

Solano Community College District

REQUEST FOR QUALIFICATIONS & PROPOSAL (RFQP #18-002)

**LIBRARY/LEARNING RESOURCE CENTER PROJECT
(Building 100 Replacement)**

The Solano Community College District seeks to contract with an architectural/engineering team for the new Library/Learning Resource Center Project.

The new 59,252sf two-story Library/Learning Resource Center building is envisioned as the symbolic and physical heart of the Fairfield Campus. The new facility is intended to enhance student access to a “high tech touch” learning environment, co-locating traditional library print resources, computer commons and digital resources, study rooms, tutoring, the College’s Data Center and main servers for institution-wide technology, an audio visual arts television studio, and a faculty/staff training center. The building is envisioned as a state-of-the-art facility, in tune with the cultural shift from a focus on lecture based teaching to one of active and collaborative learning, and new modes of instruction. Flexibility of space is desired to allow for evolving use of the building as technology and student learning/instructor teaching styles change over time.

Also included in the project is demolition of the existing Library (built 1971) and five portable buildings, and landscape/site improvements for these areas.

The delivery method for this project will be DESIGN, BID, BUILD. The project is funded with 50% District Measure Q bond funds and 50% State Facilities bond funds.

In order to qualify, the respondent must have experience with:

- Library projects of similar size and scope
- Data Centers for community colleges or similar institutions
- Public sector educational projects, preferably community college projects
- Plans approval by the Division of the State Architect (DSA),
- Projects with California State funding

Respondents interested in being considered for this project must submit their Statement of Qualifications Proposal (SOQP) as set forth herein.

Respondents to this RFQP should mail or deliver one (1) unbound, eight (8) bound, and one (1) electronic copies of their Statement of Qualifications Proposal (“SOQP”) as further described herein, to:

Laura Scott
Bond Purchaser
Solano Community College District
4000 Suisun Valley Road, Building 600, Room 604
Fairfield, CA 94534

*Solano Community College District
Request for Qualifications for Architectural Services
Library/Learning Resource Center Project (Building 100 Replacement)*

This package includes:

- Request for Qualifications & Proposal (RFQP) #18-002 Architectural Services
- District's standard Architect / Professional Services Agreement (with contract exhibits A and B-G)
- Library/LRC Space Program
- Project Conceptual Location
- 2013 Facilities Master Plan Fairfield Site Plan
- New Science Building Site Plan
- Fairfield Campus Topo Map
- Fairfield Campus Utilities Map

A MANDATORY PRE-PROPOSAL CONFERENCE IS SCHEDULED FOR 1:00 P.M., Monday, September 18, 2017, 4000 Suisun Valley Road, Denis Honeychurch Board Room, Fairfield CA 94534

ALL RESPONSES ARE DUE BY 2:00 P.M., ON THURSDAY, OCTOBER 5, 2017.

FAX OR EMAIL RESPONSES WILL NOT BE ACCEPTED.

If you have any questions regarding this RFQP please forward your questions in writing, via email, to Pam Kinzie on or before 5:00pm, Wednesday, September 27, 2017 at Pam.Kinzie@solano.edu

BACKGROUND

The Solano Community College District (“District”) is a community college serving students of all ages from Solano County and the wider Bay Area. Since 1945, when the school was founded as Vallejo Junior College, the college has helped students gain the skills necessary to transfer to four year universities, train for new careers and advance in their jobs, learn basic skills and enjoy the benefits of lifelong learning. The District moved to the main campus in Fairfield in the early 1970s, and constructed “Centers” in Vallejo and Vacaville about ten years ago. The District was recently authorized to offer a four year degree in Biotechnology.

The District is seeking Statements of Qualification and Proposals (SOQPs) in response to this RFQP from design firms especially qualified and experienced in library and learning resources facilities to provide architectural and engineering services for a new 59,252sf two-story Library/Learning Resource Center on the main Fairfield Campus. This new building will also house the District’s Information Technology Center and will replace the existing B100 Library Building. Demolition of the existing Library (constructed in 1971) and five portable buildings, and landscape/site improvements for these areas is also included in the project. The construction budget for the project is \$29,324,000.

LIMITATIONS

The District reserves the right to contract with any entity responding to this RFQP. The District makes no representation that participation in the RFQP process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any proposal in response to this RFQP. The awarding of contracts for specific design services, if at all, is at the sole discretion of the District.

The District reserves the right to reject any or all SOQP’s, to waive any irregularities or informalities not affected by law, to evaluate the SOQP’s submitted, and to award, or not award a contract, if any, in a manner which best serves the interests of the District at a reasonable cost to the District.

RESTRICTIONS ON LOBBYING AND CONTACTS

For the period beginning on the date of the issuance of this RFQP and ending on the date of Board approval of award of contract, no person or entity submitting in response to this RFQP, nor any officer, employee, representative, agent, or consultant representing such a person or entity, shall contact through any means or engage in any discussion regarding this RFQP, the evaluation or selection process/or the award of the contract(s) with any member of the District’s Governing Board, selection committee members, with any member of the Citizens' Bond Oversight Committee, or with any employee of the District or its project related consultants except for clarifications and questions as described herein. Any such contact shall be grounds for the disqualification of the person or entity submitting a SOQP.

SCOPE OF SERVICES

The Scope of Services will include full planning/architectural/engineering services for design and construction documents, bidding, construction administration and closeout phases for the following:

- New 59,252 GSF two-story Library/Learning Resource Center Building
- Demolition of five old portable buildings including utility feeds, and site restoration
- Demolition of the B100 Library Building, and new landscape/site improvements for this area

The project team should include professionals for all necessary disciplines, including but not limited to: architecture, interior design, landscape design; civil, structural, mechanical/plumbing, electrical, lighting, fire suppression, fire alarm, low voltage and acoustical engineering.

The project team should also include the following specialty consultants at a minimum:

- Library Science
- Technology (learning resources, AV, Data Center/institution network)
- Television/Electronic Media Production
- Waterproofing

Estimating services will be provided by a District consultant. However, the selected firm will be responsible to provide information as needed, to review and comment on estimates, and to proactively participate in any value-engineering efforts needed to keep the project within budget.

The project design will need to comply with the District Standards, Telecom and AV Standards, FF&E Guidelines, Interior Sign Standards, and any revisions adopted prior to DSA approval of the final plans. These documents are available on the District's website Solano.edu, Bond Program, Planning Documents.

Assume weekly progress meetings during the preliminary plans phase, meetings every two weeks during the construction documents phase, and weekly onsite construction meetings during the construction and close out phase.

The project schedule accommodates requirements of the State funding program and the District Measure Q funding.

- Preliminary Plans (through 100% DD)
 - Confirm space program: November 2 – 28, 2017
 - Analysis & confirm site location: November 2 – December 19, 2017
 - 100% Schematic Design: November 2 – January 23, 2018
 - 50% Design Development: January 24 – March 27, 2018
 - 100% Design Development: March 28 – May 22, 2018
- Construction Documents and DSA approval
 - 50% CD: July 1 – September 25, 2018
 - 90% CD/DSA Submittal: September 28 – December 18, 2018
 - DSA Review & Approval: December 20, 2018 – April 30, 2019
- Bid, Construction and Close Out
 - Bid and Award: July 1 – Aug 30, 2019
 - Library/LRC Construction: October 1, 2019 – April 30, 2021
 - Demo Portables & restore site: December 1, 2019 – January 31, 2020

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- Demo Building 100 Library & construct site improvements and landscaping:
June 1 – October 30, 2021

Note that a new Science Building is currently under construction between Buildings 1400 and 1500, and since it will be near the new Library/Learning Resource Center, the site plan for the new Science Building is included as an attachment for reference.

SUBMITTAL FORMAT

Firms responding to this RFQP must follow the format below. Material must be in 8-1/2 x 11 inch format. Submittals shall include divider tabs labeled with boldface headers below; e.g. the first tab would be entitled "**Cover Letter**", the second tab would be entitled "**Description of Firm**", etc. Proposals shall be limited to a maximum of 50 sheets of printed material excluding tabs, table of contents, covers, and fee proposal. (Each sheet may be printed on two sides.)

1. COVER LETTER

- Maximum of two pages.
- Provide a brief history of the firm
- Provide a summary of the firm's design philosophy and capabilities
- Identify key team members including proposed sub-consultants
- Provide name of primary contact person
- Summarize most relevant qualifications and experience
- Architect is required to acknowledge both types of contract indemnification
 - Acknowledge and understand that the successful firms will sign the standardized Agreement for Architectural Services which contains the following indemnity provisions for full Architectural Services:

[10.1] To the furthest extent permitted by California law, Architect shall defend, indemnify, and hold free and harmless the District, its Governing Board, agents, representatives, officers, consultants, employees, trustees, and volunteers ("the indemnified parties") from any and all claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Architect, its officers, employees, subcontractors, consultants, or agents.

[10.2] Architect's obligation pursuant to [section 10.1] includes reimbursing District for the cost of any settlement paid by the indemnified parties and for any and all fees and costs incurred by the indemnified parties to enforce the indemnity herein. Architect's obligation to indemnify shall not be restricted to insurance proceeds. District shall also have the right to accept or reject any legal representation that Architect proposes to defend the indemnified parties.

[10.3] District may withhold any and all costs that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Architect from amounts owing to Architect.

- o Acknowledge and understand that the successful firm will sign the standardized Independent Consultant Agreement for Professional Services for smaller sized projects, which contains the following indemnity provisions for full Architectural Services:

[13] To the furthest extent permitted by California law, Contractor shall defend, indemnify, and hold free and harmless the District, its Governing Board, agents, representatives, officers, consultants, employees, trustees, and volunteers ("the indemnified parties") from any and all claims that arise out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of the Contractor. The District shall have the right to accept or reject any legal representation that the Contractor proposes to defend the indemnified parties.

- **The following statement must be included in the letter:**

"(Firm's name) received a copy of the standardized Agreement for Architectural Services used by Solano Community College District, including the indemnity provisions and professional liability insurance provisions contained therein. If given the opportunity to contract with the District, (firm's name) has no substantive objections to the use of these agreements."

(A copy of the District's Architect and Professional Services Agreement (and Exhibits A-G) is attached to this RFQP.

- Acknowledge each Addenda issued.

2. **DESCRIPTION OF FIRM AND SUB-CONSULTANT FIRMS**

Please provide the following information, in the order listed below:

A. Architectural Firm:

- History, number of years in business in California, staff size
- Location of office which will perform the work
- Size of staff, number of licensed architects and/or engineers in the office which will perform the work.

B. Sub-Consultant Firms:

- Provide an organizational chart showing the District's relationship to your firm and any sub-consultants
- For each sub-consultant firm, provide the following information:
 - o Description of services the firm will be providing
 - o History, number of years in business, staff size
 - o Location of office which will perform the work
 - o Size of staff, number of professionals in the office which will perform the work
 - o Description of extent and duration of prior working relationship with your firm (number and type of projects, number of years)

3. LIBRARY/LEARNING RESOURCE CENTER FOR 21st CENTURY

As people increasingly use digital resources for communication, teaching, researching and learning, with more collaborative learning processes, the District is interested in how this may inform the design of a new facility that will serve the students, faculty, and community far into the future. Please discuss libraries you have designed in the past and what related considerations and innovations shaped the design of these facilities.

4. RELEVANT PROJECT EXPERIENCE

Provide information about prior architectural services provided by your firm in the last ten (10) years on at least five (5) and no more than fifteen (15) public sector projects, preferably library and community college projects.

Include the following information:

- Provide the following information for each project listed:
 - Minimum one photo
 - Owner name and name of contact person, title, telephone number, and email address to be contacted for a reference
 - Project name, type of project and location
 - Completion date of project, or current status
 - Approximate square footage
 - Original construction budget, bid amount & final construction cost at close-out
 - Key individuals of the firm involved and their roles in the project
 - Relevance of the project to this RFQP
- Provide a minimum of three examples of college library projects

5. RELEVANT FIRM QUALIFICATIONS

Design Excellence and Budget

- A brief description of the firm's philosophy related to achieving design excellence within established budget.
- Describe your firm's experience with construction cost reduction measures such as, but not limited to, value engineering during design.

Schedule

- A statement demonstrating your team's ability to accomplish design and construction phase services in a comprehensive and thorough manner within established timeframes. Describe established methods and approaches utilized by your firm to successfully meet completion deadlines.

Design and Quality Control

- Include a statement describing your firm's design philosophy and/or approach to design.
- Describe your firm's approach to quality assurance/quality control, measures and procedures to ensure coordination of, and consistency between, the various components of the design and construction

documents, and the mitigation of errors/omissions in construction documents.

- Describe how your firm has incorporated the capture of energy savings in design and your experience with sustainable design, LEED certification, and PG&E Savings By Design program.
- Describe your team's experience with data/communications systems, data centers, and relocation of data center equipment. Based on your experience, note key considerations to bear in mind.
- Describe your firm's experience with TV studio layout, equipment and technology.

Agency Approvals

- Describe your experience in communications with DSA and measures to expedite completion of DSA review/approval of plans.
- Describe your experience in meeting requirements of State funded educational projects, preparing materials for submittal to the State Chancellor's Office and complying with Department of Finance requirements.

6. PROJECT TEAM

- Identify key team members, including sub-consultants, and state their qualifications and experience relevant to providing services and the scope of their anticipated services.
- Provide an organizational chart identifying the individual teams members
- Provide a one page resume for each team member

7. FEE PROPOSAL

Due to the relatively compressed schedule to complete the preliminary plans phase of the project, a fee proposal is required with your submittal.

- Submit one hard copy fee proposal in a sealed envelope labeled as follows (do not include on the electronic copy of your SOQP submittal):
Firm Name
Library/LRC Project
Fee Proposal
- Provide your fee schedule broken into three phases:
 - Preliminary Plans (through 100% DD)
 - Construction Documents and DSA approval
 - Bidding, Construction Administration and Close Out
- Provide a breakout calculation per proposed staffing. No reimbursable costs will be allowed, so include any related costs such as printing or travel in your billing rates.
- Include current hourly billing rates for proposed firm members and sub-consultants.
- The fee proposals will only be opened and reviewed for those firms selected for interviews.

8. LITIGATION HISTORY

Provide a five-year summary of the firm's litigation, arbitration and negotiated/settled history with previous clients. State the issues in the litigation, the status of the litigation, names of parties, and outcome. Failing to provide the

requested information or responses which assert attorney-client privilege and fail to provide the information requested, may be considered non-responsive.

9. ADDITIONAL RELEVANT INFORMATION

Additional information pertinent to this submission, if any (maximum one page)

SELECTION CRITERIA

A. EVALUATION

A Selection Committee will evaluate all SOQP's for responsiveness and evaluate pursuant to the specific criteria set forth in sections 1-9 of this RFQP, including, without limitation:

- a) Location of office and accessibility to the Owner offices and project site.
- b) Capacity and commitment to provide services to client.
- c) Reputation of the firm.
 - i) Satisfaction of previous clients (client relationships).
 - ii) Timeliness of work and ability of the firm to meet schedules.
 - iii) Demonstrated ability to design within the budget.
 - iv) Quality of the documents and ability to minimize issues during construction.
- d) Firm's experience with public sector projects (public bid) and community college projects.
- e) Firm's experience with similar type projects (college library/learning resource center, data center, TV studio) and understanding of "21st Century" Library/Learning Resource Center attributes as demonstrated in previous projects.
- f) Design excellence
- g) Individual project team members' experience with similar type projects.
- h) Project Architect's experience in successful and timely approval of firm's projects through DSA and other state and local regulatory agencies.
- i) Proposed fee and rates are reasonable for required services.

B. DISTRICT INVESTIGATIONS

The District may perform investigations of responding parties that extend beyond contacting the references identified in the SOQP. The District may request an entity submitting an SOQP to submit additional information pertinent to the review process. The District also reserves the right to investigate and rely upon information from other available sources in addition to any documents or information submitted.

C. INTERVIEWS

The District, at its sole discretion, may elect to interview top ranking firms. The District may elect to interview one or more proposers. If a firm is requested to come for an interview, the key proposed Project staff will be expected to attend the interview. The interview will be an opportunity for the District's selection committee to review the firm's proposal and other matters the committee deems relevant.

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Following the interviews, it is expected that the selection committee will make recommendations to District staff regarding selection. The criteria for these recommendations will include those identified herein.

D. FINAL DETERMINATION AND AWARD

The District reserves the right to contract with any entity responding to this RFQP for all or any portion of the work described herein and/or in an Agreement offered to the entity, to reject any SOQP as non-responsive, and/or not to contract with any firm submitting an SOQP for the services described herein. The District makes no representation that participation in the RFQP process will lead to an award of contract or any consideration whatsoever. The District reserves the right to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any SOQP in response to this RFQP, including any supporting materials.

The awarding of a contract is at the sole discretion of the District. The District may, at its option, determine to award contract only for portions of the scope of work identified herein. In such case, the successful proposing architectural services firm will be given the option not to agree to enter into the Agreement and the District will retain the right to negotiate with any other proposing firm.

The Respondent's SOQP package, and any other supporting materials submitted to the District in response to this RFQ will not be returned and will become the property of the District unless portions of the materials are designated as proprietary at the time of submittal, and are specifically requested to be returned.

E. SUBMISSION GUIDELINES

Respondents to this RFQP should mail or deliver one (1) unbound, eight (8) bound, and one (1) electronic copies of their proposal to:

Laura Scott
Bond Purchaser
Solano Community College District
4000 Suisun Valley Road, Building 600, Room 604
Fairfield, CA 94534

MANDATORY PRE-PROPOSAL CONFERENCE 1:00PM, September 18, 2017.

ALL RESPONSES ARE DUE BY 2:00PM, October 5, 2017.

FAX OR EMAIL RESPONSES WILL NOT BE ACCEPTED.

If you have any questions regarding this RFQP please submit them in writing via email to: Pam Kinzie on or before 5:00pm Wednesday, September 27, 2017 at Pam.Kinzie@solano.edu.

Each Submittal must conform and be responsive to the requirements set forth in this RFQP. Incomplete statements will be considered nonresponsive and grounds for disqualification. The District retains the sole discretion to determine issues of compliance and to determine whether a firm is responsive, responsible, and qualified.

*Solano Community College District
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The District reserves the right to reject any or all SOQP's, to waive any informalities or irregularities not affected by law, to evaluate the SOQP submitted and to award contract(s) according to the SOQP, which best serves the interests of the District.

The District hereby notifies all respondents that it will affirmatively insure that, in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit its response to this RFQP and no respondent will be discriminated against on the grounds of race, color, sex, age, ancestry, religion, marital status, national origin, medical condition or physical disability on consideration for the award.

RFQP RESPONSE SCHEDULE SUMMARY:

The District reserves the right to change the dates on the schedule without prior notice.

DATE	EVENT	TIME DEADLINE
Thursday, September 7, 2017	Release/advertisement of RFQP #18-002	
Monday, September 18, 2017	Mandatory Pre-proposal Conference.	1:00 p.m.
Wednesday, September 27, 2017	Deadline for submission of written questions to District concerning RFQP #18-002	5:00 p.m.
Friday, September 29, 2017	Answers to written questions will be posted on the District website.	5:00 p.m.
Thursday, October 5, 2017	Deadline for all submissions in response to RFQP #18-002	2:00 p.m.
Friday, October 13, 2017	Notification of short-listed firms selected to interview.	5:00 p.m.
Tuesday, October 17, 2017	Interviews of short-listed firms	TBD
Wednesday, November 1, 2017	Board approval of contract	

WE THANK YOU FOR YOUR INTEREST IN THIS EXCITING PROJECT!

AGREEMENT FOR ARCHITECTURAL SERVICES

SOLANO COMMUNITY COLLEGE DISTRICT

WITH

[NAME OF ARCHITECTURAL FIRM]

FOR

**LIBRARY/LEARNING RESOURCE CENTER PROJECT
(BUILDING 100 REPLACEMENT)**

[DATE]

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AGREEMENT FOR ARCHITECTURAL SERVICES

This Agreement for Architectural Services is made as of November 1, 2017, between the Solano Community College District, a California community college district, ("District") and _____ ("Architect") (collectively "Parties"), for the following project ("Project"):

**LIBRARY/LEARNING RESOURCE CENTER PROJECT
(BUILDING 100 REPLACEMENT)
4000 Suisun Valley Road, Fairfield, CA 94534**

For and in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

Article 1. Definitions

- 1.1. In addition to the definitions above, the following definitions of words or phrases shall apply when used in this Agreement, including all Exhibits:
 - 1.1.1. **Agreement:** The Agreement consists exclusively of this document and all identified exhibits attached and incorporated by reference.
 - 1.1.2. **Architect:** The Architect identified in the first paragraph of this Agreement, including all Consultants to the Architect.
 - 1.1.3. **As-Built Drawings ("As-Builts"):** Any document prepared and submitted by District contractor(s) that details on a Conforming Set, the actual construction performed during the Project, including changes necessitated by change orders.
 - 1.1.4. **Bid Set:** The plans, drawings, and specifications at the end of the Construction Documents Phase that the Division of the State Architect ("DSA") has approved and that the District can use to go out to bid for construction of the Project.
 - 1.1.5. **Conforming Set:** The plans, drawings, and specifications at the end of the Bidding Phase that incorporate all addenda, if any, issued during the Bidding Phase. The Architect shall ensure that DSA has approved all revisions to the Bid Set that are incorporated onto the Conforming Set and for which DSA approval is required.
 - 1.1.6. **Project Budget:** The total amount of funds indicated by the District for the entire Project – construction plus all other costs, including but not limited to, design, inspection, agency fees, administration, and furniture and equipment.
 - 1.1.7. **Construction Change Documents ("CCD"):** The documentation of changes to the DSA-approved construction documents.
 - 1.1.8. **Construction Cost Budget:** The total cost to District of all elements of the Project designed or specified by the Architect. The Construction Cost Budget does not include the

compensation of the Architect and the Architect's Consultants, the cost of land, rights-of-way, financing or other costs which are the responsibility of the District, including construction management.

- 1.1.9. **Consultant(s)**: Any and all consultant(s), sub-consultant(s), subcontractor(s), or agent(s) to the Architect.
- 1.1.10. **District**: The Solano Community College District.
- 1.1.11. **DSA**: The Division of the State Architect.
- 1.1.12. **Project**: New two-story Library/Learning Resources Center building of approximately 59,252sf and related site improvements, demolition of 5 portable buildings and existing B100 Library building, and site improvements in the areas of demolition.
- 1.1.13. **Record Drawings**: A final set of drawings prepared by the Architect that incorporates all changes from all As-Builts, sketches, details, and clarifications.
- 1.1.14. **Service(s)**: All labor, materials, supervision, services, tasks, and work that the Architect is required to perform and that are required by, or reasonably inferred from, the Agreement, and that are necessary for the design and completion of the Project.
- 1.1.15. **Visually Verify**: To verify to the fullest extent possible by physical inspection and reasonable investigation and without any destructive action.

Article 2. Scope, Responsibilities, and Services of Architect

- 2.1. Architect shall render the Services described in **Exhibit "A,"** commencing with receipt of a written Notice to Proceed signed by the District representative. Architect's Services will be completed in accordance with the schedule attached as **Exhibit "C."**
- 2.2. Architect shall provide Services that shall comply with professional architectural standards, including the standard of care applicable to architects designing public school facilities and applicable requirements of federal, state, and local law, including, but not limited to, the requirements of the California Business and Professions Code, the California Education Code, and the California Code of Regulations. All persons providing professional services hereunder shall be properly licensed as required by California law.
- 2.3. The District intends to award the Project to contractor(s) pursuant to a competitive bid process.
- 2.4. Architect acknowledges that all California public school districts are obligated to develop and implement the following storm water requirements, and Architect shall provide the design for the same, without limitation:

- 2.4.1. A municipal Separate Storm Sewer System ("MS4"). An MS4 is a system of conveyances used to collect and/or convey storm water, including, without limitation, catch basins, curbs, gutters, ditches, man-made channels, and storm drains.
- 2.4.2. A Storm Water Pollution Prevention Plan ("SWPPP") that contains specific best management practices ("BMPs") and establishes numeric effluent limitations at:
 - 2.4.2.1. Sites where the District engages in maintenance (e.g., fueling, cleaning, repairing) of transportation activities.
 - 2.4.2.2. Construction sites where:
 - 2.4.2.2.1. one (1) or more acres of soil will be disturbed, or
 - 2.4.2.2.2. the project is part of a larger common plan of development that disturbs one (1) or more acres of soil.
- 2.4.3. Architect shall conform its design work to the District's storm water requirements indicated above, that are approved by the District and applicable to the Project, at no additional cost to the District. In addition, as required Architect shall develop a grading and drainage plan and a site plan from architectural information showing a final development of the site. This drawing will also include a horizontal and vertical control plan and a utility infrastructure plan. The Services described in this subparagraph shall be provided by a professional civil engineer who contracts with or is an employee of the Architect.
- 2.5. Architect shall contract for or employ at Architect's expense, Consultant(s) to the extent deemed necessary for completion of the Project including, but not limited to, architects, mechanical, electrical, structural and civil engineers, landscape architects, and interior designers, licensed as such by the State of California as part of the basic Services under this Agreement. The names of Consultant(s) shall be submitted to the District for approval prior to commencement of Services, as indicated below. The District reserves the right to reject Architect's use of any particular Consultant. Nothing in the foregoing procedure shall create any contractual relationship between the District and any Consultant employed by the Architect under terms of the Agreement. Architect shall require each of the Consultants retained by it to execute agreements with standard of care and indemnity provisions commensurate with this Agreement, but Architect shall remain solely responsible and liable to District for all matters covered by this Agreement.
- 2.6. Architect shall coordinate with District personnel or its designated representatives as may be requested and desirable, including with other professionals employed by the District for the design, coordination or management of other work related to the Project. This shall include, without limitation, coordination with State labor compliance, if applicable. If the Architect employs Consultant(s), the

Architect shall ensure that its contract(s) with its Consultant(s) include language notifying the Consultant(s) of State labor compliance, if applicable.

- 2.7. Architect shall identify the regulatory agencies that have jurisdiction over essential building and design elements and coordinate with and implement the requirements of the regulatory agencies, including, without limitation, the California Department of Education, the Office of Public School Construction, the Department of General Services, DSA, including DSA Fire/Life Safety, DSA Access Compliance Section, DSA Structural Safety Section, the State Fire Marshal and any regulatory office or agency that has authority for review and supervision of school district construction projects.
 - 2.7.1. If the Project is subject to DSA jurisdiction, then Architect, and its Consultants, if any, shall comply with all the DSA requirements, without limitation, all the requirements included and/or referenced in the following forms:
 - 2.7.2.1. Form DSA IR A-6, Construction Change Document Submittal and Approval Process.
 - 2.7.2.2. Form DSA IR A-24, Construction Phase Duties of the School District, Contractor and Design Professional.
 - 2.7.2.3. Form DSA PR 13-01, Construction Oversight Process Procedure.
 - 2.7.1.3.1. Each of Architect's duties as provided in the Construction Oversight Process Procedure shall be performed timely so as not to result in any delay to the Project.
- 2.8. Architect shall provide Services as required to obtain any local, state and/or federal agencies' approval for on-site and off-site work related to the Project including review by regulatory agencies having jurisdiction over the Project.
- 2.9. Architect shall direct and monitor the work of the District's DSA project inspector(s) ("Project Inspector(s)") and the Laboratory of Record. Architect shall provide code required supervision of special inspectors not provided by the Laboratory of Record.
- 2.10. Architect shall give efficient supervision to Services, using its best skill and attention. Architect shall carefully study and compare all contract documents, drawings, specifications, and other instructions ("Contract Documents") and shall at once report to District, Construction Manager, and Contractor, any error, inconsistency, or omission that Architect or its employees may discover, in writing, with a copy to District's Project Inspector(s). Architect shall have responsibility for discovery of errors, inconsistencies, or omissions.
- 2.11. Architect recognizes that the District may obtain the services of a Project Manager and/or Construction Manager and that Architect may

have to assume certain coordination and management responsibilities, including tracking Requests for Information ("RFI"), providing RFI responses, and leading all coordination meetings between the District, Project Inspectors, and contractors on the Project. The District reserves the right to retain the services of a Program Manager, Project Manager, and/or Construction Manager at any time. The Project Manager or Construction Manager, if any, shall be authorized to give Architect services authorizations and issue written approvals and notices to proceed on behalf of District. The District reserves the right to designate a different Project Manager or Construction Manager at any time. Any task, including, but not limited to, reviews or approvals that the District may perform pursuant to this Agreement may be performed by the Project Manager or Construction Manager, unless that task indicates it shall be performed by the governing board of the District. In addition, the District may have a constructability review performed of Architect's design documents. Architect shall conform any design documents to the constructability review as part of the Services under this Agreement and shall not be entitled to any compensation as Extra Services for this activity.

- 2.12. Architect shall provide computer-generated images downloaded to computer files, updated as requested by the District, that the District may use on its website.
- 2.13. As part of the basic Services pursuant to this Agreement, Architect is not responsible for:
 - 2.13.1. Ground contamination or hazardous material analysis.
 - 2.13.2. Any asbestos and/or lead testing, design or abatement; however, it shall coordinate and integrate its work with any such information provided by District.
 - 2.13.3. Compliance with the California Environmental Quality Act ("CEQA"), except that Architect agrees to coordinate its work with that of any CEQA consultants retained by the District, to provide current elevations and schematic drawings for use in CEQA compliance documents, and to incorporate any mitigation measures adopted by the District into the Project design at no additional cost to the District.
 - 2.13.4. Historical significance report.
 - 2.13.5. Soils investigation.
 - 2.13.6. Geotechnical hazard report, except as indicated in **Exhibit "A."**

Article 3. Architect Staff

- 3.1. The Architect has been selected to perform the Services herein because of the skills and expertise of key individuals.
- 3.2. The Architect agrees that the following key people in Architect's firm shall be associated with the Project in the following capacities *[All blanks below must be filled in by Architect and approved by District]:*

Principal In Charge: _____
Project Director: _____
Project Architect(s): _____
Project Architect(s): _____
Other: _____

Major Consultants:

Electrical: _____
Mechanical: _____
Structural: _____
Civil: _____
Landscape: _____
Acoustical: _____
Library Science: _____
Technology: _____
Waterproofing: _____
Other: _____

- 3.3. Architect shall not change any of the key personnel listed above without prior written approval by the District, unless said personnel cease to be employed by Architect. In either case, the District shall be allowed to interview and approve replacement personnel.
- 3.4. If any designated lead or key person fails to perform to the satisfaction of the District, then upon written notice Architect shall have five (5) days to remove that person from the Project and replace that person with one acceptable to the District. All lead or key personnel for any Consultant must also be designated by the Consultant and are subject to all conditions stated in this paragraph.
- 3.5. Architect represents that Architect has no existing interest and will not acquire any interest, direct or indirect, which could conflict in any manner or degree with the performance of Services required under this Agreement and that no person having any such interest shall be employed by Architect.
- 3.6. Architect shall comply with Education Code section 17302(a) and agrees that any plans and/or specifications included in the Services shall be prepared under the supervision of licensed personnel, and that

licensed personnel shall be in "responsible charge" of persons who observe the construction.

Article 4. Schedule of Services

Architect shall commence Services under this Agreement upon receipt of a notice to proceed and shall prosecute the Services diligently as described in **Exhibit "A,"** so as to proceed with and complete the Services in compliance with the schedule in **Exhibit "C."** Time is of the essence and failure of Architect to perform Services on time as specified in this Agreement is a material breach of this Agreement. It shall not be a material breach if a delay is beyond the Architect's or its Consultant(s)' reasonable control.

Article 5. Construction Cost Budget

- 5.1. Architect hereby accepts the District's established Construction Cost Budget and Project scope. In accordance with **Exhibit "A,"** the Architect shall have responsibility to review and reconcile the construction cost estimates for District at the beginning of the Project and at the completion of each design phase. Construction cost estimates will be provided by District's third party consultant. The District and Construction Manager shall also have responsibility to review and reconcile the construction cost estimates with the Architect.
- 5.2. Architect shall complete all Services as described in **Exhibit "A,"** including all plans, designs, drawings, specifications and other Contract Documents, so that the cost to construct the work designed by the Architect will not exceed the Construction Cost Budget. Architect shall maintain cost controls throughout the Project to deliver the Project within the Construction Cost Budget.
- 5.3. If any of the following events occur:
 - 5.3.1. The lowest responsive base bid received is in excess of five percent (5%) of the Construction Cost Budget; or
 - 5.3.2. If the combined total of base bid and all additive alternates come in ten percent (10%) or more under the Construction Cost Budget; or
 - 5.3.3. If the Construction Cost Budget increases in phases subsequent to the Schematic Design Phase due to reasonably foreseeable changes in the condition of the construction market in the county in which the District is located, in so far as these have not been caused by Acts of God, earthquakes, strikes, war, or energy shortages due to uncontrollable events in the world economy, then the District, in its sole discretion, has one or a combination of the following alternatives:
 - 5.3.2.1. Give Architect written approval on an agreed adjustment to the Construction Cost Budget.
 - 5.3.2.2. Authorize Architect to re-negotiate, when appropriate, and/or re-bid the Project within three (3) months time of

receipt of bids (exclusive of District and other agencies' review time) at no additional cost to the District.

5.3.2.3. Terminate this Agreement if the Project is abandoned by the District, without further obligation by either party.

5.3.2.4. Within three (3) months time of receipt of bids, instruct Architect to revise the drawings and specifications (in scope and quality as approved by the District) to bring the Project within the Construction Cost Budget for re-bidding at no additional cost to the District.

Article 6. Fee and Method of Payment

6.1. The District shall pay Architect for all Services contracted for under this Agreement an amount equal to the following ("Fee"):

An amount equal to _____ Dollars
(\$_____) based on the rates set forth in **Exhibit "D."**

6.2. The District shall pay Architect the Fee pursuant to the provisions of **Exhibit "D."**

6.3. Architect shall bill its work under this Agreement in accordance with **Exhibit "D."**

6.4. No increase in Fee will be due from CCDs and/or change orders generated during the construction period to the extent caused by Architect's error or omission.

6.5. The Architect's Fee set forth in this Agreement shall be full compensation for all of Architect's Services incurred in the performance hereof as indicated in **Exhibit "D."**

6.6. Regardless of the structure of Architect's Fee, the Architect's Fee may be adjusted downward if the Scope of Services of this Agreement is reduced by the District in accordance with this Agreement.

Article 7. Payment for Extra Services or Changes

District-authorized services outside of the scope in **Exhibit "A"** or District-authorized reimbursables not included in Architect's Fee are "Extra Services." Any charges for Extra Services shall be paid by the District as described in **Exhibit "B"** only upon certification that the claimed Extra Service was authorized as indicated herein and that the Extra Services have been satisfactorily completed. If any service is done by Architect without prior written authorization by the Construction Manager or the District's authorized representative, the District will not be obligated to pay for such service. The foregoing provision notwithstanding, Architect will be paid by the District as described in **Exhibit "B"** for Extra Services that the Construction Manager or the District's authorized representative verbally requests, provided that Architect confirms such request in writing pursuant to the notice requirements of this Agreement, and proceeds with such Extra Services not earlier than two business days after the District receives confirmation of the request from the Architect.

Article 8. Ownership of Data

- 8.1. Pursuant to Education Code section 17316, this Agreement creates a non-exclusive and perpetual license for the District to use, at its discretion, all plans including, but not limited to, record drawings, specifications, estimates and other documents that Architect or its Consultants prepare or cause to be prepared pursuant to this Agreement.
- 8.2. Architect retains all rights to all copyrights over designs and other intellectual property embodied in the plans, record drawings, specifications, estimates, and other documents that Architect or its Consultants prepare or cause to be prepared pursuant to this Agreement.
- 8.3. Architect shall perform the Services and prepare all documents under this Agreement with the assistance of Computer Aided Design Drafting Technology (CADD) (e.g., AutoCAD, Revit). Architect shall deliver to District, on request, the electronic files and the name of the supplier of the software/hardware necessary to use the design files. As to any drawings that Architect provides in a CADD file format, the District acknowledges that anomalies and errors may be introduced into data when it is transferred or used in a computer environment, and that the District should rely on hard copies of all documents.
- 8.4. In order to document exactly what CADD information was given to the District, Architect and District shall each sign a "hard" copy of reproducible documents that depict the information at the time Architect produces the CADD information. The District agrees to release Architect from all liability, damages, and/or claims that arise due to any changes made to this information by anyone other than Architect or its Consultant(s) subsequent to it being given to the District.
- 8.5. Following the termination of this Agreement, for any reason whatsoever, Architect shall promptly deliver to the District upon written request and at no cost to the District the following items (hereinafter

"Instruments of Service"), which the District shall have the right to utilize in any way permitted by statute:

- 8.5.1. One set of the Contract Documents, including the bidding requirements, and specifications for the Project, in PDF and native formats.
 - 8.5.2. One set of fixed image CADD files in DXF or PDF format of the drawings that are part of the Contract Documents.
 - 8.5.3. One set of non-fixed image CADD drawing files in native or DWG or both formats of the site plan, floor plans (architectural, plumbing, structural, mechanical and electrical), roof plan, sections and exterior elevations of the Project.
 - 8.5.4. All finished or unfinished documents, studies, reports, calculations, drawings, maps, models, photographs, technology data and reports prepared by the Architect under this Agreement.
 - 8.5.5. The obligation of Section 8.5 of this Agreement shall survive the termination of this Agreement for any reason whatsoever.
- 8.6. In the event the District changes or uses any fully or partially completed documents without Architect's knowledge or participation or both, the District agrees to release Architect of responsibility for such changes, and shall hold Architect harmless from and against any and all claims on account of any damages or losses to property or persons, or economic losses, arising out of that change or use, unless Architect is found to be liable in a forum of competent jurisdiction. In the event that the District uses any fully or partially completed documents without the Architect's full involvement, the District shall remove all title blocks and other information that might identify Architect and its Consultants.

Article 9. Termination of Contract

- 9.1. If Architect fails to perform Architect's duties to the satisfaction of the District, or if Architect fails to fulfill in a timely and professional manner Architect's material obligations under this Agreement, or if Architect shall violate any of the material terms or provisions of this Agreement, the District shall have the right to terminate this Agreement, in whole or in part, effective immediately upon the District giving written notice thereof to the Architect. In the event of a termination pursuant to this subdivision, Architect may invoice the District for all Services performed until the notice of termination, but the District shall have the right to withhold payment and deduct any amounts equal to the District's costs because of Architect's actions, errors, or omissions that caused the District to terminate the Agreement.
- 9.2. District shall have the right in its sole discretion to terminate the Agreement for its own convenience. In the event of a termination for convenience, Architect may invoice District and District shall pay all undisputed invoice(s) for Services performed until the District's notice of termination.

- 9.3. Except as indicated in this Article, termination shall have no effect upon any of the rights and obligations of the Parties arising out of any transaction occurring prior to the effective date of such termination.
- 9.4. Architect has the right to terminate this Agreement if the District does not fulfill its material obligations under this Agreement. Such termination shall be effective after receipt of written notice from Architect to the District. Architect may invoice the District and the District shall pay all undisputed invoice(s) for Services performed until Architect's notice of termination.
- 9.5. If, at any time in the progress of the Design of the Project, the governing board of the District determines that the Project should be terminated, Architect, upon written notice from the District of such termination, shall immediately cease Services on the Project. The District shall pay Architect only the fee associated with the Services provided since the last invoice that has been paid and up to the notice of termination.
- 9.6. If the District suspends the Project for more than one hundred twenty (120) consecutive days, Architect shall be compensated for Services performed prior to notice of that suspension. When the Project is resumed, the schedule shall be adjusted and Architect's compensation shall be equitably adjusted to provide for expenses incurred in the resumption of the Architect's Services. If the District suspends the Project for more than two (2) years, Architect may terminate this Agreement by giving written notice.

Article 10. Indemnity/Architect Liability

- 10.1. To the furthest extent permitted by California law, Architect shall defend, indemnify, and hold free and harmless the District, its Governing Board, agents, representatives, officers, consultants, employees, trustees, and volunteers ("the indemnified parties") from any and all claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Architect, its officers, employees, subcontractors, consultants, or agents.
- 10.2. Architect's obligation pursuant to section 10.1 includes reimbursing the District for the cost of any settlement paid by the indemnified parties and for any and all fees and costs incurred by the indemnified parties to enforce the indemnity herein. Architect's obligation to indemnify shall not be restricted to insurance proceeds. District shall also have the right to accept or reject any legal representation that Architect proposes to defend the indemnified parties.
- 10.3. District may withhold any and all costs that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Architect from amounts owing to Architect.

Article 11. Responsibilities of the District

- 11.1. The District shall examine the documents submitted by the Architect and shall render decisions so as to avoid unreasonable delay in the process of the Architect's Services.
- 11.2. The District shall verbally or in writing advise Architect if the District becomes aware of any fault or defect in the Project, including any errors, omissions or inconsistencies in the Architect's documents. Failure to provide such notice shall not relieve Architect of its responsibility therefore, if any.
- 11.3. Unless the District and Architect agree that a hazardous materials consultant shall be a Consultant of the Architect, the District shall furnish the services of a hazardous material consultant or other consultants when such services are requested in writing by Architect and deemed necessary by the District or are requested by the District. These services shall include: asbestos and lead paint survey; abatement documentation; and specifications related to said matters, which are to be incorporated into bid documents prepared by Architect. If the hazardous materials consultant is furnished by the District and is not a Consultant of the Architect, the specifications shall include a note to the effect that they are included in the Architect's bid documents for the District's convenience and have not been prepared or reviewed by the Architect. The note shall also direct questions about the specifications related to asbestos and lead paint survey and/or abatement documentation to its preparer.

Article 12. Liability of District

- 12.1. Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided in this Agreement. Notwithstanding any other provision of this Agreement, in no event shall District be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed in connection with this Agreement.
- 12.2. District shall not be responsible for any damage to persons or property as a result of the use, misuse or failure of any equipment used by Architect, or by its employees, even though such equipment be furnished or loaned to Architect by District.

Article 13. Nondiscrimination

- 13.1. Architect agrees that no discrimination shall be made in the employment of persons under this Agreement because of the race, national origin, ancestry, religion, age, physical or mental disability, sex, or sexual orientation of such person.
- 13.2. Architect shall comply with any and all applicable regulations and laws governing nondiscrimination in employment.

Article 14. Insurance

- 14.1. Architect shall comply with the insurance requirements for this Agreement, set forth in **Exhibit "E."**
- 14.2. Architect shall provide certificates of insurance and endorsements to District prior to commencement of the work of this Agreement as required in **Exhibit "E."**

Article 15. Covenant against Contingent Fees

Architect warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Architect, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Architect, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent on or resulting from the award or making of this Agreement. For breach or violation of this warranty, the District shall have the right to annul this Agreement without liability, or in its discretion, to deduct from the contract price or consideration or to recover the full amount of such fee, commission, percentage fee, gift, or contingency.

Article 16. Entire Agreement/Modification

This Agreement, including the Exhibits attached hereto, supersedes all previous contracts and constitutes the entire understanding of the Parties hereto. Architect shall be entitled to no other benefits than those specified herein. No changes, amendments or alterations shall be effective unless in writing and signed by both Parties. Architect specifically acknowledges that in entering this Agreement, Architect relies solely upon the provisions contained in this Agreement and no others.

Article 17. Non-Assignment of Agreement

In as much as this Agreement is intended to secure the specialized Services of the Architect, Architect may not assign, transfer, delegate or sublet any interest therein without the prior written consent of District and any such assignment, transfer, delegation or sublease without the District's prior written consent shall be considered null and void. Likewise, District may not assign, transfer, delegate or sublet any interest therein without the prior written consent of Architect and any such assignment, transfer, delegation or sublease without Architect's prior written consent shall be considered null and void.

Article 18. Law, Venue

- 18.1. This Agreement has been executed and delivered in the State of California and the validity, enforceability and interpretation of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California.
- 18.2. To the fullest extent permitted by California law, the county in which the District administration office is located shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Agreement.

Article 19. Alternative Dispute Resolution

All claims, disputes or controversies arising out of, or in relation to the interpretation, application or enforcement of this Agreement may be decided through mediation as the first method of resolution. If this method proves unsuccessful, then all claims, disputes or controversies as stated above may be decided through arbitration, if agreed to in writing by all Parties.

Article 20. Attorneys' Fees

In the event either party shall bring any action or legal proceeding for damages for any alleged breach of any provision of or performance under this Agreement, to terminate this Agreement, or to enforce, protect or establish any term or covenant of this Agreement or right or remedy of either party, the prevailing party shall be entitled to recover, as a part of the action or proceeding, reasonable attorneys' fees and court costs, including consultants' fees, attorneys' fees and costs for appeal, as may be fixed by the court. The term "prevailing party" shall mean the party who received substantially the relief requested, whether by settlement, dismissal, summary judgment, judgment, or otherwise.

Article 21. Severability

If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

Article 22. Employment Status

- 22.1. Architect shall, during the entire term of Agreement, be an independent contractor and nothing in this Agreement is intended nor shall it be construed to create an employer-employee relationship, a joint venture relationship, or to allow the District to exercise discretion or control over the professional manner in which Architect performs the Services that are the subject matter of this Agreement; provided always, however, that the Services to be provided by Architect shall be provided in a manner consistent with all applicable standards and regulations governing such Services.
- 22.2. Architect understands and agrees that Architect's personnel are not and will not be eligible for membership in or any benefits from any District group plan for hospital, surgical or medical insurance or for membership in any District retirement program or for paid vacation, paid sick leave or other leave, with or without pay or for other benefits which accrue to a District employee.
- 22.3. Should the District, in its discretion, or a relevant taxing authority such as the Internal Revenue Service or the State Employment Development Department, or both, determine that Architect, or any employee or Consultant of Architect, is an employee of the District for purposes of collection of any employment taxes, the amounts payable under this Agreement shall be reduced by amounts equal to both the employee and employer portions of the tax due (and offsetting any credits for amounts already paid by Architect which can be applied against this liability). The District shall then forward those amounts to the relevant taxing authority.

- 22.4. Should a relevant taxing authority determine a liability for past services performed by Architect for the District, upon notification of such fact by the District, Architect shall promptly remit such amount due or arrange with the District to have the amount due withheld from future payments to Architect under this Agreement (again, offsetting any amounts already paid by Architect which can be applied as a credit against such liability).
- 22.5. A determination of employment status pursuant to the preceding two paragraphs shall be solely for the purposes of the particular tax in question, and for all other purposes of this Agreement, Architect shall not be considered an employee of the District. Notwithstanding the foregoing, should any court, arbitrator, or administrative authority determine that Architect is an employee for any other purpose, then Architect agrees to a reduction in District's liability resulting from this Agreement pursuant to principles similar to those stated in the foregoing paragraphs so that the total expenses of District under this Agreement shall not be greater than they would have been had the court, arbitrator, or administrative authority determined that Architect or its employees of Consultants was not an employee.
- 22.6. Nothing in this Agreement shall operate to confer rights or benefits on persons or entities not a party to this Agreement.

Article 23. Certificate of Architect

- 23.1. Architect certifies that the Architect is properly certified or licensed under the laws and regulations of the State of California to provide the professional services that it has herein agreed to perform.
- 23.2. Architect certifies that it is aware of the provisions of the California Labor Code that require every employer to be insured against liability for workers compensation or to undertake self-insurance in accordance with the provisions of that code, and it certifies that it will comply with those provisions before commencing the performance of the Services of this Agreement.
- 23.3. Architect certifies that it is aware of the provisions of California Labor Code and California Code of Regulations that require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). Since the Architect is performing Services as part of "public works" or "maintenance" project, and since the total compensation is \$1,000 or more, the Architect agrees to fully comply with and to require its Consultant(s) to fully comply with all requirements of the Prevailing Wage Laws.

Article 24. Cost Disclosure - Documents and Written Reports

Architect shall be responsible for compliance with California Government Code section 7550, if the total cost of the Contract is over five thousand dollars (\$5,000).

Article 25. Notice & Communications

Notices and communications between the Parties to this Agreement may be sent to the following addresses:

District:

C/O Kitchell, Building 1102
Solano Community College District
4000 Suisun Valley Road
Fairfield, CA 94583

Architect:

ATTN: Pam Kinzie
Email: Pam.Kinzie@solano.edu

ATTN: _____
Email: _____

Any notice personally given shall be effective upon receipt. Any notice sent by facsimile shall be effective the day after transmission. Any notice sent by overnight delivery service shall be effective the day after delivery. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

Article 26. Disabled Veteran Business Enterprise Participation

Pursuant to section 71028 of the Education Code and Public Contract Code section 10115, the District may have a participation goal for disabled veteran business enterprises (DVBEs) of at least three (3) percent per year of funds expended each year by the District on projects that use funds California Community College Chancellor's Office. This Project may use funds allocated under the Act. Therefore, to the extent feasible and pertaining to future hirings, the Architect, before it executes the Agreement, shall provide to the District certification of compliance with the procedures for implementation of DVBE contracting goals, appropriate documentation identifying the amount(s) intended to be paid to DVBEs in conjunction with the contract, and documentation demonstrating the Architect's good faith efforts to meet these goals.

Article 27. District's Right to Audit

- 27.1. District retains the right to review and audit, and the reasonable right of access to Architect's and any Consultant's premises to review and audit the Architect's compliance with the provisions of this Agreement ("District's Right"). The District's Right includes the right to inspect, photocopy, and to retain copies, outside of Architect's premises, of any and all Project-related records and other information with appropriate safeguards, if such retention is deemed necessary by the District in its sole discretion. The District shall keep this information confidential, as allowed by applicable law.
- 27.2. The District's Right includes the right to examine any and all books, records, documents and any other evidence of procedures and practices that the District determines is necessary to discover and verify whether Architect is in compliance with all requirements of this Agreement.
- 27.3. If there is a claim for additional compensation or for Extra Services, the District's Right includes the right to examine books, records, documents, and any and all other evidence and accounting procedures and practices that the District determines is necessary to discover and

verify all direct and indirect costs, of whatever nature, which are claimed to have been incurred, or anticipated to be incurred.

- 27.4. Architect shall maintain complete and accurate records in accordance with generally accepted accounting practices in the industry. Architect shall make available to the District for review and audit all Project-related accounting records and documents and any other financial data. Upon District's request, Architect shall submit exact duplicates of originals of all requested records to the District.
- 27.5. Architect shall include audit provisions in any and all of its subcontracts, and shall ensure that these sections are binding upon all Consultants.
- 27.6. Architect shall comply with these provisions within fifteen (15) days of the District's written request to review and audit any or all of Architect's Project-related records and information.

Article 28. Other Provisions

- 28.1. Architect shall be responsible for the cost of reviewing CCDs and/or change orders caused by the Architect's willful misconduct, recklessness, or negligent acts, errors or omissions. Without limiting Architect's liability for indirect cost impacts, the direct costs for change orders which Architect shall be liable shall equal the difference between the cost of the change order and the reasonable cost of the work had that work been a part of the originally prepared Contract Documents. These amounts shall be paid by Architect to District or the District may withhold those costs from amounts owing to Architect.
- 28.2. Neither the District's review, approval of, nor payment for, any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement, and Architect shall remain liable to the District in accordance with this Agreement for all damages to the District caused by Architect's failure to perform any of the Services furnished under this Agreement to the standard of care of the Architect for its Services, which shall be, at a minimum, the standard of care of architects performing similar work for California school districts in or around the same geographic area as the District.
- 28.3. Each party warrants that it has had the opportunity to consult counsel and understands the terms of this Agreement and the consequences of executing it. In addition, each party acknowledges that the drafting of this Agreement was the product of negotiation, that no party is the author of this Agreement, and that this Agreement shall not be construed against any party as the drafter of the Agreement.

Article 29. Exhibits "A" through "G" attached hereto are hereby incorporated by this reference and made a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) indicated below.

SOLANO COMMUNITY COLLEGE DISTRICT

Date: _____, 2017

By: Lucky Lofton

Title: Executive Bonds Manager

Date: _____, 2017

By: _____

Title: _____

EXHIBIT "A"

RESPONSIBILITIES AND SERVICES OF ARCHITECT

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EXHIBIT "A"

RESPONSIBILITIES AND SERVICES OF ARCHITECT

Architect shall provide all professional services necessary for completing the following:

A. SCOPE OF PROJECT

1. Project Name: Library/Learning Resource Center Project (Building 100 Replacement)
Construction Cost Budget: \$29,324,000

B. BASIC SERVICES

Architect agrees to provide the Services described below:

1. Architect shall be responsible for the professional quality and technical accuracy of all studies, reports, projections, master plans, designs, drawings, specifications and other services furnished by Architect under the Agreement as well as coordination with all master plans, studies, reports and other information provided by District. Architect shall, without additional compensation, correct or revise any errors or omissions in its studies, reports, projections, master plans, design, drawings, specifications and other Services.
2. Architect will use all due care and diligence to confirm that its plans and specifications and all other information provided by or on behalf of the District to potential bidders discloses and publishes any potentially relevant information that could, in any way, have an impact on a contractor's cost of performance. Architect shall advise the District of the most effective methods of identifying and securing such information as part of each stage of design. Architect shall track for District's benefit all such suggested and disclosed information.
3. The District shall provide all information available to it to the extent the information relates to Architect's scope of work. This information shall include, if available,
 - a. Physical characteristics;
 - b. Legal limitations and utility locations for the Project site(s);
 - c. Written legal description(s) of the Project site(s);
 - d. Grades and lines of streets, alleys, pavements, and adjoining property and structures;
 - e. Adjacent drainage;
 - f. Rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, and boundaries and contours of the Project site(s);
 - g. Locations, dimensions and necessary data with respect to existing buildings, other improvements and trees;

- h. Information concerning available utility services and lines, mechanical and other services, both public and private, above and below grade, including inverts and depths;
- i. Surveys, reports, as-built drawings, record drawings; and
- j. Subsoil data, chemical data, and other data logs of borings.

Architect shall visually verify this information and all existing Project utilities, including capacity, and document the location of existing utility lines, telephone, water, sewage, storm drains and other lines on or around the Project to the extent determinable by the documents provided by the District.

If Architect determines that the information or documentation the District provides is insufficient for purposes of design or if Architect requires a topographical survey; geotechnical report; structural, mechanical, and/or chemical tests; tests for air and/or water pollution; test borings; test pits; determinations of soil bearing values; percolation tests; ground corrosion tests; resistivity tests; tests for hazardous materials; tests for anticipating subsoil conditions; and/or other information that the District has not provided, the Architect shall request that the District acquire that information at the soonest possible time after Architect becomes aware that this additional information is needed. If the Parties mutually agree, this additional information and service shall be procured through the Architect, who may invoice the District for those services as Extra Services.

- 4. **Technology Backbone.** Architect shall be responsible for design and layout of the technology backbone system per District Standards and consultation with the District's IT Director or technology consultant. The coordination effort shall include location and routing of raceways, conduits and outlets and the required spaces to accommodate electrical, data and communication wiring.
- 5. **Interior Design.** Architect shall provide interior design and other similar services required for or in connection with selection and color coordination of materials. Architect is required to coordinate the placement of furniture and equipment layout and space allocation. The District shall procure furnishings (per District FF&E Guidelines) and moveable equipment. Architect shall advise the District on lead times and availability of all Project equipment, materials, supplies, and furnishings to ensure that all of these will be available to the District in a timely fashion so as not to delay the Project and/or the District's beneficial occupancy of the Project.
- 6. **District Standards.** Architect shall incorporate in to its work and the work of all Consultants the adopted District standards for facilities and construction including, but not limited to, Facilities Master Plan, Book 2: District Standards, Interior Signage Standards, Telecom and AV Design Standards, Program Level FF&E Guideline for External Design Consultants and Wayfinding Standards (external signage).
- 7. **Mandatory Assistance.** If a third party dispute or litigation, or both, arises out of, or relates in any way to the Services provided under this Agreement, upon the District's request, the Architect, its agents, officers, and employees agree to assist in resolving the dispute or litigation. Architect's assistance includes, but is not limited to, providing professional consultations, attending mediations, arbitrations,

depositions, trials or any event related to the dispute resolution and/or litigation (“Mandatory Assistance”).

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C. PRE-DESIGN AND START-UP SERVICES

1. Project Initiation

Upon final execution of the Agreement with the District, Architect shall:

- a. Within the first week following execution of the Agreement, review the proposed Schedule of Services set forth in **Exhibit "C"** to the Agreement and prepare a detailed scope of work list and work plan for documentation in a computer-generated Project schedule to the District's satisfaction. This scope of work list and work plan will identify specific tasks including, but not limited to: interviews, data collection, analysis, report preparation, planning, architectural programming, concepts and schematic design preparation that are part of the work of the Project. Architect shall also identify milestone activities or dates, specific task responsibilities, required completion times necessary for review and approval by the District and by all regulatory agencies and additional definition of deliverables.
- b. Review the developed work plan with the District and its representatives to familiarize them with the proposed tasks and schedule and develop necessary modifications.

2. Development of Architectural Program

Architect shall prepare for the District's review an architectural program as follows:

- a. Perform pre-design investigations to establish appropriate guidelines around which and within which the Project is to be designed. Identify design issues relating to functional needs, directives and constraints imposed by regulatory codes. Review all data pertinent to the Project including survey, site maps, geotechnical reports and recommendations, soil testing results reports, and pertinent historical data, and other relevant information provided by District.
- b. Review DSA codes pertaining to the proposed Project design.
- c. Identify design issues relating to functional needs, directives and constraints imposed by applicable regulatory codes.
- d. Based on survey and topography data provided by the District, input into computer and develop existing conditions base for the Schematic Design Phase.
- e. Administer Project as required to coordinate work with the District and among Consultants.
- f. Develop District standards for facilities and construction, including but not limited to designation of any material, product, thing or service by specific brand or trade name pursuant to Public Contract Code section 3400, subdivision (c).
- g. **Construction Cost Budget**
 - (i) Architect shall have responsibility to review and reconcile the construction cost estimate within the parameters of the Construction Cost Budget

established by the District for the Project. The estimates forming the basis of the Construction Cost Budget were based on the developed functional architectural program as submitted to and approved by the State Chancellor's Office and Department of Finance. The following conditions apply to the construction cost estimates in general:

- (A) All costs are to be based on current bid prices, with escalation rate and duration clearly identified as a separate line item; rate of cost escalation and projected bid and construction dates are to be approved by the District and its representatives.
 - (B) Format shall be in a building systems format (e.g., foundations, substructure, structural system, exterior wall enclosure, window systems, etc.) for new buildings, and summarized by the Construction Specification Institute (CSI) categories for buildings being modernized.
 - (C) Contingencies for design, bidding, and construction are to be included as individual line items, with the percentage and base of calculation clearly identified.
 - (D) District's consultant will prepare a cost estimate on each formal design submittal from the architect: 100% SD, 50% DD, 100% DD, 50% CD, 90%CD, 100%CD. At that time, Architect shall coordinate with the District and the Construction Manager to review and reconcile the construction cost estimates.
 - (E) Mechanical, electrical, civil, landscape, and other pertinent consultants shall participate in review and meetings as appropriate and shall provide input and feedback of the construction cost estimates.
- (ii) If the reconciled construction cost estimate exceeds the District's Construction Cost Budget for the Project at any time, Architect and consultants shall participate in formal or informal value engineering meetings with District and District's estimator to identify changes in the design which are acceptable to the District to bring the project back within budget. Architect shall incorporate such changes prior to next formal design submittal. It is Architect's responsibility to design within the Construction Cost Budget.

3. Presentation

Architect, along with any involved consultant(s), shall present and review with the District and, if directed, with the District's governing board, the summary and detail of work involved in this Phase, including two dimensional renderings of any proposed facility suitable for public presentation.

4. Deliverables and Numbers of Copies

Architect shall provide to the District a hard copy of the following items produced in this Phase, together with one copy of each item in electronic format:

- a. Architectural Program (Include comparison between developed program and “model” program, include narrative explaining any substantial deviations);
- b. Site Plan;
- c. Construction Cost Budget, if revised in any way;
- d. Final Schedule of Services; and
- e. Meeting Reports/Minutes from Kick-off and other meetings.

5. Meetings

During this Phase, Architect shall attend, take part in, provide agenda and Minutes and, when indicated, conduct meetings, site visits, and workshops as indicated below.

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D. SCHEMATIC DESIGN PHASE

Upon District's acceptance of Architect's work in the previous Phase and assuming District has not delayed or terminated the Agreement, Architect shall prepare for the District's review a Schematic Design Study, containing the following items as applicable to the Project scope, as follows:

1. Prepare and review with District staff a scope of work list and work plan identifying specific tasks including, but not limited to: interviews, data collection, analysis, report preparation, planning, architectural programming, concepts and schematic design preparation and estimating that are part of the work of the Project. Also identified will be milestone activities or dates, specific task responsibilities of the Architect, required completion times necessary for the review and approval by the District and by pertinent regulatory agencies and additional definition of deliverables.
2. Review the developed work plan with the District and its representatives to familiarize them with the proposed tasks and schedule and develop necessary modifications.
3. **Architectural**
 - a. Scaled floor plans showing overall dimensions, identifying the various major areas and their relationship. Include circulation and room-by-room tabulation of all net usable floor areas and a summary of gross floor area. Also, provide typical layouts of major equipment or operational layout.
 - b. Preliminary building exterior elevations and sections in sufficient detail to demonstrate design concept indicating location and size of fenestration.
 - c. As applicable, identify proposed roof system, deck, insulation system, and drainage technique.
 - d. Identify minimum finish requirements, including ceiling, floors, walls, doors, windows, and types of hardware.
 - e. Identify code requirements, include occupancy classification(s) and type of construction.
4. **Structural**
 - a. Layout structural systems with dimensions and floor elevations. Identify structural systems (including pre-cast, structural steel with composite deck, structural steel bar joists) with preliminary sizing identified.
 - b. Identify foundation systems (including fill requirements, piles, caissons, spread footings) with preliminary sizing identified.
5. **Mechanical**
 - a. Calculate block heating, ventilation, and cooling loads including skin versus internal loading.

- b. Select a minimum of two (2) HVAC systems that appear compatible with loading conditions for subsequent life cycle costing.
- c. Show selected system on drawings as follows:
 - (i) Single line drawing(s) of all mechanical equipment spaces, ductwork and pipe chases.
 - (ii) Location and preliminary sizing of all major equipment and duct work in allocated spaces.
 - (iii) Schematic piping.
 - (iv) Temperature control zoning.
- d. Provide design criteria to include the intent base of design for the Project.
- e. Evaluate and confirm the load requirements of all equipment and systems, the impact of those on existing facilities, and the requirements to increase these loads to accommodate the increase.

6. **Electrical**

- a. Calculate overall approximate electrical loads.
- b. Identify proposed electrical system for service, power, lighting, low voltage and communication loads, including proposed or planned additional buildings or other facilities on the Project site.
- c. Show system(s) selected on drawings as follows:
 - (i) Single line drawing(s) showing major distribution system.
 - (ii) Location and preliminary sizing of all major electrical systems and components including:
 - (A) Load centers.
 - (B) Main panels.
 - (C) Switch gear.
- d. Provide design criteria to include the intent base of design for the Project.
- e. Evaluate and confirm the load requirements of all equipment and systems, the impact of those on existing facilities, and the requirements to increase these loads to accommodate the increase.

7. **Civil**

- a. Develop on and off site utility systems such as sewer, water, storm drain, firewater lines and fire hydrants.

- b. Identify surface improvements including roadways, walkways, parking (with assumed wheel weights), preliminary finish grades and drainage.
- c. Coordinate finish floor elevations with architectural site plan.

8. **Landscape**

Develop and coordinate landscape design concepts entailing analysis of existing conditions, proposed components and how the occupants will use the facility. Include location and description of planting, ground improvements and visual barriers.

9. **Specifications**

Prepare outline specifications of proposed architectural, structural, mechanical and electrical materials, systems and equipment and their criteria and quality standards. Provide information for anything not on the drawings, sufficient for estimator's reasonable understanding of the proposed project scope, systems, and materials. Architect is to use the District Standards in development of the Project design and specifications.

10. **Design Review**

The District and/or its designee, at its sole discretion, shall have the right to conduct a design reviews of the Schematic Design documents. A report shall be given to the Architect who shall make necessary changes along with providing written comments for each item listed in the report. Conducting a design review does not excuse the Architect's obligation to provide Services that shall comply with professional architectural standards, including the standard of care applicable to architects designing community college facilities and applicable requirements of federal, state, and local law.

11. **Construction Cost Budget**

District's consultant will prepare a cost estimate on Architect's 100% Schematic Design Documents. At that time, Architect shall coordinate with the District and the Construction Manager to review and reconcile the construction cost estimate.

Mechanical, electrical, civil, landscape, and other pertinent consultants shall participate in review and meetings as appropriate and shall provide input and feedback of the construction cost estimates.

If the reconciled construction cost estimate exceeds the District's Construction Cost Budget for the Project at any time, Architect and consultants shall participate in formal or informal value engineering meetings with District and District's estimator to identify changes in the design which are acceptable to the District to bring the project back within budget. Architect shall incorporate such approved changes.

12. **Meetings**

During this Phase, Architect shall attend, take part in, prepare agendas and Minutes, and, when indicated, conduct meetings, site visits, and workshops as indicated below.

Weekly progress meetings, at a minimum.

13. Deliverables and Numbers of Copies

Architect shall provide to the District one hard copy of the following items produced in this phase, together with one copy of each item in electronic format:

- a. Meeting reports/minutes;
- b. Schematic Design Package with alternatives;
- c. Statement indicating changes made to the Architectural Program and Schedule;
- d. Copy of DSA file, including all correspondence and meeting notes to date, or notification in writing that Architect has not met or corresponded with DSA; and
- e. Renderings provided to District for public presentation and use in CEQA EIR.

14. Presentation

- a. Architect shall present and review with the District the detailed Schematic Design.
- b. The Schematic Design shall be revised within the accepted program parameters until a final concept within the accepted Construction Cost Budget has been accepted and approved by the District at no additional cost to the District.

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E. DESIGN DEVELOPMENT PHASE

Upon District's acceptance of Architect's work in the previous Phase and assuming District has not delayed or terminated the Agreement, Architect shall prepare from the accepted deliverables from the Schematic Design Phase, the Design Development Phase documents consisting of the following for each proposed system within Architect's scope of work:

1. Architectural

- a. Scaled, dimensioned floor plans with final room locations including all openings.
- b. 1/8" scale building sections showing dimensional relationships, materials and component relationships.
- c. Exterior elevations of all proposed new buildings, existing buildings to be renovated and all architectural elements of the Project.
- d. Identification of all fixed equipment to be installed in Project.
- e. Interior finishes identified and located within the rooms of all buildings.
- f. Site plan completely drawn with beginning notes and dimensions including grading and paving.
- g. Preliminary development of details and large scale blow-ups.
- h. Legend showing all symbols used on drawings.
- i. Floor plans identifying all fixed and major movable equipment and furniture.
- j. Further refinement of Outline Specifications for architectural, structural, mechanical, electrical, civil and landscape manuals, systems and equipment.
- k. Typical reflected ceiling development including ceiling grid and heights for each ceiling to be used, showing:
 - (i) Light fixtures.
 - (ii) Ceiling registers or diffusers.
 - (iii) Access Panels.

2. Structural

- a. Structural drawings with all major members located and sized.
- b. Establish final building and floor elevations.
- c. Preliminary specifications.

- d. Preliminary calculations for the structural systems including lateral force resistive systems, foundations, and all structural system components.
- e. Identify foundation requirement (including fill requirement, piles) with associated soil pressure, water table and seismic center.

3. **Mechanical**

- a. Heating and cooling load calculations as required and major duct or pipe runs sized to interface with structural.
- b. Major mechanical equipment should be scheduled indicating size and capacity.
- c. Ductwork and piping should be substantially located and sized.
- d. Plumbing plans for the Project shall indicate numbers and locations of fixtures and be in conformance with the code-mandated fixture count requirements of the Project.
- e. Devices in ceiling should be located.
- f. Legend showing all symbols used on drawings.
- g. More developed Outline Specifications indicating quality level and manufacture.
- h. Control Systems identified.
- i. Further evaluation and confirmation of the load requirements of all equipment and systems, the impact of those on existing facilities, and the requirements to increase these loads to accommodate the increase.

4. **Electrical**

- a. All lighting fixtures should be located and scheduled showing all types and quantities of fixtures to be used, including proposed lighting levels for each usable space.
- b. All major electrical equipment should be scheduled indicating size and capacity.
- c. Complete electrical distribution including a one line diagram indicating final location of switchboards, communications, controls (high and low voltage), motor control centers, panels, transformers and emergency generators, if required. Low voltage system includes fire alarm system, security system, clock and public address system, bell system, voice data system, and telecom/technology system.
- d. Legend showing all symbols used on drawings.
- e. More developed and detailed Outline Specifications indicating quality level and manufacture.

- f. Further evaluation and confirmation of the load requirements of all equipment and systems, the impact of those on existing facilities, and the requirements to increase these loads to accommodate the increase.

5. Civil

- a. Further refinement of Schematic Design Phase development of on and off site utility systems for sewer, electrical, water, storm drain and fire water. Includes, without limitation, pipe sizes, materials, invert elevation location and installation details.
- b. Further refinement of Schematic Design Phase roadways, walkways, parking and storm drainage improvements. Includes details and large scale drawings of curb and gutter, manhole, thrust blocks, paved parking and roadway sections.

6. Landscape

Further refinement of Schematic Design concepts. Includes coordination of hardscape, landscape planting, ground cover, and irrigation main distribution lines.

7. Design Review

The District and/or its designee, at its sole discretion, shall have the right to conduct design reviews of the Design Development documents at each formal submittal. A report shall be given to the Architect who shall make necessary changes along with providing written comments for each item listed in the report. Conducting a design review does not excuse the Architect's obligation to provide Services that shall comply with professional architectural standards, including the standard of care applicable to architects designing community college facilities and applicable requirements of federal, state, and local law.

8. Specifications

Preliminary development and preparation of technical specifications describing materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the Project.

- (i) No part of the specifications shall call for a designated material, product, thing, or service by specific brand or trade name unless:

- (A) The specification is followed by the words "or equal" so that bidders may furnish any equal material, product, thing, or service, as required by Public Contract Code, section 3400, or

- (B) The designation is allowable by a specific allowable exemption or exception pursuant to Public Contract Code, section 3400.

- (ii) Specifications shall not contain restrictions that will limit competitive bids other than those required for maintenance convenience by the District and only with District's prior approval.

- (iii) Specifications shall be in CSI format.

9. Construction Cost Budget

District's consultant will prepare a cost estimate on Architect's 50% Design Development Documents and 100% Design Development Documents. Architect shall coordinate with the District and the Construction Manager to review and reconcile these construction cost estimates.

Mechanical, electrical, civil, landscape, and other pertinent consultants shall participate in review and meetings as appropriate and shall provide input and feedback on the construction cost estimates.

If the reconciled construction cost estimate exceeds the District's Construction Cost Budget for the Project at any time, Architect and consultants shall participate in formal or informal value engineering meetings with District and District's estimator to identify changes in the design which are acceptable to the District to bring the project back within budget. Architect shall incorporate such approved changes.

10. Deliverables and Numbers of Copies

Architect shall provide to the District a hard copy of the following items produced in this phase, together with one copy of each item in electronic format:

- a. Design Development drawing set from all professional disciplines necessary to deliver the Project;
- b. Specifications;
- c. Copies of DSA file, including all correspondence and meeting notes to date, or notification in writing that Architect has not met or corresponded with DSA.

The Design Development deliverables shall be revised within the accepted program parameters until a final concept within the accepted Construction Cost Budget has been accepted and approved by the District at no additional cost to the District.

11. Meetings

During this Phase, Architect shall attend, take part in, prepare agendas and Minutes, and, when indicated, conduct meetings, site visits, and workshops as indicated below.

Weekly progress meetings, at a minimum.

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F. CONSTRUCTION DOCUMENTS PHASE

Upon District's acceptance of Architect's work in the previous Phase and assuming District has not delayed or terminated the Agreement, Architect shall prepare from the accepted deliverables from the Design Development Phase the Construction Documents consisting of the following for each proposed system within Architect's scope of work:

1. Construction Documents ("CD") 50% Stage:

a. General

Verify lead times and availability of all Project equipment, materials, and supplies and ensure that all of these will be available to the contractor in a timely fashion so as not to delay the Project.

b. Architectural

- (i) Site plan developed to show building location, all topographical elements and existing/proposed contour lines.
- (ii) Elevations (exterior and interior), sections and floor plans corrected to reflect design development review comments.
- (iii) Architectural details and large blow-ups started.
- (iv) Well developed finish, door, and hardware schedules.
- (v) Site utility plans started.
- (vi) Fixed equipment details and identification started.
- (vii) Reflected ceiling plans coordinated with floor plans and mechanical and electrical systems.

c. Structural

- (i) Structural floor plans and sections with detailing well advanced.
- (ii) Structural footing and foundation plans, floor and roof framing plans with detailing well advanced.
- (iii) Completed cover sheet with general notes, symbols and legends.

d. Mechanical

- (i) Mechanical calculations virtually completed with all piping and ductwork sized.
- (ii) Large scale mechanical details started.
- (iii) Mechanical schedule for equipment substantially developed.

(iv) Complete design of Energy Management System (“EMS”).

e. **Electrical**

(i) Lighting, power, signal and communication plans showing all switching and controls. Fixture schedule and lighting details development started.

(ii) Distribution information on all power consuming equipment; lighting and device branch wiring development well started.

(iii) All electrical equipment schedules started.

(iv) Special system components approximately located on plans.

(v) Complete design of low voltage system. Low voltage system includes fire alarm system, security system, clock and public address system, voice data system, and telecom/technology system.

f. **Civil**

All site plans, site utilities, parking, walkway, and roadway systems updated to reflect update revisions from Design Development Phase Documents.

g. **Landscape**

All landscape, hardscape, and irrigation plans updated to reflect update revisions from Design Development Phase Documents.

h. **Construction Cost Budget**

District’s consultant will prepare a cost estimate on Architect’s 50% Construction Documents. Architect shall coordinate with the District and the Construction Manager to review and reconcile the construction cost estimate.

Mechanical, electrical, civil, landscape, and other pertinent consultants shall participate in review and meetings as appropriate and shall provide input and feedback on the construction cost estimates.

If the reconciled construction cost estimate exceeds the District’s Construction Cost Budget for the Project at any time, Architect and consultants shall participate in formal or informal value engineering meetings with District and District’s estimator to identify changes in the design which are acceptable to the District to bring the project back within budget. Architect shall incorporate such approved changes.

i. **Specifications**

More than fifty percent (50%) complete development and preparation of technical specifications describing materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the Project.

- (i) No part of the specifications shall call for a designated material, product, thing, or service by specific brand or trade name unless:
 - (A) The specification is followed by the words "or equal" so that bidders may furnish any equal material, product, thing, or service, as required by Public Contract Code, section 3400, or
 - (B) The designation is allowable by a specific allowable exemption or exception pursuant to Public Contract Code, section 3400.
- (ii) Specifications shall not contain restrictions that will limit competitive bids other than those required for maintenance convenience by the District and only with District's prior approval.
- (iii) Specifications shall be in CSI format.
- (iv) Architect shall review and comment on District's construction bid contracts and contract documents ("Division 0" documents and "Division 1" documents) as part of its work under the Agreement.

j. Deliverables and Numbers of Copies

Architect shall provide to the District a hard copy of the following items produced in this phase, together with one copy of each item in electronic format:

- (i) Working drawings;
- (ii) Specifications;
- (iii) Statement/list of requirements for testing and inspection of service for compliance with Contract Documents and applicable codes; and
- (iv) Statement indicating any authorized changes made to the design from the last Phase and the cost impact of each change on the previously approved Construction Cost Budget.

2. Construction Documents – 90% / DSA Submittal Stage:

a. Architectural

- (i) Completed site plan.
- (ii) Completed floor plans, elevations, and sections.
- (iii) Architectural details and large blow-ups completed.
- (iv) Finish, door, and hardware schedules completed, including all details.
- (v) Site utility plans completed.
- (vi) Fixed equipment details and identification completed.

(vii) Reflected ceiling plans completed.

b. Structural

(i) Structural floor plans and sections with detailing completed.

(ii) Structural calculations completed.

c. Mechanical

(i) Large scale mechanical details complete.

(ii) Mechanical schedules for equipment completed.

(iii) Completed electrical schematic for environmental cooling and exhaust equipment.

(iv) Complete energy conservation calculations and report.

d. Electrical

(i) Lighting and power plan showing all switching and controls. Fixture schedule and lighting details completed.

(ii) Distribution information on all power consuming equipment, including lighting, power, signal and communication device(s) branch wiring completed.

(iii) All electrical equipment schedules completed.

(iv) Special system components plans completed.

(v) Electrical load calculations completed.

e. Civil

All site plans, site utilities, parking and roadway systems completed.

f. Construction Cost Budget

District's consultant will prepare a cost estimate on Architect's 90% Construction Documents (submittal to DSA), and may update the estimate based on the Final DSA approved 100% Construction Documents. At this stage of the design, the construction cost estimate shall not include any design contingencies in excess of the cost estimates. Architect shall coordinate with the District and the Construction Manager to review and reconcile these construction cost estimates.

Mechanical, electrical, civil, landscape, and other pertinent consultants shall participate in review and meetings as appropriate and shall provide input and feedback on the construction cost estimates.

If the reconciled construction cost estimate exceeds the District's Construction Cost Budget for the Project at any time, Architect and consultants shall

participate in formal or informal value engineering meetings with District and District's estimator to identify changes in the design which are acceptable to the District to bring the project back within budget. Architect shall incorporate such approved changes.

g. Specifications

- (i) Complete development and preparation of technical specifications describing materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the Project.
- (ii) No part of the specifications shall call for a designated material, product, thing, or service by specific brand or trade name unless:
 - (A) The specification is followed by the words "or equal" so that bidders may furnish any equal material, product, thing, or service, as required by Public Contract Code section 3400, or
 - (B) The designation is allowable by specific allowable exemptions or exceptions pursuant to Public Contract Code section 3400.
- (iii) Specifications shall not contain restrictions that will limit competitive bids other than those required for maintenance convenience by the District and only with District's prior approval.
- (iv) At ninety percent (90%) (DSA submittal set), District shall review the specifications and shall direct Architect to make corrections at no cost to the District.
- (v) Coordination of the Specifications with specifications developed by other disciplines.
- (vi) Specifications shall be in CSI format.

h. Design Review

The District and/or its designee, at its sole discretion, shall have the right to conduct design reviews of the 90% Construction Documents. A report shall be given to the Architect who shall make necessary changes along with providing written comments for each item listed in the report. Conducting a design review does not excuse the Architect's obligation to provide Services that shall comply with professional architectural standards, including the standard of care applicable to architects designing community college facilities and applicable requirements of federal, state, and local law.

i. Deliverables and Numbers of Copies

Architect shall provide to the District a hard copy of the following items produced in this Phase, together with one copy of each item in electronic format:

- (i) Working drawings;

- (ii) Specifications;
- (iii) Engineering calculations;
- (iv) Statement of requirements for testing and inspection of service for compliance with Construction Documents and applicable codes;
- (v) Copies of DSA file including all correspondence, meeting, minutes or reports, back check comments, checklists to date; and
- (vi) Statement indicating any authorized changes made to the design from the last Phase and the cost impact of each change on the previously approved Construction Cost Budget.

3. Construction Documents Final Back-Check Stage:

- a. The Construction Documents final back-check stage shall be for the purpose of the Architect incorporating all regulatory agencies' comments into the drawings, specifications, and estimate. All changes made by the Architect during this stage shall be at no additional cost to the District.
- b. The final contract documents delivered to the District upon completion of the Architect's work shall be the Bid Set and shall consist of the following:
 - (i) Drawings: Electronic PDF files of all drawings with each Architect/Consultant's signed State license stamp.
 - (ii) Specifications: Electronic pdf files of technical specifications in CSI format, incorporating District's Division 00 and Division 01.
- c. Architect shall update and refine the Consultants' completed Contract Documents.
- d. Conclusion of Construction Document Phase requires final stamp-out by DSA.

4. Meetings

During this Phase, Architect shall attend, take part in, prepare agendas and Minutes, and, when indicated, conduct meetings, site visits, and workshops as indicated below.

Bi-weekly progress meetings, at a minimum.

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G. BIDDING PHASE

Upon District's acceptance of Architect's work in the previous Phase and assuming District has not delayed or terminated the Agreement, Architect shall perform Bidding Phase services for District as follows:

1. Contact potential bidders and encourage their participation in the Project.
2. Coordinate the development of the bidding procedures and the construction Contract Documents with the District.
3. The development of the bidding procedures and the construction Contract Documents shall be the joint responsibility of the District and Architect. Nevertheless, Architect will use all due care and diligence to confirm that its plans and specifications and all other information provided by or on behalf of the District to potential bidders discloses and publishes any potentially relevant information that could, in any way, have an impact on a contractor's cost of performance.
4. While the Project is being advertised for bids, all questions concerning intent shall be referred to the District for screening and subsequent processing through Architect.
5. In the event that items requiring interpretation of the drawings or specifications are discovered during the bidding period, those items shall be analyzed by the Architect for decision by the District as to the proper procedure required. Corrective action will be in the form of an addendum prepared by the Architect and issued by the District.
6. Attend bid opening.
7. Coordinate with Consultants.
8. Respond to District and potential bidder questions and clarifications.
9. Deliverables and Number of Copies

Architect shall provide to the District a hard copy of the following items produced in this phase, together with one copy of each item in electronic format:

- a. Meeting report/minutes from kick-off meeting;
- b. Meeting report/minutes from pre-bid site walk; and
- c. Upon completion of the Bidding Phase, Architect shall produce a Conforming Set of plans and specifications incorporating all addenda issued thus far. Architect shall supply District with two (2) complete, reproducible sets of plans and specifications marked as a Conforming Set and electronic files.

H. CONSTRUCTION ADMINISTRATION PHASE

Upon District's acceptance of Architect's work in the previous Phase and assuming District has not delayed or terminated the Agreement, Architect shall perform Construction Administration Phase services for the District as follows:

1. Architect's responsibility to provide basic services for the Construction Phase under the Agreement commences with the award of the contract for construction and terminates upon satisfactory performance and completion of all tasks in this phase and commencement of the Closeout Phase or upon the District's terminating the Agreement, whichever is earlier.
2. **Construction Oversight Process**
 - a. Architect shall ensure that the Project Inspector is approved by the DSA for the Project by submitting Inspector's Qualification Record (form DSA 5 or more current version) to and by obtaining approval from the DSA prior to commencement of construction and prior to requesting issuance of project inspections cards (form DSA 152 or more current version).
 - b. Architect shall request issuance of the proper number of project inspection cards (forms DSA 152 or more current version) by electronically submitting form DSA 102-IC (or more current version) to the DSA after the construction contract has been awarded. Architect shall provide project inspection cards to the Project Inspector prior to commencement of construction.
 - c. Prior to commencement of construction, Architect shall provide (1) a copy of the DSA approved construction documents and (2) the DSA approved Statement of Structural Tests and Special Inspections (form DSA 103 or more current version) prepared by Architect to the Project Inspector and Laboratory of Record.
 - d. Architect shall prepare and submit a Contract Information form (form DSA 102 or more current) for all construction contracts.
 - e. Architect shall maintain such personal contact with the Project as is necessary to assure themselves of compliance, in every material respect, with the DSA-approved construction documents. Personal contact shall include visits to the project site by the Architect or engineer or their qualified representative to observe construction. Architect shall attend weekly construction Owner Architect Contractor (OAC) meetings.
 - f. Architect shall notify DSA as to the disposition of materials noted on laboratory testing, and/or special inspection, reports as not conforming to the DSA-approved construction documents.
 - g. Architect shall respond to DSA field trip notes as necessary.
 - h. Architect shall submit an interim Verified Report (form DSA 6-AE or more current form) to the DSA electronically and a copy to the Project Inspector for each of the applicable nine sections of form DSA 152 prior to the Project Inspector signing off that section of the project inspection card.

- i. Architect shall submit Verified Reports (form DSA 6-AE or more current form) to the DSA and to the Project Inspector if any of the following events occur: (1) when construction is sufficiently complete in accordance with the DSA-approved construction documents so that the District can occupy or utilize the Project, (2) work on the Project is suspended for a period of more than one month, (3) the services of the Architect are terminated for any reason prior to completion of the Project, or (4) DSA requests a Verified Report.
- j. The District uses Eadocs document management system during the construction phase. Architect and consultants shall attend trainings as required to utilize the software for document management during construction. At a minimum, submittals and RFIs will be processed through Eadocs.

3. Change Orders

- a. Architect shall review all of contractor's change order requests to determine if those requests are valid and appropriate. Architect shall provide a recommendation to District as to whether the change should be approved, partially approved, returned to the contractor for clarification, or rejected.
- b. Architect shall furnish all necessary Construction Change Documents and additional drawings for supplementing, clarifying, and/or correcting purposes and for change orders. The District shall request these construction change documents and drawings from the Architect and shall be at no additional cost unless designated as Extra Services by the District. The original drawings and contract wording for change orders shall be submitted to the District for duplication and distribution.

4. Submittals

- a. Architect shall review and approve or take other appropriate action upon contractor's submittals such as: shop drawings, Project data, samples and Construction Change Documents, but only for the purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.
- b. Architect shall review contractor's schedule of submittals and advise the District on whether that schedule is complete. Architect shall provide the District with proposed revisions to this schedule and advise the District on whether the District should approve this schedule.
- c. Architect's action upon contractor's submittals shall be taken as expeditiously as possible so as to cause no unreasonable delay in the construction of the Project or in the work of separate contractors, while allowing sufficient time in the Architect's professional judgment to permit adequate review. In no case shall the review period associated with a single, particular submittal exceed twenty-one (21) calendar days from its receipt by the Architect. Architect's response to each submittal shall be a substantive and acceptable response. This 21-day time period shall not include time when a submittal is within the District's control or if the submittal is being reviewed by DSA. In no way does this provision reduce Architect's liability if it fails to prepare acceptable documents.

5. **RFIs.** During the course of construction as part of the basic services, Architect must respond to all Requests for Information (“RFI”) as expeditiously as possible so as not to impact and delay the construction progress. In no case shall the review period associated with an RFI exceed seven (7) calendar days from receipt by the Architect. Architect’s response to each RFI shall be a substantive and acceptable response. This seven-day time period shall not include time when a submittal is within the District’s control or if the submittal is being reviewed by DSA. In no way does this provision reduce the Architect’s liability if it fails to prepare acceptable documents. Architect must verify that RFIs are passed through the Project Inspector, if any.
6. **Notices of Deficient Work.** On the basis of on-site observations, Architect shall keep the District informed of the progress and the quality of the work, and shall endeavor to guard the District against defects and deficiencies in the work. Architect shall notify the District in writing of any defects or deficiencies in the work by any of the District’s contractors that Architect may observe. However, Architect shall not be a guarantor of the contractor's performance.
7. **As-Built Drawings.** Architect shall review and evaluate for District the contractor(s)’ documentation of the actual construction performed during the Project that the contractor(s) should prepare and submit as As-Builts. As-Builts are documents that show the actual construction performed during the Project, including changes necessitated by Construction Change Documents and change orders, and detailed by the District’s construction contractor(s) on a Conforming Set.
8. **Record Drawings.** Architect shall incorporate all information on all As-Builts, sketches, details, and clarifications, and prepare one set of final Record Drawings for the District. The Record Drawings shall incorporate onto one set of drawings, all changes from all As-Builts, sketches, details, and clarifications, including, without limitation, all requests for information, Construction Change Documents and change orders based upon the construction contractor’s representations of actual construction. Architect shall deliver the Record Drawings to the District at completion of the construction in a format acceptable to the District, and it shall be a condition precedent to the District’s approval of Architect’s final payment. Architect may insert the following notice on the Record Drawings:

These drawings [or corrected specifications] have been prepared based on information submitted, in part, by others. Architect has provided a review consistent with its legal standard of care.
9. **O&M Manuals / Warranties.** Architect shall review equipment, operation and maintenance manuals, and a complete set of warranty documents for all equipment and installed systems, to ensure that they meet the requirements of the plans and specifications.
10. **Start-up.** Architect shall also provide, at the District’s request, architectural/engineering advice to the District on start-up, break-in, and debugging of facility systems and equipment, and on apparent deficiencies in construction following the acceptance of the contractor's work.
11. **Payment Statements.** Recommendations of Payment by Architect constitute Architect’s representation to the District that work has progressed to the point

indicated to the best of Architect's knowledge, information, and belief, and that the quality of the work is in general conformance with the Contract Documents.

12. Deliverables and Number of Copies

Architect shall provide to the District a hard copy of the following items produced in this phase, together with one copy of each item in electronic format:

- a. Meeting report/minutes from kick-off meeting;
- b. Observation reports; and
- c. Weekly meeting reports.

13. Meetings

During this Phase, Architect shall attend, take part in, and, when indicated, conduct meetings, site visits, and workshops as indicated below.

Weekly construction OAC Meetings.

Site visits or meetings as required to observe construction progress or resolve issues.

Site visits or meetings as required to participate in Commissioning of the building systems.

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I. CLOSE OUT PHASE

1. As the Construction Administration Phase progresses, Architect shall perform the following Close Out Phase services for the District as required in a timely manner:
 - a. Architect shall review the Project and observe the construction as required to determine when the contractor has completed the construction of the Project and shall prepare punch lists of items that remain in need of correction or completion.
 - b. Architect shall collect from the contractor, review, and forward to the District all written warranties, operation manuals, spare parts, lien waivers, and Certificates of Inspection and Occupancy with Architect's recommendation as to the adequacy of these items.
 - c. Architect shall prepare or collect, as applicable, and provide to DSA, all reports required by DSA related to the design and construction of the Project.
 - d. Architect shall respond to the DSA "90-day" letter.
 - e. Architect shall obtain all required DSA approval of all Construction Change Documents and addenda to the contractor's contract.
 - f. Architect shall prepare a set of As-Built Drawings for the Project, as required by the District.
 - g. Architect shall review and prepare a package of all warranty and M&O documentation.
 - h. Architect shall organize electronic files, plans and prepare a Project binder.
 - i. Architect shall have primary responsibility to coordinate all Services required to close-out the design and construction of the Project with the District and among Consultants.
2. When the design and construction of the Project is complete, the District shall prepare and record with the County Recorder a Notice of Completion for the Project.
3. **Deliverables and Number of Copies**
 - a. Punch lists; and
 - b. Upon completion of the Project, all related Project documents, including As-Builts and Record Drawings. These are the sole property of the District.
4. **Meetings**

During this phase, Architect shall attend, take part in, and, when indicated, conduct meetings, site visits, and workshops as indicated below.

As required to complete tasks, on schedule.

J. MEETINGS / SITE VISITS / WORKSHOPS

1. Architect shall attend, take part in, and, when indicated, conduct meetings, site visits, and workshops as indicated below. Architect shall chair, conduct and take minutes of all coordination meetings with its Consultant(s) during the entire design phase. Architect shall invite the District and/or its representative to participate in these meetings. Architect shall keep a separate log to document design/coordination comments generated in these meetings.

2. General Meeting, Site Visit, and Workshop Requirements

- a. Architect shall always be prepared to answer questions and issues from District staff, site staff, potential bidders, and/or contractors, as applicable.
- b. Architect shall maintain a log of all meetings, site visits or site observations held in conjunction with the design and construction of the Project, with documentation of major discussion points, observations, decisions, questions or comments. These shall be furnished to the District and/or its representative for inclusion in the overall Project documentation.
- c. As required, Architect shall provide at no additional cost to the District copies of all documents or other information needed for each meeting, site visit, and workshop.
- d. Each meeting may last up to a full day (eight (8) hours) and shall be held at the District office or at the Project site, unless otherwise indicated.

3. Meetings During Project Initiation Phase (One (1) meeting)

- a. Within the first week following execution of the Agreement, Architect shall participate in one Project kick-off meeting for to determine the Project intent, scope, budget and timetable, which shall encompass the following:
 - (i) Architect, its appropriate consultant(s), and District staff, shall attend the meeting.
 - (ii) The Project kick-off meeting will introduce key team members from the District and the Architect to each other, defining roles and responsibilities relative to the Project.
 - (iii) During this meeting, Architect shall:
 - (A) Identify and review pertinent information and/or documentation necessary from the District for the completion of the Project.
 - (B) Review and explain the overall Project goals, general approach, tasks, work plan and procedures and deliverable products of the Project.
 - (C) Review and explain the scope of work and Project work plan for all parties present; determine any adjustments or fine tuning that needs to be made to the work plan.

- (D) Review documentation of the Project kick-off meeting prepared by the District's representative and comment prior to distribution.
- (E) Visit the Project site to complete a visual inventory and documentation of the existing conditions.

4. Meetings During Architectural Program (Two (2) meetings)

- a. Architect shall conduct one site visit/meetings with the District's stakeholders and site personnel regarding operations in the existing B100 Library.
- b. Meet with District Project Team (including stakeholders) to clarify and finalize architectural program.
- c. Electrical, civil, mechanical, structural, landscaping, and estimating consultant(s) shall participate in these meetings as appropriate.

5. Meetings During Schematic Design Phase (Eight (8) meetings)

- a. Within the first two weeks following the start of the Schematic Design Phase, Architect shall conduct weekly meetings with the District's project team (including stakeholders) to complete a basic design framework with computer-aided design equipment (CADD). The District may, at its discretion, allow Architect to proceed with this meeting without using CADD. The meetings shall be ongoing and shall not be concluded until each attendee has indicated his or her acceptance with the Architect's preliminary design. The meetings shall include the following:
 - (i) Architect shall designate its team member duties and responsibilities.
 - (ii) Architect and District shall review District goals and expectations.
 - (iii) District shall provide input and requirements.
 - (iv) Architect and District shall review Project scope and budget, including the Construction Cost Budget.
 - (v) Prepare and/or revise the scope of work list and general workplan from the Pre-Design Phase, for documentation in a computer-generated Project schedule.
 - (vi) Establish methods to facilitate the communication and coordination efforts for the Project.

6. Meetings During Design Development Phase (Seventeen (17) meetings)

- a. Architect shall conduct weekly progress meetings with District project team. Architect's consultants shall attend as appropriate for the agenda.
- b. Value Engineering Workshop

- (i) Architect shall conduct value engineering workshop(s), if needed and as requested by the District, including all of Architect's consultant(s) (may be by teleconference), the District, Project Manager, and District's Estimator during the Design Development Phase. This workshop may include several meetings or conference calls; it may be a stand alone meeting, or may be conducted during the Weekly Progress Meeting(s).

7. Meetings During Construction Documents Phase (Twenty four (24) meetings)

- a. Architect shall conduct bi-weekly progress meetings with District project team. Architect's consultants shall attend as appropriate for the agenda.
- b. Value Engineering Workshop
 - (i) Architect shall conduct value engineering workshop(s), if needed and as requested by the District, including all of Architect's consultant(s) (may be by teleconference), the District, Project Manager, and District's Estimator during the Design Development Phase. This workshop may include several meetings or conference calls; it may be a stand alone meeting, or may be conducted during the Weekly Progress Meeting(s).

8. Meetings During Bidding Phase (Two (2) meetings)

- a. Attend and take part in one Pre-Bid Conference meeting, with all potential bidders, District staff, and Construction Manager.
- b. Conduct one kick-off meeting with the successful bidder, District staff, and Construction Manager to finalize the roles and responsibilities of each party and provide protocols and processes to follow during construction.

9. Meetings During Construction Administration Phase (Ninety (90) meetings, or until entire Project is complete)

- a. Architect shall visit the Project site as necessary or when requested, and in no case less than once per week, sufficient to determine that the Project is being constructed in accordance with the plans and specifications, and to resolve discrepancies in the Contract Documents and to monitor the progress of the construction of the Project.
- b. Attend weekly Project OAC meetings with District staff, Construction Manager, and Contractor. This is expected to be ninety (90) meetings, but Architect acknowledges that the Project may not be completed in this timeframe and agrees to attend weekly Project meetings, at no additional cost to the District, until the work of the Project is complete.
- c. Architect shall ensure that Consultant(s) visit the site in conformance with their agreement(s) and that Consultant agreements shall reference District requirements for Construction Phase services.

10. Citizens' Bond Oversight Committee Meetings (None (0) meetings)

Architect acknowledges that the design and construction of the Project is subject to oversight by the District's citizen bond oversight committee. District may request Architect to attend District citizen bond oversight committee meeting(s) and present the Architect's design to the District's citizen bond oversight committee for information.

11. Governing Board Meetings (One (1) meeting)

Architect acknowledges that the District's governing board must approve all designs. Architect shall, at the District's direction, attend District governing board meeting(s) and present the Architect's design to the District's governing board for review and approval.

12. Allowance for Additional Meetings (Six (6) meeting)

Additional meetings beyond those listed above may be required or requested by the District. Architect's fee will include an allowance for six additional meetings, which must be requested and authorized in writing in advance by the District. There will be no additional compensation for architect requested meetings beyond this number.

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EXHIBIT "B"

CRITERIA AND BILLING FOR EXTRA SERVICES

The following Extra Services to the Agreement shall be performed by Architect if needed and if authorized or requested by the District:

- A. Making revisions in drawings, specifications, or other documents when such revisions are required by the enactment or revisions of codes, laws, or regulations subsequent to the preparation of the Conforming Set.
- B. Providing consultation concerning replacement of work damaged by fire or other cause during construction and furnishing services required in connection with replacement of that work.
- C. Providing services made necessary by the default of contractor(s).
- D. In the absence of a final Certificate of Payment or Notice of Completion, providing services more than ninety (90) days after the date of completion of work by contractor(s) and after Architect has completed all of its obligations and tasks under the Agreement.
- E. Providing deliverables or other items in excess of the number indicated in **Exhibit "A."** Before preparing, providing, sending, or invoicing for extra deliverables, Architect shall inform the District that expected deliverables may be in excess of the number indicated in **Exhibit "A,"** so that the District can procure the additional deliverables itself or direct Architect to procure the deliverables at the District's expense or on the District's account at a specific vendor.
- F. Providing services as directed by the District that are not part of the Basic Services of this Agreement.
- G. Providing services as an expert and/or witness for the District in any mediation, arbitration, and/or trial in which the Architect is (1) not a party, and (2) did not in any way cause the dispute that is being adjudicated.
- H. The following rates, which include overhead, administrative cost and profit, shall be utilized in arriving at the fee for Extra Services and shall not be changed for the term of the Agreement.

Job Title	Hourly Rate
Principal In Charge:	
Project Director:	
Project Architect(s):	
Project Architect(s):	
Other	
Other	
Other	
Other	

- I. Reimbursable expenses are not allowed. All costs to be included in the hourly rates.

EXHIBIT "C"

SCHEDULE OF SERVICES

- A. Promptly after the execution of this Agreement, Architect shall prepare and submit for approval to the District a Schedule of Services showing the order in which Architect proposes to carry out Architect's Services ("Schedule of Services"). The Schedule of Services shall apply to the completion of all Services listed hereunder within the times established by this Agreement. The Schedule of Services shall be in the form of a progress chart clearly delineating all important increments and review dates. Architect shall update the Schedule of Services on a monthly basis and deliver two (2) copies to the District along with the monthly billing.
- B. Architect shall complete Services required under the Development of Architectural Program by November 28, 2017.
- C. Architect shall complete Services required under the Schematic Design Phase by January 23, 2018.
- D. Architect shall complete Services required under the Design Development Phase by May 22, 2018.
- E. Architect shall complete Services required under Construction Documents Phase by May 31, 2019, and as more specifically indicated below. It is acknowledged that date associated with the Construction Documents back-check stage is dependent upon duration of DSA initial review. However, time is of the essence in submitting DSA approved Construction Documents to the Chancellor's Office/Department of Finance for release of construction funding and approval to issue for bid.
 - 1. 50% Submittal Package by September 25, 2018.
 - 2. 90% Submittal Package by December 18, 2018.
 - 3. Final Contract Documents after Final Back-Check Stage by May 31, 2019.
- F. The durations stated above include the review periods required by the District and all other regulatory agencies.
- G. All times to complete tasks set forth in this Exhibit are of the essence, as indicated in the Agreement. If delays in the Schedule of Services are incurred as a result of the District's inability to comply with requested meeting schedules, Architect shall maintain the right to request an adjustment in the Schedule of Services if deemed necessary to meet the deadlines set forth in this Exhibit. If approved, those extensions shall be authorized in writing by the District.

EXHIBIT "D"

PAYMENT SCHEDULE

A. Compensation

1. The payment of consideration to Architect as provided herein shall be full compensation for all of Architect’s Services incurred in the performance hereof, including, without limitation, all costs for personnel, travel within two hundred (200) miles of a Project location, offices, per diem expenses, printing and shipping of deliverables in the quantities set forth in **Exhibit “A,”** or any other direct or indirect expenses incident to providing the Services. Except as expressly set forth in the Agreement and **Exhibit “B,”** there shall be no payment for extra costs or expenses.
2. The total compensation to Architect shall be as stated in Article 6 of the Agreement.
3. District shall pay Architect as follows for all Services contracted for under this Agreement:

PERCENTAGE OF TOTAL FEE PER PHASE	
Phase	Phase Amount
Pre-Design/Architectural Program Development Phase	1%
Schematic Design Phase	12%
Design Development Phase	20%
Construction Documents Phase-Submittal to DSA	30%
Approval by DSA	5%
Bidding Phase	4%
Construction Administration Phase	23%
Close Out Phase	5%
Generate Punch List	1%
Sign Off On Punch List	1%
Receive and Review All M & O Documents	1%
Filing All DSA Required Close Out Documents	1%
Receiving DSA Close Out, including DSA approval of the final set of Record Drawings	1%
TOTAL BASE COMPENSATION	100%

B. Method of Payment

1. Invoices shall be on a form approved by the District and are to be submitted in triplicate to the District via the District’s authorized representative.
2. Architect shall submit to District on a monthly basis documentation showing proof that payments were made to its consultants. This documentation shall be in the form of Conditional and Unconditional Lien Releases.
3. Architect shall submit to the District for approval a copy of the Architect’s monthly pay request format.

4. Upon receipt and approval of Architect's invoices, except as provided in subdivision 4.g. herein, the District agrees to make payments of undisputed amounts within thirty (30) days of receipt of the invoice as follows:
 - a. **Pre- Design/Architectural Program Development Phase:**

Monthly payments for the percentage of all Services complete up to ninety-five percent (95%) of the fee for the Phase; one hundred percent (100%) payment upon acceptance and approval of the Pre-Design/Architectural Program.
 - b. **For Schematic Design Phase:**

Monthly payments for the percentage of all Services complete up to ninety-five percent (95%) of the fee for the Phase; one hundred percent (100%) payment upon acceptance and approval of the Schematic Design Phase by the District.
 - c. **For Design Development Phase:**

Monthly payments for the percentage of all Services complete up to ninety-five percent (95%) of the fee for the Phase; one hundred percent (100%) payment upon acceptance and approval of the Design Development Phase by the District.
 - d. **For Construction Documents Phase:**

Monthly payments for percentage of all Services complete up to ninety-five percent (95%) of the fee for the phase; one hundred percent (100%) payment upon acceptance and approval of the Construction Documents Phase by the District.
 - e. **For Bidding Phase:**

Monthly payments for the percentage of all Services complete up to ninety-five percent (95%) of the fee for the phase; one hundred percent (100%) payment upon the District's award of the bid.
 - f. **For Construction Administration Phase:**

Monthly payments for the percentage of all Services complete up to ninety-five percent (95%) of the fee for the phase; one hundred percent (100%) payment upon the District's notice of completion.
 - g. **For Close Out:**

Lump sum payment no sooner than thirty-five (35) days and no later than forty-five (45) days after completion of all items in this phase.
 - h. **Format and Content of Invoices:**

Architect acknowledges that the District requires Architect's invoices to include detailed explanations of the Services performed. For example,

a six hour charge for "RFIs and CORs" is unacceptable and will not be payable. A more detailed explanation, with specificity, is required. This includes a separate listing of each RFI, PCO, CCD and change order.

EXHIBIT "E"

INSURANCE REQUIREMENTS

- A. Architect shall procure prior to commencement of the Services of this Agreement and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by the Architect, his agents, representatives, employees and consultant(s). Architect's liabilities, including but not limited to Architect's indemnity obligations, under this Agreement, shall not be deemed limited in any way to the insurance coverage required herein. Maintenance of specified insurance coverage is a material element of this Agreement and Architect's failure to maintain or renew coverage or to provide evidence of renewal during the term of this Agreement, as required or when requested, may be treated by the District as a material breach of contract.
- B. **Minimum Scope and Limits of Insurance:** Coverage shall be at least as broad as the following scopes and limits:
1. **Commercial General Liability.** Two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to each project/location or the general aggregate limit shall be twice the required occurrence limit.
 2. **Commercial Automobile Liability, Any Auto.** Two million dollars (\$2,000,000) per accident for bodily injury and property damage.
 3. **Workers' Compensation Liability.** For all of the Architect's employees who are subject to this Agreement and to the extent required by the applicable state or federal law, Architect shall keep in full force and effect, a Workers' Compensation policy. Architect shall provide an endorsement that the insurer waives the right of subrogation against the District and its respective elected officials, officers, employees, agents, representatives, consultants, trustees, and volunteers.
 4. **Employment Practices Liability.** For all of the Architect's employees who are subject to this Agreement, Architect shall keep in full force and effect, an Employment Practices Liability policy. That policy shall provide employers' liability coverage with minimum liability coverage of two million dollars (\$2,000,000) per occurrence. Architect shall provide an endorsement that the insurer waives the right of subrogation against the District and its respective elected officials, officers, employees, agents, representatives, consultants, trustees, and volunteers.
 5. **Professional Liability.** This insurance shall cover the prime design professional and his/her consultant(s) on a Claims Made basis for four million dollars (\$4,000,000) aggregate limit subject to no more than two hundred thousand dollars (\$200,000) per claim deductible, coverage to continue through completion of construction plus five (5) years thereafter.
- C. The District reserves the right to modify the limits and coverages described herein.

D. **Deductibles and Self-Insured Retention:** Architect shall inform the District in writing if any deductibles or self-insured retention exceeds twenty five thousand dollars (\$25,000). At the option of the District, either:

1. The District can accept the higher deductible;
2. Architect's insurer shall reduce or eliminate such deductibles or self-insured retention as respects the District, its officers, officials, employees and volunteers; or
3. Architect shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

E. **Other Insurance Provisions:** The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The District, its representatives, consultants, trustees, officers, officials, employees, agents, and volunteers, the State of California ("Additional Insureds") are to be listed and covered as additional insureds as respects liability arising out of activities performed by or on behalf of the Architect; Instruments of Service and completed operations of the Architect; premises owned, occupied or used by the Architect; or automobiles owned, leased, hired or borrowed by the Architect. The coverage shall contain no special limitations on the scope of protection afforded to the Additional Insureds.
2. For any claims related to the projects, Architect's insurance coverage shall be primary insurance as respects the Additional Insureds. Any insurance or self-insurance maintained by the Additional Insureds shall be in excess of Architect's insurance and shall not contribute with it.
3. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the Additional Insureds.
4. Architect's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the District.

F. **Acceptability of Insurers:** Insurance is to be placed with insurers admitted in California with a current A.M. Best's rating of no less than A:VII. Architect shall inform the District in writing if any of its insurer(s) have an A.M. Best's rating less than A:VII. At the option of the District, the District may either:

1. Accept the lower rating; or
2. Require Architect to procure insurance from another insurer.

G. Verification of Coverage: Architect shall furnish District with:

1. Certificates of insurance showing maintenance of the required insurance coverages; and
2. Original endorsements affecting general liability and automobile liability coverage. The endorsements are to be signed by a person authorized by that insurer to bind coverages on its behalf. All endorsements are to be received and approved by the District before Services commence.

By my signature below, I hereby certify that, to the best of my knowledge, the contents of this disclosure are true, or are believed to be true. I further certify on behalf of the Firm that I am aware of section 3000 *et seq.* of the California Public Contract Code, and the sections referenced therein regarding the penalties for providing false information or failing to disclose a financial relationship in this disclosure. I further certify that I am authorized to make this certification on behalf of the Firm.

Date: _____

Proper Name of Firm: _____

Signature: _____

Print Name: _____

Title: _____

[END OF DOCUMENT]

EXHIBIT "G"

IRAN CONTRACTING ACT CERTIFICATION
(Public Contract Code sections 2202-2208)

Prior to bidding on or submitting a proposal for a contract for goods or services of \$1,000,000 or more to the District, the Respondent must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code section 2203(b) and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code section 2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete **one** of the options below. Please note: California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. (Public Contract Code section 2205.)

OPTION #1 - CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is **not** on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

<i>Vendor Name/Financial Institution (Printed)</i>		<i>Federal ID Number (or n/a)</i>	
<i>By (Authorized Signature)</i>			
<i>Printed Name and Title of Person Signing</i>			
<i>Date Executed</i>		<i>Executed in</i>	

OPTION #2 – EXEMPTION

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or to enter into or to renew, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

<i>Vendor Name/Financial Institution (Printed)</i>	<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>	
<i>Printed Name and Title of Person Signing</i>	<i>Date Executed</i>

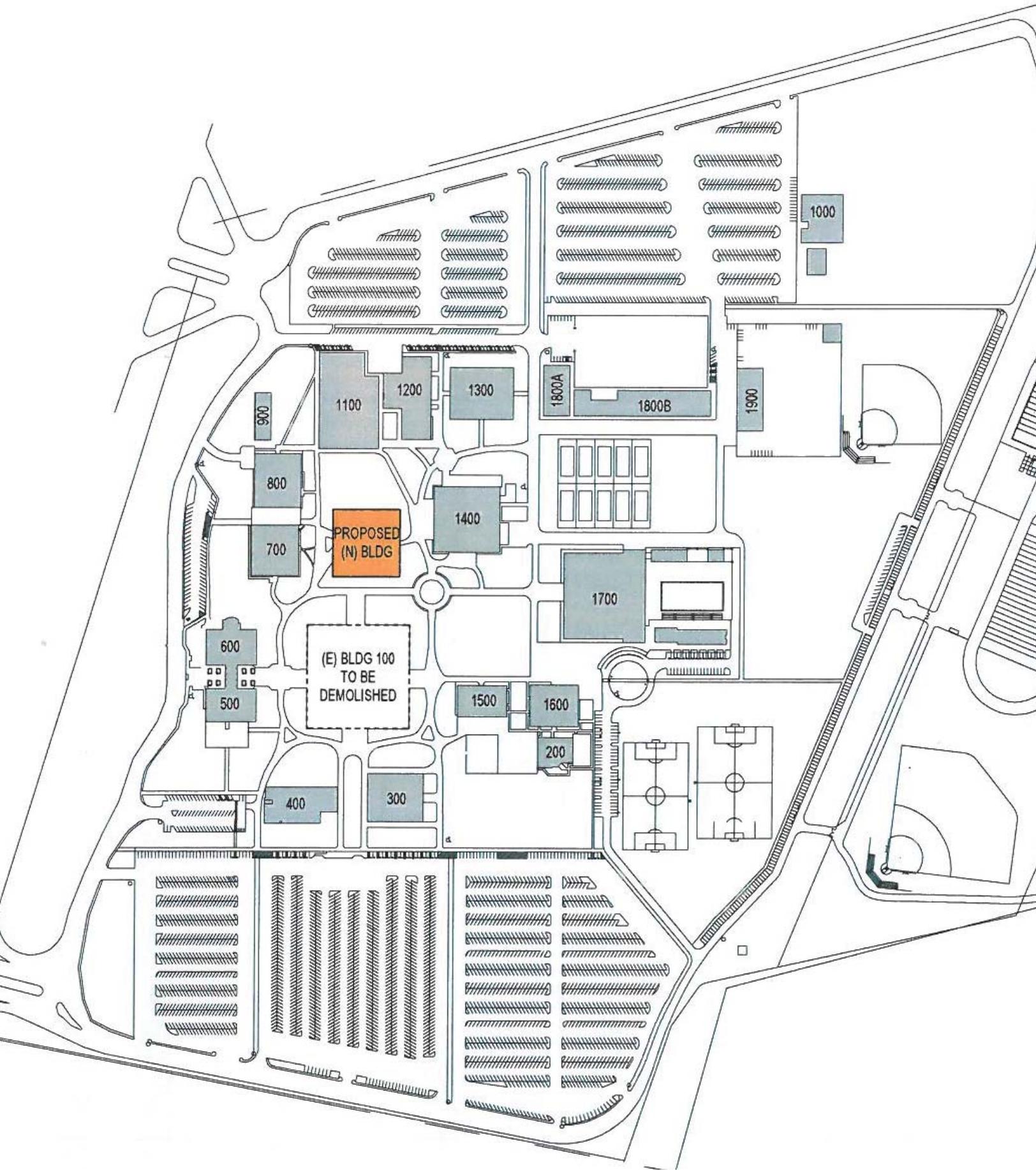
Space Program

September 7, 2017

JCAF 31 Description	Qty	NSF Each	Total NSF
LIBRARY/LRC ADMINISTRATION			
Library/LRC Administrative Offices	2	135	270
LRC Faculty Offices	5	120	600
Library/LRC Staff Work Area	3	80	240
Support/Archive/Processing	1	3,949	3,949
LIBRARY/LRC SERVICE AREAS			
Study/Reading/Stacks/Display	1	15,385	15,385
Bibliographic Instructional Lab	1	1,425	1,425
Bibliographic Instructional Lab Service	1	95	95
Group Study Rooms	6	120	720
Quiet Study Area	1	900	900
Teaching and Learning Center	1	459	459
Reference Desk	1	208	208
Reference Stacks	1	600	600
Reference Electronic Carrels	1	732	732
Circulation Desk/Service	1	580	580
Electronic Checkout Stations	1	100	100
Shared Electronic Commons	1	2,032	2,032
Electronic Printing Stations	1	200	200
IT CENTER			
Technology Services Director	1	120	120
Technology Services Manager	1	110	110
T.S. Programmer/Analyst	4	100	400
Web Designer	1	140	140
Network Technicians	3	100	300
Customer Support Technician	1	100	100
Technology Services Walk-up Counter	1	212	212
Data Network/Server Room	1	1,034	1,034
Network Support/Service	1	599	599
Media Services Support	1	321	321
STUDENT SUCCESS/TUTORING CENTER			
Tutoring Director Office	1	120	120
LRC Special Services Support	1	180	180
Learning Resources Special Services Staff	1	110	110
Tutoring Offices	7	70	490
Group Tutoring	1	242	242
Reading/Writing/ESL Study Room	1	2,726	2,726
Developmental Math Study	1	1,358	1,358

1 on 1 Tutoring Carrels	1	992	992
Electronic Tutoring Check In	1	202	202
Tutoring Processing	1	120	120
FACULTY			
Faculty Offices	2	100	200
Faculty Collaboration Room	1	626	626
Faculty/Staff Training Center	1	954	954
SUPPORT SPACES			
Staff Lounge	1	465	465
Meeting Room	1	1,145	1,145
TV STUDIO			
TV Studio	1	1,610	1,610
Control Room	1	460	460
Editing	1	227	227
Property Storage/Preparation	1	381	381
<hr/>			
Assignable Square Feet			44,439
Gross Square Feet Allowed			59,252

Note: the building will also include corridors, Lobby, restrooms, mechanical, electrical, data, custodial rooms, etc.





FAIRFIELD LONG RANGE SITE PLAN

Note: forms shown here are conceptual placeholders for the proposed facilities identified. Final form, size and programming for each project will be determined once those projects are funded.



GENERAL NOTES - PATH OF TRAVEL

- PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL BETWEEN 27" AND 80" ABOVE THE FLOOR (11B-307). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-301.
- P.O.T. SLOPES DO NOT EXCEED 1:20 EXCEPT AT SITE RAMP. RAMP SLOPES DO NOT EXCEED 1:12.
- VERIFY EXISTING OPENINGS IN GRATINGS. DO NOT EXCEED 1/2" IN DIRECTION OF TRAFFIC FLOW. IF EXISTING OPENINGS EXCEED THIS DIMENSION, GRATINGS MUST BE REPLACED. NEW GRATING OPENINGS MUST NOT EXCEED 1/2" IN DIRECTION OF TRAFFIC FLOW.
- THERE ARE NO GATES OR STEPS IN THIS PROJECT.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

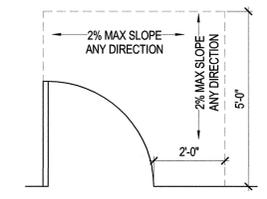
The POT identified in these construction documents is compliant with the current applicable California Building Code accessibility provisions for path of travel requirements for alterations, additions and structural repairs. As part of the design of this project, the POT was examined and any elements, components or portions of the POT that were determined to be noncompliant 1) have been identified and 2) the corrective work necessary to bring them into compliance has been included within the scope of this project's work through details, drawings and specifications incorporated into these construction documents. Any noncompliant elements, components or portions of the POT that will not be corrected by this project based on valuation threshold limitations or a finding of unreasonable hardship are so indicated in these construction documents. During construction, if POT items within the scope of the project represented as code compliant are found to be nonconforming beyond reasonable construction tolerances, they shall be brought into compliance with the CBC as a part of this project by means of a construction change document.

LEGEND

- POINT OF ACCESS, SEE 2/A043-1
- AREA OF WORK
- PATH OF TRAVEL, SEE NOTE ABOVE
- BUILDING SIDE YARD
- PROPERTY LINE
- FIRE ACCESS LANE
- SIGNAGE, SEE CIVIL DRAWINGS
- PARKING COUNT, BY ROW, SEE A042-1 FOR TOTALS
- EXISTING BUILDING TO REMAIN
- NEW BUILDING PER INCREMENT 2
- NEW CANOPY PER INCREMENT 2
- NEW DECOMPOSED GRANITE, PER 1/L102-1
- NEW CONC PAVING PER C301-1
- NEW GRASSCRETE

KEYNOTES - SITE PLAN

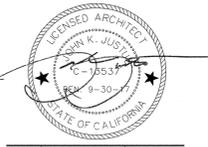
- | # | DESCRIPTION |
|---|---|
| 1 | (E) LIGHT FIXTURE TO REMAIN |
| 2 | (E) LIGHT RELOCATED, (TYP OF 6). SEE E102-2 |
| 3 | EMERGENCY KEY BOX, RECESSED MOUNTED PART OF INCREMENT 2 |
| 4 | FLAGPOLE, SEE LANDSCAPE DRAWING FOR LOCATION AND 7/L102-1 FOR FOOTING |
| 5 | CONCRETE SEAT WALL TYP, SEE 4/L102-1 |
| 6 | NEW BIO-RETENTION AREA PER C401-1 AND 10/C701-1, (TYP OF 3) |
| 7 | UNAUTHORIZED PARKING SIGN PER 4/C802-1 |
| 8 | RELOCATED CLOCK TOWER AND TIME CAPSULE. SEE DETAIL 6/A044-1 FOR FOOTING DETAIL. |
| 9 | NEW LIGHT POLE, (TYP OF 3). SEE E102-2 |



2 LEVEL LANDING
1/2" = 1'-0"

**SOLANO
COMMUNITY
COLLEGE
DISTRICT**

FAIRFIELD SCIENCE
BUILDING 2700
4000 SUISSUN VALLEY ROAD
FAIRFIELD, CA 94534



NO	DESCRIPTION	DATE

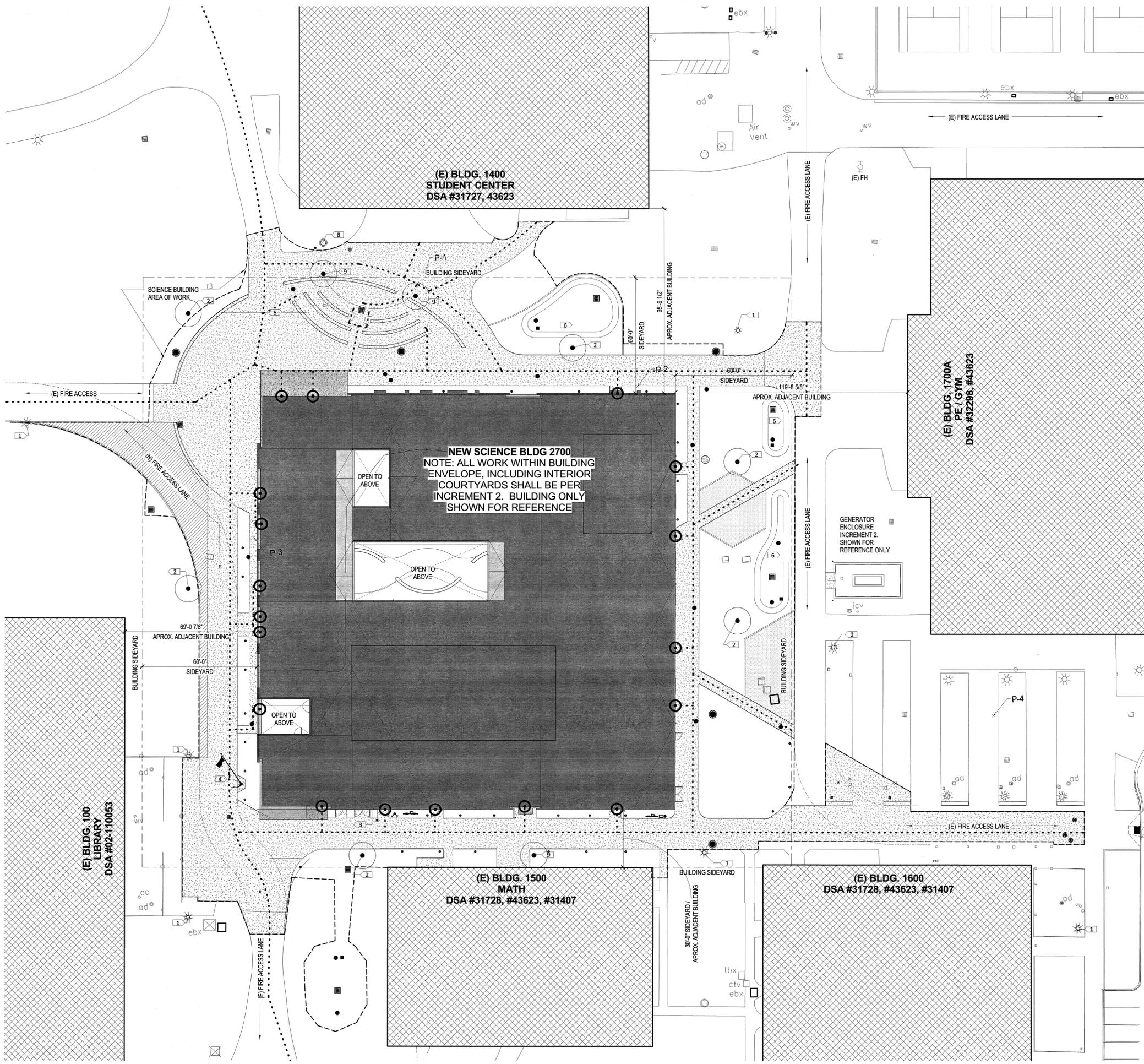
HGA NO: 3850-002-00

**ARCHITECTURAL
ENLARGED SITE
PLAN**

DATE: July 12, 2017
CONSTRUCTION DOCUMENTS

A043-1

INCREMENT 1



(E) BLDG. 1400
STUDENT CENTER
DSA #31727, 43623

(E) BLDG. 1700A
PE / GYM
DSA #32298, #43623

NEW SCIENCE BLDG 2700
NOTE: ALL WORK WITHIN BUILDING
ENVELOPE, INCLUDING INTERIOR
COURTYARDS SHALL BE PER
INCREMENT 2. BUILDING ONLY
SHOWN FOR REFERENCE

(E) BLDG. 1500
MATH
DSA #31728, #43623, #31407

(E) BLDG. 1600
DSA #31728, #43623, #31407

(E) BLDG. 100
LIBRARY
DSA #02-110053

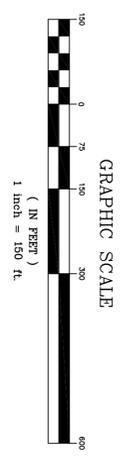
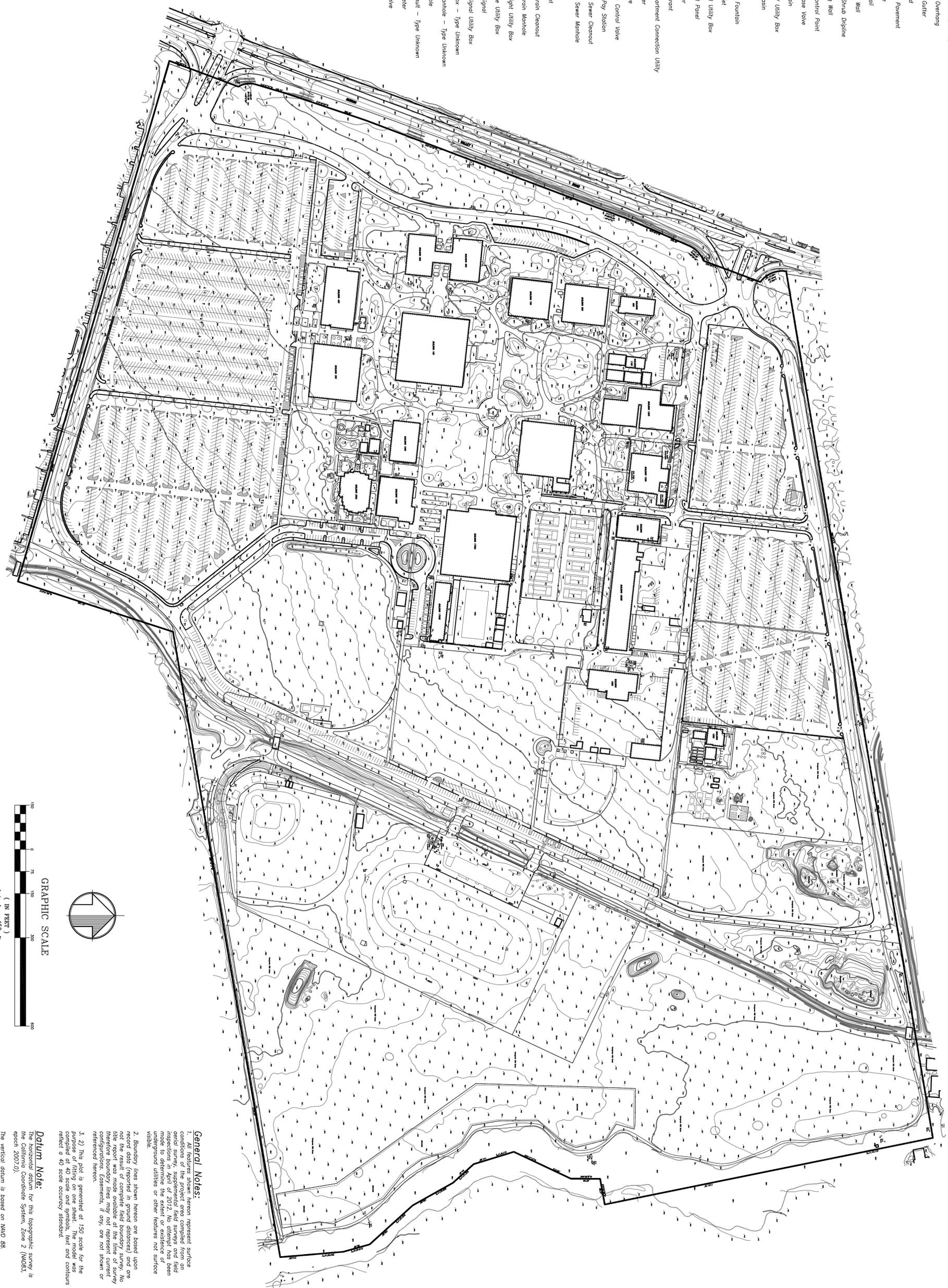
1 ENLARGED SITE PLAN
1" = 20'-0"

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT

02 - 115858
AC JUL 19 2017

Legend

	Boundary Line (Record)
	Building Overhang
	Curb & Gutter
	Driv Road
	Edge of Pavement
	Fence/Line
	Guard Rail
	Masonry Wall
	Tree / Shrub Outline
	Retaining Wall
	Aerial Control Point
	Air Release Valve
	Area Drain
	Cable TV Utility Box
	Catch Basin
	Cleanout
	Drinking Fountain
	Drain Inlet
	Electrical Utility Box
	Electrical Panel
	Electrolier
	Fire Hydrant
	Fire Department Connection Utility
	Gas Meter
	Gas Valve
	Irrigation Control Valve
	Parking Bay Station
	Sanitary Sewer Cleanout
	Sanitary Sewer Manhole
	Sign
	Site Light
	Storm Drain Cleanout
	Storm Drain Manhole
	Street Light Utility Box
	Telephone Utility Box
	Traffic Signal Utility Box
	Utility Box - Type Unknown
	Utility Manhole - Type Unknown
	Utility Pole
	Utility Vault - Type Unknown
	Water Meter
	Water Valve



General Notes:

1. All features shown herein represent surface conditions of the project area compiled from an aerial survey, supplemental field surveys and field measurements. The extent of features shown herein includes the extent of all features shown on the plan and any other features not shown or referenced herein.
2. Boundary lines shown herein are based upon record data (verified in ground distance) and are not the result of complete field boundary survey. No title report was made available at the time of survey therefore boundary lines may not represent current configurations. Easements, if any, are not shown or referenced herein.
3. 2) This plot is generated at 150 scale for the purpose of fitting on one sheet. The model was compiled at 40 scale and symbols, text and contours reflect a 40 scale accuracy standard.

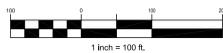
Datum Note:

The horizontal datum for this topographic survey is the California Coordinate System, Zone 2 (NAD83, epoch 2007.0).
The vertical datum is based on MVD 88.

<p>TOPOGRAPHIC SURVEY SOLANO COMMUNITY COLLEGE FAIRFIELD CAMPUS FAIRFIELD, SOLANO COUNTY, CALIFORNIA</p>		 Land Surveying • Mapping • Planning 1505 W. Texas Street PH (707) 425-6234 Fairfield, CA 94533 FAX (707) 425-1969		<p>APPROVED _____ DATE _____</p>	<p>REV. _____ DATE _____ DESCRIPTION _____</p>	<p>BY _____</p>	
DATE	April 20, 2012	SCALE	1" = 150'	DRAWN	C. Owens	CHECKED	
JOB NO.	512014.1	SHEET NO.	1	OF	1		



Graphic Scale (in feet)



LEGEND

- AIR
- CABLE TELEVISION
- COLD WATER SUPPLY/RETURN
- COMMUNICATIONS
- ELECTRIC
- FIRE ALARM
- GAS
- HOT WATER SUPPLY/RETURN
- IRRIGATION
- LIGHTING
- SANITARY SEWER
- STORM DRAIN
- TRAFFIC/SIGNAL
- WATER

Rev	Date	Description	Designed	Drawn	Checked

CSW ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court tel: 415.883.9850
 Novato, CA 94949 fax: 415.883.9835
 http://www.cswst2.com © 2017

City	FAIRFIELD
County	SOLANO
State	California

SOLANO COMMUNITY COLLEGE - FAIRFIELD CAMPUS
EXISTING UTILITIES
 SCCD

Prepared Under the Direction of:

Sheet	U 1
Scale:	1" = 100'
Date:	08/29/2017
Project Number:	4116402
Plan File:	

P:\04116402\DWG\04116402-SCCD-EXISTING UTILITIES.dwg 08/29/2017 11:22 AM sdr 11