



MT. SAN JACINTO COLLEGE COMMUNITY COLLEGE DISTRICT

**REQUEST FOR PROPOSALS (RFP) #2019-023
for
MATERIALS TESTING AND SPECIAL INSPECTION SERVICES
for
TEMECULA VALLEY CAMPUS**

RFP Issue Date: Monday, May 13, 2019

RFP Due: Thursday, June 6, 2019 at 10:00 AM

Submit Response to: Carole Ward
cward@msjc.edu
Contract Coordinator

and

Tammy Cunningham
tcunningham@msjc.edu
Director of Procurement and General
Services

**Questions and
Clarifications**

All questions must be submitted via e-mail
to: Carole Ward cward@msjc.edu and
Tammy
Cunningham tcunningham@msjc.edu

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

**NOTICE CALLING FOR
REQUEST FOR PROPOSALS (RFP No. 2019-023)
MATERIALS TESTING AND SPECIAL 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 6, 2019, 10:00 a.m.** local time, for all work necessary and incidental to:

Materials Testing and Special 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 “**Materials Testing and Special Inspection Services, RFP No. 2019-023**”, at or before **June 6, 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 <http://www.msjc.edu/Purchasing/Pages/--Current-Bids.aspx>. 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/Review of Project Documents:

A Mandatory Pre-proposal Site Visit is scheduled for Friday, May 24, 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 Materials Testing and Special 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, MSJC

Published: Press Enterprise
May 16, 2019 and May 23, 2019

1. REQUEST FOR PROPOSALS

1.1 Purpose

Mt. San Jacinto Community College District (MSJC) is requesting proposals from qualified companies to provide Material and Special 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 Material and Special Inspection Services for the Project, proposals must be delivered to the address below, no later than **10:00 AM on Thursday, June 6, 2019.** 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.

NOTE for Firms teaming with Sub-Consultants: 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 (cward@msjc.edu) and Tammy Cunningham (tcunningham@msjc.edu). The question deadline for this RFP is **Monday, May 28, 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 Friday, May 24, 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 29, 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 DIR Registration:

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)
3. 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 Material and Special 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 SERVICES

The scope of services shall include, but not necessarily be limited to, Materials Testing and Special Inspection services. Testing and inspections are based on the applicable California Building Code (CBC) and per the requirements of the DSA and the DSA-approved project contract documents including the DSA Form 103.

- a. Provide sufficient home office organization and support, personnel and management to carry out the requirements of this RFQ in an expeditious and economical manner consistent with the best interests of the District.
- b. Perform Materials Testing and Special Inspection services consistent with the highest standard of care for professionals performing similar scopes of services. Provide senior management support for all tasks.
- c. Coordinate and cooperate with other Project team members including the District staff, Architect, Construction Manager and DSA Project Inspector.
- d. The Consultant shall work under the direction of the DSA Project Inspector/Inspector of Record (IOR) and will notify the IOR immediately of any discrepancy between construction and contract documents, deficiency of workmanship or unacceptable results. The Consultant and IOR and District representatives shall meet periodically to plan and schedule testing and inspection services.
- e. Upon completion of inspection services, the Consultant shall provide a field report to the IOR prior to leaving the project site. Formal reports shall be delivered within 7 working days to the IOR and District representatives or as determined at the preconstruction meeting. Test reports shall be signed by a Registered Civil Engineer licensed in the State of California.
- f. Laboratory Certifications and Accreditations: Testing Laboratory personnel shall be certified by ICBO for the type of work they are performing and shall be accepted by the DSA prior to performance of any work on or off the project site. The laboratory must have been in operation for a minimum of five years within the State of California. The testing laboratory shall be responsible for the quality of services provided and maintain the necessary equipment required to satisfy the testing requirements.
- g. The Consultant shall establish a 24-hour contact during construction.
- h. The Consultant shall furnish all labor, supervision, technicians, tools, equipment, supplies, reports, documentation and tests to perform all sampling and testing and insure the contractors comply with applicable regulations and procedures.
- i. Testing firm is to take into consideration the accelerated construction schedule. The manpower for welding inspection and all other testing requirements maybe required on multiple levels simultaneously
- j. Testing firm will include in the proposal attendance to project meetings for the first 4 months starting at the pre-construction.

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.

<u>Selection of Design Consultant</u>	
Issue RFP for Services	5/13/19
Mandatory Project Walk Through	5/24/19 @ 10:00 a.m.
RFI Deadline	5/28/19 by 10:00 a.m.
RFP Responses Due	6/6/19 @ 10:00 a.m.
Review/Evaluate	6/10/19
Board of Trustees Approval	6/27/19
Commence Inspection Work	8/1/19
<u>Duration of Design Services (including CA services)</u>	
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), and local ordinances and/or other applicable 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 provided 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

Education Specific to Position (School/Year/Degree/Subject):

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:

Exhibit B

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 time of Project)

Project Details

Project Name

Client District

Project Lead Name Title

Phone

E-Mail

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 Notes Include description and reason:

Team Member Title and Duties for this 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

CONSULTANT SERVICES AGREEMENT

This AGREEMENT is made and entered into this ____ day of _____ in the year 20__ by and between the MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT, hereinafter referred to as "DISTRICT," and _____, hereinafter referred to as "CONSULTANT." This AGREEMENT shall include all terms and conditions set forth herein. The DISTRICT and the CONSULTANT are sometimes referred to herein individually as a "PARTY" and collectively as the "PARTIES." This AGREEMENT is made with reference to the following facts:

WHEREAS, DISTRICT desires to obtain services for MATERIALS TESTING AND SPECIAL INSPECTION SERVICES AT TEMECULA VALLEY CAMPUS hereinafter collectively referred to as the "PROJECT"; and

WHEREAS, CONSULTANT is fully licensed to provide materials testing and special inspection services in conformity with the laws of the State of California;

NOW, THEREFORE, the PARTIES hereto agree as follows:

ARTICLE I SCOPE AND SERVICES AND RESPONSIBILITIES

1. Services to be Provided by the CONSULTANT. The CONSULTANT shall provide to the DISTRICT on the terms set forth herein all the services articulated in the CONSULTANT's proposal which is attached hereto and incorporated herein as **EXHIBIT "A"** (the "CONSULTANT's WORK PLAN"). Where the CONSULTANT's WORK PLAN consists of a proposal or quote submitted in response to a Request for Proposals ("RFP") from the DISTRICT, the CONSULTANT's WORK PLAN shall be considered to include the DISTRICT's RFP. The DISTRICT and CONSULTANT expressly agree to incorporate the terms and conditions of the DISTRICT's RFP into this AGREEMENT by this reference and the PARTIES understand that the RFP shall constitute a binding part this AGREEMENT. In the event of a discrepancy, inconsistency, or other difference between the terms of the RFP or the CONSULTANT's WORK PLAN with this AGREEMENT, the PARTIES agree that the terms of this AGREEMENT shall govern and control.

2. Classification: To the extent it is determined under applicable law that CONSULTANT fails to meet the statutory prerequisites for classification as a professional expert operating under a personal services agreement, CONSULTANT resigns any and all rights and privileges derived from this AGREEMENT and any resulting relationship, which resignation is deemed accepted under such circumstances by the DISTRICT.

3. Contract Term. The effective period of this AGREEMENT is to be _____ through _____.

4. CONSULTANT's Certifications, Representations and Warranties. CONSULTANT makes the following certifications, representations, and warranties for the benefit of the DISTRICT and CONSULTANT acknowledges and agrees that the DISTRICT, in deciding to engage CONSULTANT pursuant to this AGREEMENT, is relying upon the truth and validity of the following certifications, representations and warranties and their effectiveness throughout the term of this AGREEMENT and the course of CONSULTANT's engagement hereunder:

a. CONSULTANT is qualified in all respects to provide to the DISTRICT all of the services contemplated by this AGREEMENT and, to the extent required by any applicable laws,

CONSULTANT has all such licenses and/or governmental approvals as would be required to carry out and perform for the benefit of the DISTRICT, such services as are called for hereunder.

b. CONSULTANT, in providing the services and in otherwise carrying out its obligations to the DISTRICT under this AGREEMENT, shall, at all times, comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, including workers' compensation and equal protection and non-discrimination laws.

c. The CONSULTANT will perform its services hereunder in a professional manner, using the degree of care and skill ordinarily exercised by, and consistent with, the current professional practices and standards of a professional practicing in California. The CONSULTANT will furnish, at its expense, those services that are set forth in this AGREEMENT and **EXHIBIT "A"** and represents that the services set forth in said EXHIBIT are within the technical and professional areas of expertise of the CONSULTANT or any subconsultant the CONSULTANT has engaged or will engage to perform the service(s). The DISTRICT shall request in writing if the DISTRICT desires the CONSULTANT to provide services in addition to, or different from, the services described in **EXHIBIT "A"**. The CONSULTANT shall advise the DISTRICT in writing of any services that, in the CONSULTANT's opinion, lie outside of the technical and professional expertise of the CONSULTANT.

5. CONSULTANT has been selected to perform the work herein because of the skills and expertise of key individuals. Services under this AGREEMENT shall be performed only by competent personnel under this supervision of and/or in the employment of the CONSULTANT. CONSULTANT shall conform to DISTRICT's reasonable requests regarding assignment of personnel. All personnel, including those assigned at DISTRICT's request, shall be supervised by CONSULTANT.

6. CONSULTANT shall not change any of the key personnel without prior written approval by the DISTRICT, unless said personnel cease to be employed by CONSULTANT. In either case, DISTRICT shall be allowed to interview and approve replacement personnel. CONSULTANT agrees that reassignment of any of the listed personnel during the AGREEMENT period shall only be with other professional personnel who have equivalent experience and shall require prior consultation and written approval by the DISTRICT. Any costs associated with reassignment of personnel shall be borne exclusively by CONSULTANT and CONSULTANT shall not charge the DISTRICT for the cost of training or "bringing up to speed" replacement personnel. If any designated lead or key person fails to perform to the satisfaction of the DISTRICT, then upon written notice the CONSULTANT shall immediately remove that person from the PROJECT and provide a temporary replacement. CONSULTANT shall within thirty (30) work days, provide a permanent replacement person acceptable to the DISTRICT. DISTRICT may condition its approval of replacement personnel upon a reasonable transition period wherein new personnel will learn the PROJECT and get "up to speed" at CONSULTANT's cost.

7. CONSULTANT represents that the CONSULTANT has no existing interest and will not acquire any interest, direct or indirect, which would create a conflict of interest in violation of any applicable laws, and that no person having any such interest shall be employed by CONSULTANT.

ARTICLE II

COMPENSATION TO THE CONSULTANT

1. The DISTRICT shall compensate the CONSULTANT as follows:

a. The DISTRICT agrees to pay the CONSULTANT in accordance with the fee, rate and/or price schedule information set forth in **EXHIBIT "A"** for the services performed pursuant

to this AGREEMENT. In no event shall the total payment to CONSULTANT exceed **DOLLARS (\$ _____.)** for performing the services required by this AGREEMENT and **EXHIBIT "A"**.

b. CONSULTANT shall invoice costs monthly, or another periodic basis approved by the DISTRICT, for the services provided pursuant to this AGREEMENT from the time the CONSULTANT begins work on the PROJECT. All costs must be supported by an invoice, receipt, or other acceptable documentation as determined by the DISTRICT.

c. Except as expressly provided herein, CONSULTANT agrees that no other compensation, fringe benefits, or other remuneration is due to CONSULTANT by the DISTRICT for services rendered under this AGREEMENT. CONSULTANT shall not apply for or receive statutory benefits available to employees of the DISTRICT because CONSULTANT is not an employee of the DISTRICT; rather, CONSULTANT is operating under a personal services agreement pursuant to Education Code section 88003.1(b)(2) and has only the rights defined by this AGREEMENT.

2. The CONSULTANT shall submit one (1) invoice monthly to the DISTRICT for the fees incurred during the billing period and reimbursable expenses (if any). Invoices for fees must reflect the date of the service, identify the individual performing the service, state the hours worked and rate charged, and describe the service performed. Invoices requesting reimbursement for reimbursable expenses incurred during the billing period must clearly list items for which reimbursement is being requested and be accompanied by proper documentation (e.g. receipts, invoices) including a copy of the DISTRICT's authorization notice for invoiced item(s). Invoices requesting payment for overtime must reflect straight time and overtime hours being charged, and must include a copy of the DISTRICT's written authorization to incur additional overtime expense. No payments will be made by the DISTRICT to the CONSULTANT for monthly invoices requesting reimbursable expenses or overtime absent the prior written authorization of the DISTRICT. The DISTRICT shall make payment to the CONSULTANT of the approved invoiced amount within forty-five (45) days of the DISTRICT's receipt of the approved invoice.

3. The DISTRICT may withhold, or on account of subsequently discovered evidence, nullify the whole or a part of any payment to such extent as may be necessary to protect the DISTRICT from loss, including costs and attorneys' fees, on account of: (1) defective or deficient work product not remedied; (2) failure of the CONSULTANT to make payments properly to its employees or subconsultants; or (3) failure of CONSULTANT to perform its services in a timely manner so as to conform to the PROJECT schedule or other time constraints.

ARTICLE III **REIMBURSABLE EXPENSES**

1. Reimbursable expenses are in addition to compensation for basic and extra services, and shall be paid to the CONSULTANT at one and one-tenth (1.1) times the expenses incurred by the CONSULTANT, the CONSULTANT's employees and consultants for the following specified items unless otherwise approved by the DISTRICT in writing:

a. Approved reproduction of reports and/or other documents otherwise not covered in this AGREEMENT and approved in advance by DISTRICT.

b. Fees advanced for securing approval of authorities in connection with the services rendered pursuant to this AGREEMENT.

- c. Express shipping, overnight mail, messenger, courier, or delivery services approved in advance by the DISTRICT.
 - d. Mileage at IRS Rate if site exceeds more than 25 miles from the DISTRICT.
 - e. Out of town travel approved in advance by DISTRICT.
2. Reimbursable expenses are estimated to be _____ **DOLLARS** (\$_____), and this amount shall not be exceeded without the prior written approval of the DISTRICT.

ARTICLE IV **TERMINATION**

1. 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 CONSULTANT; or if the DISTRICT should decide to abandon or indefinitely postpone the PROJECT.

2. In the event of a termination based upon abandonment or postponement by DISTRICT, the DISTRICT shall pay to the CONSULTANT 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 CONSULTANT 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 to complete and incomplete drawings and other documents whether delivered to the DISTRICT or in the possession of the CONSULTANT. In the event termination is for a substantial failure of performance, all damages and costs associated with the termination, including increased consultant and replacement consultant costs shall be deducted from payments to the CONSULTANT.

3. 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 Article IV, Paragraph 4 below, and CONSULTANT 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 CONSULTANT.

4. This AGREEMENT may be terminated without cause by DISTRICT upon twenty (20) days written notice to the CONSULTANT. In the event of a termination without cause, the DISTRICT shall pay to the CONSULTANT 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 CONSULTANT 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 to other documents whether delivered to the DISTRICT or in the possession of the CONSULTANT.

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, CONSULTANT agrees to continue the work diligently to completion. If the dispute is not resolved, CONSULTANT agrees it will neither rescind the AGREEMENT nor stop the progress of the work, but CONSULTANT'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. The PARTIES may agree in writing to submit any dispute between the PARTIES to arbitration. The DISTRICT agrees to pay the CONSULTANT the undisputed amounts due under this AGREEMENT.

6. The PARTIES understand and agree that Article IV 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.

ARTICLE V

ADDITIONAL CONSULTANT SERVICES

1. CONSULTANT shall notify the DISTRICT in writing of the need for additional services required due to circumstances beyond the CONSULTANT's control. CONSULTANT shall obtain written authorization from the DISTRICT before rendering such services. The DISTRICT may require CONSULTANT to perform additional services which are, in the DISTRICT's discretion, necessary. Compensation for such services shall be negotiated and approved in writing by the DISTRICT. Such services shall include:

a. Making material revisions in reports or other documents when such revisions are required by the enactment or revision of laws, rules or regulations subsequent to the preparation and completion of such documents.

b. Preparing reports and other documentation and supporting data, and providing other services in connection with PROJECT modifications required by causes beyond the control of the CONSULTANT which are not the result of the direct or indirect negligence, errors or omissions on the part of CONSULTANT;

c. If the DISTRICT requests additional shifts to complete the services articulated in **EXHIBIT "A"** where the requests for additional shifts does not arise from the direct or indirect negligence, errors or omissions on the part of CONSULTANT and the CONSULTANT's compensation is expressly conditioned on the lack of fault of the CONSULTANT;

d. Providing any other services not otherwise included in this AGREEMENT or not customarily furnished in accordance with the generally accepted practice in the CONSULTANT's industry.

ARTICLE VI

ACCOUNTING RECORDS OF THE CONSULTANT

1. Records of the CONSULTANT's direct personnel and reimbursable expenses pertaining to any extra services provided by the CONSULTANT, which are in addition to those services already required by this AGREEMENT, and any records of accounts between the DISTRICT and CONSULTANT shall be kept on a generally recognized accounting basis and shall be available to the DISTRICT or DISTRICT's authorized representative at mutually convenient times.

ARTICLE VII
REPORTS AND/OR OTHER DOCUMENTS

1. The reports and/or other documents that are prepared, reproduced, maintained and/or managed by the CONSULTANT or CONSULTANT's consultants in accordance with this AGREEMENT (regardless of medium, format, etc.) shall be and remain the property of the DISTRICT (hereinafter "PROPERTY"). The DISTRICT may provide the CONSULTANT with a written request for the return of its PROPERTY at any time. Upon CONSULTANT's receipt of the DISTRICT's written request, CONSULTANT shall return the requested PROPERTY to the DISTRICT within five (5) calendar days. Failure to comply with any such written request shall be deemed a material breach of this AGREEMENT.

ARTICLE VIII
INDEMNITY & INSURANCE

1. To the fullest extent permitted by law, CONSULTANT agrees to indemnify, and hold DISTRICT entirely harmless from all liability arising out of:

a. Workers' Compensation and Employers Liability: Any and all claims under Workers' Compensation acts and other employee benefit acts with respect to CONSULTANT's employees or CONSULTANT's subconsultant's employees arising out of CONSULTANT's work under this AGREEMENT; and

b. General Liability: Liability for damages for (1) death or bodily injury to person; (2) injury to, loss or theft of property; (3) any failure or alleged failure to comply with any provision of law or (4) any other loss, damage or expense arising under either (1), (2), or (3) above, sustained by the CONSULTANT or the DISTRICT, or any person, firm or corporation employed by the CONSULTANT or the DISTRICT upon or in connection with the PROJECT, 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;

c. Professional Liability: Any loss, injury to or death of persons or damage to property caused by any act, neglect, default or omission of the CONSULTANT, or any person, firm or corporation employed by the CONSULTANT, 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 services performed by CONSULTANT in accordance with this AGREEMENT, 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.

d. The CONSULTANT, at its own expense, cost, and risk, shall defend any and all claims, actions, suits, or other proceedings, arising out of Article VIII, Paragraphs 1 (a) and (b) above, that may be brought or instituted against the DISTRICT, its officers, agents or employees, on any such claim or liability, 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.

e. The PARTIES understand and agree that Article VIII, Section 1 of this AGREEMENT shall be the sole indemnity, as defined by California Civil Code §2772, governing this AGREEMENT. Any other indemnity that is attached to this AGREEMENT as an Exhibit shall be void and unenforceable between the PARTIES.

f. Any attempt to limit the CONSULTANT's liability to the DISTRICT in an attached Exhibit shall be void and unenforceable between the PARTIES. In no event shall the CONSULTANT's liability be limited to any amount including, but not limited to, the amount of fees received by the CONSULTANT for performing services related to this AGREEMENT.

2. CONSULTANT 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 CONSULTANT and DISTRICT from claims which may arise out of or result from CONSULTANT's actions or inactions relating to the AGREEMENT, whether such actions or inactions be by themselves or by any subconsultant 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:

a. The CONSULTANT shall carry Workers' Compensation and Employers Liability Insurance in accordance with the laws of the State of California. However, such amount shall not be less than ONE MILLION DOLLARS (\$1,000,000).

b. Comprehensive general and auto liability insurance with limits of not less than ONE MILLION DOLLARS (\$1,000,000) combined single limit, bodily injury and property damage liability per occurrence, including:

1. Owned, non-owned and hired vehicles;
2. Blanket contractual;
3. Broad form property damage;
4. Products/completed operations; and
5. Personal injury.

c. Professional liability insurance, including contractual liability, with limits of ONE MILLION DOLLARS (\$1,000,000), per claim. 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 CONSULTANT subcontracts any portion of CONSULTANT's duties, CONSULTANT shall require any such subconsultant 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.

d. Each policy of insurance required in Article VIII, Section 2 (b) above shall name DISTRICT and its officers, agents and employees as additional insureds; shall state that, with respect to the operations of CONSULTANT 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. CONSULTANT shall notify DISTRICT in the event of material change in, or failure to renew, each policy. Prior to commencing work, CONSULTANT shall deliver to DISTRICT certificates of insurance as evidence of compliance with the requirements herein. In the event CONSULTANT fails to secure or maintain any policy of insurance required hereby, DISTRICT may, at its sole discretion, secure such policy of insurance in the name of and for the account of CONSULTANT, and in such event CONSULTANT shall reimburse DISTRICT upon demand for the cost thereof.

ARTICLE IX
MISCELLANEOUS

1. CONSULTANT, in the performance of this AGREEMENT, shall be and act as an independent contractor. CONSULTANT understands and agrees that CONSULTANT and all of CONSULTANT'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. CONSULTANT assumes the full responsibility for the acts and/or omissions of CONSULTANT's employees or agents as they relate to the services to be provided under this AGREEMENT. CONSULTANT shall assume full responsibility for payment of any applicable prevailing wages and all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes for the respective CONSULTANT's employees.

2. 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 CONSULTANT.

3. The DISTRICT and CONSULTANT, 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. CONSULTANT shall not assign this AGREEMENT.

4. This AGREEMENT shall be governed by the laws of the State of California.

5. 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 CONSULTANT. 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 CONSULTANT shall be null and void and have no effect upon this AGREEMENT. Proposals, quotes, statement of qualifications and other similar documents prepared by the CONSULTANT may be incorporated into this AGREEMENT as **EXHIBIT "A"** but such incorporation shall be strictly limited to those portions describing the CONSULTANT's scope of work, rate and price schedule and qualifications.

6. 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 CONSULTANT 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 CONSULTANT.

7. The rule of construction that any ambiguities are to be resolved against the drafting PARTY shall not be employed in the interpretation of this AGREEMENT. It is expressly understood and agreed that the PARTIES to this AGREEMENT have participated equally, or have had equal opportunity to participate, in the drafting hereof.

8. Time is of the essence with respect to all provisions of this AGREEMENT.

9. 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.

10. All exhibits referenced herein and attached hereto shall be deemed incorporated into and made a part of this AGREEMENT by each reference as though fully set forth in each instance in the text hereof unless otherwise excluded by the terms of this AGREEMENT. In the event that the provisions of any exhibit conflict with the terms of this AGREEMENT, the terms of this AGREEMENT shall control.

11. This AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original, and the counterparts shall constitute one and the same instrument, all of which shall be sufficient evidence of this AGREEMENT.

12. Confidentiality. The CONSULTANT shall not disclose or permit the disclosure of any confidential information, except to its agents, employees and other consultants who need such confidential information in order to properly perform their duties relative to this AGREEMENT.

13. Severability. If any portion of this AGREEMENT is held as a matter of law to be unenforceable, the remainder of this AGREEMENT shall be enforceable without such provisions.

14. Notices. All notices or demands to be given under this AGREEMENT by either PARTY to the other shall be in writing and given either by: (a) personal service; or (b) by U.S. Mail, mailed either by registered, overnight, or certified mail, return receipt requested, with postage prepaid. Service shall be considered given when received if personally served or if mailed on the fifth day after deposit in any U.S. Post Office. The address to which notices or demands may be given by either PARTY may be changed by written notice given in accordance with the notice provisions of this Paragraph. At the date of this AGREEMENT, the addresses of the PARTIES are as follows:

To the DISTRICT:
Mt. San Jacinto Community College District
Attn: Beth Gomez
1499 N. State Street
San Jacinto, CA 92583
Telephone: 951-487-3013

To the CONSULTANT:
<<Name of Contractor>>
Attn: <<Name>>
<< Address>>
<<City, State, Zip>>
Telephone:
Email:

15. Tobacco Prohibited. Any tobacco use (smoking, chewing, etc.) by anyone, is prohibited at all times on any DISTRICT property.

16. Profanity on any DISTRICT property is prohibited, including, but not limited to, racial, ethnic, or sexual slurs or comments which could be considered harassment.

17. Appropriate dress is mandatory. Therefore, tank tops, cut-offs and shorts are not allowed. Additionally, what is written or pictured on clothing must comply with the requirements of acceptable language as stated above in Paragraph 16.

18. Images. If applicable, the CONSULTANT is prohibited from capturing on any visual medium images of any property, logo, student, or employee of the DISTRICT, or any image that represents the DISTRICT without express written consent from the DISTRICT.

19. Prevailing Wages. If applicable and required, CONSULTANT shall pay, and shall cause all subconsultants of every tier to pay, not less than the specified prevailing wage rates, to the extent applicable, to all workers employed to perform work or services under this AGREEMENT. CONSULTANT shall fully indemnify and defend the DISTRICT from any claims arising from CONSULTANT's failure to meet and prevailing wage requirements.

20. In accordance with California Education Code section 81655, 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.

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

<<NAME OF CONSULTANT>>

**MT. SAN JACINTO COMMUNITY COLLEGE
DISTRICT**

By _____

By _____

Print Name _____

Beth Gomez

Title _____

Vice President, Business Services

Date _____

Date _____

Address _____

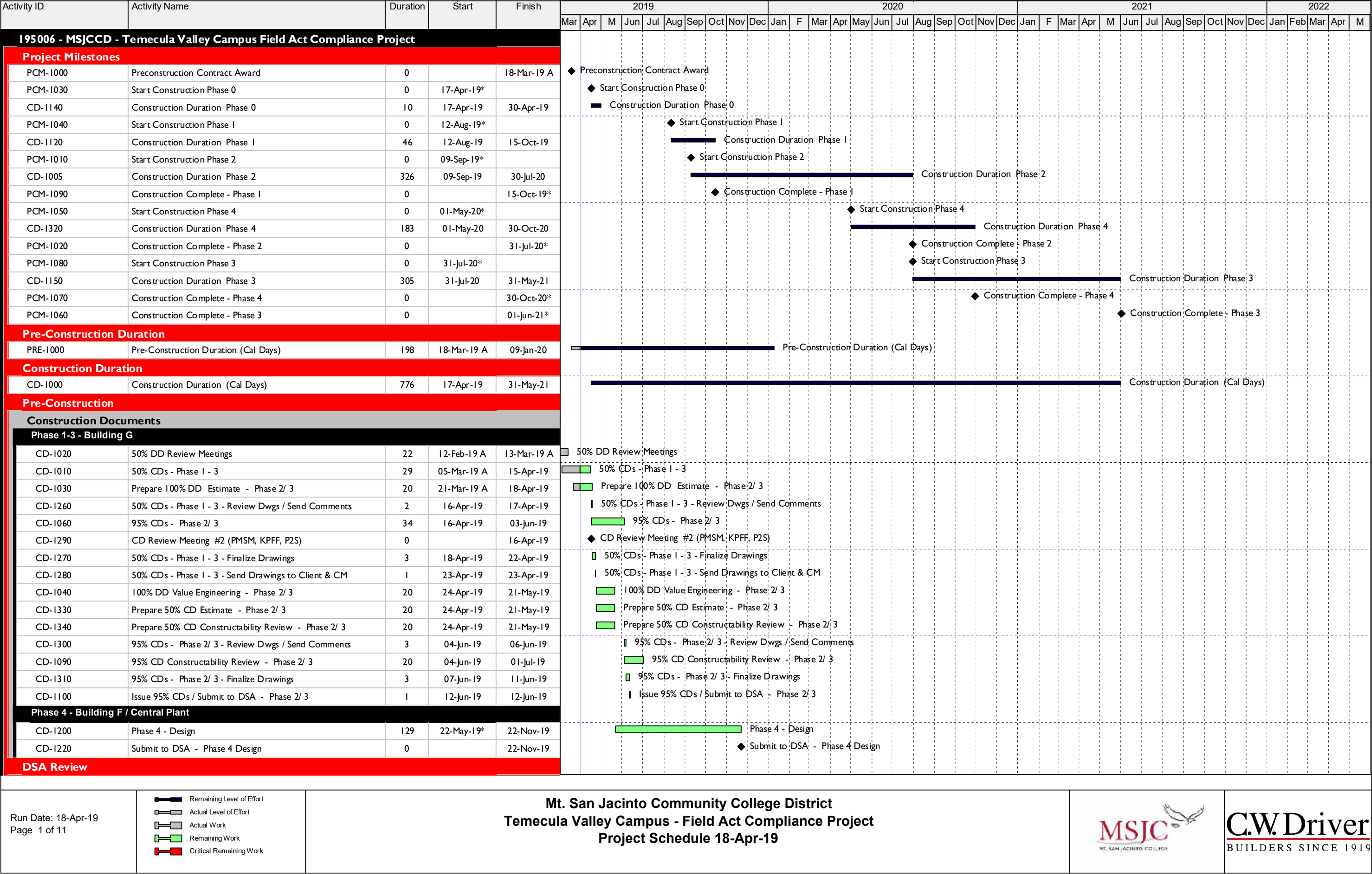
Phone _____

Fax _____

Tax ID# _____

Email _____

CONSULTANT 'S WORK PLAN, SCOPE OF SERVICES, AND COMPENSATION



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		
DSA-I000	DSA Review - Building G	60	13-Jun-19	06-Sep-19	DSA Review - Building G																																								
CD-I110	Issue 100% CD Set - Phase 2 / 3	0		06-Sep-19	Issue 100% CD Set - Phase 2 / 3																																								
DSA-I010	DSA Review - Building F / Central Plant	60	25-Nov-19	20-Feb-20	DSA Review - Building F / Central Plant																																								
CD-I160	Issue 100% CD Set - Phase 4	0		20-Feb-20	Issue 100% CD Set - Phase 4																																								
Bid / Award																																													
BID-I260	Prepare Pre-Qual Documents	7	16-Apr-19*	24-Apr-19	Prepare Pre-Qual Documents																																								
BID-I310	Finalize Pre-Qual Documents	3	25-Apr-19	29-Apr-19	Finalize Pre-Qual Documents																																								
BID-I020	Sub-contractor Pre-qualification	20	30-Apr-19	28-May-19	Sub-contractor Pre-qualification																																								
BID-I270	Pre-qualification Outrerach	1	01-May-19	01-May-19	Pre-qualification Outrerach																																								
BID-I030	Sub-contractor Pre-qualification Review	10	29-May-19	11-Jun-19	Sub-contractor Pre-qualification Review																																								
Phase I - 3																																													
BID-I140	Advertise for Bid #1 - Ph I - 3	1	13-Jun-19	13-Jun-19	Advertise for Bid #1 - Ph I - 3																																								
BID-I000	Bid Period - Ph I - 3	30	13-Jun-19	25-Jul-19	Bid Period - Ph I - 3																																								
BID-I150	Advertise for Bid #2 - Ph I - 3	1	20-Jun-19	20-Jun-19	Advertise for Bid #2 - Ph I - 3																																								
BID-I120	Job Walk #1 - Ph I - 3	1	27-Jun-19	27-Jun-19	Job Walk #1 - Ph I - 3																																								
BID-I130	Job Walk #2 - Ph I - 3	1	05-Jul-19	05-Jul-19	Job Walk #2 - Ph I - 3																																								
BID-I160	Bid Day - Ph I - 3	1	25-Jul-19	25-Jul-19	Bid Day - Ph I - 3																																								
BID-I280	Bid Review / Award Recommendation - Ph I	5	26-Jul-19	01-Aug-19	Bid Review / Award Recommendation - Ph I																																								
BID-I010	Bid Review / Award Recommendation - Ph 2 - 3	10	26-Jul-19	08-Aug-19	Bid Review / Award Recommendation - Ph 2 - 3																																								
BID-I290	Board Approval - Phase I	1	08-Aug-19	08-Aug-19*	Board Approval - Phase I																																								
BID-I300	Issue NTP - Phase I	1	09-Aug-19	09-Aug-19	Issue NTP - Phase I																																								
BID-I170	Board Approval - Phase 2 / 3	1	12-Sep-19	12-Sep-19*	Board Approval - Phase 2 / 3																																								
BID-I180	Issue NTP - Phase 2 / 3	1	13-Sep-19	13-Sep-19	Issue NTP - Phase 2 / 3																																								
Phase 4																																													
BID-I190	Advertise for Bid #1 - Ph 4	1	25-Nov-19	25-Nov-19	Advertise for Bid #1 - Ph 4																																								
BID-I100	Bid Period - Phase 4	20	25-Nov-19	24-Dec-19	Bid Period - Phase 4																																								
BID-I200	Advertise for Bid #2 - Ph 4	1	04-Dec-19	04-Dec-19	Advertise for Bid #2 - Ph 4																																								
BID-I210	Job Walk #1 - Ph 4	1	11-Dec-19	11-Dec-19	Job Walk #1 - Ph 4																																								
BID-I220	Job Walk #2 - Ph 4	1	18-Dec-19	18-Dec-19	Job Walk #2 - Ph 4																																								
BID-I230	Bid Day - Ph 4	1	24-Dec-19	24-Dec-19	Bid Day - Ph 4																																								
BID-I110	Bid Review / Award Recommendation - Phase 4	10	26-Dec-19	09-Jan-20	Bid Review / Award Recommendation - Phase 4																																								
BID-I240	Board Approval	1	10-Jan-20	10-Jan-20*	Board Approval																																								
BID-I250	Issue NTP	1	13-Jan-20	13-Jan-20	Issue NTP																																								
Submittals																																													
Construction																																													
Phase 0 - Exploratory Demolition																																													
ED-I000	Exploratory Demo	10	17-Apr-19	30-Apr-19	Exploratory Demo																																								
Phase I - Building G Early Demolition																																													
4th Floor																																													
Safe-Off																																													
BGL4-SO-I000	Safe-Off Electrical	10	12-Aug-19	23-Aug-19	Safe-Off Electrical																																								
BGL4-SO-I010	Safe-Off Systems	5	26-Aug-19	30-Aug-19	Safe-Off Systems																																								
Demo																																													

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					
BGL4-DEMO-I000	Demo Walls	7	26-Aug-19	04-Sep-19																																												
	BGL4-DEMO-I010	Demo Ceilings	7	03-Sep-19	11-Sep-19																																											
	BGL4-DEMO-I020	Demo & Removal HVAC	7	10-Sep-19	18-Sep-19																																											
	BGL4-DEMO-I030	Fire Sprinkler Removal	7	19-Sep-19	27-Sep-19																																											
	BGL4-DEMO-I040	Fireproofing Removal	7	30-Sep-19	08-Oct-19																																											
	BGL4-DEMO-I050	4th Floor Ready for Seismic Upgrades	0		08-Oct-19																																											
5th Floor																																																
Safe-Off																																																
BGL5-SO-I000	Safe-Off Electrical	10	26-Aug-19	09-Sep-19																																												
BGL5-SO-I010	Safe-Off Systems	5	10-Sep-19	16-Sep-19																																												
Demo																																																
BGL5-DEMO-I000	Demo Walls	7	17-Sep-19	25-Sep-19																																												
BGL5-DEMO-I010	Demo Ceilings	7	24-Sep-19	02-Oct-19																																												
BGL5-DEMO-I020	Demo & Removal HVAC	7	01-Oct-19	09-Oct-19																																												
BGL5-DEMO-I030	Fire Sprinkler Removal	7	10-Oct-19	18-Oct-19																																												
BGL5-DEMO-I040	Fireproofing Removal	7	21-Oct-19	29-Oct-19																																												
BGL5-DEMO-I050	5th Floor Ready for Seismic Upgrades	0		29-Oct-19																																												
1st Floor																																																
Safe-Off																																																
BGL1-SO-I000	Safe-Off Electrical	7	10-Sep-19	18-Sep-19																																												
BGL1-SO-I010	Safe-Off Systems	5	19-Sep-19	25-Sep-19																																												
Demo																																																
BGL1-DEMO-I000	Demo Walls	7	19-Sep-19	27-Sep-19																																												
BGL1-DEMO-I010	Demo Ceilings	7	26-Sep-19	04-Oct-19																																												
BGL1-DEMO-I020	Demo & Removal HVAC	7	03-Oct-19	11-Oct-19																																												
BGL1-DEMO-I030	Fire Sprinkler Removal	7	14-Oct-19	22-Oct-19																																												
BGL1-DEMO-I040	Fireproofing Removal	7	23-Oct-19	31-Oct-19																																												
SOG																																																
BG-SOG-ED-I000	Sawcut / Remove Floors	20	01-Nov-19	03-Dec-19																																												
BGL1-DEMO-I050	1st Floor Ready for Seismic Upgrades	0		03-Dec-19																																												
3rd Floor																																																
Safe-Off																																																
BGL3-SO-I000	Safe-Off Electrical	10	10-Sep-19	23-Sep-19																																												
BGL3-SO-I010	Safe-Off Systems	5	26-Sep-19	02-Oct-19																																												
Demo																																																
BGL3-DEMO-I000	Demo Walls	7	24-Sep-19	02-Oct-19																																												
BGL3-DEMO-I010	Demo Ceilings	7	01-Oct-19	09-Oct-19																																												
BGL3-DEMO-I020	Demo & Removal HVAC	7	08-Oct-19	16-Oct-19																																												
BGL3-DEMO-I030	Fire Sprinkler Removal	7	17-Oct-19	25-Oct-19																																												
BGL3-DEMO-I040	Fireproofing Removal	7	28-Oct-19	05-Nov-19																																												
BGL3-DEMO-I050	3rd Floor Ready for Seismic Upgrades	0		05-Nov-19																																												
2nd Floor																																																
Safe-Off																																																

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		
Structural Steel																																													
BGL I-SSU-I000	Steel Delivery	0		06-Dec-19	◆ Steel Delivery																																								
BGL I-SSU-I010	Steel Strengthening	30	09-Dec-19	21-Jan-20	■ Steel Strengthening																																								
BGL I-SSU-I030	Fireproofing	7	22-Jan-20	30-Jan-20	■ Fireproofing																																								
Strengthening Footings																																													
SOG																																													
BGL I-FOUND-I000	Steel Delivery	0		03-Dec-19	◆ Steel Delivery																																								
BGL I-FOUND-I010	Install Dowels	30	04-Dec-19	16-Jan-20	■ Install Dowels																																								
BGL I-FOUND-I020	Install Rebar	20	17-Jan-20	13-Feb-20	■ Install Rebar																																								
BGL I-FOUND-I030	Pour Footings	10	14-Feb-20	27-Feb-20	■ Pour Footings																																								
Stair 5																																													
BG-Stair5-I000	Stair Delivery	0		06-Dec-19	◆ Stair Delivery																																								
BG-Stair5-I010	Install Stairs	20	09-Dec-19	07-Jan-20	■ Install Stairs																																								
BG-Stair5-I020	Install Mesh	3	08-Jan-20	10-Jan-20	■ Install Mesh																																								
BG-Stair5-I030	Pour Stairs	3	13-Jan-20	15-Jan-20	■ Pour Stairs																																								
Stair 6																																													
BG-Stair6-I000	Stair Delivery	0		06-Dec-19	◆ Stair Delivery																																								
BG-Stair6-I010	Install Stairs	10	08-Jan-20	21-Jan-20	■ Install Stairs																																								
BG-Stair6-I020	Install Mesh	3	22-Jan-20	24-Jan-20	■ Install Mesh																																								
BG-Stair6-I030	Pour Stairs	3	27-Jan-20	29-Jan-20	■ Pour Stairs																																								
Roof																																													
BGRoof-Install-I000	Roof Equipment	30	11-Nov-19	26-Dec-19	■ Roof Equipment																																								
BGRoof-Install-I010	Roof Patch	10	27-Dec-19	10-Jan-20	■ Roof Patch																																								
Exterior																																													
BGExt-Install-I000	Remove Scaffolding GL 24	7	28-Feb-20	09-Mar-20	■ Remove Scaffolding GL 24																																								
BGExt-Install-I010	Reinstall Formawall Panels & Store GL 24	10	10-Mar-20	23-Mar-20	■ Reinstall Formawall Panels & Store GL 24																																								
BGExt-Install-I020	Reinstall Curtain Wall & Store Stair 4	7	24-Mar-20	01-Apr-20	■ Reinstall Curtain Wall & Store Stair 4																																								
BGExt-Install-I030	Reinstall Curtain Wall & Store Stair 3	7	02-Apr-20	10-Apr-20	■ Reinstall Curtain Wall & Store Stair 3																																								
BGExt-Install-I040	Reinstall Curtain Wall & Store GL D	7	13-Apr-20	21-Apr-20	■ Reinstall Curtain Wall & Store GL D																																								
BGExt-Install-I050	Install Glass Doors Main Lobby	5	22-Apr-20	28-Apr-20	■ Install Glass Doors Main Lobby																																								
Interior Construction																																													
4th Floor																																													
BGL4-INT-I000	Commencement of Work	0	04-Dec-19	04-Dec-19	■ Commencement of Work																																								
BGL4-INT-I010	Fire Sprinkler Rough-in	7	04-Dec-19	11-Dec-19	■ Fire Sprinkler Rough-in																																								
BGL4-INT-I020	Ductwork - Main Trunk Lines	7	12-Dec-19	19-Dec-19	■ Ductwork - Main Trunk Lines																																								
BGL4-INT-I025	Lab MEP Rough-In	15	12-Dec-19	03-Jan-20	■ Lab MEP Rough-In																																								
BGL4-INT-I030	Wall Layout	3	04-Jan-20	07-Jan-20	■ Wall Layout																																								
BGL4-INT-I040	Metal Stud Framing	7	08-Jan-20	15-Jan-20	■ Metal Stud Framing																																								
BGL4-INT-I050	Soffit & Ceiling Framing	5	16-Jan-20	21-Jan-20	■ Soffit & Ceiling Framing																																								
BGL4-INT-I060	Install Door Frames	4	22-Jan-20	25-Jan-20	■ Install Door Frames																																								
BGL4-INT-I070	Insulation	3	27-Jan-20	29-Jan-20	■ Insulation																																								
BGL4-INT-I080	MEP Rough-in	7	27-Jan-20	03-Feb-20	■ MEP Rough-in																																								
BGL4-INT-I090	Drywall	7	04-Feb-20	11-Feb-20	■ Drywall																																								

Activity ID	Activity Name	Duration	Start	Finish	2019												2020												2021												2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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4th Floor	BGL4-INT-I 100	Drywall Finish	10	12-Feb-20	22-Feb-20												■																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

Activity ID	Activity Name	Duration	Start	Finish	2019												2020												2021												2022							
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BG-Stair5-I120	MEP Rough-in	7	06-Mar-20	13-Mar-20																																												
	BG-Stair5-I130	Drywall	10	13-Mar-20	24-Mar-20																																											
	BG-Stair5-I140	Drywall Finish	15	25-Mar-20	10-Apr-20																																											
	BG-Stair5-I150	Interior Painting	7	11-Apr-20	18-Apr-20																																											
	BG-Stair5-I160	Interior Window & Glazing	20	20-Apr-20	15-May-20																																											
Stair 6																																																
BG-Stair6-I040	Commencement of Work	0	16-Jan-20	16-Jan-20																																												
BG-Stair6-I050	Fire Sprinkler Rough-in	7	16-Jan-20	23-Jan-20																																												
BG-Stair6-I070	Wall Layout	3	24-Jan-20	27-Jan-20																																												
BG-Stair6-I080	Metal Stud Framing	7	28-Jan-20	04-Feb-20																																												
BG-Stair6-I090	Soffit & Ceiling Framing	5	05-Feb-20	10-Feb-20																																												
BG-Stair6-I100	Install Door Frames	4	11-Feb-20	14-Feb-20																																												
BG-Stair6-I110	Insulation	3	15-Feb-20	18-Feb-20																																												
BG-Stair6-I120	MEP Rough-in	7	15-Feb-20	22-Feb-20																																												
BG-Stair6-I130	Drywall	7	19-Feb-20	26-Feb-20																																												
BG-Stair6-I140	Drywall Finish	10	27-Feb-20	09-Mar-20																																												
BG-Stair6-I150	Interior Painting	7	10-Mar-20	17-Mar-20																																												
BG-Stair6-I160	Install Glass Rail	20	18-Mar-20	14-Apr-20																																												
Interior Finishes																																																
GCB-I360	Punch & Sign-off Roof Level	10	11-Jan-20	22-Jan-20																																												
GCB-I340	Punch & Sign-off Level 4	10	23-May-20	04-Jun-20																																												
GCB-I370	Punch & Sign-off Level 1	10	17-Jul-20	30-Jul-20																																												
GCB-I350	Punch & Sign-off Level 5	10	18-Jul-20	29-Jul-20																																												
Site ADA Upgrades																																																
SITE-ADA-I000	ADA Site Work	40	06-Jan-20	28-Feb-20																																												
Phase 3 - Bldg G Floors 2 & 3 Build Out																																																
Seismis Upgrades																																																
3rd Floor																																																
Structural Steel																																																
BGL3-SSU-I000	Steel Delivery	0		21-Jan-20																																												
BGL3-SSU-I010	Steel Strengthening	30	22-Jan-20	03-Mar-20																																												
BGL3-SSU-I030	Fireproofing	7	04-Mar-20	12-Mar-20																																												
2nd Floor																																																
Structural Steel																																																
BGL2-SSU-I000	Steel Delivery	0		03-Mar-20																																												
BGL2-SSU-I010	Steel Strengthening	30	04-Mar-20	14-Apr-20																																												

Activity ID	Activity Name	Duration	Start	Finish	2019												2020												2021												2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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BGL2-INT-1170 BGL2-INT-1180 BGL2-INT-1190 BGL2-INT-1200 BGL2-INT-1210 BGL2-INT-1220 BGL2-INT-1240 BGL2-INT-1230 BGL2-INT-1260 BGL2-INT-1250 BGL2-INT-1270 BGL2-INT-1280 BGL2-INT-1290 BGL2-INT-1300	Install Doors & Hardware	7	24-Feb-21	03-Mar-21																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						



STRUCTURAL STEEL

1. 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.

2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):

ALL W AND WT SHAPES

A992 OR A572, GRADE 50

PLATES, CONNECTION PLATES, AND MISC

A-36

ROUND SECTIONS

A-500, GRADE B, Fy = 42 KSI

SQUARE / RECTANGULAR SECTIONS

A-500, GRADE B, Fy = 46 KSI

ANGLES, CHANNELS

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

ANCHOR RODS IN CONCRETE

F-1554 GR 36, UNO

MACHINE BOLTS

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 SIZE OF BOLT USED, EXCEPT AS NOTED.

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.

7. 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 CONSTRUCTION 13TH EDITION, SECTION J2.2b.

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 FINISH.

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 -120F.

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 SUBMITTED WITH THE WPS.
- EVENT SEED TIME HISTORY RECORDS
- | 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 |
- DESIGN INFORMATION:
1. ROOF LIVE LOADS (2016 CBC SECTION 1603A.1.2)

ROOF

20 PSF (REDUCIBLE)

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.

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) | SLUMP (IN ±1) | MAX. WATER/CEMENT RATIO |
|---|------------------------|---------------|---------------|-------------------------|
| ALL CONCRETE (U.N.O) | 4000 | 145 | 4 | 0.5 |
| SLAB ON GRADE AND MISC CONCRETE | 3000 | 145 | 4 | 0.5 |
| 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
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," LATEST EDITION.

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.

12. CONCRETE PROTECTION FOR REINFORCEMENT:
- | | |
|---|--------------------|
| (I) CAST IN PLACE CONCRETE (NON-PRESTRESSED). THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT: | MINIMUM COVER, IN. |
| CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | 3 |
| CONCRETE EXPOSED TO EARTH OR WEATHER: | |
| NO. 6 THROUGH NO. 18 BAR | 2 |
| NO. 5 BAR, W31 OR D31 WIRE AND SMALLER | 1 1/2 |
| CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: | |
| SLABS, WALLS, JOISTS: | |
| NO. 14 AND NO. 18 BAR | 1 1/2 |
| NO. 11 BAR AND SMALLER | 3/4 |
| BEAMS, COLUMNS: | |
| PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS | 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 SHORING, 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 ORBBING, 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.

19-6
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AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION
1	03/01/2019	100% DD SUBMITTAL
2	03/29/2019	PROGRESS SET

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PROJECT OWNER & TITLE

MT. SAN JACINTO
COMMUNITY COLLEGE
DISTRICT

TEMECULA VALLEY
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41888 Motor Car Pkwy,
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SHEET TITLE

GENERAL NOTES

DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO.

S-001

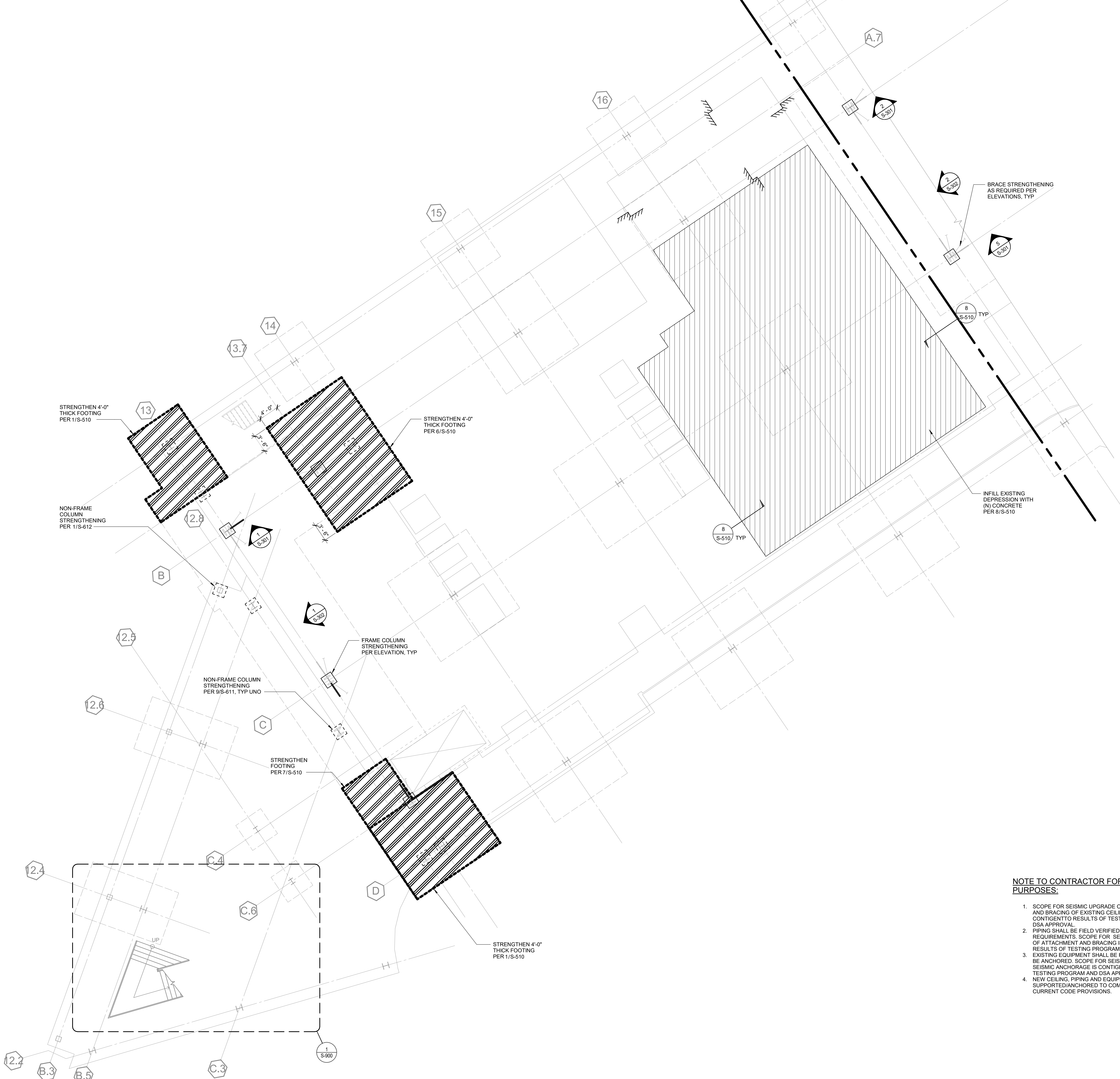
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Project Status

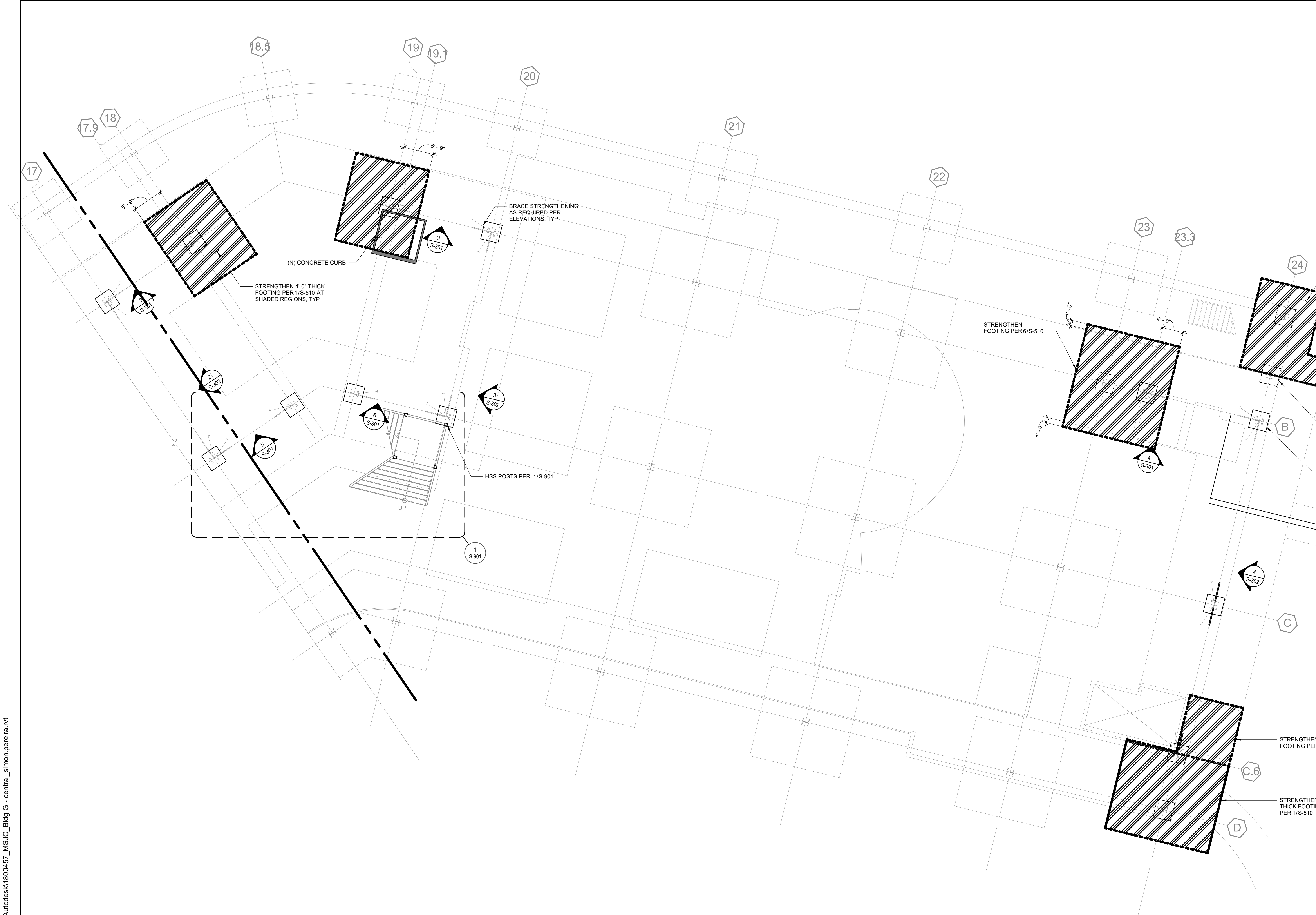
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DATE PLOTTED: 4/19/2019 3:35:25 PM

1 PARTIAL FOUNDATION PLAN

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




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NOTE TO CONTRACTOR FOR PRICING PURPOSES:

- SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING OF EXISTING CEILING IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
- PIPING SHALL BE FIELD VERIFIED TO MEET NFPA REQUIREMENTS. SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
- EXISTING EQUIPMENT SHALL BE FIELD VERIFIED TO BE ANCHORED. SCOPE FOR SEISMIC UPGRADE OF SEISMIC ANCHORAGE IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
- NEW CEILING, PIPING AND EQUIPMENT SHALL BE SUPPORTED/ANCHORED TO COMPLY WITH CURRENT CODE PROVISIONS.

LEGEND:

-  STRENGTHENING OF CONC FOUNDATION SEE DETAILS ON S-510.



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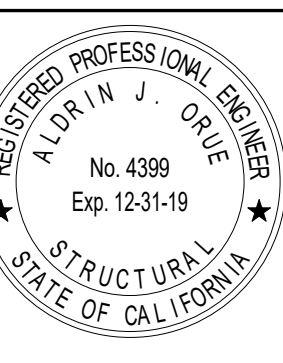
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SHEET TITLE

PARTIAL
FOUNDATION PLAN

DRAWN BY: Author

JOB NUMBER: 1800457

SHEET NO.

S-201.2

DATE: Issue Date

1 PARTIAL FOUNDATION PLAN

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

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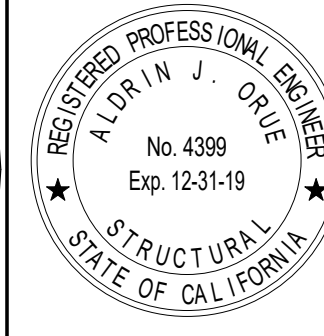
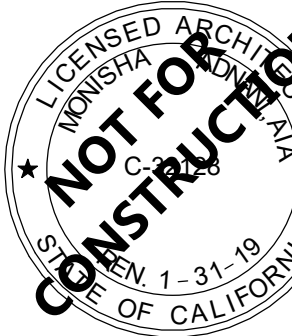
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AGENCY APPROVAL:

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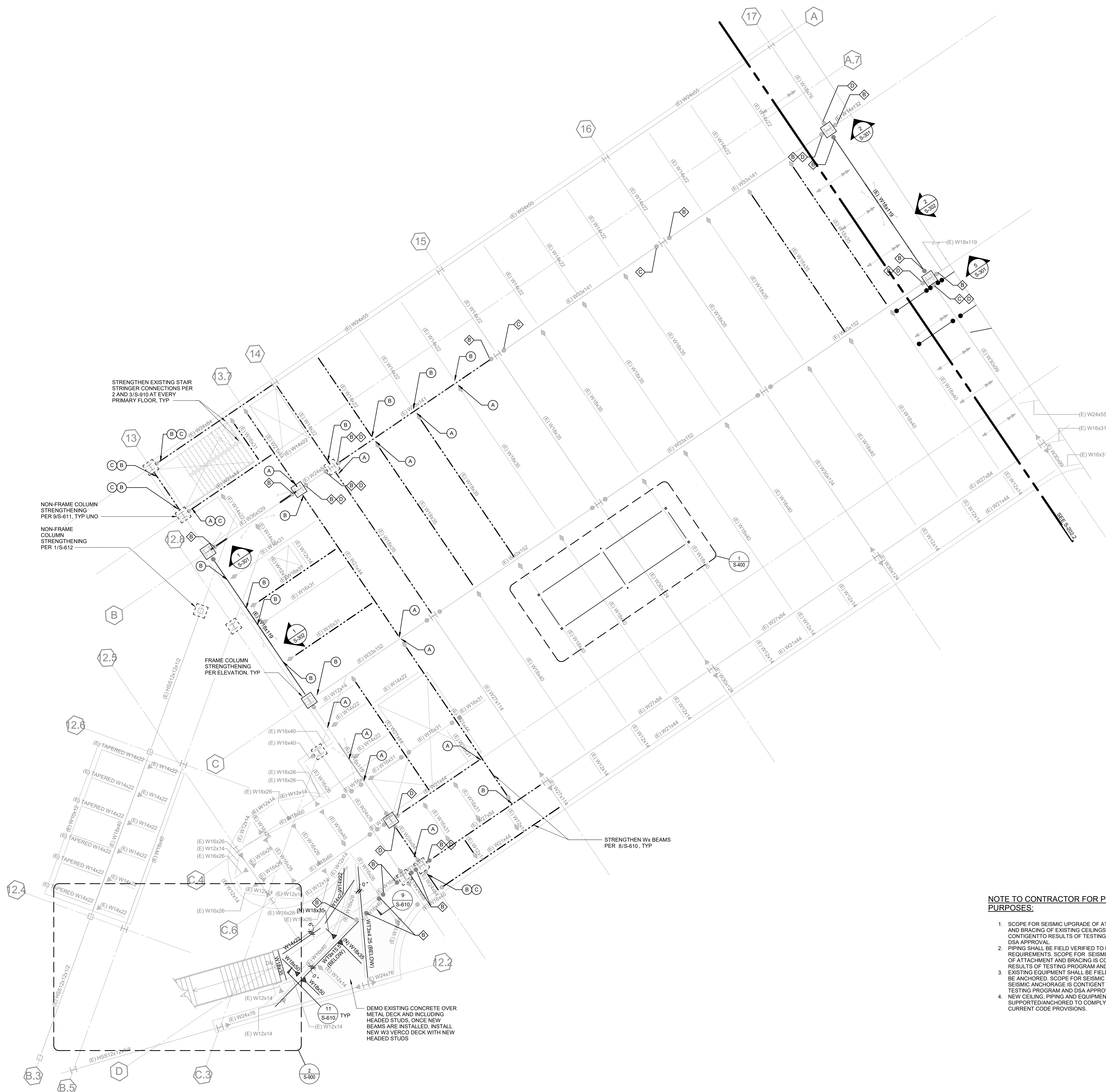
PARTIAL SECOND FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO.

S-202.1

DATE: Issue Date



NOTE TO CONTRACTOR FOR PRICING PURPOSES:

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2. PIPING SHALL BE FIELD VERIFIED TO MEET NFPA REQUIREMENTS. SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
3. EXISTING EQUIPMENT SHALL BE FIELD VERIFIED TO BE ANCHORED. SCOPE FOR SEISMIC UPGRADE OF SEISMIC ANCHORAGE IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
4. NEW CEILING, PIPING AND EQUIPMENT SHALL BE SUPPORTED/ANCHORED TO COMPLY WITH CURRENT CODE PROVISIONS.

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

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10. 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

<p>ARCHITECT STAMP</p>	<p>CONSULTANT STAMP</p>
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AGENCY APPROVAL

REVISIONS

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PROJECT OWNER & TITLE	
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**MT. SAN JACINTO
COMMUNITY COLLEGE
DISTRICT**

**TEMECULA VALLEY
CAMPUS**

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

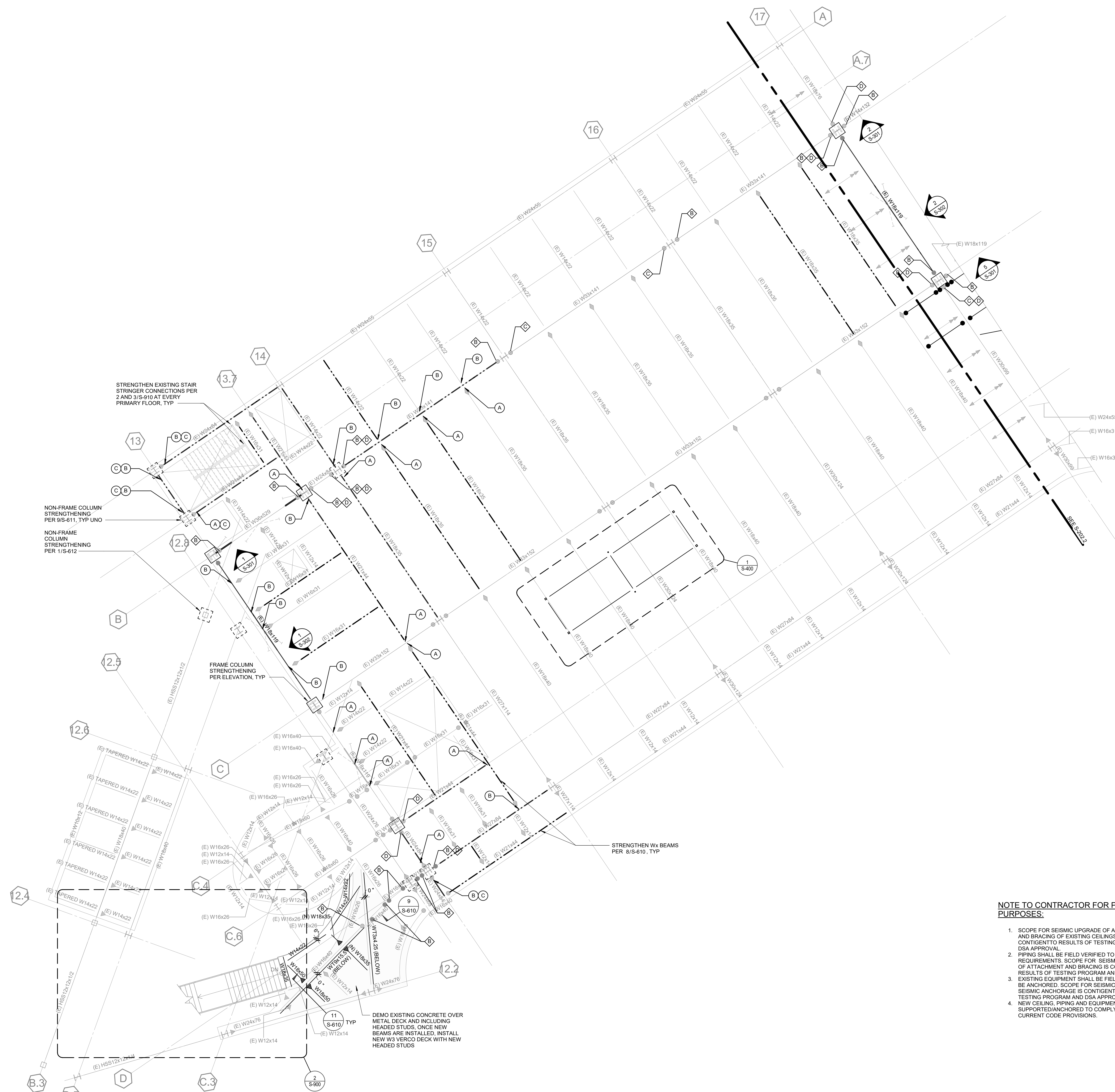
PARTIAL SECOND FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO

S-202.1



DATE: Issue Date



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

802 EAST COTA STREET, SUITE A
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ELECTRICAL ENGINEER

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FIRE PROTECTION ENGINEER

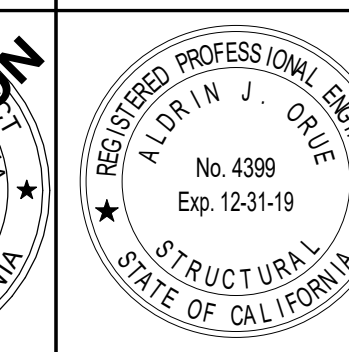
P2S INC
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TEL (619) 756-2681

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DISTRICT**

**TEMECULA VALLEY
CAMPUS**

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

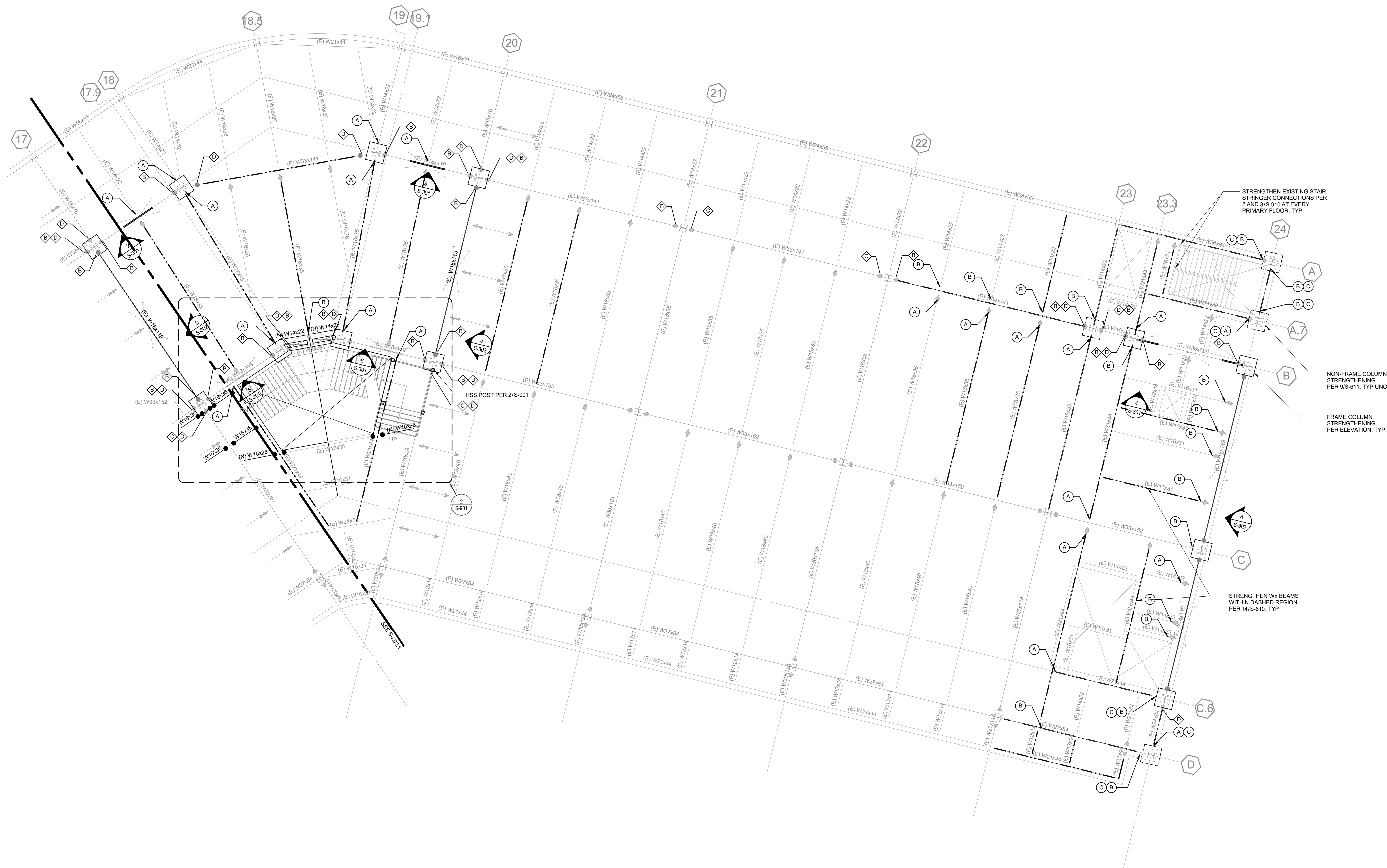
PARTIAL SECOND FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 180045

SHEET NO

S-202.2

DATE: Issue Date

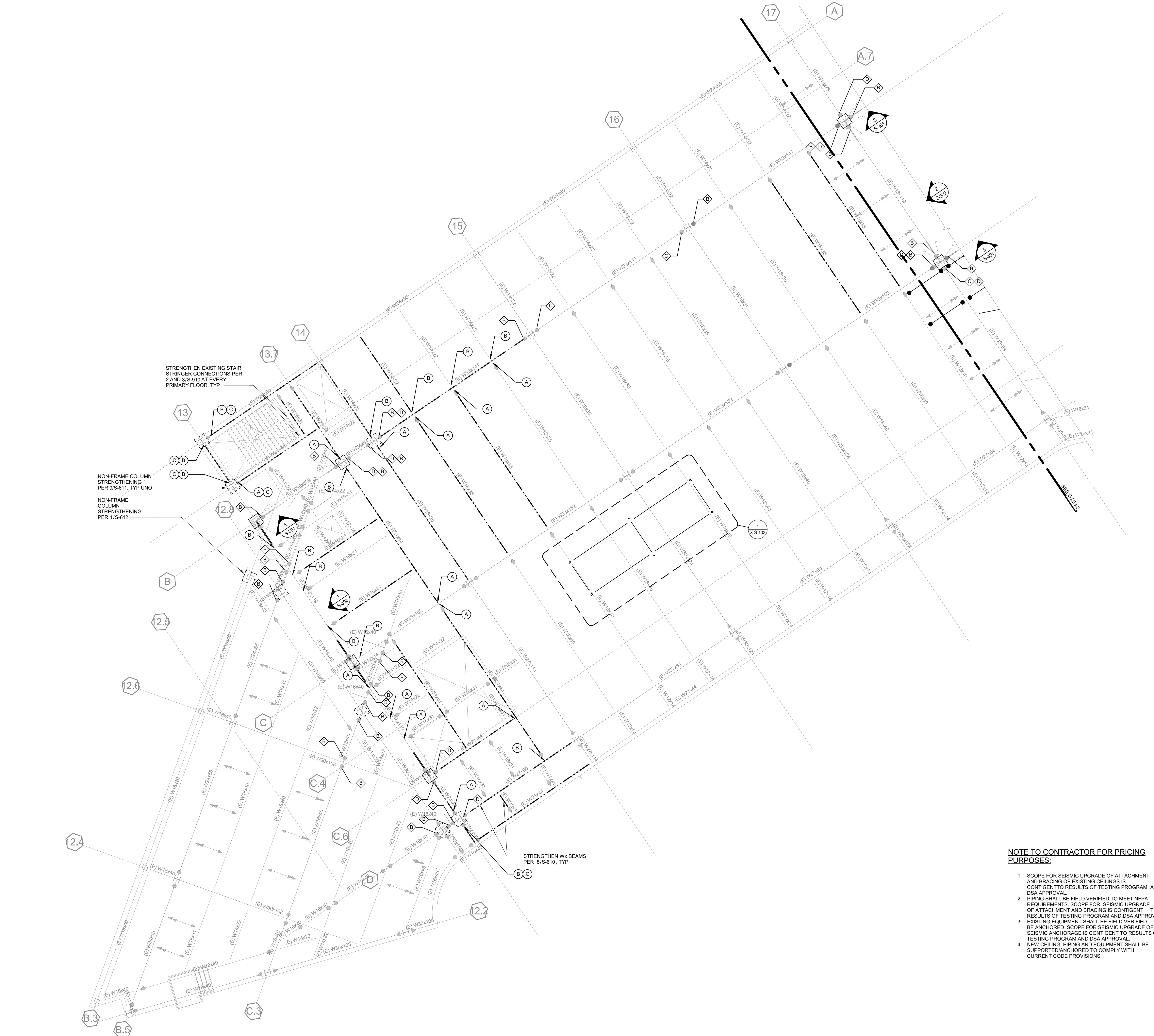


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- SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING
BELOW EXISTING SLAB ON GRADE.
SEE DETAIL 2/S-510.
- ◆ # STRENGTHENING (E) DRAG CONNECTION PER
SCHEDULE ON 5/S-612.
- # STANDARD CONNECTION STRENGTHENING PER
SCHEDULE ON 6/S-612.



1 PARTIAL THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

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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 6/S-612
- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612



19.6 ARCHITECTS

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ELECTRICAL ENGINEER

P25 INC

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Long Beach, CA 90815
TEL (562) 497-2999

FIRE PROTECTION ENGINEER

P25 INC

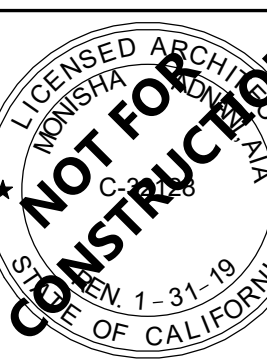
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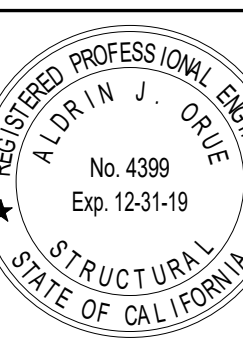
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MT. SAN JACINTO
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DISTRICT

TEMECULA VALLEY
CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

PARTIAL THIRD
FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO.

S-203.1

DATE: Issue Date

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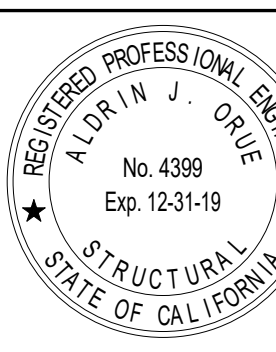
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SHEET TITLE

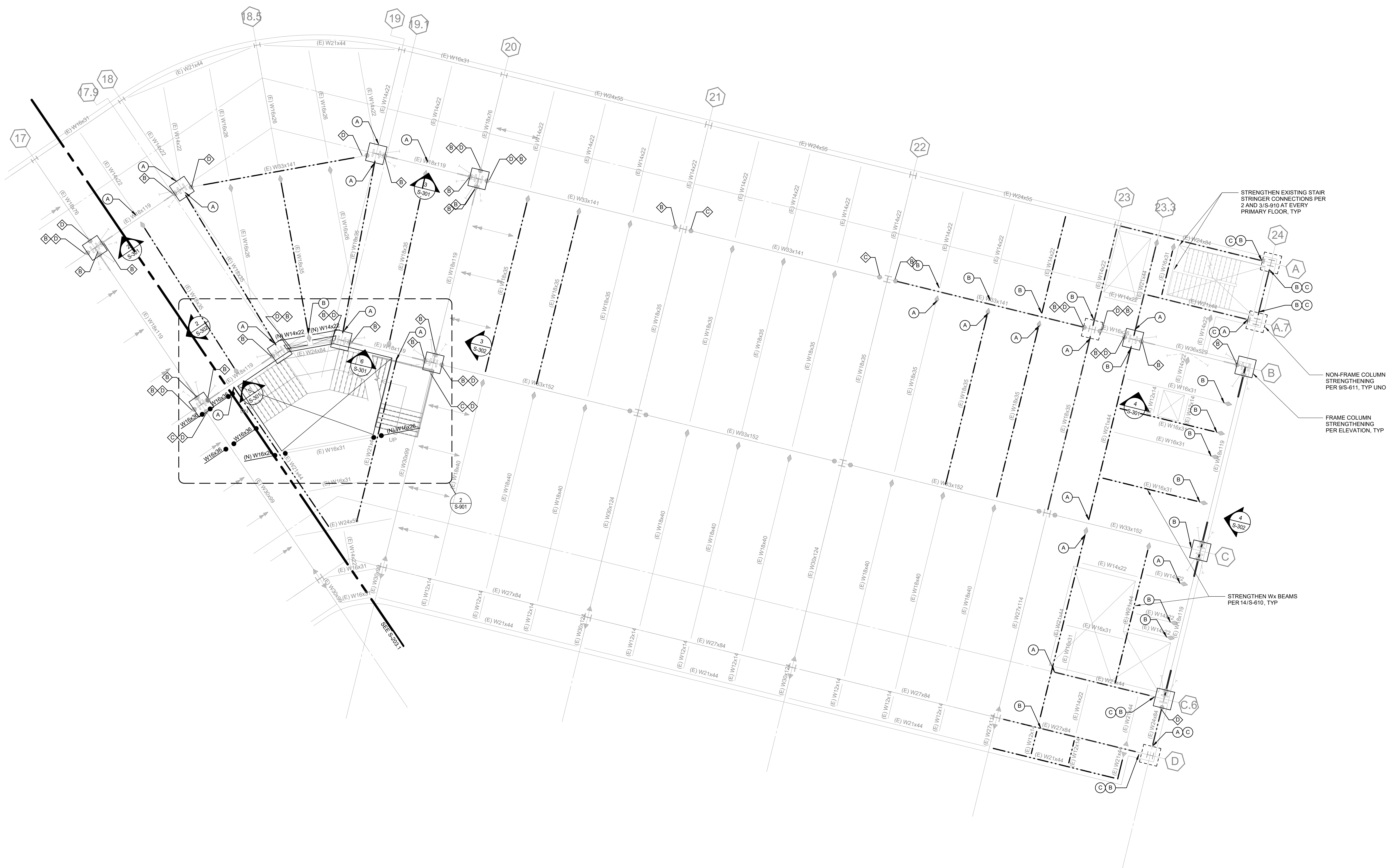
PARTIAL THIRD FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 180045

SHEET NO

S-203.2

DATE: Issue Date



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- 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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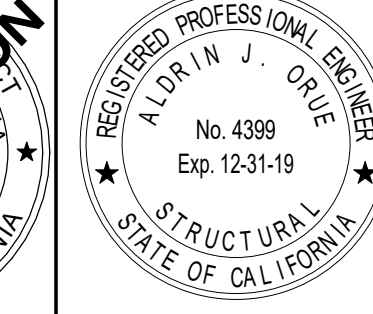
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**MT. SAN JACINTO
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DISTRICT**

**TEMECULA VALLEY
CAMPUS**

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

PARTIAL FOURTH FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO

S-204.1

DATE: Issue Date



- — 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.
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STRENGTHEN EXISTING STAIR STRINGER CONNECTIONS PER 2 AND 3/S-910 AT EVERY PRIMARY FLOOR. TYP _____

NON-FRAME COLUMN
STRENGTHENING
PER 9/S-611, TYP UNO

NON-FRAME
COLUMN
STRENGTHENING
PER 1/S-612 —

FRAME COLUMN
STRENGTHENING
PER ELEVATION, TYP

- STRENGTHEN W_x BEAMS
PER 8/S-610, TYP

1 PARTIAL FOURTH FLOOR PLAN

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

CONSULTANTS

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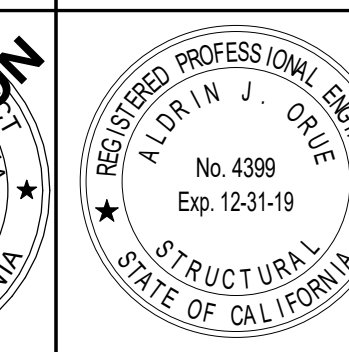
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**TEMECULA VALLEY
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41888 Motor Car Pkwy,
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SHEET TITLE

PARTIAL FOURTH FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 180045

SHEET NO

S-204.2

DATE: Issue Date



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- SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING
BELOW EXISTING SLAB ON GRADE.
SEE DETAIL 2/S-510.
- ◆ # STRENGTHENING (E) DRAG CONNECTION PER
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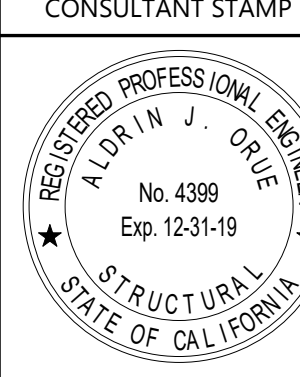
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10. 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

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AGENCY APPROVAL

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/01/2019	100% DD SUBMITTAL
	03/29/2019	PROGRESS SET

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PROJECT OWNER & TITLE	
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**MT. SAN JACINTO
COMMUNITY COLLEGE
DISTRICT**

**TEMECULA VALLEY
CAMPUS**

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE										
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PARTIAL FIFTH FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO

S-205.1



DATE: Issue Date

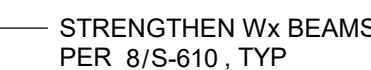


NOTE TO CONTRACTOR FOR PRICING PURPOSES:

1. SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING OF EXISTING CEILINGS IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
2. PIPING SHALL BE FIELD VERIFIED TO MEET NFPA REQUIREMENTS. SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
3. EXISTING EQUIPMENT SHALL BE FIELD VERIFIED TO BE SECURED. SCOPE FOR SEISMIC UPGRADE OF SEISMIC ANCHORAGE IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
4. NEW CEILING, PIPING AND EQUIPMENT SHALL BE SUBMITTED AND/OR SHALL COMPLY WITH CURRENT CODE PROVISIONS.

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 PE
SCHEDULE ON 5/S-612.



DATE: Issue Date



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



NOTE TO CONTRACTOR FOR PRICING PURPOSES:

- SCOPE FOR SEISMIC UPGRADE OF ATTACHMENT AND BRACING OF EXISTING CEILINGS IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
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- EXISTING EQUIPMENT SHALL BE FIELD VERIFIED TO BE ANCHORED. SCOPE FOR SEISMIC UPGRADE OF SEISMIC ANCHORAGE IS CONTINGENT TO RESULTS OF TESTING PROGRAM AND DSA APPROVAL.
- NEW CEILING, PIPING AND EQUIPMENT SHALL BE SUPPORTED/ANCHORED TO COMPLY WITH CURRENT CODE PROVISIONS.

LEGEND:

- NEW DRAG CONNECTION
- SEE PLUMBING DRAWINGS FOR REQUIRED TRENCHING BELOW EXISTING SLAB ON GRADE. SEE DETAIL 2/S-610.
- STRENGTHENING (E) DRAG CONNECTION PER SCHEDULE ON 5/S-612.
- STANDARD CONNECTION STRENGTHENING PER SCHEDULE ON 6/S-612.

1 PARTIAL ROOF PLAN
SCALE: 1/8" = 1'-0"



19.6
ARCHITECTS

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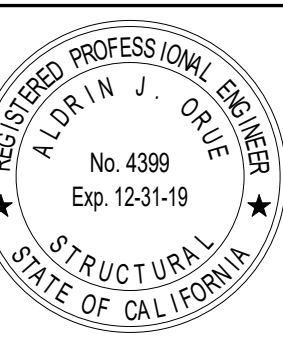
LABORATORY DESIGN CONSULTANT

RFD
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**MT. SAN JACINTO
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DISTRICT**

**TEMECULA VALLEY
CAMPUS**

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

**PARTIAL ROOF
PLAN**

DRAWN BY: Author JOB NUMBER: 1800457

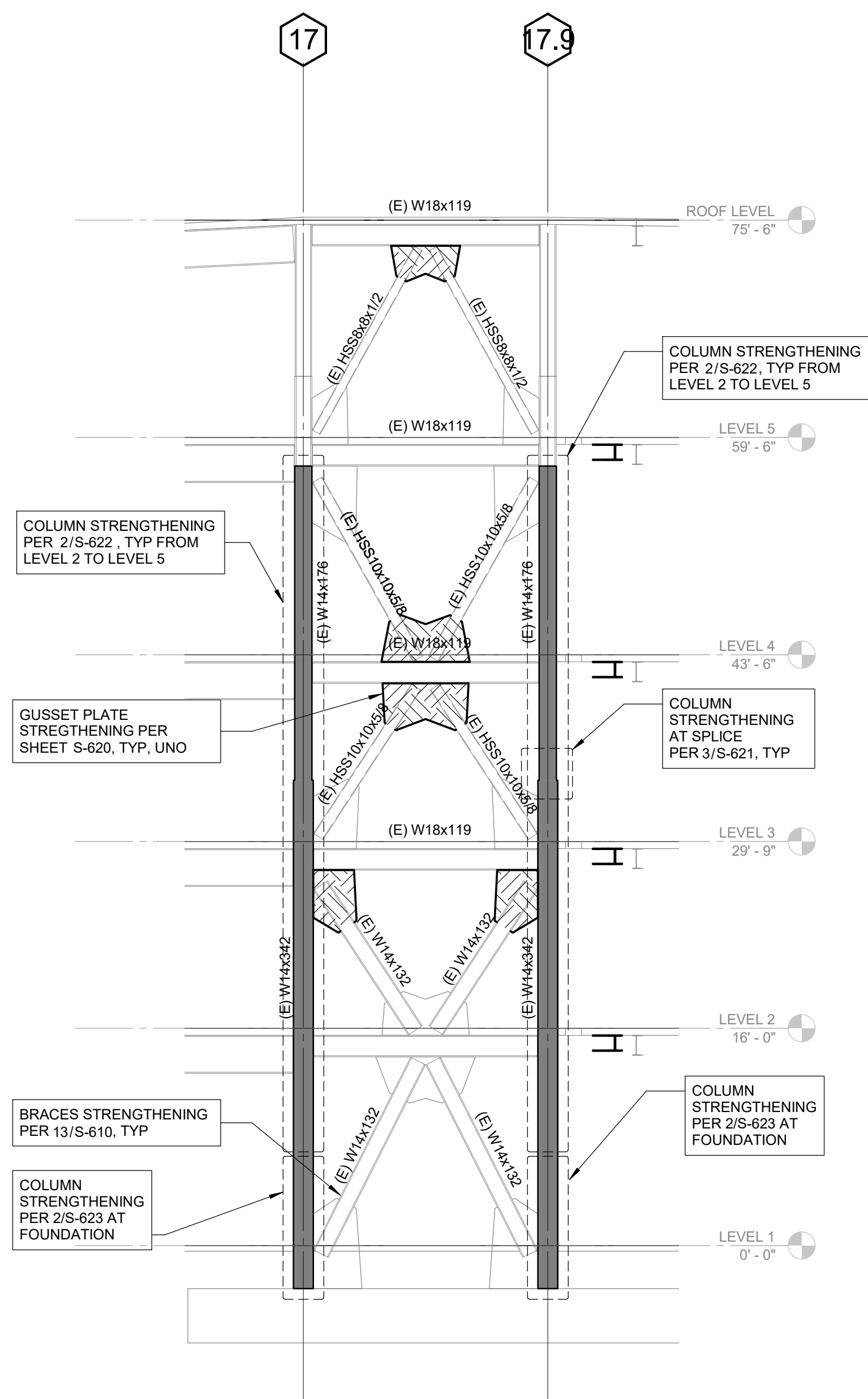
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S-206.2

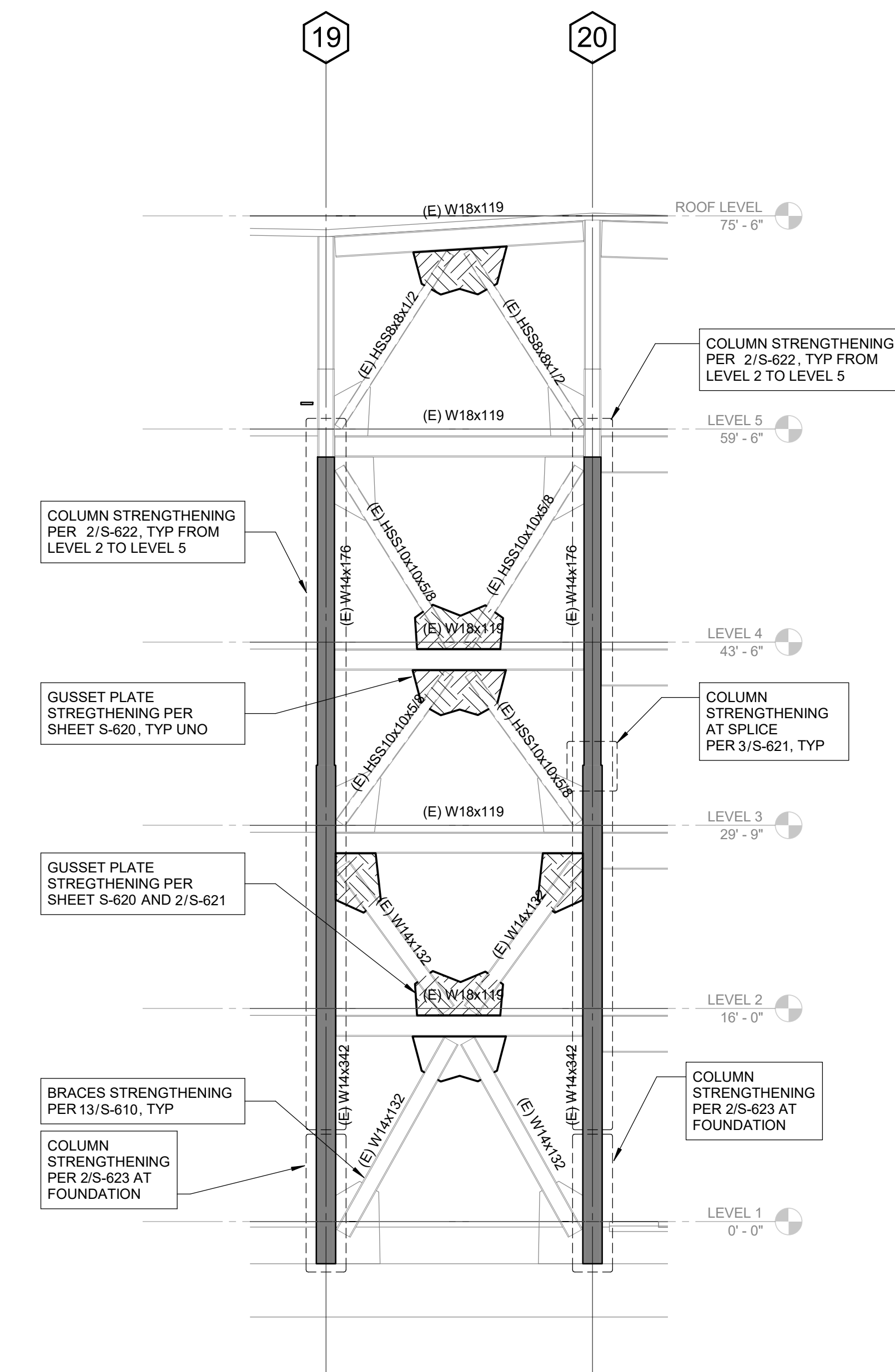
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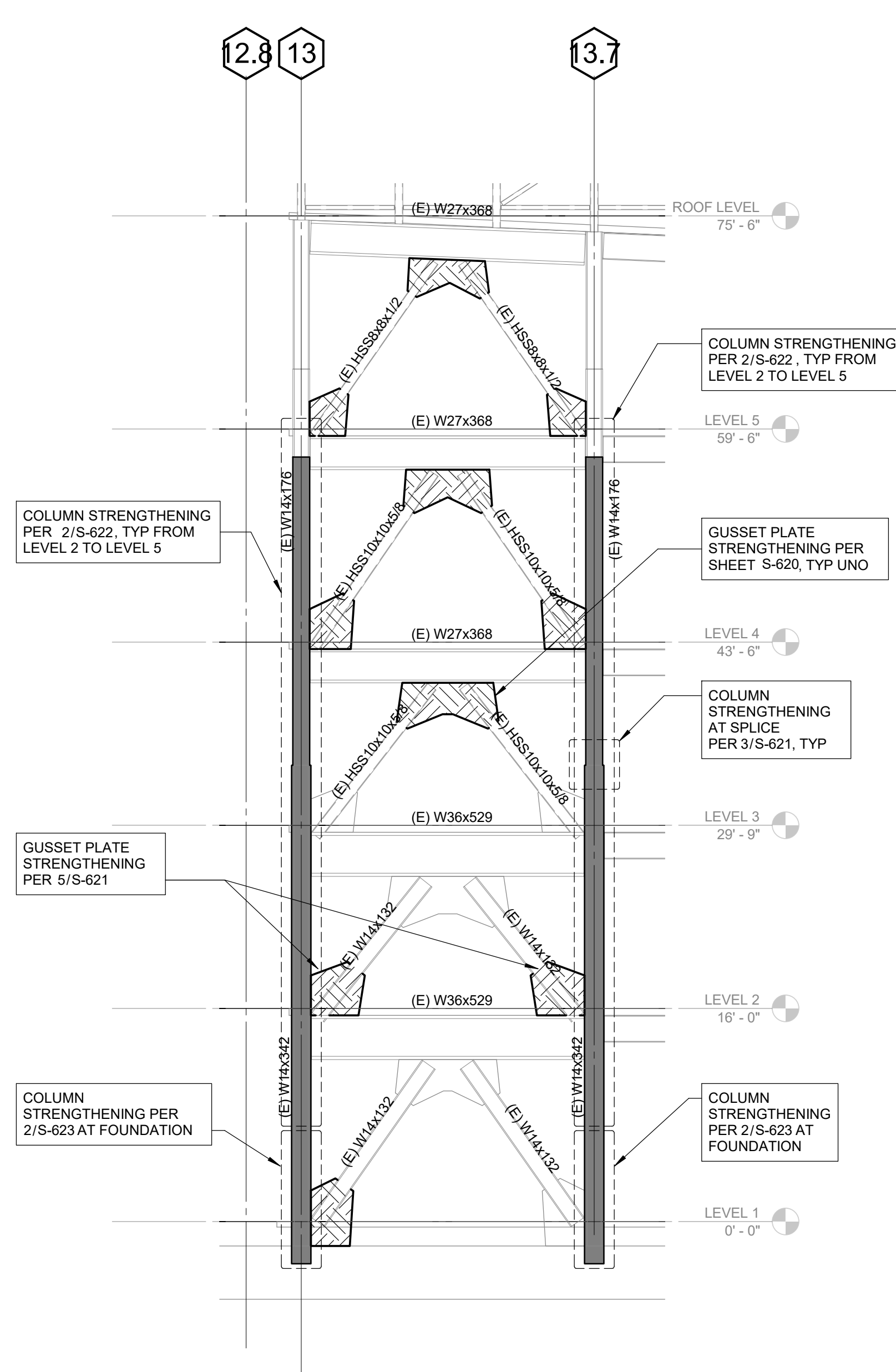
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- ADDITION OF SIDE PLATES TO STRENGTHEN GUSSET, SEE SHEET S-620 UNO.
- ADDITION OF DOUBLER PLATE TO STRENGTHEN BEAM, SEE SHEET S-620.



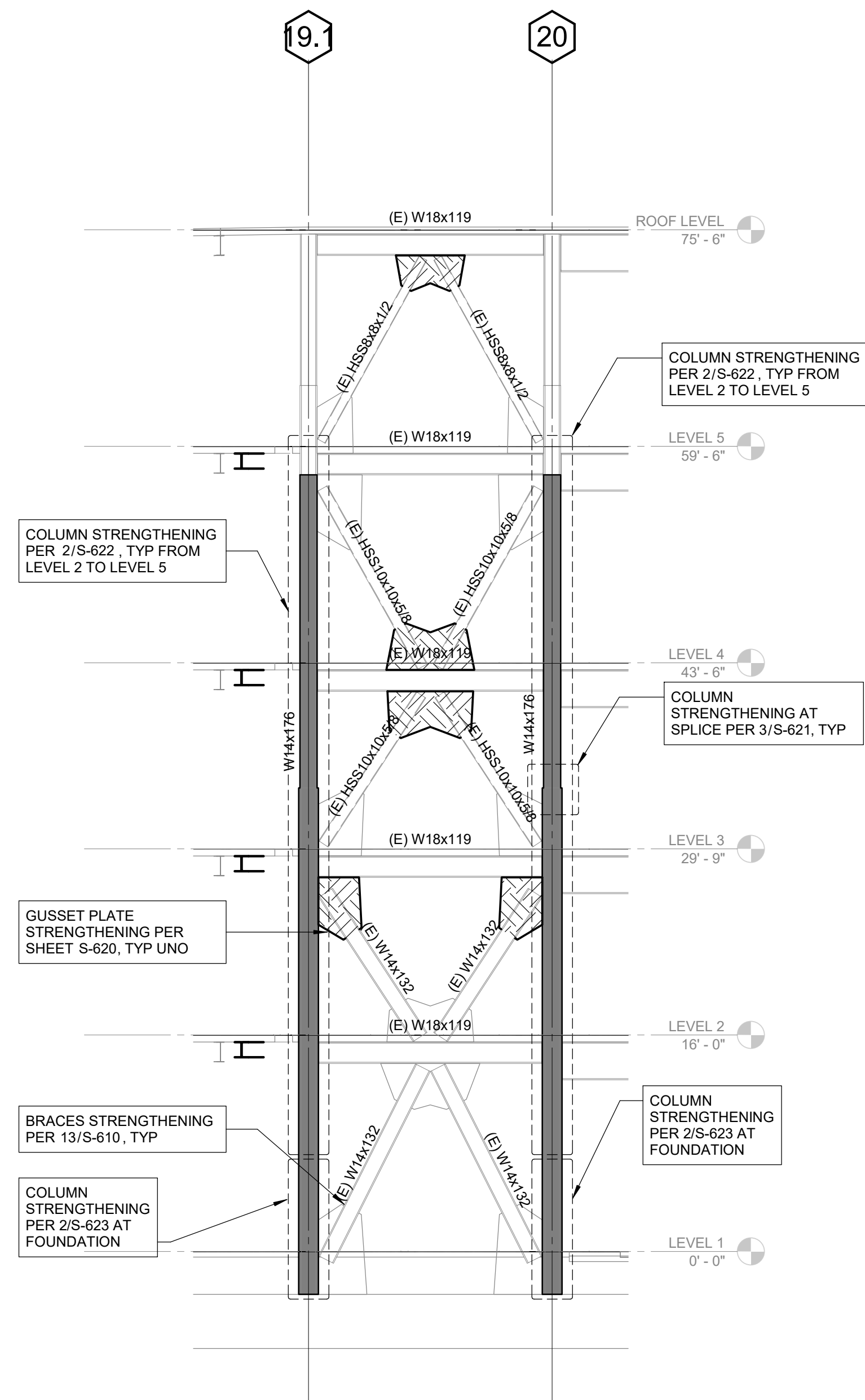
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SCALE: 1/8" = 1'-0"



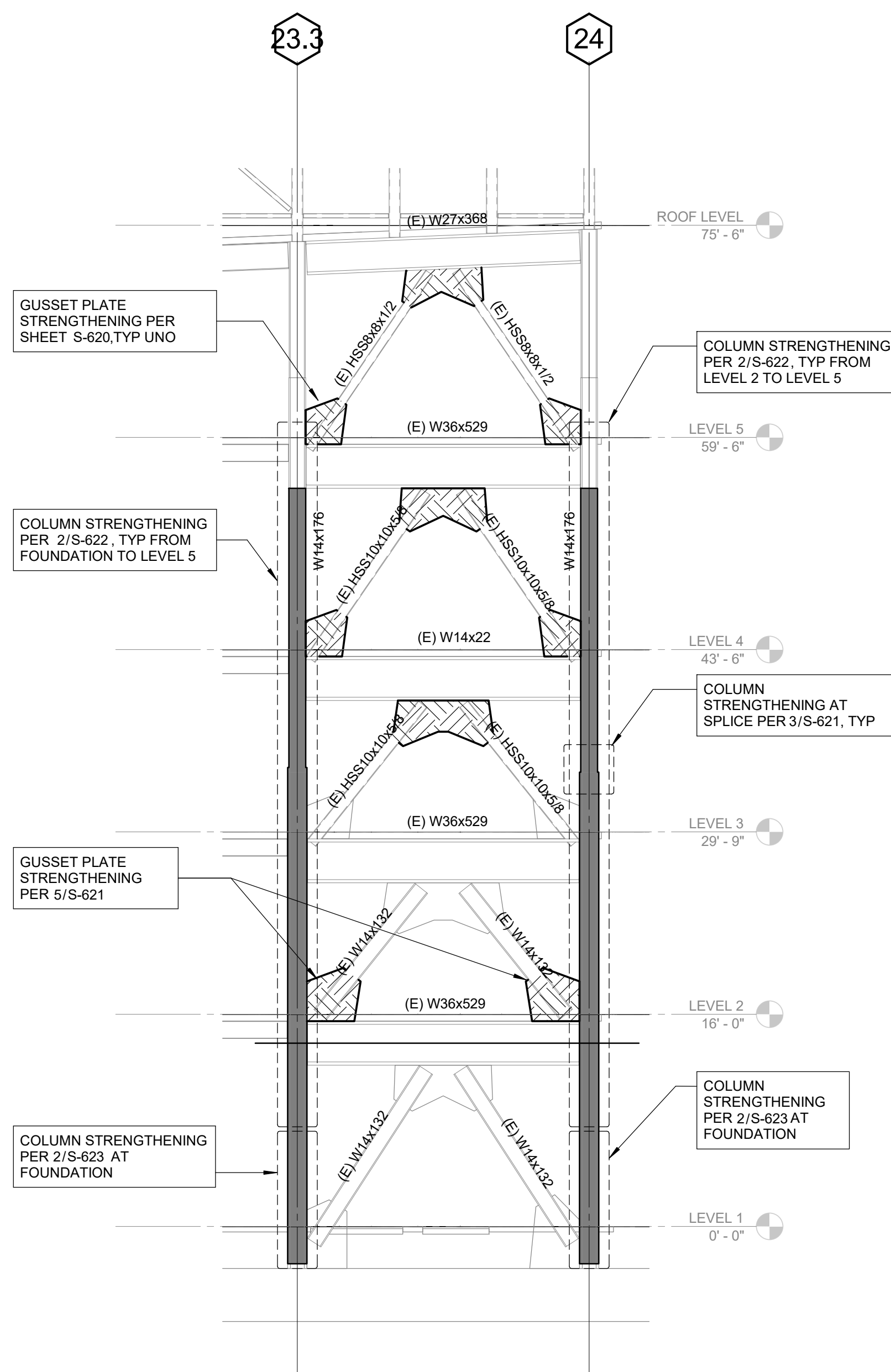
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SCALE: 1/8" = 1'-0"



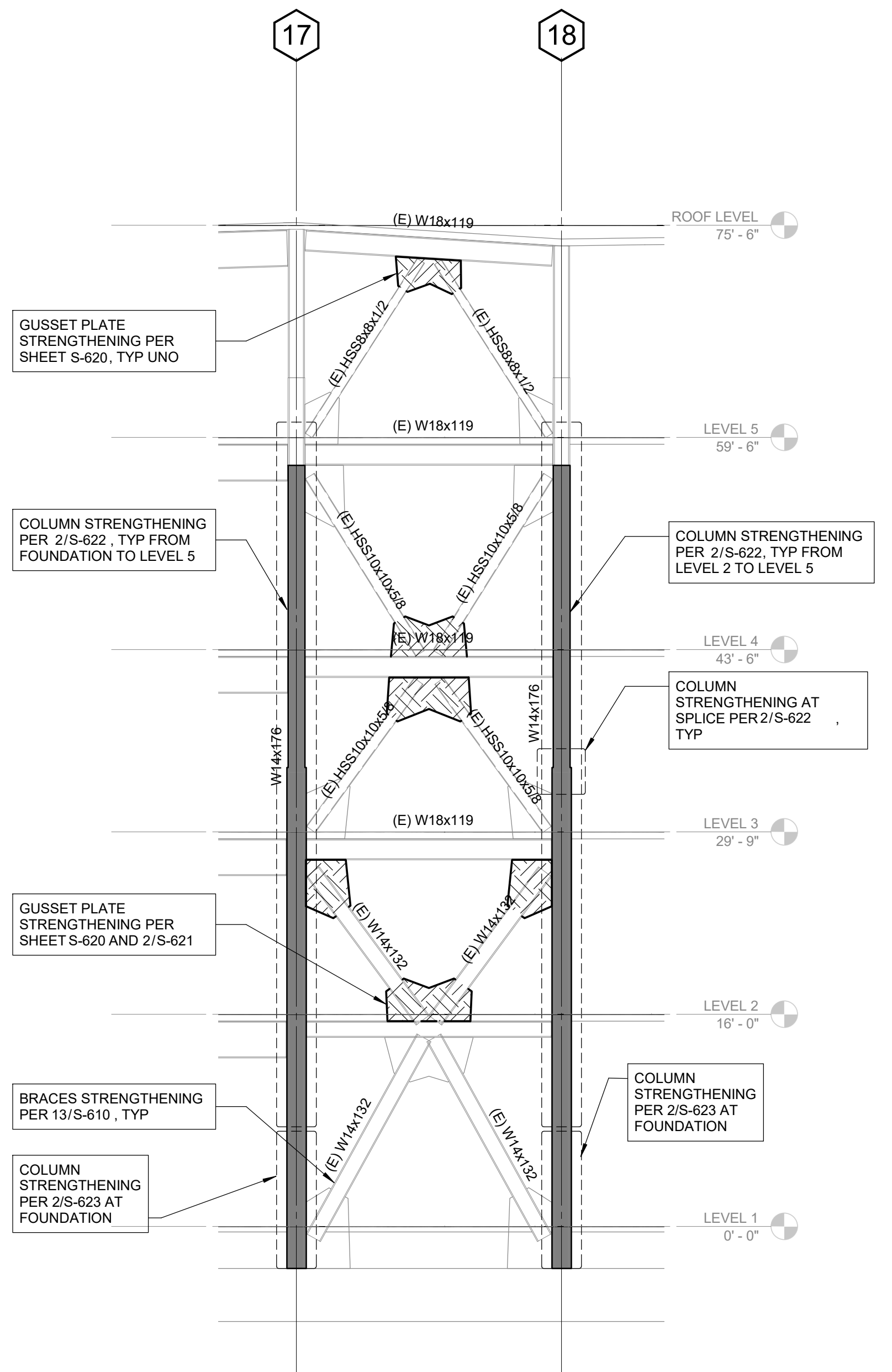
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6 BRACED FRAME ELEVATION - GRIDLINE C
SCALE: 1/8" = 1'-0"



4 BRACED FRAME ELEVATION - GRIDLINE B
SCALE: 1/8" = 1'-0"



2 BRACED FRAME ELEVATION - GRIDLINE B
SCALE: 1/8" = 1'-0"

PMSM
ARCHITECTS

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ARCHITECTS

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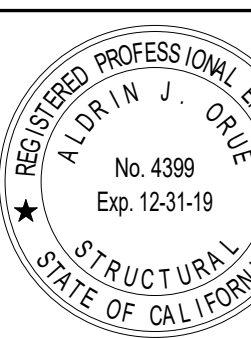
RD

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3965 Fifth Avenue, Suite 400
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AGENCY APPROVAL

REVISIONS

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MT. SAN JACINTO
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DISTRICT

TEMECULA VALLEY
CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

BRACED FRAME
ELEVATIONS

DRAWN BY: Author

JOB NUMBER: 1800457

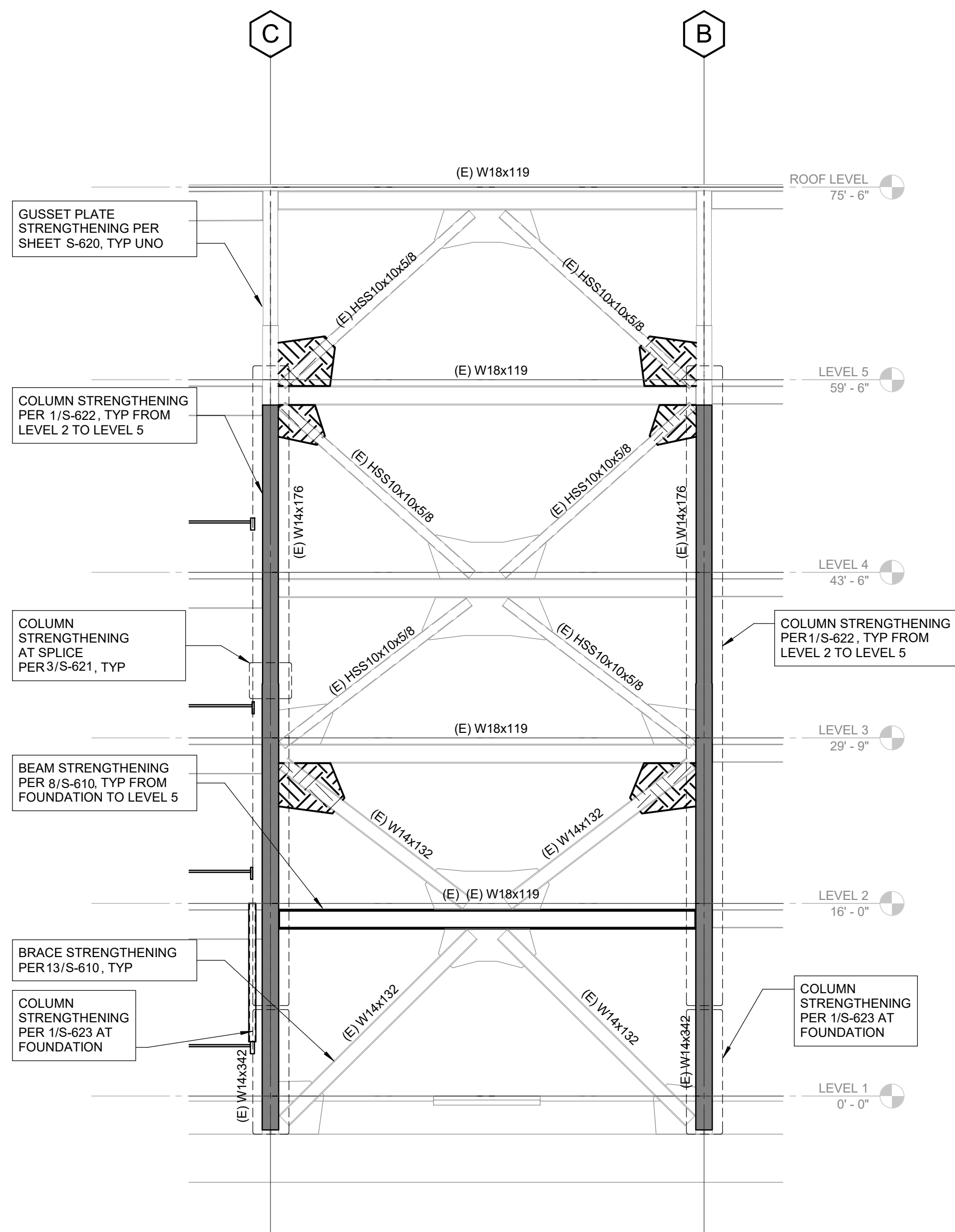
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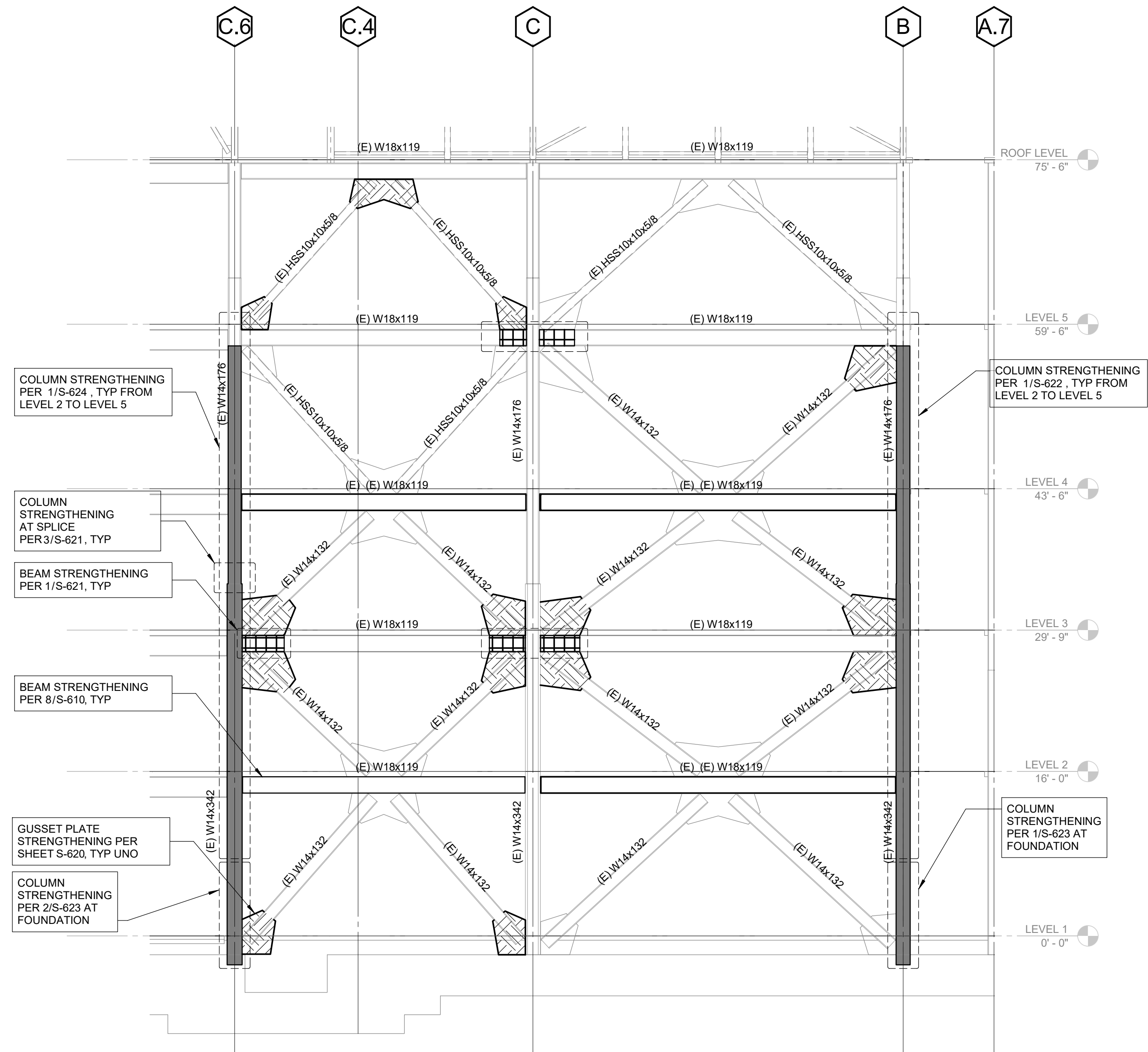
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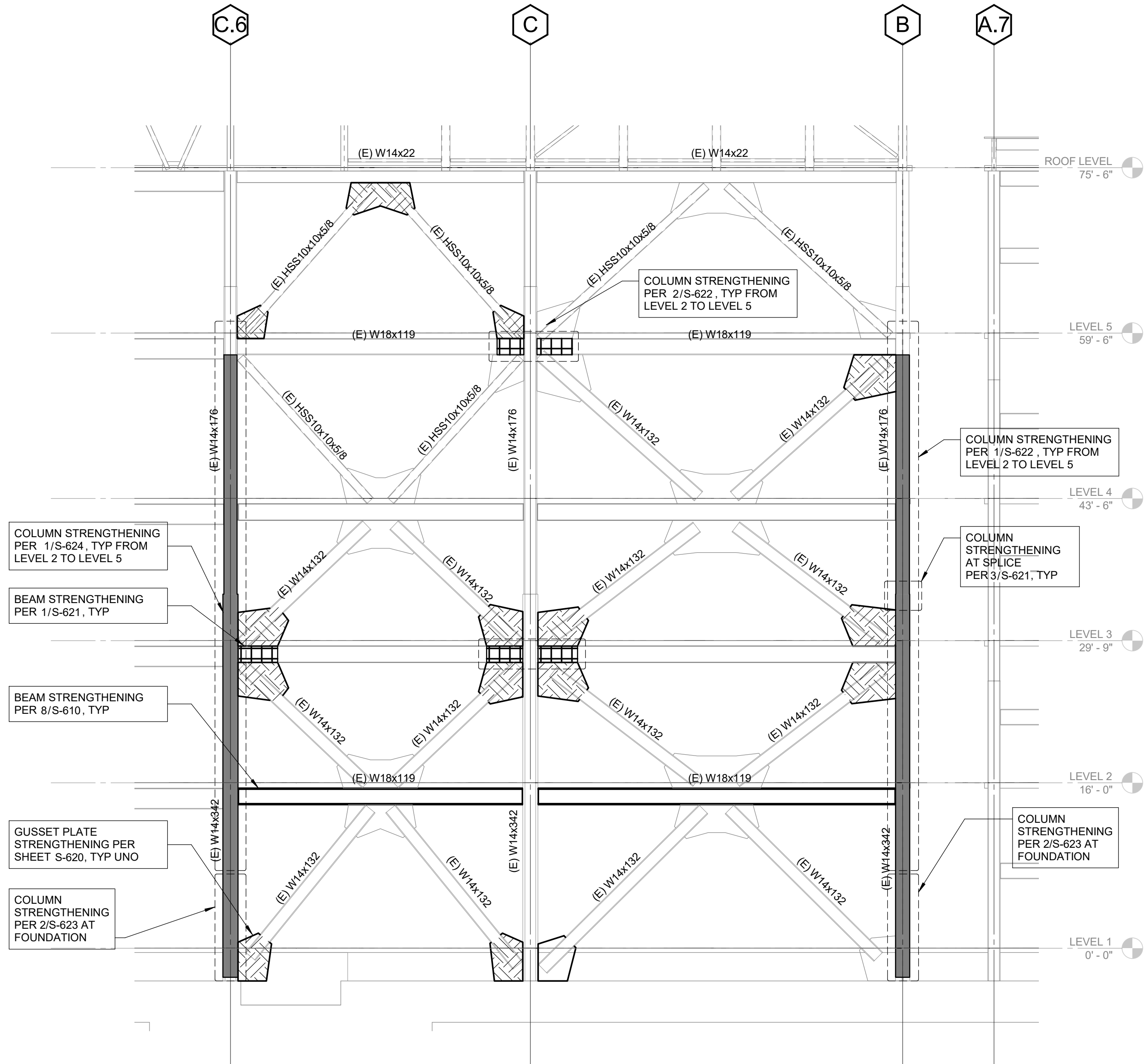
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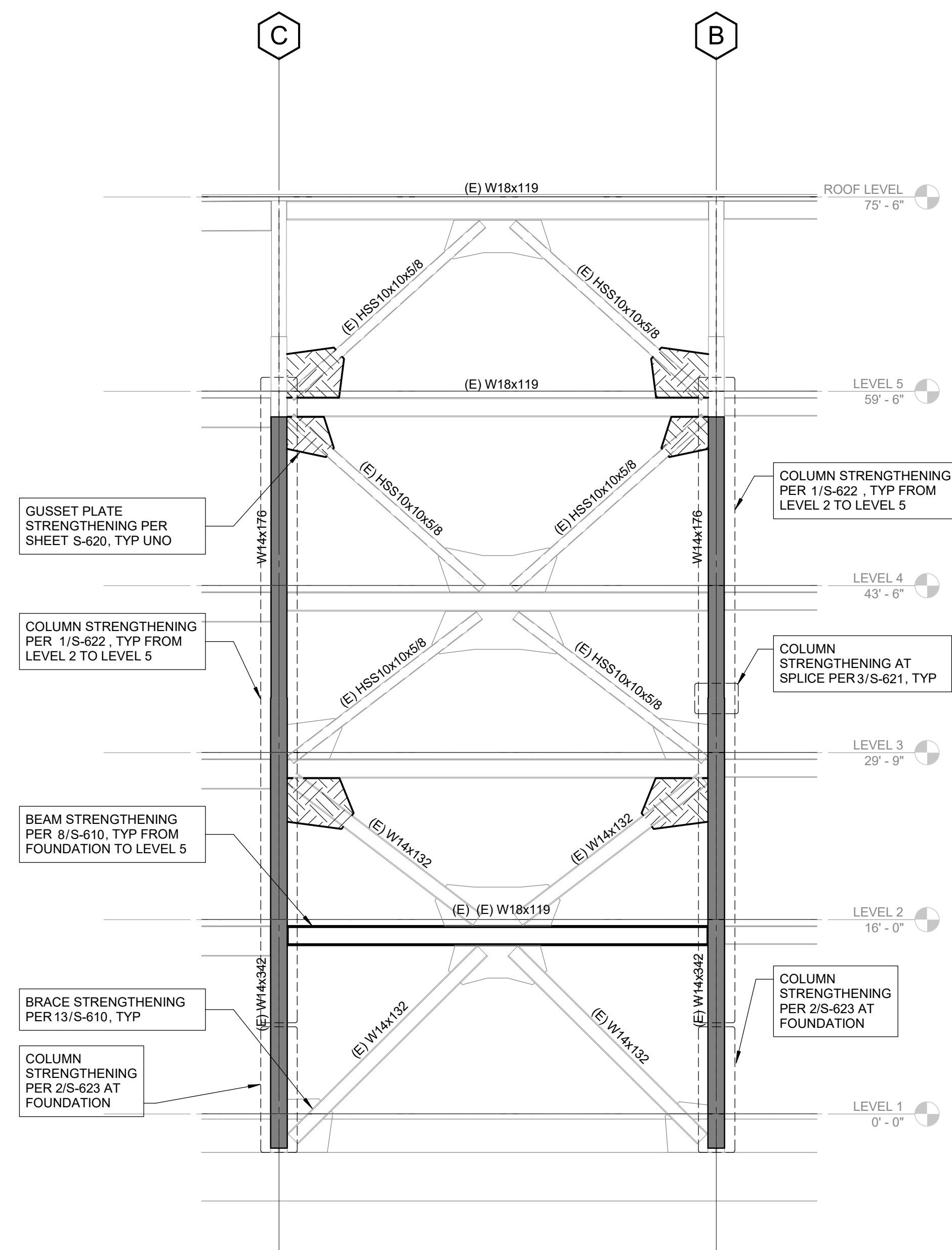
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SCALE : 1/8" = 1'-0"



1 BRACED FRAME ELEVATION - GRIDLINE 13
SCALE : 1/8" = 1'-0"



4 BRACED FRAME ELEVATION - GRIDLINE 24
SCALE : 1/8" = 1'-0"



2 BRACED FRAME ELEVATION - GRIDLINE 17
SCALE : 1/8" = 1'-0"



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ARCHITECTS

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ARCHITECT STAMP

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER

ALVIN J. ORTEGA

No. 4399

Exp. 12-31-19

STRUCTURAL

STATE OF CALIFORNIA

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BRACED FRAME
ELEVATIONS

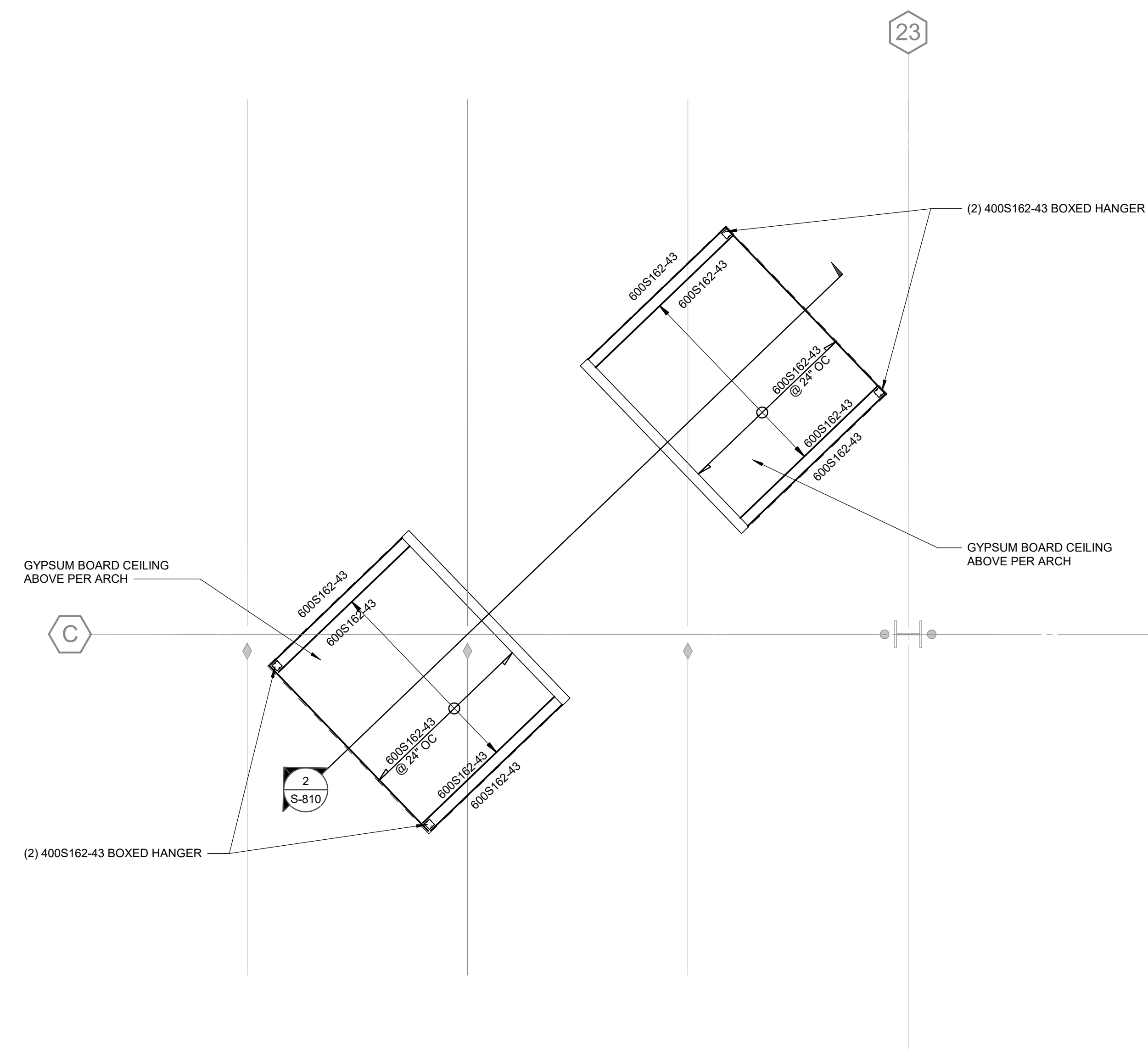
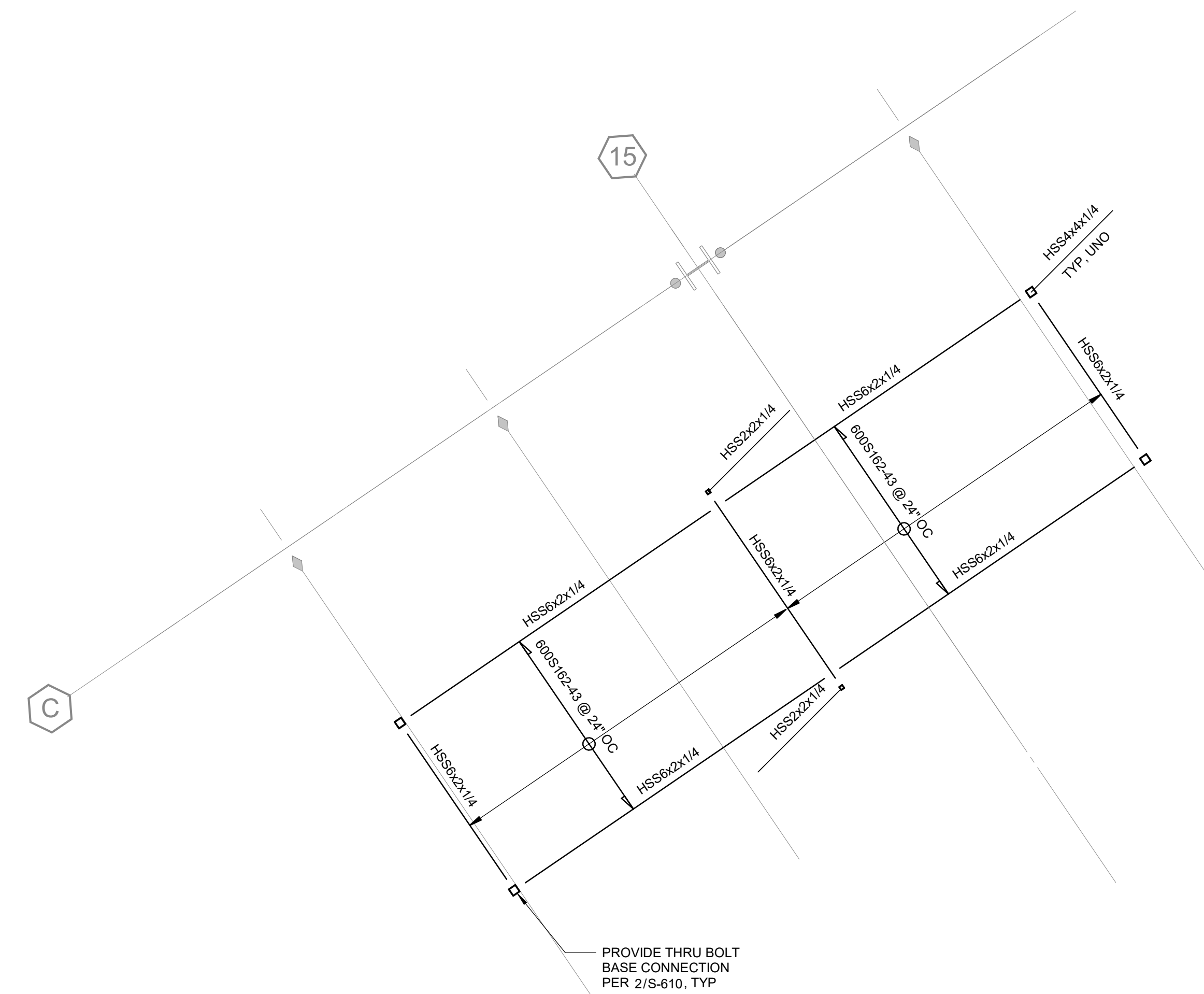
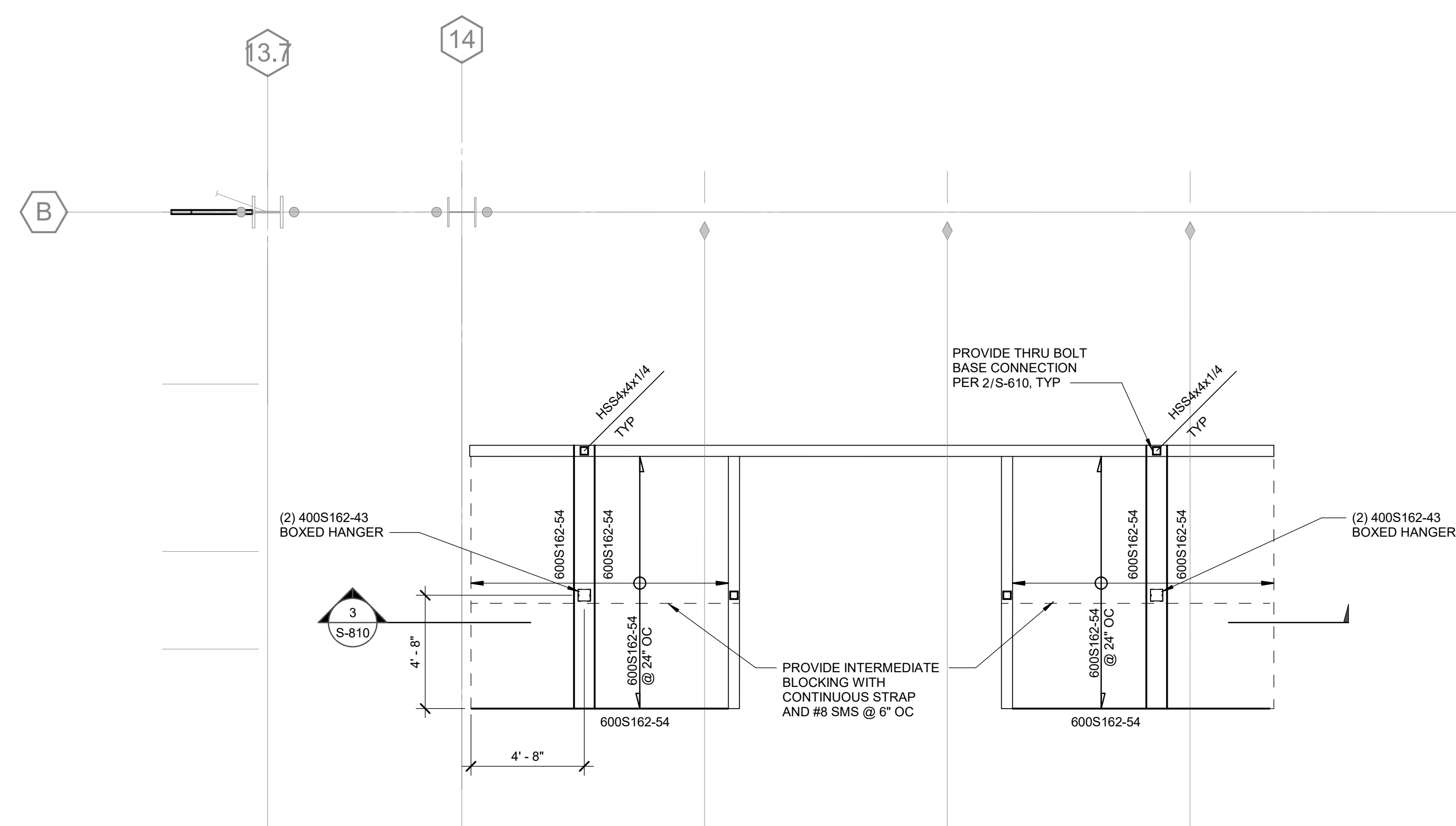
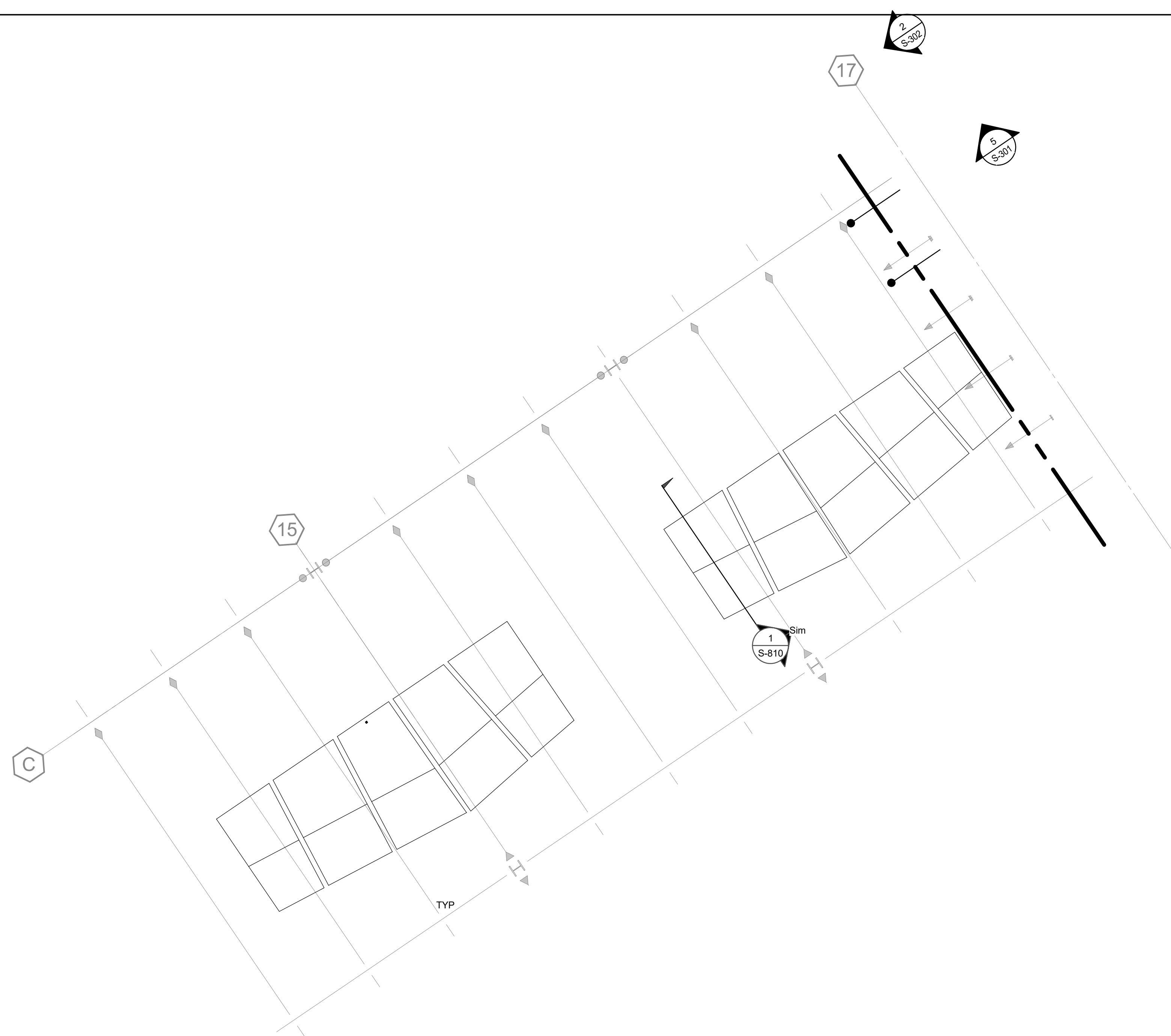
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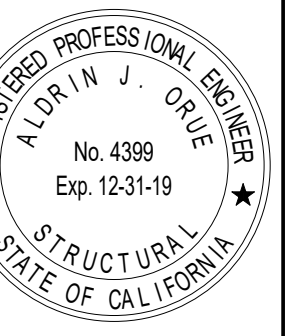
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**TEMECULA VALLEY
CAMPUS**

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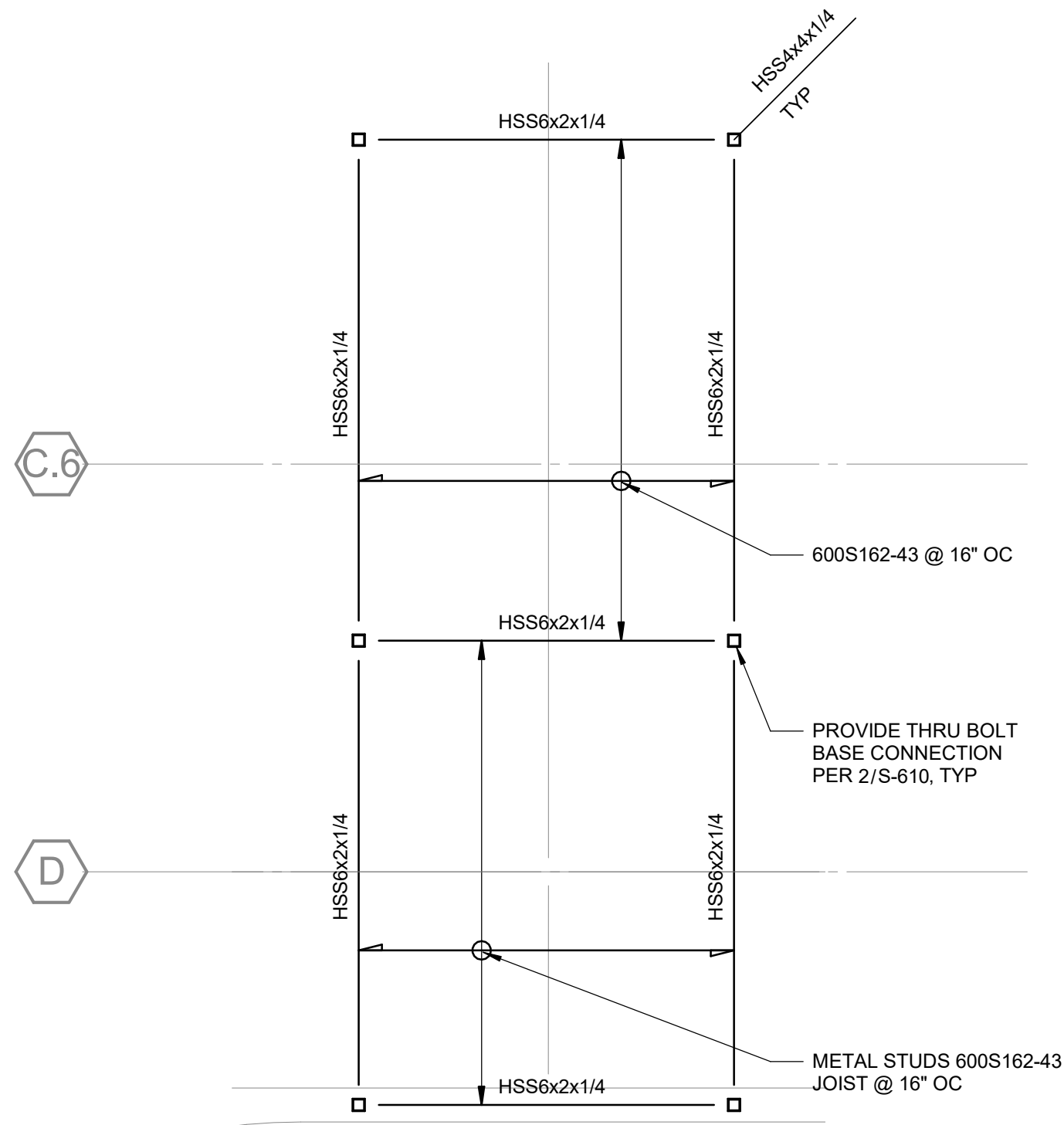
PARTIAL PLANS

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

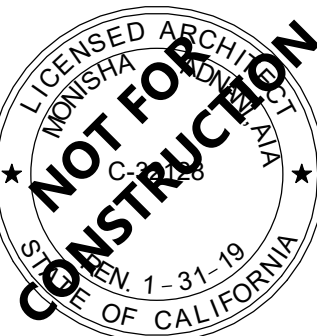


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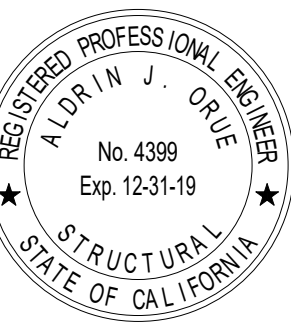
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REBAR LAP SPLICE LENGTH SCHEDULE																									
BAR SIZE	LAP CLASS	NORMAL WEIGHT CONCRETE																							
		f _c = 3000 psi				f _c = 4000 psi				f _c = 5000 psi				f _c = 6000 psi				f _c = 7000 psi				f _c = 8000 psi			
		Top Bars		Other Bars		Top Bars		Other Bars		Top Bars		Other Bars		Top Bars		Other Bars		Top Bars		Other 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	A	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"
	B	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"
	B	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	A	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"
	B	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"
6	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"
	B	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"
7	A	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"
	B	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"
8	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"
	B	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"
9	A	6'-8"	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'-8"	4'-5"	6'-7"	3'-5"	5'-1"	4'-2"	6'-2"	3'-2"	4'-9"
	B	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"
10	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"
	B	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"
11	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"
	B	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"

NOTES:

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.
5. ALL SPLICES SHALL BE CLASS 'B' UNLESS OTHERWISE NOTED ON 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.
8. THIS SCHEDULE IS FOR GR 60 REINFORCEMENT.
9. CAN USE 1/2db 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.

1 TYPICAL REINFORCEMENT LAP SPLICE - NORMAL WEIGHT CONCRETE

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

TYPE OF STANDARD HOOK	BAR SIZE	MINIMUM INSIDE BEND DIAMETER, IN	STRAIGHT EXTENSION (1) l _{EXT} , IN	TYPE OF STANDARD HOOK
90-DEGREE HOOK	#3 THROUGH #6	4db	GREATER OF 6db AND 3 IN	
	#6 THROUGH #8	6db	12db	
135-DEGREE HOOK	#3 THROUGH #6	4db	GREATER OF 6db AND 3 IN	
	#6 THROUGH #8	6db		
180-DEGREE HOOK	#3 THROUGH #6	4db	GREATER OF 4db AND 2.5 IN	
	#6 THROUGH #8	6db		

NOTE:

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

3 TYPICAL STANDARD HOOK GEOMETRY - STIRRUPS, TIES & HOOPS

SCALE: 1" = 1'-0"

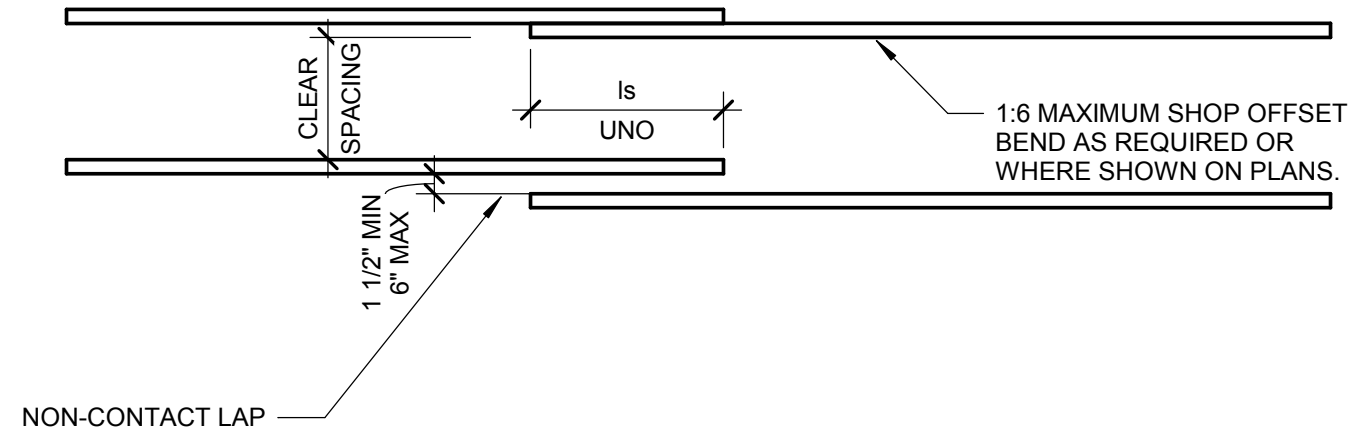
TYPE OF STANDARD HOOK	BAR SIZE	MINIMUM INSIDE BEND DIAMETER, IN	STRAIGHT EXTENSION (1) l _{EXT} , IN	TYPE OF STANDARD HOOK
90-DEGREE HOOK	#3 THROUGH #8	6db	12db	
	#9 THROUGH #11	8db		
	#14 THROUGH #18	10db		
180-DEGREE HOOK	#3 THROUGH #8	6db	GREATER OF 4db AND 2.5 IN	
	#9 THROUGH #11	8db		
	#14 THROUGH #18	10db		

NOTE:

1. ACI 318-14 TABLE 25.3.2.

4 STANDARD HOOK GEOMETRY - BARS DEVELOPED IN TENSION

SCALE: 1" = 1'-0"



2A TYPICAL LAP SPLICES



2B TYPICAL LAP SPLICES

NOTES:

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. FOR STAGGERED SPLICES, CLEAR SPACING SHOWN IN DIAGRAM MAY BE USED TO DETERMINE CASE 1 OR CASE 2 PER NOTE 1.

2 TYPICAL LAP SPLICES

SCALE: 1" = 1'-0"



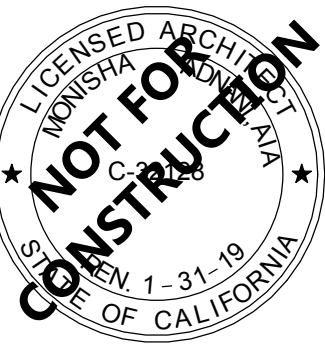
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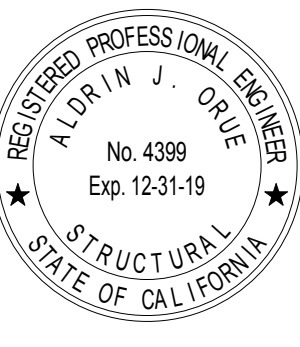
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TYPICAL CONCRETE
DETAILS

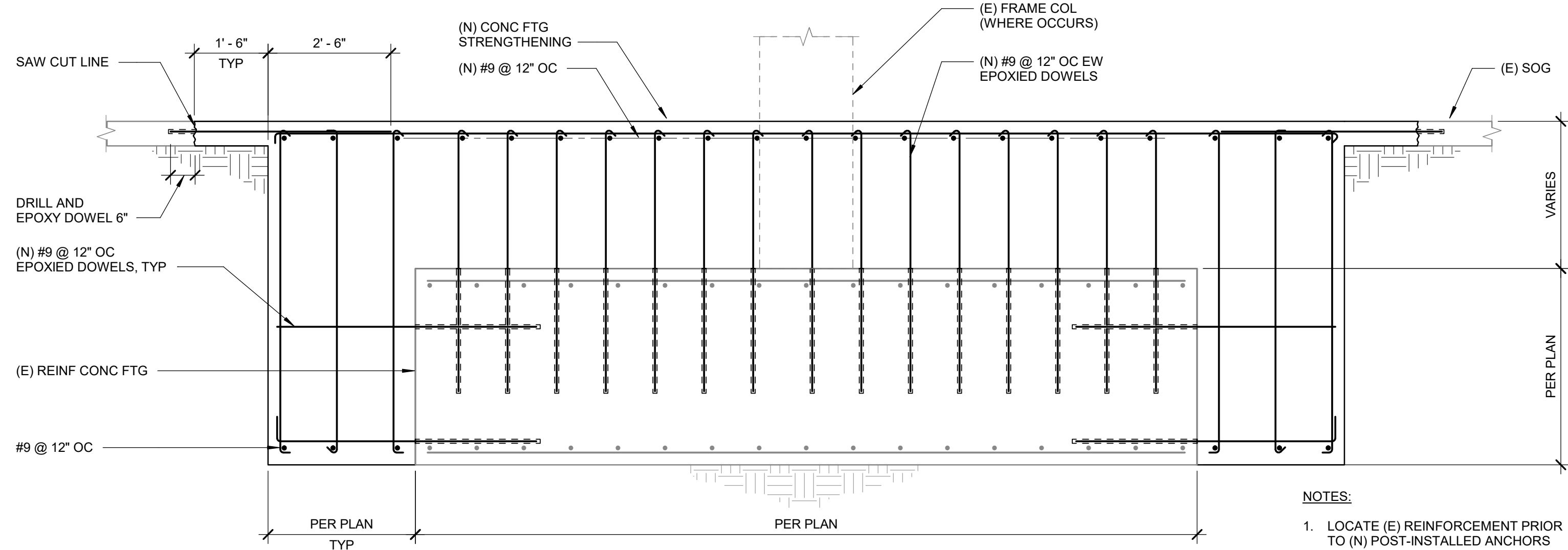
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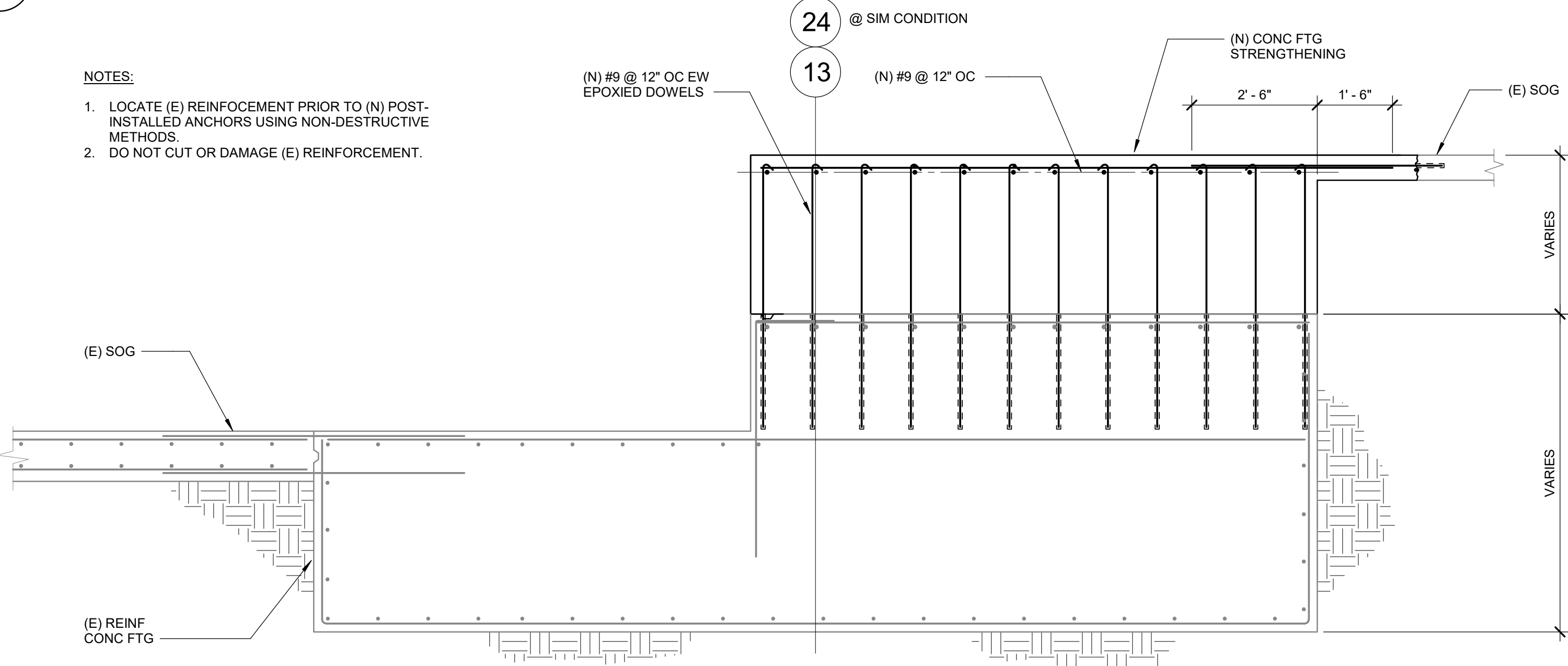
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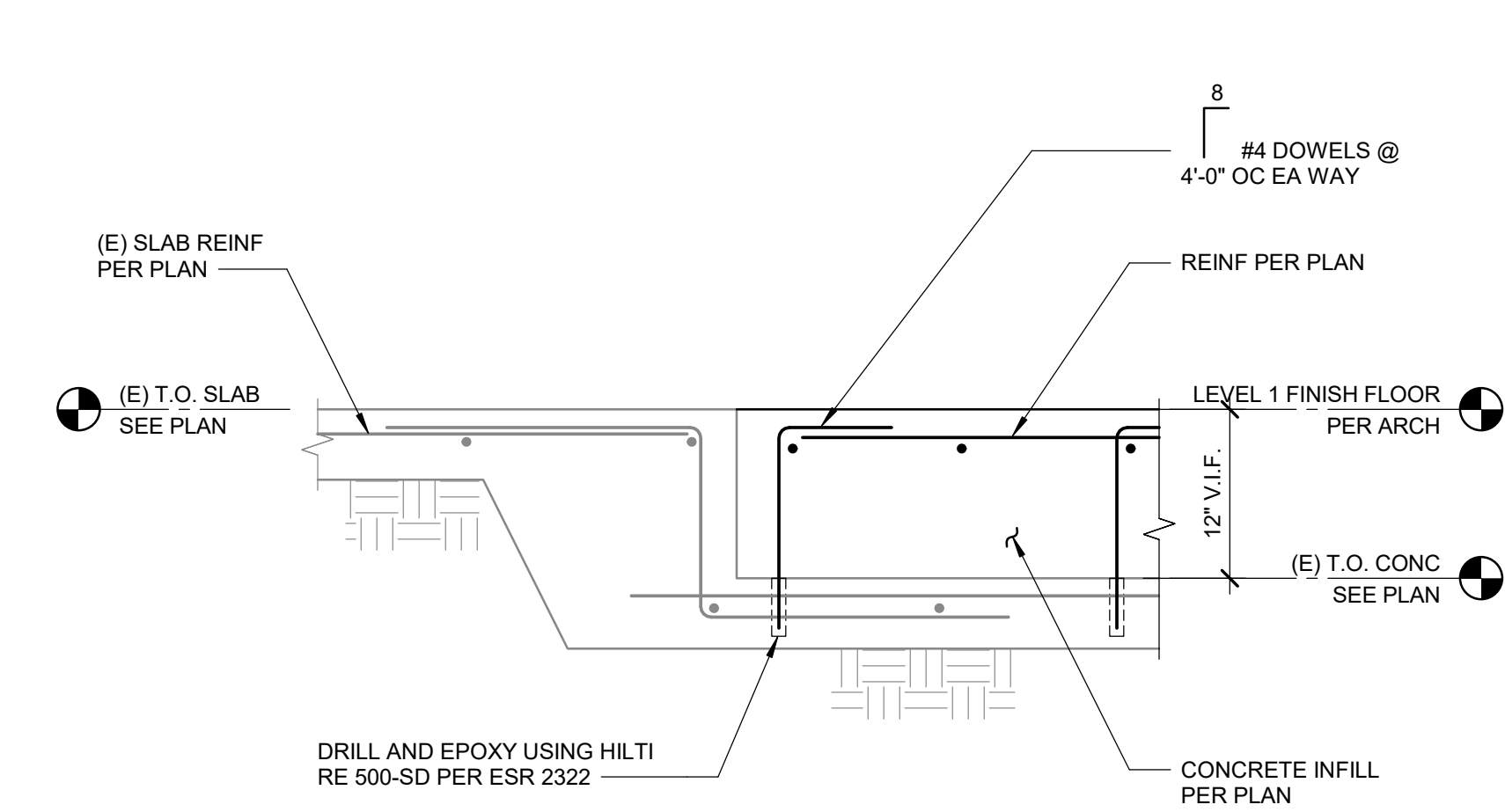
6 STRENGTHENING OF CONC FTG

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



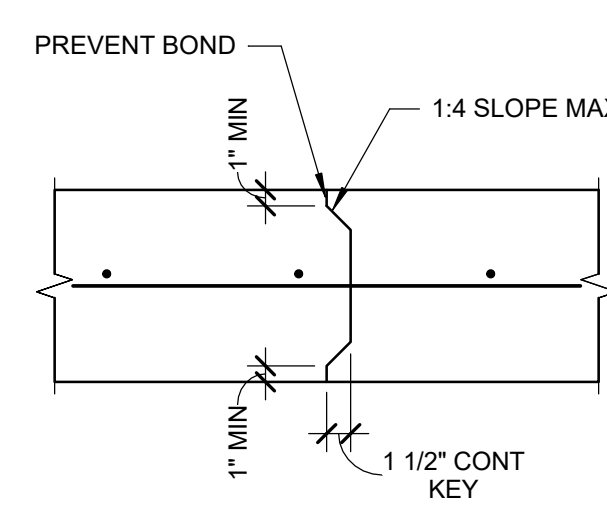
7 STRENGTHENING OF CONC FTG

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



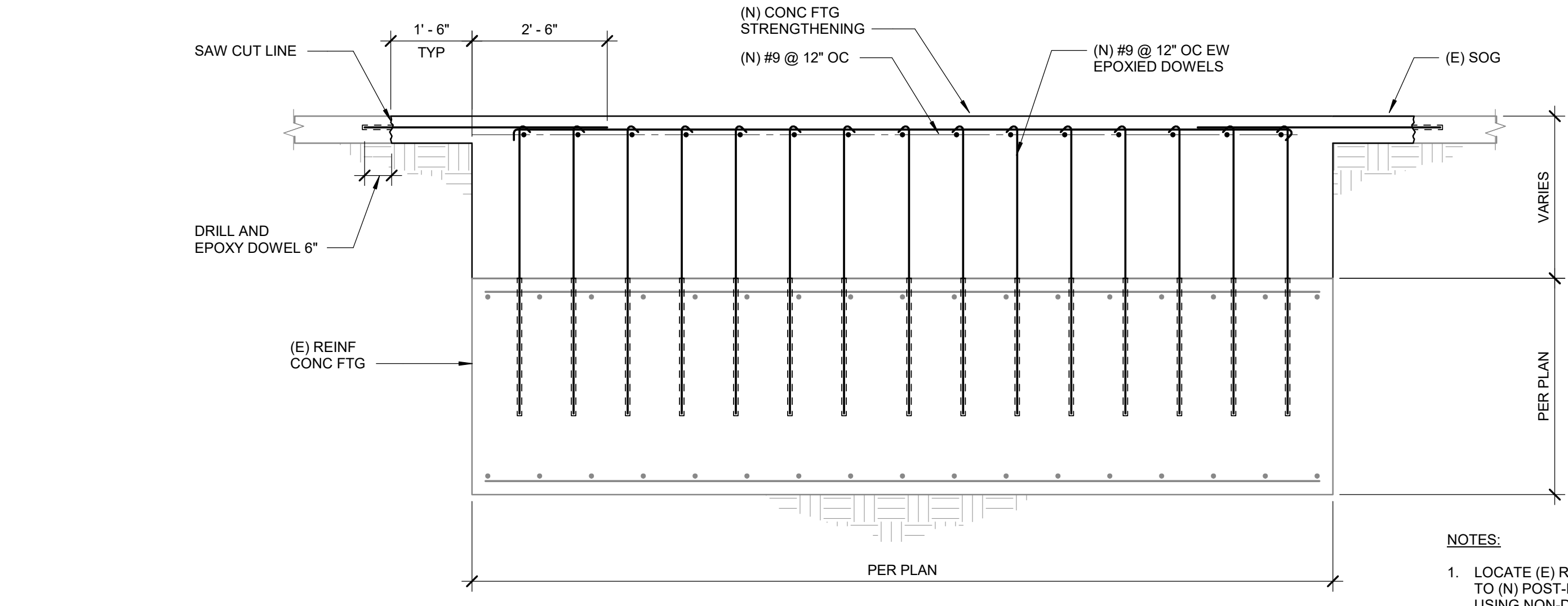
8 STEP IN SLAB ON GRADE

SCALE : 1" = 1'-0"



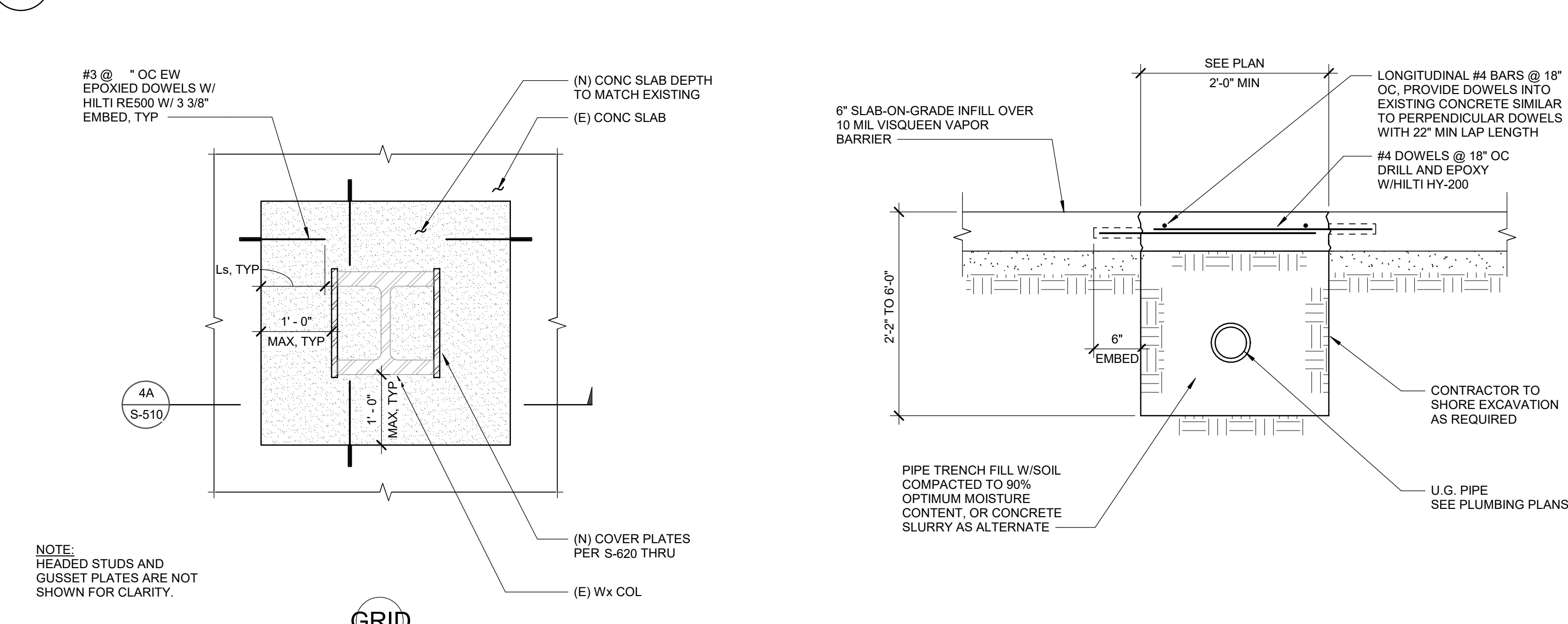
5 (E) SLAB ON GRADE REPAIR DETAIL

SCALE : 1" = 1'-0"



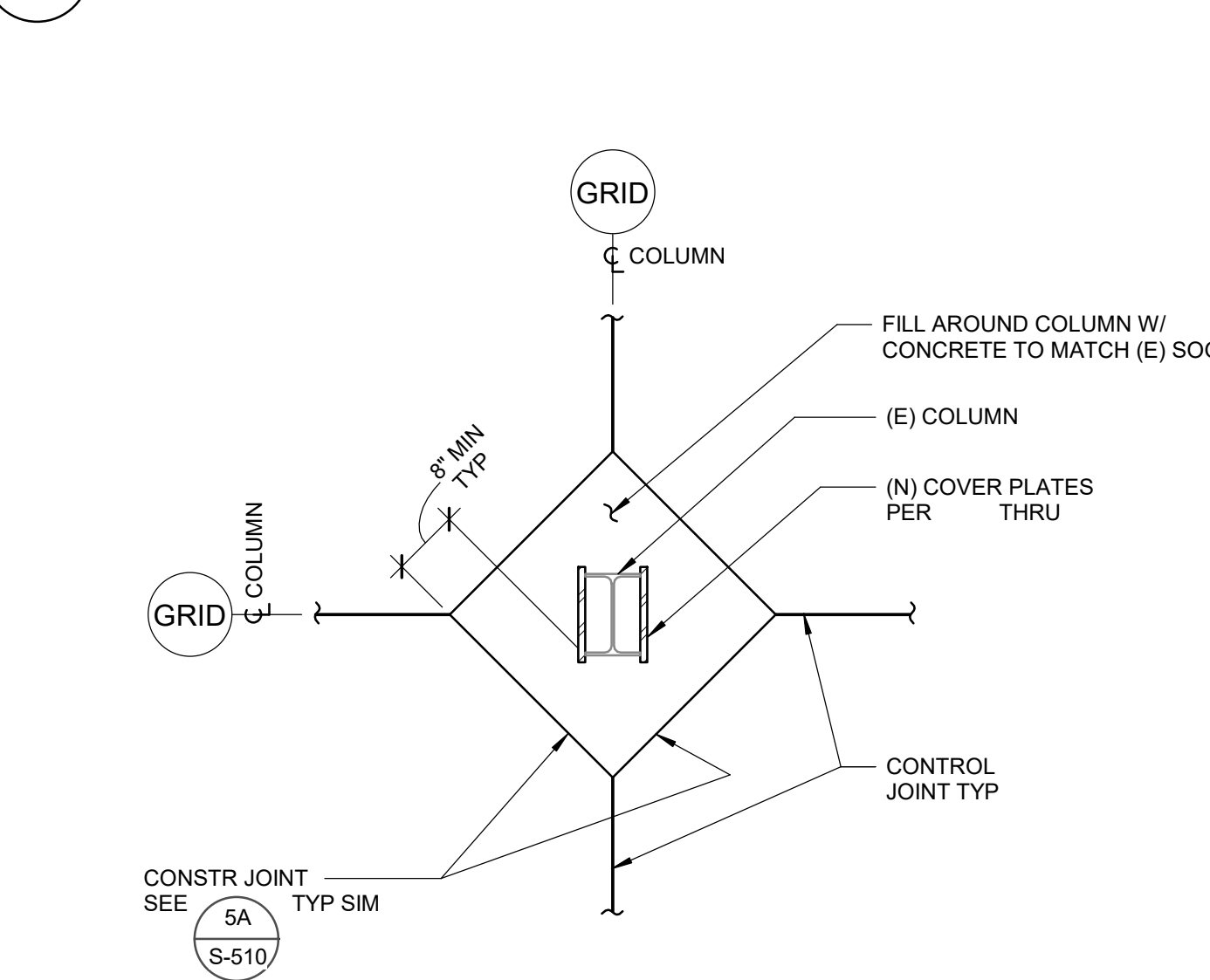
1 STRENGTHENING OF CONC FTG

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



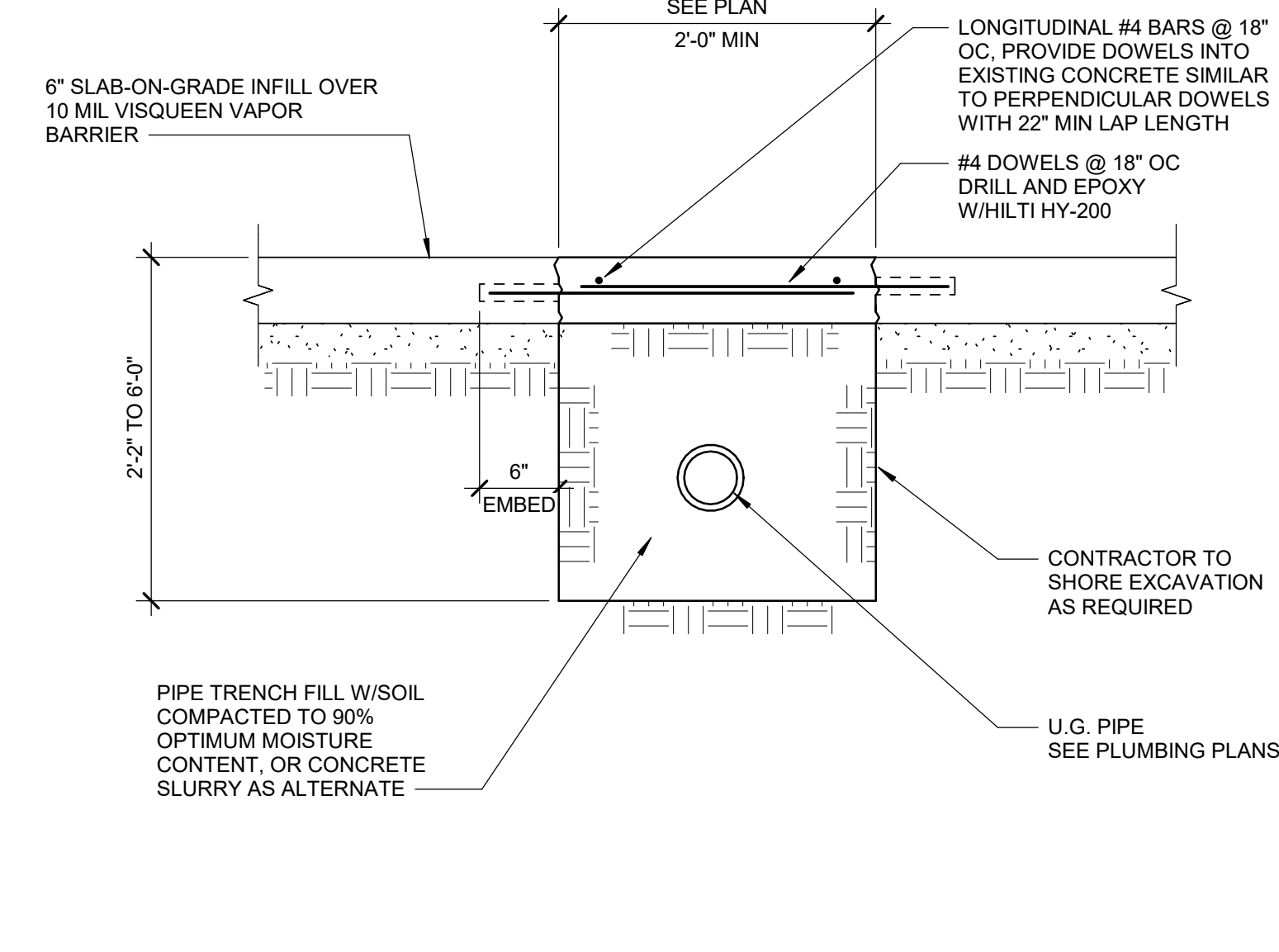
4 SLAB REPAIR AROUND COLUMN

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



3 DEVELOPMENT AND SPLICES OF REINFORCEMENT

SCALE : 1" = 1'-0"



2 SECTION AT PIPE TRENCH

SCALE : 1" = 1'-0"

BAR SIZE	"TOP" REINFORCEMENT		"OTHER" REINFORCEMENT	
	DEVELOPMENT LENGTH (l _d)	SPLICE LENGTH (l _s)	DEVELOPMENT LENGTH (l _d)	SPLICE LENGTH (l _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"

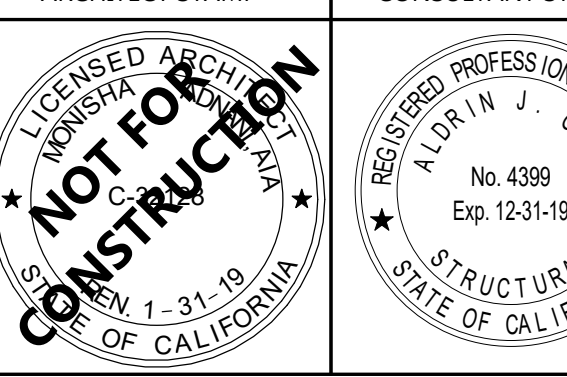
- USE SPLICE LENGTH (l_s) INDICATED ON TABLE FOR ALL DOWEL LENGTHS NOT SHOWN ON PLANS UNLESS OTHERWISE PERMITTED BY ENGINEER.
- DEVELOPMENT LENGTHS (l_d) AND SPLICE LENGTHS (l_s) SHOWN IN THE SCHEDULE ABOVE ARE IN ACCORDANCE WITH ACI 318-05 AND CORRESPOND TO GRADE 60 BARS EMBEDDED IN NORMAL WEIGHT CONCRETE (f_c=4000 PSI). FOR CONCRETE WITH f_c>3000 psi MULTIPLY VALUES IN TABLE BY 1.16. FOR LT WT AGGREGATE CONCRETE, MULTIPLY VALUES IN TABLE BY 1.3.
- THIS SCHEDULE SHALL BE USED WHERE DEVELOPMENT AND SPLICE LENGTHS ARE NOT SPECIFICALLY DETAILED AND DIMENSIONED ON THE DRAWINGS.
- THE SCHEDULE ABOVE IS APPLICABLE FOR THE FOLLOWING CONDITIONS:
 - CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN d_b, CLEAR COVER NOT LESS THAN d_b, AND STIRRUPS OR TIES THROUGHOUT l_d NOT LESS THAN THE CODE MINIMUM.
 - CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN 2d_b AND CLEAR COVER NOT LESS THAN d_b.
- "TOP" REINFORCEMENT IS DEFINED AS HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE DEVELOPMENT OR SPLICE LENGTH. "OTHER" REINFORCEMENT INCLUDES ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW BAR.
- WHERE BARS OF DIFFERENT SIZE ARE LAP SPLICED, SPLICE LENGTH SHALL BE THE LARGER OF DEVELOPMENT LENGTH OF LARGER BAR, OR SPLICE LENGTH OF SMALLER BAR.
- THE LAP SPLICES ARE CLASS B.



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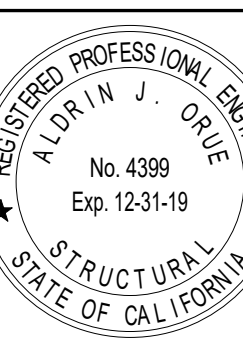
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SHEET NO.

S-610

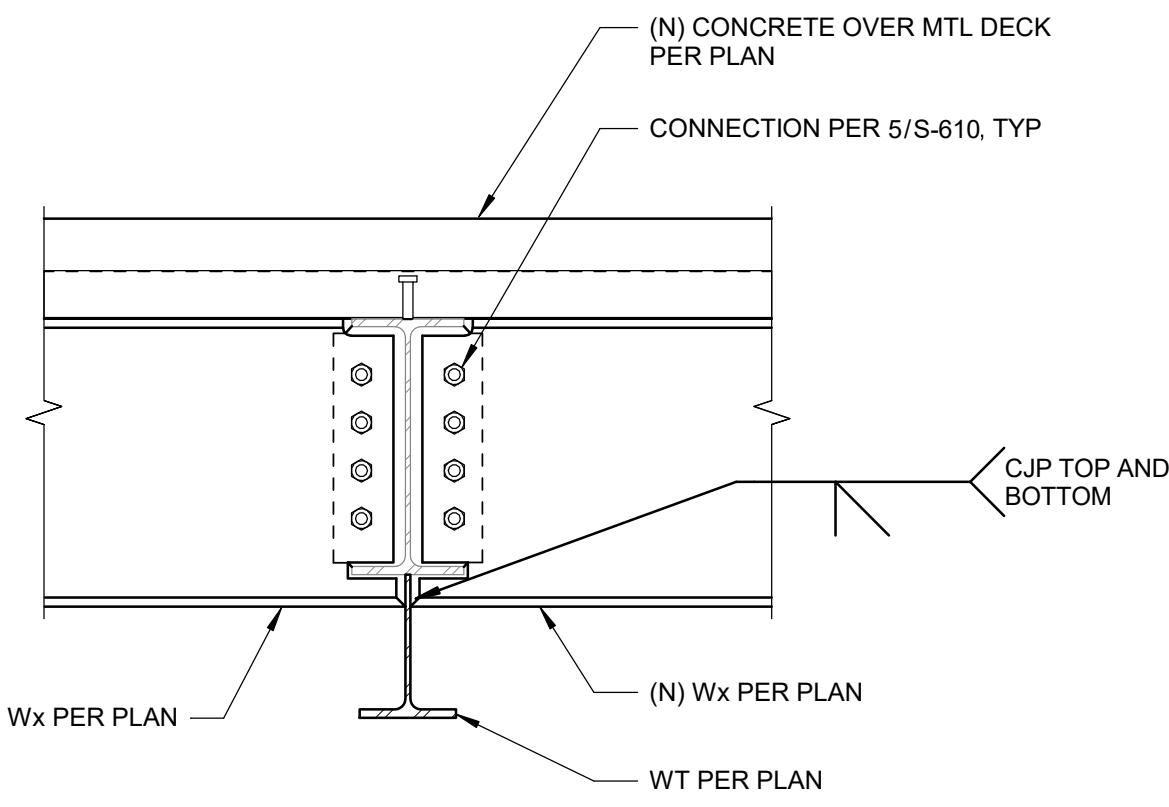
DATE: Issue Date

Project Status

11
SCALE: 1" = 1'-0"

NOTE:

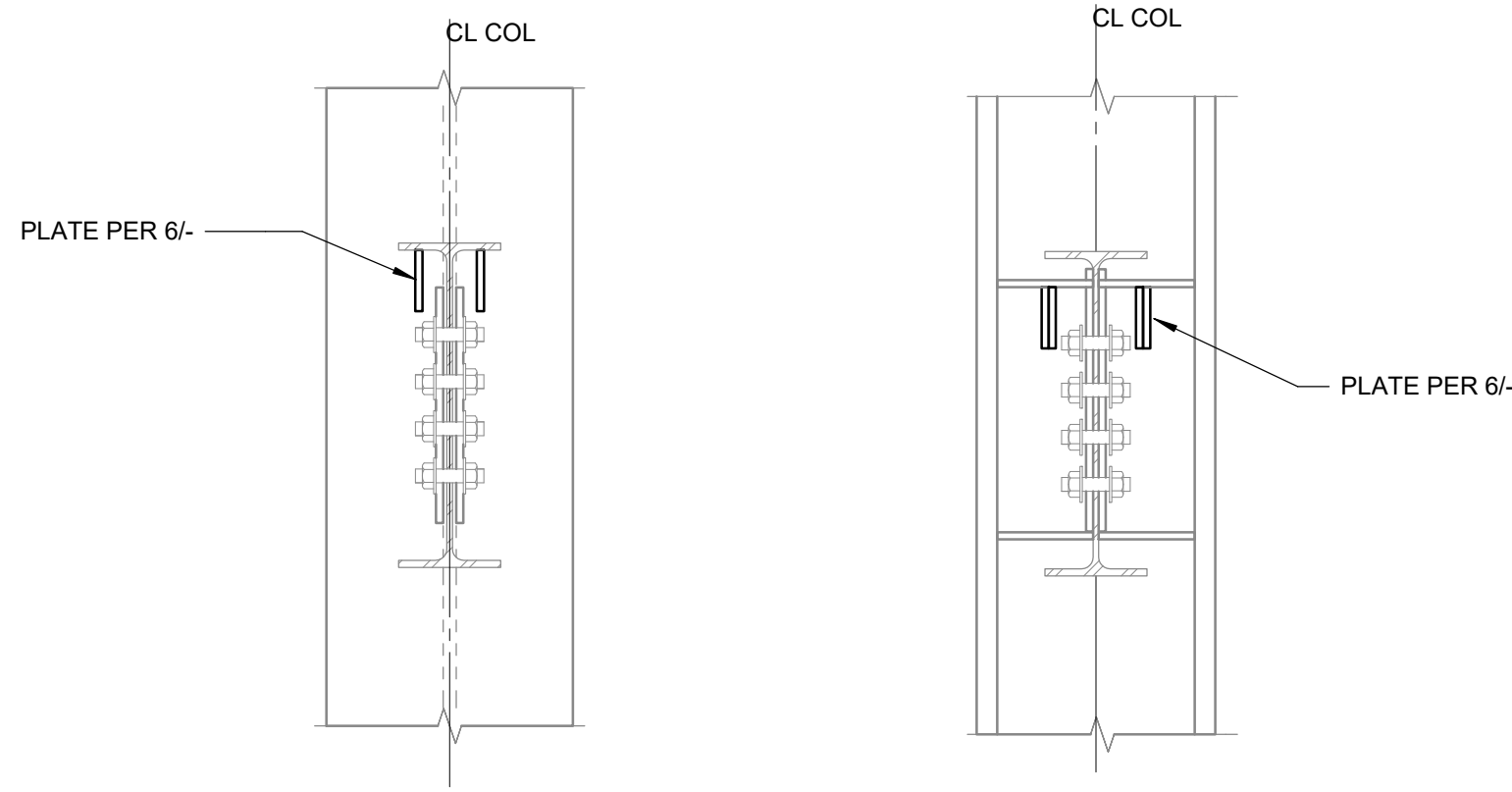
ALL CJP WELDS SHALL BE
SUBJECT TO ULTRASONIC
NON DESTRUCTIVE TESTING.



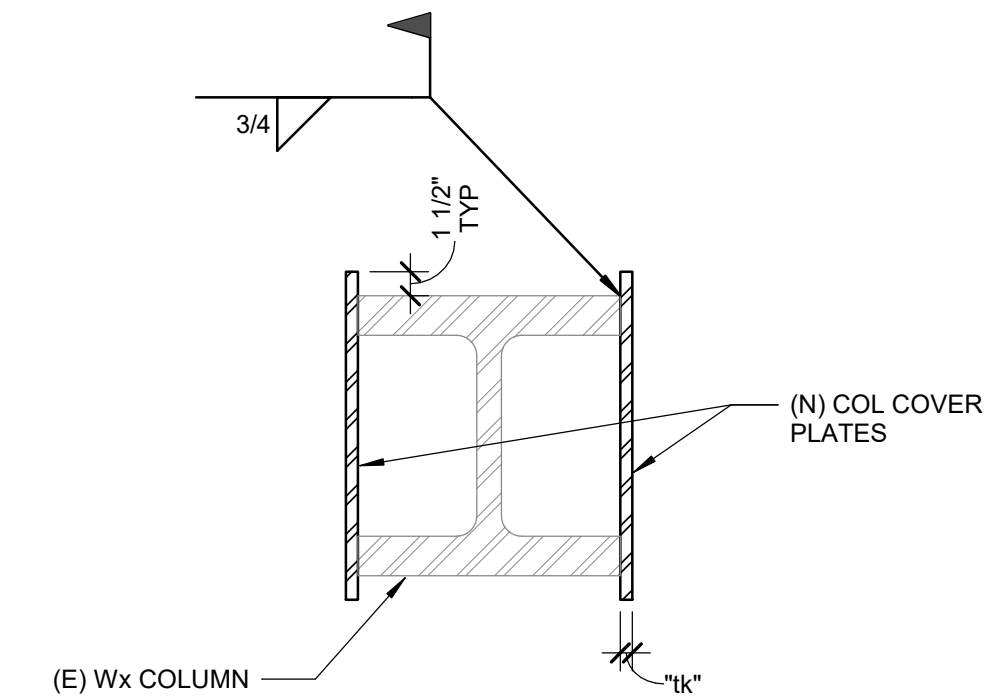
7
SCALE: 1" = 1'-0"

7A SECTION

7B SECTION

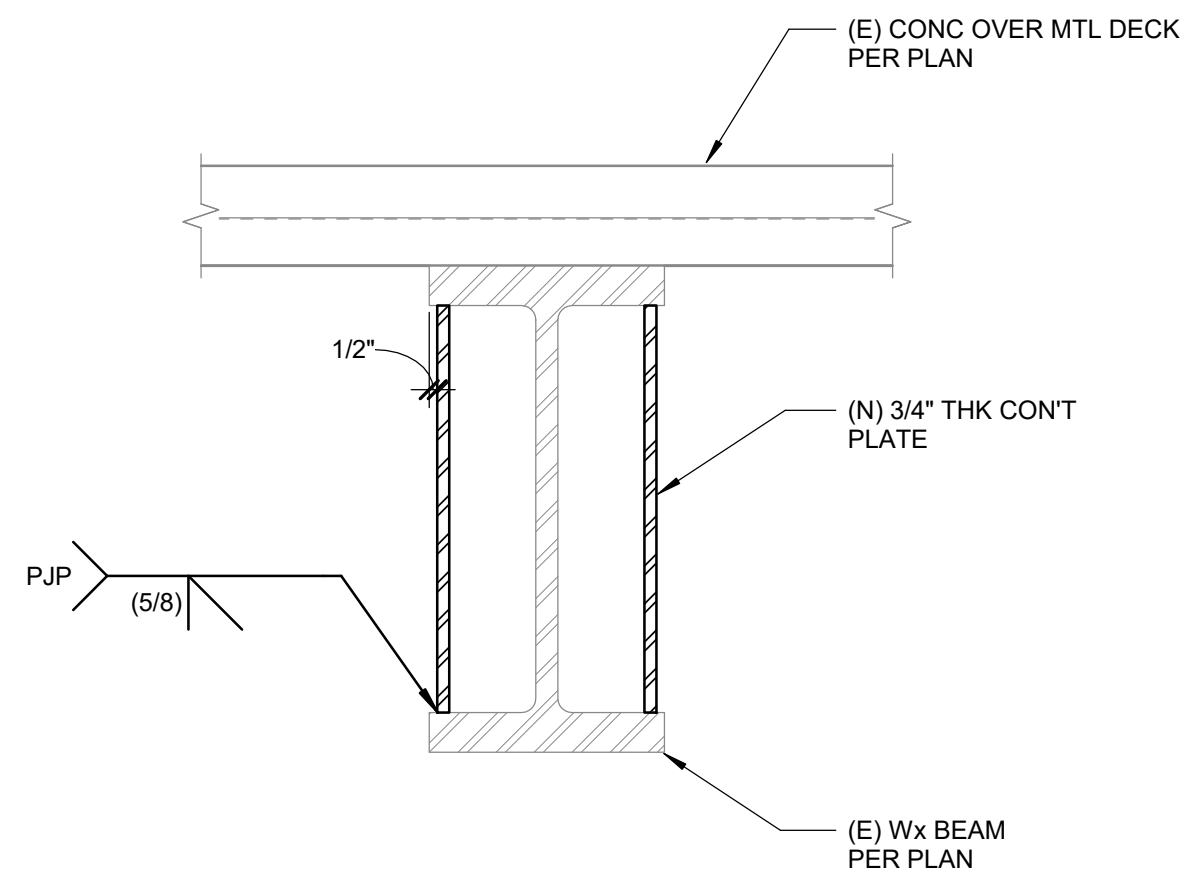


12
SCALE: 1" = 1'-0"



BRACED FRAME COLUMNS		NON-FRAME COLUMNS	
FLOOR	tk	FLOOR	tk
1st-2nd	2"	1st-5th	5/8"
3rd-4th	1 1/2"		

8
SCALE: 1" = 1'-0"



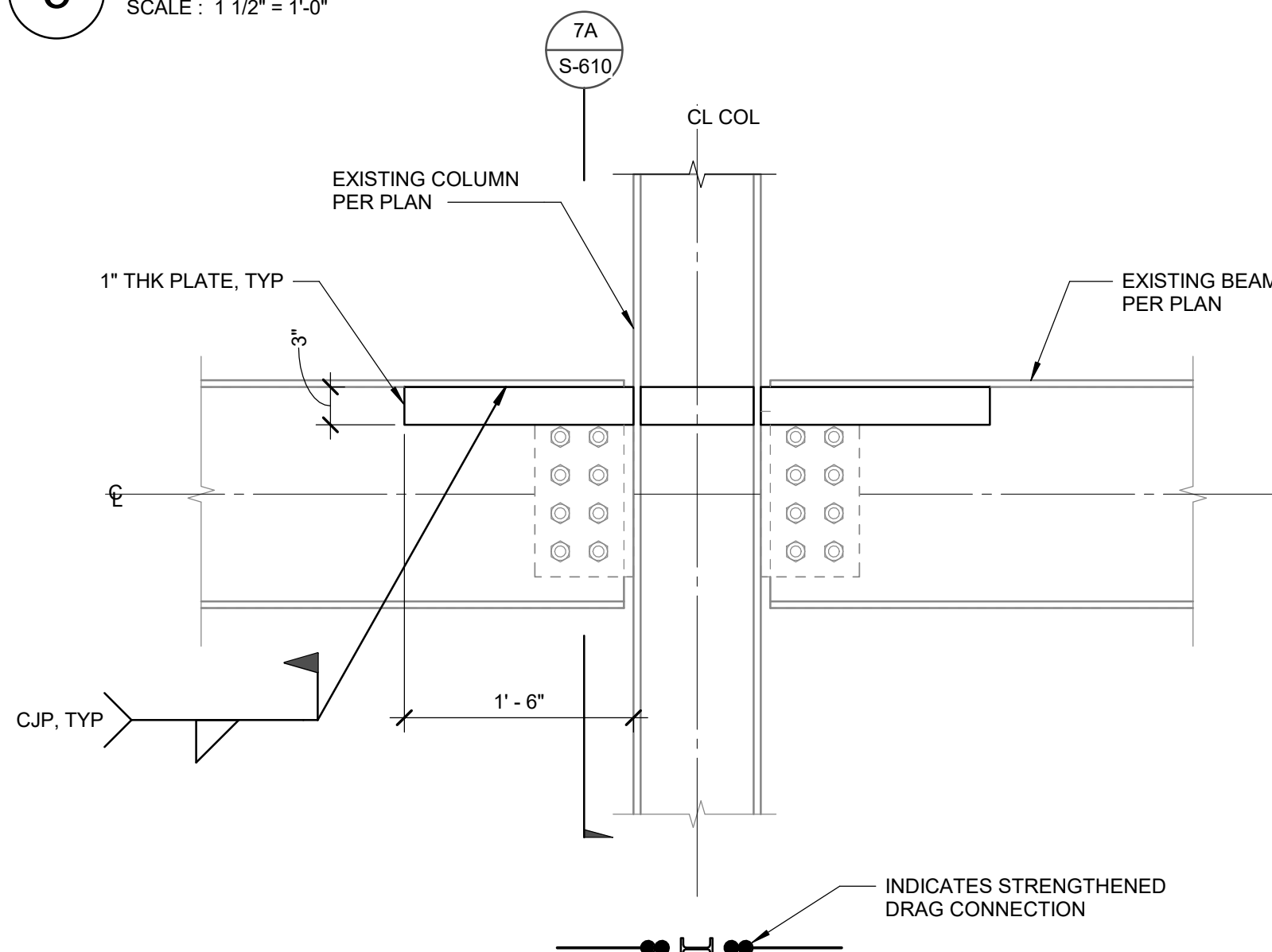
5
SCALE: 1 1/2" = 1'-0"

CONNECTION NOTES:

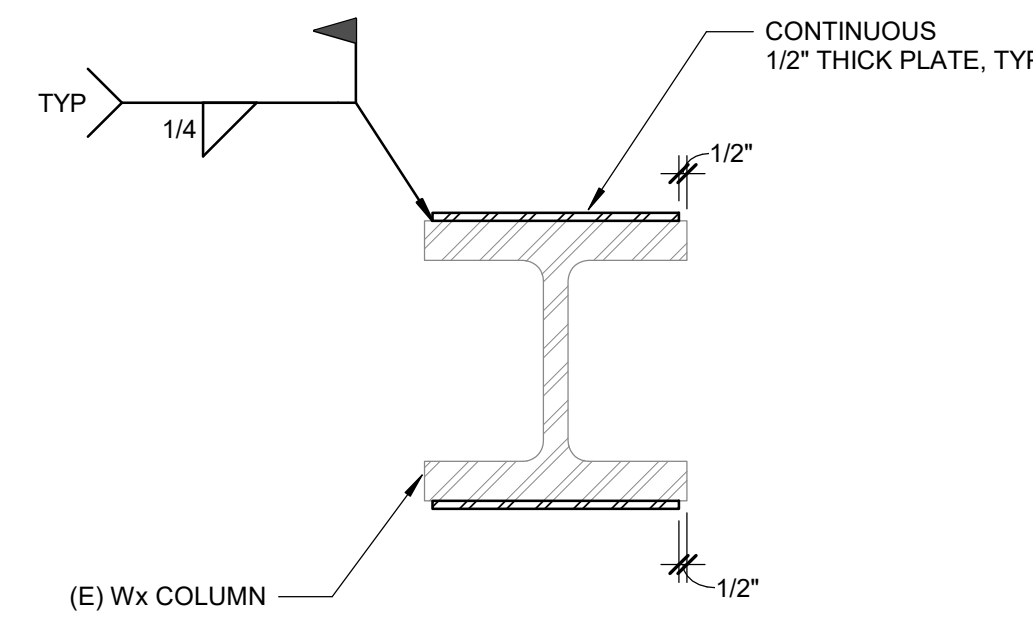
- ALL BOLTS TO BE ASTM A325-N.
- BOLTS IN BEAM TO BEAM CONNECTIONS SHALL BE TIGHTENED TO AISC "SNUG TIGHT" CONDITION UNLESS NOTED OTHERWISE IN DETAILS.
- CONNECTION PLATES TO HAVE AISC STANDARD ROUND HOLES UNLESS NOTED OTHERWISE.
- ALL CONNECTION PLATE MATERIAL TO BE A992 GR 50.
- CONTRACTOR OPTION TO REPLACE BOLTS WITH A 1/4" FILLET FIELD WELD FULL HEIGHT OF SHEAR TAB.

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

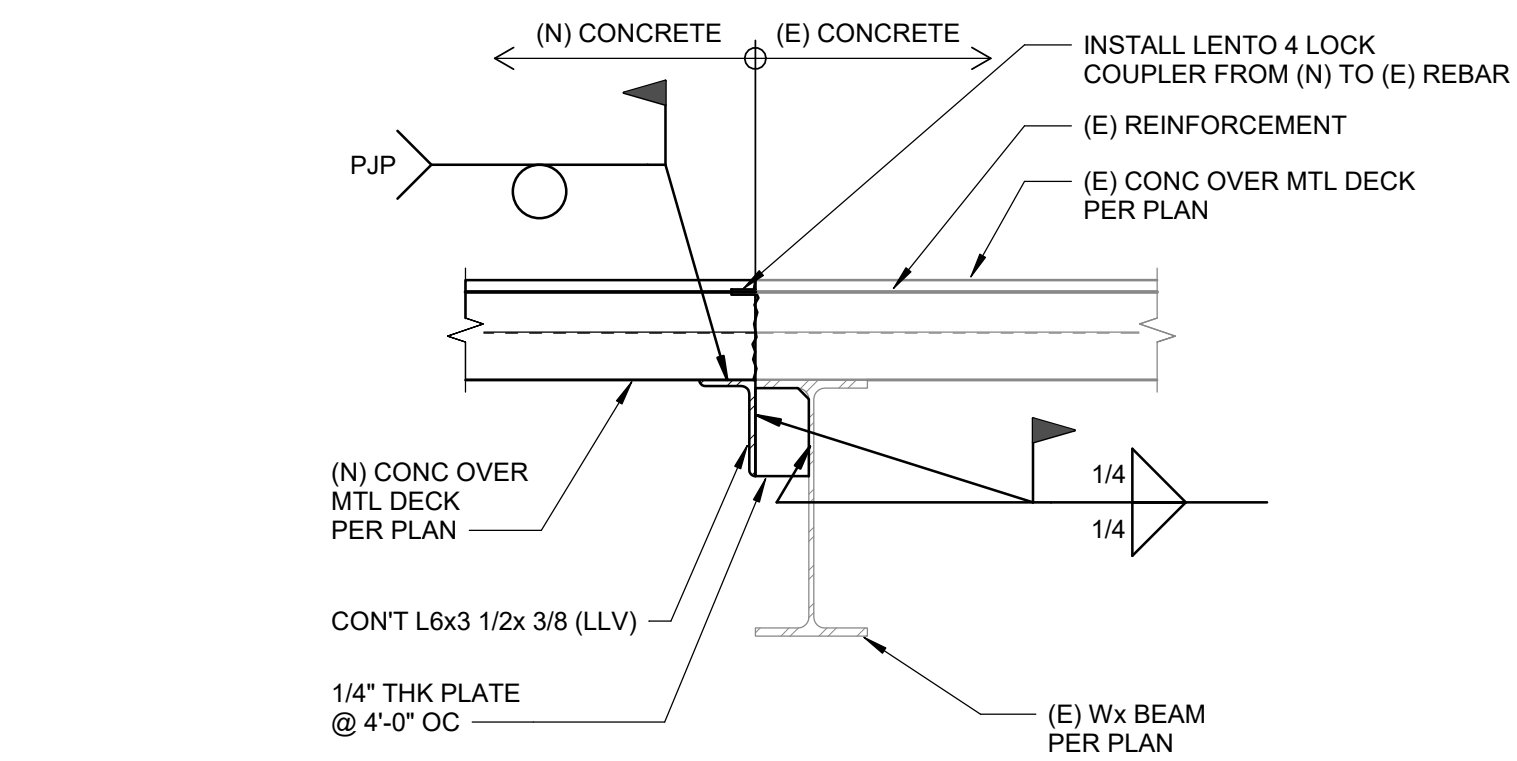
STANDARD 'SUPPLEMENTAL' BOLTED BEAM
CONNECTION DETAILS



13
SCALE: 1" = 1'-0"

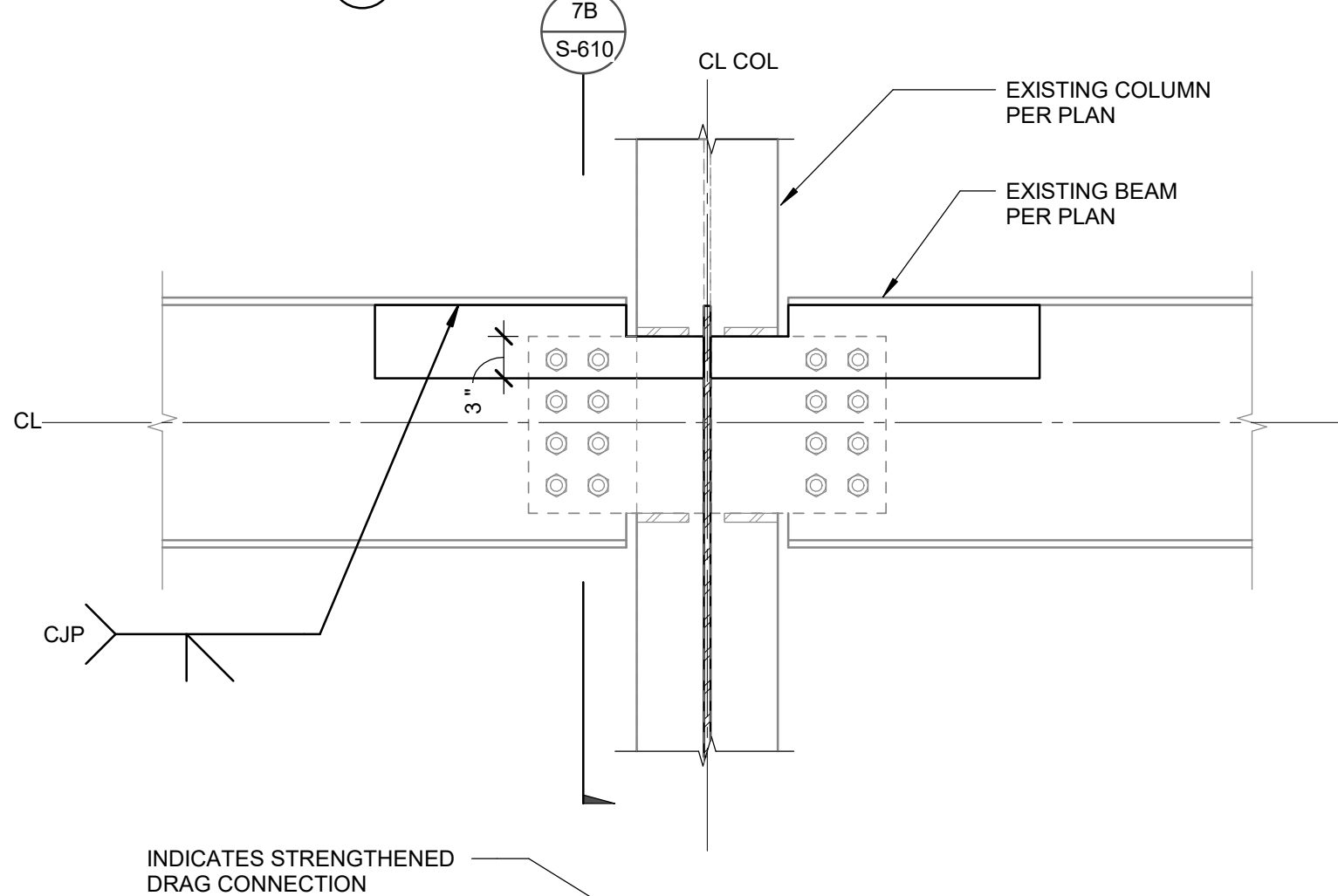


9
SCALE: 1" = 1'-0"



6A DRAG CONNECTION AT COL FLANGE

7B S-610

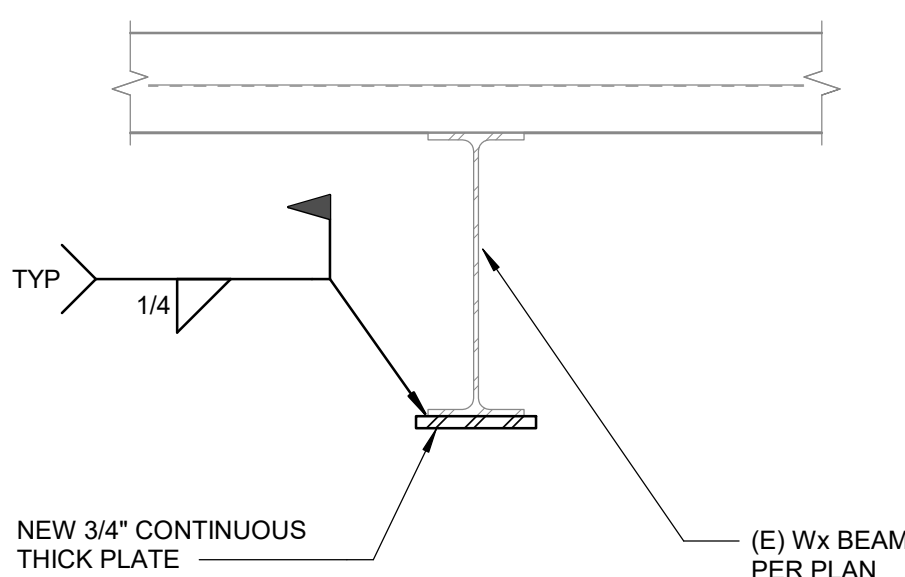


6B DRAG CONNECTION TO COL WEB

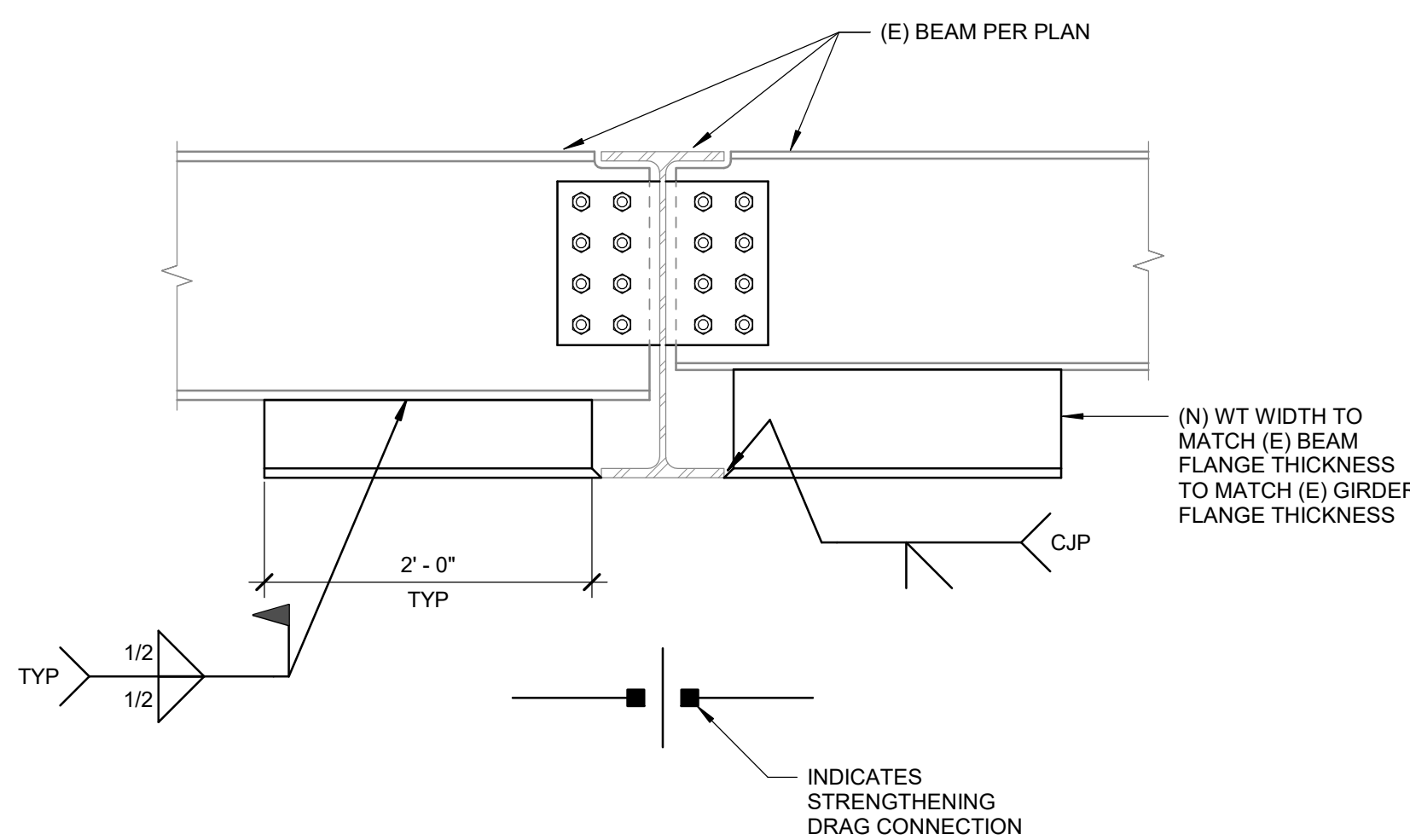
6
SCALE: 1" = 1'-0"

INDICATES STRENGTHENED DRAG CONNECTION

14
SCALE: 1" = 1'-0"

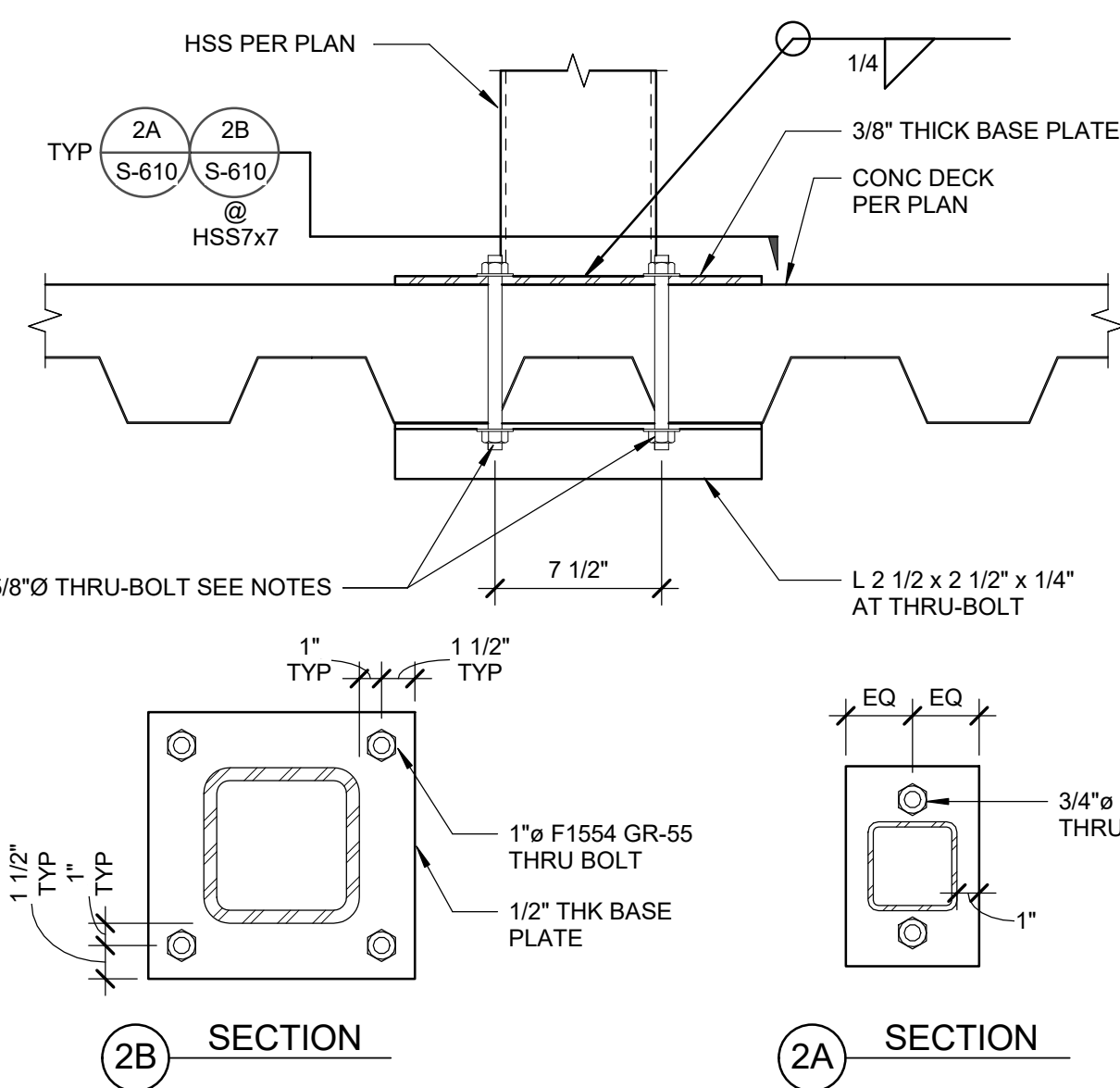


10
SCALE: 1" = 1'-0"



DRAG CONNECTION (STRENGTHENING)

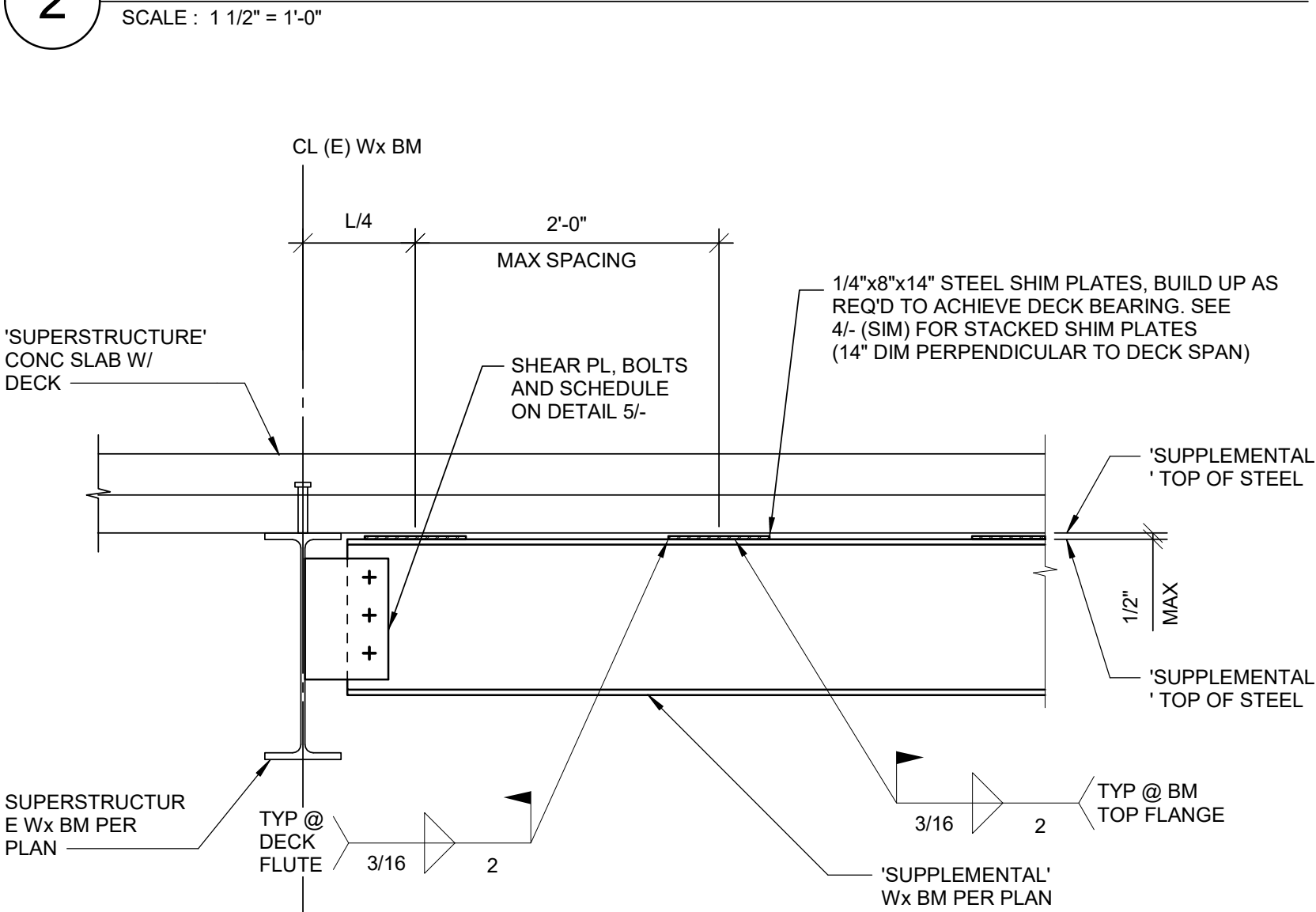
1
SCALE: 1 1/2" = 1'-0"



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

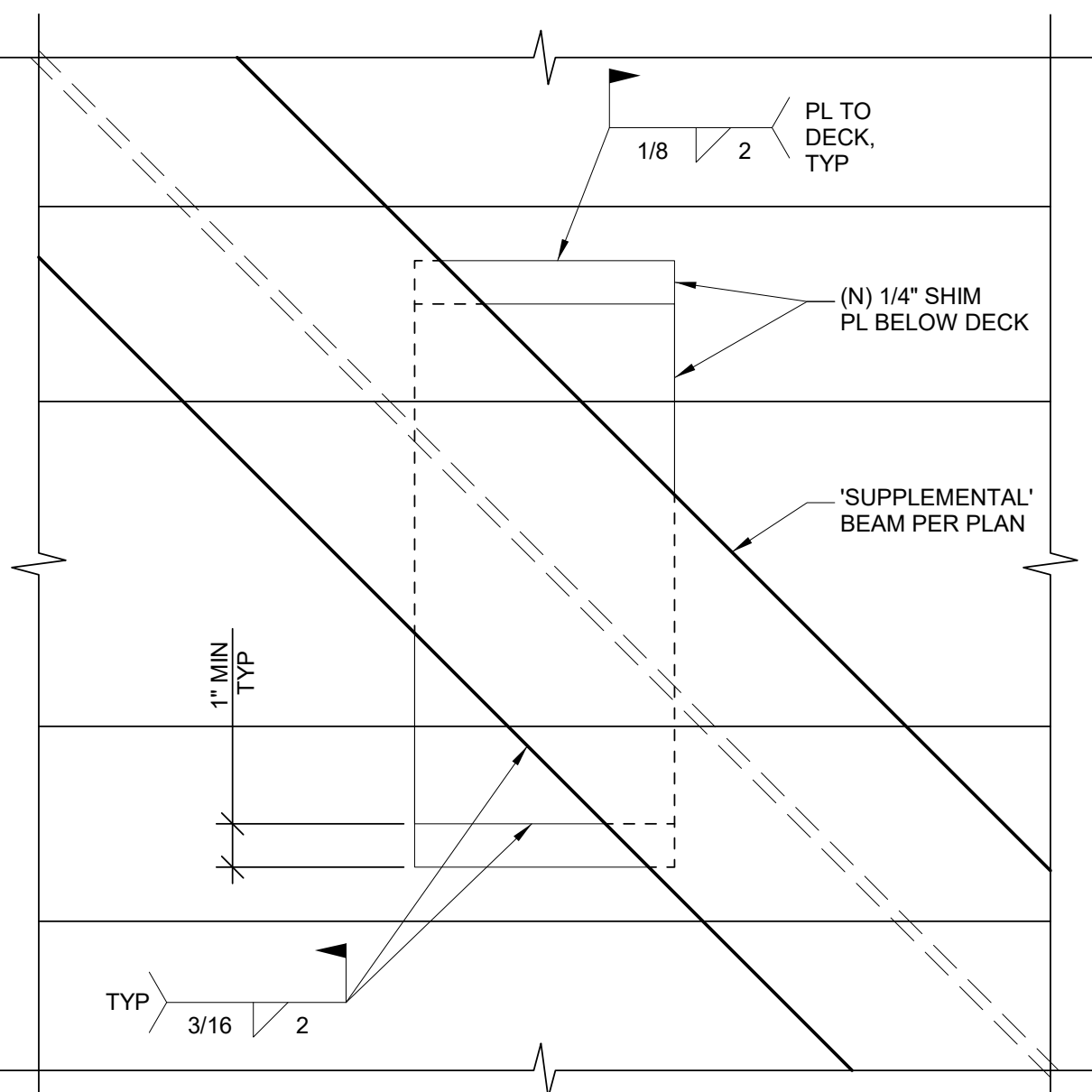
NOTE:

ACCEPTABLE TO OVER DRILL FOR THRU BOLT & GROUT BACK TO AVOID SLOP IN HOLE AT CONTRACTORS OPTION.



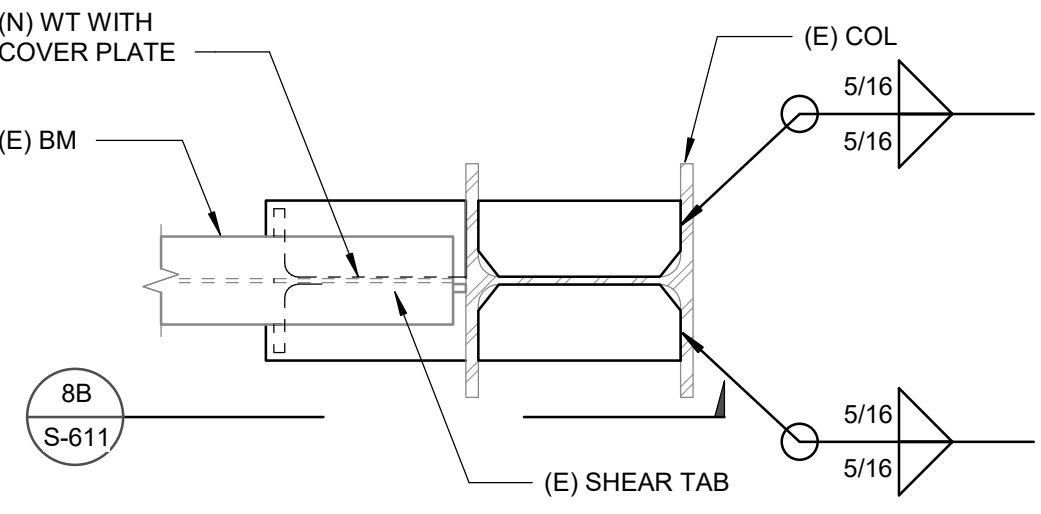
'SUPPLEMENTAL' BEAM CONNECTION TO
'SUPERSTRUCTURE' BEAM

3
SCALE: 1" = 1'-0"

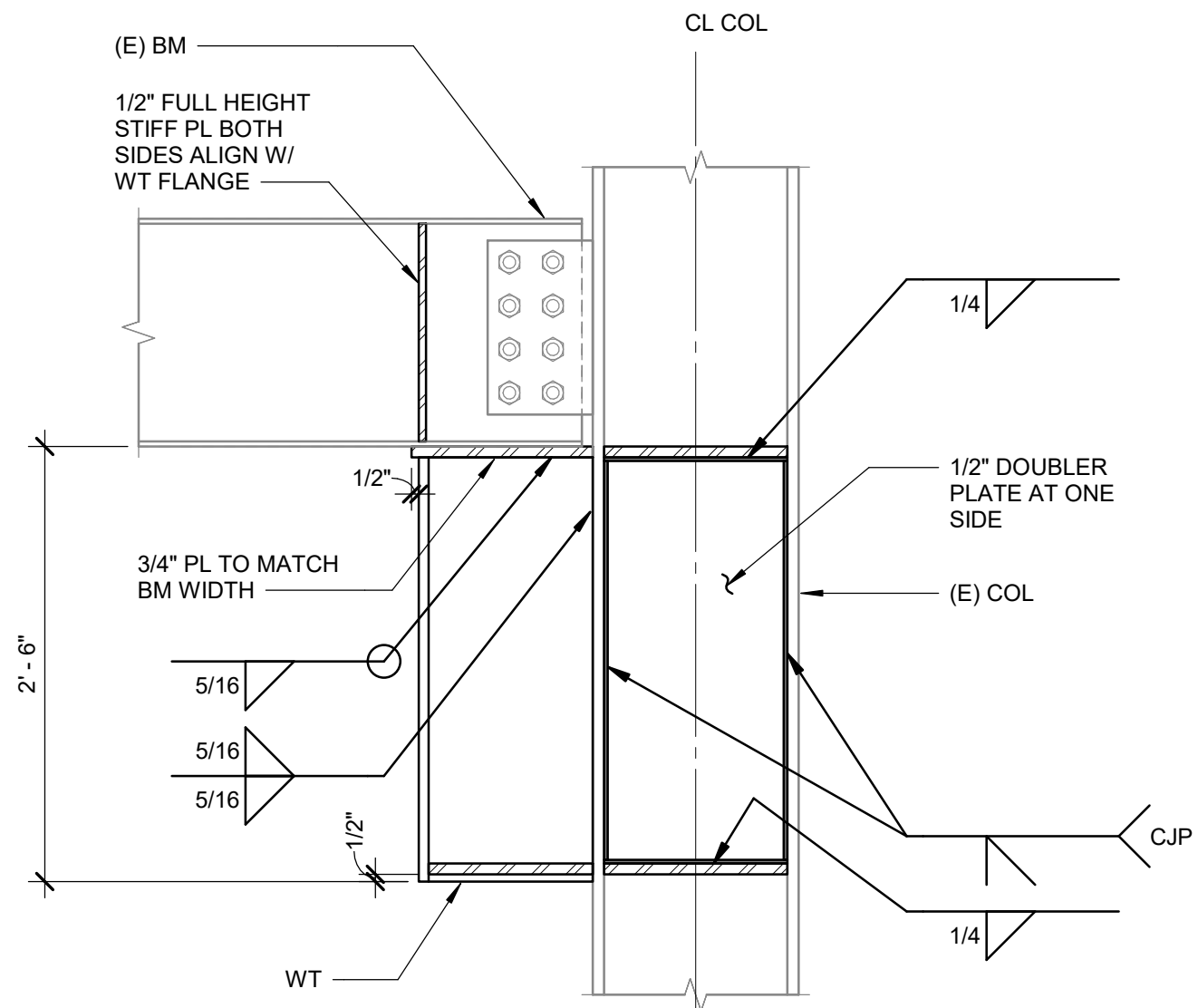


4
SCALE: 3" = 1'-0"

'SUPPLEMENTAL' BEAM TO DECK SHIM DETAIL



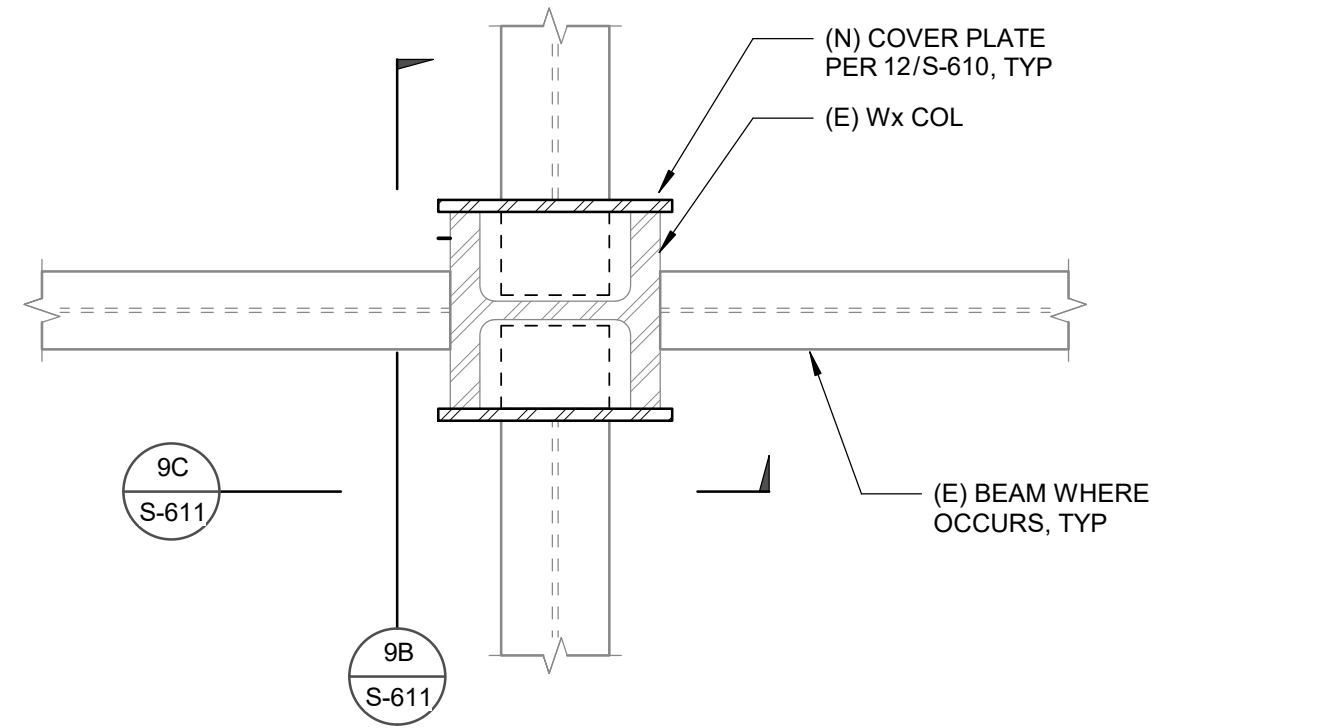
8A PLAN



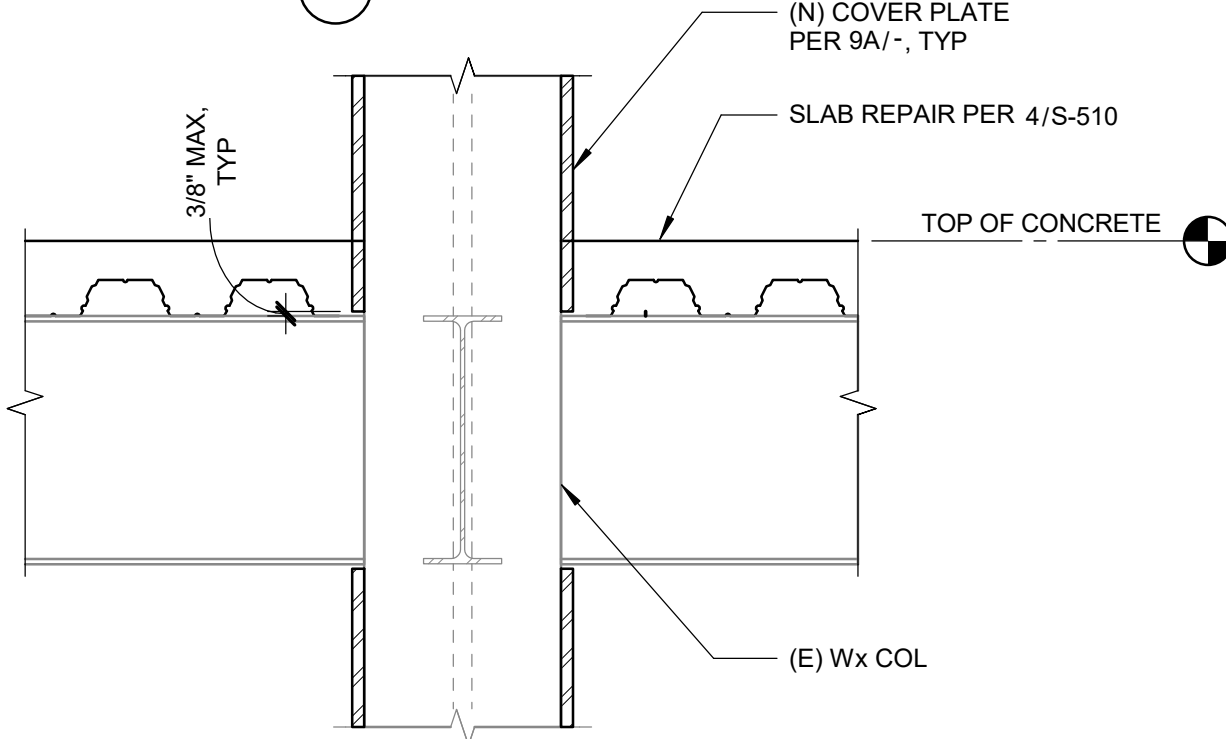
8B SECTION

8 DETAIL

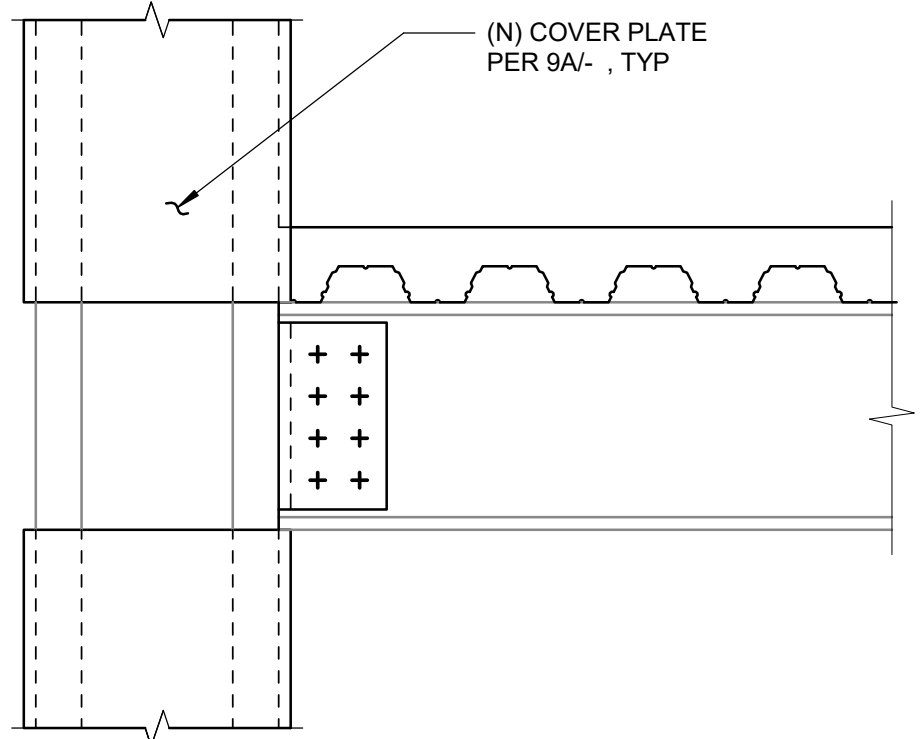
SCALE : 1" = 1'-0"



9A PLAN



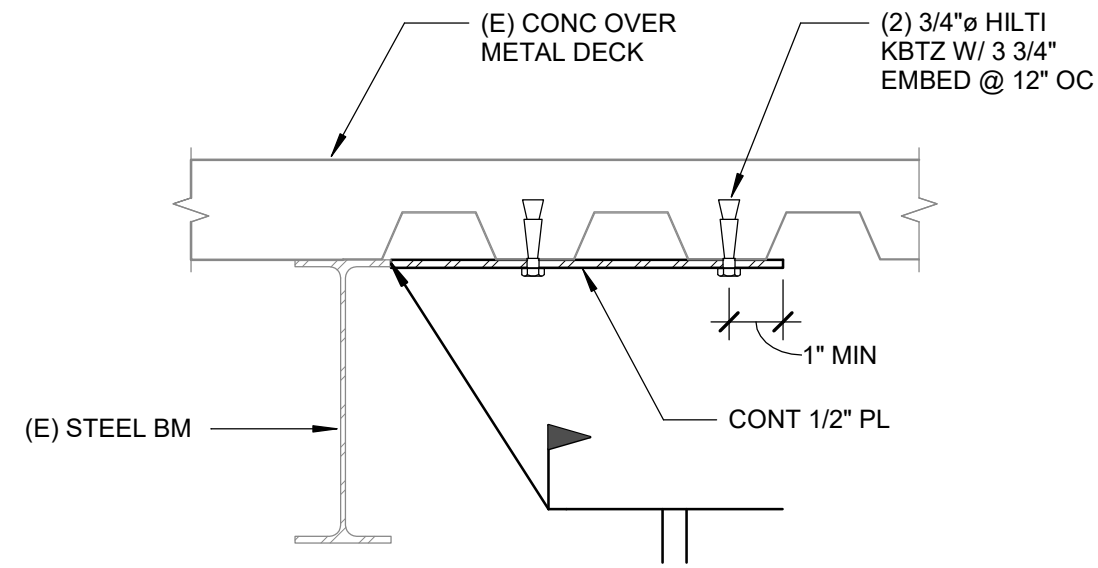
9B SECTION



9C SECTION

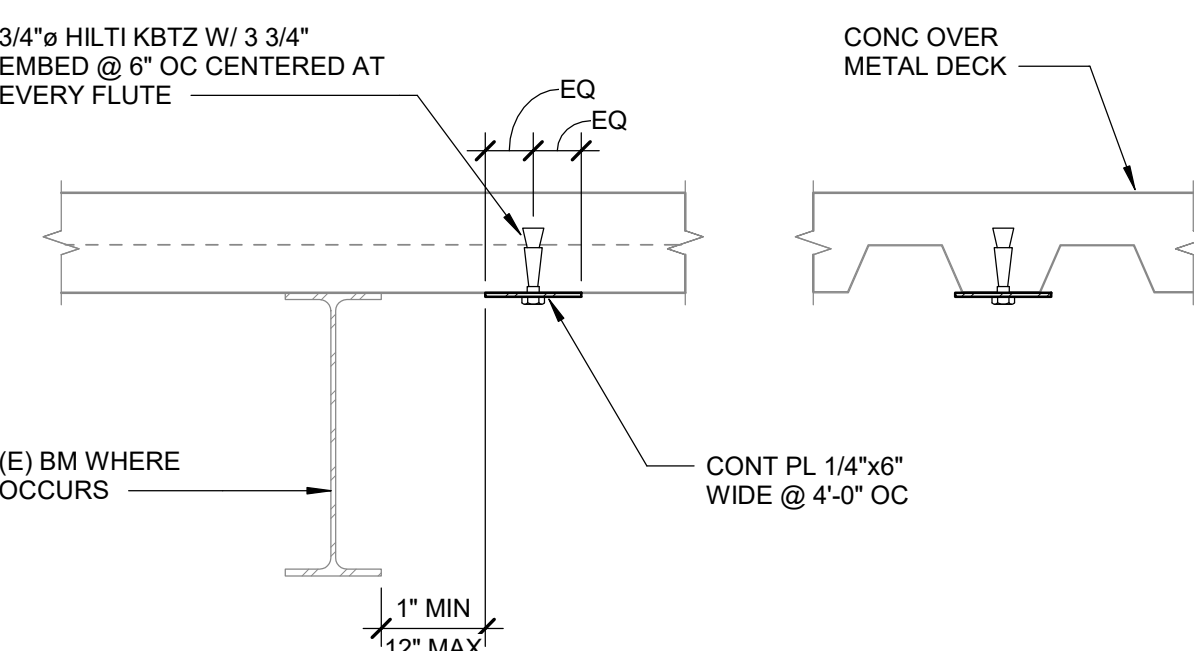
9 NON-FRAME COLUMN STRENGTHENING

SCALE : 1" = 1'-0"

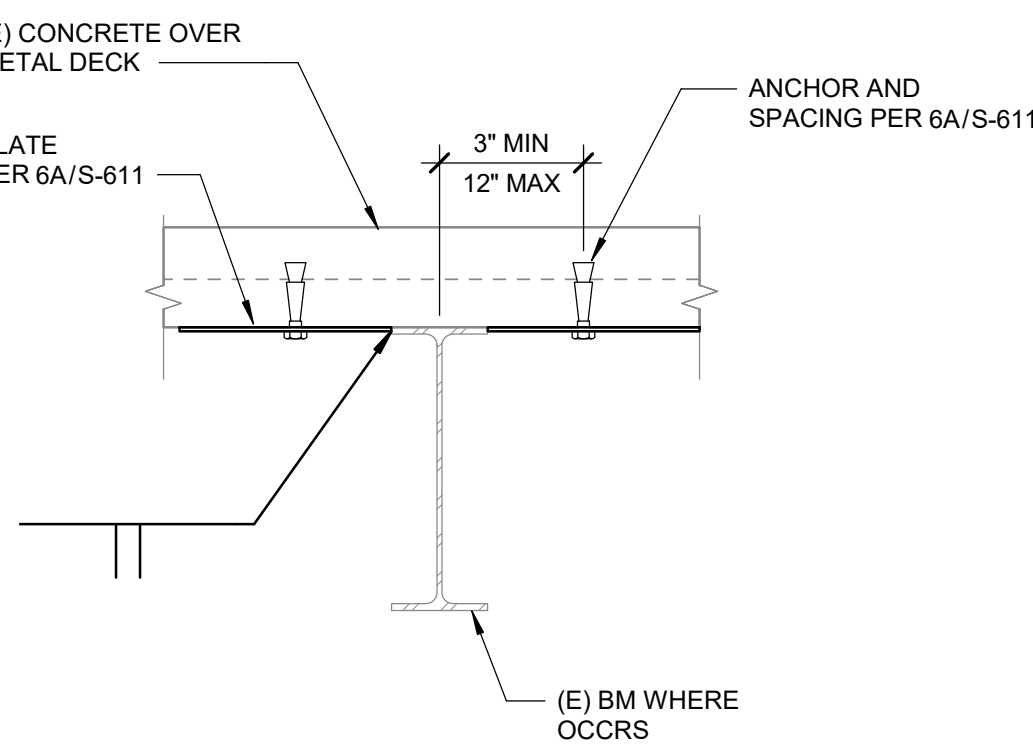


5 DETAIL

SCALE : 1" = 1'-0"



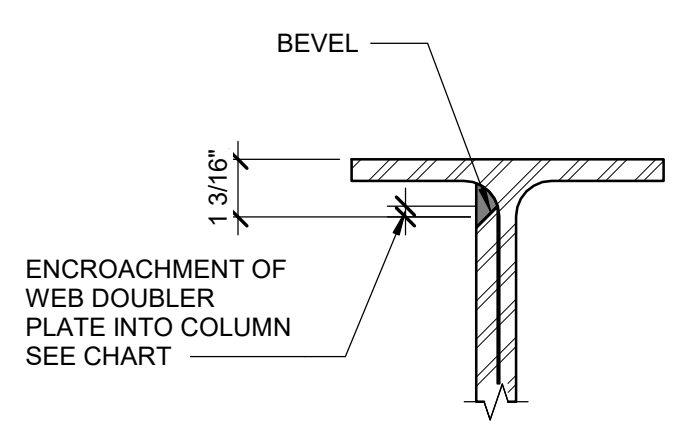
6A PLATE PARALLEL TO BEAM



6B PLATE PERPENDICULAR TO BEAM

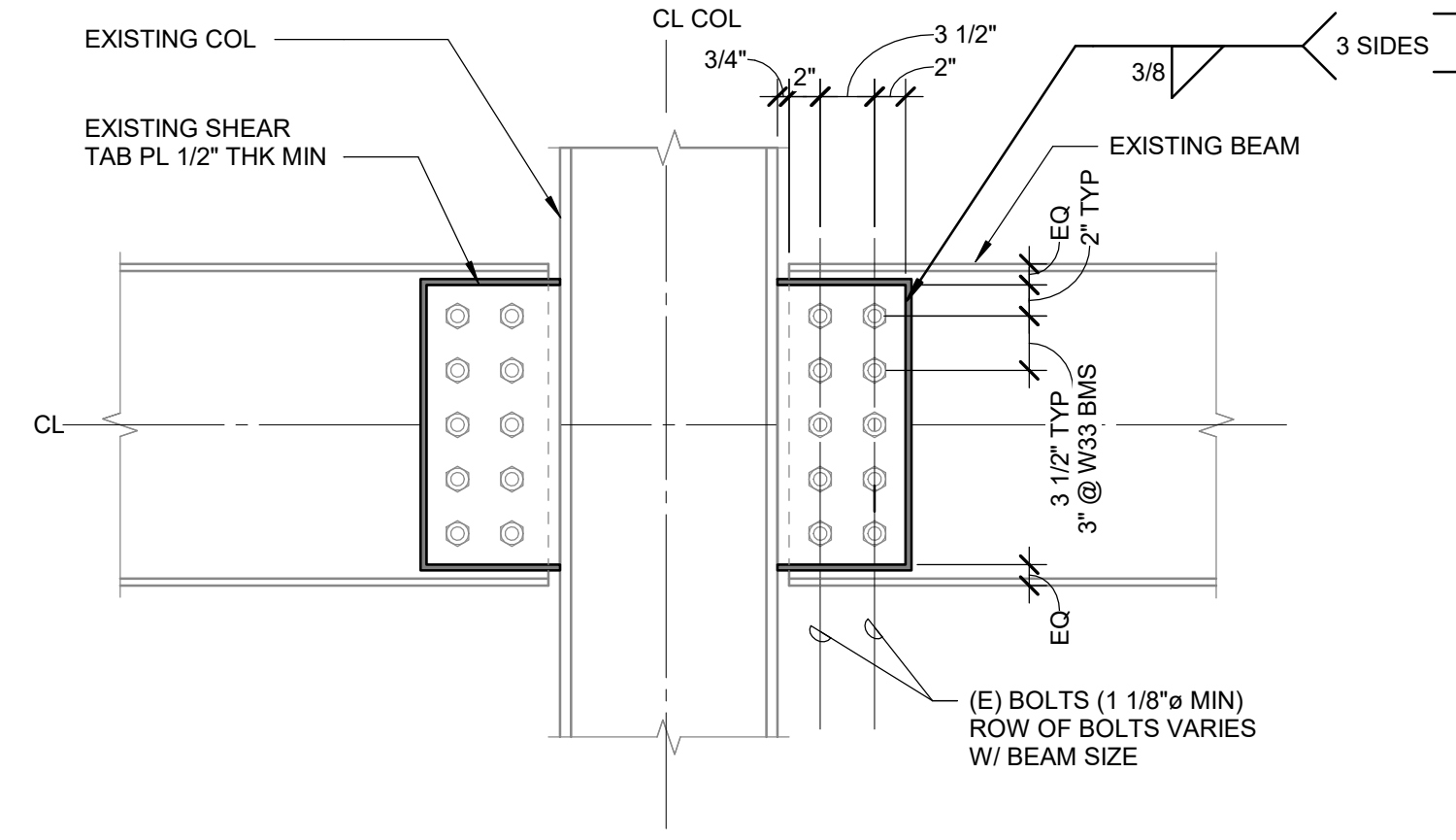
6 DECK SHEAR STRENGTHENING

SCALE : 1" = 1'-0"

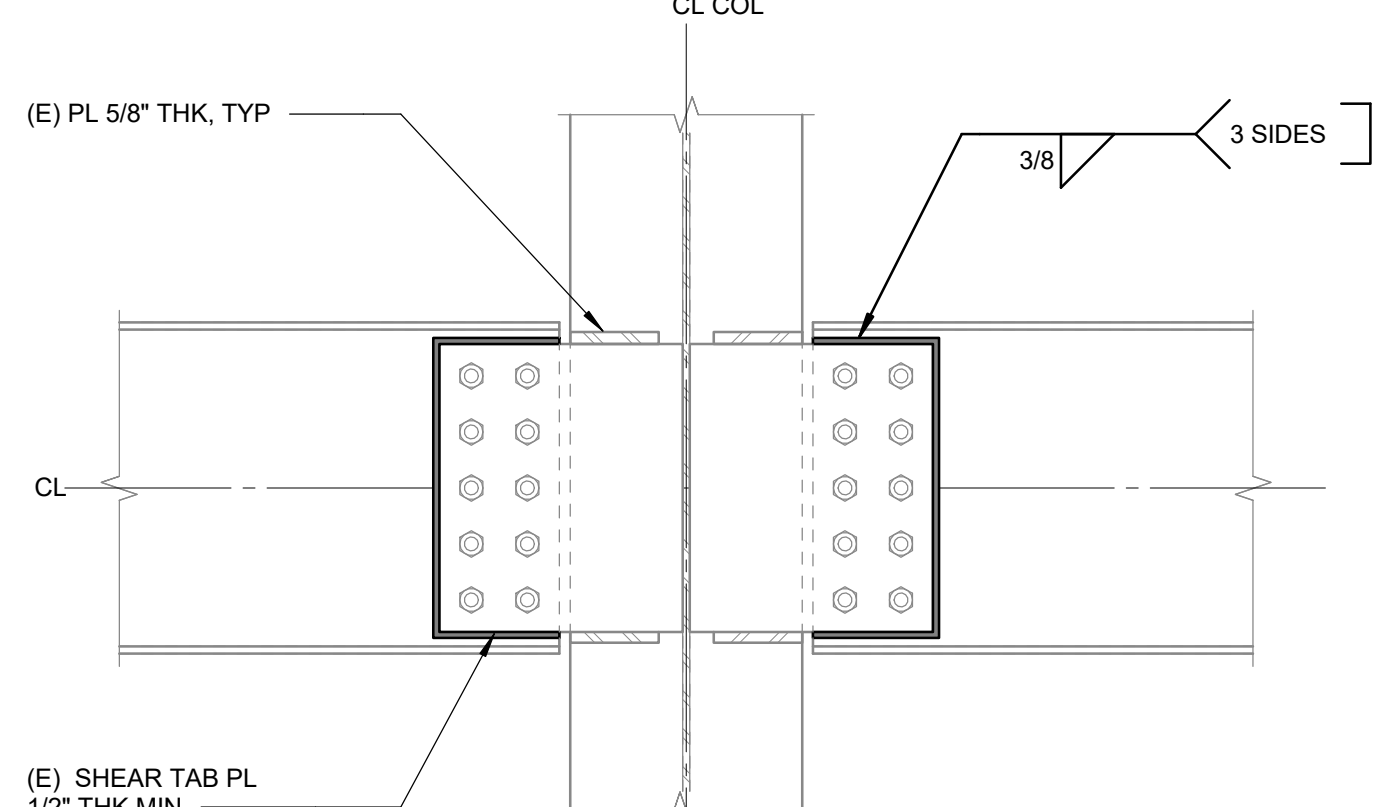


7 CJP GROOVE - WELDED DETAIL

SCALE : 3" = 1'-0"



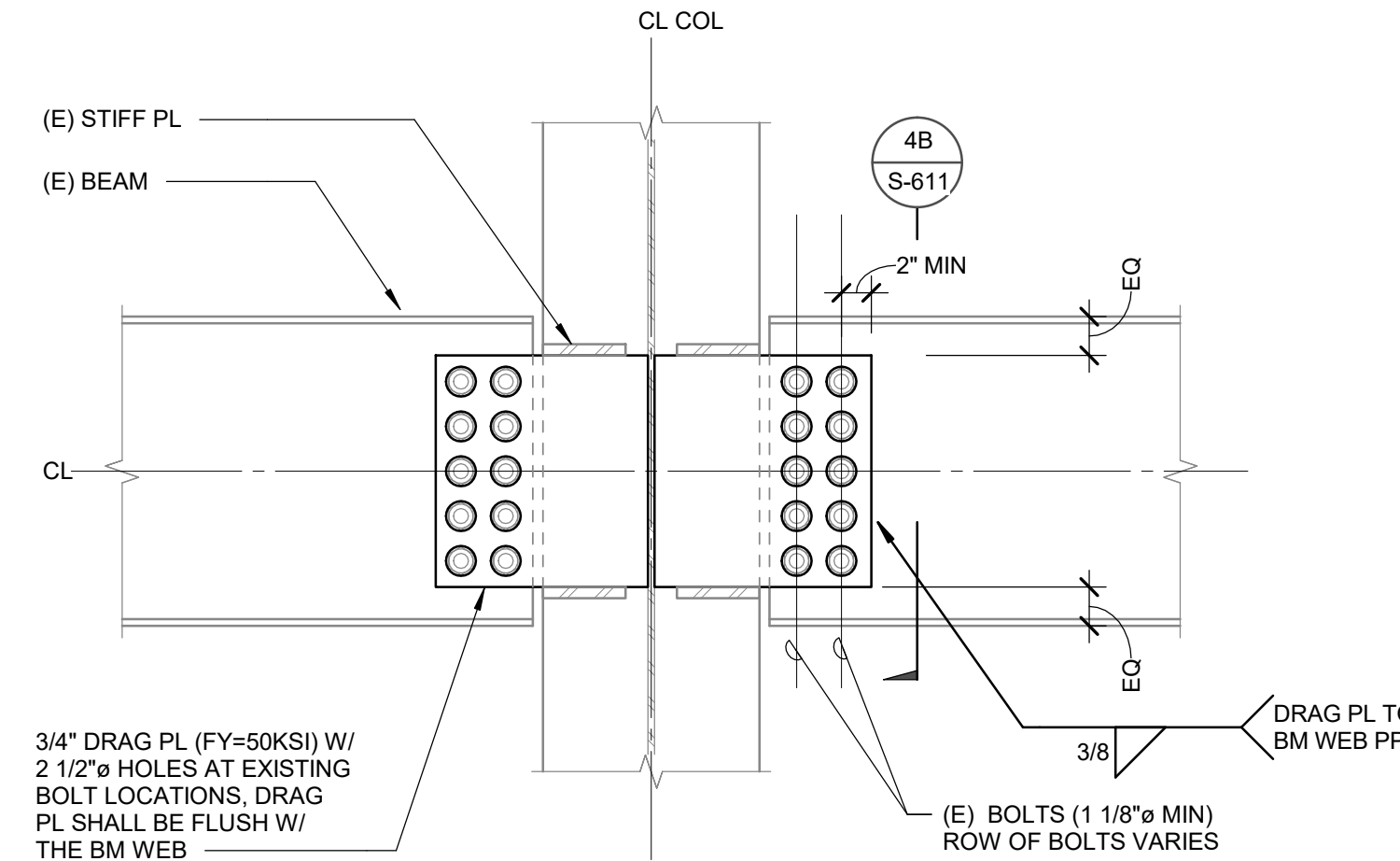
3A EXISTING DRAG CONNECTION STRENGTHENING AT COLUMN FLANGE



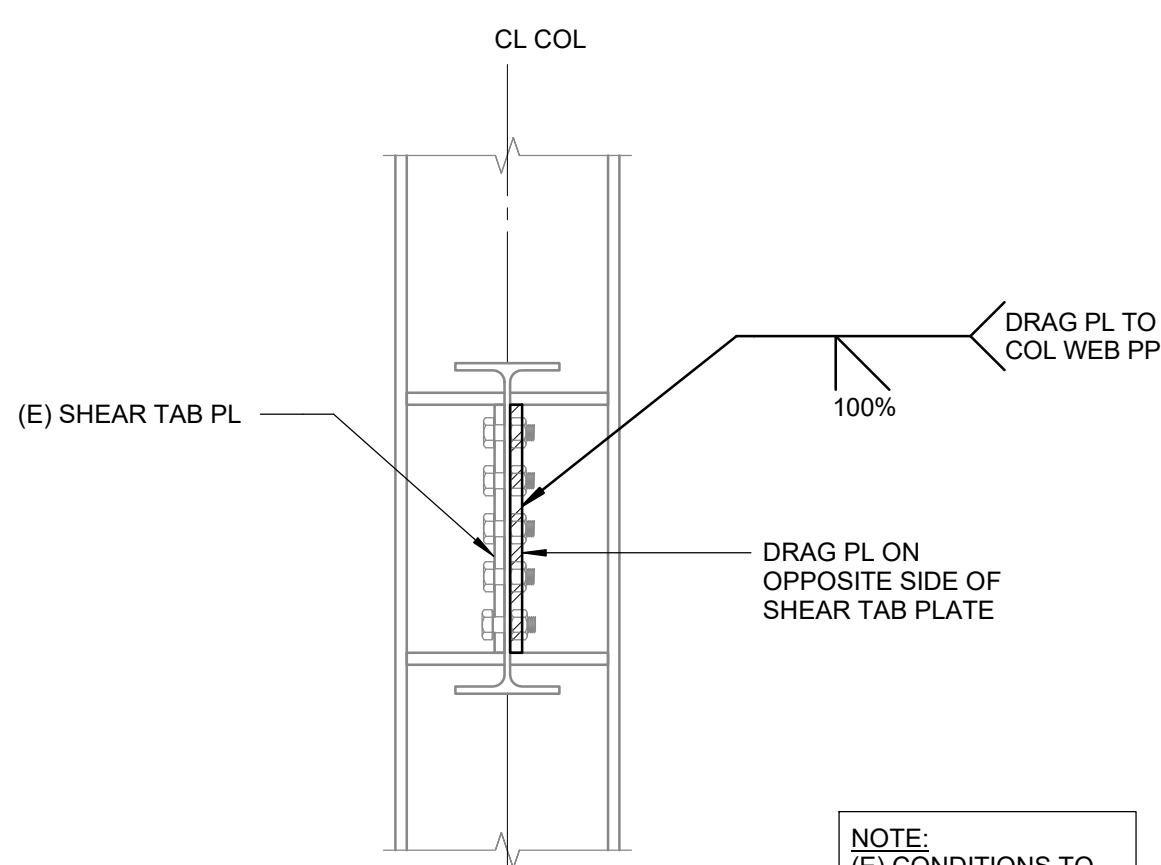
3B EXISTING DRAG CONNECTION STRENGTHENING TO COLUMN WEB

3 DETAIL

SCALE : 1" = 1'-0"



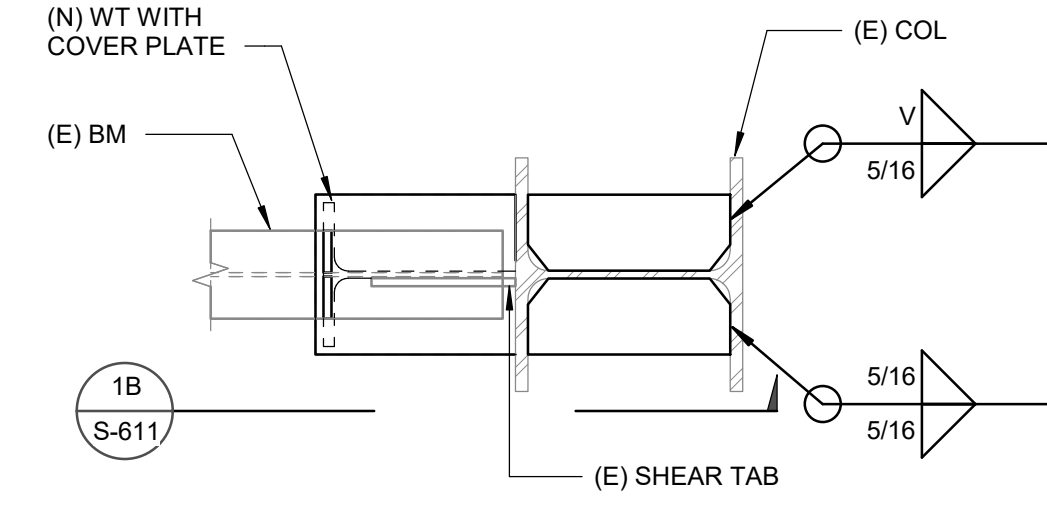
4A DETAIL



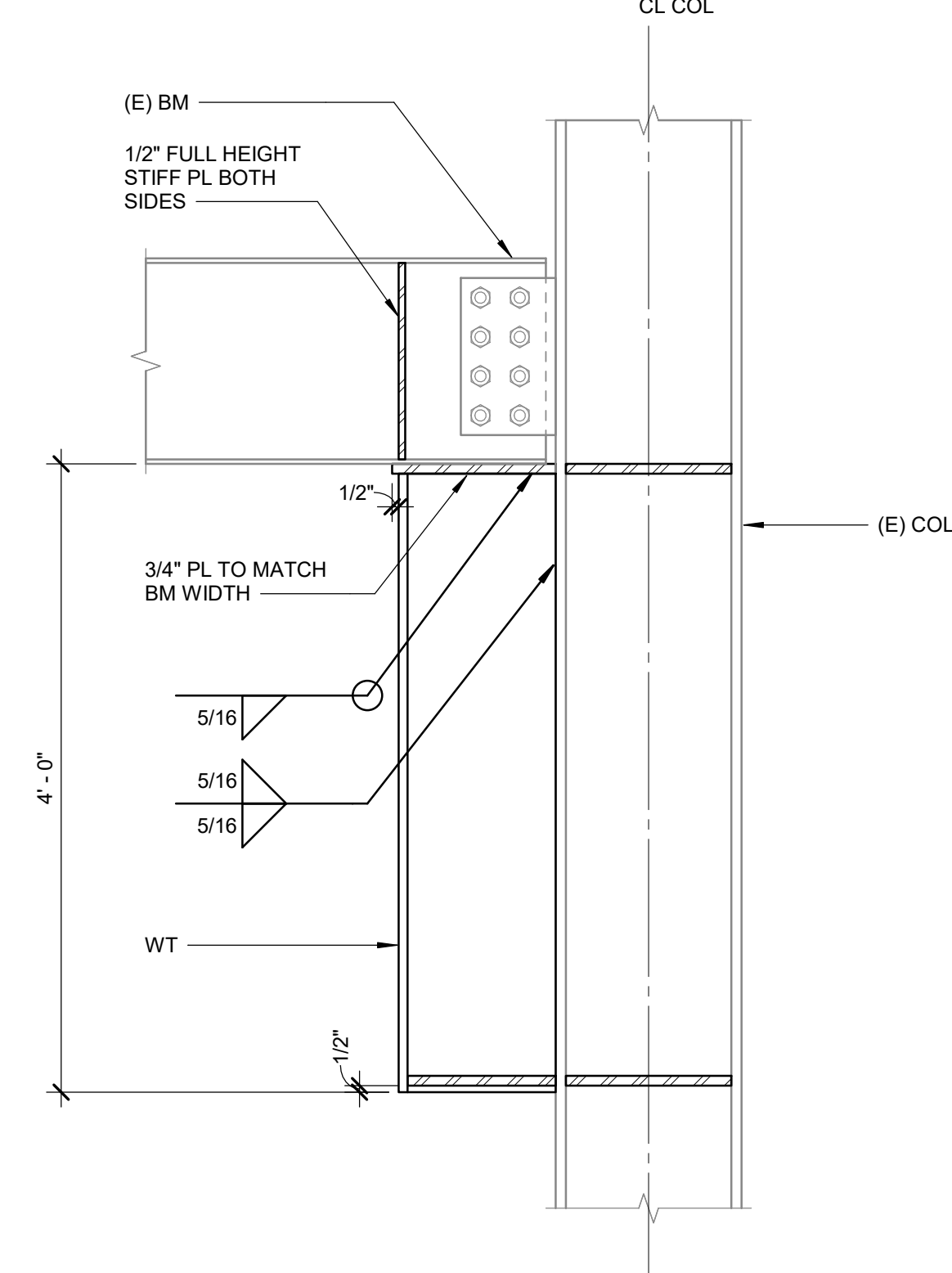
4B SECTION

4 DETAIL

SCALE : 1" = 1'-0"



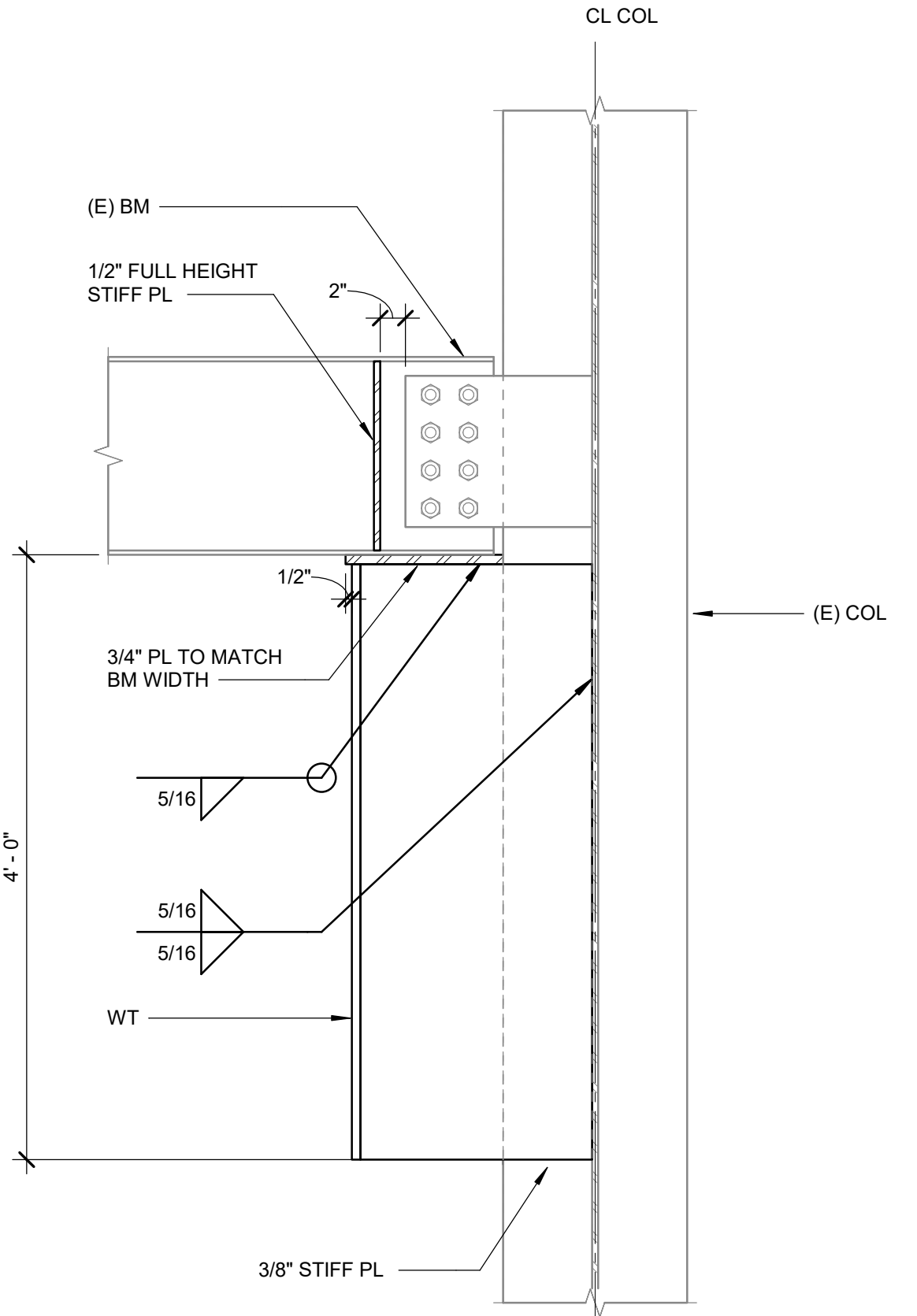
1A PLAN



1B SECTION

1 DETAIL

SCALE : 1" = 1'-0"



2 DETAIL

SCALE : 1" = 1'-0"



196 ARCHITECTS

802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

CONSULTANTS

ARCHITECT STAMP



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AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION
1	03/01/2019	100% DD SUBMITTAL
2	03/29/2019	PROGRESS SET

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PROJECT OWNER & TITLE

MT. SAN JACINTO
COMMUNITY COLLEGE
DISTRICT

TEMECULA VALLEY
CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

STEEL DETAILS

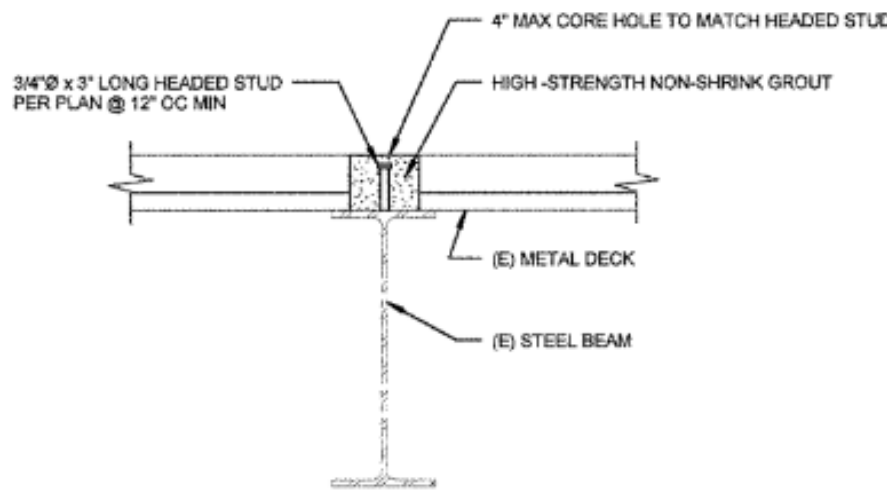
DRAWN BY: Author

JOB NUMBER: 1800457

SHEET NO.

S-611

DATE: Issue Date



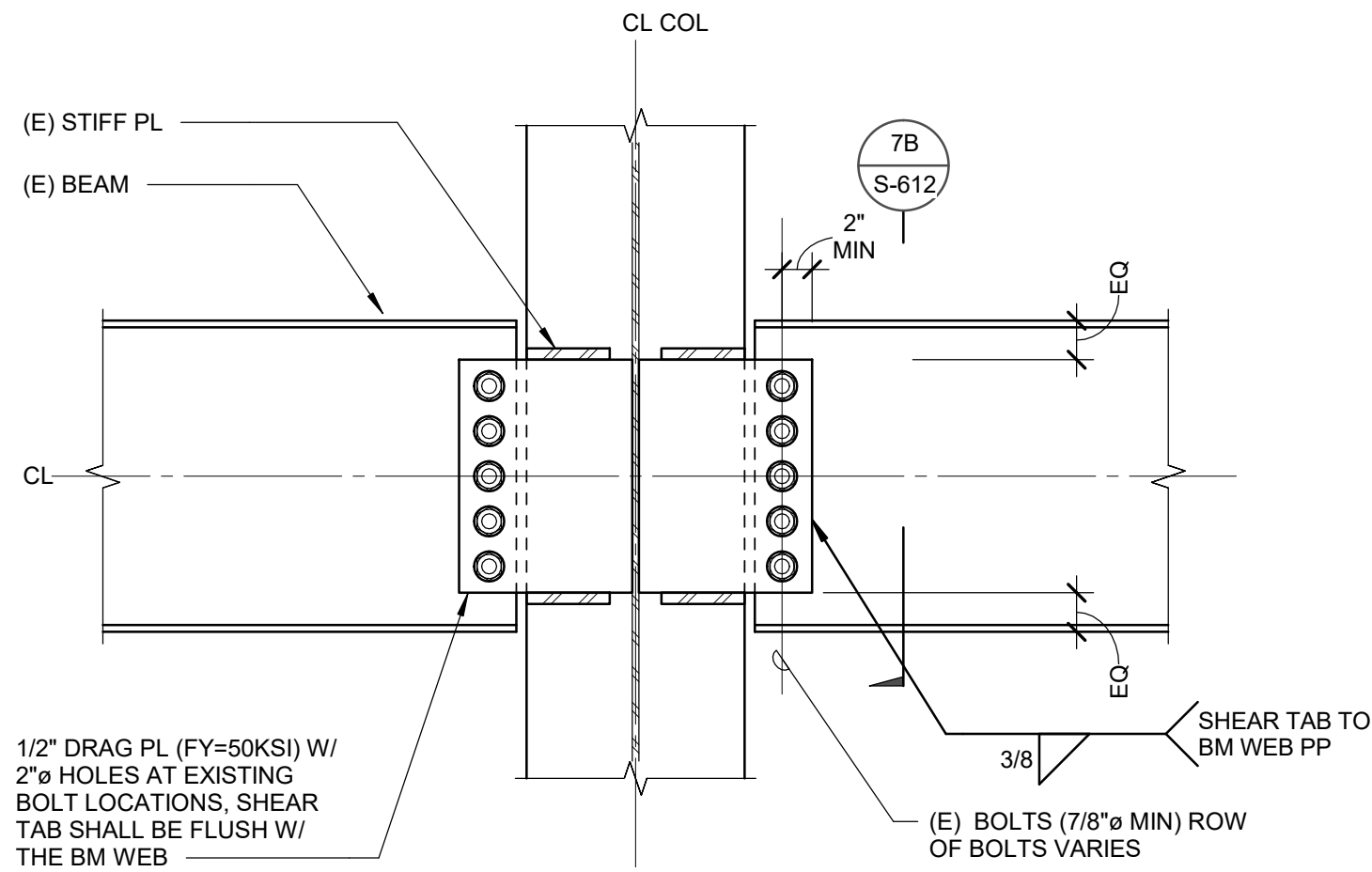
NOTE:
1. SEE 4/S-601 FOR ALTERNATE DETAIL.

9 DETAIL

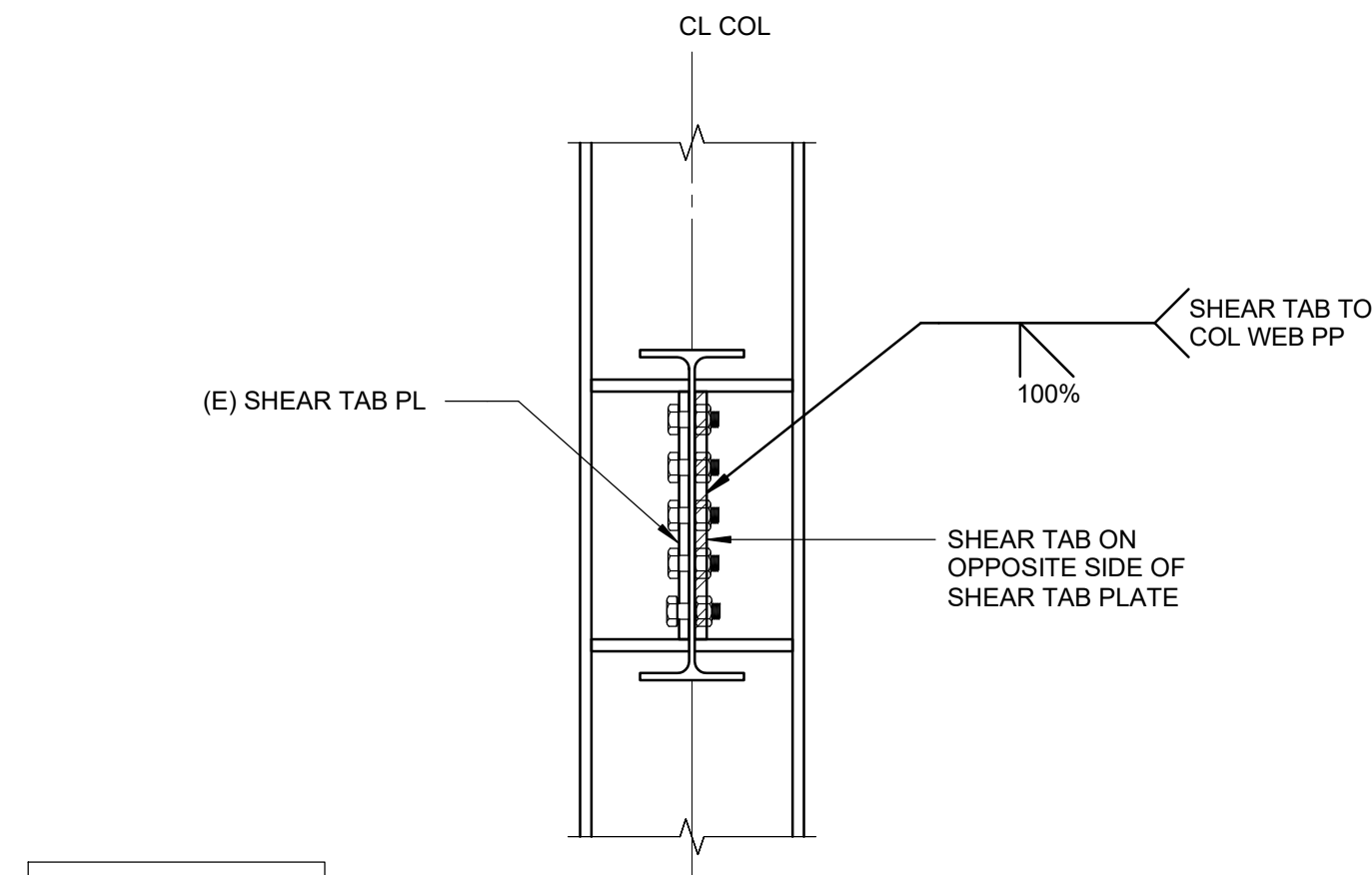
SYMBOL IN PLAN	DETAIL	ALTERNATE DETAIL	REMARK
(A)	2/S6.12	3/S6.12	
(B)	4/S6.12	NONE	
(C)	1/S6.11	NONE	

STANDARD CONNECTION STRENGTHENING SCHEDULE

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



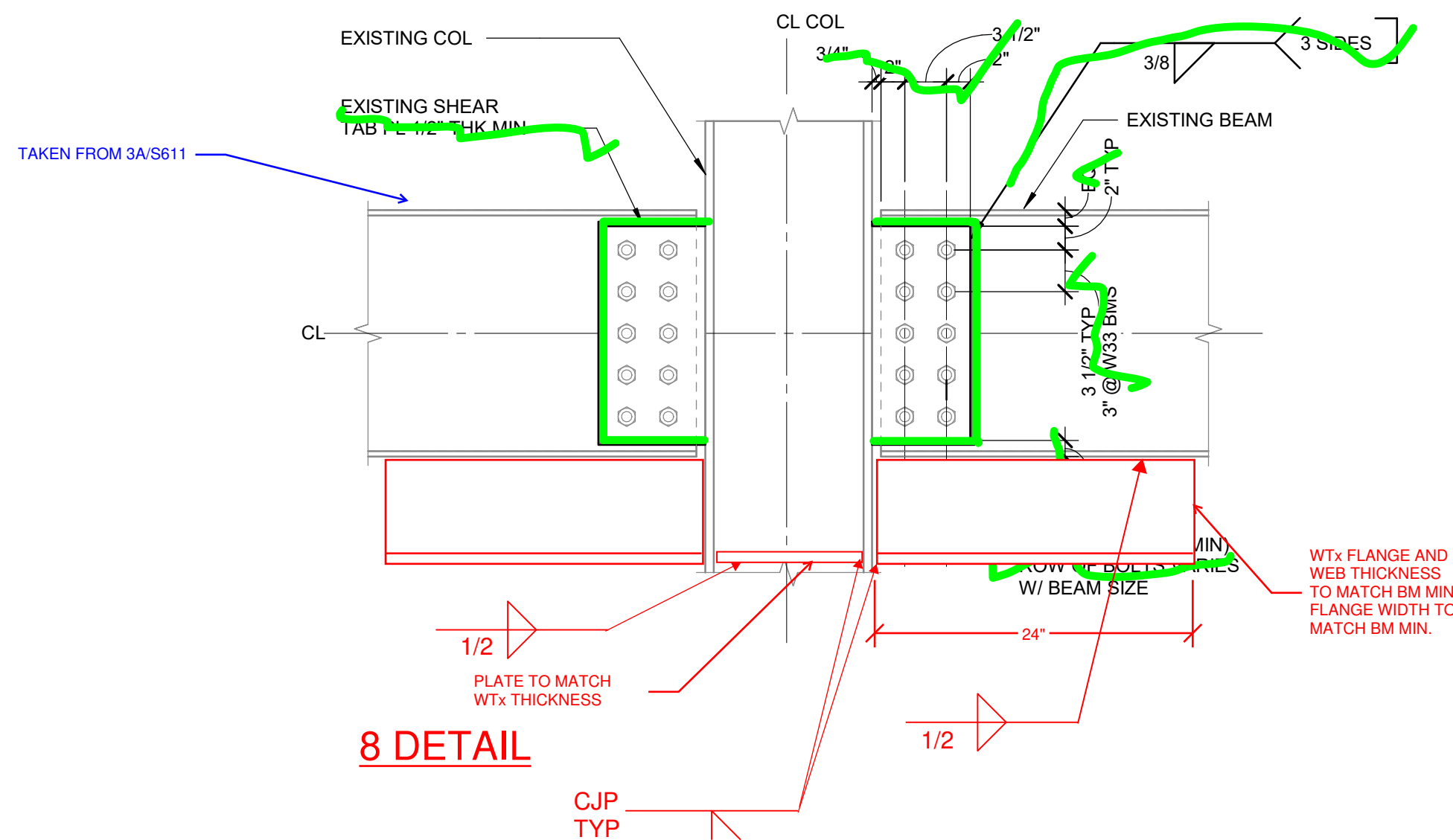
7A DETAIL



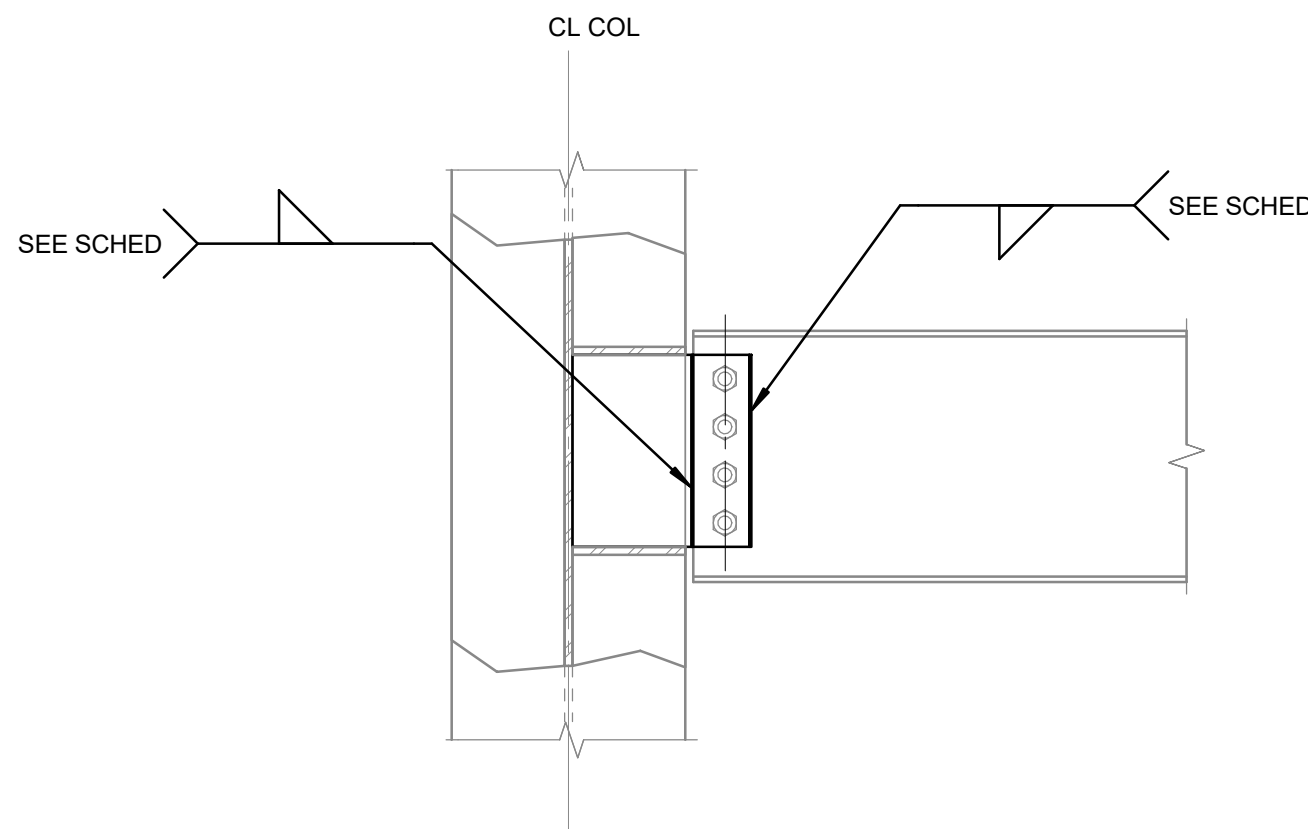
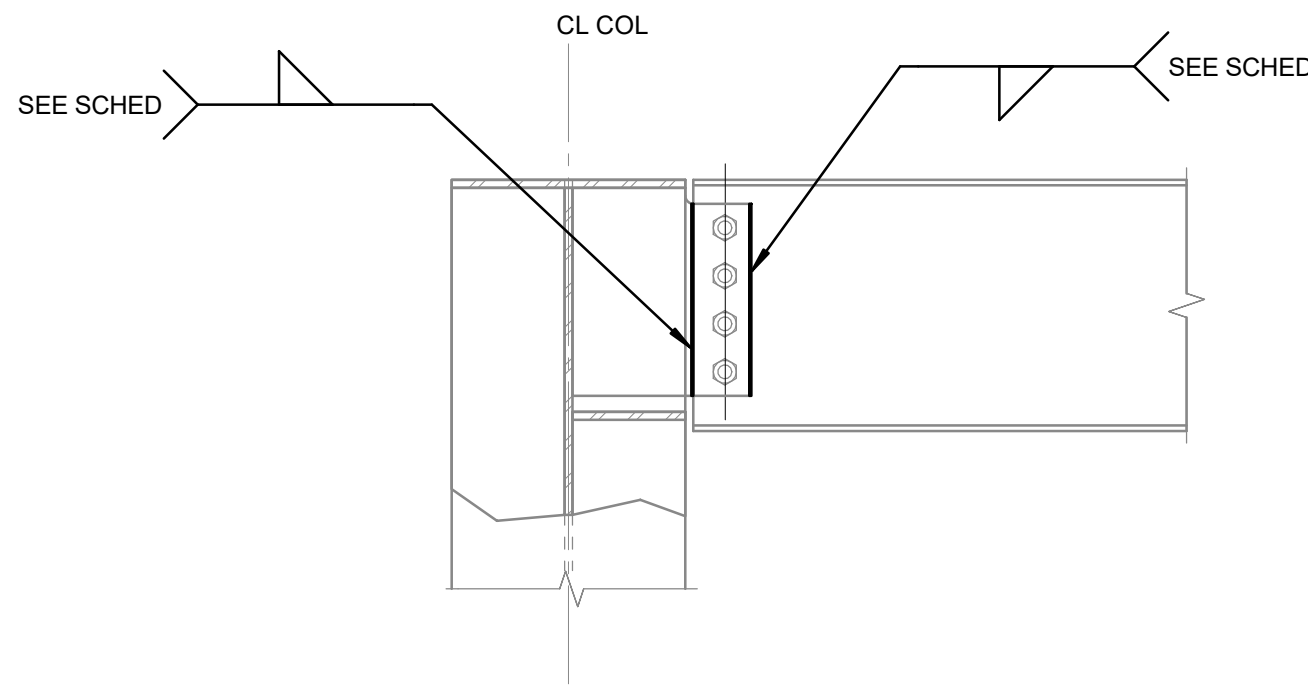
7B SECTION

DETAIL

SCALE : 1" = 1'-0"



8 DETAIL



OPTION 2

BEAM TO COLUMN WEB

SCALE : 1" = 1'-0"

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

CONNECTION NOTES:

- DOES NOT APPLY TO DRAG CONNECTIONS. FOR DRAG CONNECTIONS SEE DETAIL 3/S-611.

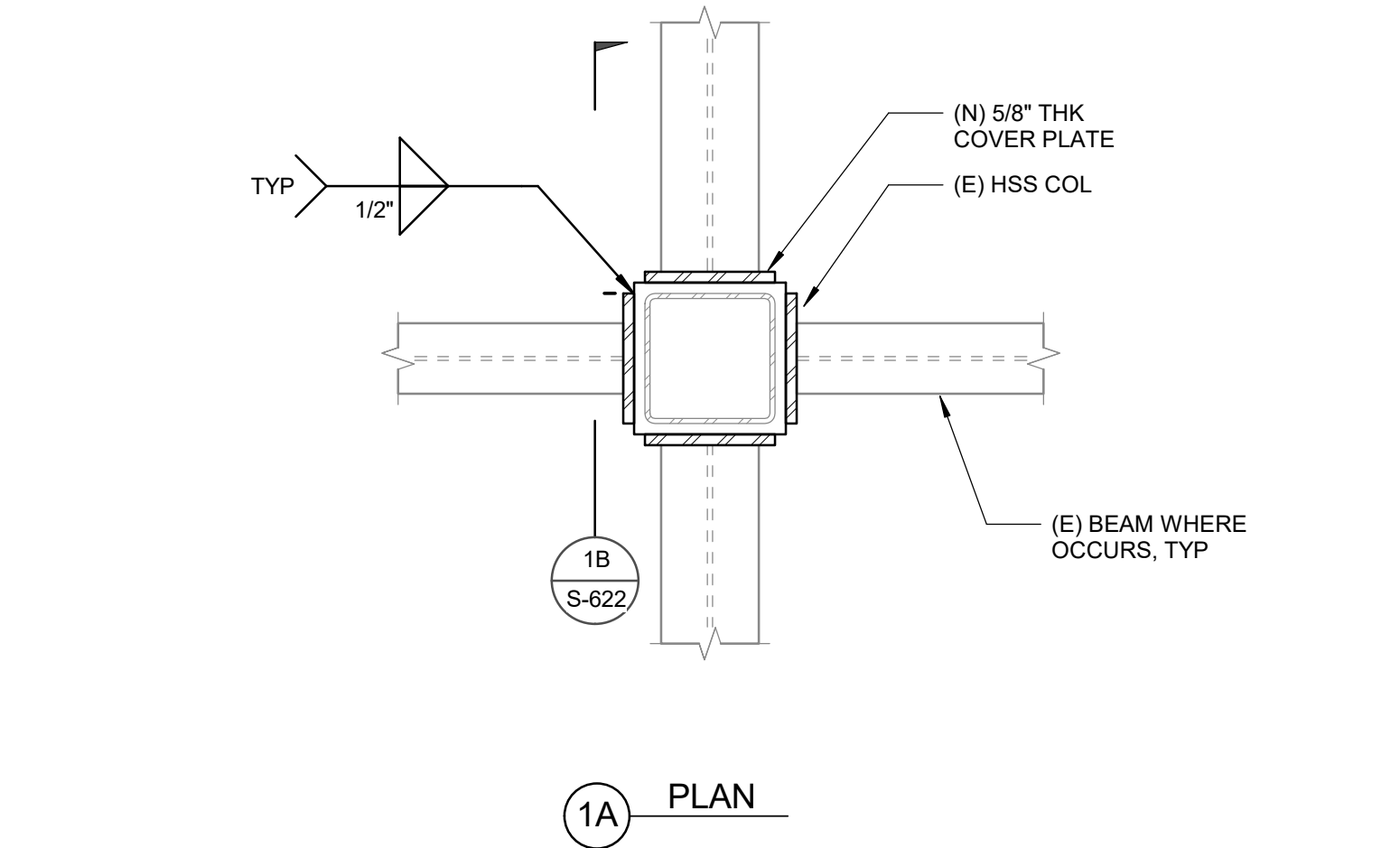
DETAIL

SCALE : 1" = 1'-0"

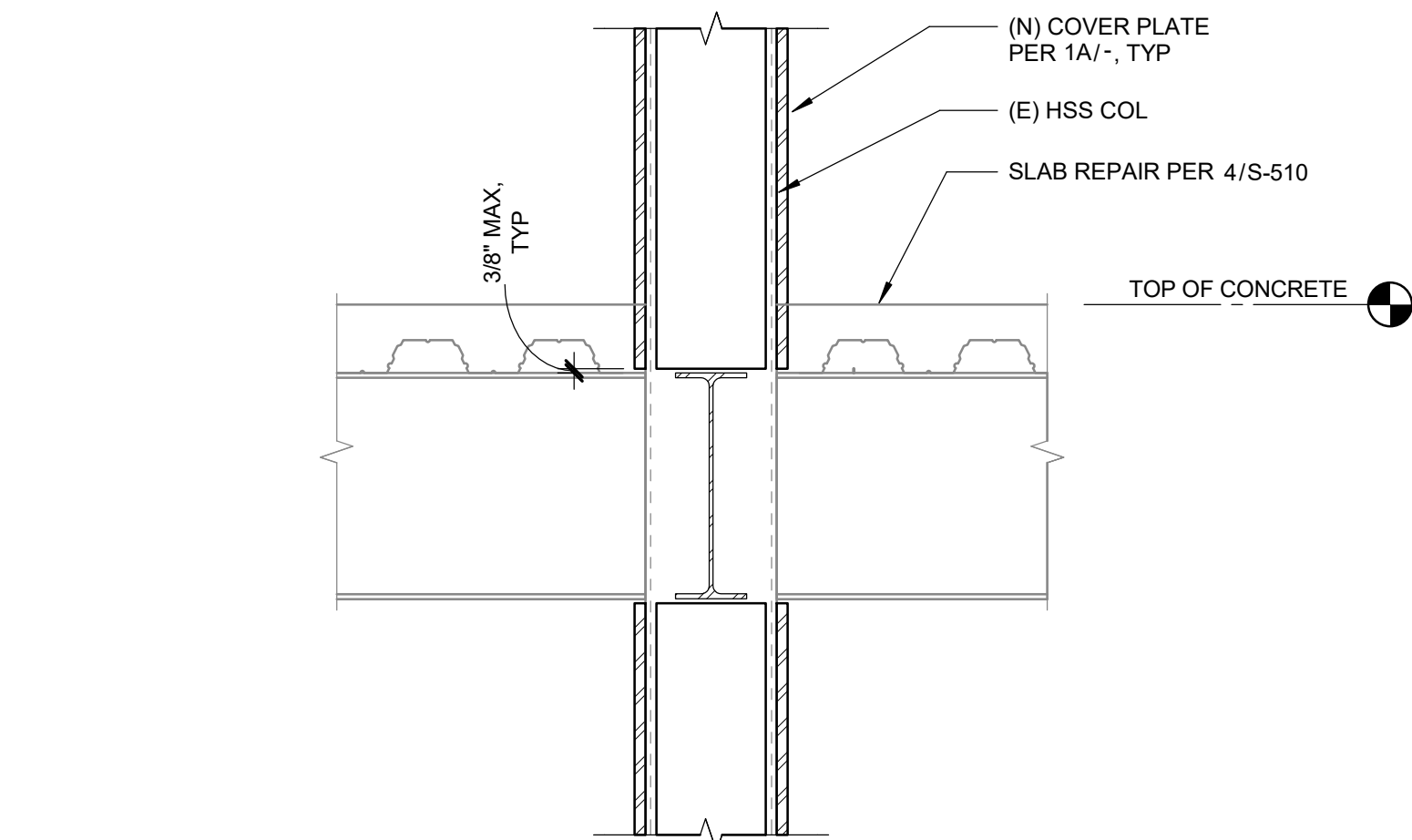
SYMBOL IN PLAN	DETAIL	ALTERNATE DETAIL	REMARK
(D)	3/S6.11	4/S6.11	EXISTING SINGLE SHEAR TAB PLATE
(E)	3/S6.11	NONE	EXISTING SINGLE SHEAR TAB PLATE
(F)	4/S6.11	NONE	EXISTING SINGLE SHEAR TAB PLATE
(G)	1/S6.11	NONE	
(H)	10/S6.10	NONE	
(I)	8/S6.12	NONE	

DRAG CONNECTION STRENGTHENING SCHEDULE

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



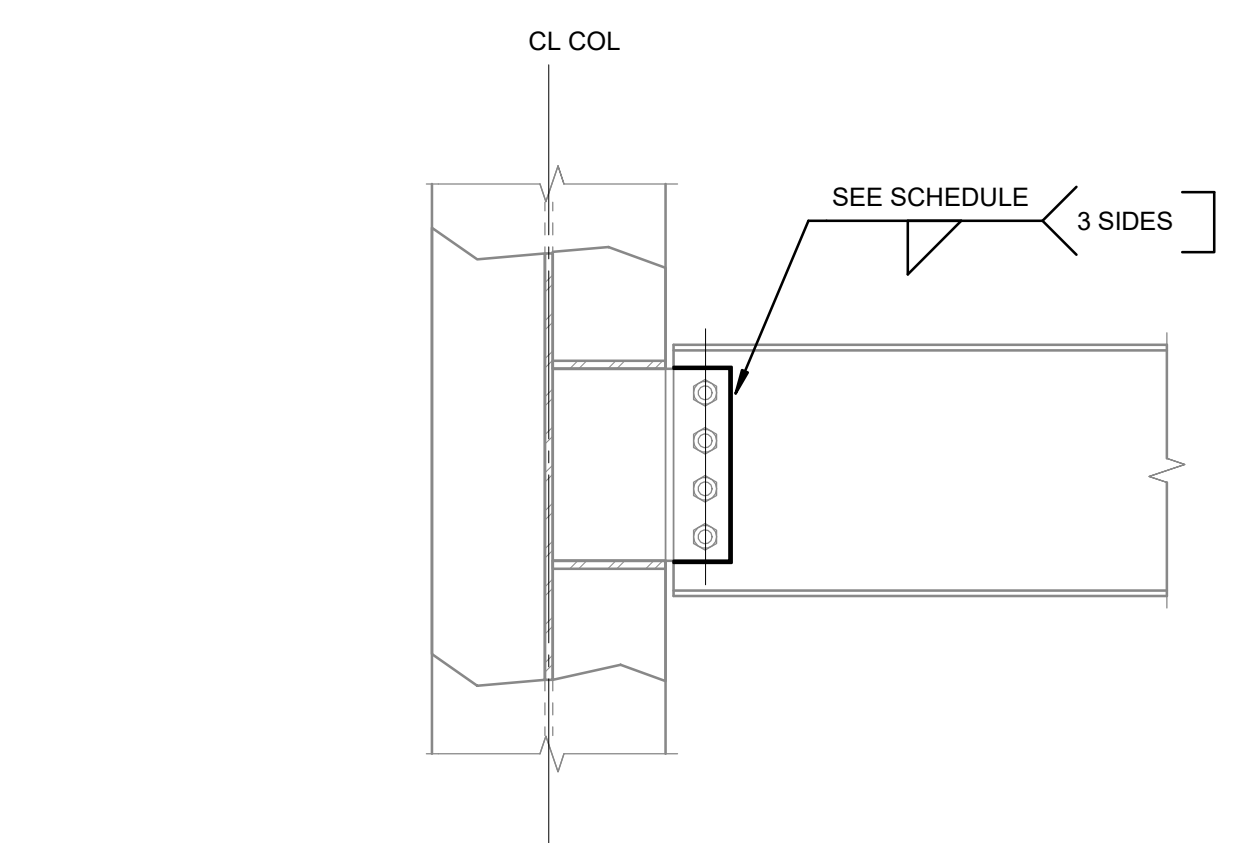
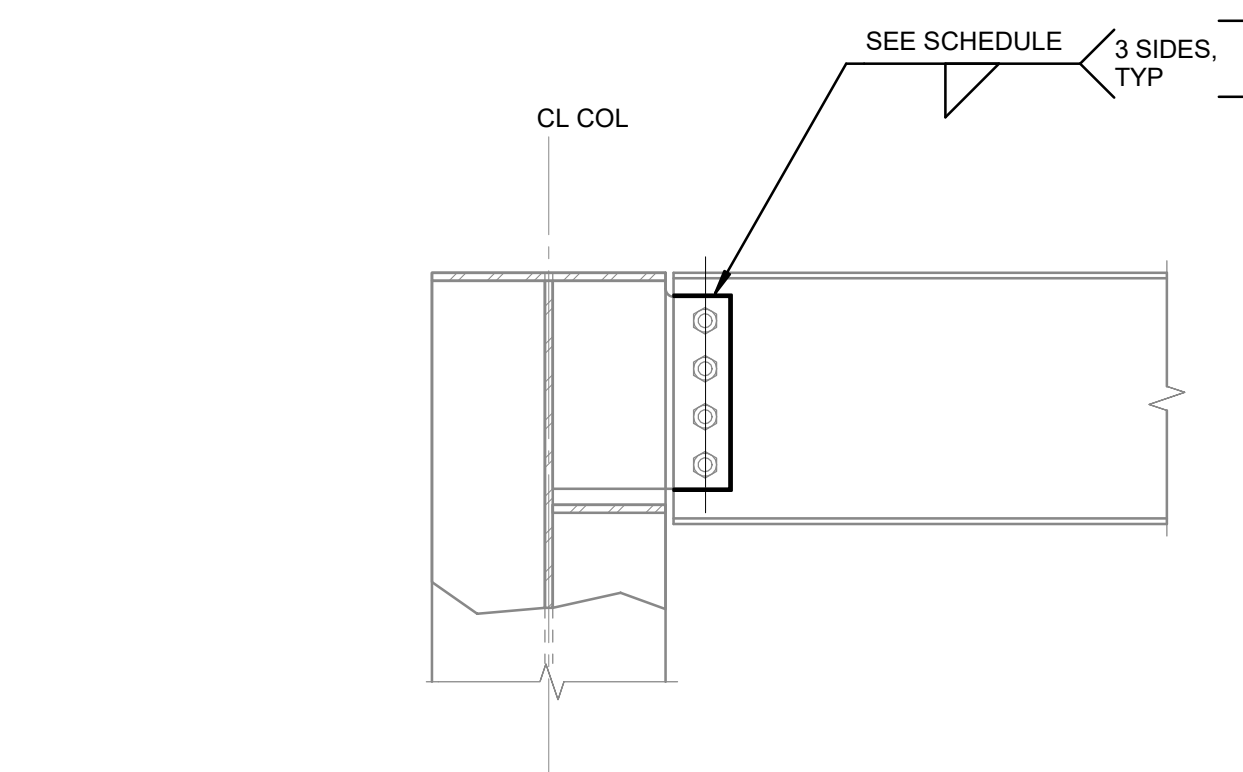
1A PLAN



1B SECTION

NON-FRAME COLUMN STRENGTHENING

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



OPTION 1

BEAM TO COLUMN WEB

SCALE : 1" = 1'-0"

PMSM
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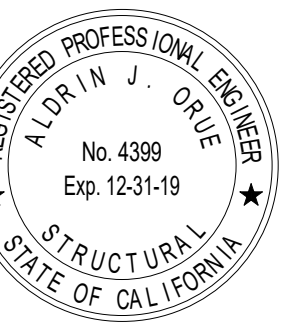
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CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

STEEL DETAILS

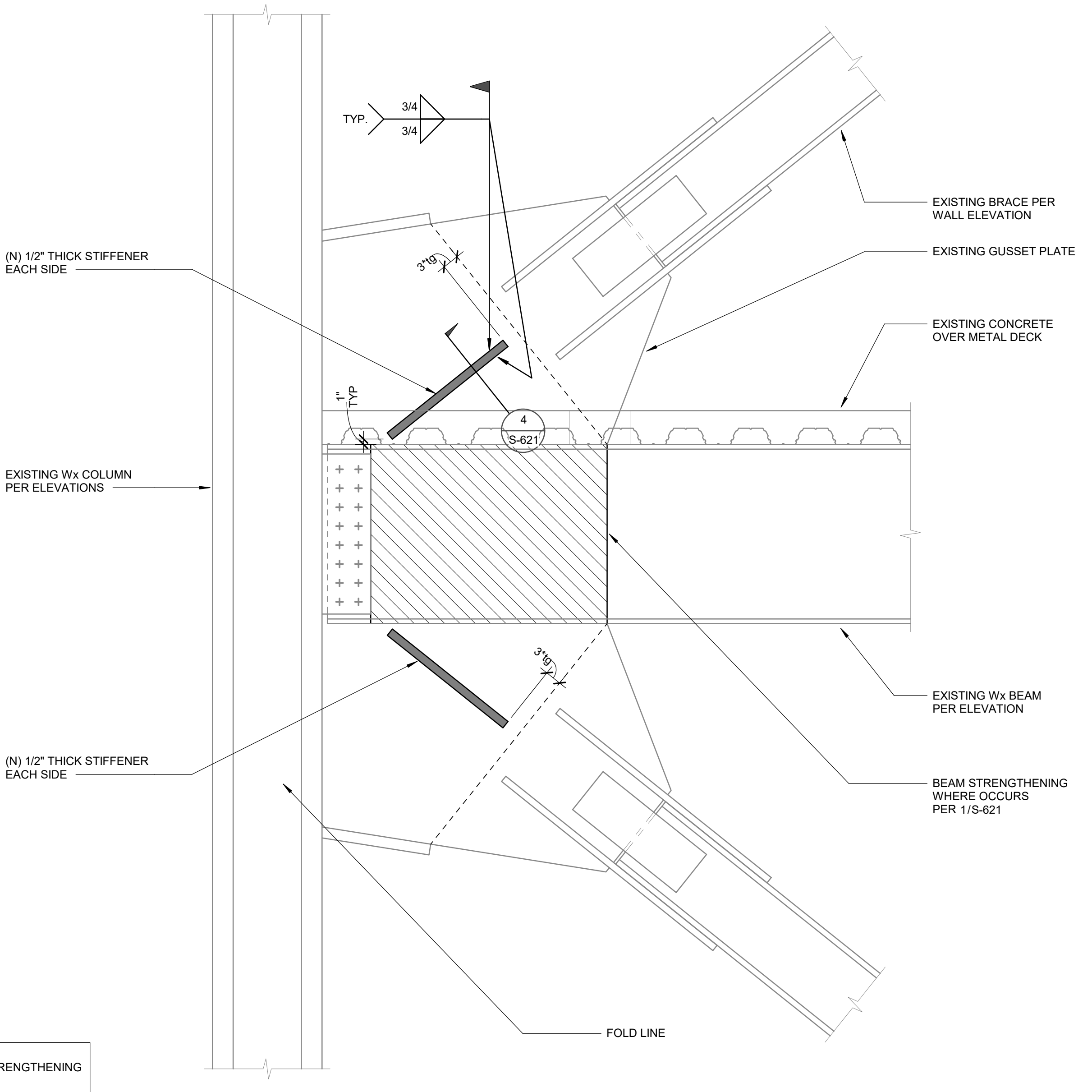
DRAWN BY: Author

JOB NUMBER: 1800457

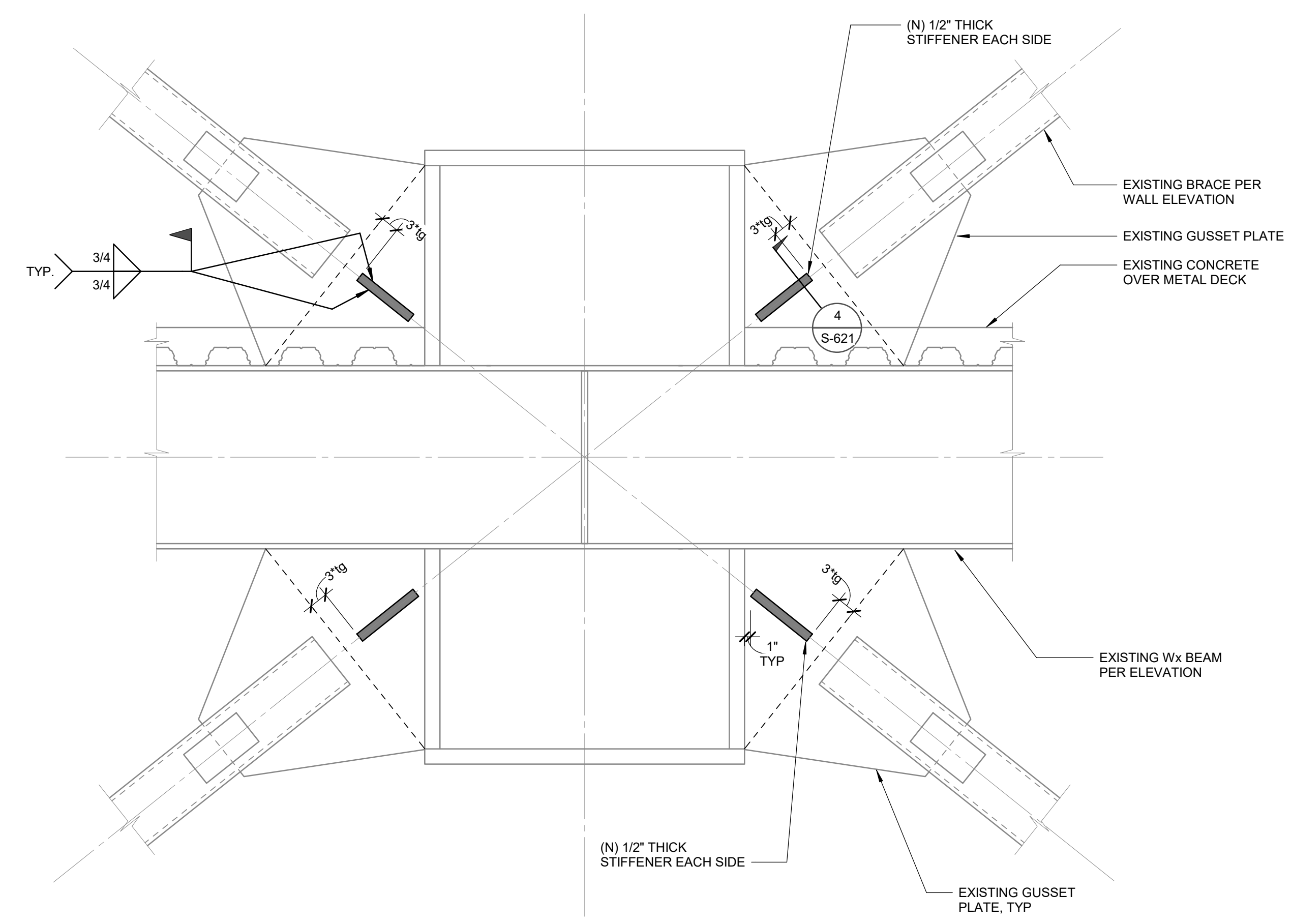
SHEET NO.

S-612

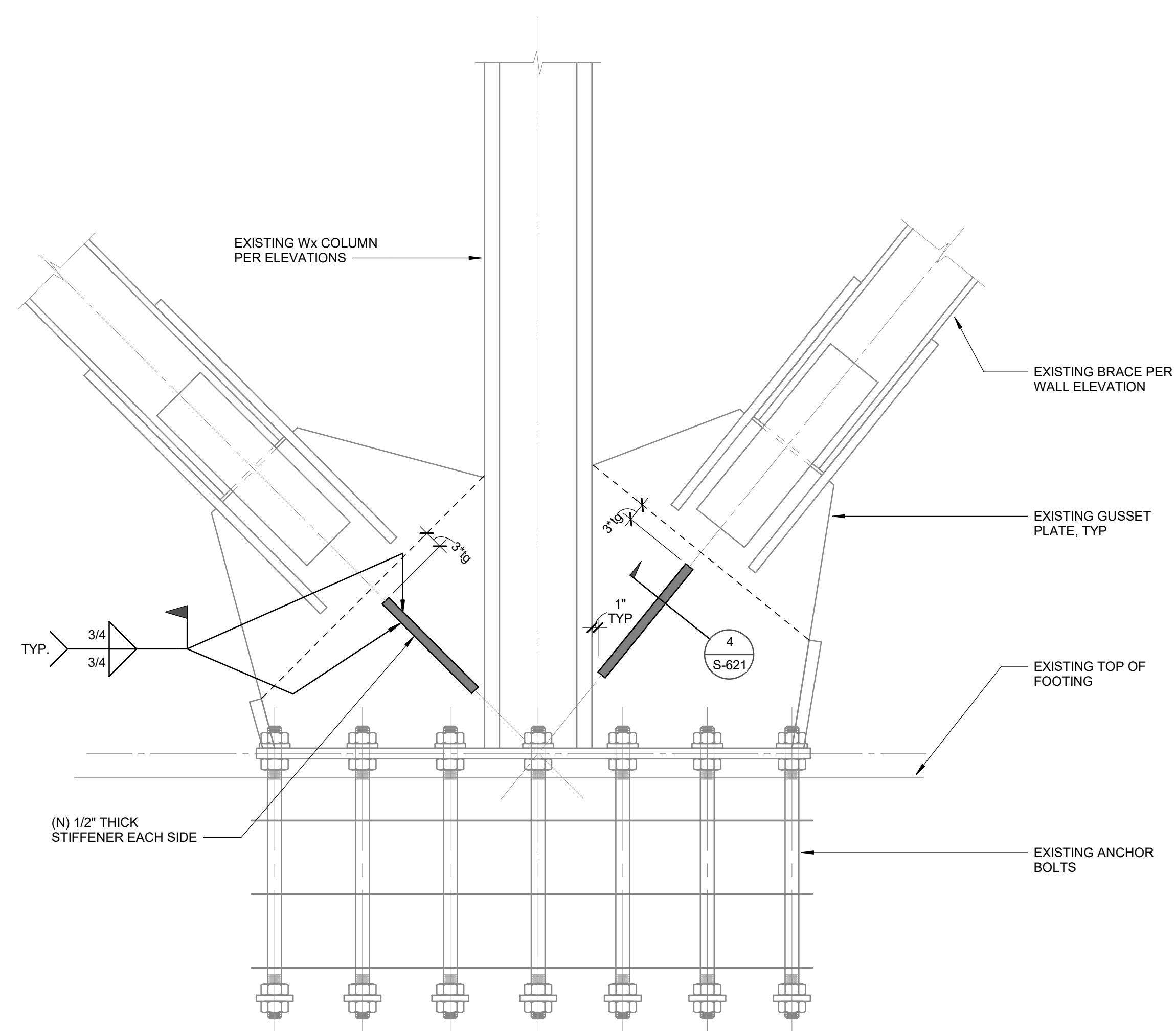
DATE: Issue Date



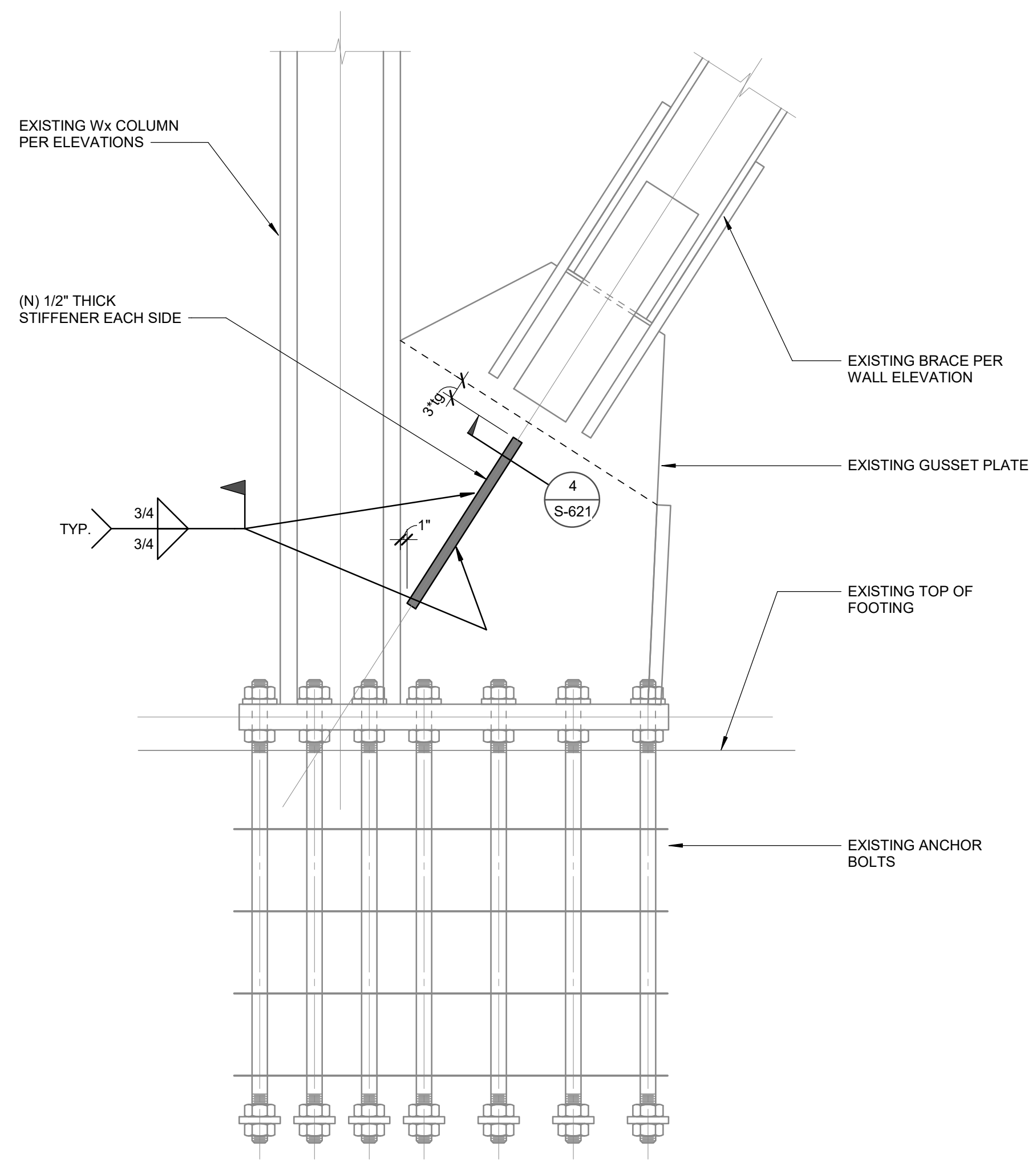
3 BRACE GUSSET PLATE STRENGTHENING
SCALE : 3/4" = 1'-0"



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



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

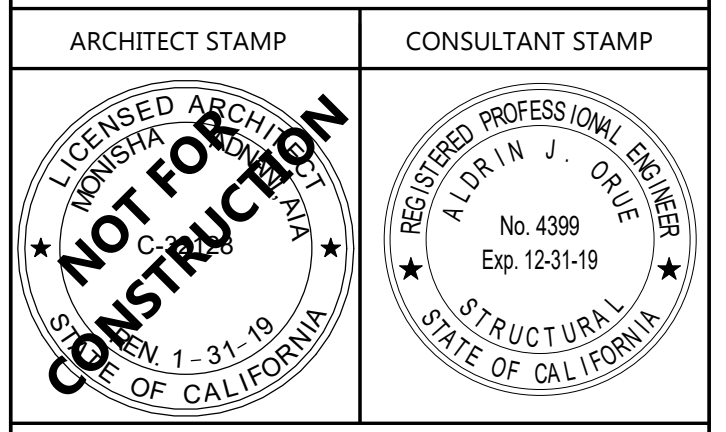


2 BRACE GUSSET PLATE STRENGTHENING
SCALE : 3/4" = 1'-0"



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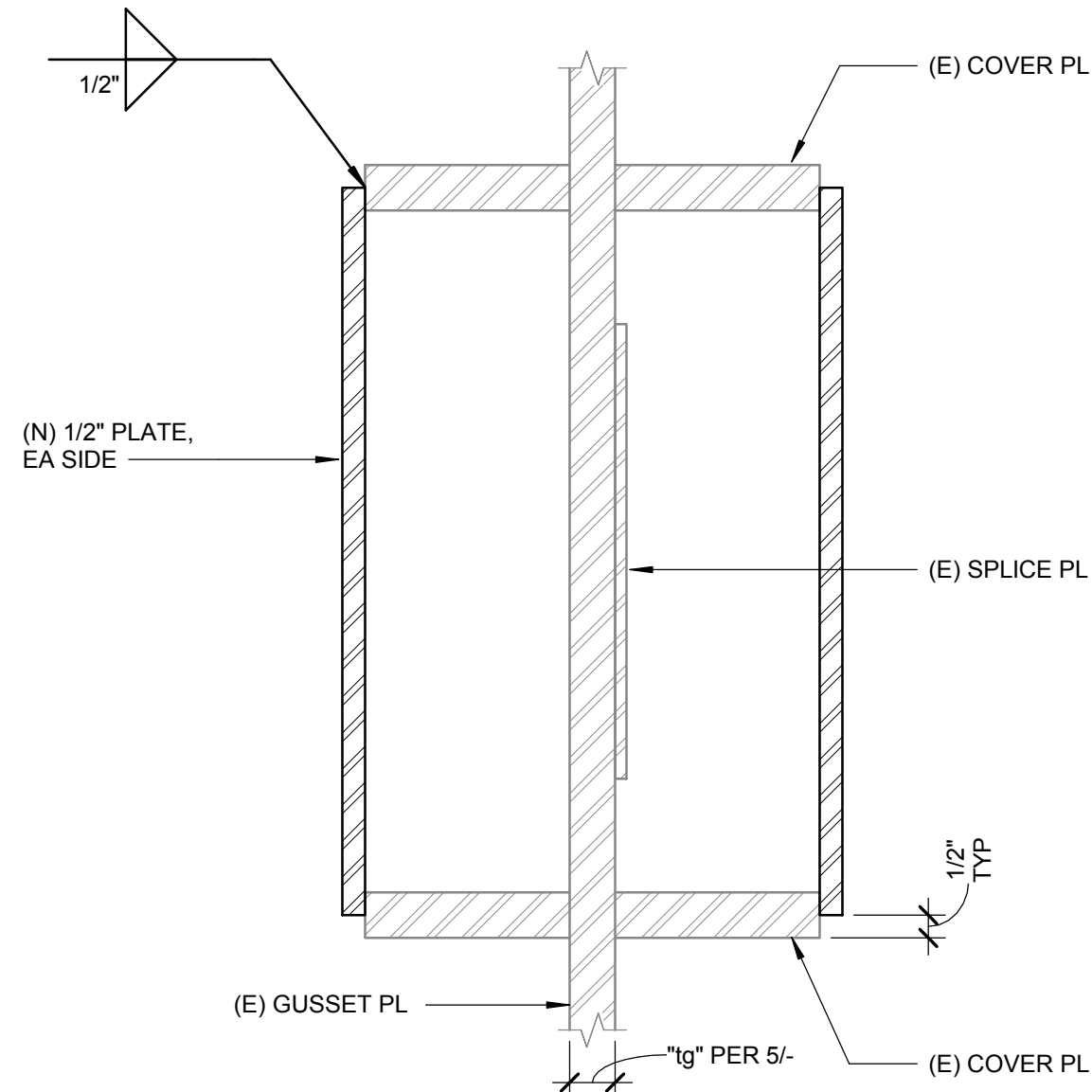
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MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT

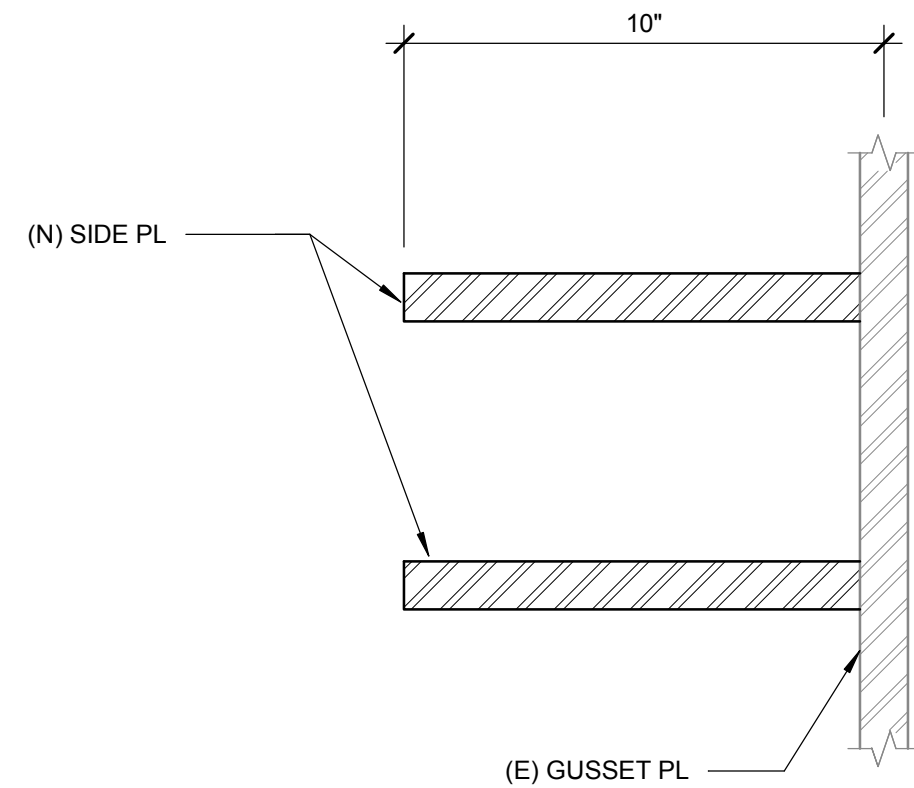
TEMECULA VALLEY CAMPUS
41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE
BRACE FRAME DETAILS

DRAWN BY: Author JOB NUMBER: 1800457
SHEET NO.
S-620
DATE: Issue Date

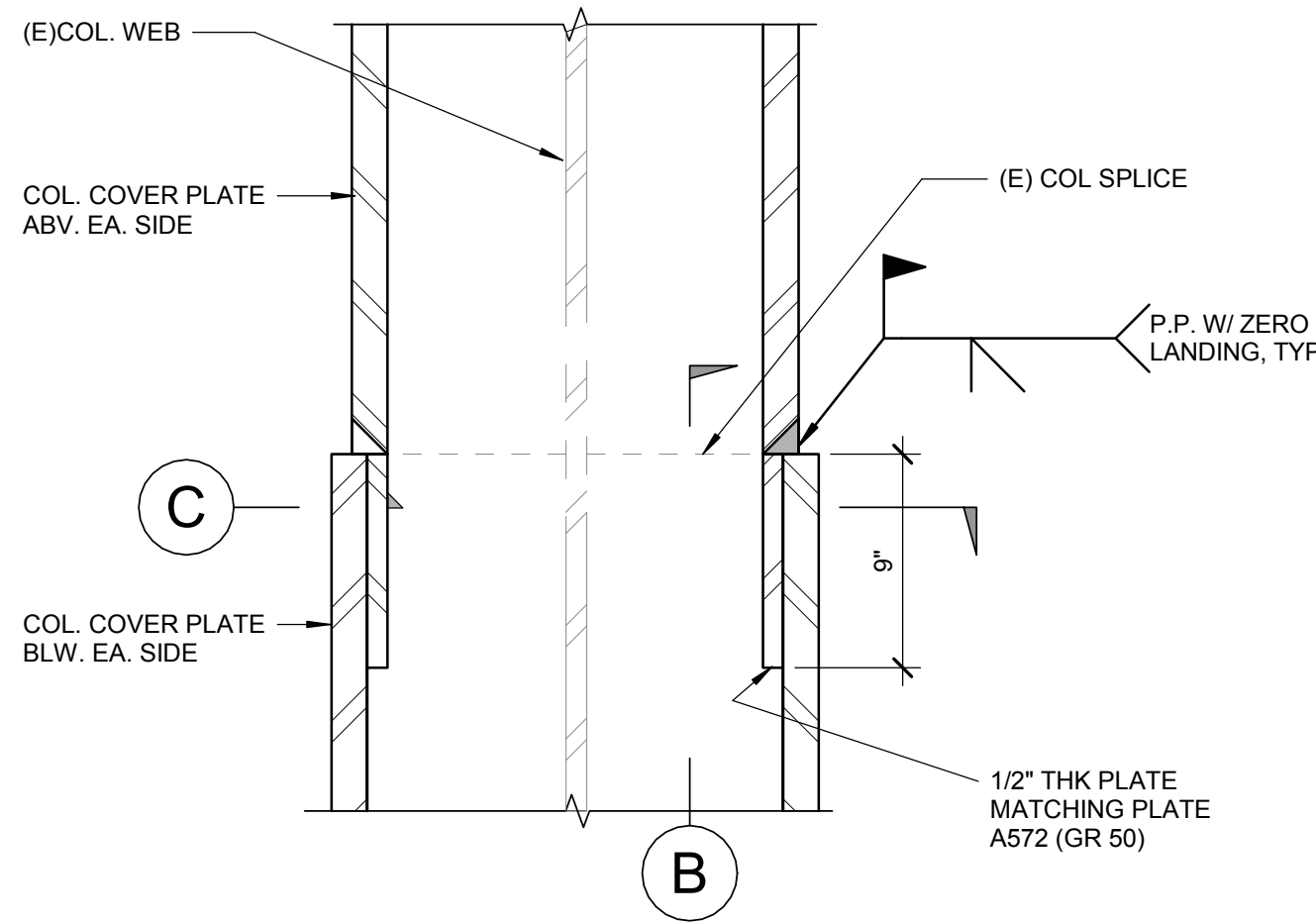


5 Wx CONNECTION STRENGTHENING DETAIL
SCALE : 3" = 1'-0"

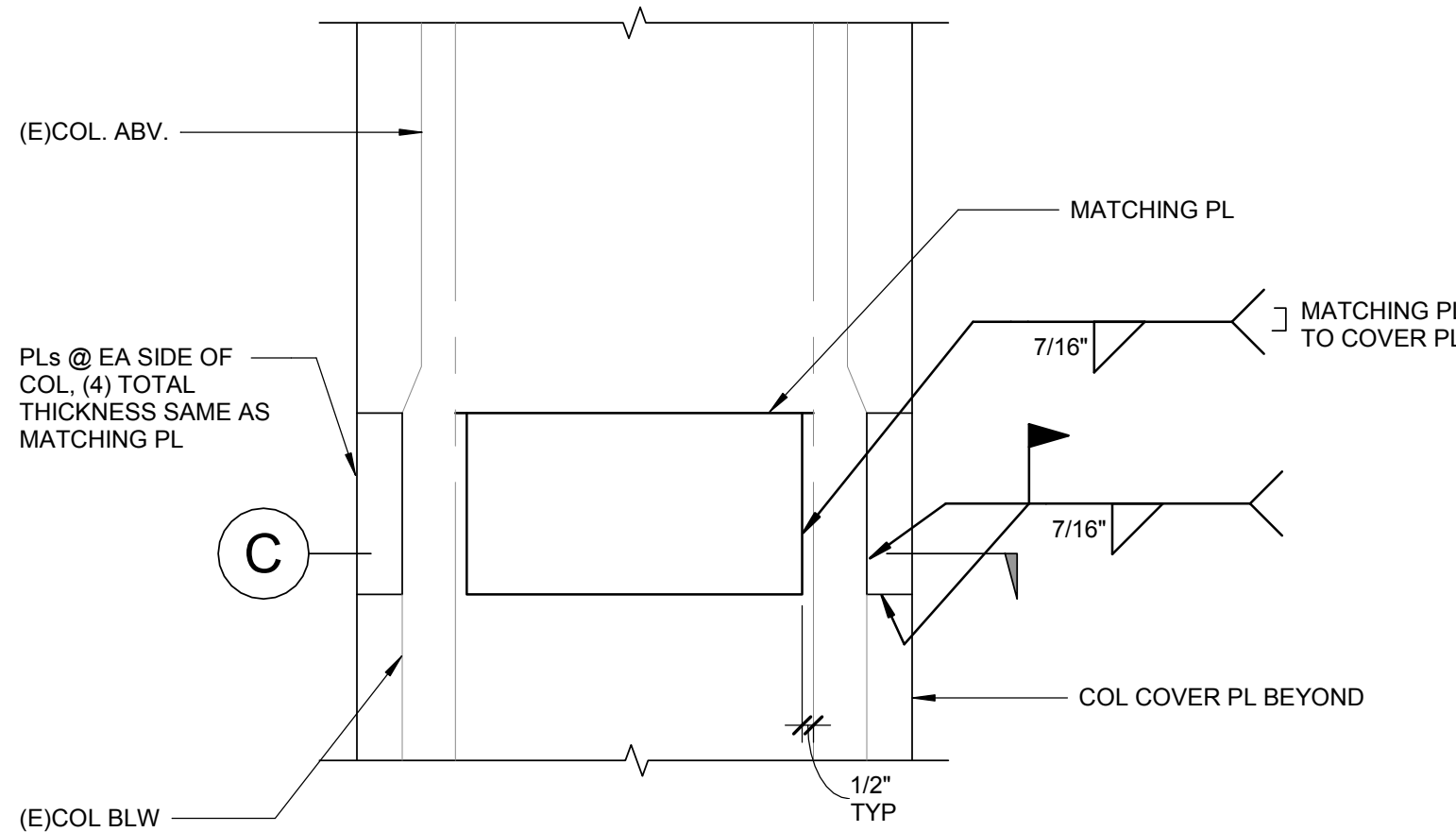


NOTE:
THIS DETAIL SHALL NOT BE USED WITHOUT
PRIOR PERMISSION FROM SEOR

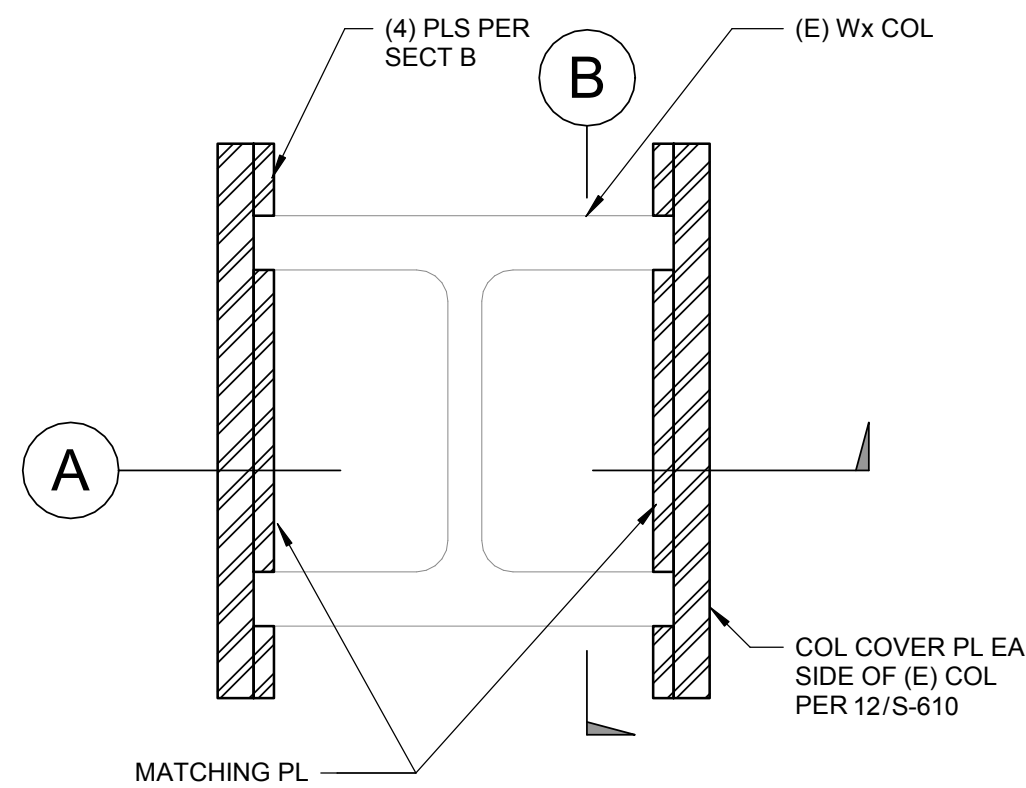
6 GUSSET STRENGTHENING DETAIL ALT
SCALE : 3" = 1'-0"



A SECTION

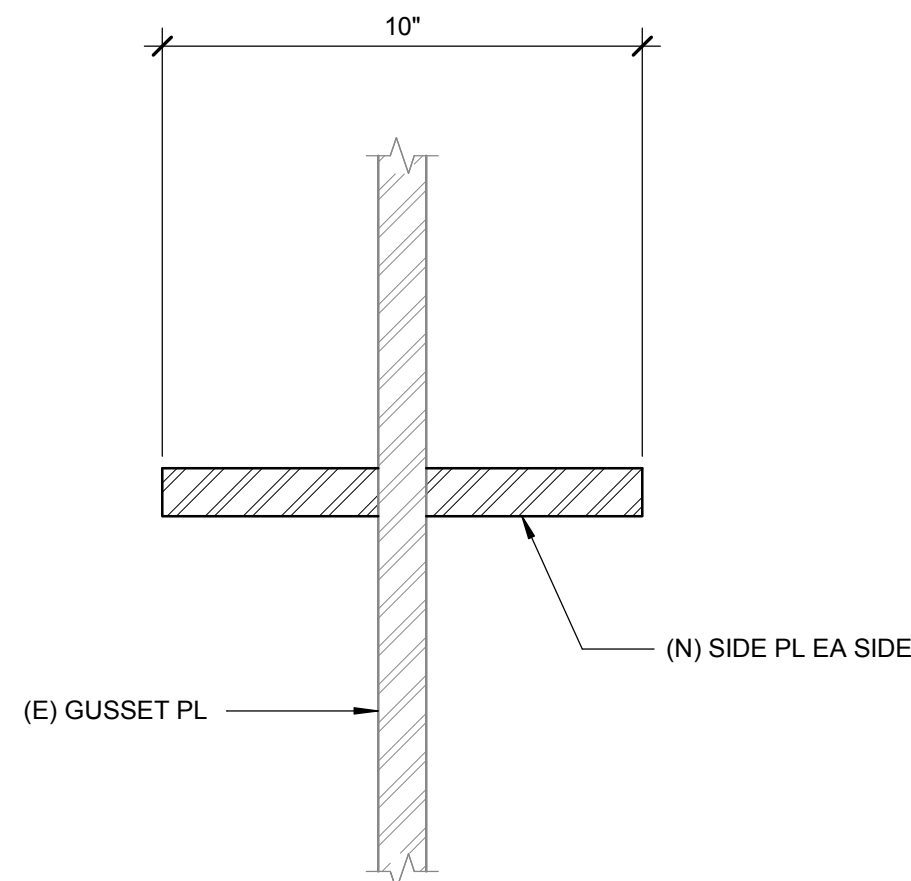


B SECTION

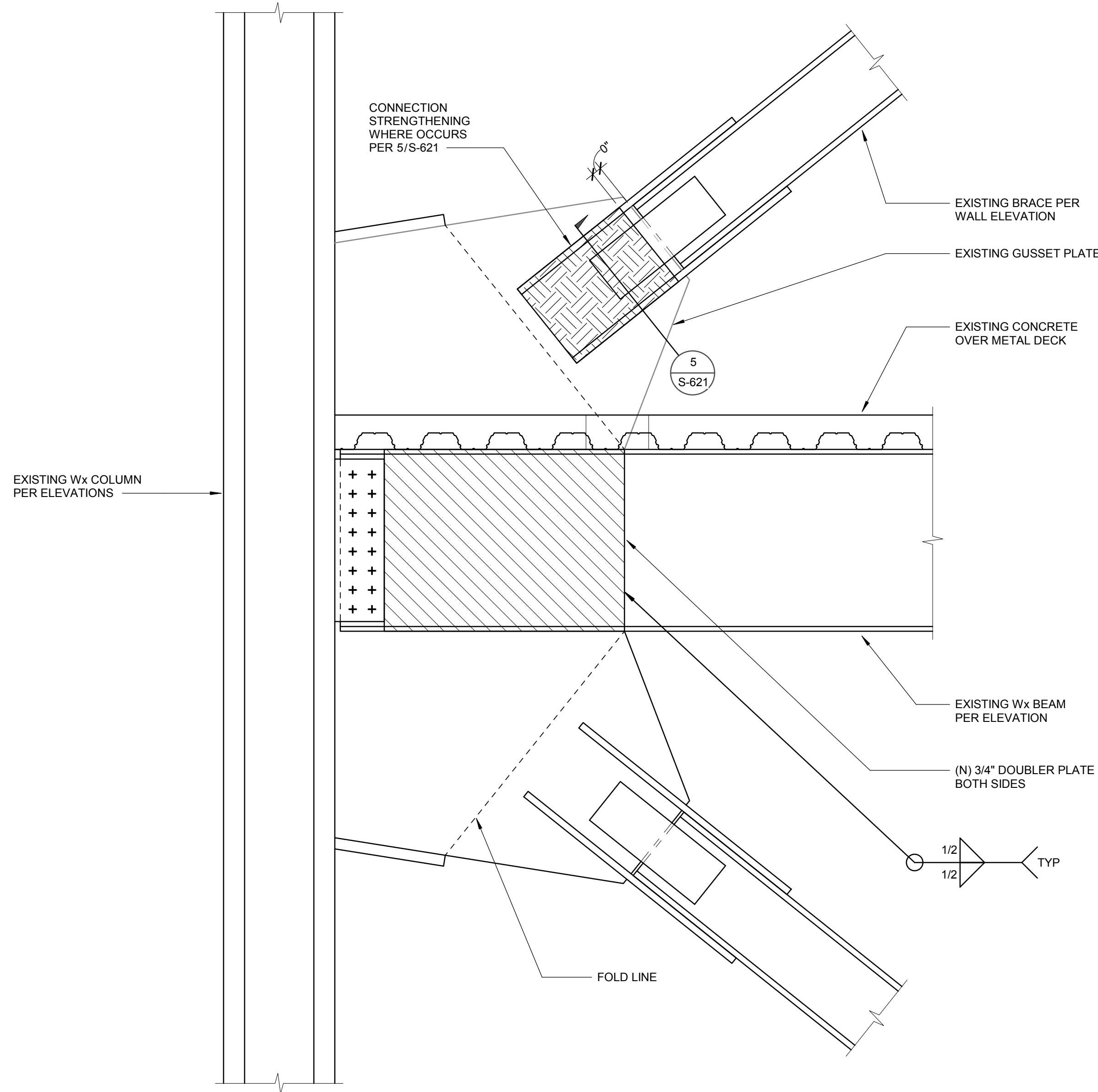


C PLAN SECTION

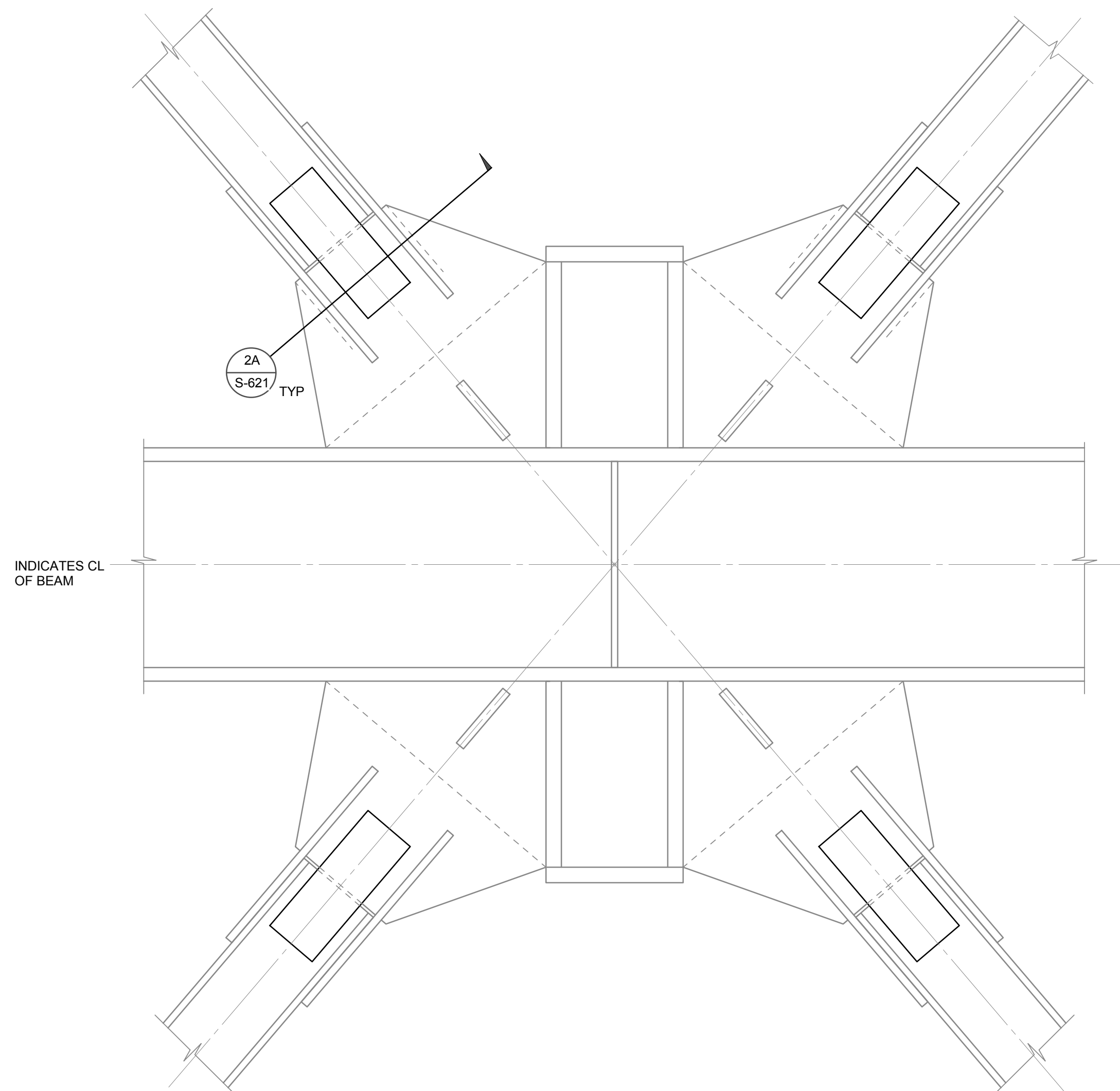
3 COL COVER PLATE SPLICE DETAIL
SCALE : 1 1/2" = 1'-0"



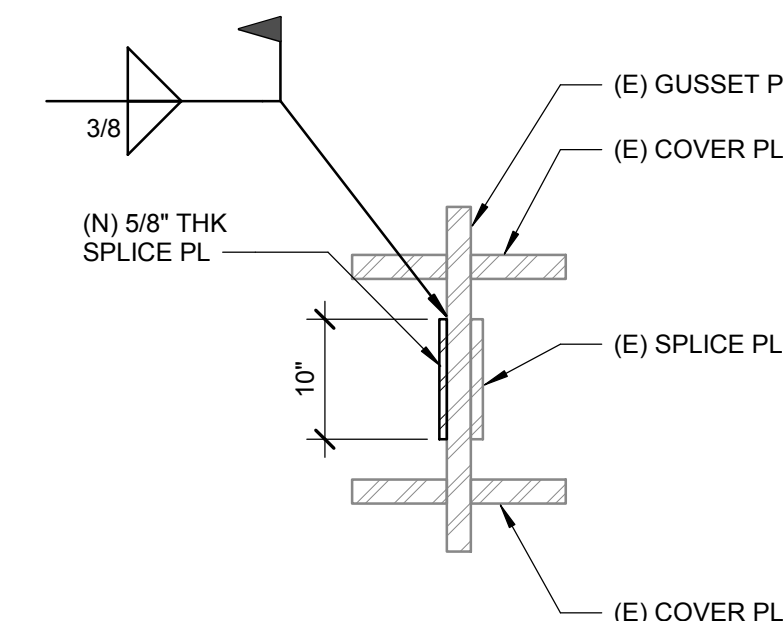
4 GUSSET STRENGTHENING DETAIL
SCALE : 3" = 1'-0"



1 BEAM STRENGTHENING DETAIL
SCALE : 3/4" = 1'-0"



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



2A SECTION

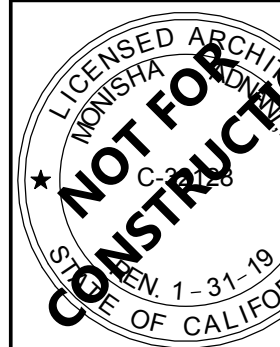


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SANTA BARBARA, CA 93103
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TEMECULA VALLEY
CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

BRACE FRAME
DETAILS

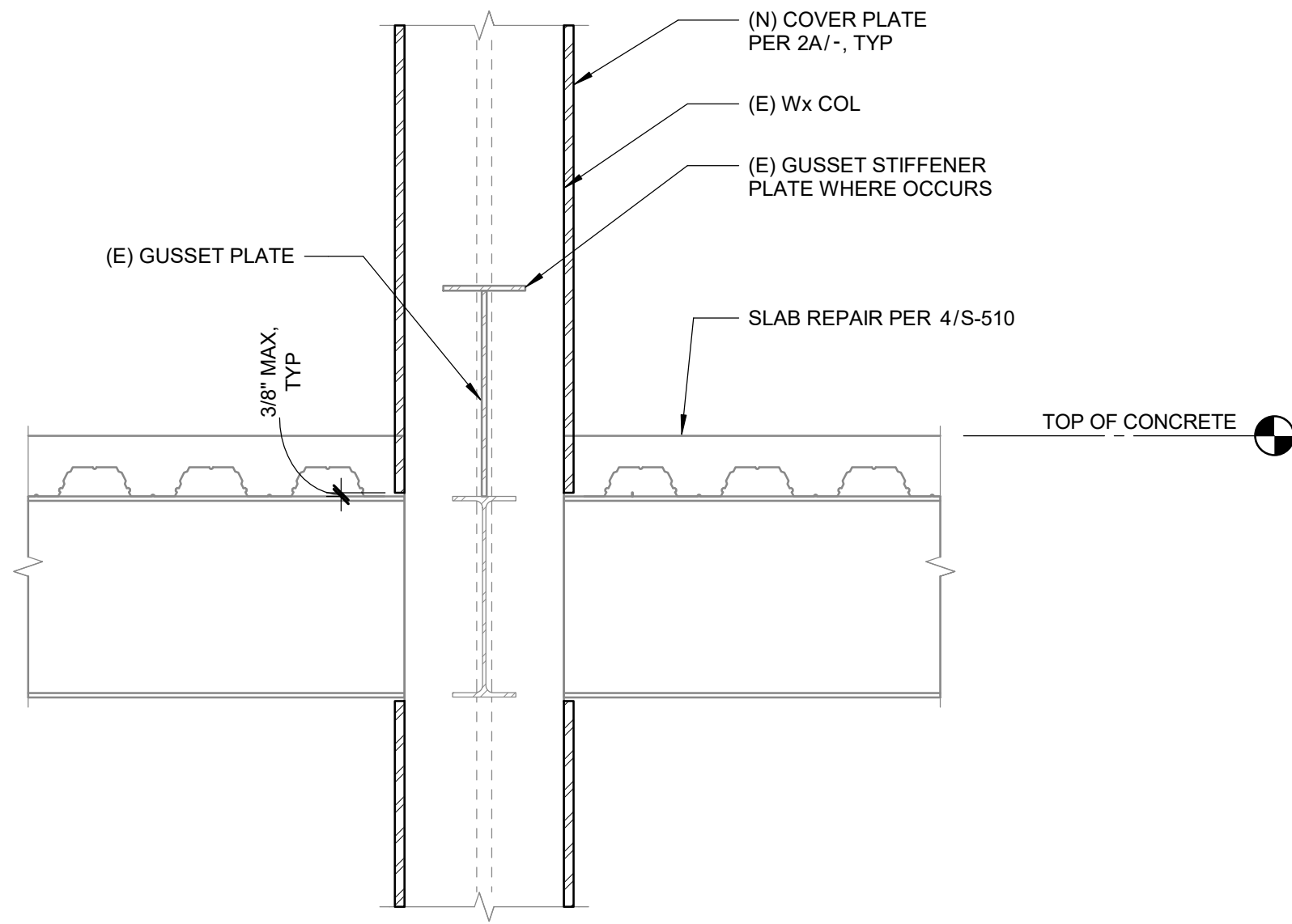
DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO.

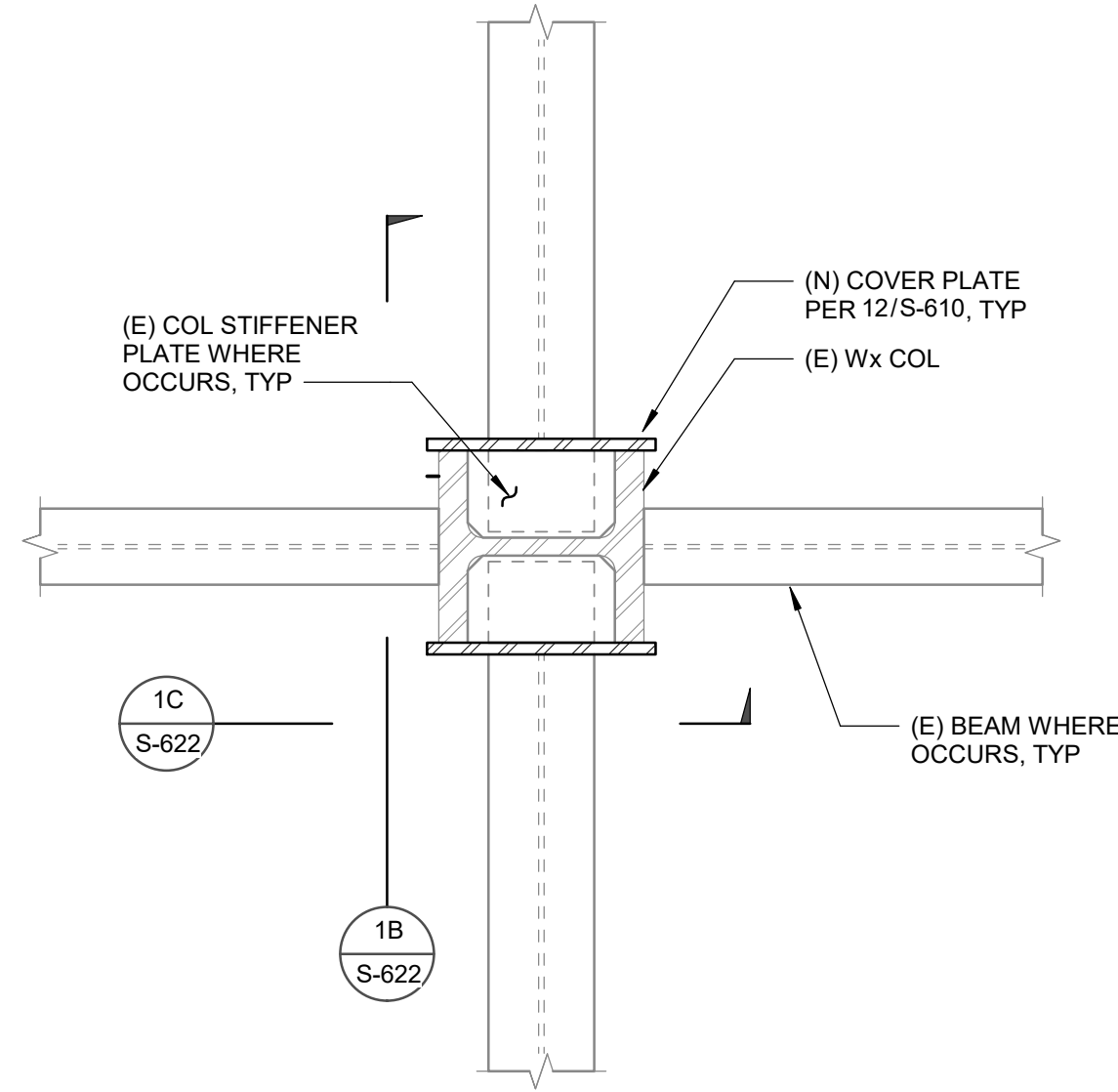
S-621

DATE: Issue Date

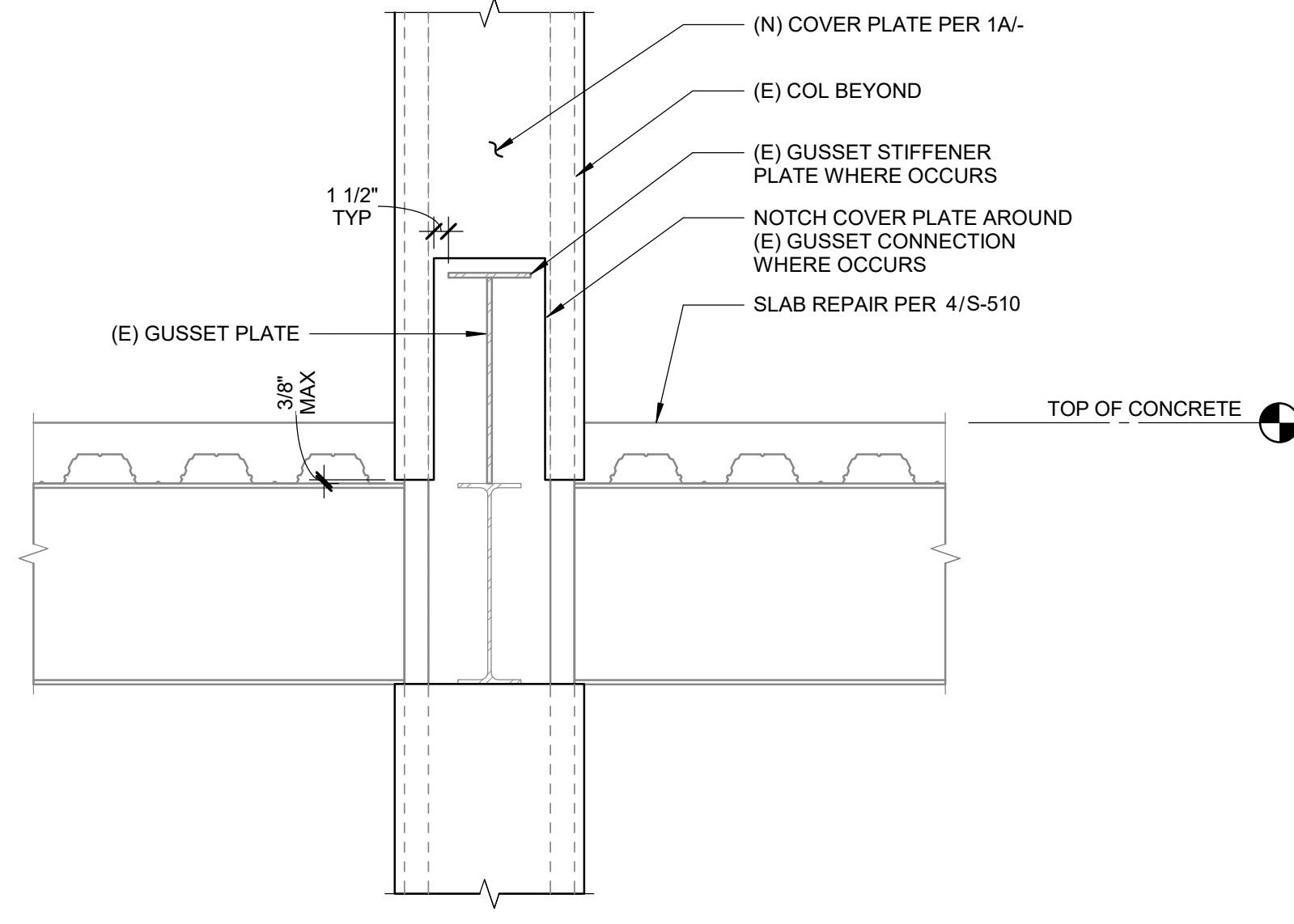
DATE PLOTTED: 4/19/2019 3:36:38 PM
FILE LOCATION: C:\Program Files\Autodesk\1800457_MSJC_Bldg G - central_simon_perelira.rvt



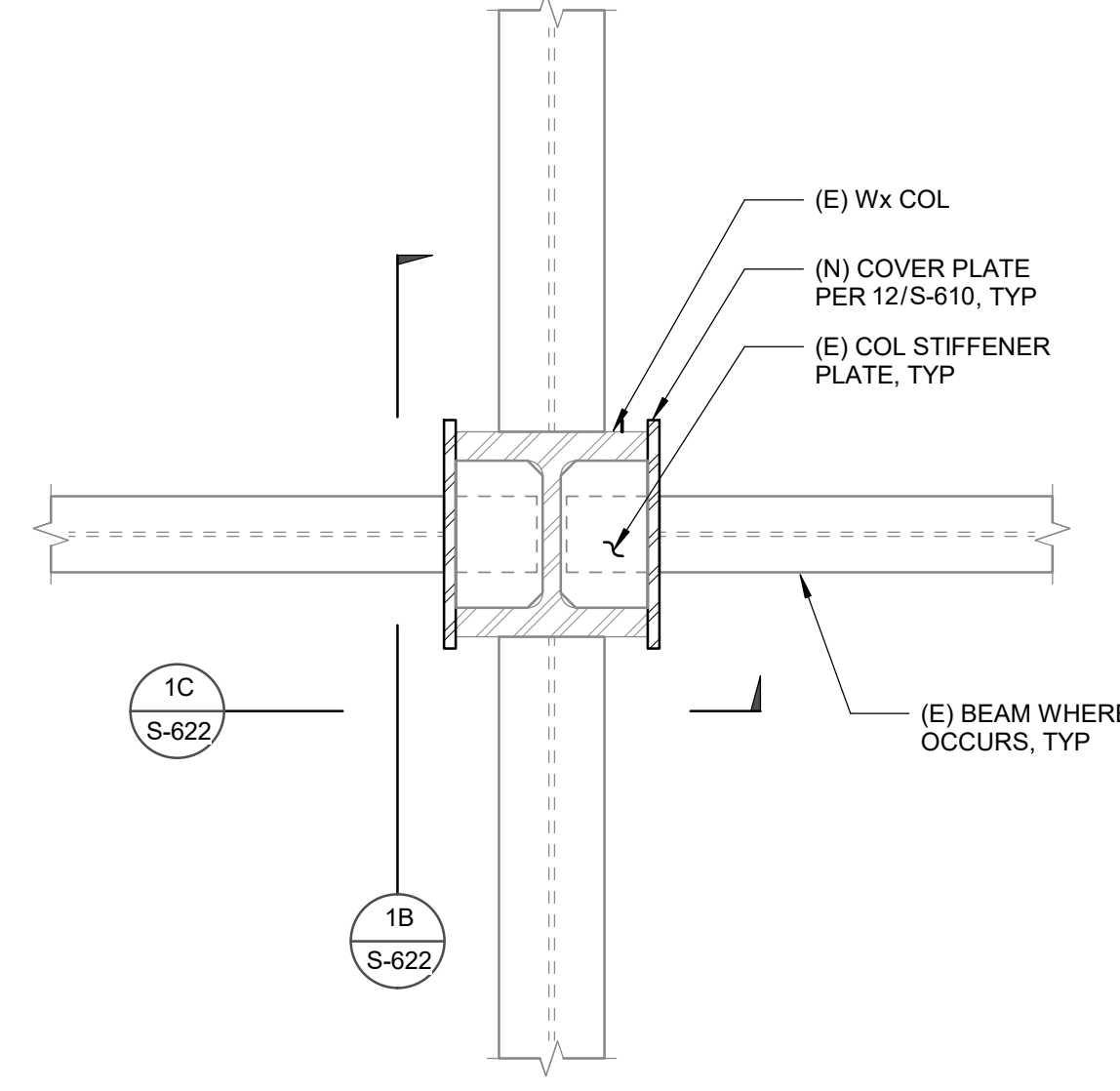
2B SECTION



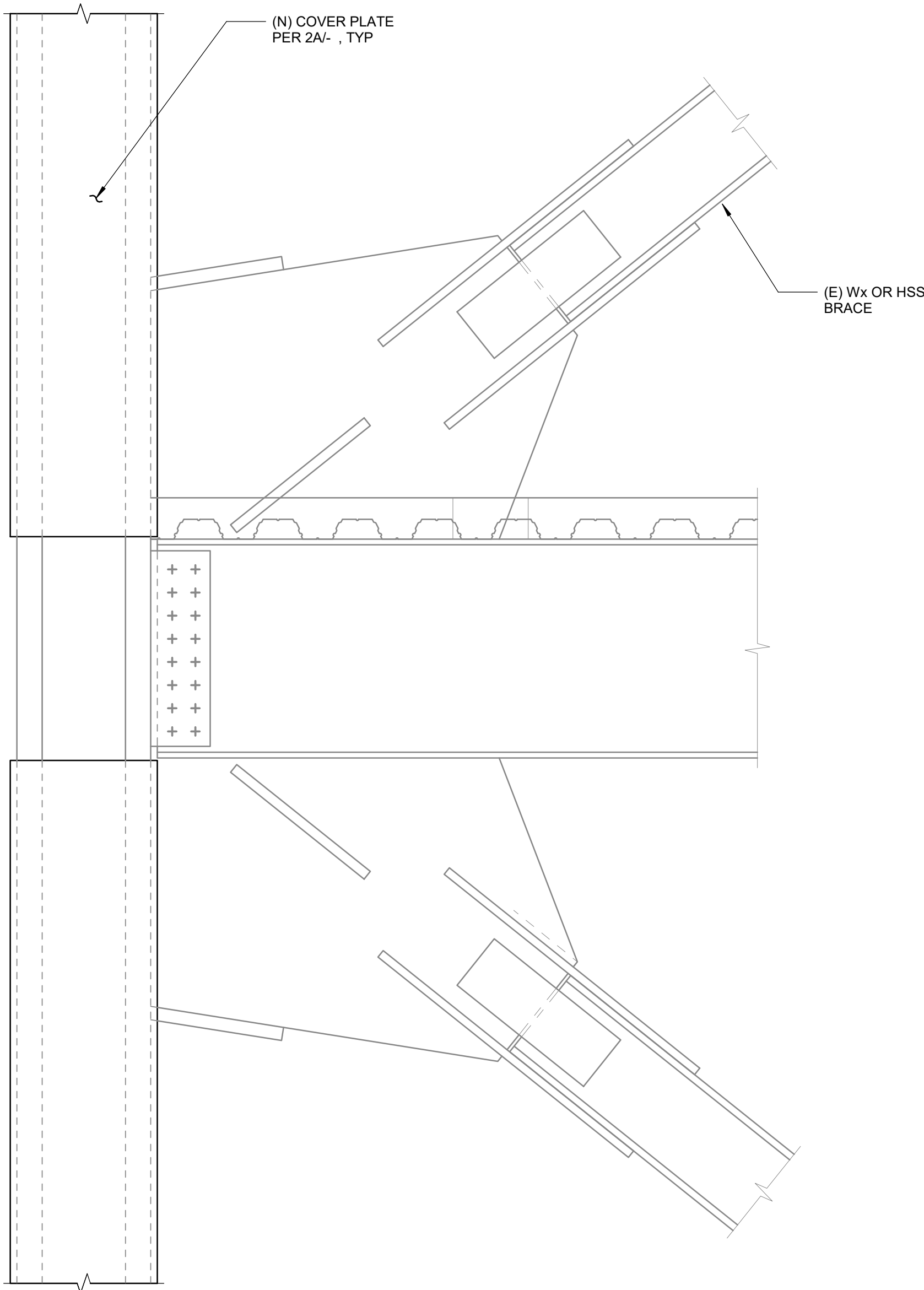
2A PLAN



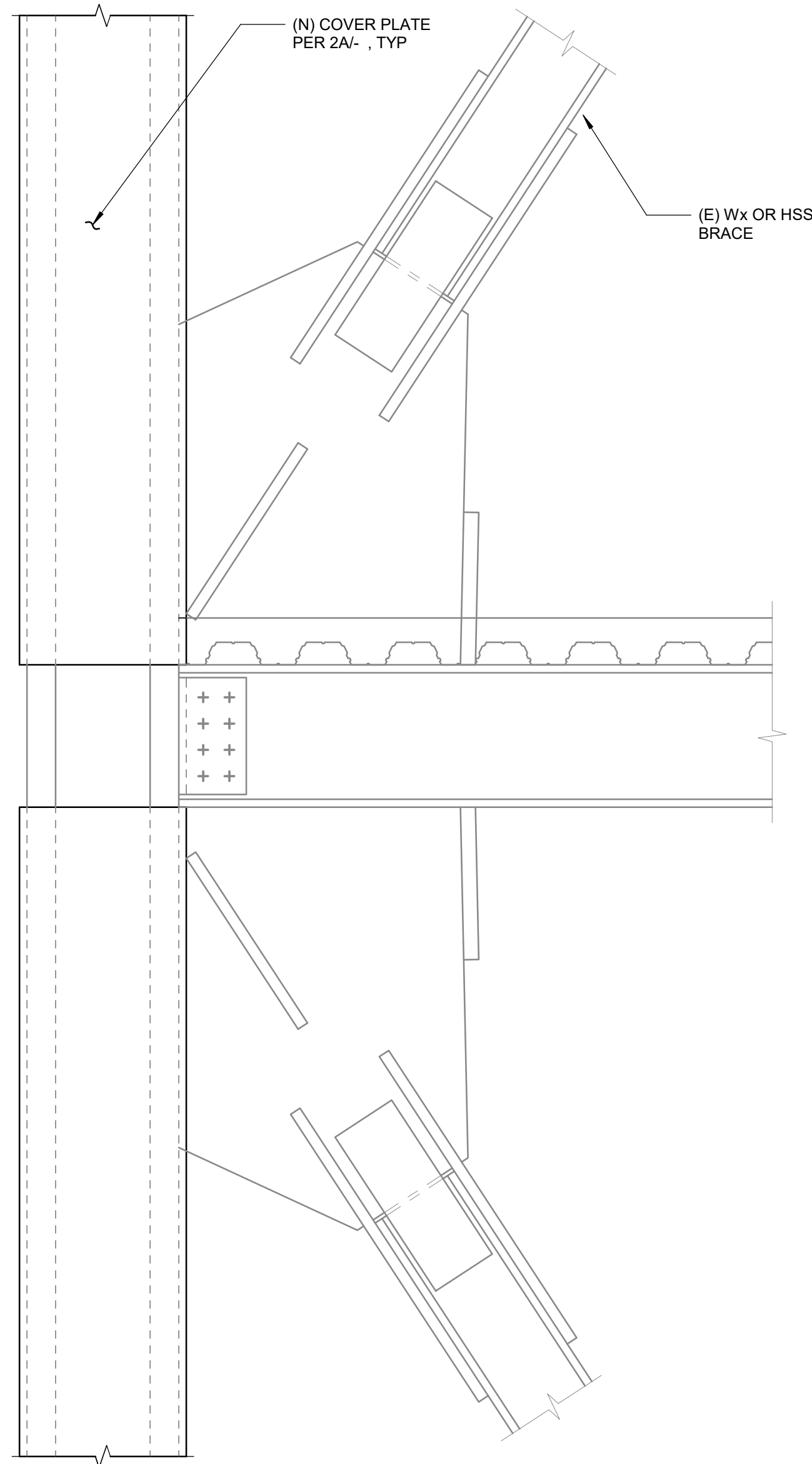
1B SECTION



1A PLAN



2C SECTION



1C SECTION

- NOTES:
- 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.

- NOTES:
- 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.

2 FRAME COLUMN STRENGTHENING

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

1 FRAME COLUMN STRENGTHENING

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

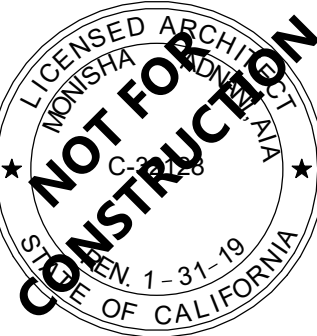
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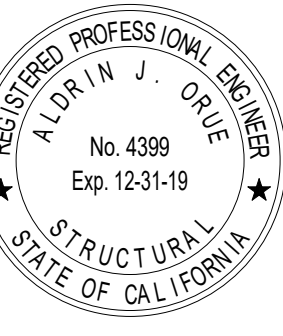
802 EAST COTA STREET, SUITE A
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AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION
1	03/01/2019	100% DD SUBMITTAL
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PROJECT OWNER & TITLE

MT. SAN JACINTO
COMMUNITY COLLEGE
DISTRICT

TEMECULA VALLEY
CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

BRACE FRAME
DETAILS

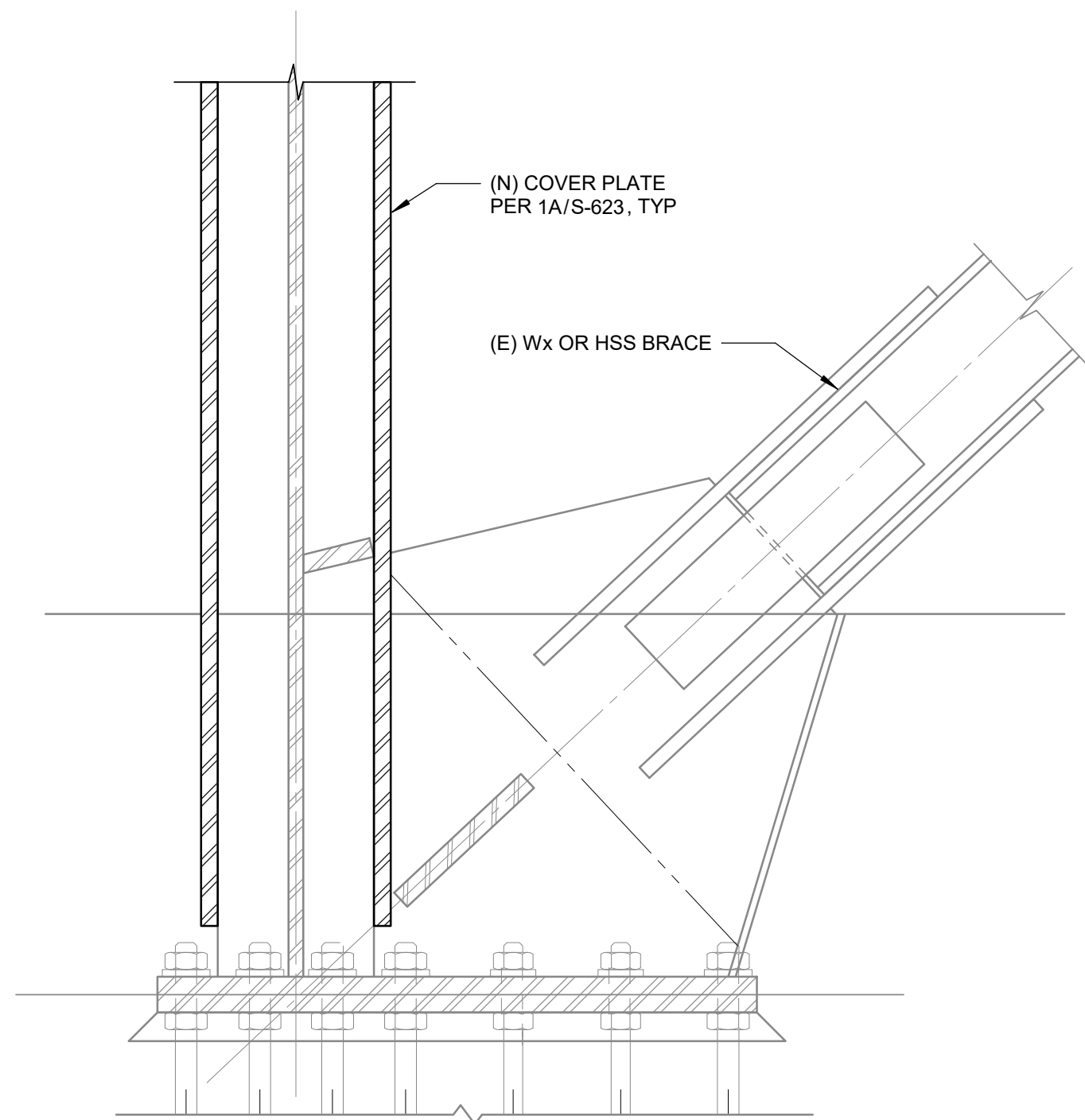
DRAWN BY: Author JOB NUMBER: 1800457

SHEET NO.

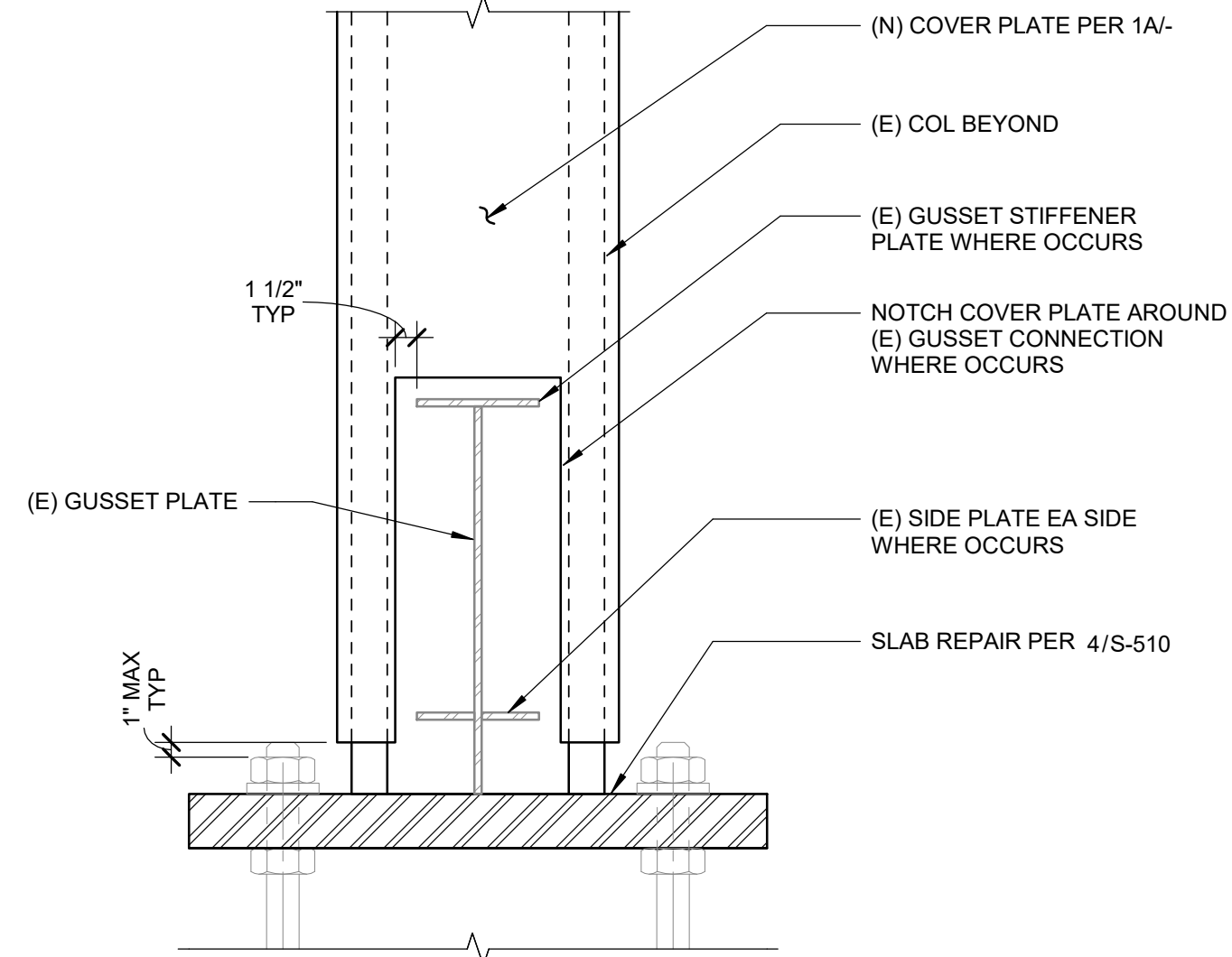
S-622

DATE: Issue Date

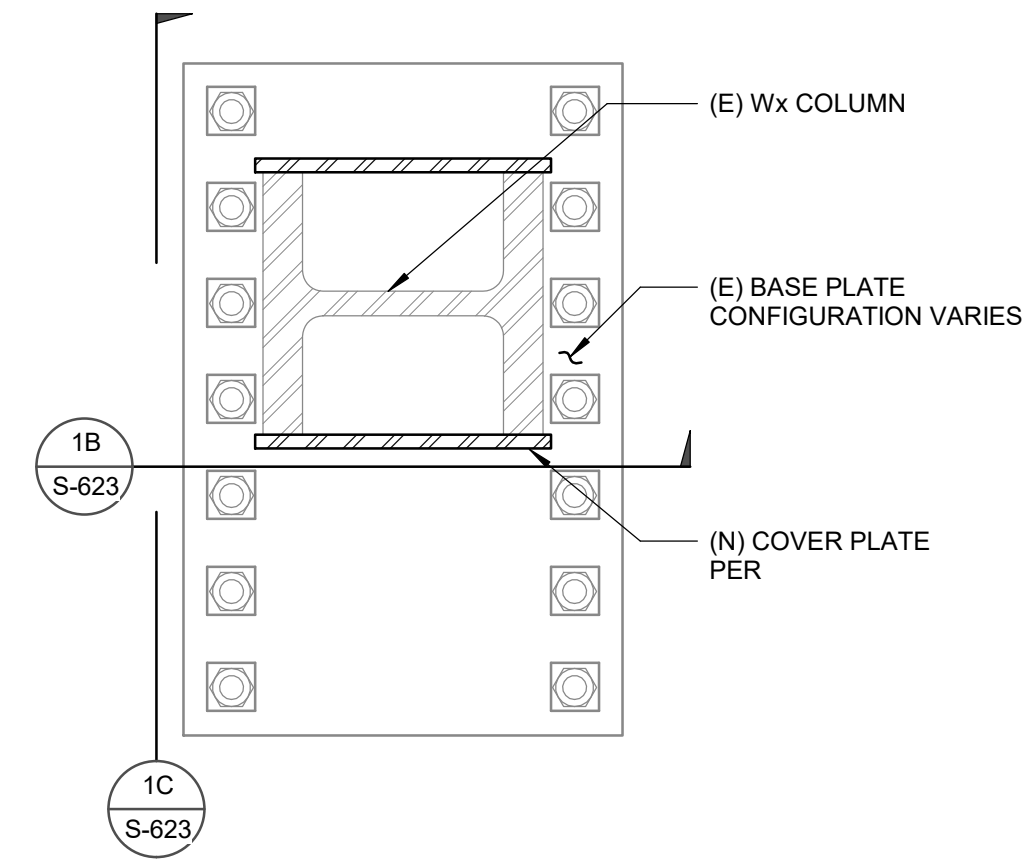
Project Status



1C SECTION



1B SECTION

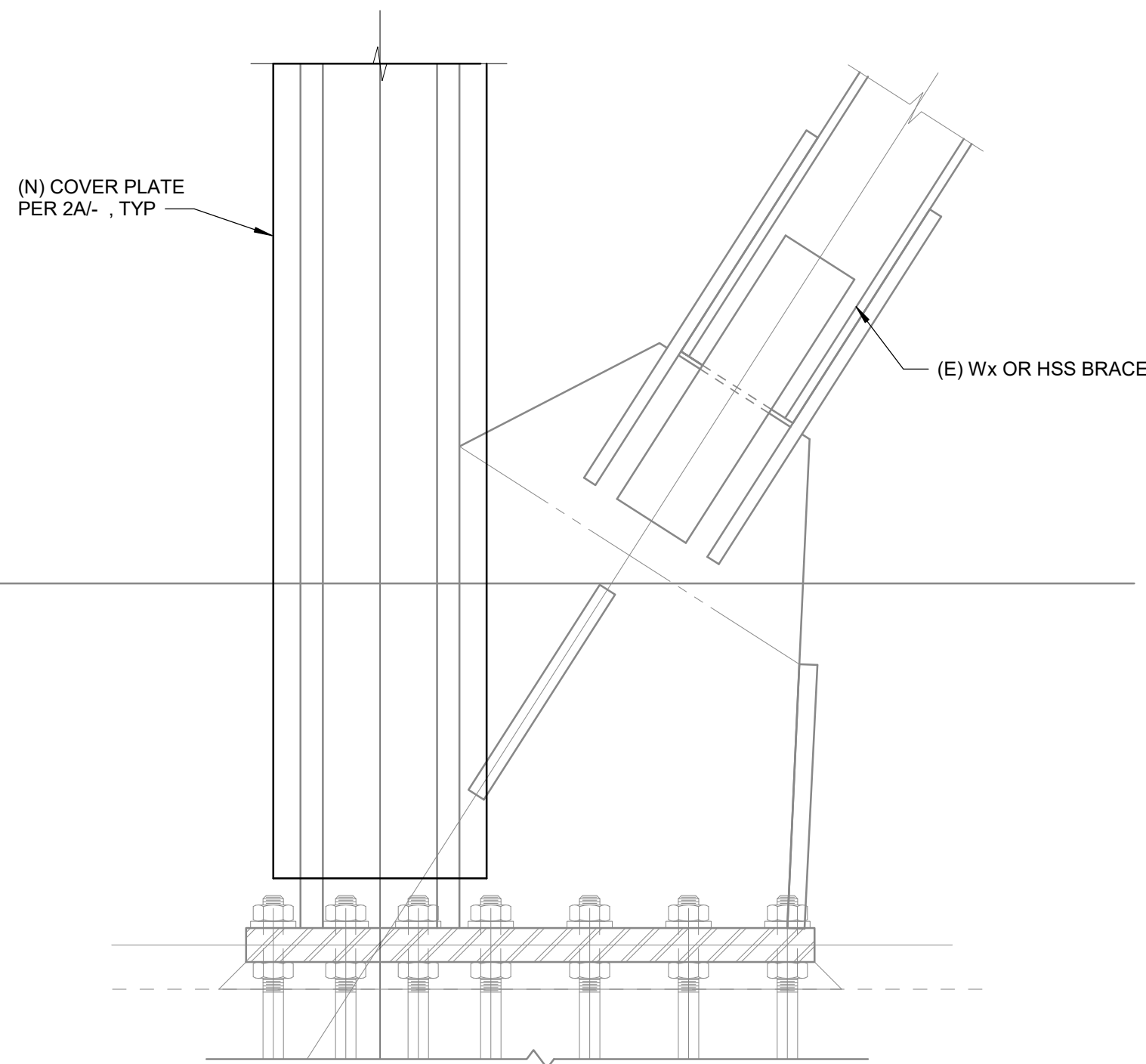


1A PLAN

NOTES:
1. BRACES AND SOG NOT SHOWN ON PLAN FOR CLARITY.
2. PROVIDE 1 1/2" MIN GAP BETWEEN COVER PLATE AND GUSSET PLATE WHERE YIELD LINE OCCURS AT THE COLUMN.

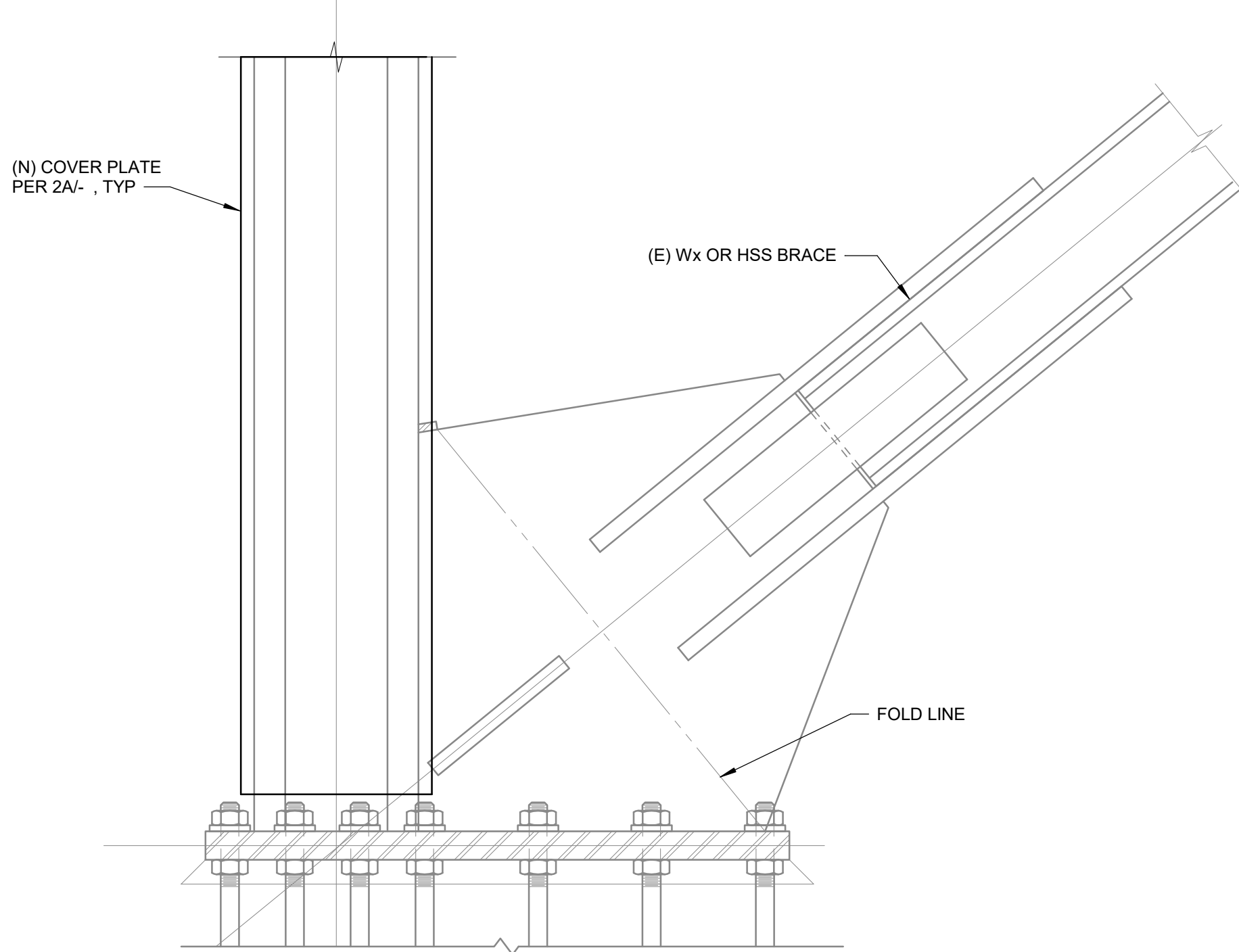
1 FRAME COLUMN STRENGTHENING

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

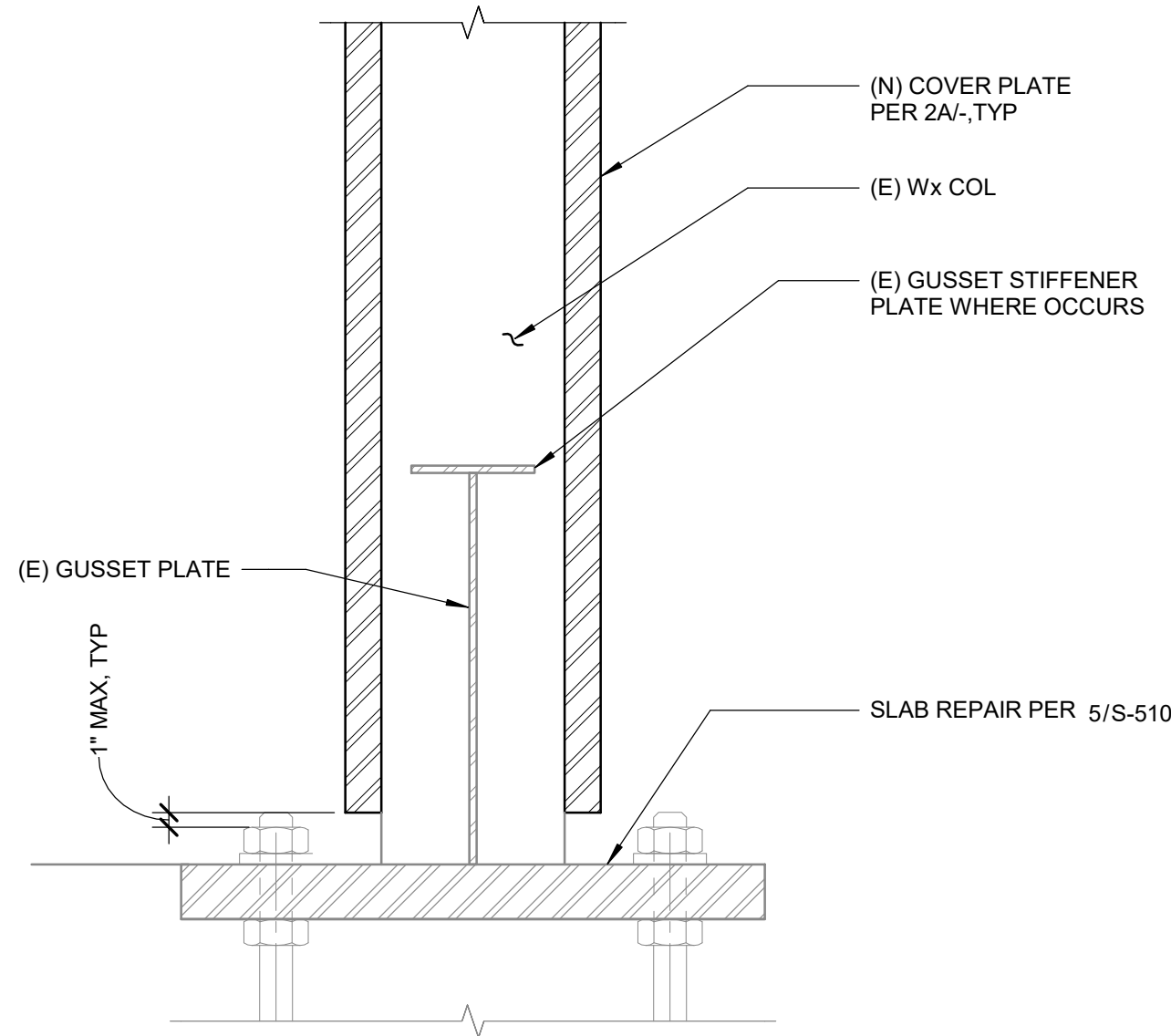


YIELD LINE AT COLUMN

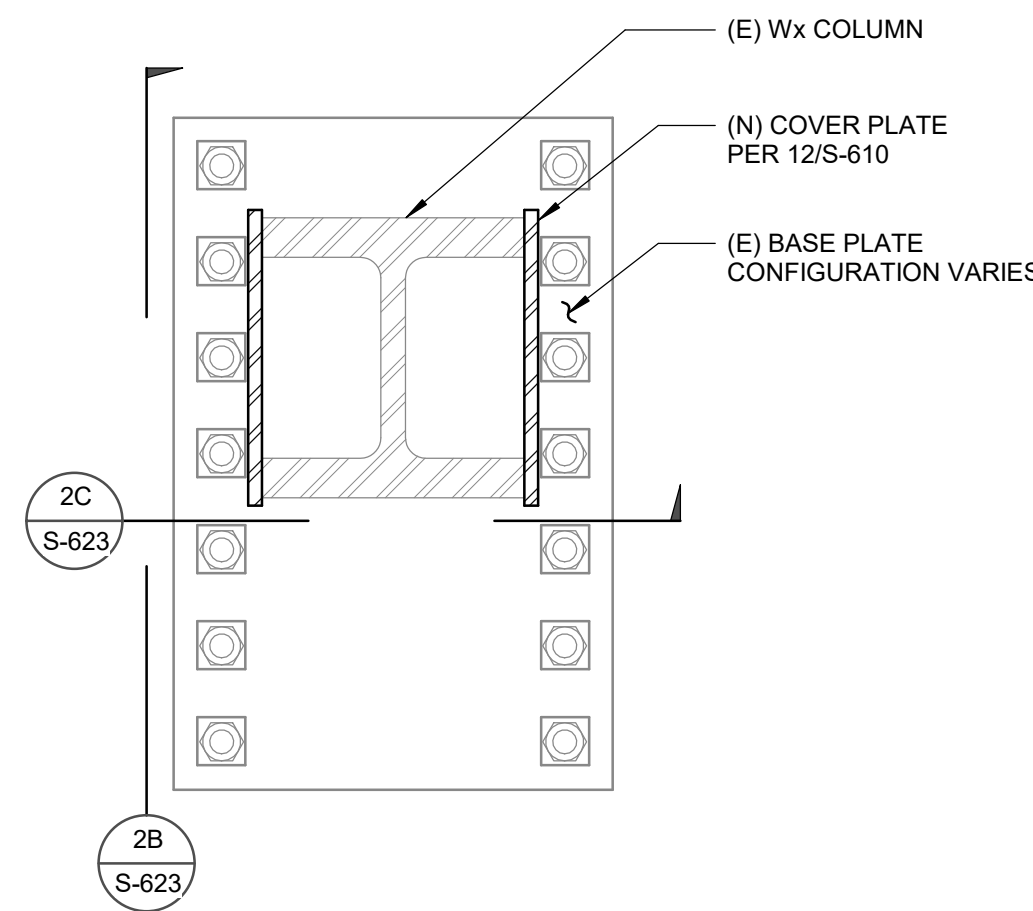
2C SECTION



YIELD LINE AT BEAM



2B SECTION



2A PLAN

NOTES:
1. BRACES AND SOG NOT SHOWN ON PLAN FOR CLARITY.
2. PROVIDE 1 1/2" MIN GAP BETWEEN COVER PLATE AND GUSSET PLATE WHERE YIELD LINE OCCURS AT THE COLUMN.

2 FRAME COLUMN STRENGTHENING

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

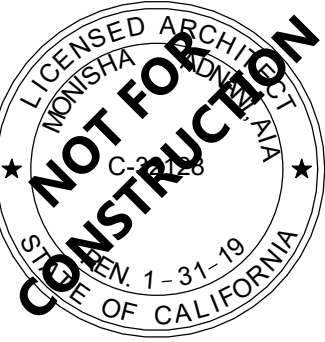
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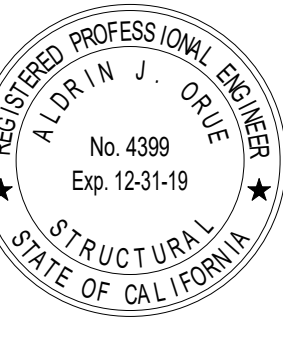
802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

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AGENCY APPROVAL

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TEMECULA VALLEY
CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

BRACE FRAME
DETAILS

DRAWN BY: Author

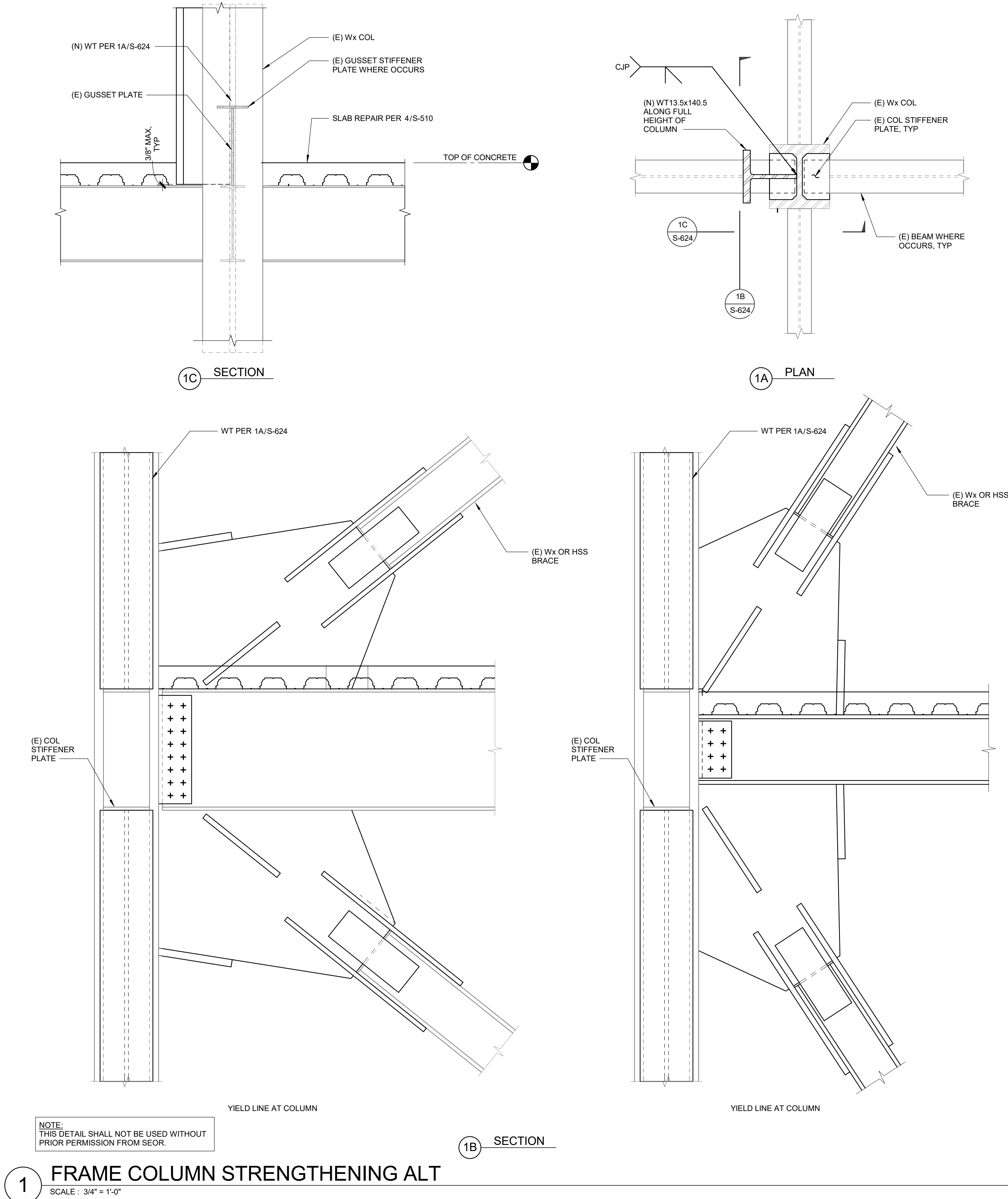
JOB NUMBER: 1800457

SHEET NO.

S-623

DATE: Issue Date

Project Status



1 FRAME COLUMN STRENGTHENING ALT
SCALE: 3/4" = 1'-0"

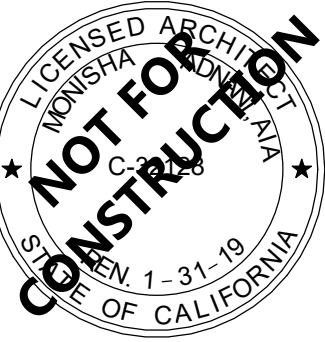


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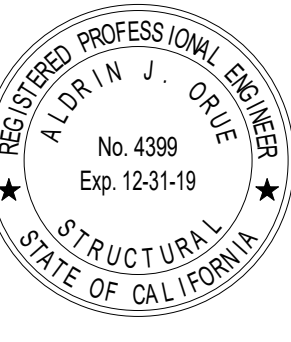
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SHEET TITLE

BRACE FRAME
DETAILS

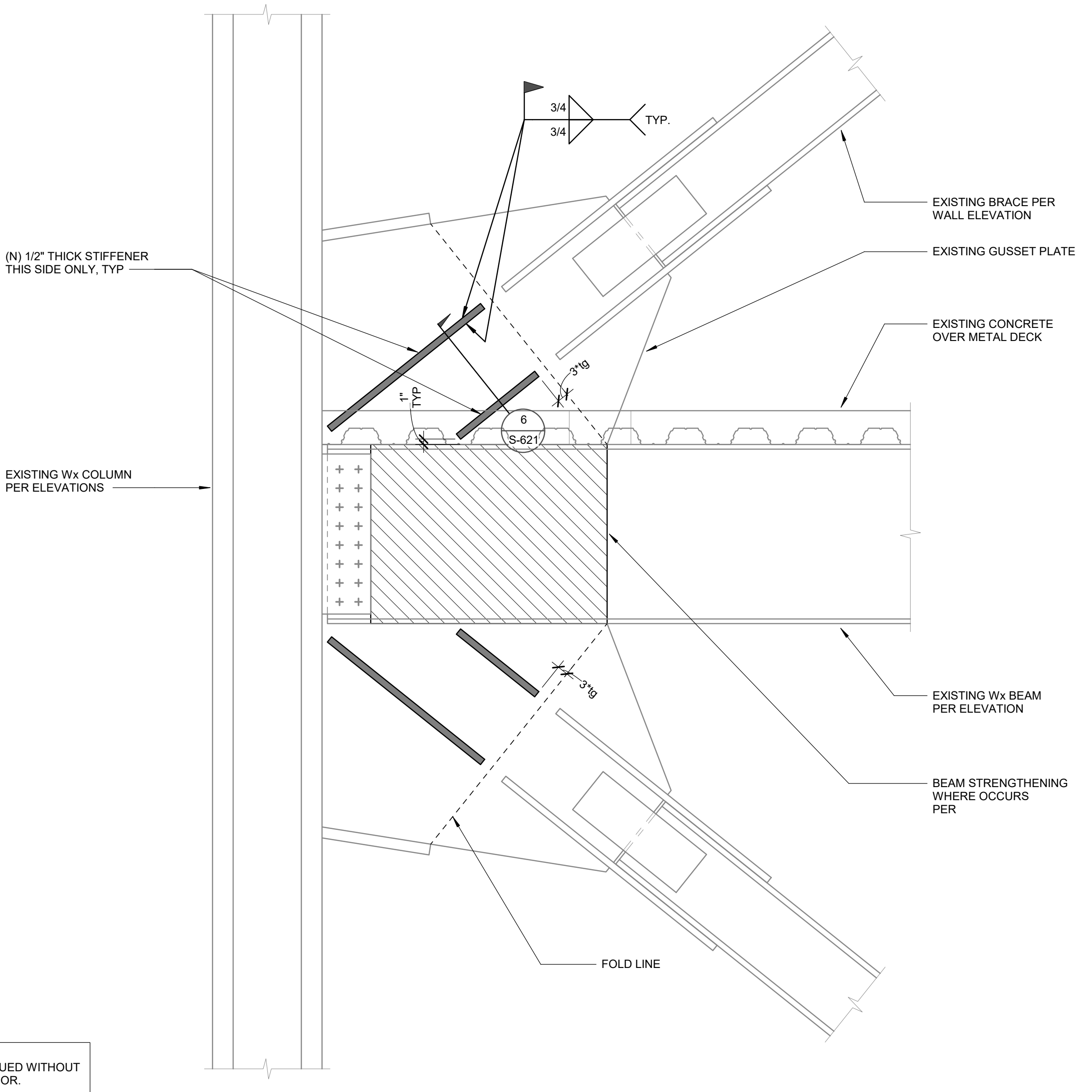
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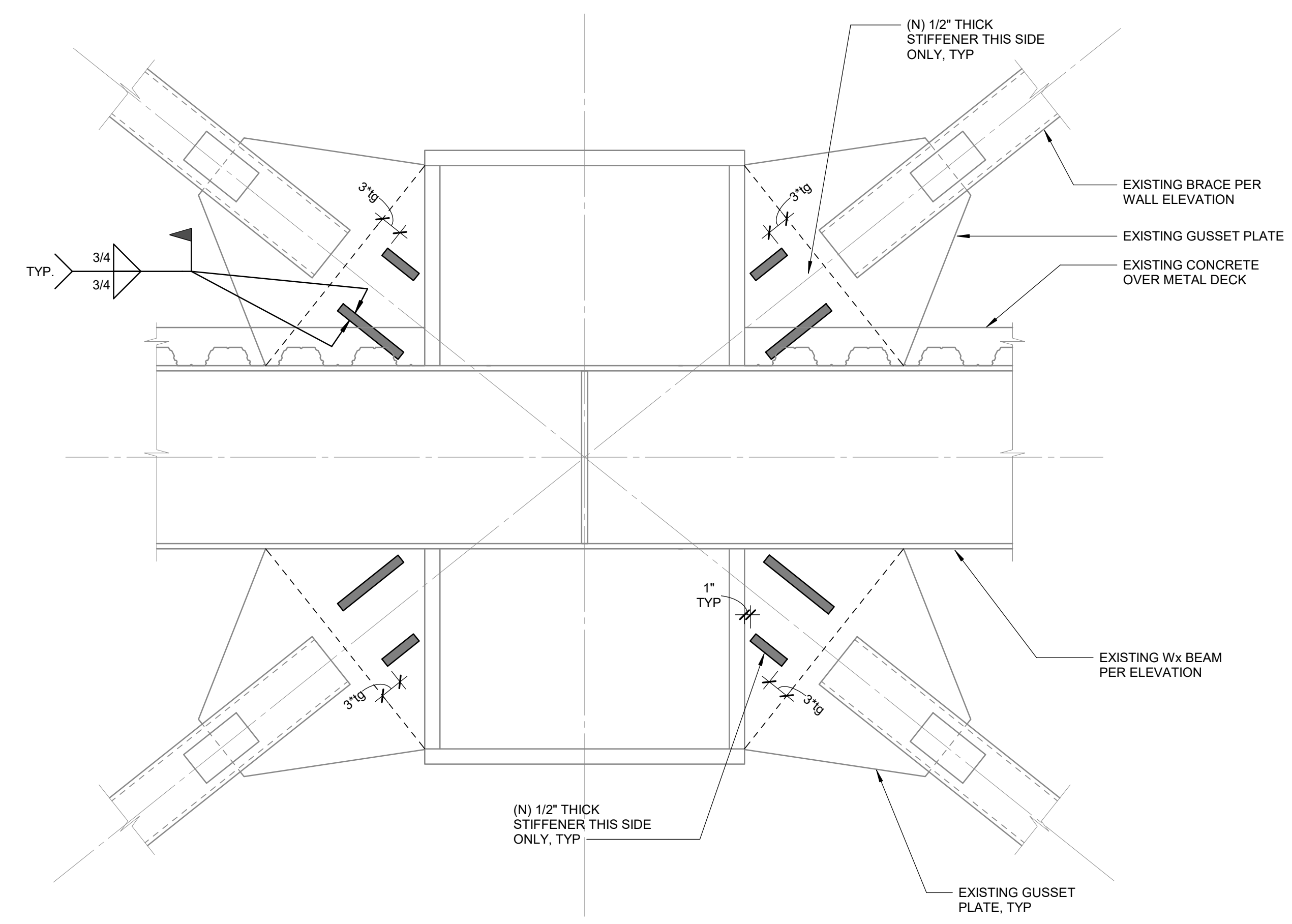
SHEET NO.

S-624

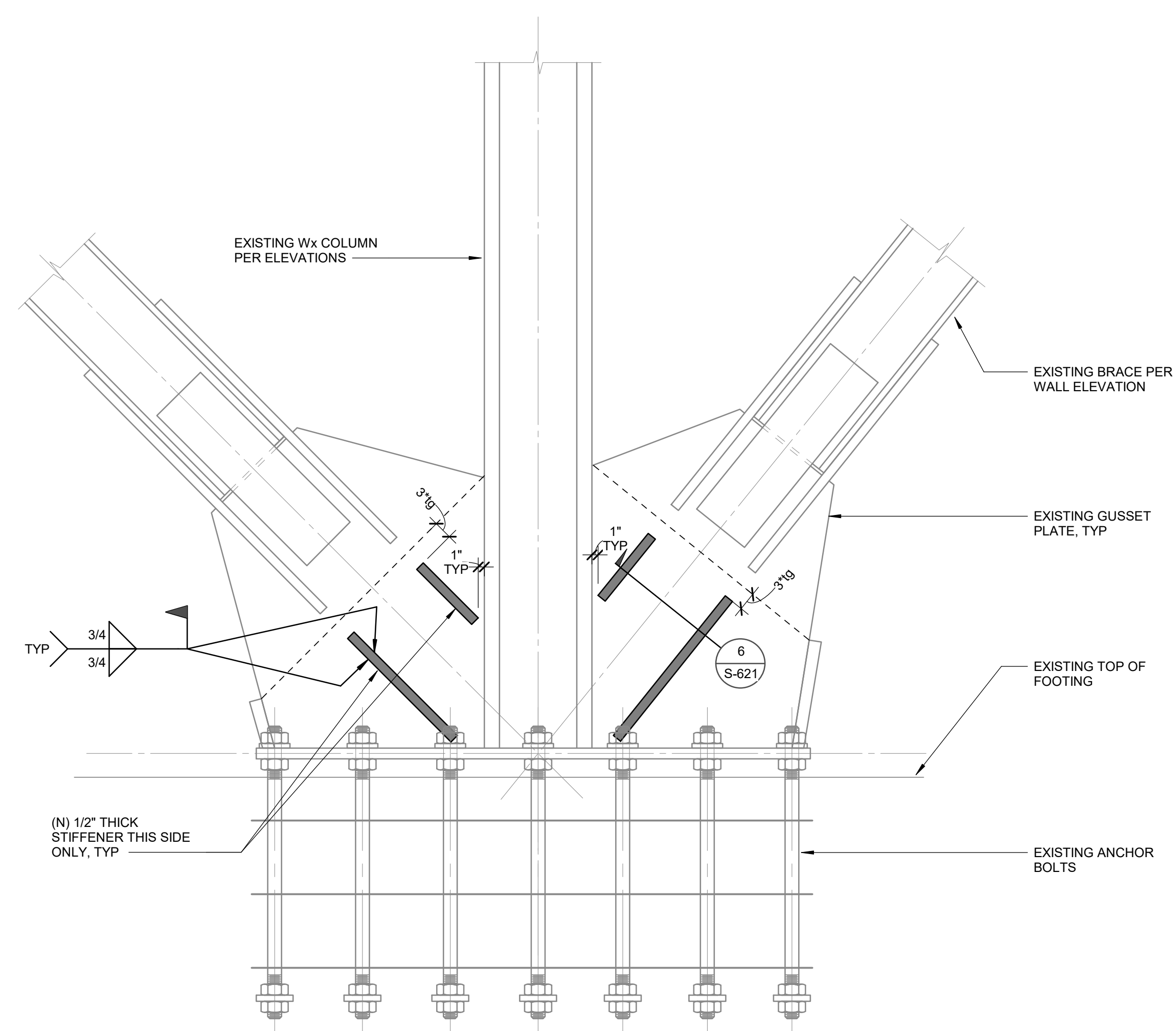
DATE: Issue Date



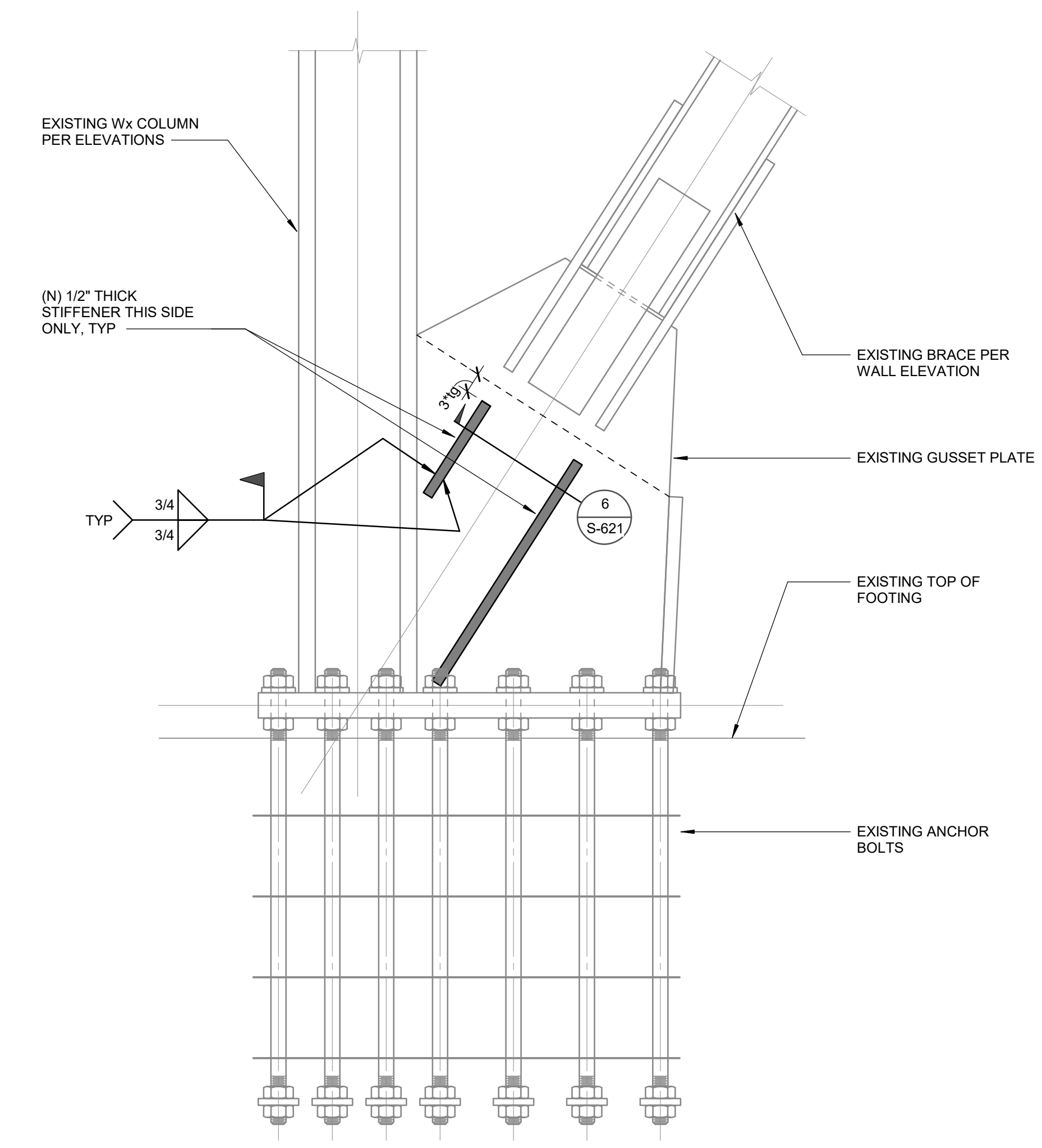
3 BRACE GUSSET PLATE STRENGTHENING
SCALE : 3/4" = 1'-0"



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



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



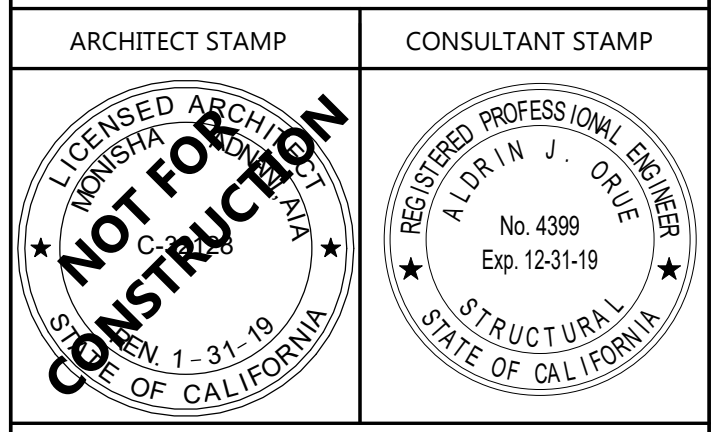
2 BRACE GUSSET PLATE STRENGTHENING
SCALE : 3/4" = 1'-0"



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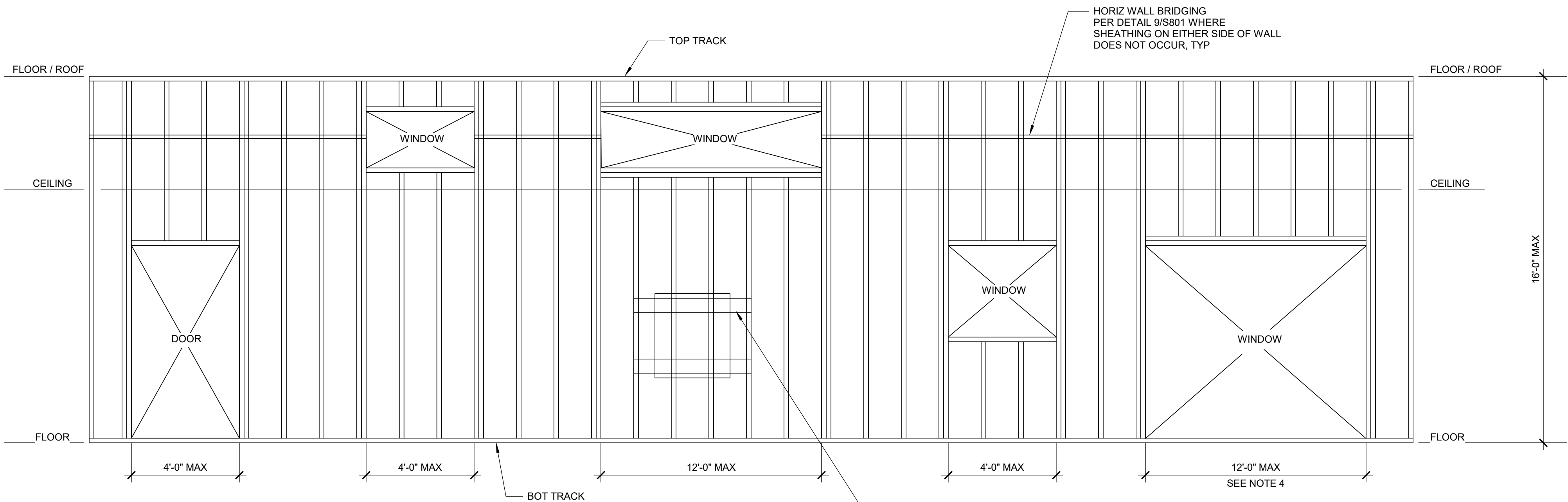
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TEMECULA VALLEY CAMPUS
41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE
BRACE FRAME DETAILS

DRAWN BY: Author JOB NUMBER: 1800457
SHEET NO.

S-625
DATE: Issue Date

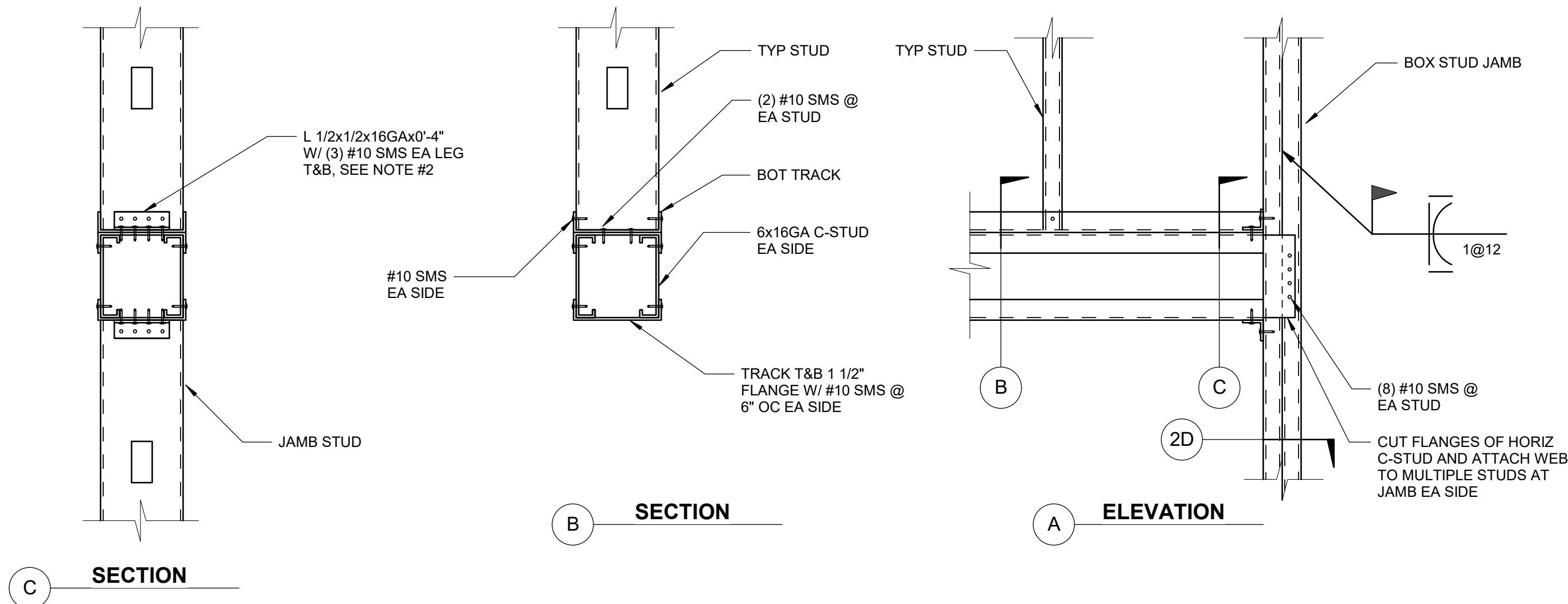


NOTES:
1. ALL METAL STUD FRAMING SHALL BE IN COMPLIANCE WITH SSMA - STEEL STUD MANUFACTURERS ASSOCIATION AND HAVE A CURRENT ICC OR IAPMO TEST EVALUATION REPORT.
2. ALL METAL STUD MEMBERS SHALL COMPLY WITH THE MINIMUM SECTION PROPERTIES AS INDICATED IN THE SCHEDULE (UNO).
3. SEE ARCHITECTURAL DRAWINGS FOR DEPTH AND LOCATION OF WALLS.
4. WHERE A SINGLE JAMB FRAMES (2) ADJACENT OPENINGS, TOTAL WIDTH OF (2) OPENINGS SHALL NOT EXCEED 12'-0".

TYPICAL WALL STUD PROPERTIES		SSMA DESIGNATION	DEPTH	THICKNESS	FLANGE WIDTH	GROSS AREA (in ²)	EFFECTIVE Sxx (in ³)	EFFECTIVE Ixx (in ⁴)
6" WALL STUDS @ 16" OC MAX								
TYP EXTERIOR WALL	C-STUD	600S162-64	6"	16 GA	1 5/8"	0.556	0.953	2.86
	C-STUD PARAPET > 5'-0"	600S200-97	6"	12 GA	2"	1.067	1.87	5.61
	TOP TRACK	600T150-54	6"	16 GA	1 1/2"	0.509	0.609	2.400
	BOTTOM TRACK	600T150-54	6"	16 GA	1 1/2"	0.509	0.609	2.400
	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" WALL STUDS @ 16" OC MAX								
TYP INTERIOR WALL (MAX HEIGHT = 14'-0")	C-STUD	400S162-54	4"	16 GA	1 5/8"	0.443	0.526	1.098
	TOP TRACK	400T150-43	4"	18 GA	1 1/2"	0.315	0.293	0.719
	HANGING TOP TRACK	400T-150-54	4"	16 GA	1 1/2"	0.396	0.374	0.918
	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" WALL STUDS @ 16" OC MAX								
ORIENTATION HALL STAGE WALL (MAX HEIGHT = 20'-0")	C-STUD	600S200-68	6"	14 GA	2"	0.764	1.317	4.101
	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
	NESTED TRACK	600T250-68	6"	14 GA	2 1/2"	0.783	1.017	3.871

1 TYPICAL METAL STUD FRAMING

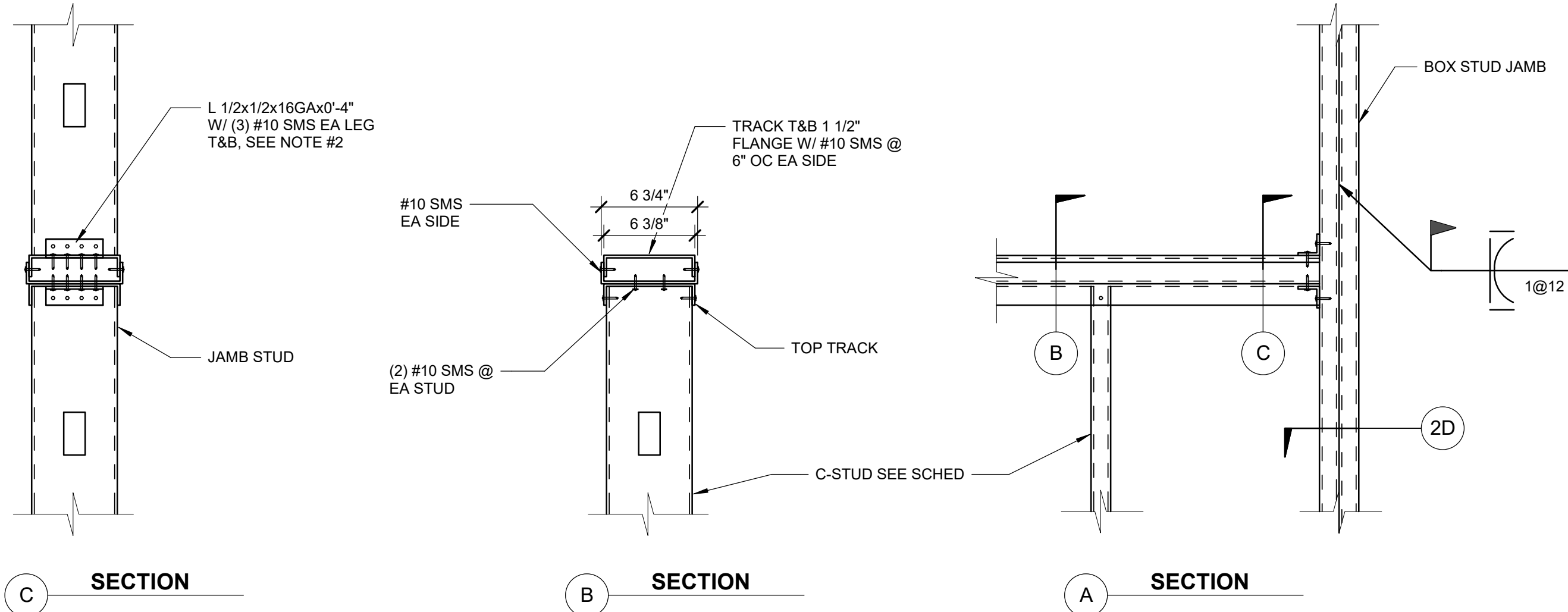
SCALE : 3/8" = 1'-0"



NOTE:
1. SEE DETAIL 1/- FOR METAL STUD PROPERTIES.
2. USE L 1/2"x1/2"x 16 GA x 0'-3 1/2" @ 4" STUD WALLS.

4 HEADER & JAMB DETAIL FOR 12'-0" MAX OPENING

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



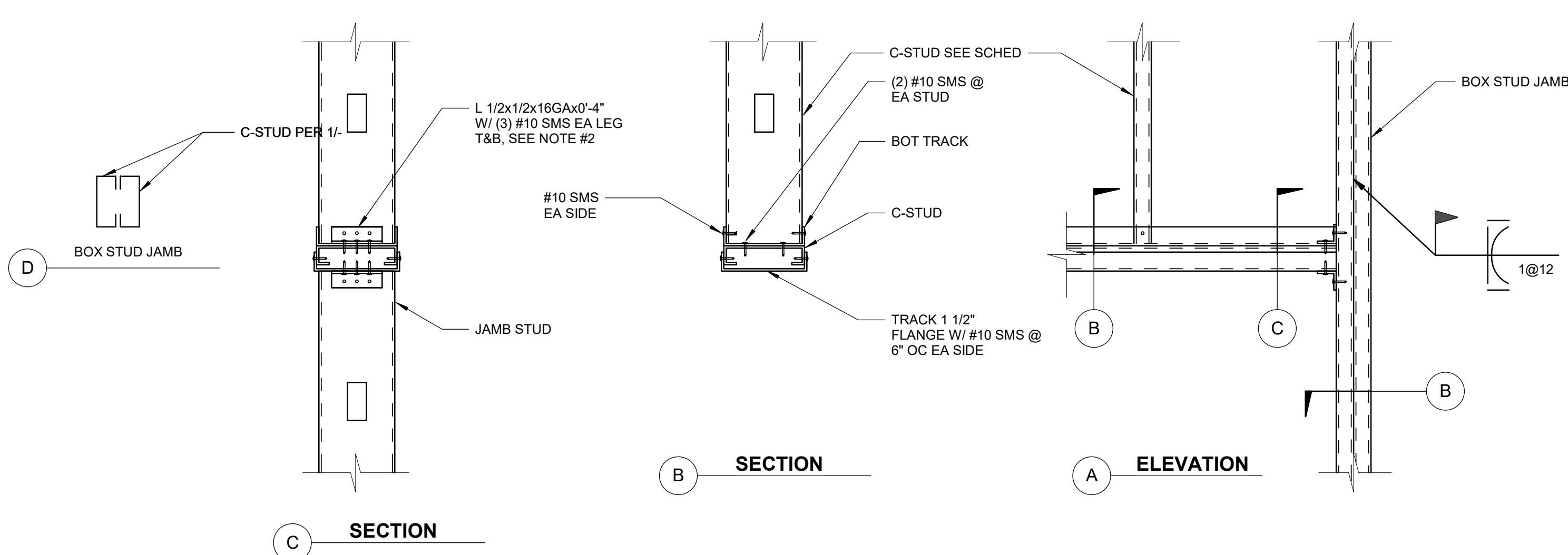
NOTE:
1. SEE DETAIL 1/- FOR METAL STUD PROPERTIES.
2. USE L 1/2"x1/2"x 16 GA x 0'-3 1/2" @ 4" STUD WALLS.

5 SILL & JAMB DETAIL FOR 12'-0" MAX OPENING

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

2 HEADER & JAMB DETAIL FOR 4'-0" MAX OPENING

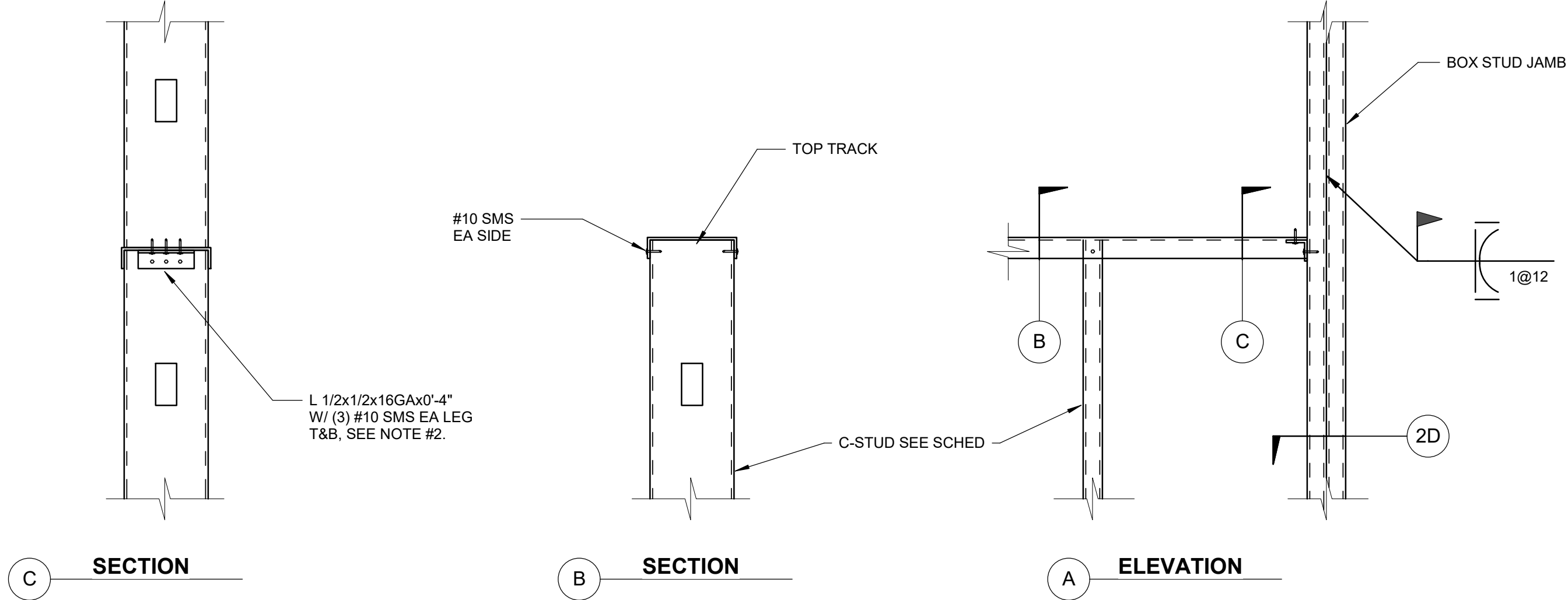
SCALE : 1 1/2" = 1'-0"



NOTE:
1. SEE DETAIL 1/- FOR METAL STUD PROPERTIES.
2. USE L 1/2"x1/2"x 16 GA x 0'-3 1/2" @ 4" STUD WALLS.

3 SILL & JAMB DETAIL FOR 4'-0" MAX OPENING

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



NOTE:
1. SEE DETAIL 1/- FOR METAL STUD PROPERTIES.
2. USE L 1/2"x1/2"x 16 GA x 0'-3 1/2" @ 4" STUD WALLS.

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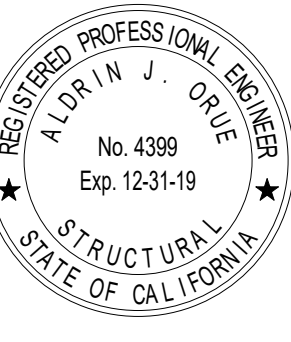
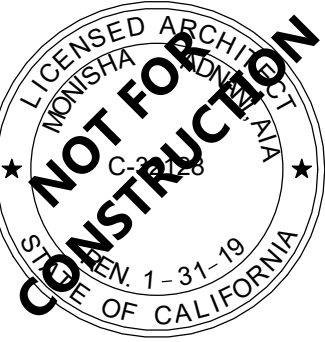
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41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

TYPICAL METAL
STUD WALL DETAILS

DRAWN BY: Author

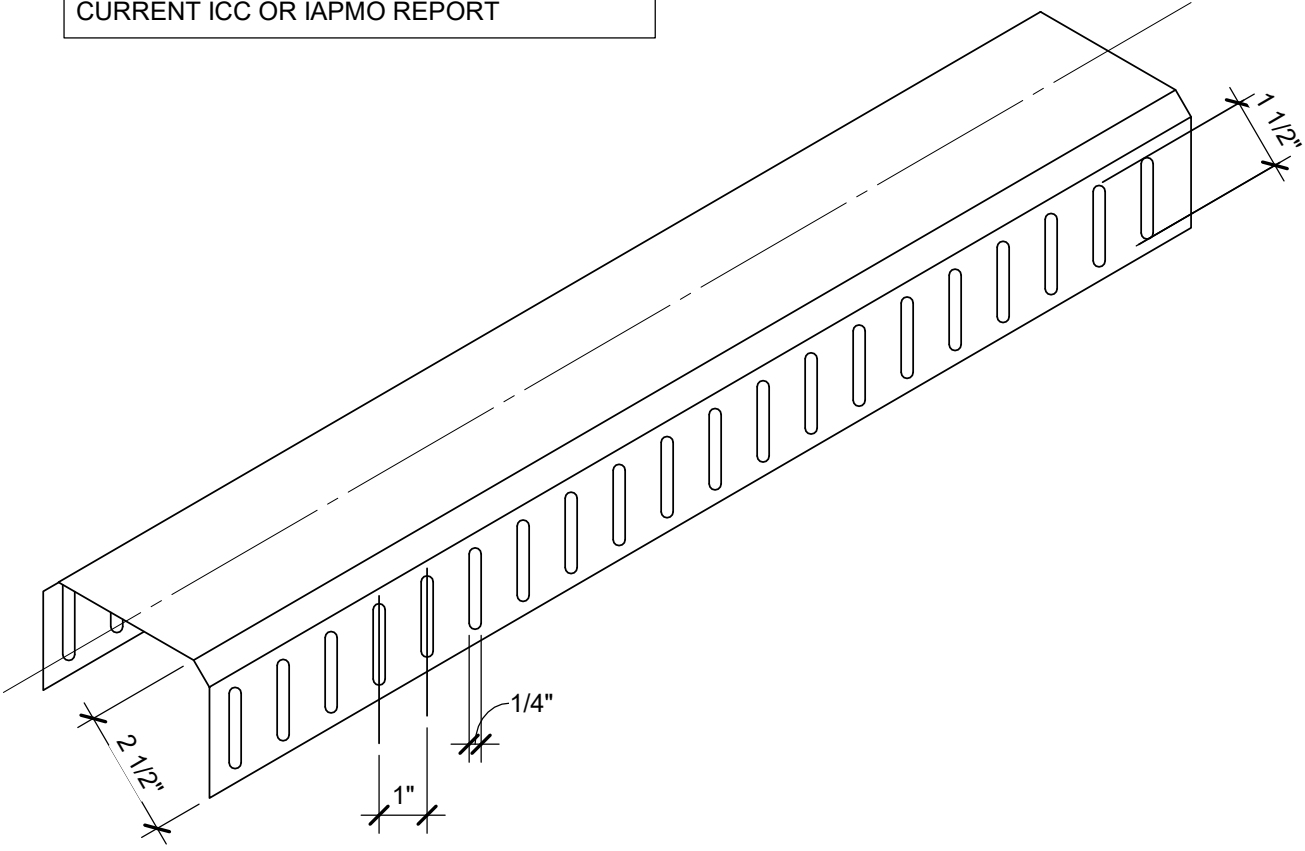
JOB NUMBER: 1800457

SHEET NO.

S-801

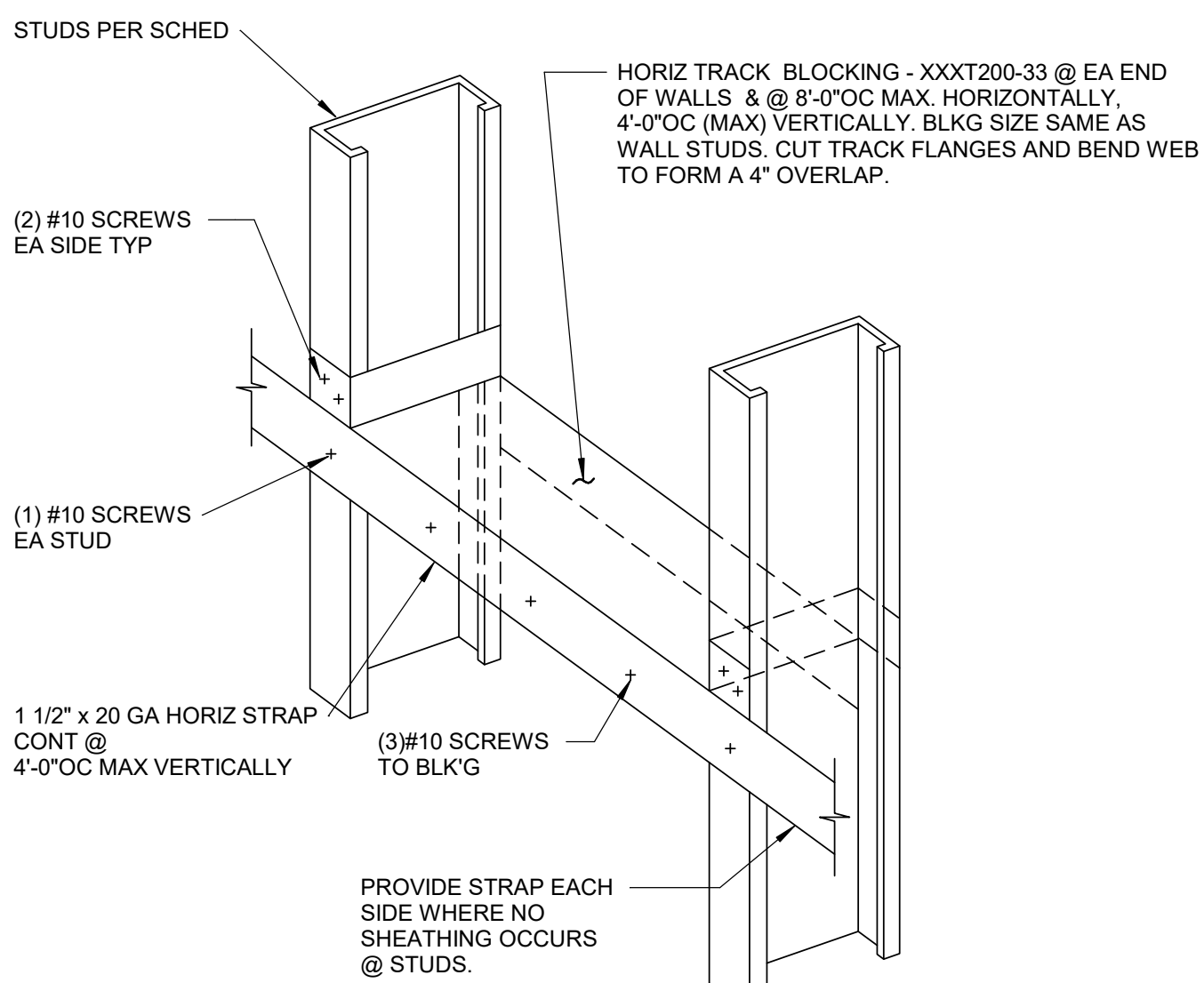
DATE: Issue Date

NOTE:
16 GA PROPRIETARY HEAD SLIP TRACK WITH
CURRENT ICC OR IAPMO REPORT

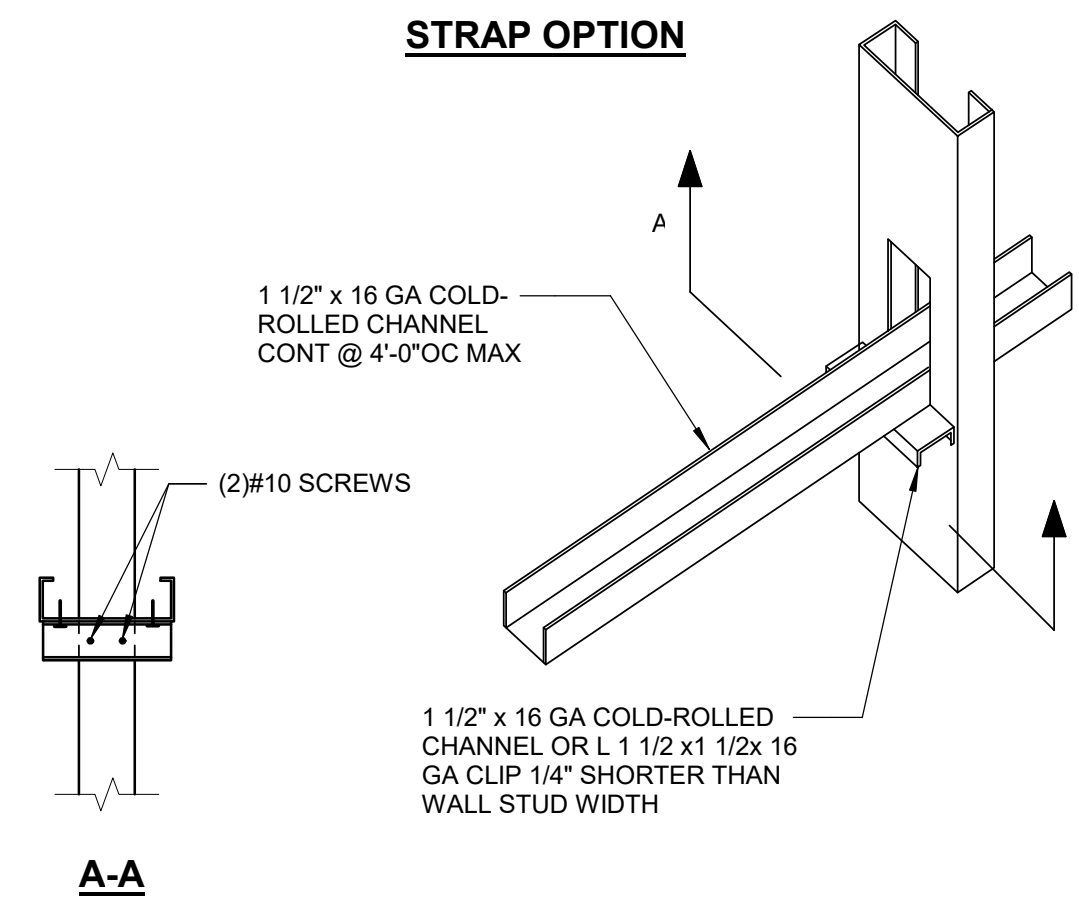


8 STEEL SLOTTED HEAD TRACK

SCALE: 1" = 1'-0"



STRAP OPTION

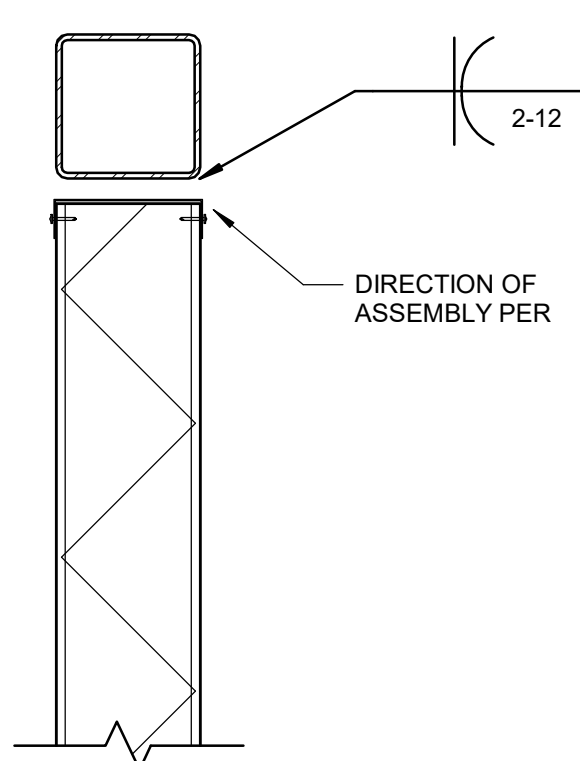


CHANNEL OPTION

NOTE:
BRIDGING NOT REQ'D WHERE
WALL IS SHEATHED W/ 1/2"
(MIN) GYPBOARD ON BOTH
SIDES.

9 METAL STUD BRIDGING DETAILS

SCALE: 1" = 1'-0"

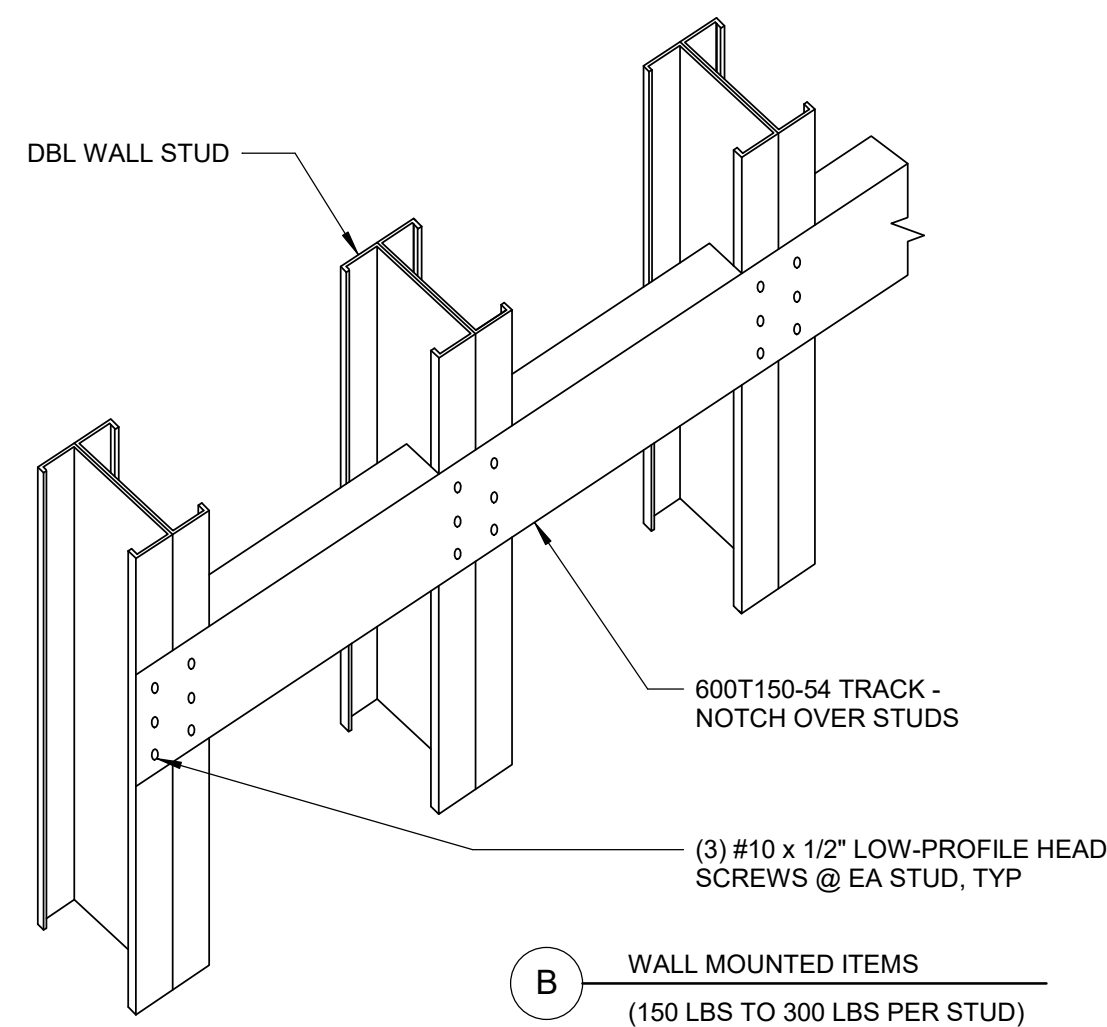


10 STUD TO BEAM DETAIL

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

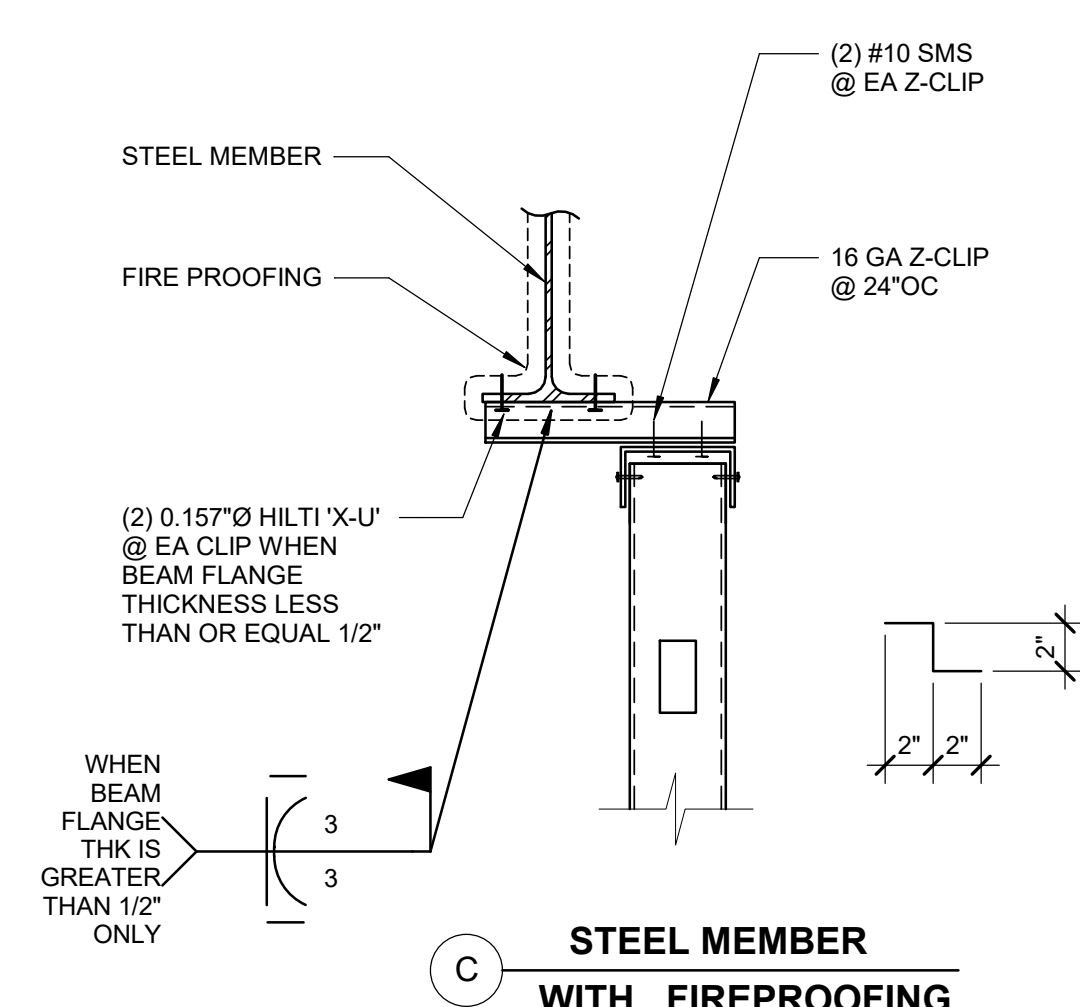
7 TYPICAL EXTERIOR SLIP TRACK @ STUD TO STUD

SCALE: 1" = 1'-0"

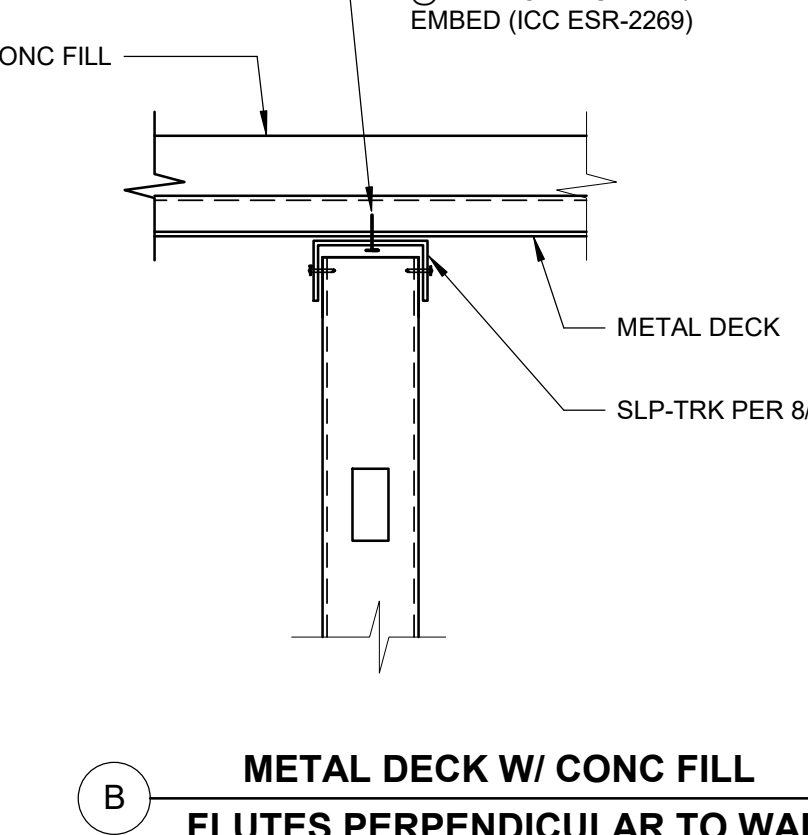


4 METAL STUD BACKING DETAILS

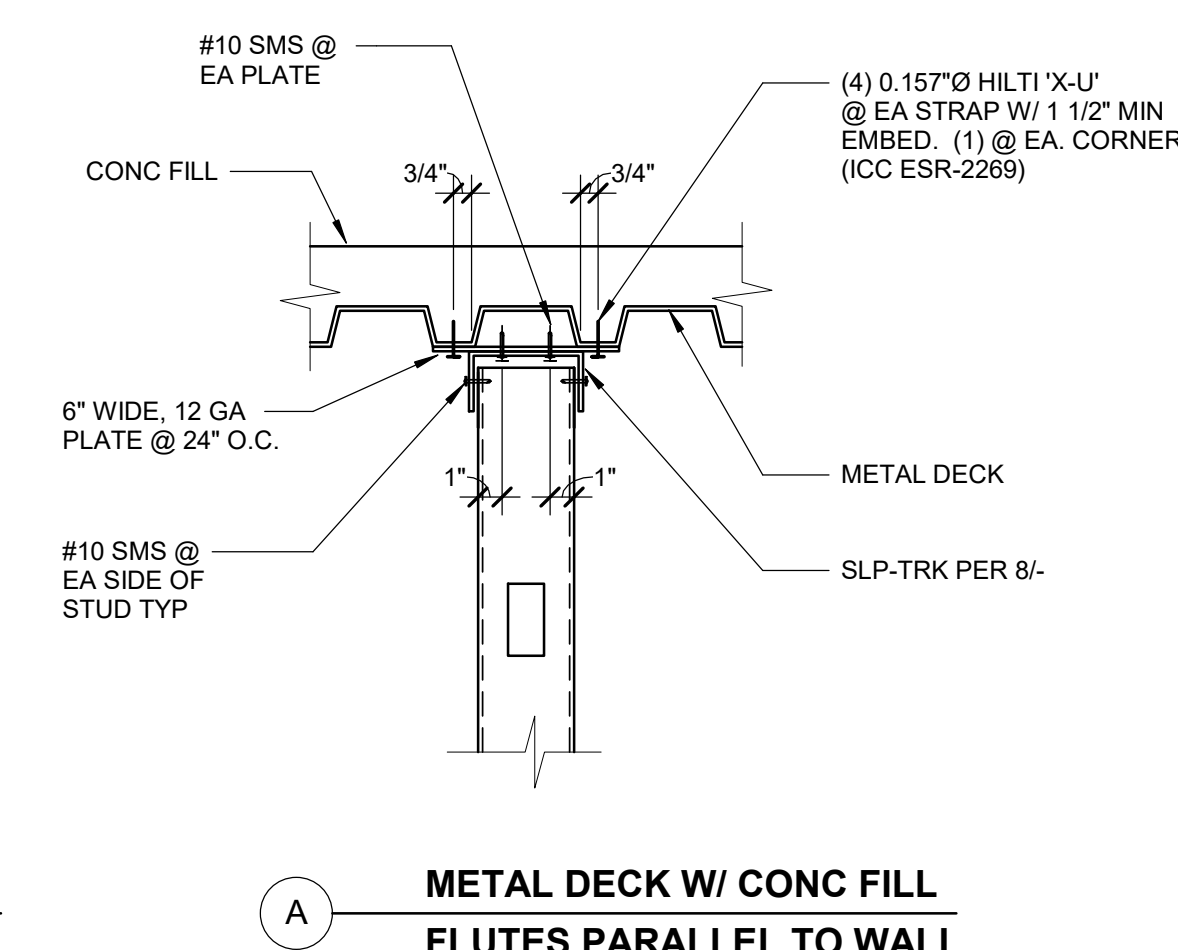
SCALE: 1" = 1'-0"



STEEL MEMBER WITH FIREPROOFING



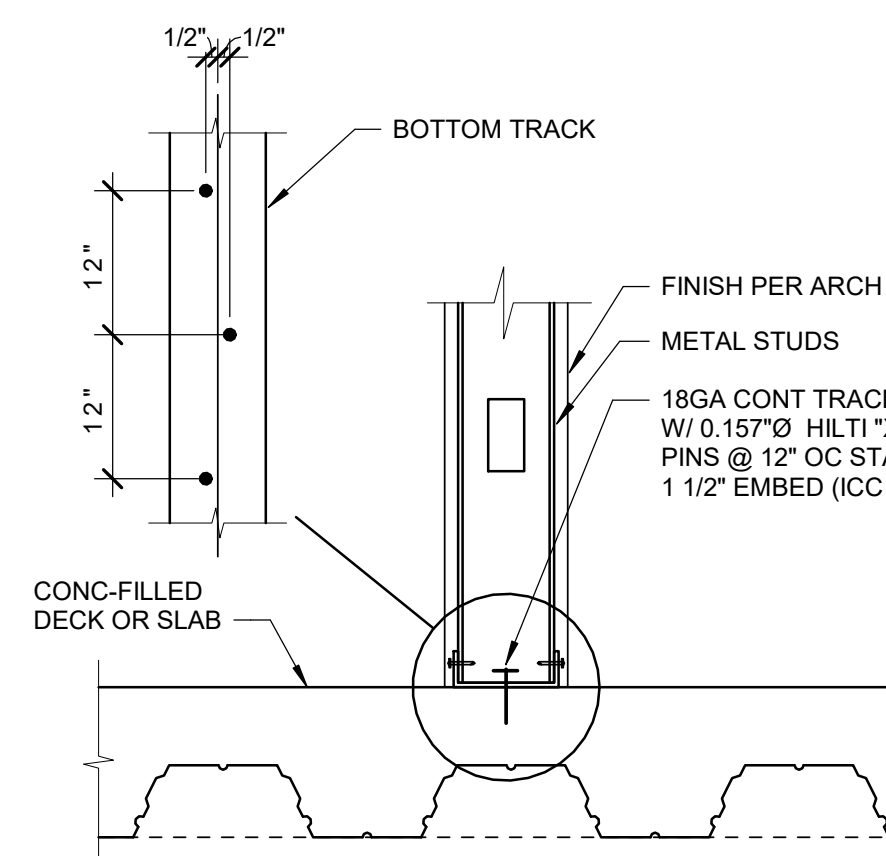
METAL DECK W/ CONC FILL FLUTES PERPENDICULAR TO WALL



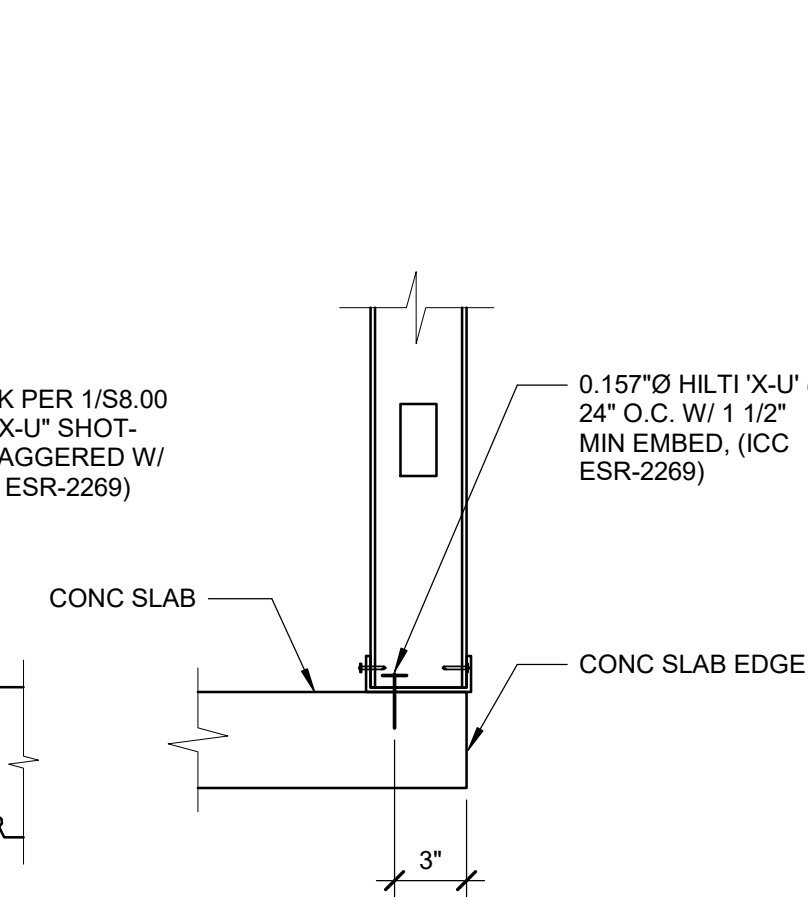
METAL DECK W/ CONC FILL FLUTES PARALLEL TO WALL

5 TYPICAL INTERIOR TOP TRACK ANCHORAGE

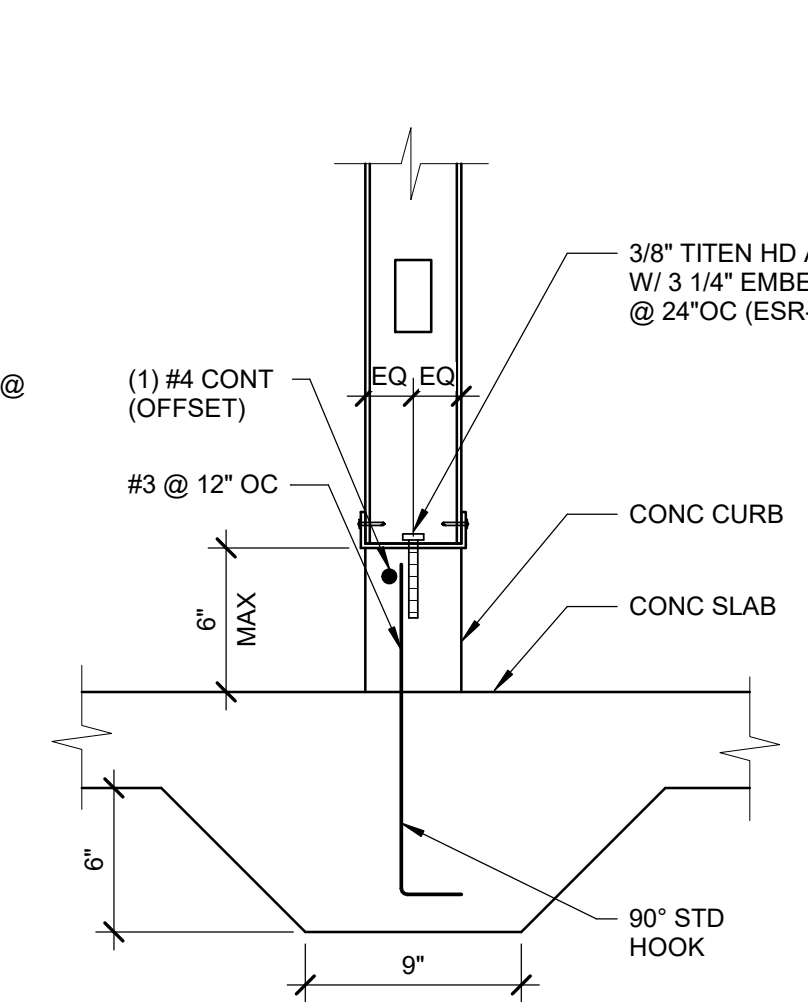
SCALE: 1 1/2" = 1'-0"



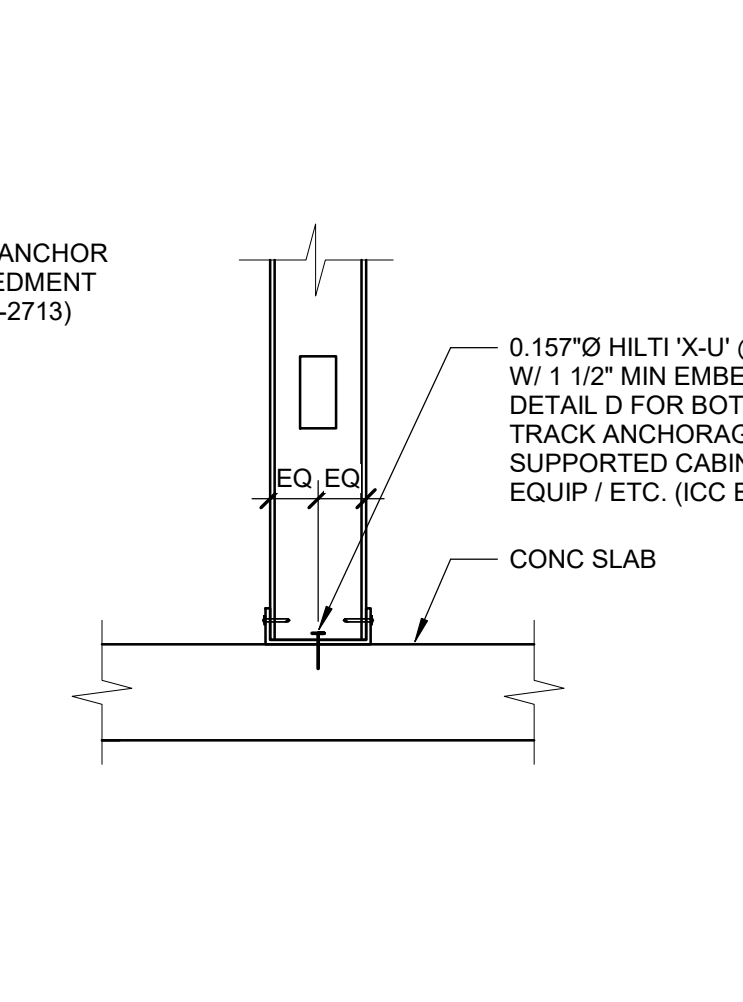
AT WALL SUPPORTED CABINETS / EQUIP / ETC.



CONCRETE EDGE



CONCRETE CURB



CONCRETE SLAB

B METAL DECK WITH CONCRETE FILL FLUTES PARALLEL TO BRACE

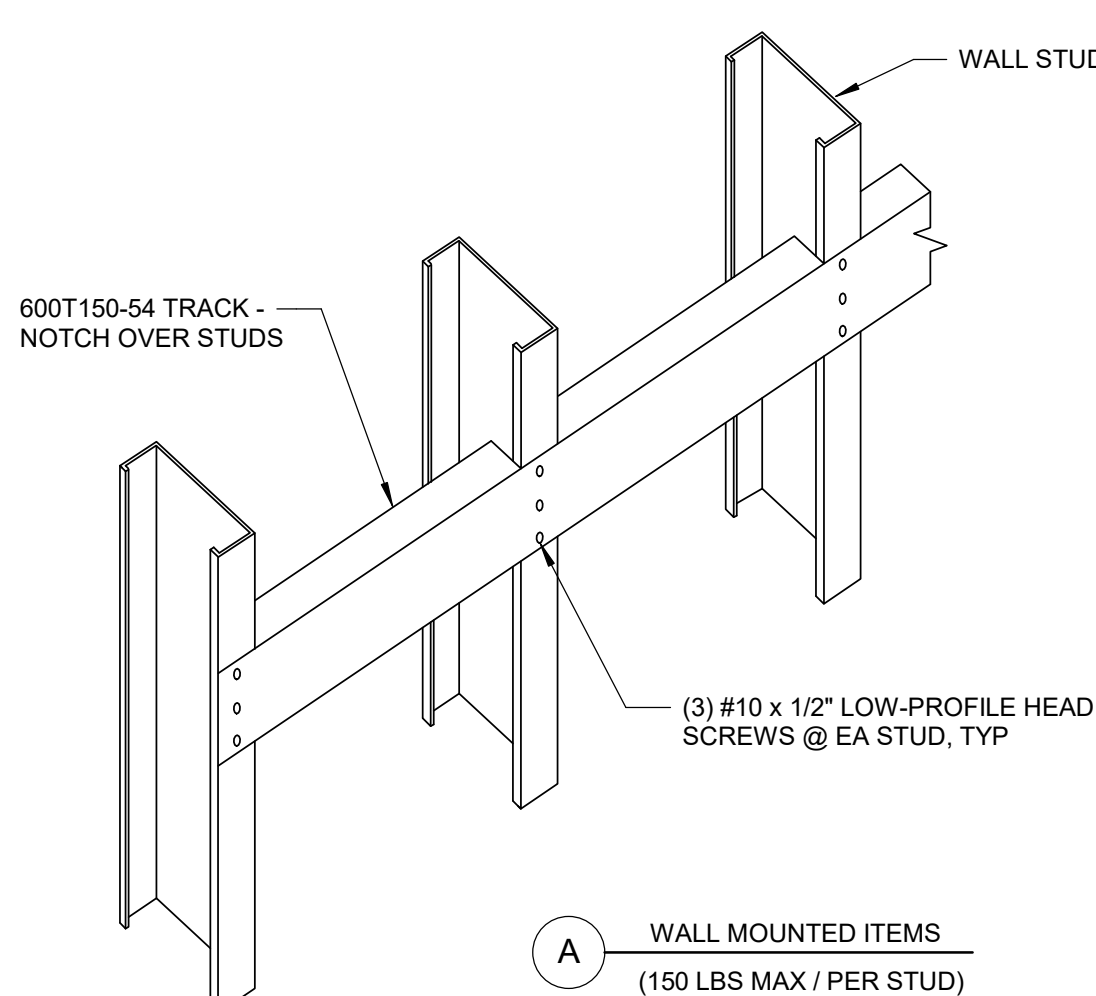
(4) #12 SMS EA END, 1 1/2" TYP, 1 MIN 1.5 MAX, L4x4x16GAx1'-6" LONG

A METAL DECK WITH CONCRETE FILL FLUTES PENDICULAR TO BRACE

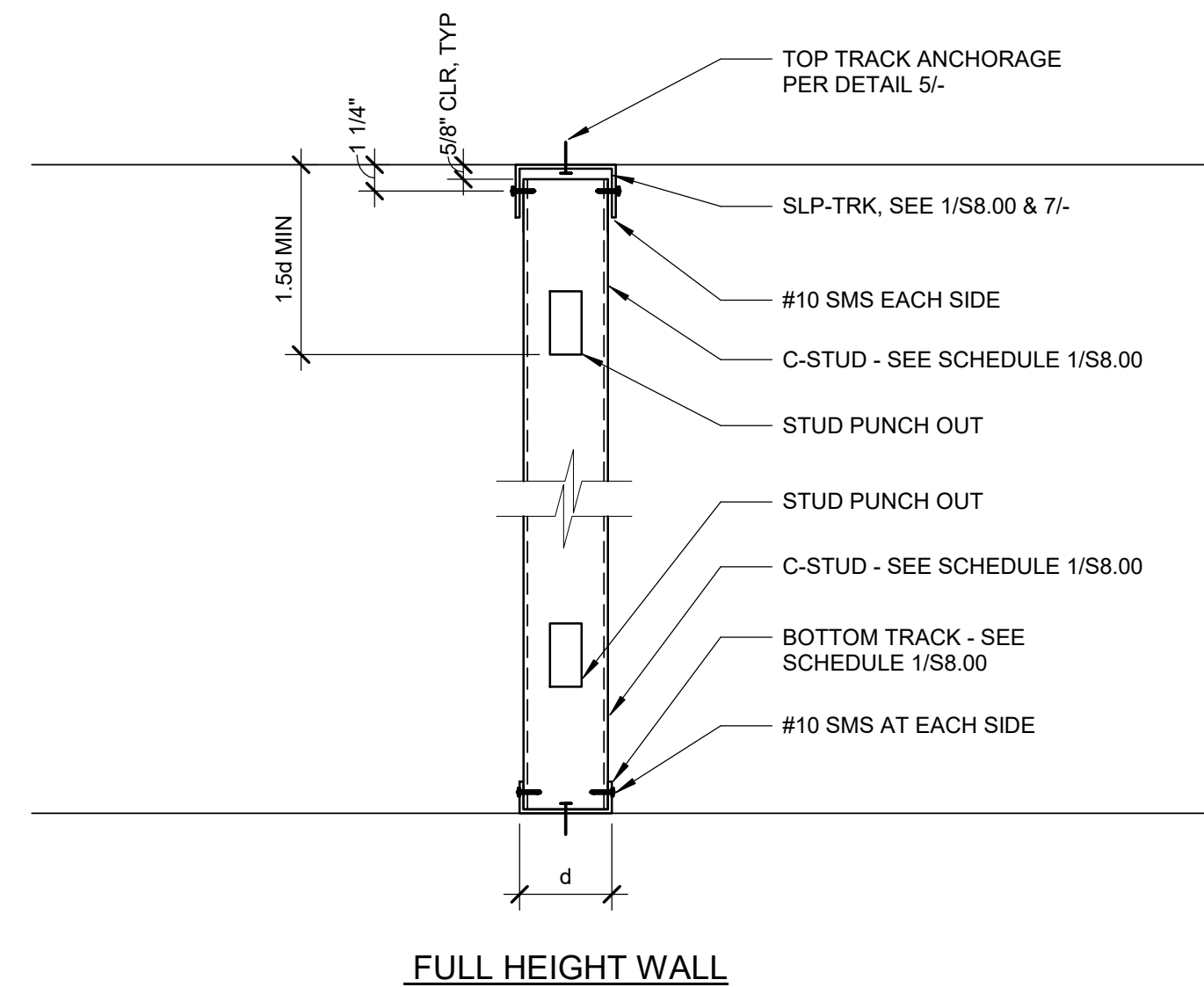
(2) 1/2" Ø HILTI KB-TZ WITH 3 1/4" EMBED (1) EACH SIDE, L4x4x16GAx1'-6" LONG, (4) #12 SMS EA END, 1 MIN 1.5 MAX

3 TYPICAL BRACE ANCHORAGE DETAIL AT DECK

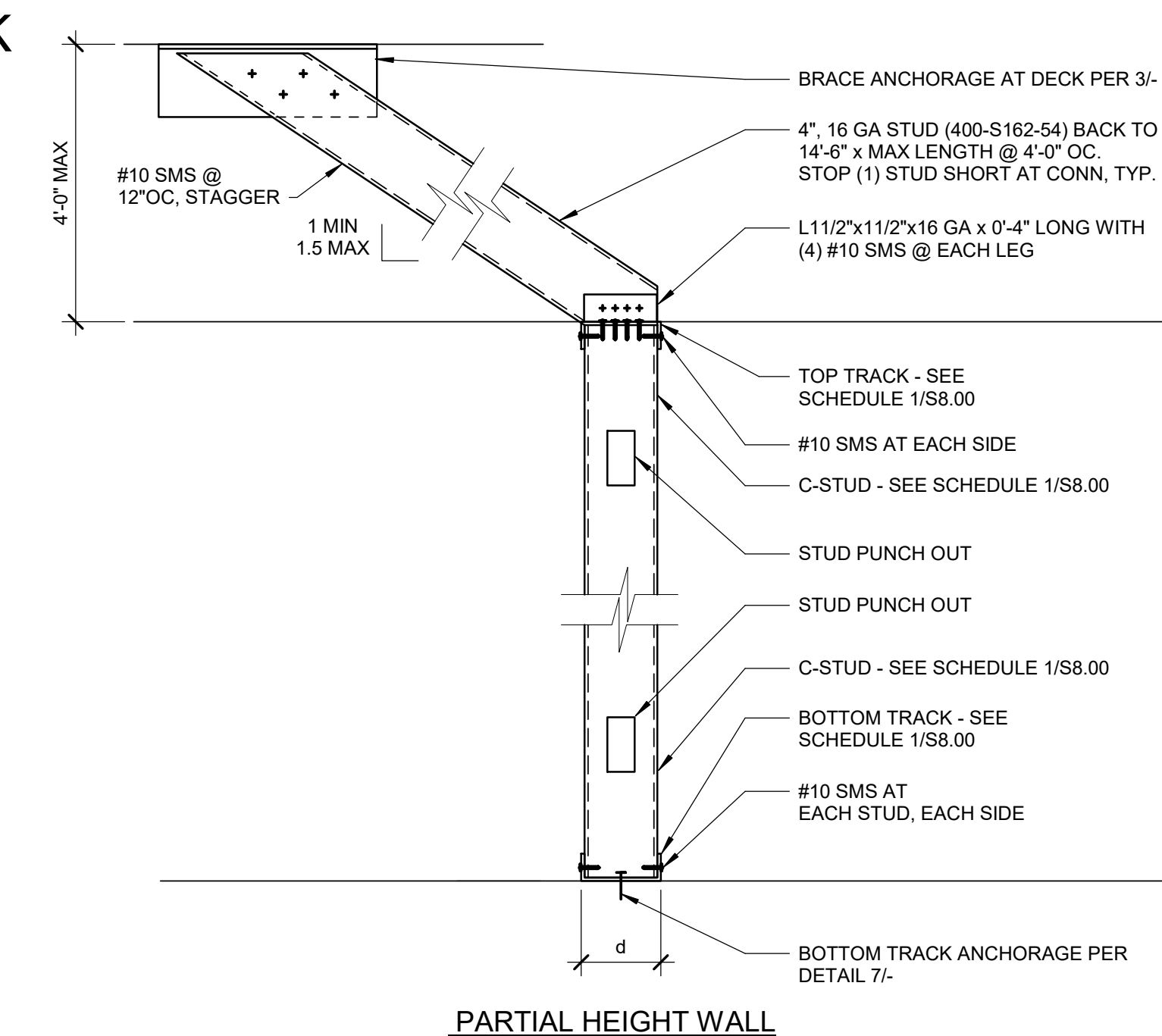
SCALE: 1 1/2" = 1'-0"



BACKING AT EQUIPMENT



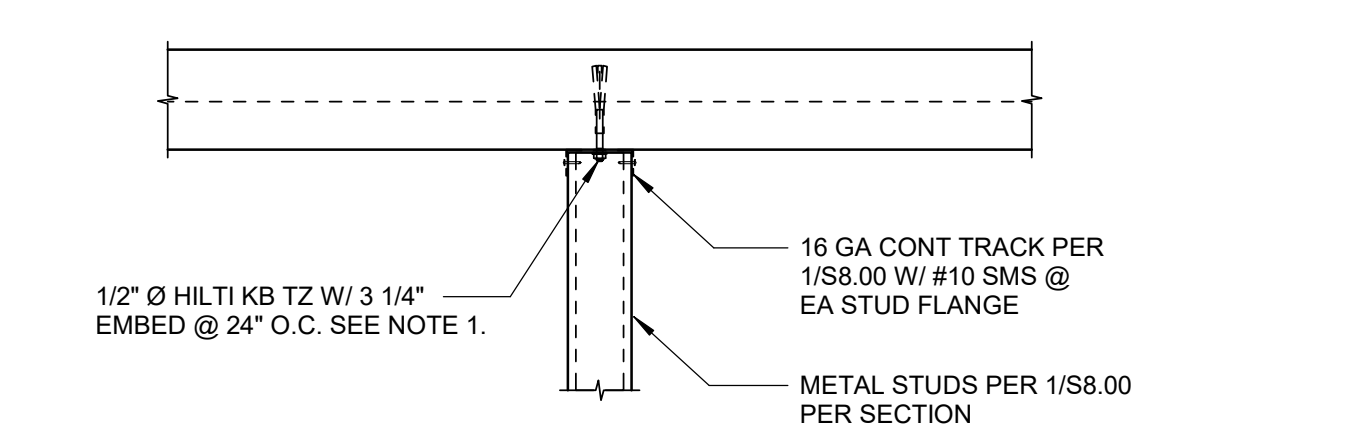
FULL HEIGHT WALL



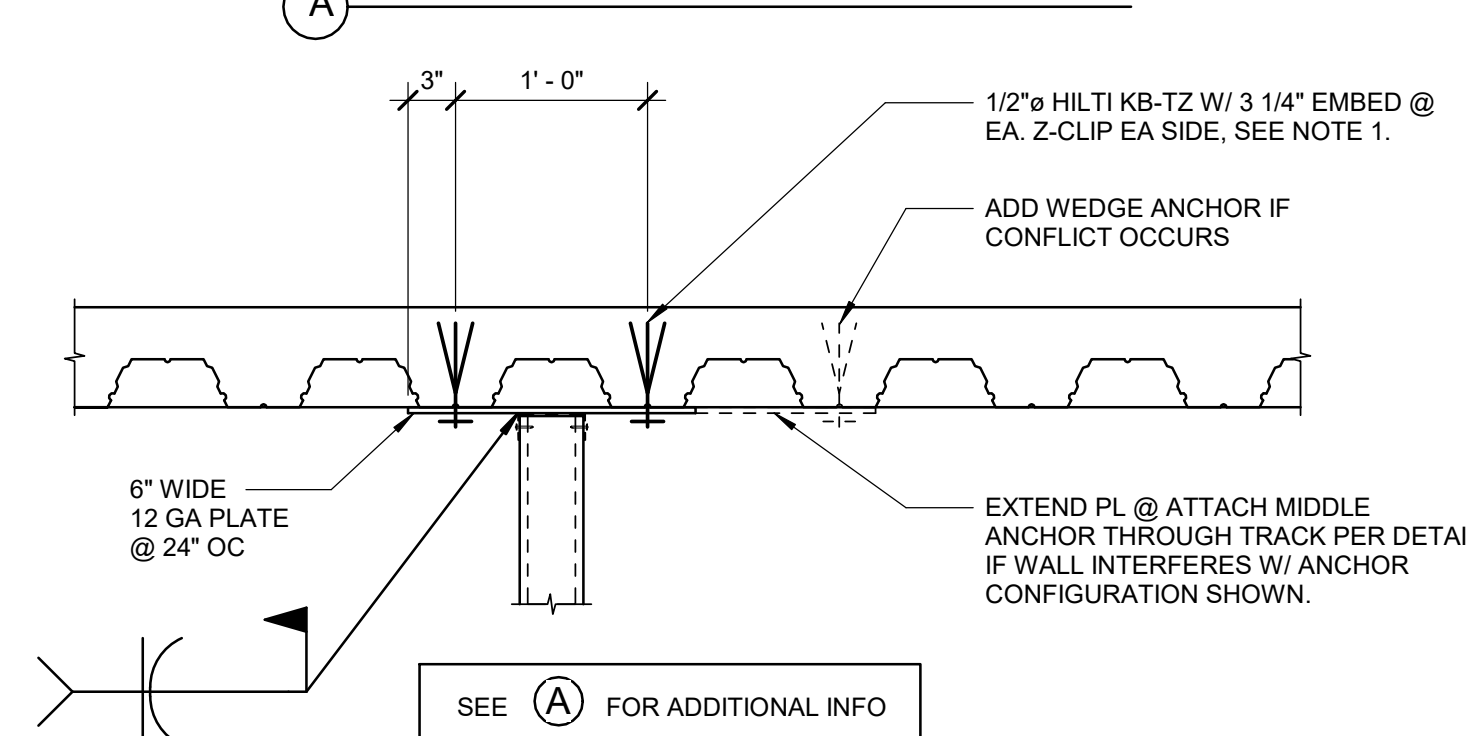
PARTIAL HEIGHT WALL

1 TYPICAL INTERIOR WALL STUD

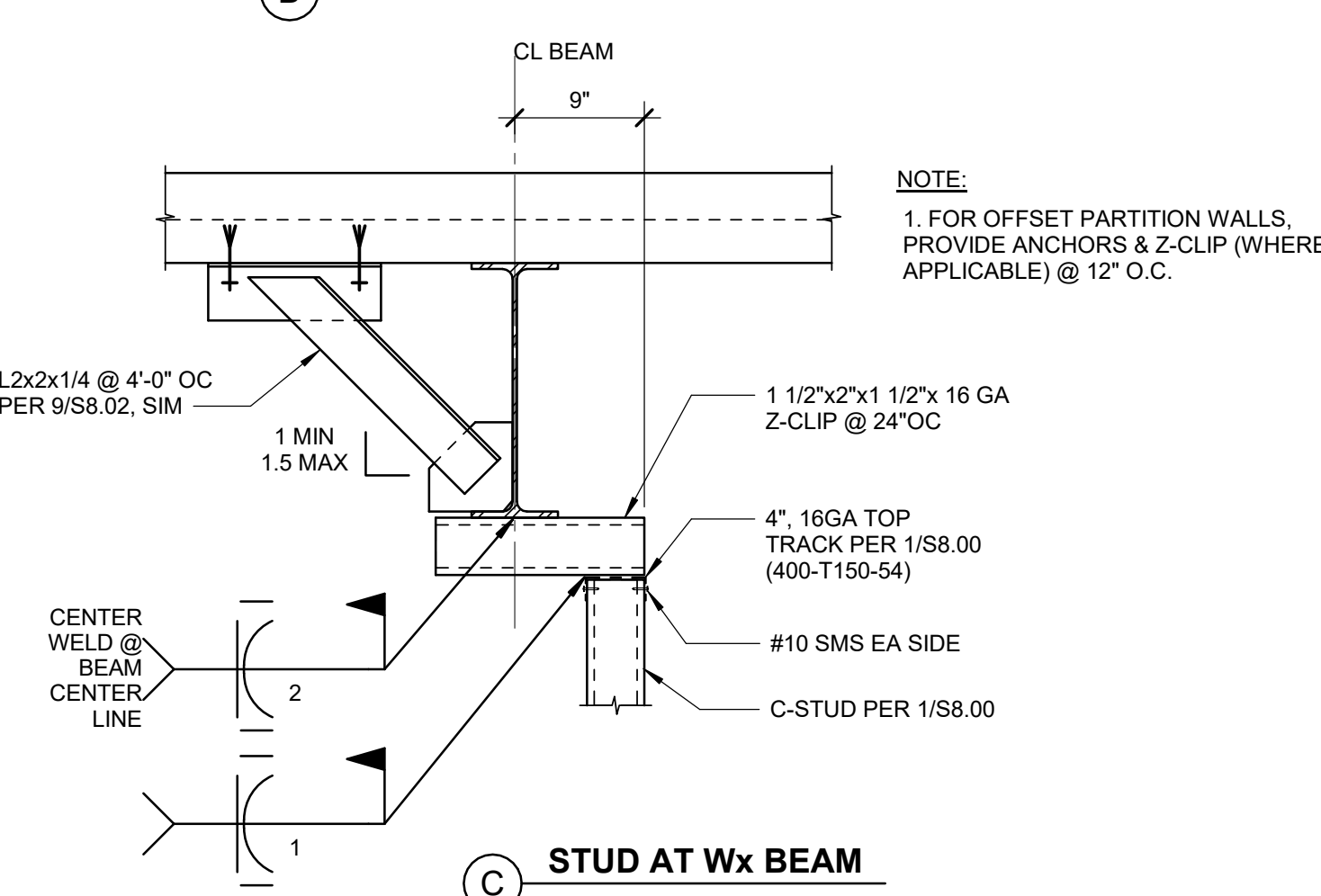
SCALE: 1 1/2" = 1'-0"



A SOFFIT PERPENDICULAR TO DECK FLUTES



B SOFFIT PARALLEL TO DECK FLUTES



2 TOP TRACK NON-SLIP CONNECTION DETAILS

SCALE: 1" = 1'-0"

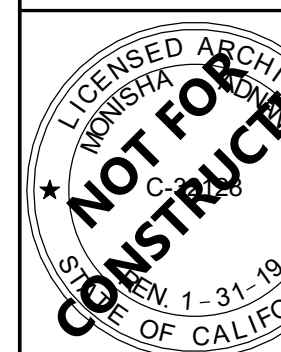
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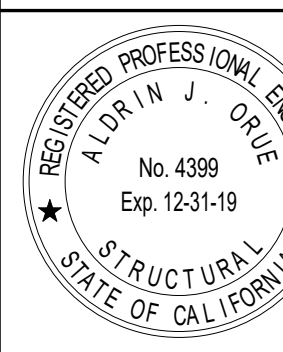
802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

CONSULTANTS

ARCHITECT STAMP



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AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION
1	03/01/2019	100% DD SUBMITTAL
2	03/29/2019	PROGRESS SET

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PROJECT OWNER & TITLE

**MT. SAN JACINTO
COMMUNITY COLLEGE
DISTRICT**

**TEMECULA VALLEY
CAMPUS**

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

**TYPICAL METAL
STUD WALL DETAILS**

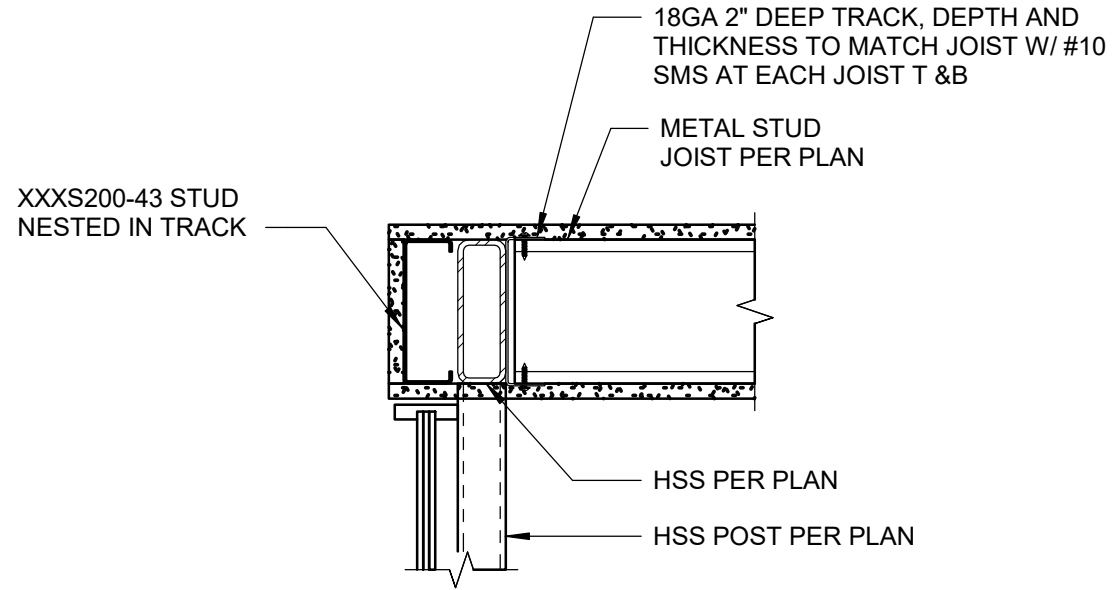
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JOB NUMBER: 1800457

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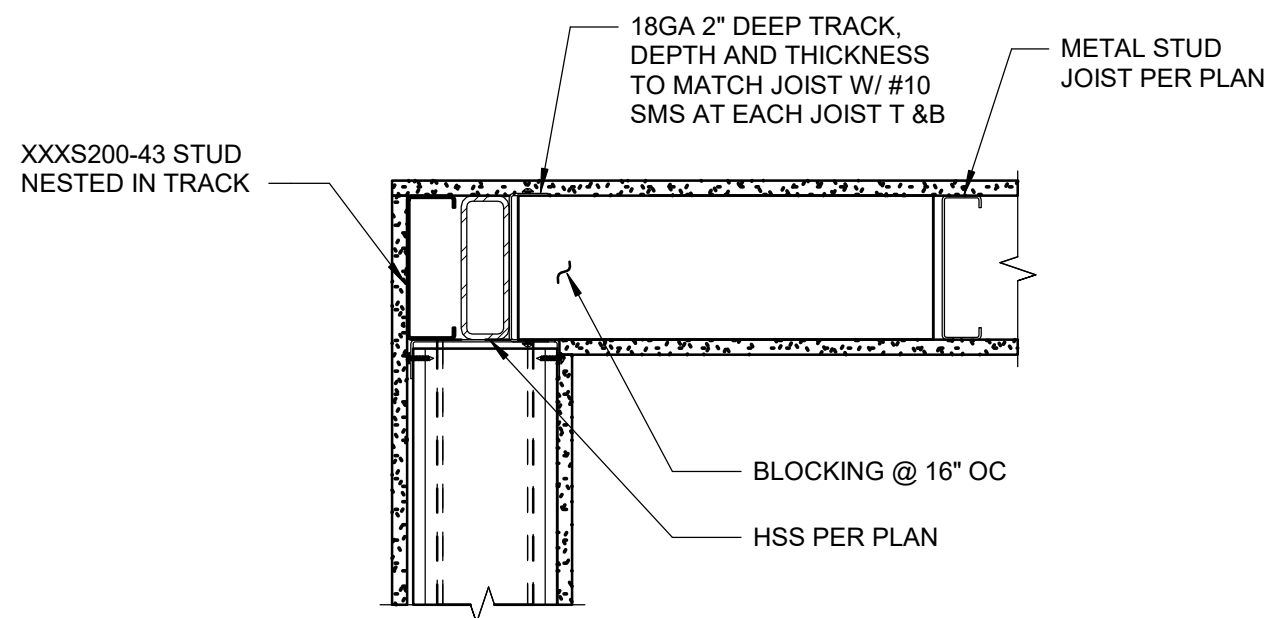
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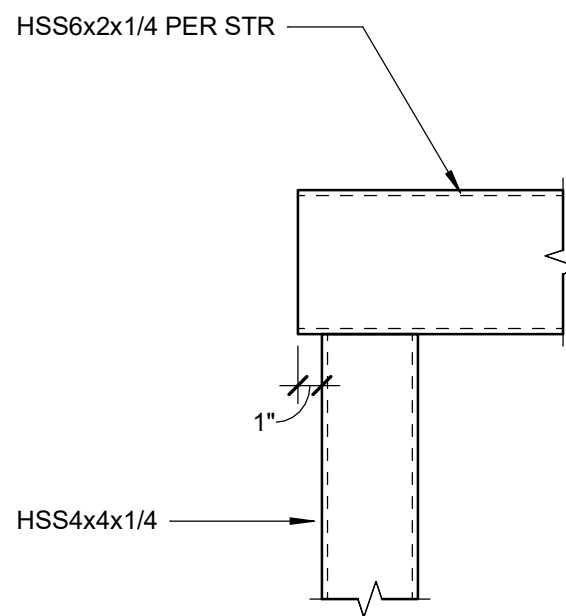


1 HEAD AT GLASS WALL

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



2A CEILING AT WALL CONNECTION



2B BEAM @ COLUMN CONNECTION AT WALL

2 BEAM AT COLUMN CONNECTION AT WALL

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



19-6
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DISTRICT

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CAMPUS

41888 Motor Car Pkwy,
Temecula, CA 92591

SHEET TITLE

TYPICAL METAL
STUD WALL DETAILS

DRAWN BY: Author

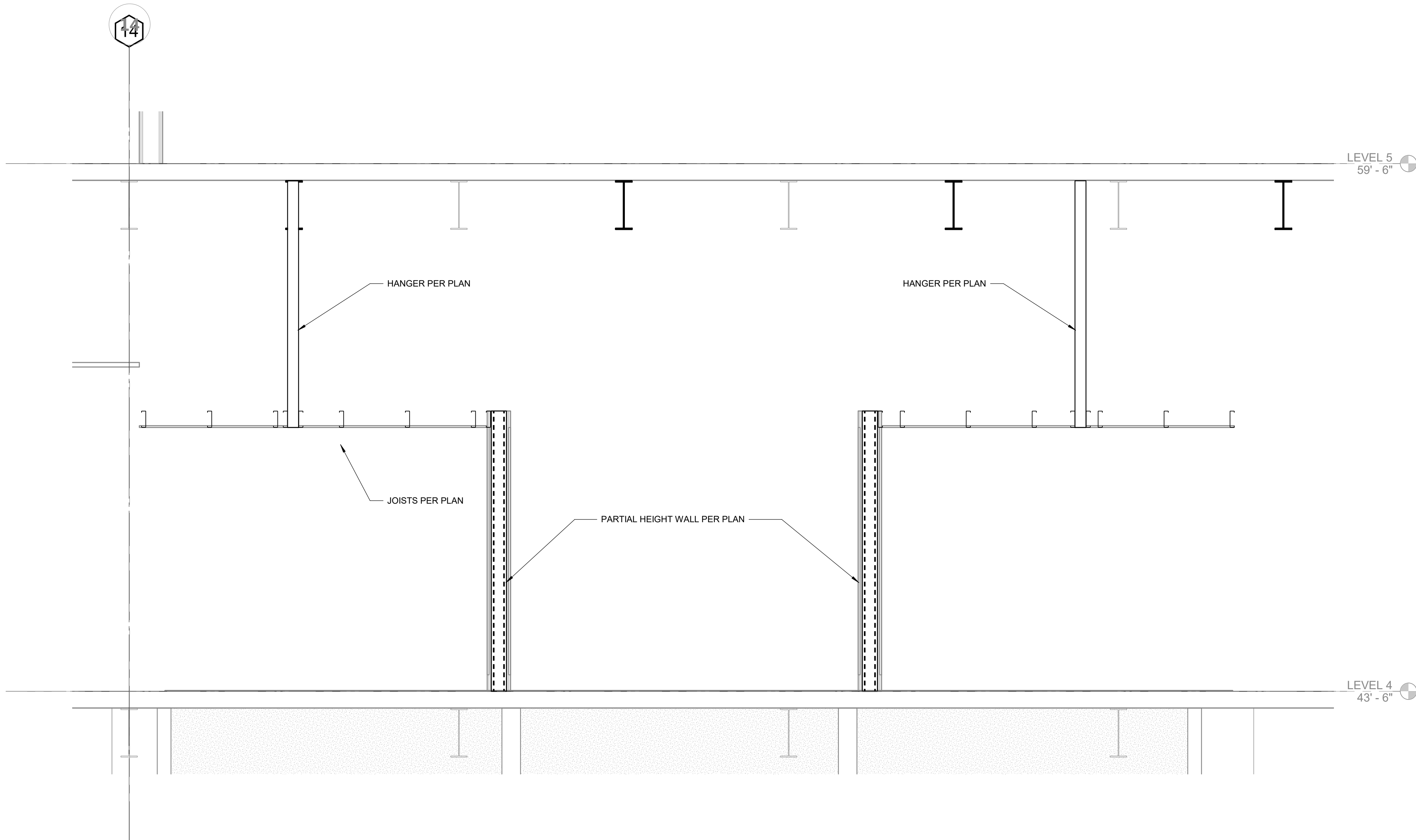
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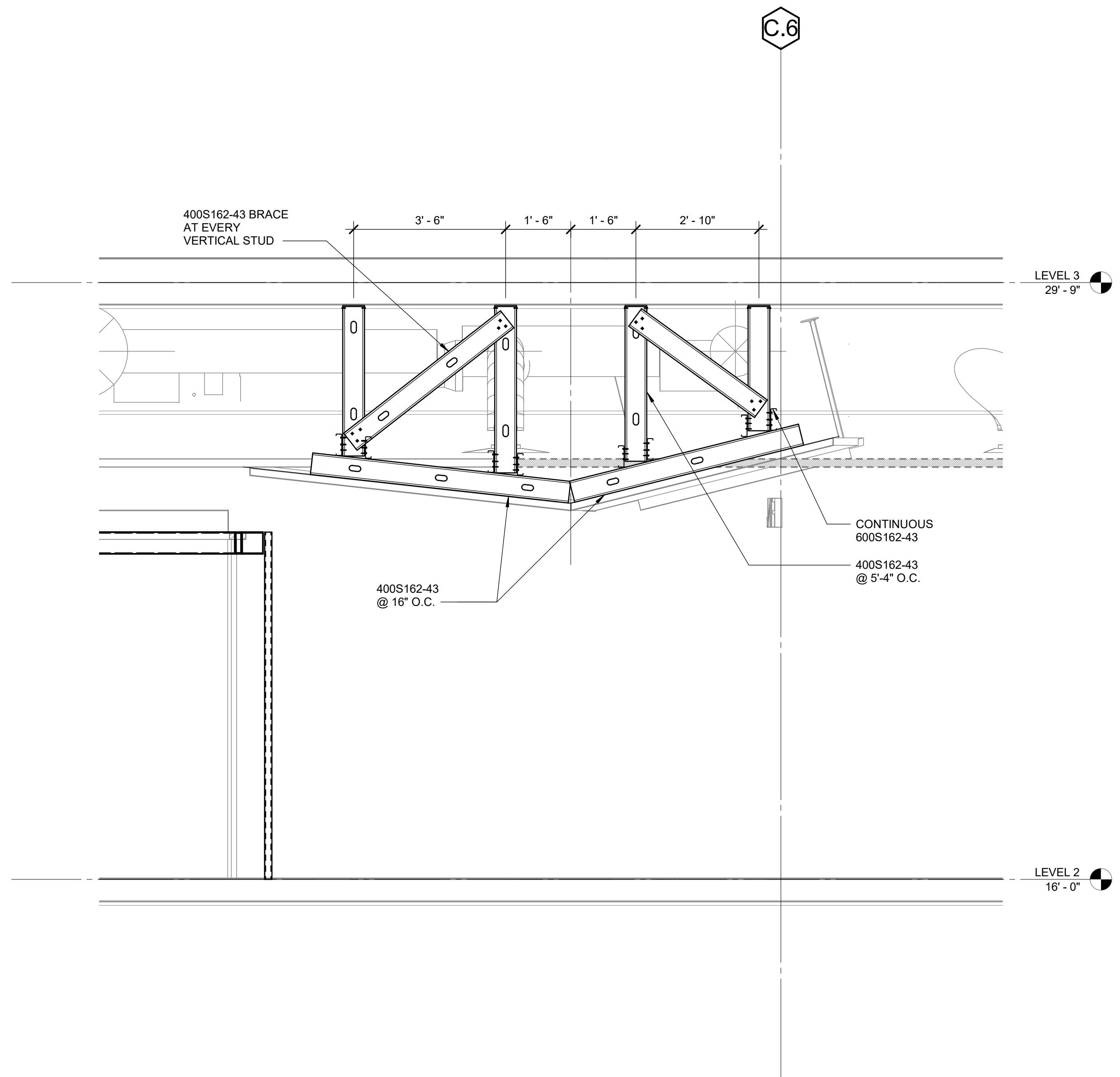
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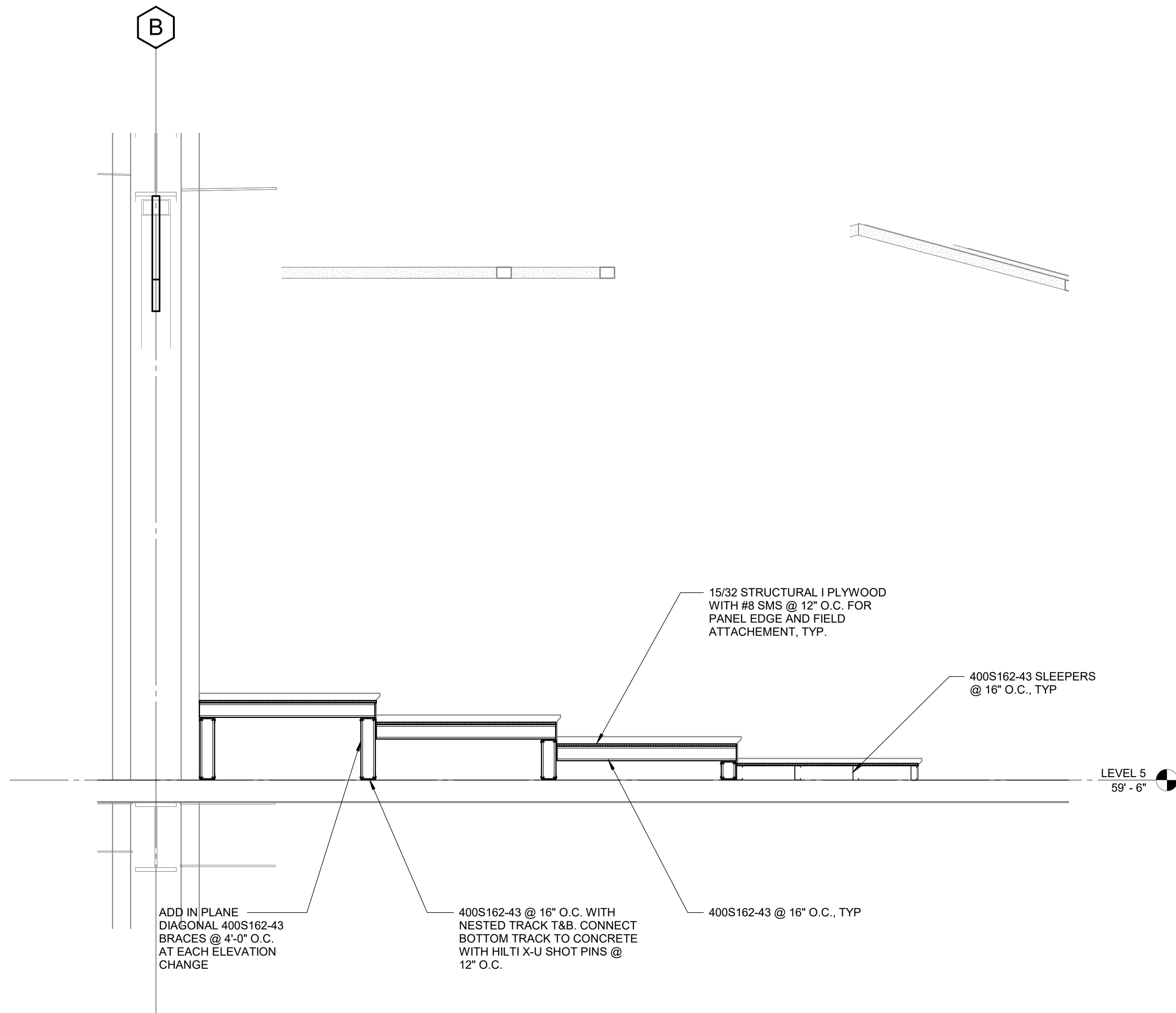
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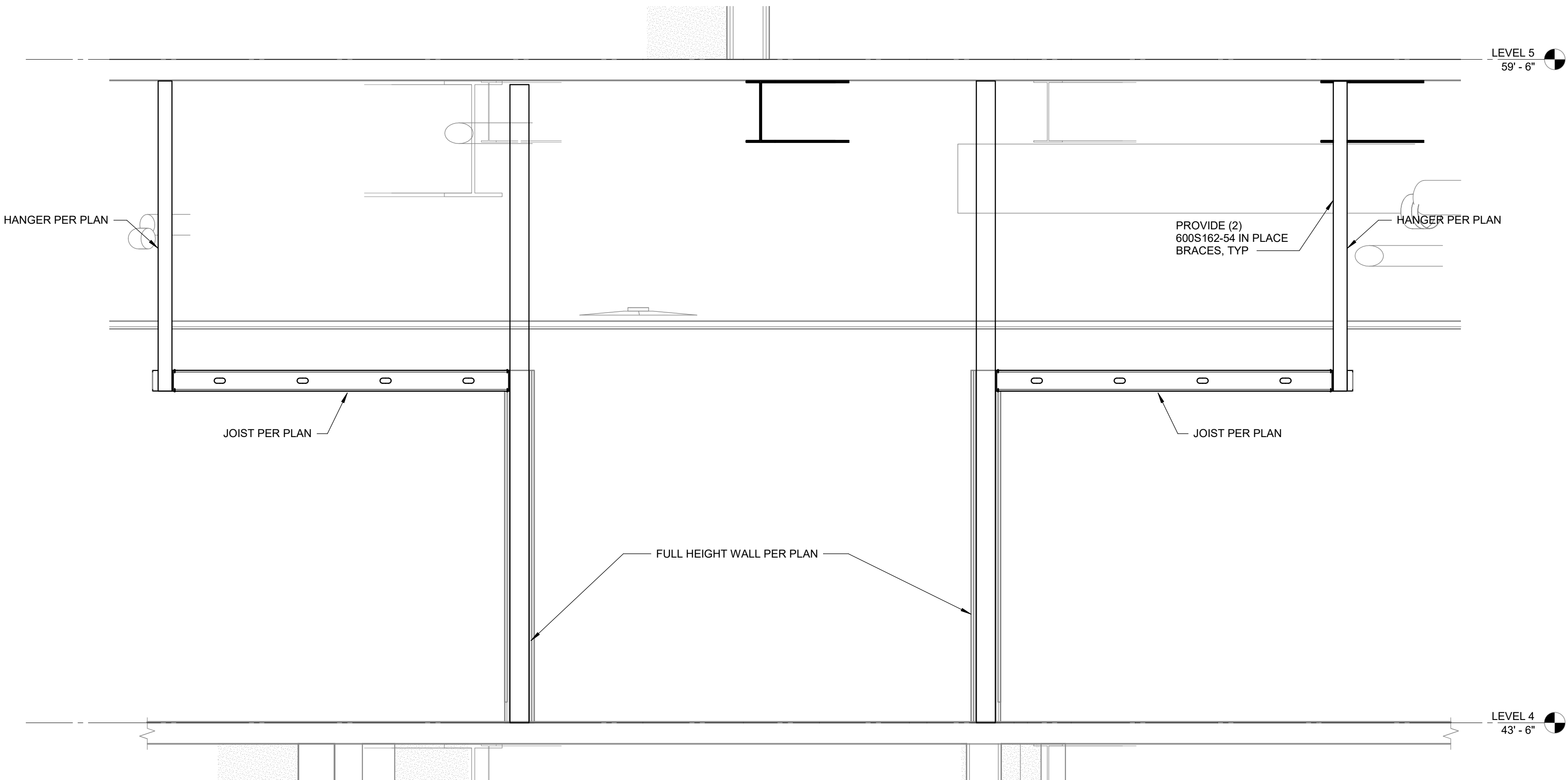
3 SECTION THRU STUDY ROOMS AT FOURTH FLOOR PLAN
SCALE: 1/2" = 1'-0"



1 SECTION THRU STUDENT SERVICES AREA
SCALE: 1/2" = 1'-0"



4 SECTION THRU LECTURE ROOM STEPPED FLOOR
SCALE: 1/2" = 1'-0"



2 SECTION AT STUDENT COLLABORATION SPACE
SCALE: 1/2" = 1'-0"



19.6
ARCHITECTS

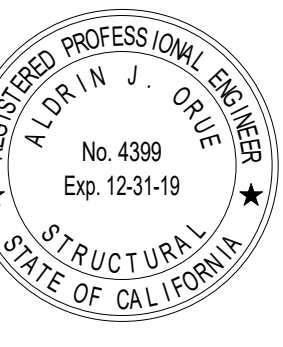
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SHEET TITLE

BUILDING WALL
SECTIONS

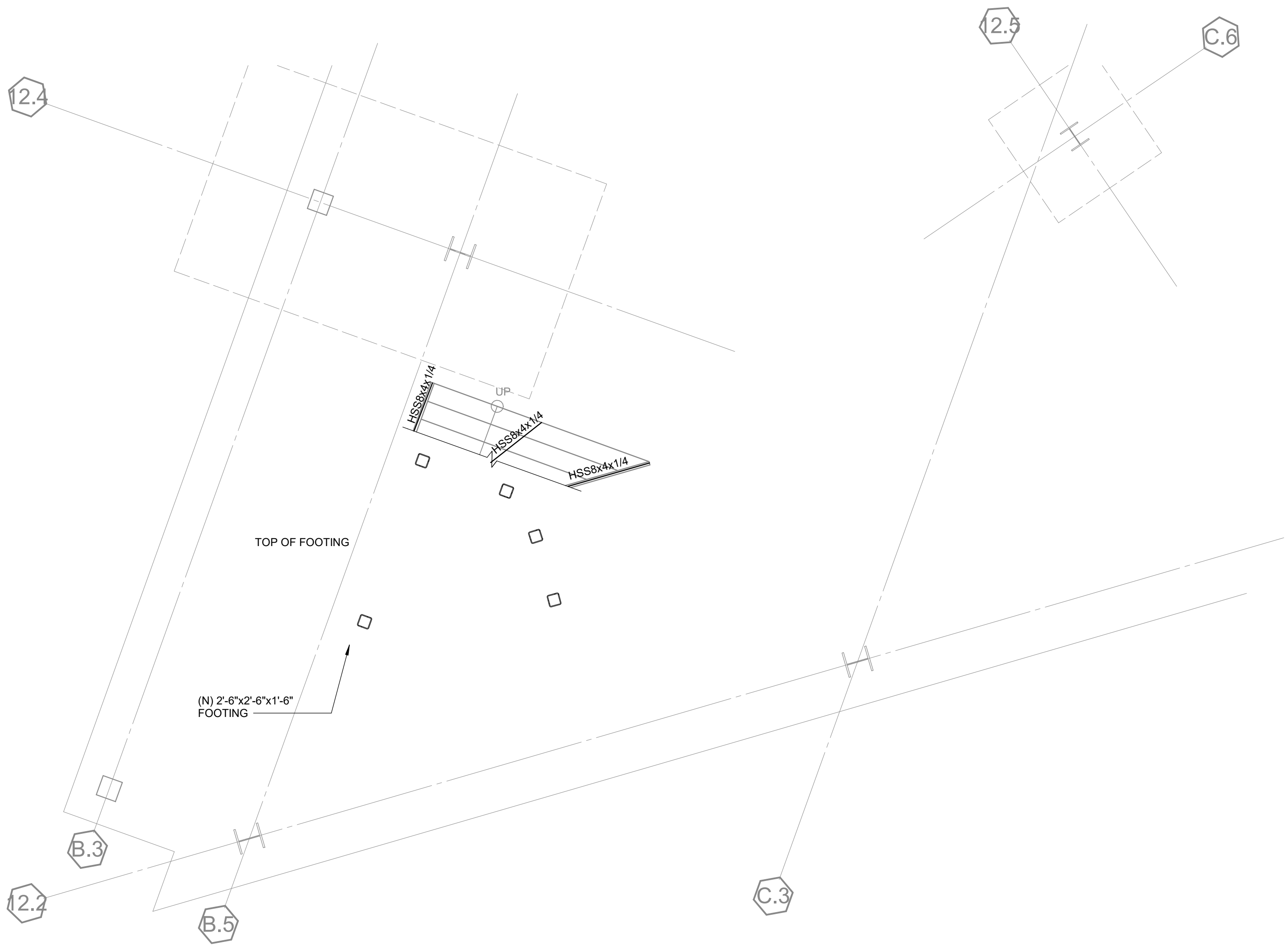
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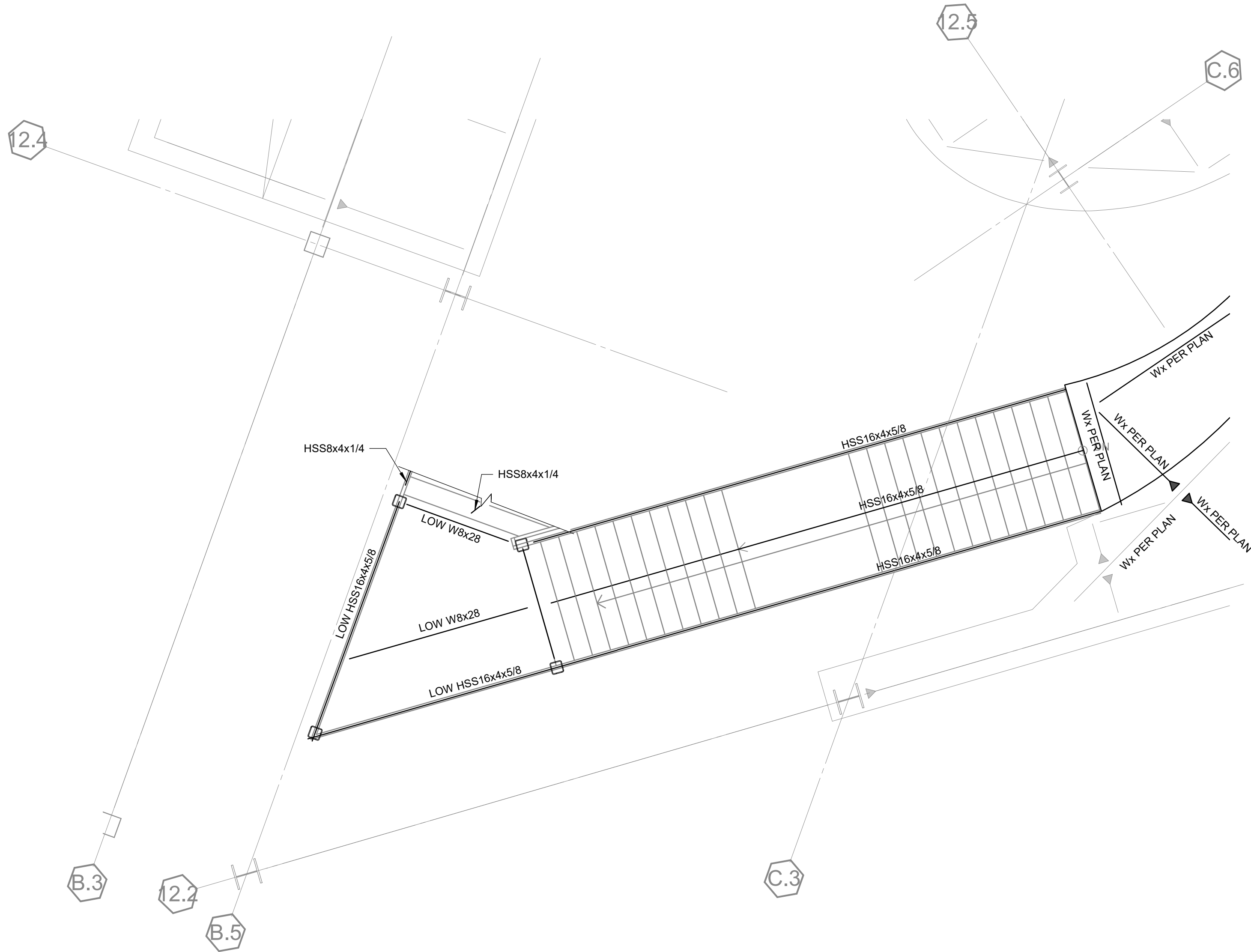
S-810

DATE: Issue Date

Project Status



1 PARTIAL STAIR PLAN -LEVEL 1
SCALE : 1/4" = 1'-0"



2 PARTIAL STAIR PLAN - LEVEL 2
SCALE : 1/4" = 1'-0"



196
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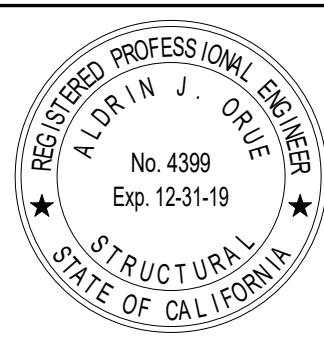
LABORATORY DESIGN CONSULTANT

RFD
San Diego, CA 92103
3965 Fifth Avenue, Suite 400
TEL (619) 756-2681

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Temecula, CA 92591

SHEET TITLE

PARTIAL STAIR
PLAN

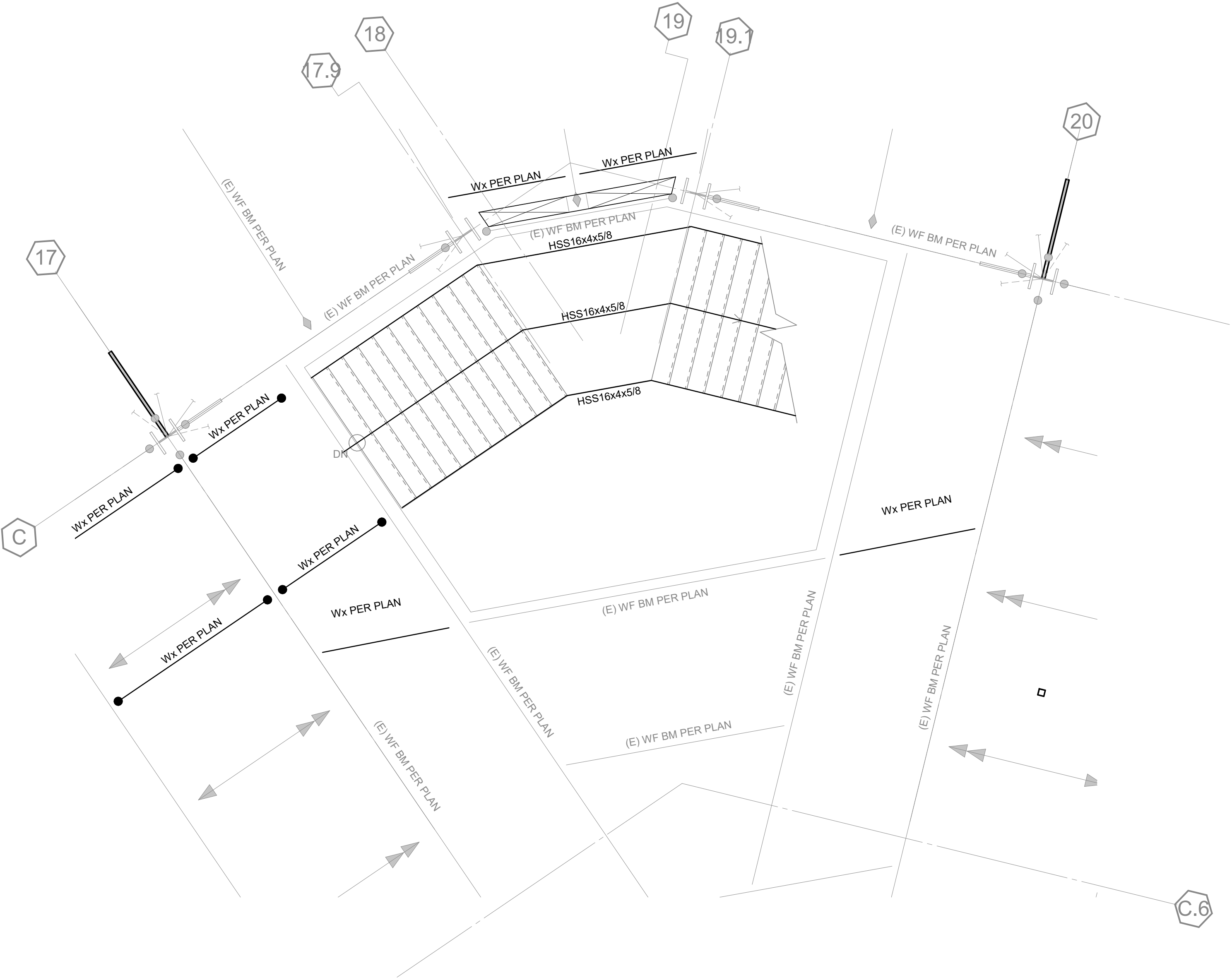
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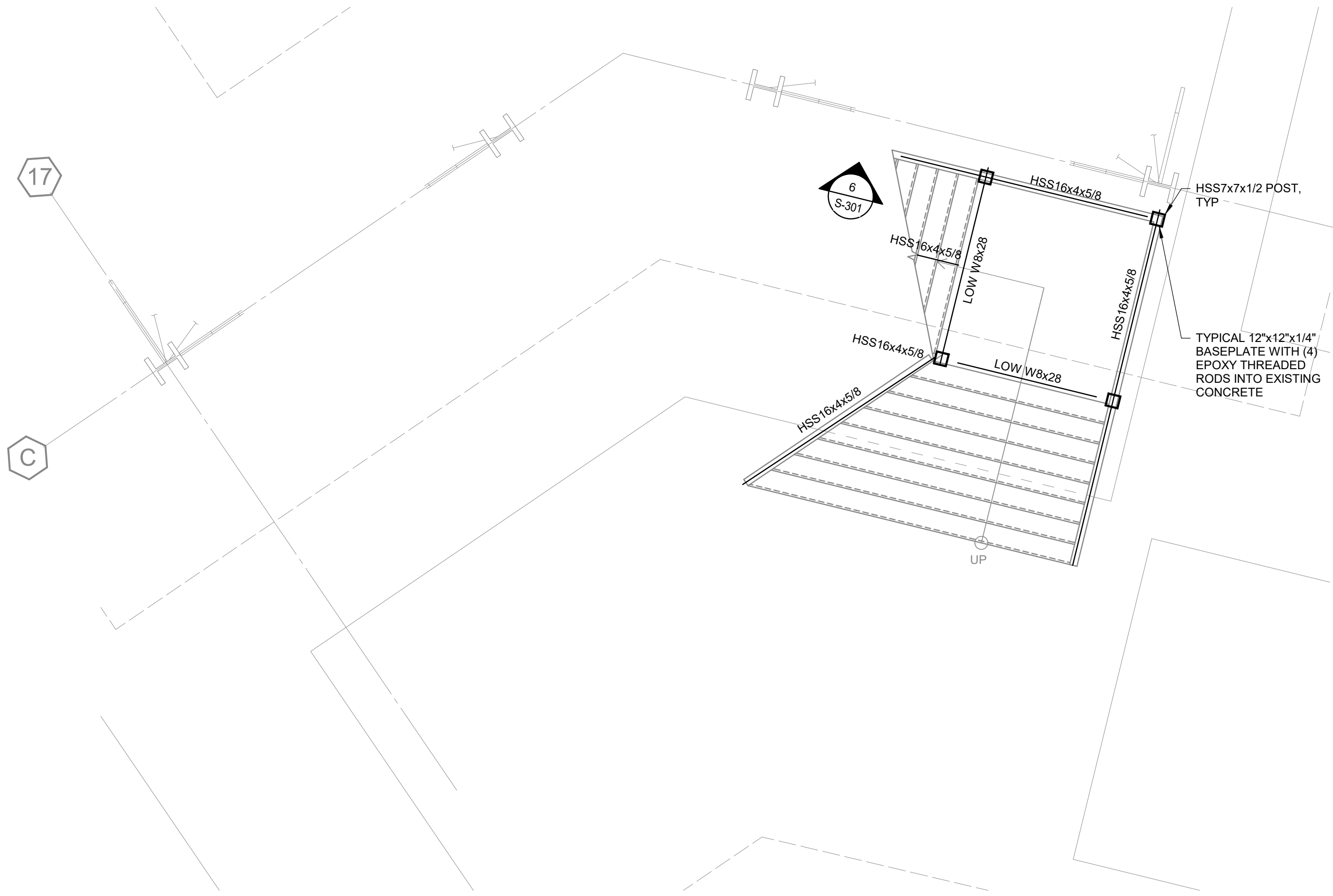
S-900

DATE: Issue Date



3 STAIR #5 PARTIAL PLAN - LEVEL 5

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



1 STAIR #5 PARTIAL PLAN - LEVEL 1

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



2 STAIR #5 PARTIAL PLAN - LEVEL 2 TO LEVEL 4

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



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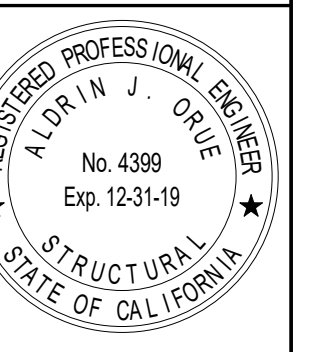
LABORATORY DESIGN CONSULTANT

R2D
San Diego, CA 92103
3965 Fifth Avenue, Suite 400
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SHEET TITLE

PARTIAL STAIR
PLAN

DRAWN BY: Author

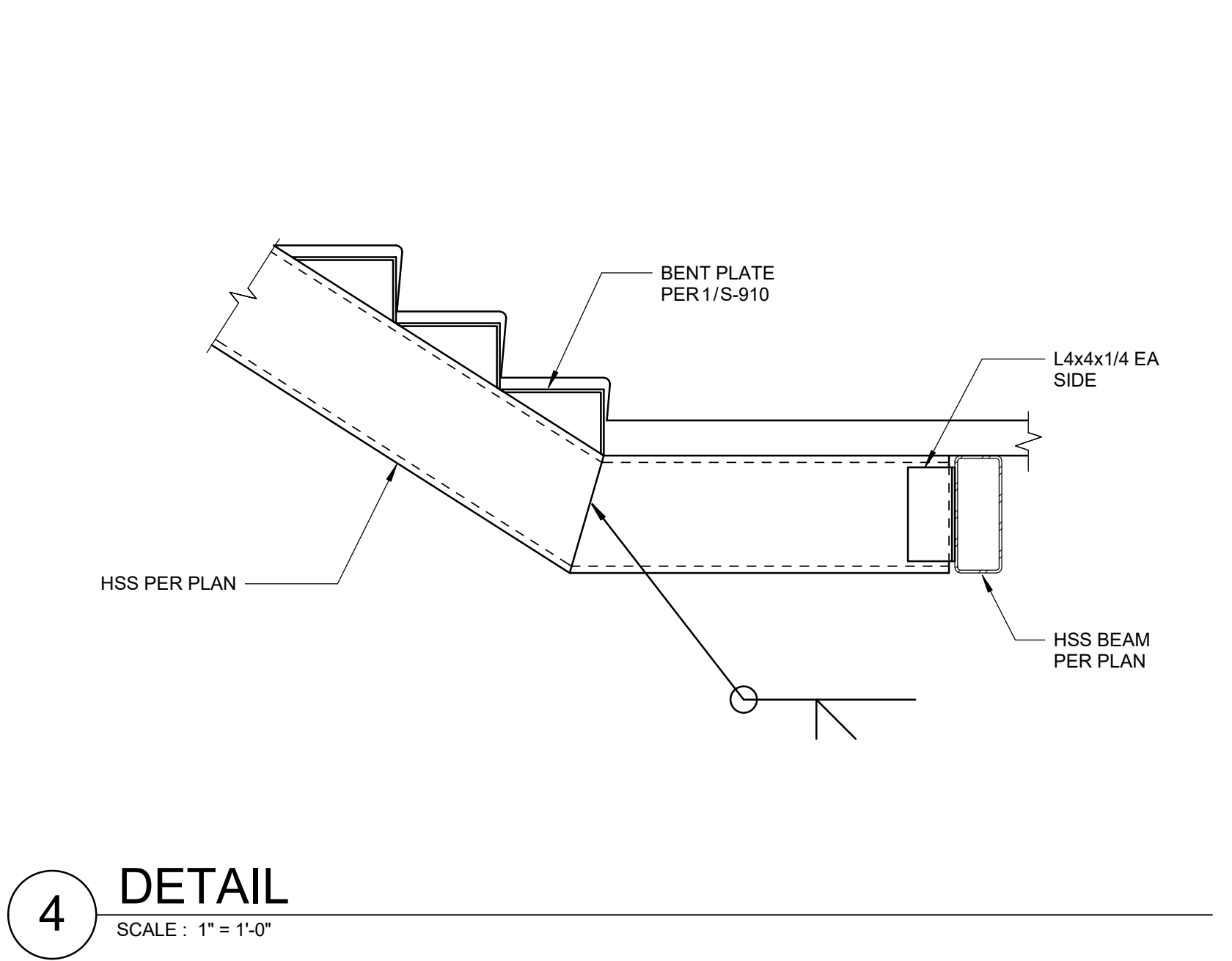
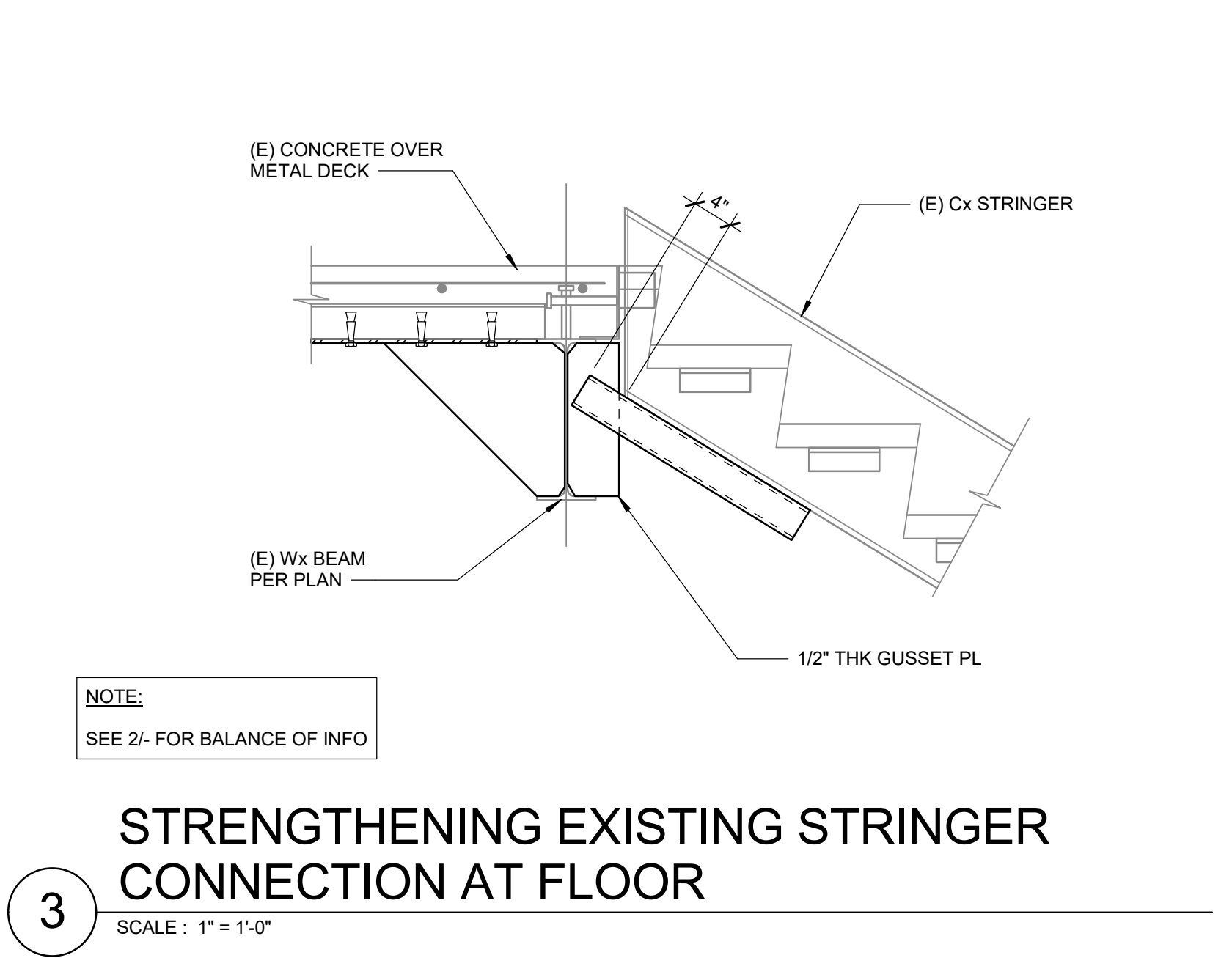
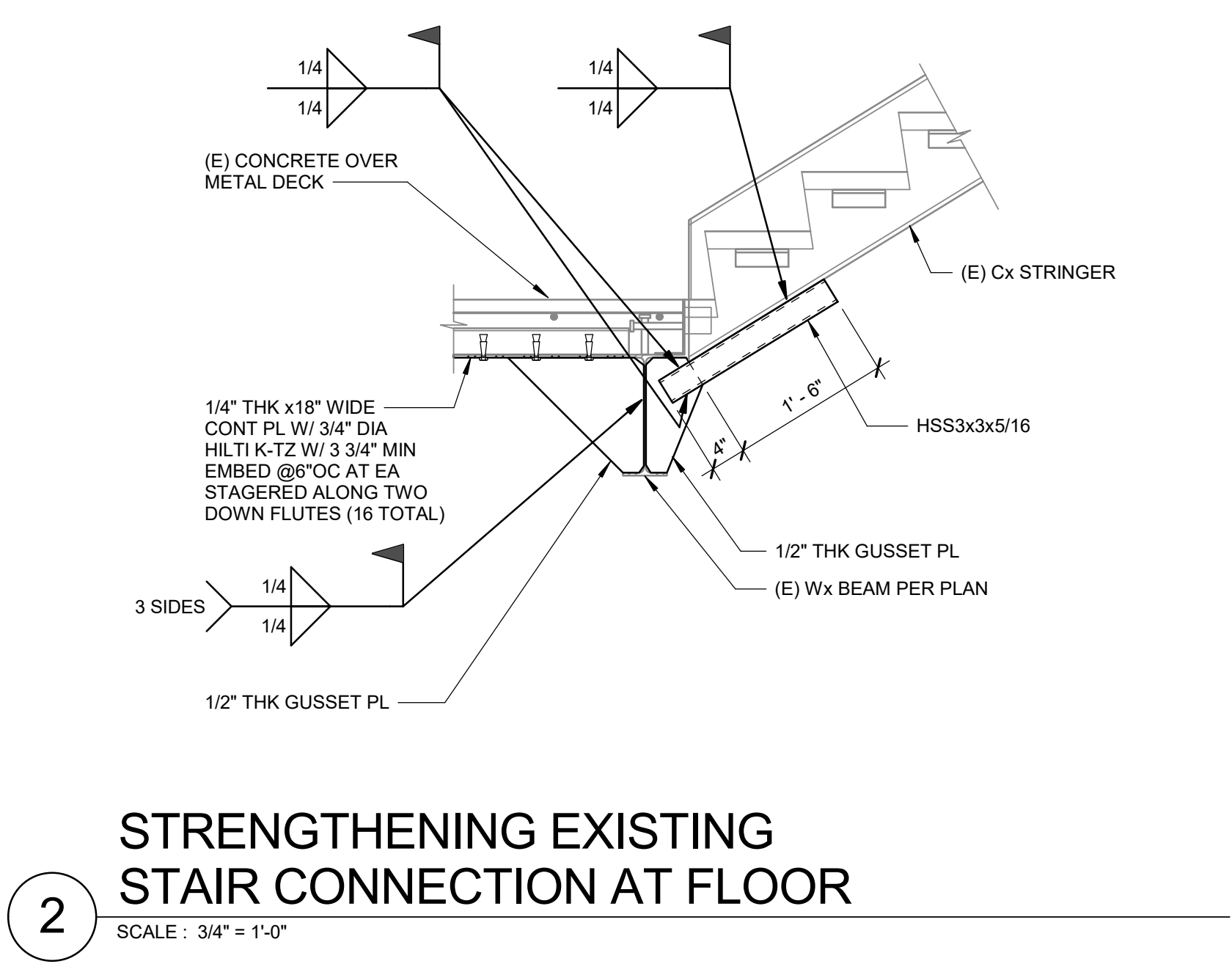
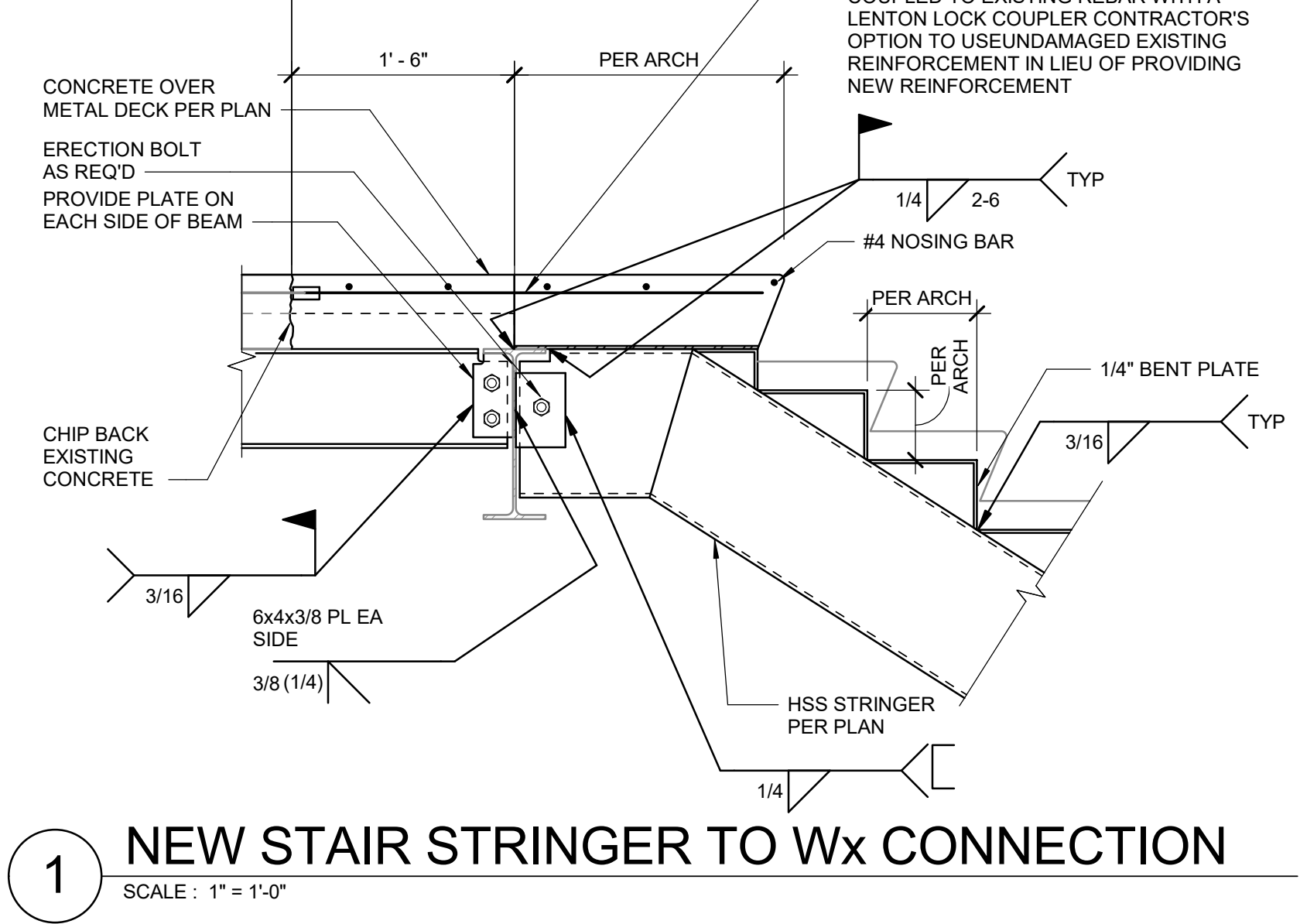
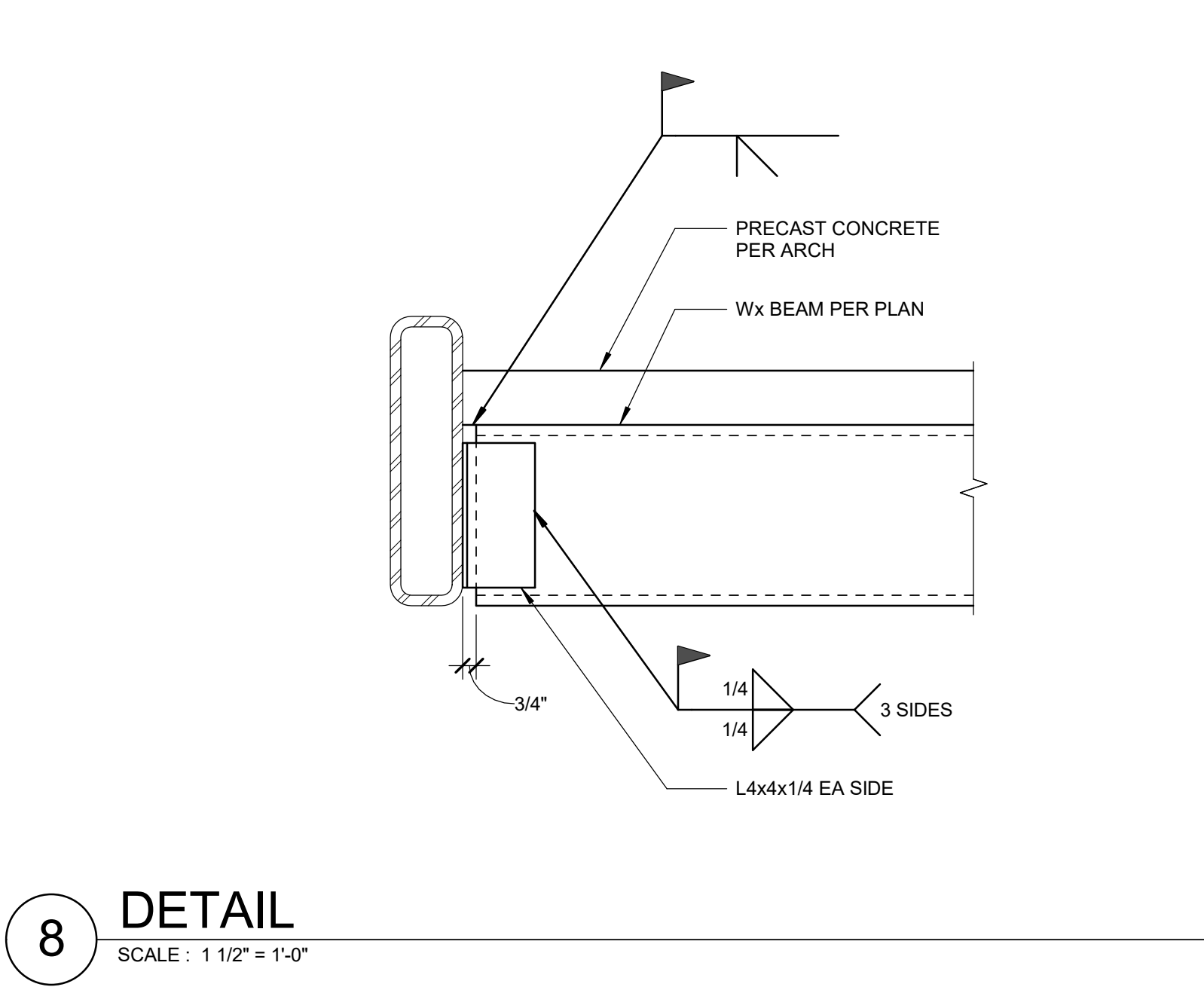
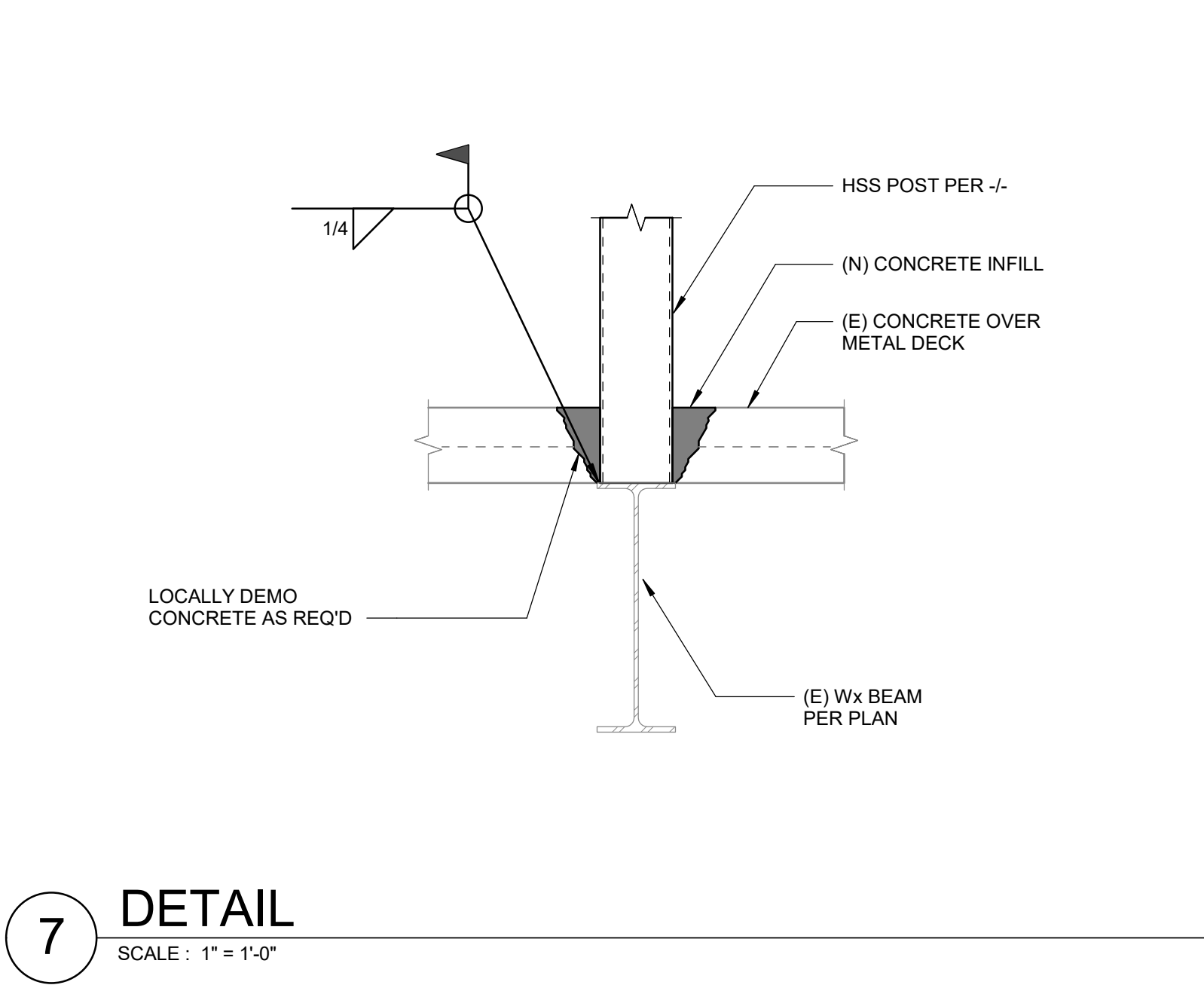
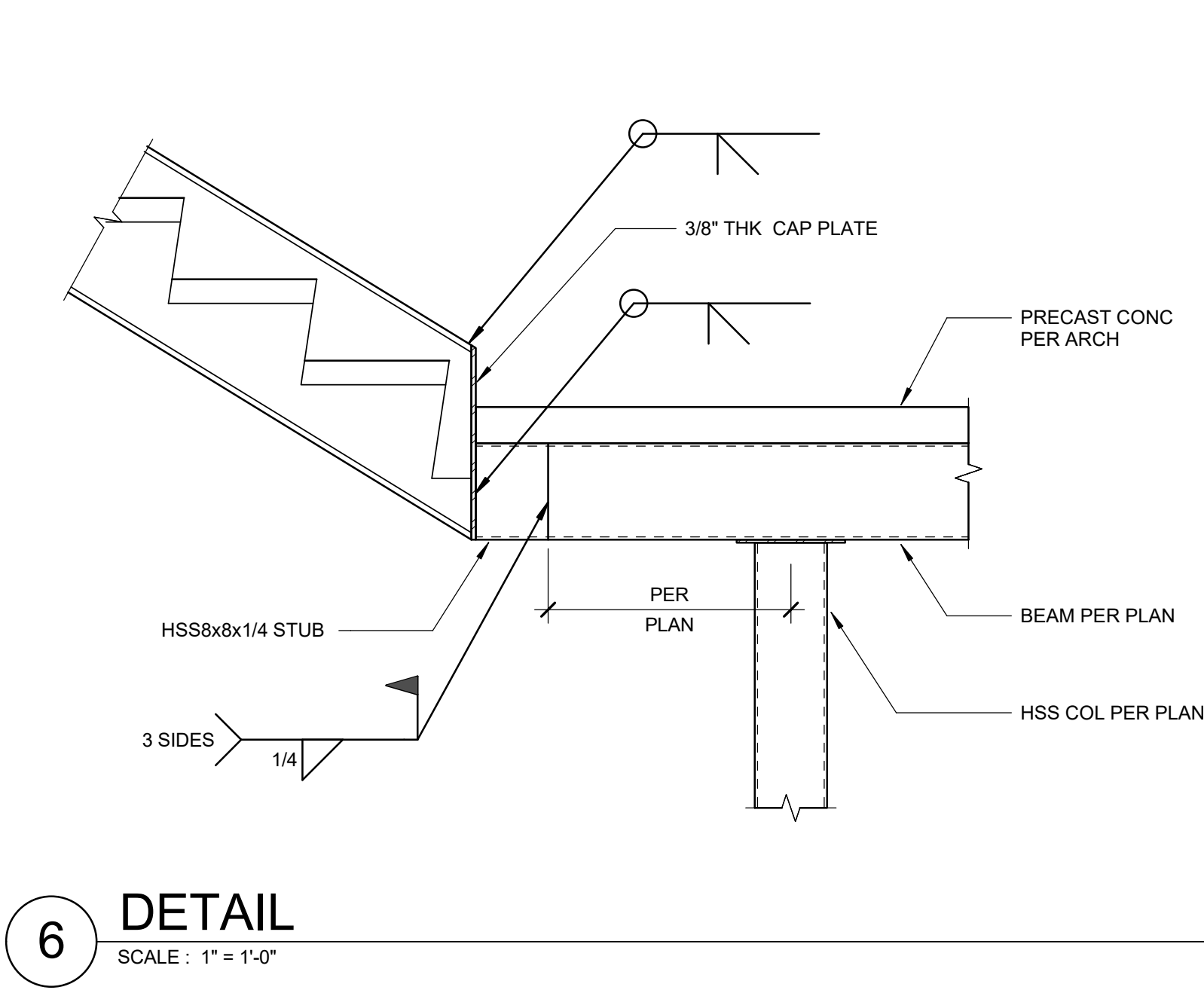
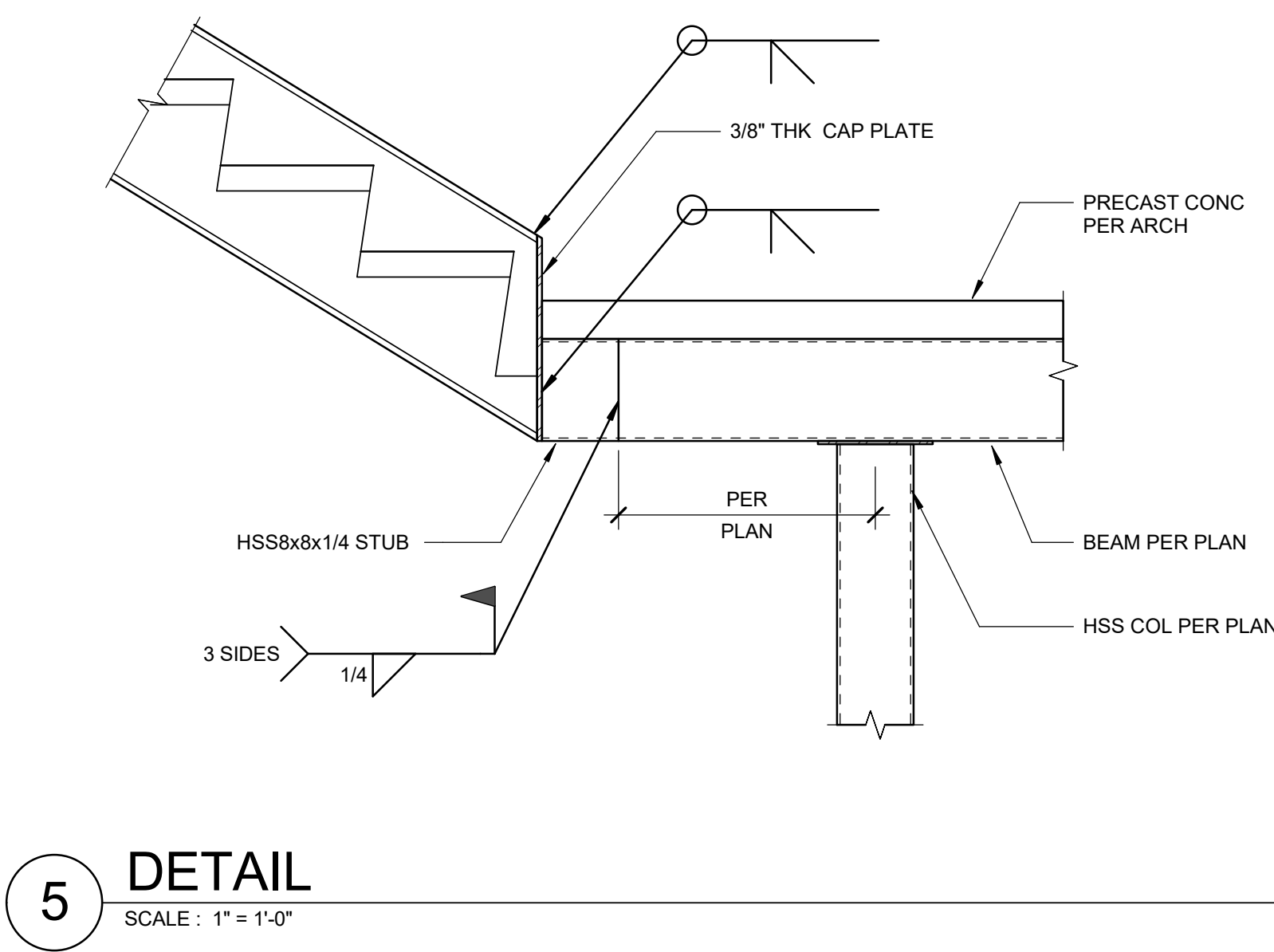
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S-901

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PMSM

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19.6

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Temecula, CA 92591

SHEET TITLE

STAIR DETAILS

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S-910

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Project Status