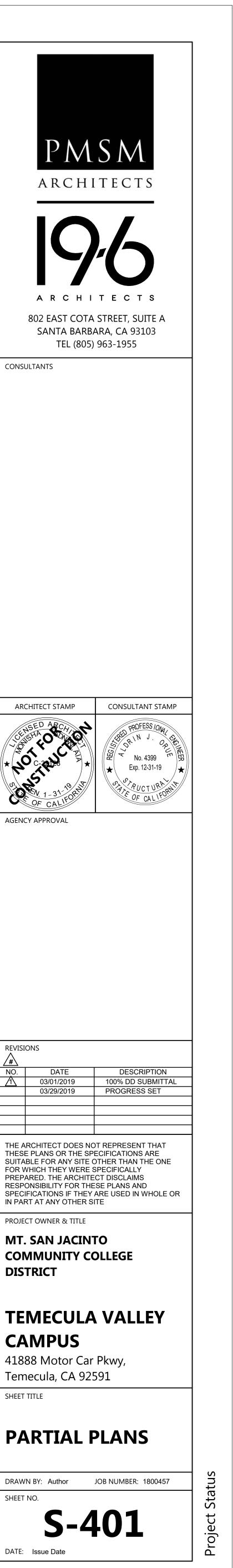
FILE





1 PARTIAL FIFTH FLOOR PLAN - STUDY ROOM AREA SCALE : 1/4" = 1'-0"







			NORMAL WEIGHT CONCRETE																						
BAR	LAP		f'c = 30	000 psi			f'c = 40	000 psi			f'c = 5	000 psi			f'c = 6	000 psi		f'c = 7000 psi				f'c = 8000 psi			
SIZE CLASS	Тор	Bars	Other Bars		Top Bars		Othe	r Bars	Тор	Bars	Other Bars		Top Bars		Other Bars		Тор	Bars	Othe	r Bars	Top Bars		Other Bars		
		Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2	Case 1	Case 2
3	А	1'-10"	2'-9"	1'-5"	2'-1"	1'-7"	2'-4"	1'-3"	1'-10"	1'-5"	2'-1"	1'-1"	1'-8"	1'-4"	1'-11"	1'-0"	1'-6"	1'-2"	1'-9"	1'-0"	1'-5"	1'-2"	1'-8"	1'-0"	1'-4"
5	В	2'-4"	3'-6"	1'-10"	2'-9"	2'-1"	3'-1"	1'-7"	2'-4"	1'-10"	2'-9"	1'-5"	2'-1"	1'-8"	2'-6"	1'-4"	1'-11"	1'-7"	2'-4"	1'-2"	1'-9"	1'-6"	2'-2"	1'-2"	1'-8"
4	A	2'-5"	3'-7"	1'-10"	2'-9"	2'-1"	3'-1"	1'-7"	2'-5"	1'-11"	2'-10"	1'-5"	2'-2"	1'-9"	2'-7"	1'-4"	2'-0"	1'-7"	2'-4"	1'-3"	1'-10"	1'-6"	2'-3"	1'-2"	1'-9"
4	В	3'-2"	4'-8"	2'-5"	3'-7"	2'-9"	4'-1"	2'-1"	3'-1"	2'-5"	3'-8"	1'-11"	2'-10"	2'-3"	3'-4"	1'-9"	2'-7"	2'-1"	3'-1"	1'-7"	2'-4"	1'-11"	2'-11"	1'-6"	2'-3"
5	А	3'-0"	4'-6"	2'-4"	3'-6"	2'-7"	3'-11"	2'-0"	3'-0"	2'-4"	3'-6"	1'-10"	2'-8"	2'-2"	3'-2"	1'-8"	2'-6"	2'-0"	2'-11"	1'-6"	2'-3"	1'-10"	2'-9"	1'-5"	2'-2"
5	В	3'-11"	5'-10"	3'-0"	4'-6"	3'-5"	5'-1"	2'-7"	3'-11"	3'-0"	4'-6"	2'-4"	3'-6"	2'-9"	4'-2"	2'-2"	3'-2"	2'-7"	3'-10"	2'-0"	2'-11"	2'-5"	3'-7"	1'-10"	2'-9"
0	A	3'-7"	5'-5"	2'-9"	4'-2"	3'-1"	4'-8"	2'-5"	3'-7"	2'-10"	4'-2"	2'-2"	3'-3"	2'-7"	3'-10"	2'-0"	2'-11"	2'-4"	3'-6"	1'-10"	2'-9"	2'-3"	3'-4"	1'-9"	2'-7"
6	В	4'-8"	7'-0"	3'-7"	5'-5"	4'-1"	6'-1"	3'-1"	4'-8"	3'-8"	5'-5"	2'-10"	4'-2"	3'-4"	4'-11"	2'-7"	3'-10"	3'-1"	4'-7"	2'-4"	3'-6"	2'-11"	4'-4"	2'-3"	3'-4"
-	А	5'-3"	7'-10"	4'-0"	6'-0"	4'-6"	6'-9"	3'-6"	5'-3"	4'-1"	6'-1"	3'-2"	4'-8"	3'-9"	5'-7"	2'-10"	4'-3"	3'-5"	5'-2"	2'-8"	4'-0"	3'-3"	4'-10"	2'-6"	3'-9"
7	В	6'-9"	10'-2"	5'-3"	7'-10"	5'-11"	8'-10"	4'-6"	6'-9"	5'-3"	7'-11"	4'-1"	6'-1"	4'-10"	7'-2"	3'-9"	5'-7"	4'-6"	6'-8"	3'-5"	5'-2"	4'-2"	6'-3"	3'-3"	4'-10"
	A	6'-0"	8'-11"	4'-7"	6'-11"	5'-2"	7'-9"	4'-0"	6'-0"	4'-8"	6'-11"	3'-7"	5'-4"	4'-3"	6'-4"	3'-3"	4'-11"	3'-11"	5'-10"	3'-0"	4'-6"	3'-8"	5'-6"	2'-10"	4'-3"
8	В	7'-9"	11'-7"	6'-0"	8'-11"	6'-9"	10'-1"	5'-2"	7'-9"	6'-0"	9'-0"	4'-8"	6'-11"	5'-6"	8'-3"	4'-3"	6'-4"	5'-1"	7'-7"	3'-11"	5'-10"	4'-9"	7'-2"	3'-8"	5'-6"
	A	6'-9"	10'-1"	5'-2"	7'-9"	5'-10"	8'-9"	4'-6"	6'-9"	5'-3"	7'-10"	4'-0"	6'-0"	4'-9"	7'-2"	3'-8"	5'-6"	4'-5"	6'-7"	3'-5"	5'-1"	4'-2"	6'-2"	3'-2"	4'-9"
9	В	8'-9"	13'-1"	6'-9"	10'-1"	7'-7"	11'-4"	5'-10"	8'-9"	6'-9"	10'-2"	5'-3"	7'-10"	6'-2"	9'-3"	4'-9"	7'-2"	5'-9"	8'-7"	4'-5"	6'-7"	5'-4"	8'-0"	4'-2"	6'-2"
	A	7'-7"	11'-4"	5'-10"	8'-9"	6'-7"	9'-10"	5'-1"	7'-7"	5'-11"	8'-10"	4'-6"	6'-9"	5'-4"	8'-0"	4'-2"	6'-2"	5'-0"	7'-5"	3'-10"	5'-9"	4'-8"	7'-0"	3'-7"	5'-4"
10	В	9'-10"	14'-9"	7'-7"	11'-4"	8'-6"	12'-9"	6'-7"	9'-10"	7'-8"	11'-5"	5'-11"	8'-10"	7'-0"	10'-5"	5'-4"	8'-0"	6'-5"	9'-8"	5'-0"	7'-5"	6'-0"	9'-0"	4'-8"	7'-0"
	A	8'-5"	12'-7"	6'-6"	9'-8"	7'-3"	10'-11"	5'-7"	8'-5"	6'-6"	9'-9"	5'-0"	7'-6"	5'-11"	8'-11"	4'-7"	6'-10"	5'-6"	8'-3"	4'-3"	6'-4"	5'-2"	7'-9"	4'-0"	5'-11"
11	В	10'-11"	16'-4"	8'-5"	12'-7"	9'-6"	14'-2"	7'-3"	10'-11"	8'-6"	12'-8"	6'-6"	9'-9"	7'-9"	11'-7"	5'-11"	8'-11"	7'-2"	10'-9"	5'-6"	8'-3"	6'-8"	10'-0"	5'-2"	7'-9"

1. CASES 1 AND 2 WHICH DEPEND ON CLEAR CONCRETE COVER AND THE CENTER-TO-CENTER SPACING OF THE BARS ARE DEFINED AS: CASE 1: COVER AT LEAST 1db AND CLEAR SPACING AT LEAST 2db.

CASE 2: COVER LESS THAN 1db OR CLEAR SPACING LESS THAN 2db. 2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS. 3. OTHER BARS INCLUDE VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW HORIZONTAL BARS. 4. BAR SPLICES NOT COVERED BY THIS SCHEDULE ARE SPECIFICALLY DETAILED AND DIMENSIONED PER PLANS.

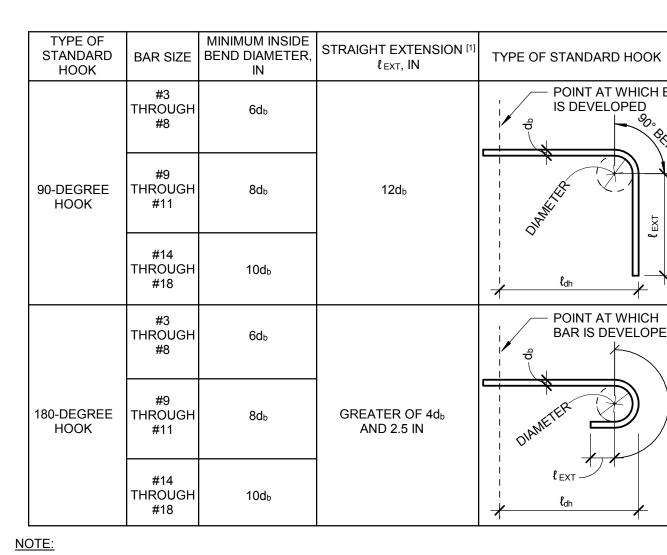
6. FOR DEVELOPMENT LENGTH, Ld, USE CLASS 'A' LAP SPLICE LENGTH. 7. FOR LAP SPLICES OF BARS IN SHEAR WALLS, REFER TO LAP SPLICE AND DEVELOPMENT SCHEDULE IN CONCRETE WALL ELEVATIONS.

9. CAN USE 1.25Ld IN LIEU OF NOTE 7 @ SHEAR WALLS. 10. FOR STAGGERED SPLICES, CLEAR SPACING SHOWN IN DIAGRAM MAY BE USED TO DETERMINE CASE 1 OR CASE 2 PER NOTE 1

TYPICAL REINFORCEMENT LAP SPLICE - NORMAL WEIGHT CONCRETE

TYPE OF STANDARD HOOK	BAR SIZE	MINIMUM INSIDE BEND DIAMETER, IN	STRAIGHT EXTENSION ^[1] { _{EXT} , IN	ΤY
90-DEGREE	#3 THROUGH #5	4d₀	GREATER OF 6d♭ AND 3 IN	
HOOK	#6 THROUGH #8	6d₀	12d₀	
135-DEGREE	#3 THROUGH #5	4d₀	GREATER OF 6d₀	
HOOK	#6 THROUGH #8	6d₀	AND 3 IN	
	#3 THROUGH	4d _b		
180-DEGREE	#5		GREATER OF 4db	
HOOK	#6 THROUGH #8	6d₀	AND 2.5 IN	

NOTE. 1. ACI 318-14 TABLE 25.3.2 STANDARD HOOK GEOMETRY-STIRRUPS, TIE & HOOPS. TYPICAL STANDARD HOOK GEOMETRY -STIRRUPS, TIES & HOOPS



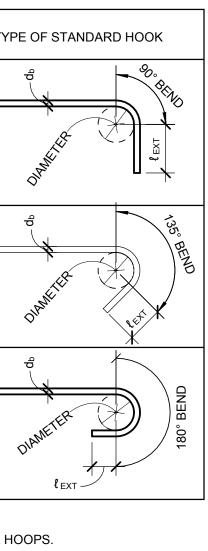
1. ACI 318-14 TABLE 25.3.2.

(4) DEVEL(SCALE : 1" = 1'-0"

3

SCALE : 1" = 1'-0"

STANDARD HOOK GEOMETRY - BARS **DEVELOPED IN TENSION**

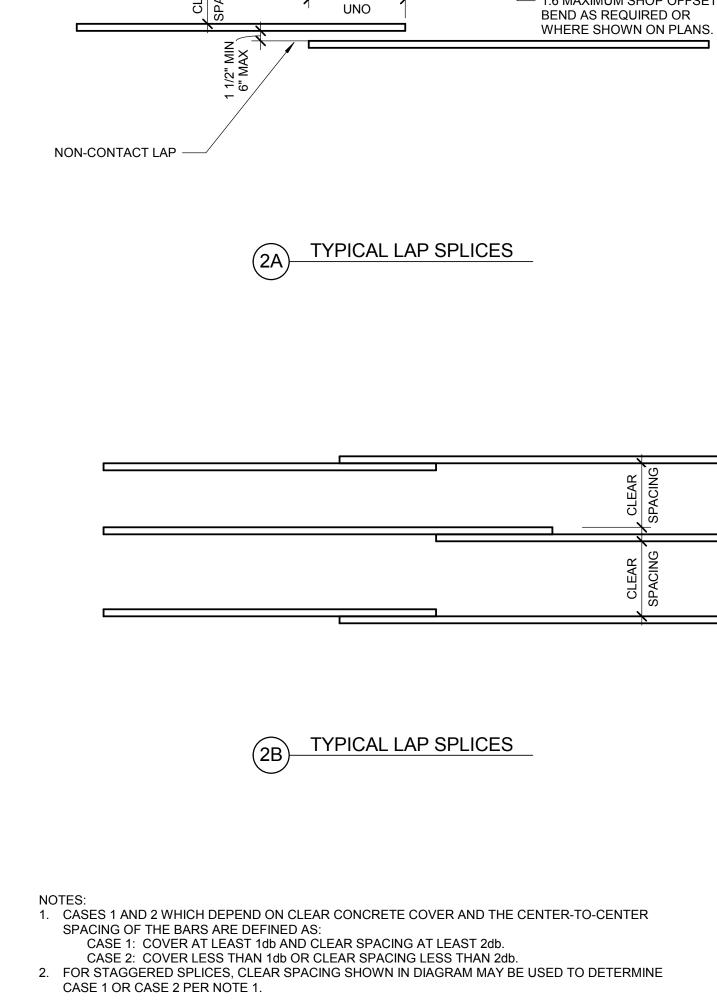


- POINT AT WHICH BAR

- POINT AT WHICH

BAR IS DEVELOPED

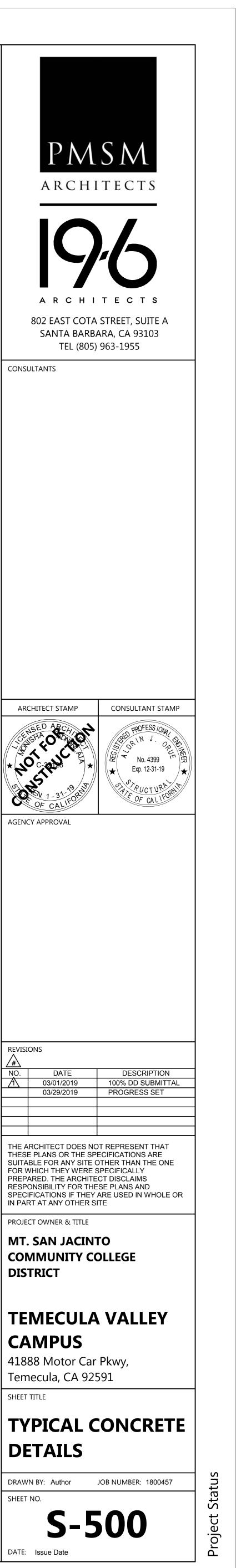
IS DEVELOPED

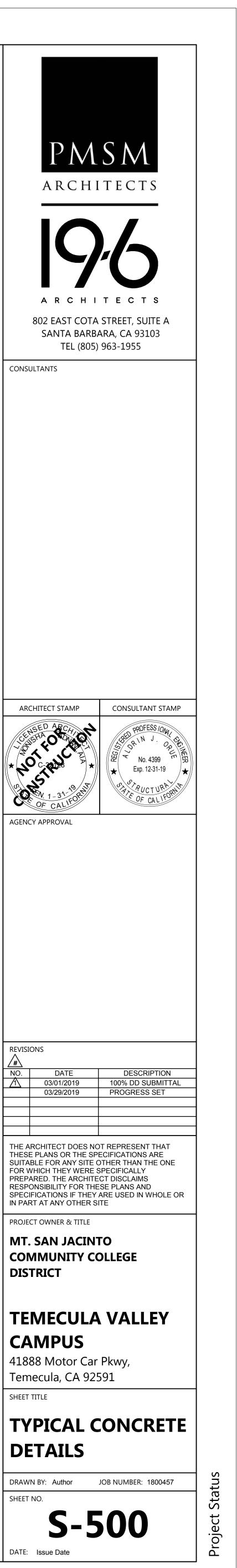




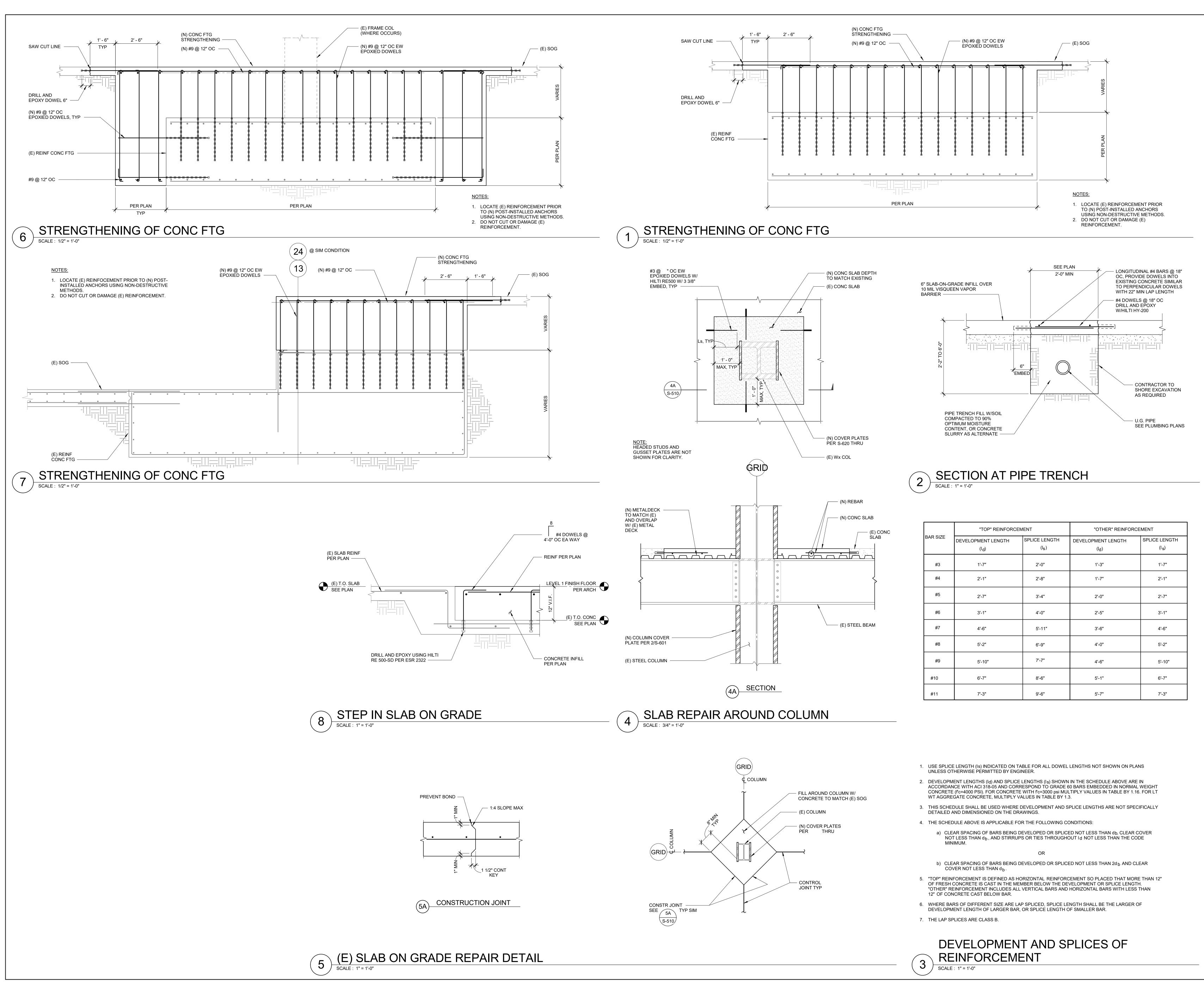
LEXT -

TYPICAL LAP SPLICES (2) IYPICA SCALE: 1" = 1'-0"

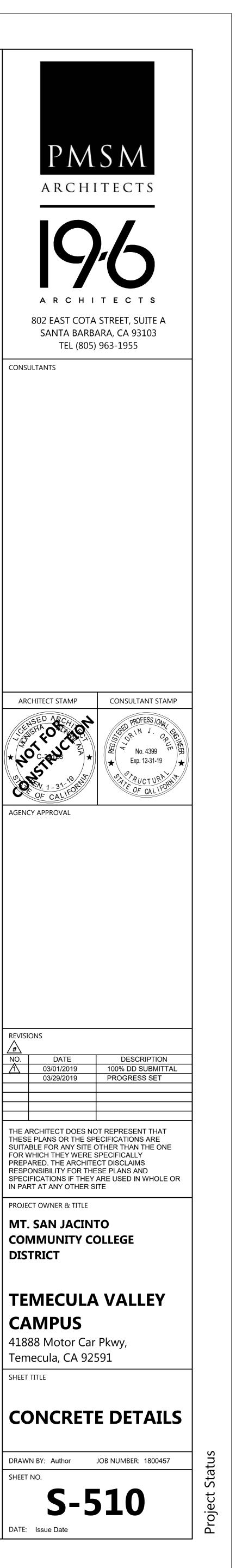


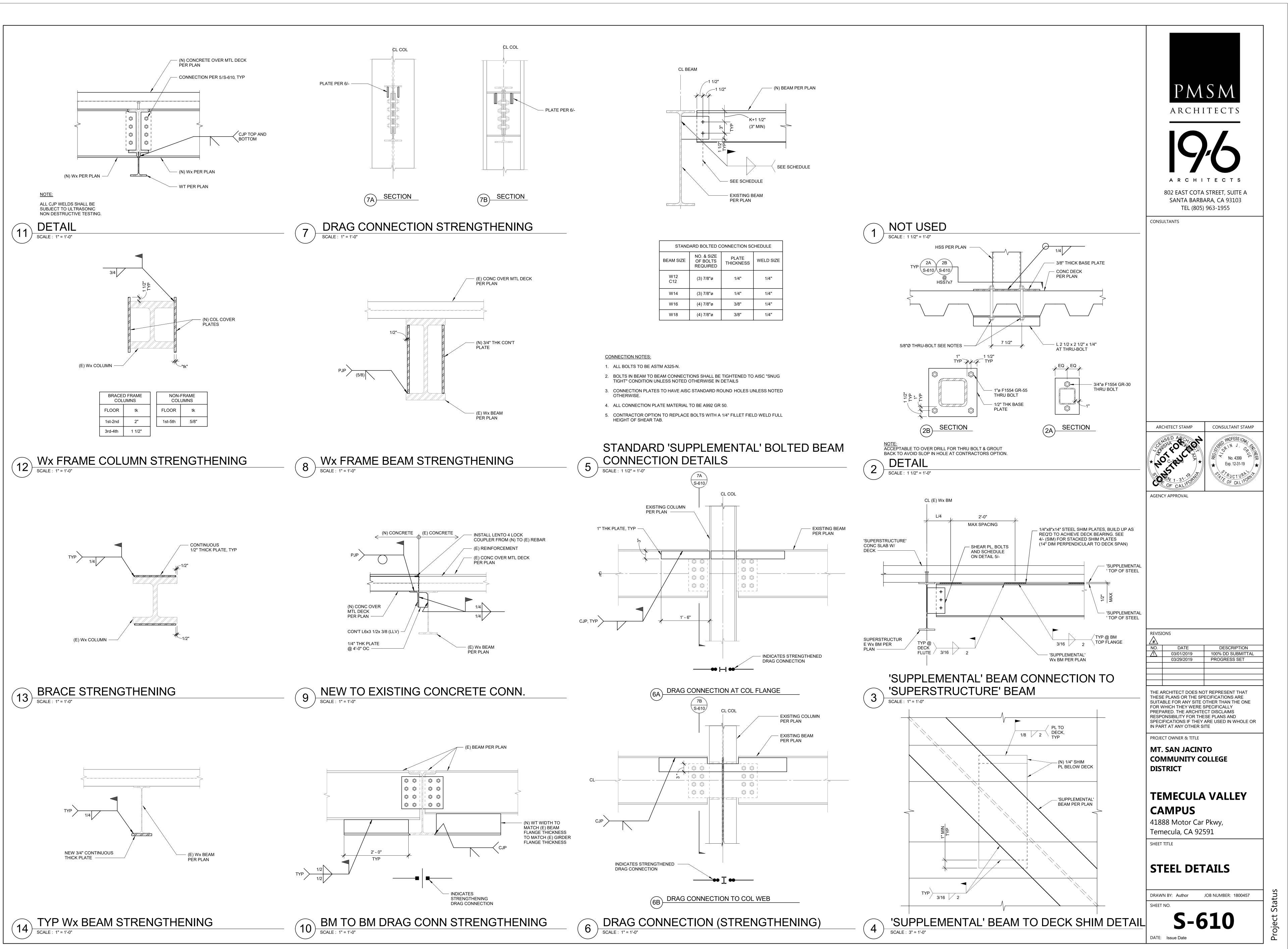


- 1:6 MAXIMUM SHOP OFFSET



BAR SIZE	"TOP" REINFORCEMENT		"OTHER" REINFORCEMENT	
	DEVELOPMENT LENGTH	SPLICE LENGTH	DEVELOPMENT LENGTH	SPLICE LENGTH
	(I _d)	(I _S)	(I _d)	(I _S)
#3	1'-7"	2'-0"	1'-3"	1'-7"
#4	2'-1"	2'-8"	1'-7"	2'-1"
#5	2'-7"	3'-4"	2'-0"	2'-7"
#6	3'-1"	4'-0"	2'-5"	3'-1"
#7	4'-6"	5'-11"	3'-6"	4'-6"
#8	5'-2"	6'-9"	4'-0"	5'-2"
#9	5'-10"	7'-7"	4'-6"	5'-10"
#10	6'-7"	8'-6"	5'-1"	6'-7"
#11	7'-3"	9'-6"	5'-7"	7'-3"

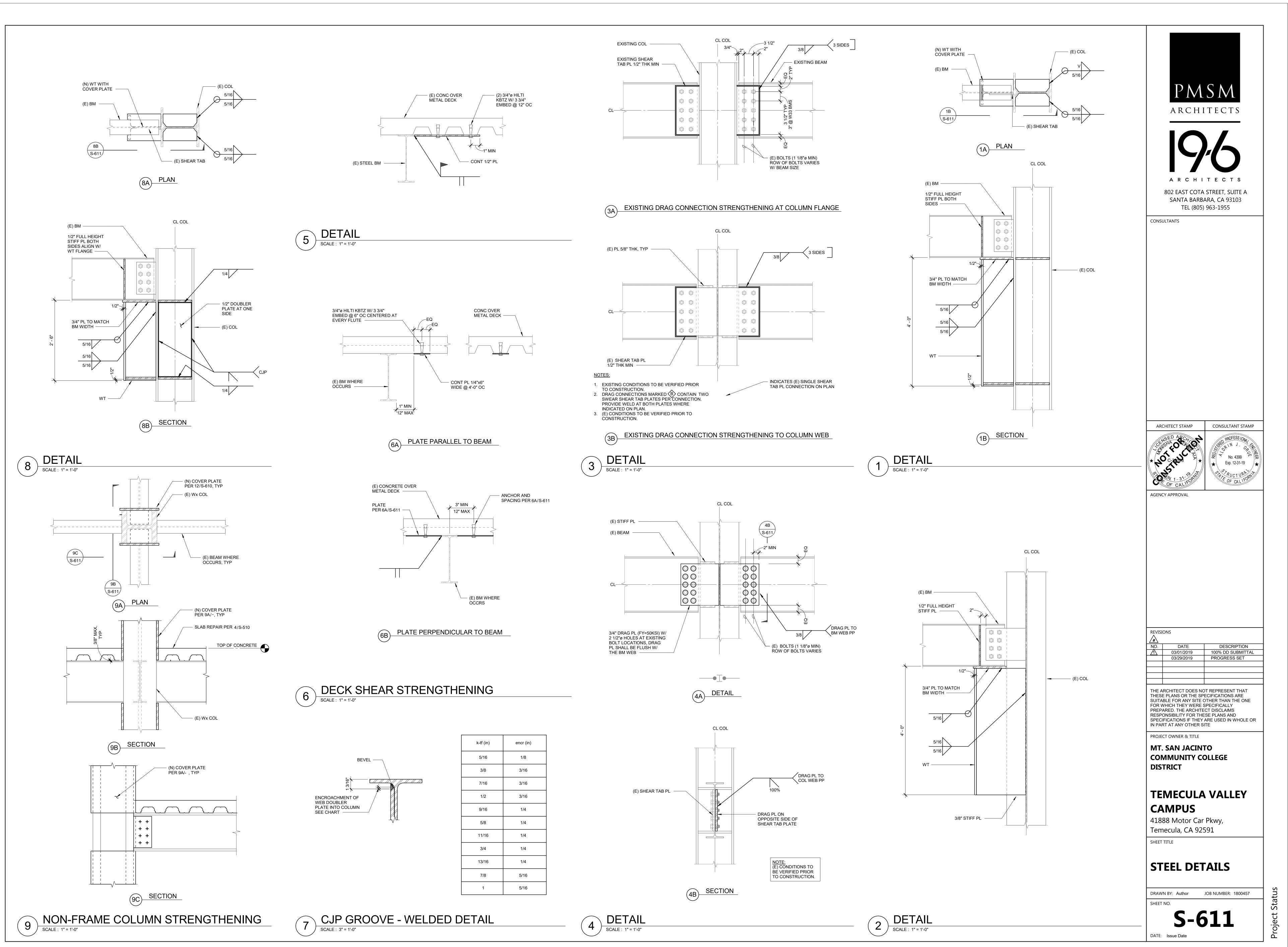




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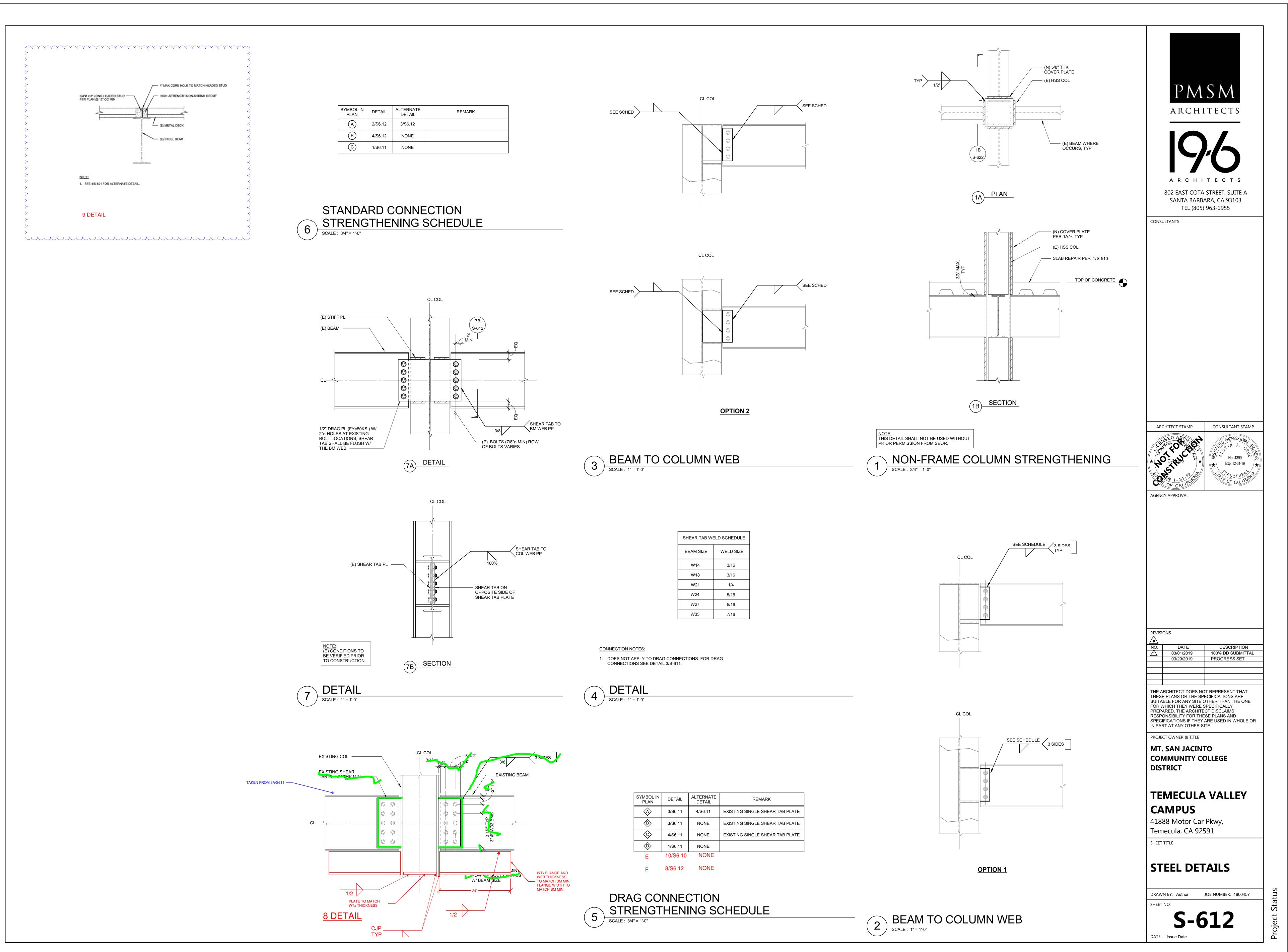
CONNECTION NOTES:	

	STANDARD BOLTED CONNECTION SCHEDU					
E	BEAM SIZE	NO. & SIZE OF BOLTS REQUIRED	PLATE THICKNESS	WEL		
	W12 C12	(3) 7/8"ø	1/4"	1.		
	W14	(3) 7/8"ø	1/4"	1,		
	W16	(4) 7/8"ø	3/8"	1,		
	W18	(4) 7/8"ø	3/8"	1,		



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k-tf (in)	encr (in)
5/16	1/8
3/8	3/16
7/16	3/16
1/2	3/16
9/16	1/4
5/8	1/4
11/16	1/4
3/4	1/4
13/16	1/4
7/8	5/16
1	5/16



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	DRAG CONNECTION
5	STRENGTHENING SCHEDULE SCALE : 3/4" = 1'-0"
5	SCALE : 3/4" = 1'-0"

SYMBOL IN PLAN	DETAIL	ALTERNATE DETAIL	REMARK
$\langle \! \! \rangle$	3/S6.11	4/S6.11	EXISTING SINGLE SHE
B	3/S6.11	NONE	EXISTING SINGLE SHE
\diamond	4/S6.11	NONE	EXISTING SINGLE SHE
\Diamond	1/S6.11	NONE	
Е	10/S6.10	NONE	
F	8/S6 12	NONE	

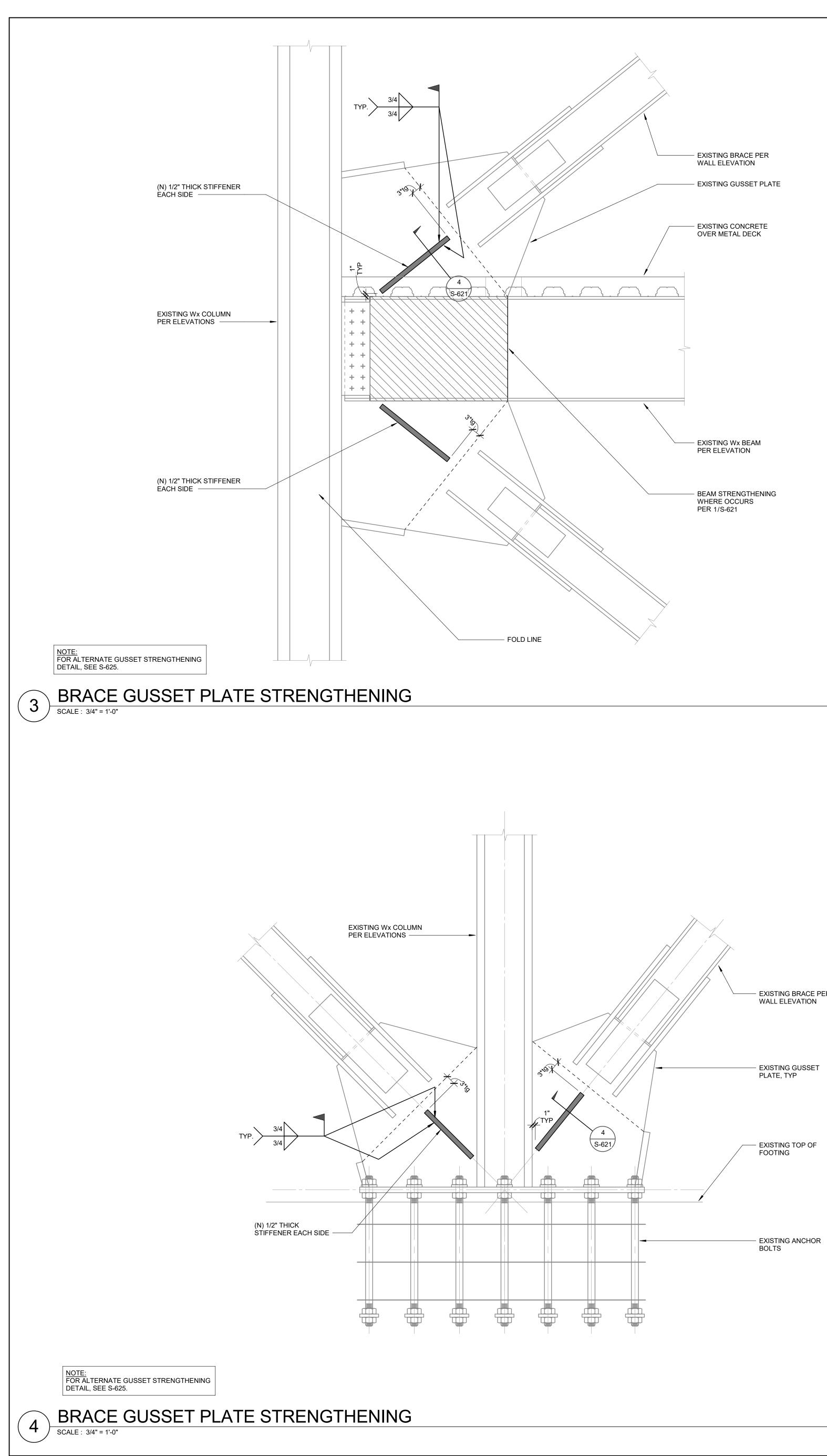


CONNECTION NOTES	

SHEAR TAB WELD SCHEDULE				
BEAM SIZE	WELD SIZE			
W14	3/16			
W18	3/16			
W21	1/4			
W24	5/16			
W27	5/16			
W33	7/16			

L IN I	DETAIL	ALTERNATE DETAIL	REMARK
	2/S6.12	3/S6.12	
	4/S6.12	NONE	
	1/S6.11	NONE	

I	DETAIL	ALTERNATE DETAIL	REMARK
	2/S6.12	3/S6.12	
	4/S6.12	NONE	
	1/S6.11	NONE	

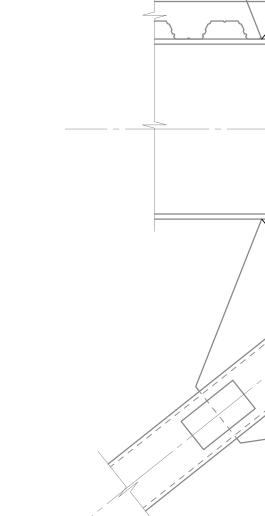


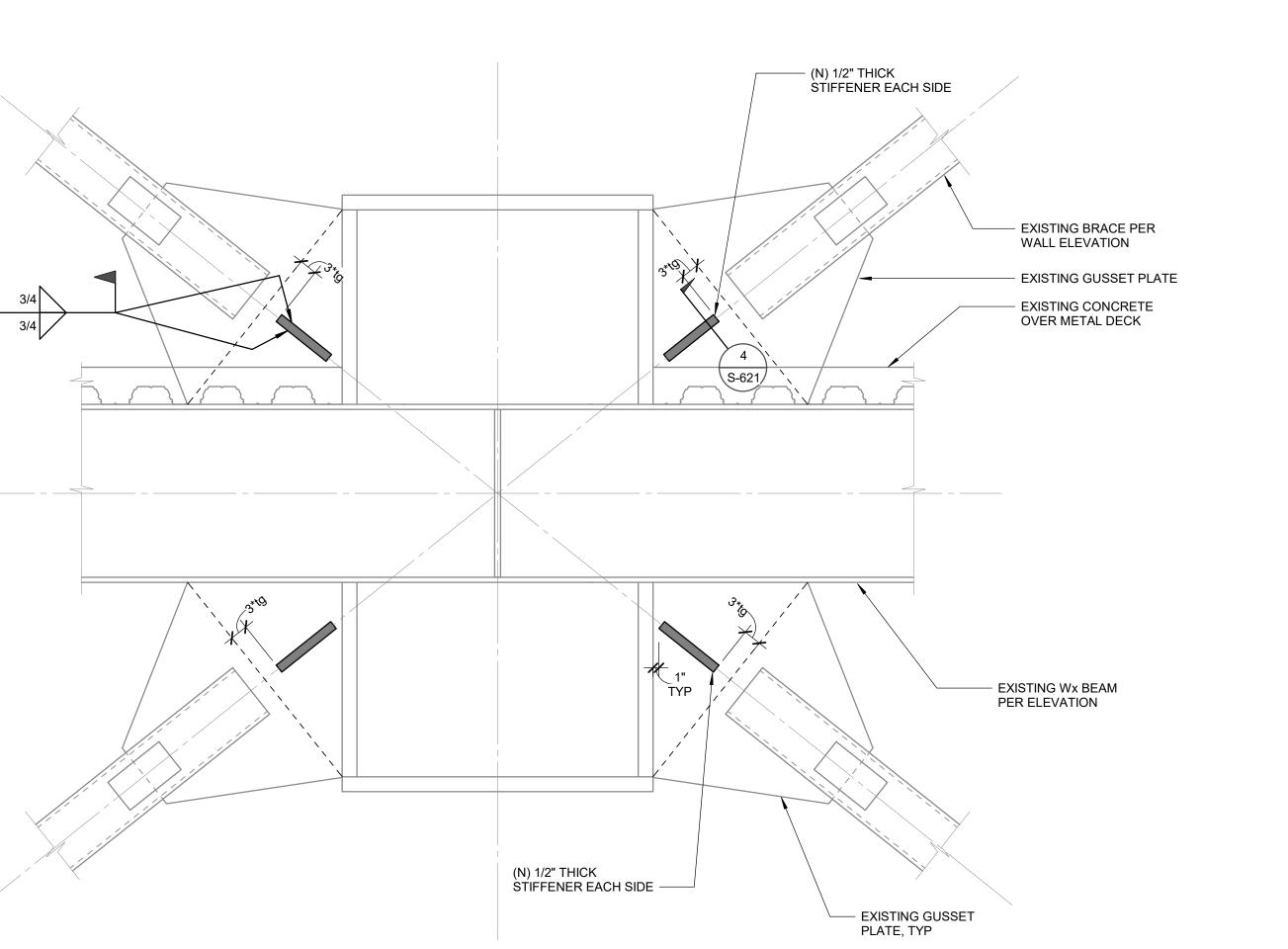
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EXISTING BRACE PER

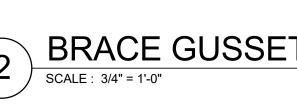
SCALE : 3/4" = 1'-0"

NOTE: FOR ALTERNATE GUSSET STRENGTHENING DETAIL, SEE S-625.



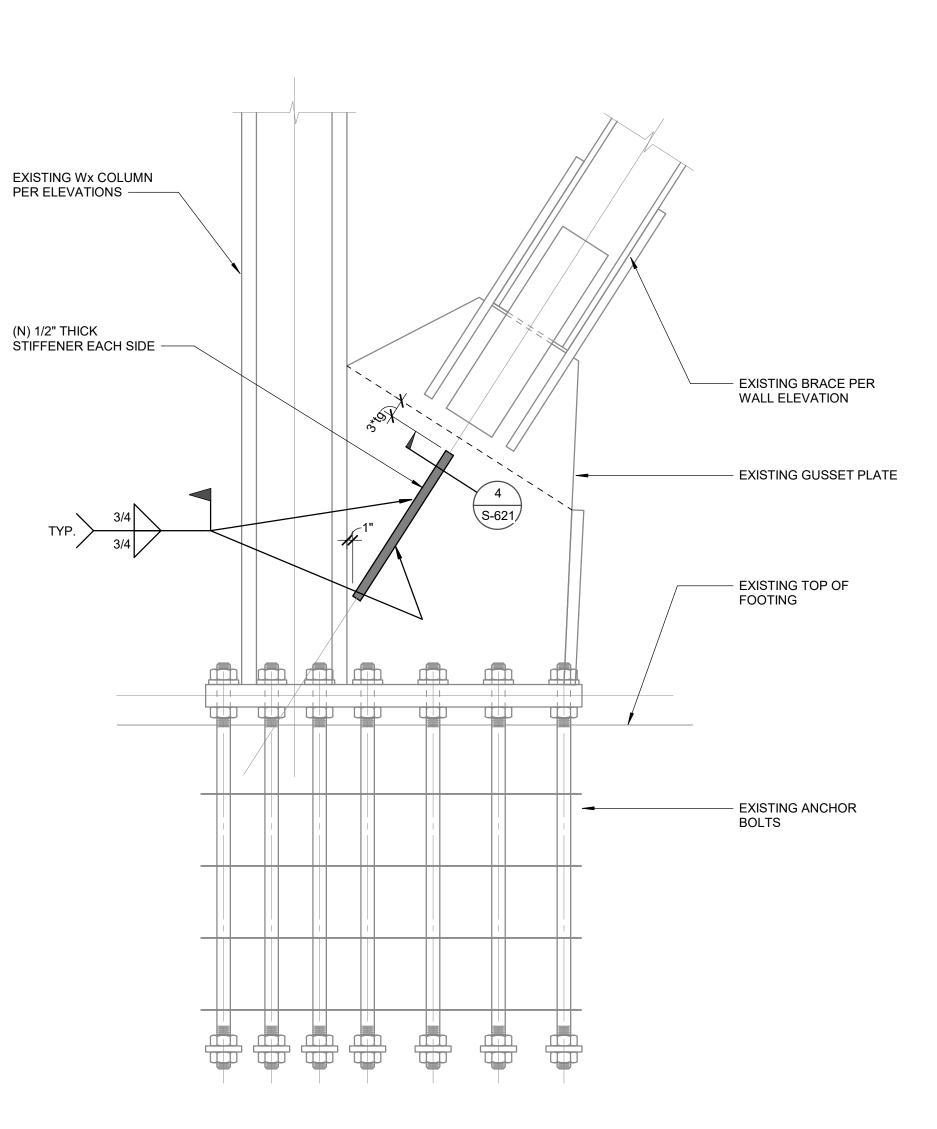


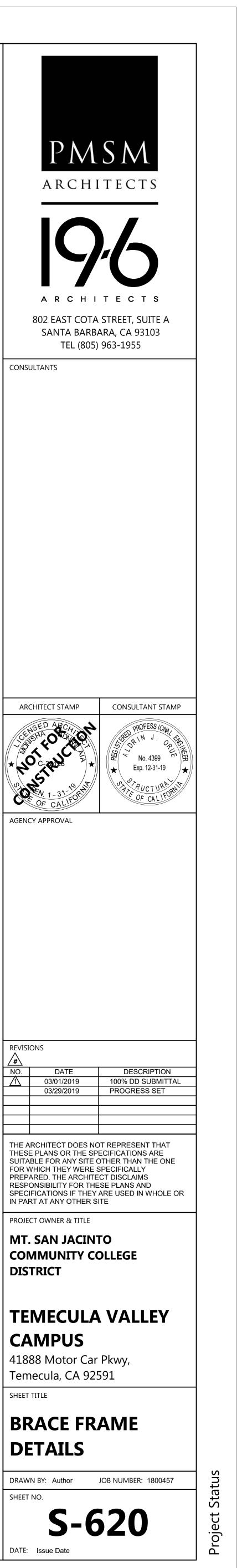
<u>NOTE:</u> FOR ALTERNATE GUSSET STRENGTHENING DETAIL, SEE S-625.



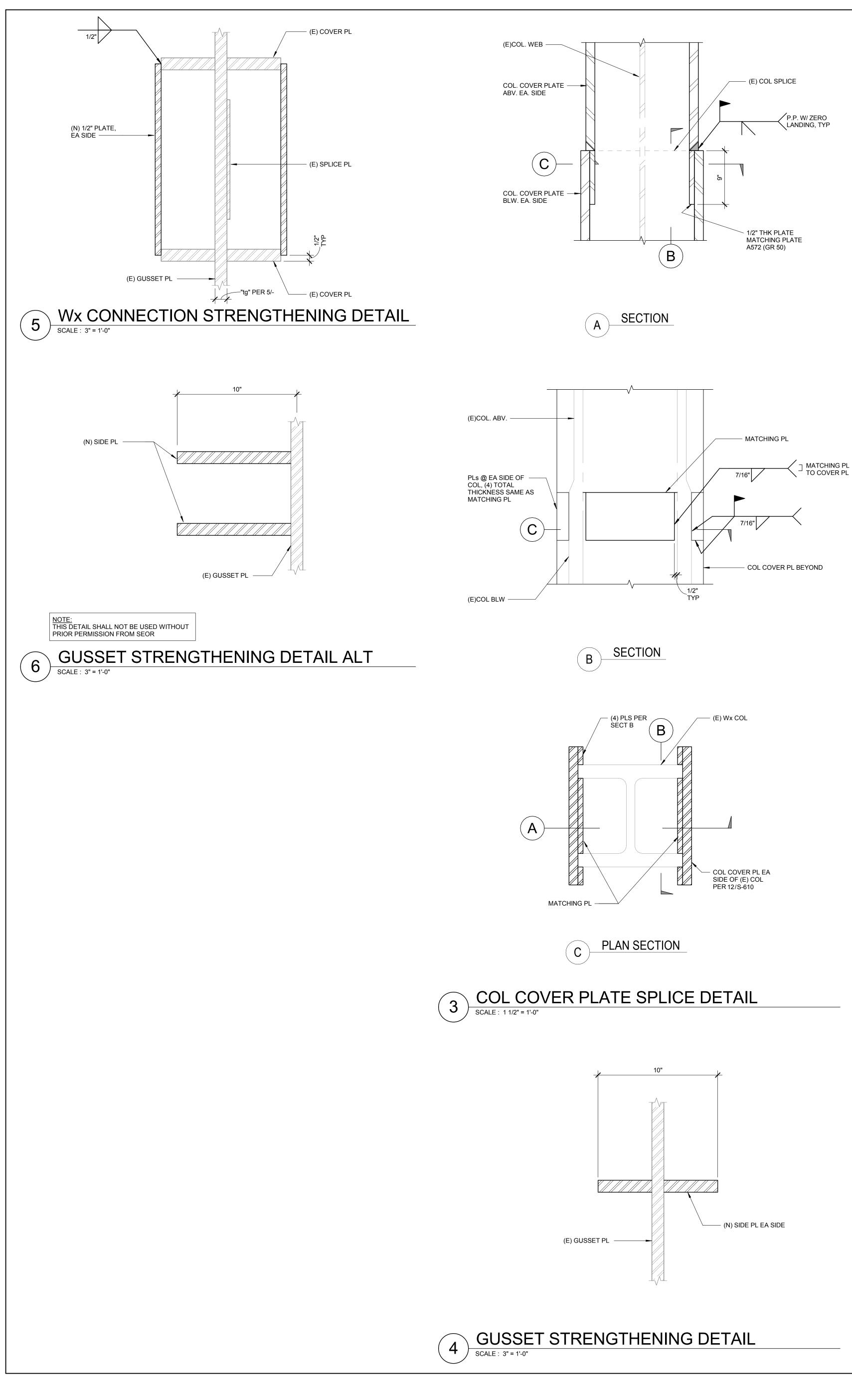
2 BRACE GUSSET PLATE STRENGTHENING SCALE: 3/4" = 1'-0"

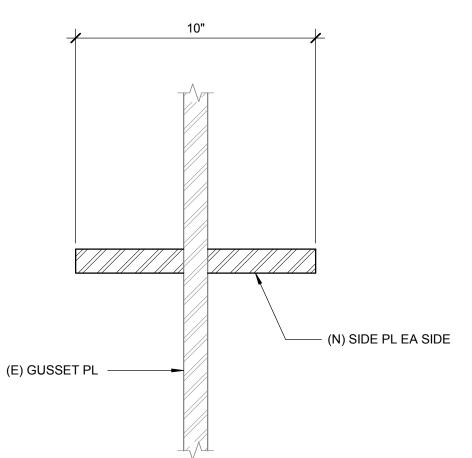
BRACE GUSSET PLATE STRENGTHENING

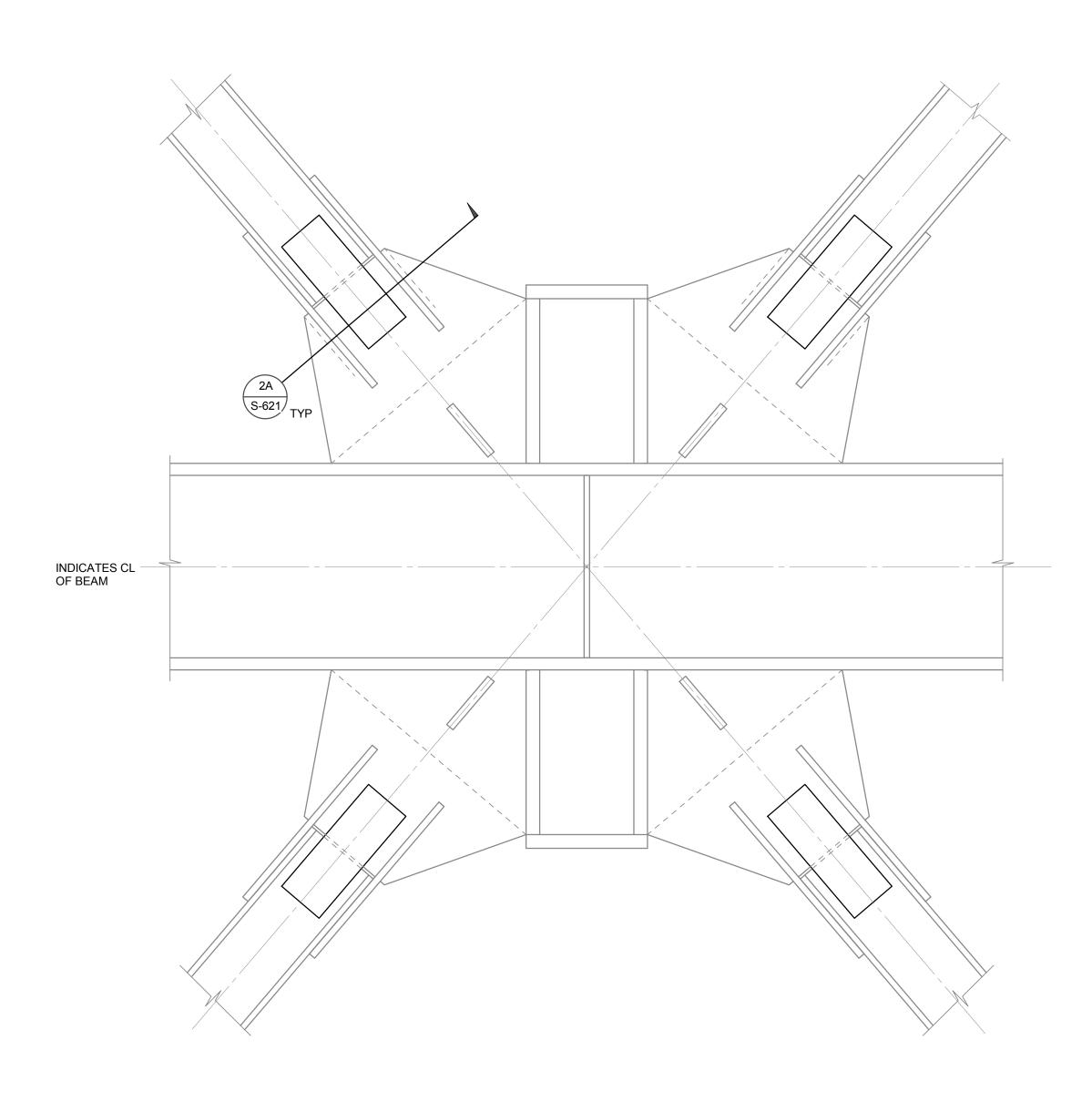


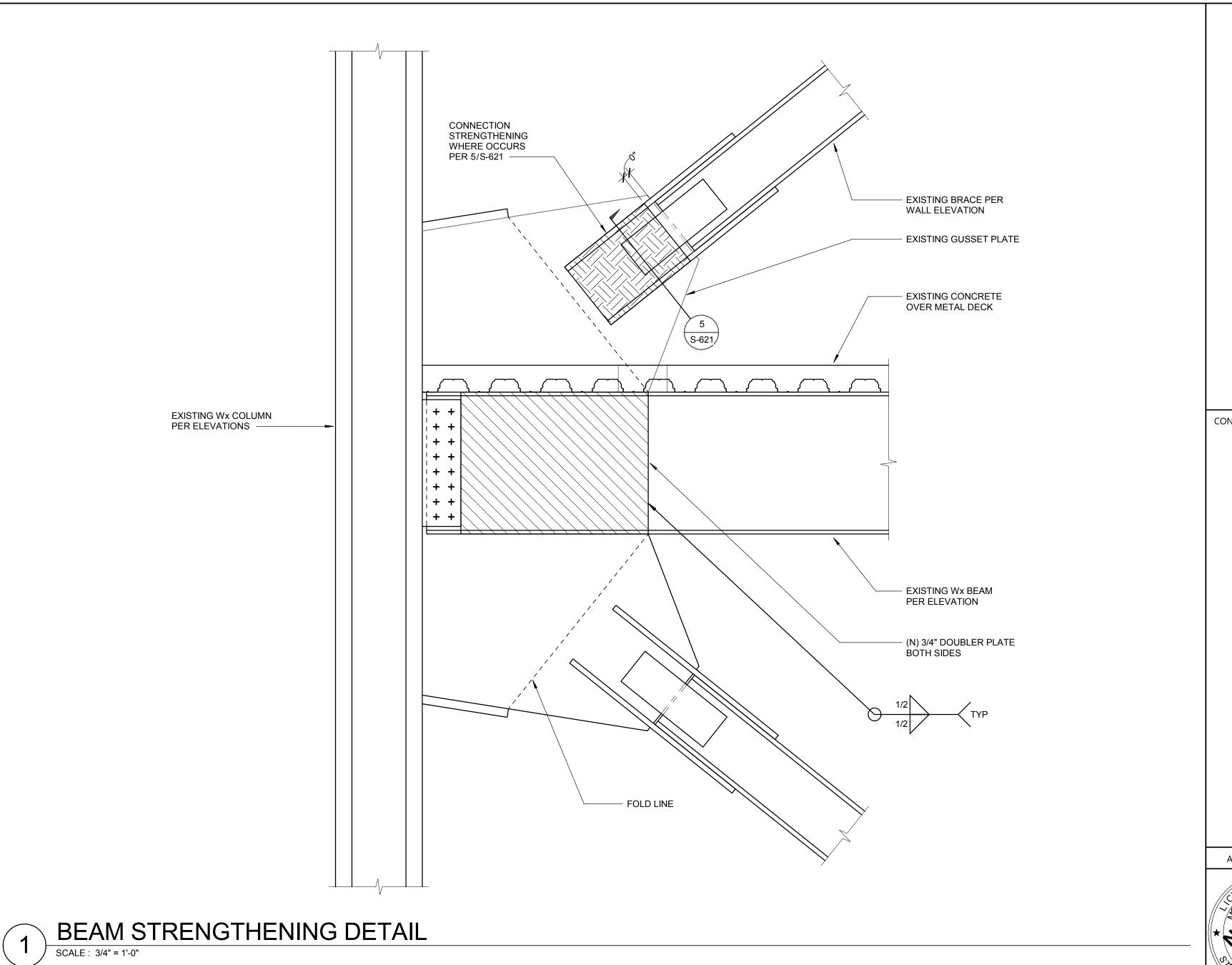


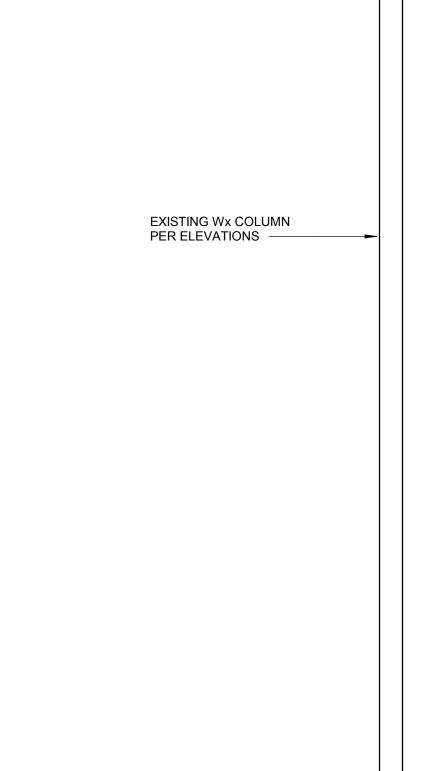
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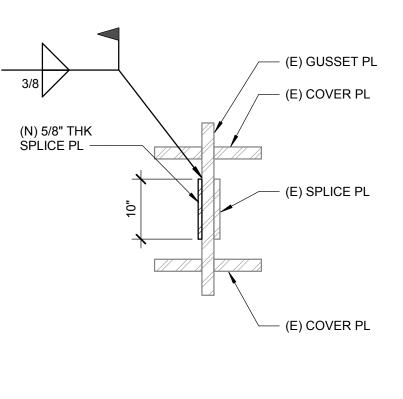




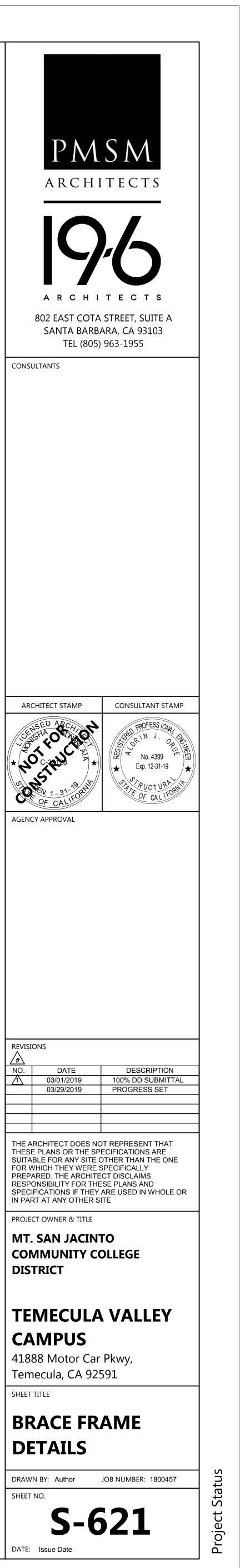


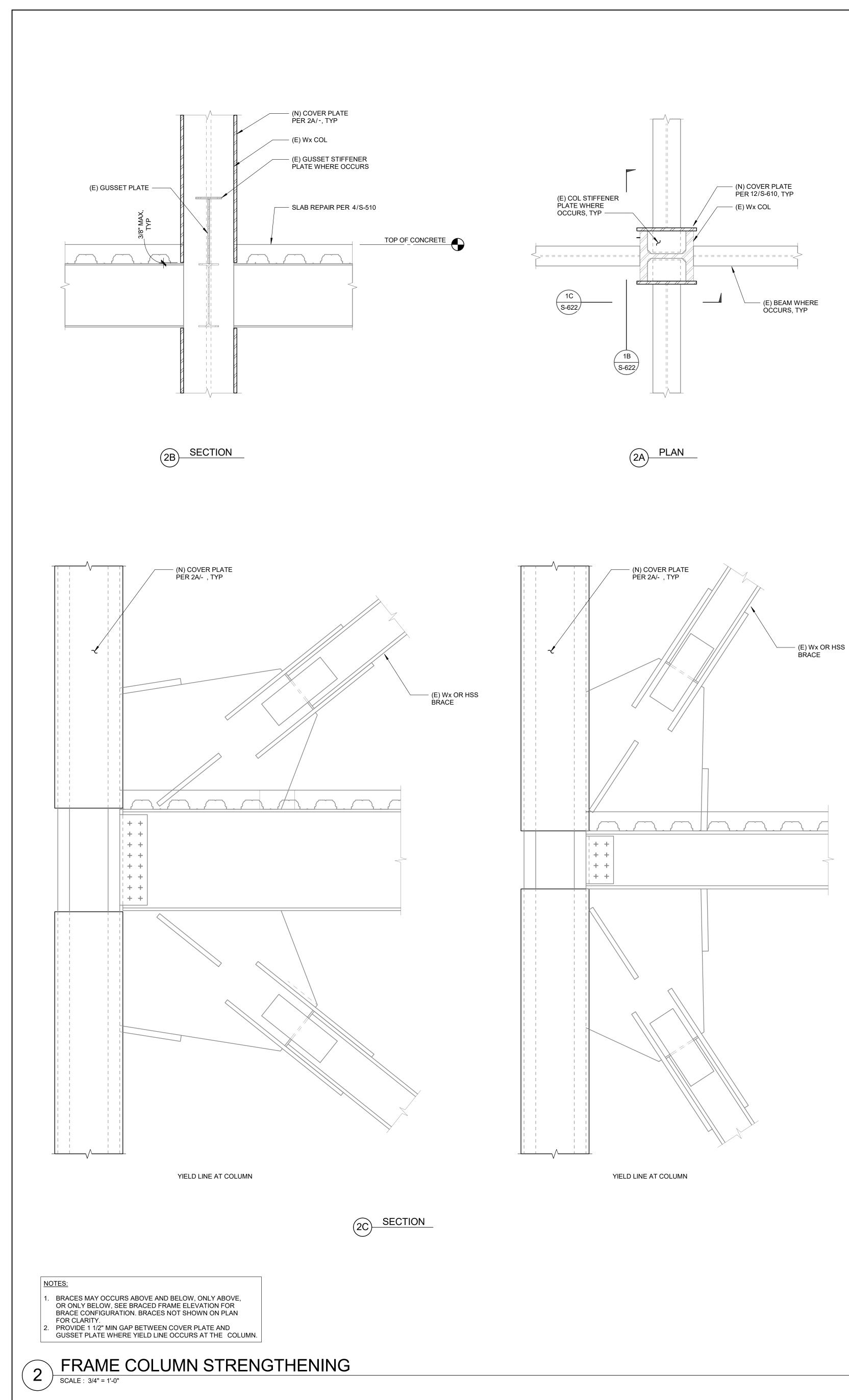






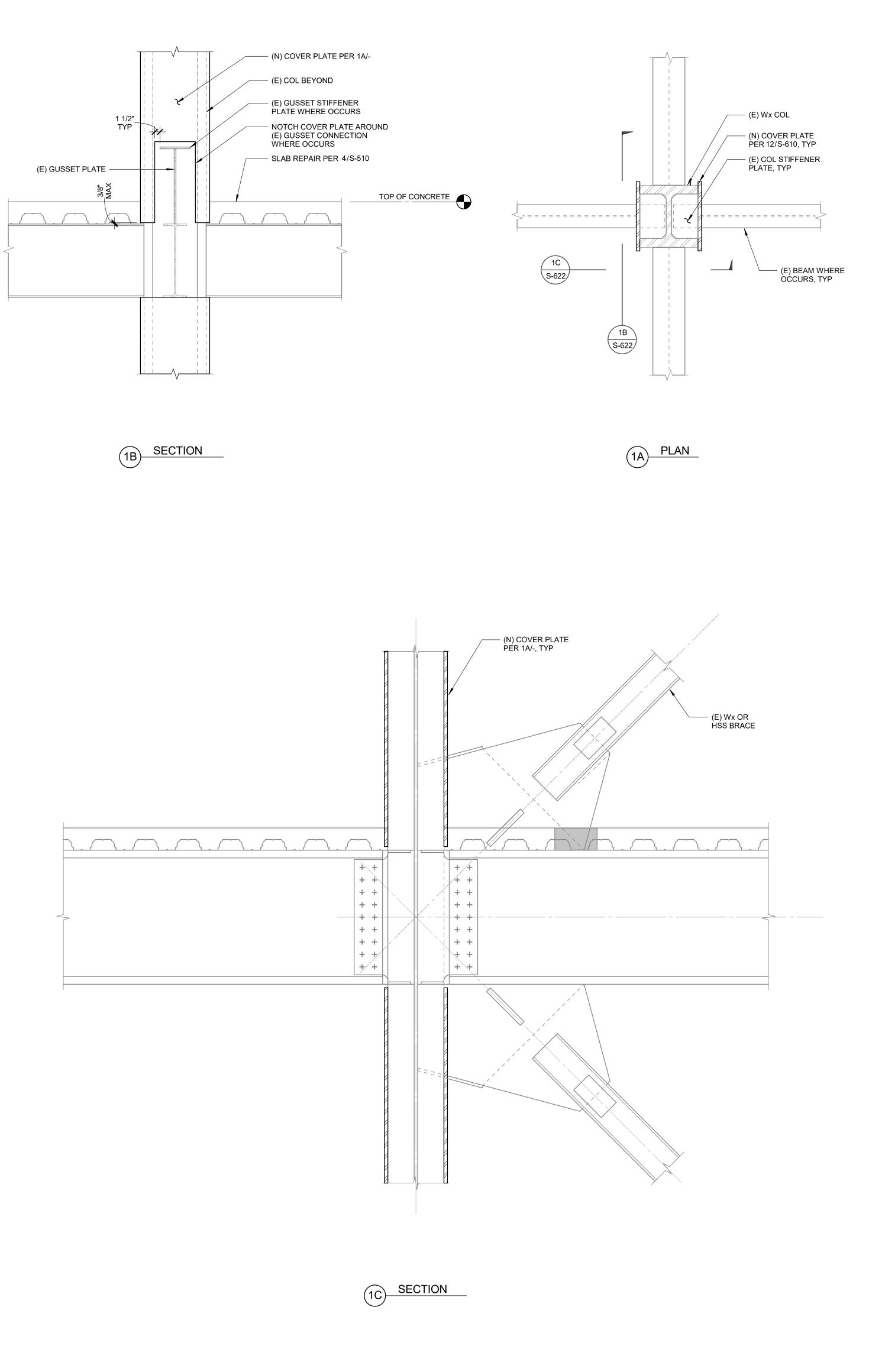


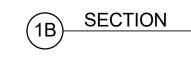




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NOTES:

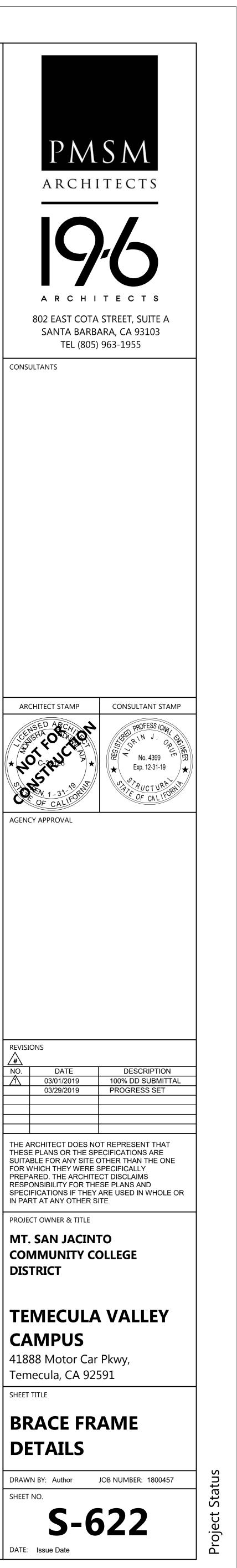
SCALE : 3/4" = 1'-0"

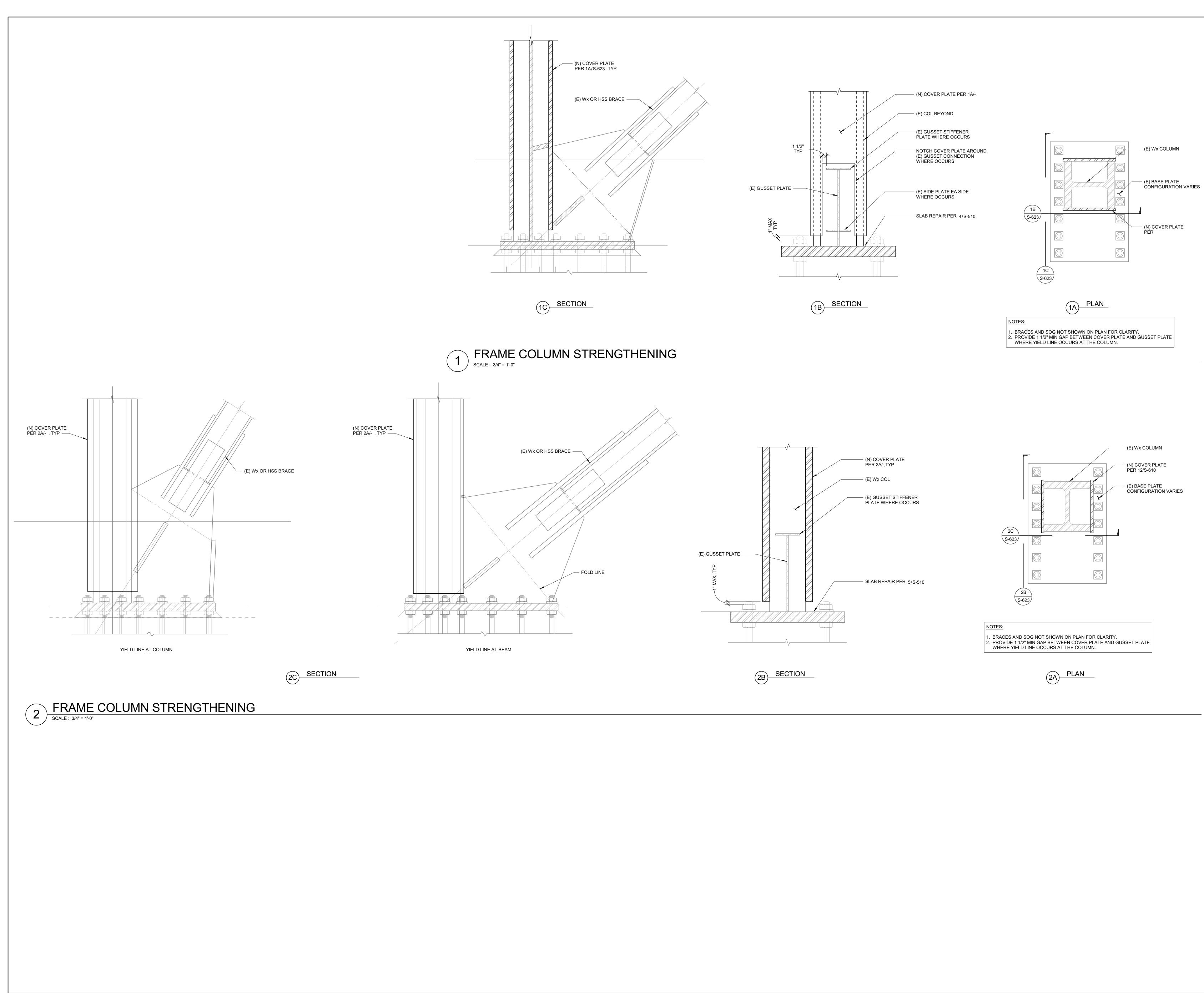
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- BRACES MAY OCCURS ABOVE AND BELOW, ONLY ABOVE, OR ONLY BELOW, SEE BRACED FRAME ELEVATION FOR
- BRACE CONFIGURATION. BRACES NOT SHOWN ON PLAN FOR CLARITY. PROVIDE 1 1/2" MIN GAP BETWEEN COVER PLATE AND
- GUSSET PLATE WHERE YIELD LINE OCCURS AT THE COLUMN.

FRAME COLUMN STRENGTHENING

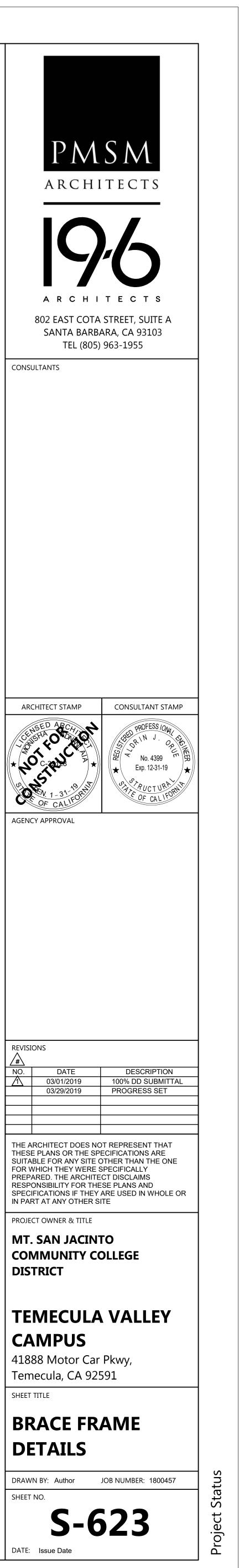
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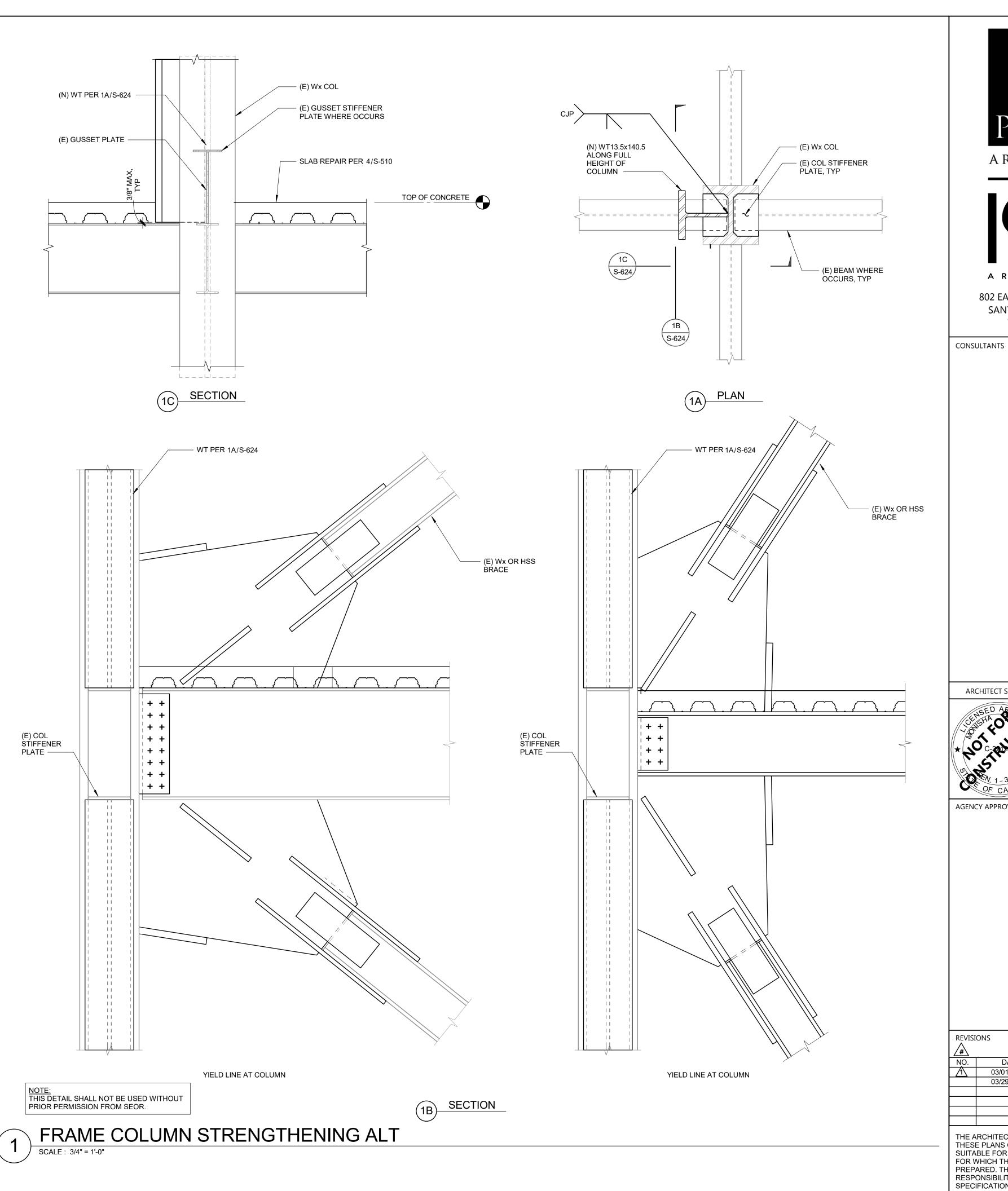




SHEET TITLE

NO.

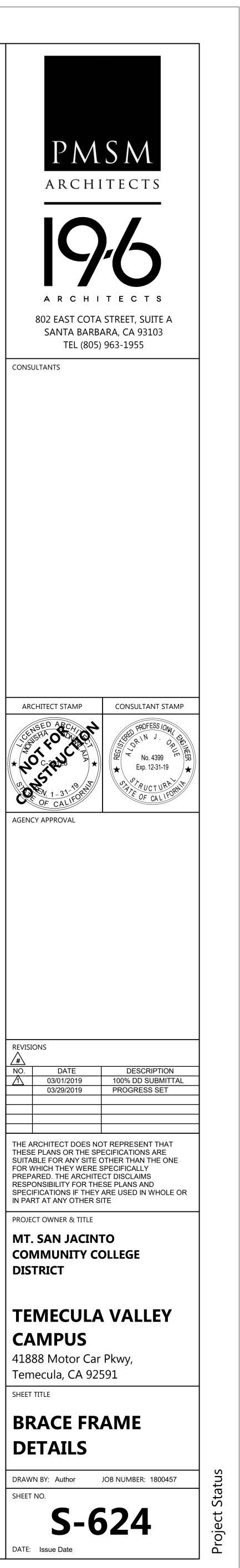


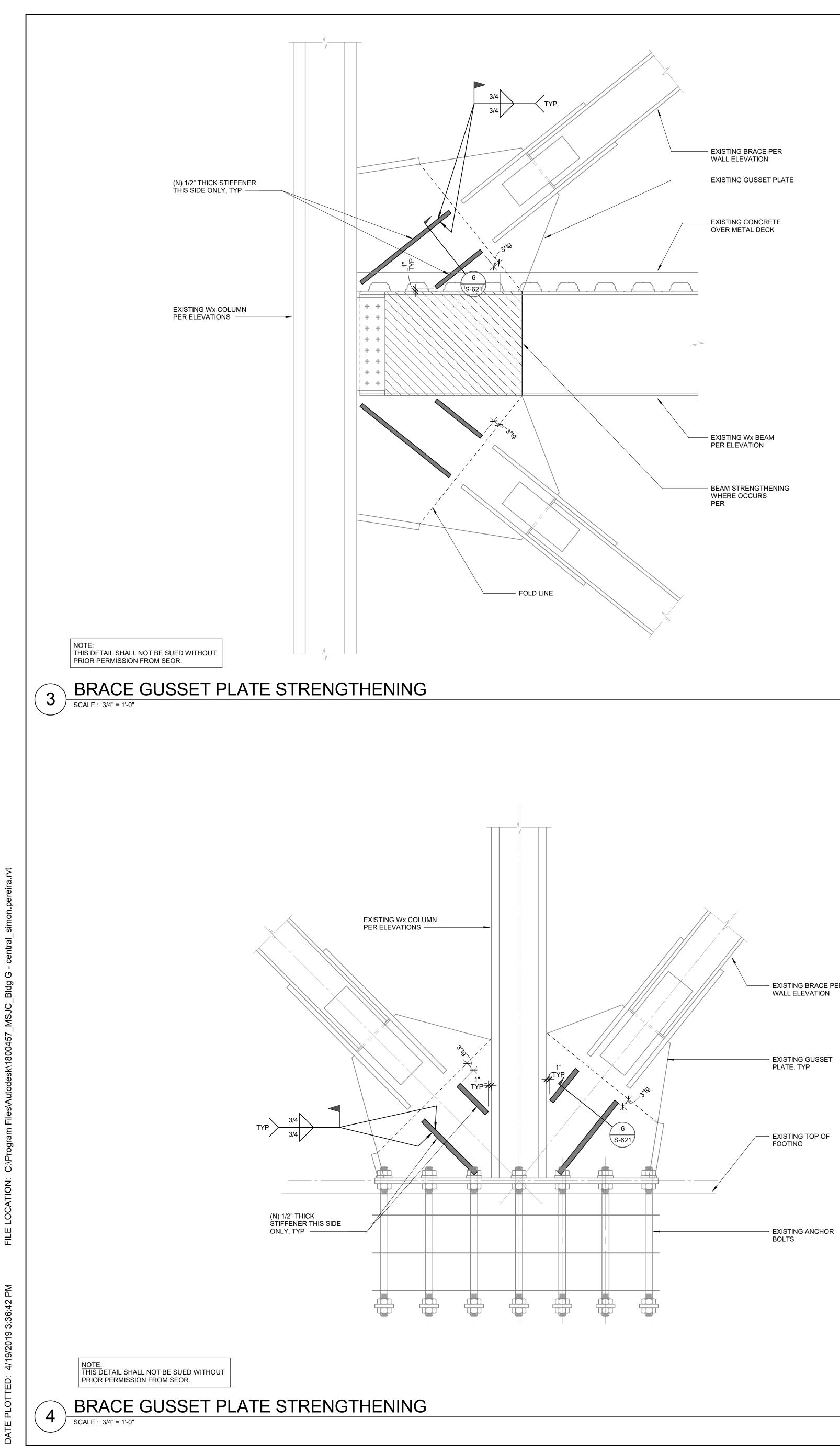


DISTRICT

SHEET TITLE

SHEET NO.





EXISTING BRACE PER

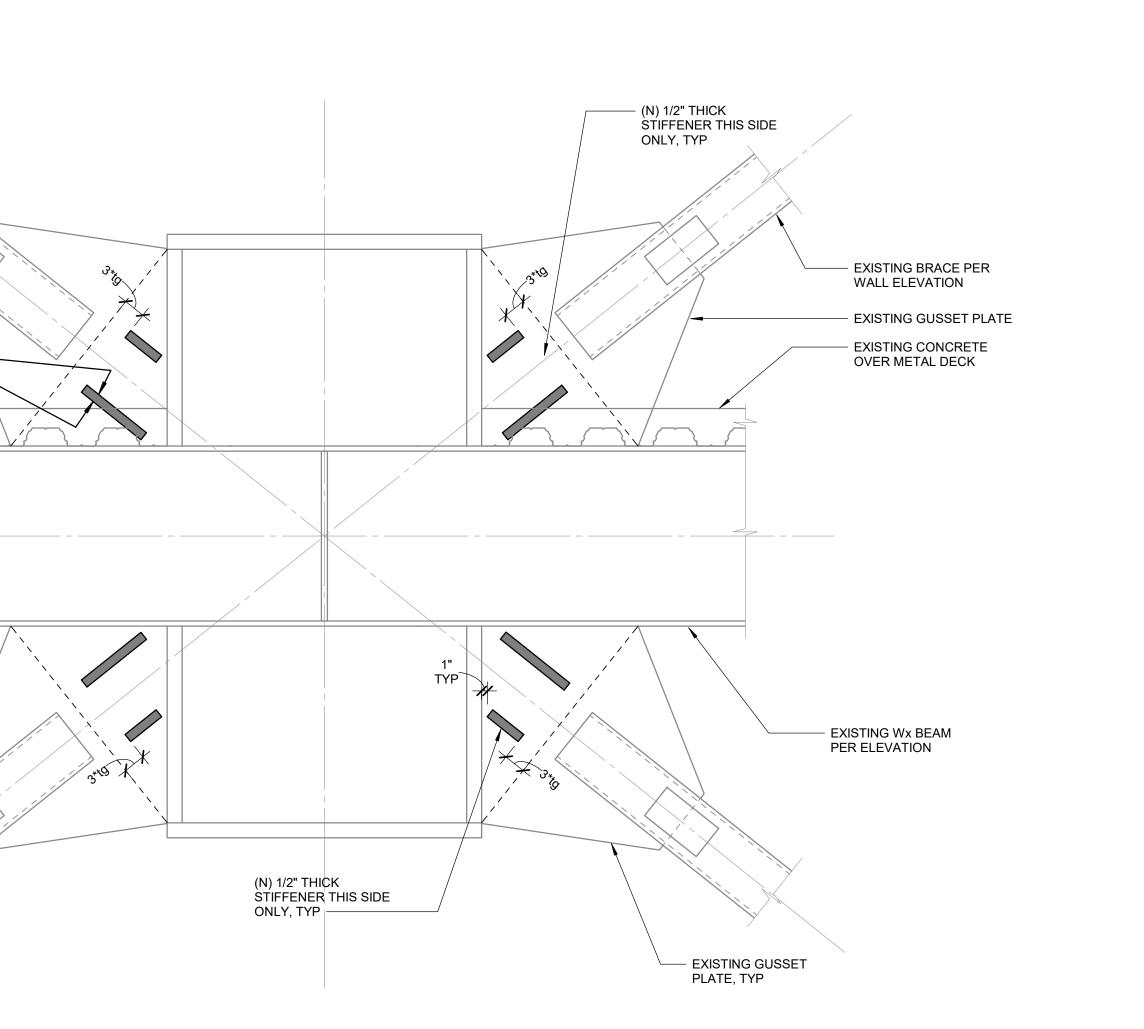
SCALE : 3/4" = 1'-0"

NOTE: THIS DETAIL SHALL NOT BE SUED WITHOUT PRIOR PERMISSION FROM SEOR.

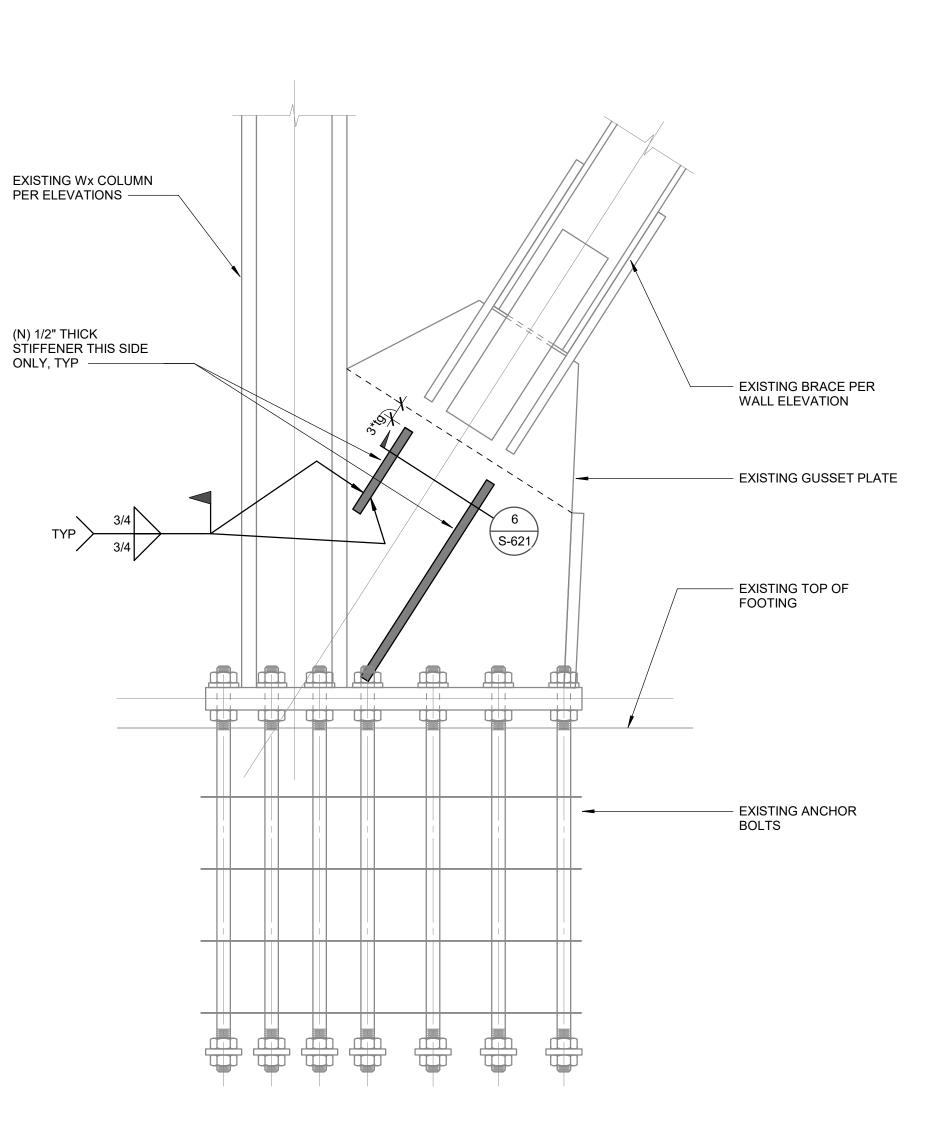
TYP. 3/4

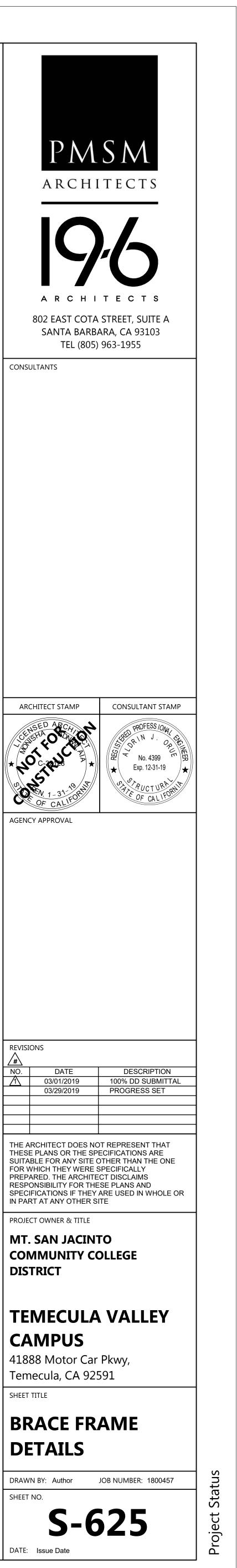
NOTE: THIS DETAIL SHALL NOT BE SUED WITHOUT PRIOR PERMISSION FROM SEOR.

2 BRACE GUSSET PLATE STRENGTHENING SCALE : 3/4" = 1'-0"

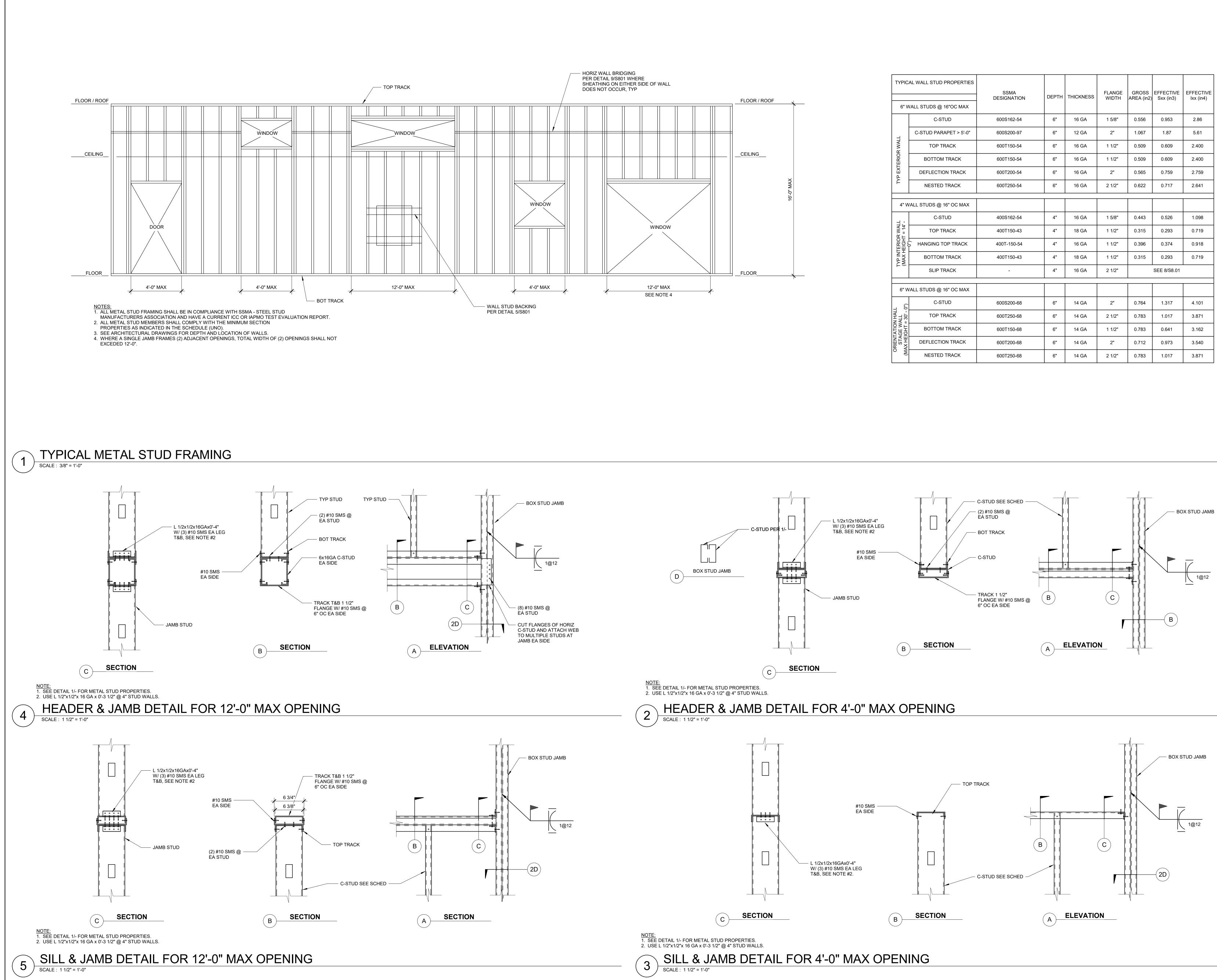


BRACE GUSSET PLATE STRENGTHENING





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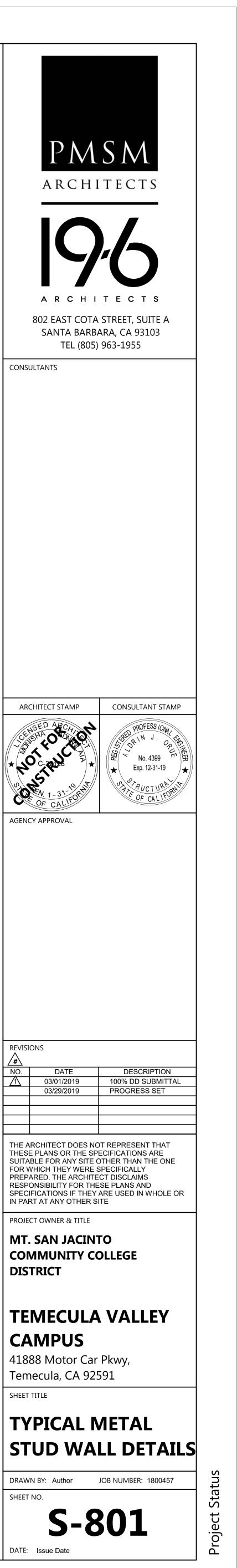
ERIOI	BOTTOM TRACK	600T150-54	6"	16 GA	1 1/2"	0.509	0.609	2.400
TYP EXTERIOF	DEFLECTION TRACK	600T200-54	6"	16 GA	2"	0.565	0.759	2.759
	NESTED TRACK	600T250-54	6"	16 GA	2 1/2"	0.622	0.717	2.641
4" W.	ALL STUDS @ 16" OC MAX							
ب بـ	C-STUD	400S162-54	4"	16 GA	1 5/8"	0.443	0.526	1.098
TYP INTERIOR WALL (MAX HEIGHT = 14' - 	TOP TRACK	400T150-43	4"	18 GA	1 1/2"	0.315	0.293	0.719
TERIO HEIGH	HANGING TOP TRACK	400T-150-54	4"	16 GA	1 1/2"	0.396	0.374	0.918
YP IN HAX ⊢	BOTTOM TRACK	400T150-43	4"	18 GA	1 1/2"	0.315	0.293	0.719
	SLIP TRACK	-	4"	16 GA	2 1/2"		SEE 8/S8.01	
6" W	ALL STUDS @ 16" OC MAX							
- 0")	C-STUD	600\$200-68	6"	14 GA	2"	0.764	1.317	4.101
ORIENTATION HALL STAGE WALL (MAX HEIGHT = 30' - 0")	TOP TRACK	600T250-68	6"	14 GA	2 1/2"	0.783	1.017	3.871
	BOTTOM TRACK	600T150-68	6"	14 GA	1 1/2"	0.783	0.641	3.162
	DEFLECTION TRACK	600T200-68	6"	14 GA	2"	0.712	0.973	3.540
υÈ	NESTED TRACK	600T250-68	6"	14 GA	2 1/2"	0.783	1.017	3.871

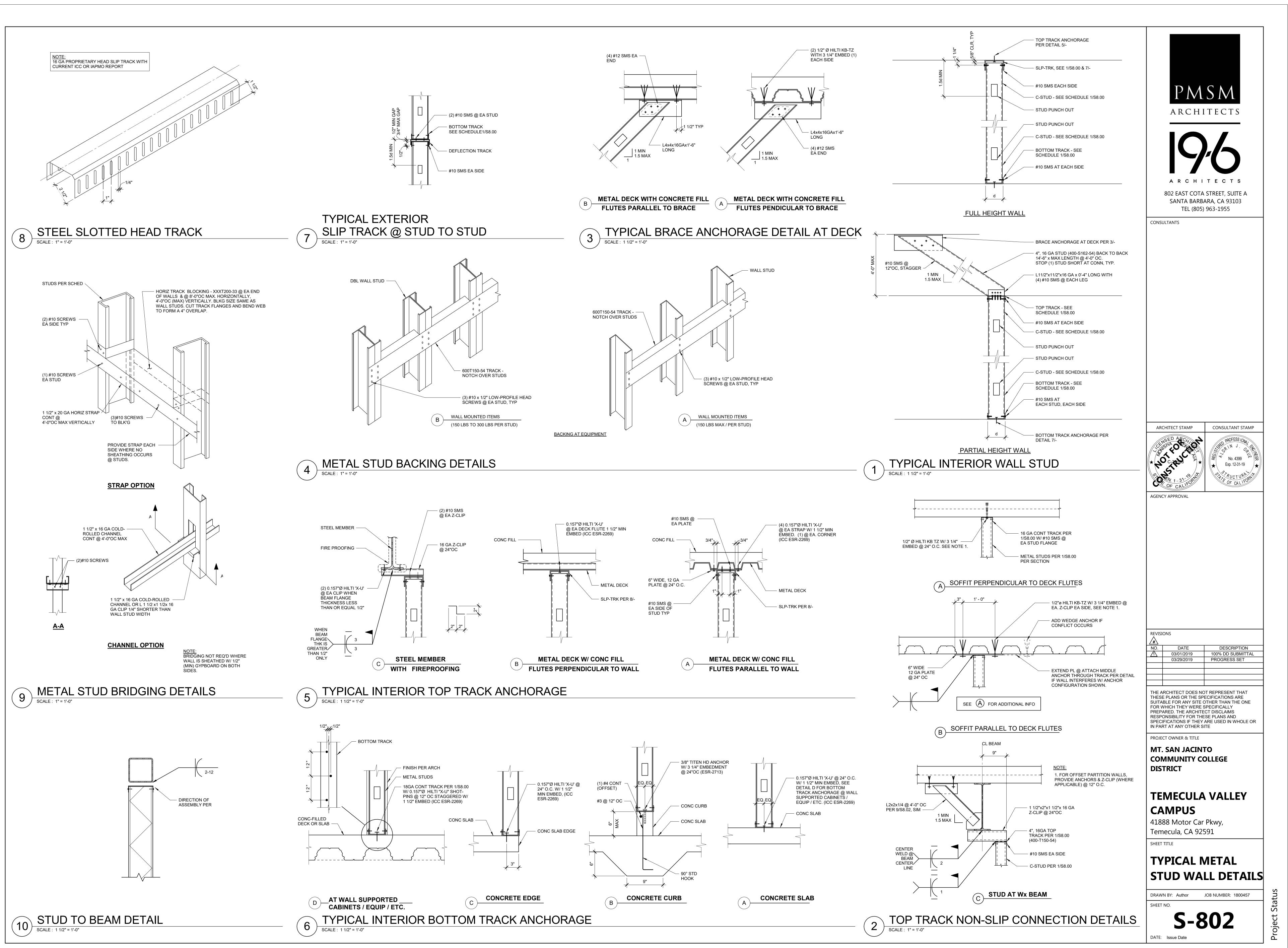
CONSTRUCTION OF 4

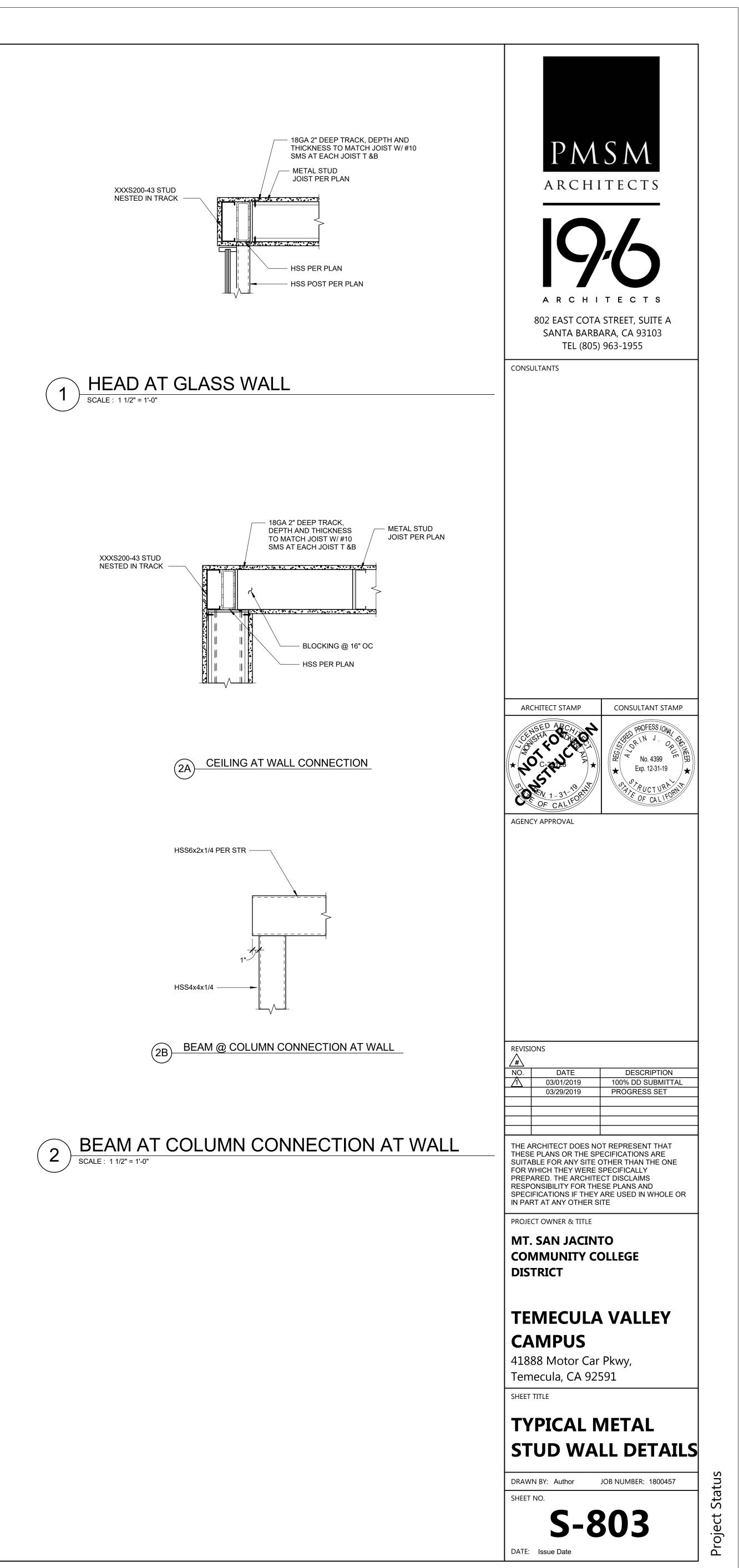
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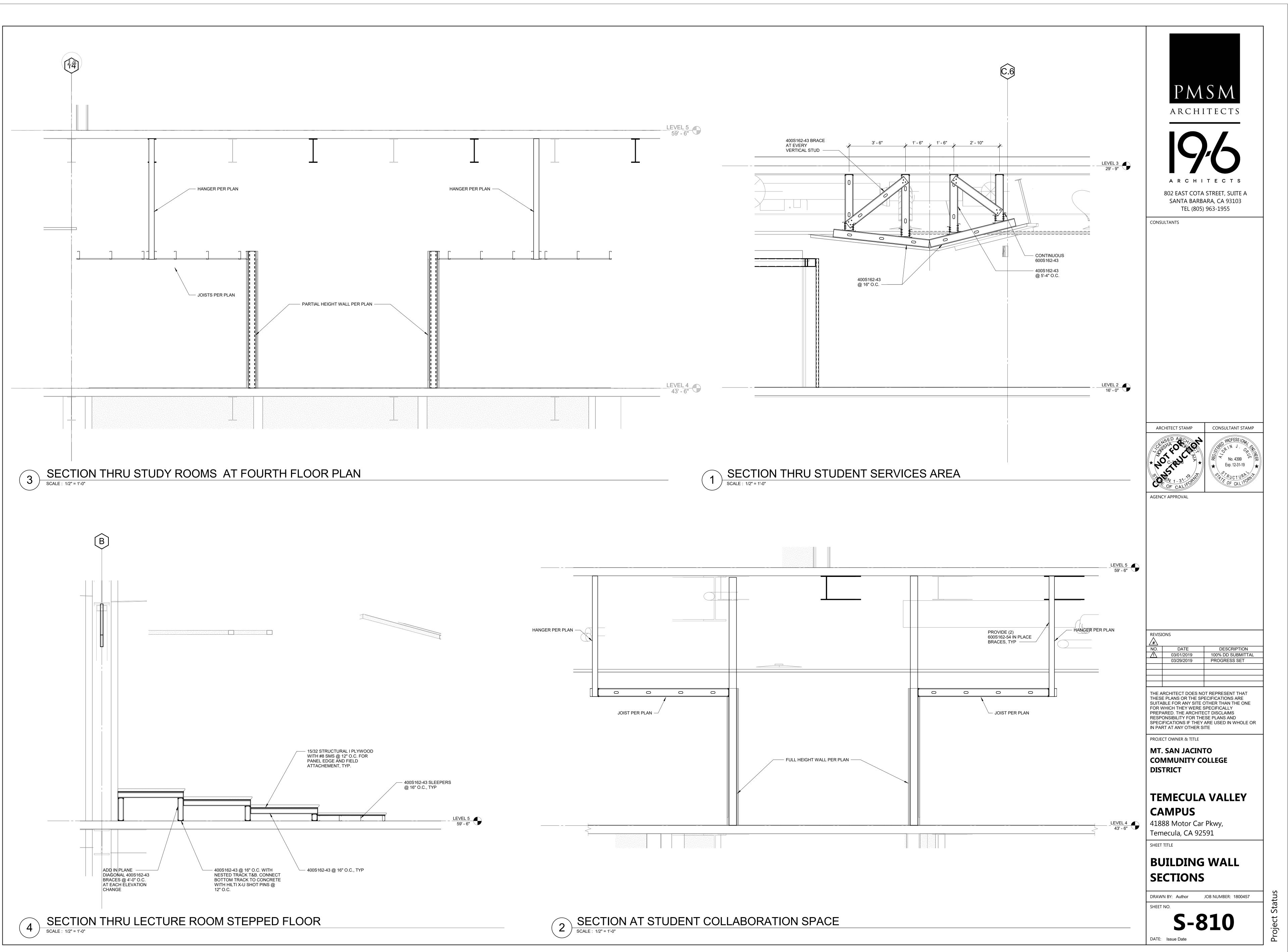
SHEET TITLE

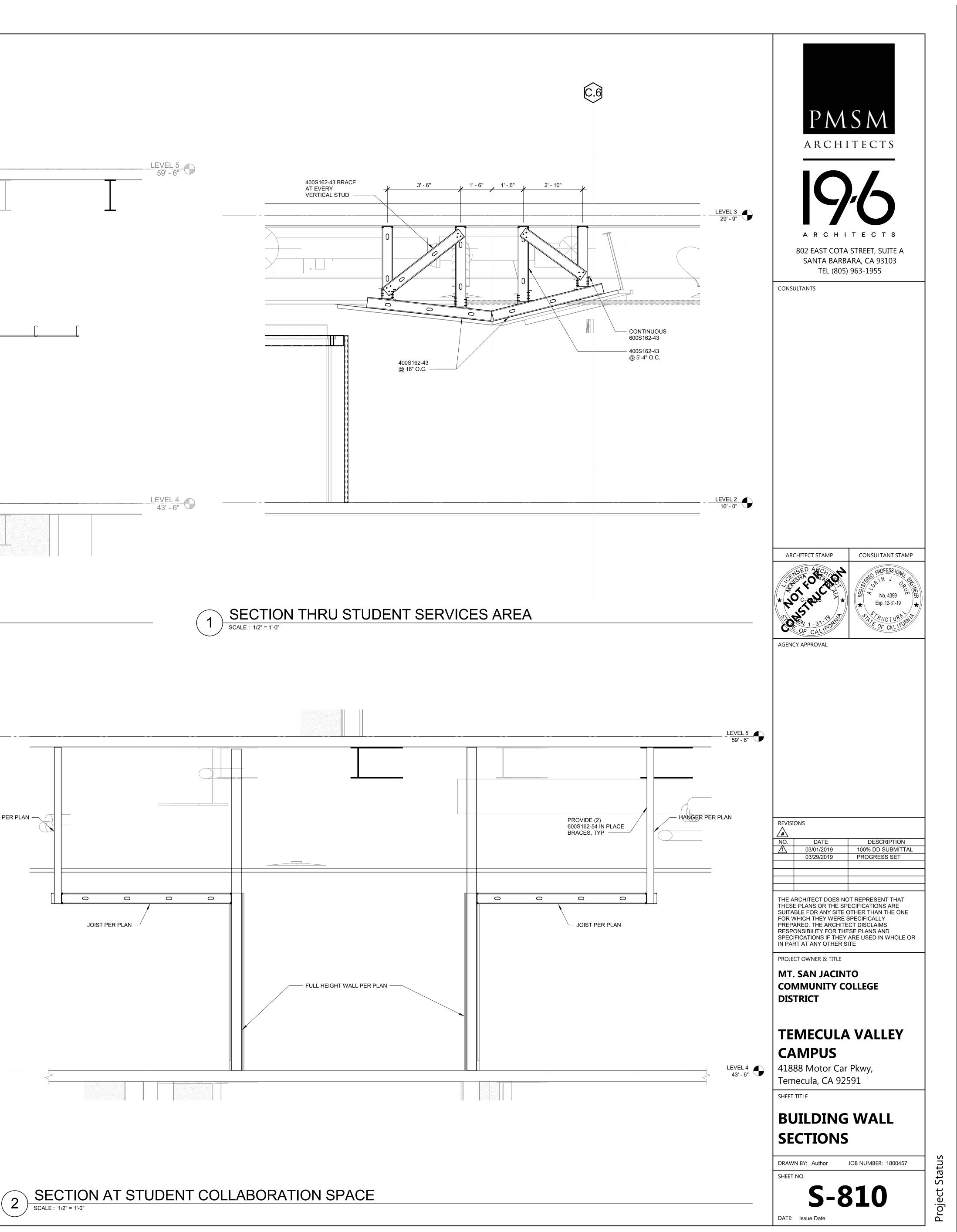
SHEET NO.

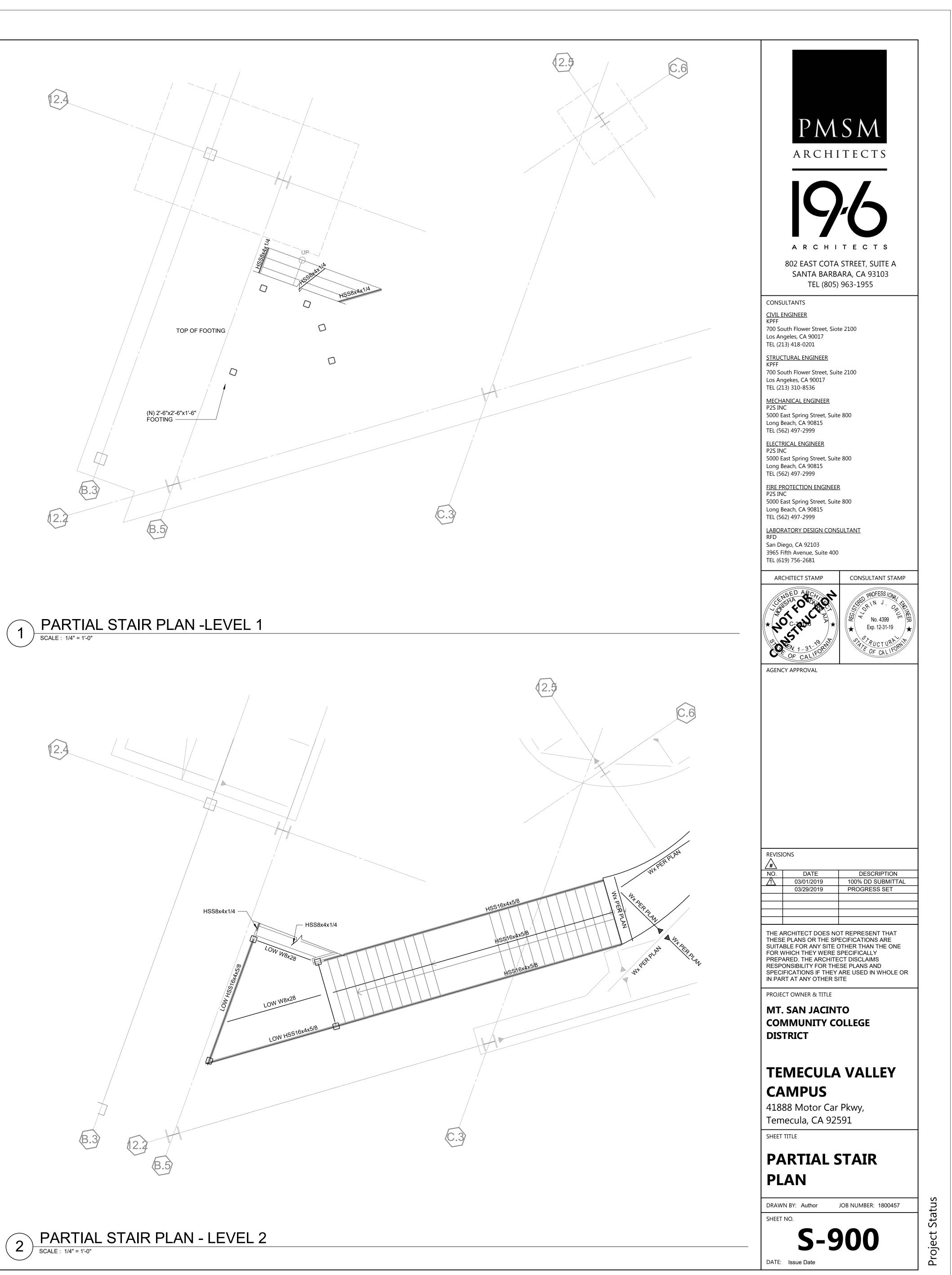


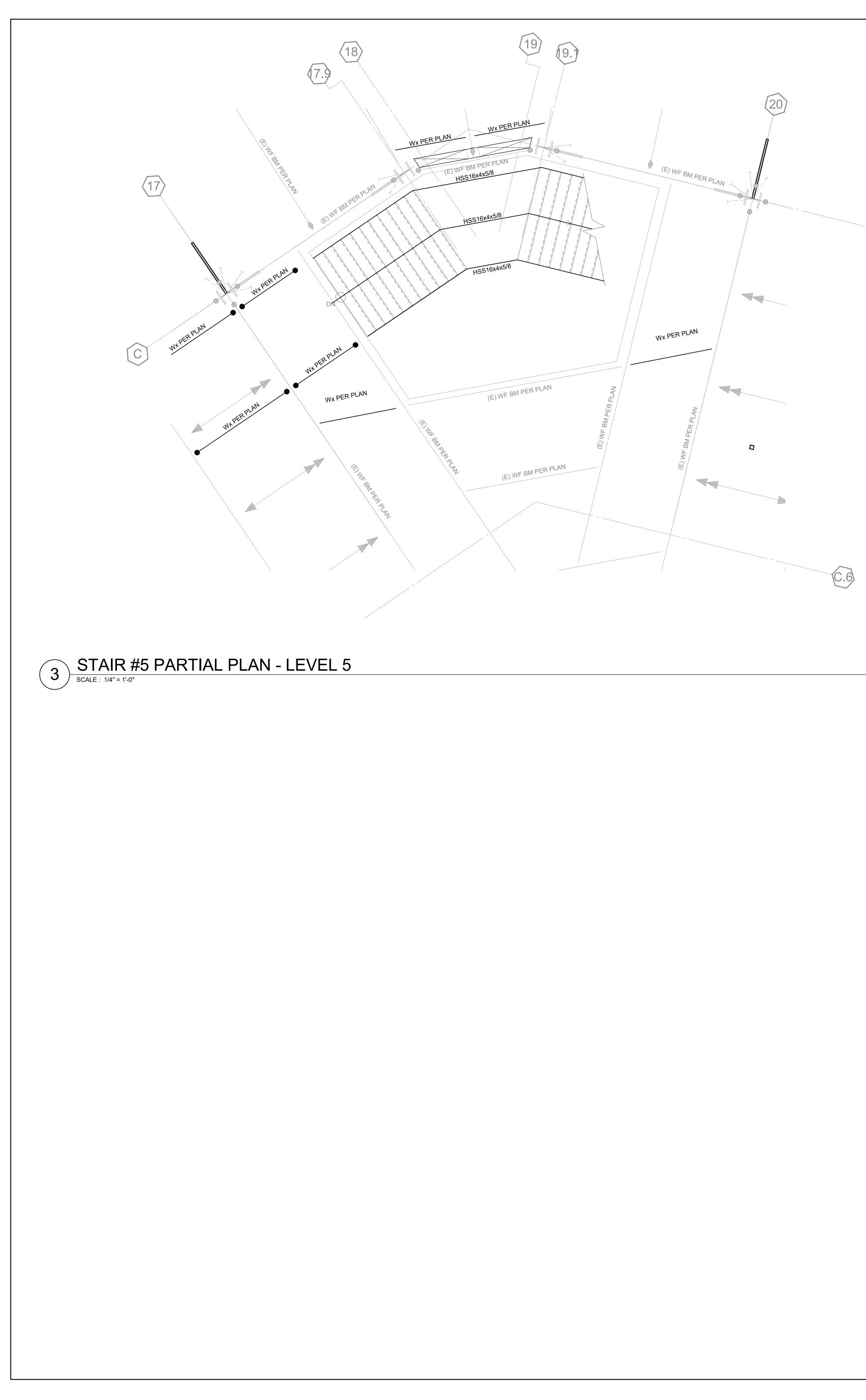


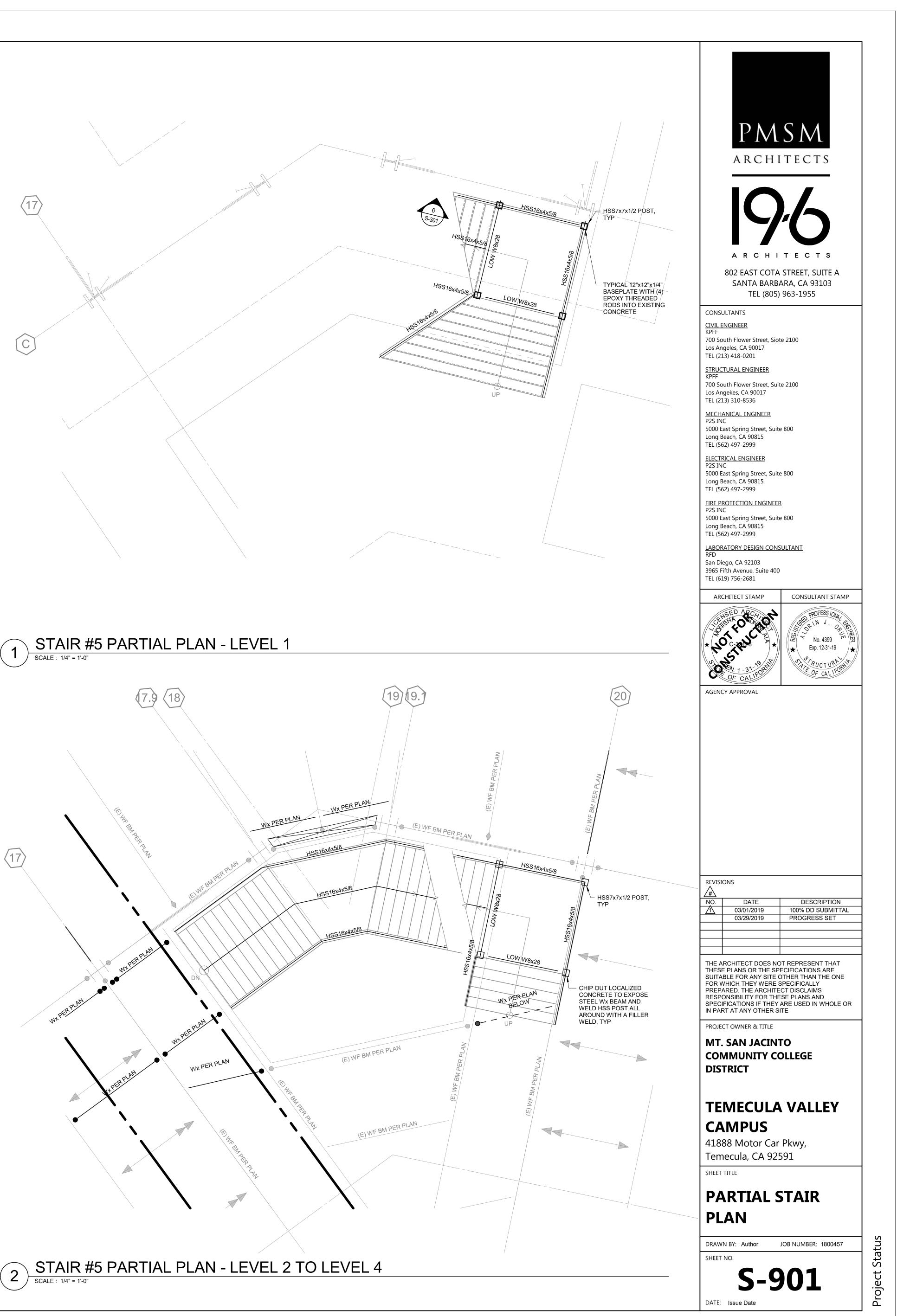


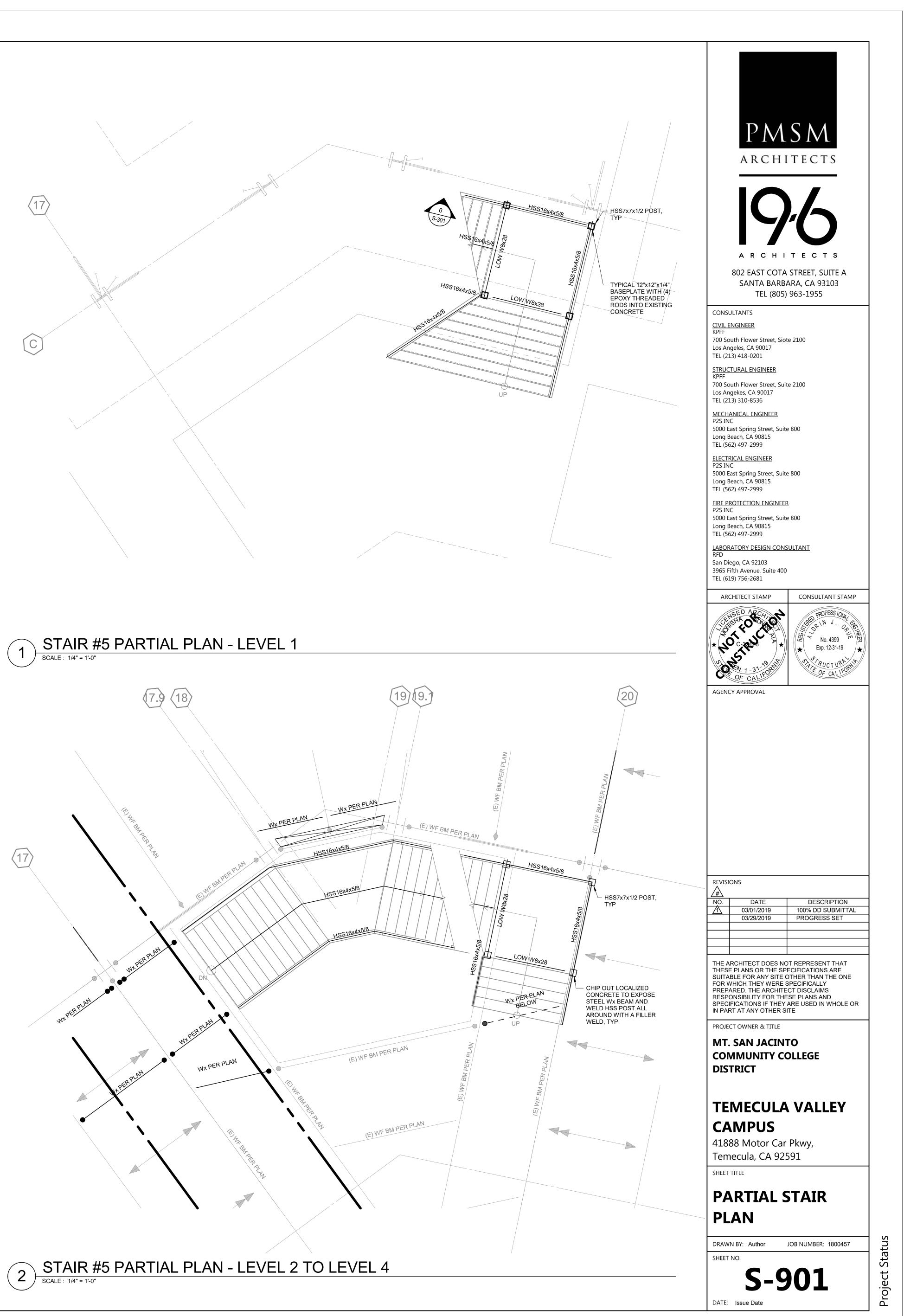




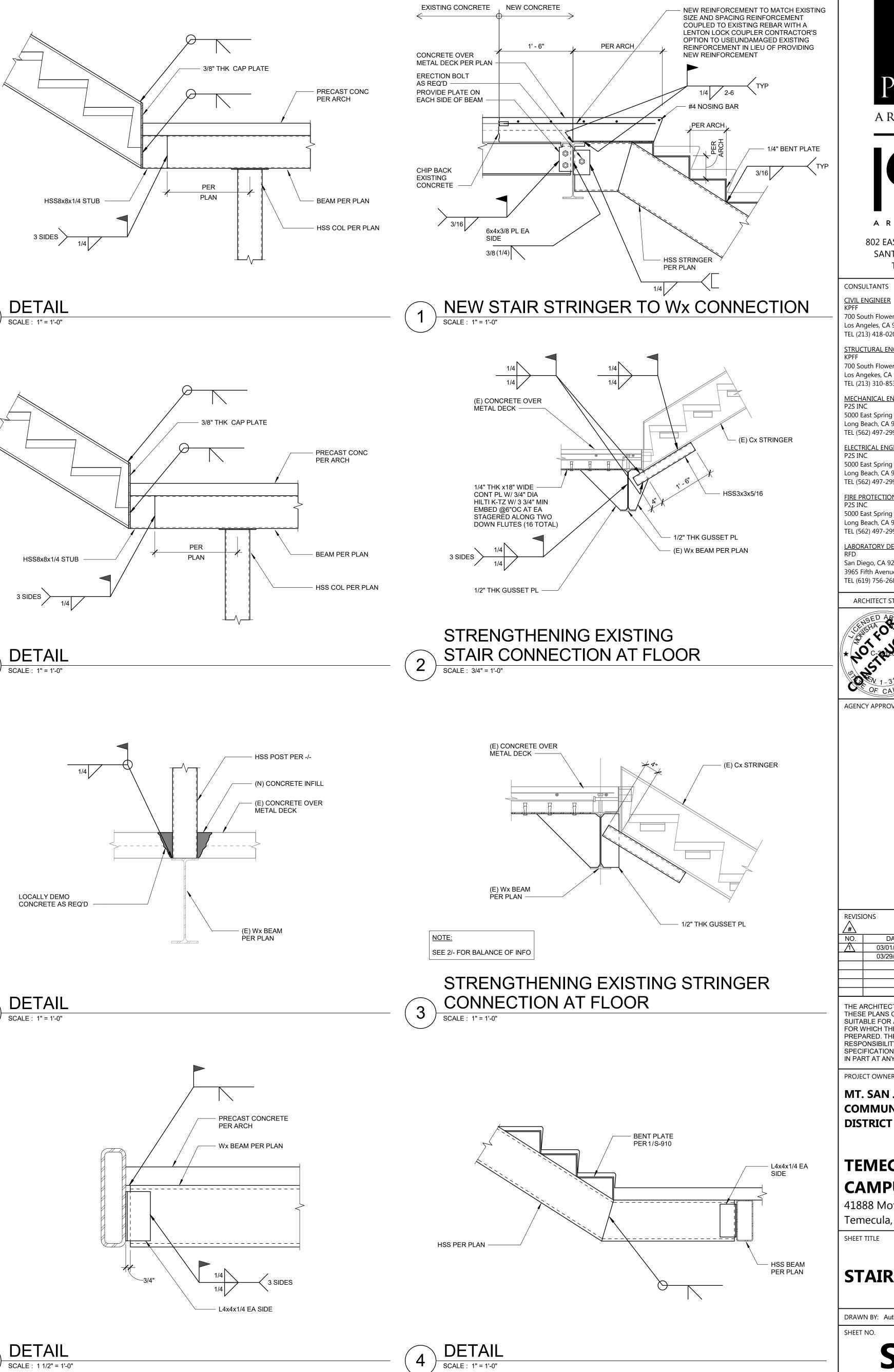












5 DETAIL SCALE : 1" = 1'-0"

