



AGENDA

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Thursday, July 17, 2025
5:00 PM

NOTICE: *The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To view or participate this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://ci-seaside-ca-us.zoom.us/j/81936832059>
WEBINAR ID: 819 3683 2059
3. To listen or participate by phone: Please call (669) 900-9128
Enter the **WEBINAR ID:** 819 3683 2059 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #____" (insert the agenda item number relevant to your comment). Written comments must be received by 2:00 p.m. on the day of the meeting.

During the Meeting: When the Chair calls for public comment, members of the public participating in person and wishing to address the City Council may approach the podium when the Chair calls for public comment.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.

5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual participation in no way constitutes an endorsement of any person or group to display hateful conduct, including sending or posting hateful images, making violent threats, or targeting others with hateful or abusive speech. The City may remove any participant that violates its agreement or applicable policy with proper notice as outlined in the conditions of use/meeting access.

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor/Chair
David R. Pacheco	Mayor Pro Tem/Vice Chair
Alexis Garcia-Arrazola	Council/Agency Member
Rita Burks	Council/Agency Member
Alex Miller	Council/Agency Member

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

6. PUBLIC AGENCY COMMUNICATIONS

This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.

A. SEASIDE CITY NEWS BROADCAST OF UPCOMING CITYWIDE EVENTS AND COMMUNITY ANNOUNCEMENTS

7. CONSENT AGENDA

A. APPROVE AND FILE CITY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of February 8, 2025 - March 7, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period February 20, 2025 through March 6, 2025.

Total Accounts Payable and Payroll for the following periods is:
February 08, 2025 through February 21, 2025 = \$1,279,858.72
February 22, 2025 through March 07, 2025 = \$3,890,451.18

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of February 8, 2025 through March 7, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period February 20, 2025 through March 6, 2025. Total Accounts Payable and Payroll for the above referenced period is \$801.87.

C. APPROVE A PROCLAMATION DESIGNATING THE MONTH OF JULY 2025 AS PARKS AND RECREATION MONTH

RECOMMENDATION: Proclaim the month of July 2025 as Parks and Recreation Month in the City of Seaside.

D. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM SEASIDE RAIDERS CHEER PROGRAM TO HELP COVER THE COSTS ASSOCIATED WITH THEIR CHEER PROGRAM

RECOMMENDATION: Approve the request.

E. APPROVE THE ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT (ESCA) REPORT COVERING ACTIVITIES FROM APRIL THROUGH JUNE 2025 AS PRESENTED IN THE AGENDA PACKET

RECOMMENDATION: Approve the Environmental Services Cooperative Agreement (ESCA) report covering activities from April through June 2025 as presented in the agenda packet.

F. ADOPT A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH VOLER STRATEGIC ADVISORS FOR MEDIA RELATIONS FOR AN AMOUNT NOT TO EXCEED \$8,000 A MONTH FROM JULY 2025 THROUGH DECEMBER 2025

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute an agreement with Voler Strategic Advisors for media relations.

G. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH PERSPECS IN AN AMOUNT NOT TO EXCEED \$200,000.00 TO PROVIDE BUILDING AND SAFETY SERVICES TO THE BUILDING AND CODE ENFORCEMENT DEPARTMENT

RECOMMENDATION: Adopt the resolution and authorize the City Manager to sign a contract with Perspecs.

H. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES AGREEMENTS IN THE AMOUNT OF \$500,000.00 EACH FOR ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES FOR PROJECTS TO (1) G7EI INC; (2) MONTEREY BAY ENGINEERS, INC.; (3) WALLACE GROUP; AND (4) WHITSON AND ASSOCIATES, INC.

RECOMMENDATION: Adopt the resolution.

I. APPROVE UPDATING THE 2025/26 FEE SCHEDULE TO INCLUDE MISCELLANEOUS BUILDING AND STRUCTURAL FEES

RECOMMENDATION: Approve the proposed updates to the Master Fee Schedule.

8. PUBLIC HEARING

A. ADOPT AN ORDINANCE TO AMEND TITLES 5 AND 17 OF THE SEASIDE MUNICIPAL CODE TO ESTABLISH SECURITY REQUIREMENTS, OPERATING STANDARDS, AND ZONING REQUIREMENTS FOR THE STORAGE OR SALE OF FIREARMS AND AMMUNITION. THE PROPOSED ORDINANCE IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES. (FIRST READING - ROLL CALL VOTE)

RECOMMENDATION: Introduce the ordinance, waive the full reading and read by title only, and set the ordinance for adoption at the next regular meeting.

9. BUSINESS ITEMS

A. APPROVE THE SEASIDE STARS AD-HOC COMMITTEE RECOMMENDATIONS FOR THE FOUR RECIPIENTS AND, AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACTS WITH FMG CUSTOM CONCRETE

RECOMMENDATION: Review and approve the Seaside Stars Ad-Hoc Committee recommendations for the 2025 recipients of the stars, and staff recommendations for installation, and authorize the City Manager to execute the contracts with FMG Custom Concrete.

B. ADOPT A RESOLUTION TO MODIFY THE CITY'S WATER ALLOCATION TABLES TO ALLOCATE 1.292 ACRE FEET PER YEAR TO THE CITY'S UNALLOCATED RESERVE AND TO ALLOCATE UP TO 0.725 ACRE-FEET PER YEAR FROM THE UNALLOCATED RESERVE TO 1020 AUTO CENTER PARKWAY TO SUPPORT A NEW DISTRIBUTION CENTER FOR MEALS ON WHEELS. THIS ACTION IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION: Adopt the attached Resolution.

C. APPROVE A FEE WAIVER FROM CENTRAL COAST BOMBERS FOR THE USE OF SOPER FIELD, METZ FIELD AND CUTINO FIELD FROM AUGUST 4, 2025 TO OCTOBER 31, 2025, IN THE AMOUNT OF \$10,933.00

RECOMMENDATION: Approve the fee waiver request from Central Coast Bombers.

D. ADOPT A RESOLUTION AWARDDING A CONSTRUCTION CONTRACT TO AMERICAN INTEGRATED RESOURCES FOR THE FORT ORD MILITARY

RESERVATION PROPERTY DEMOLITION PROJECT PHASE 1B (RE-BID) IN AN AMOUNT NOT TO EXCEED \$2,585,707.95

RECOMMENDATION: Adopt a resolution:

1. Approving the Plans, Specifications, and CEQA finding for the Fort Ord Military Reservation Property Deconstruction and Demolition Project - Phase 1B (Re-Bid);
2. Rejecting all bid protests;
3. Awarding a construction agreement to American Integrated Resources for an amount not-to-exceed \$2,585,707.95;
4. Establishing a 15% construction contingency in the amount of \$387,856.20, for a total project construction amount not-to-exceed of \$2,973,564.15; and,
5. Authorizing the City Manager to execute the construction agreement, and approve any amendments, extensions, and change orders until completion of the project in accordance with the plans and specifications up to the total project construction amount.

10. COUNCIL MEMBER REQUESTS

A. NEW COUNCIL MEMBER REQUESTS

B. FOLLOW UP ON PREVIOUS REQUESTS

11. CITY ATTORNEY, CITY MANAGER, CITY COUNCIL AND MAYOR COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community and report on committee assignments.

12. CLOSED SESSION

Pursuant to Government Code Section 54956 et seq., the City Council and Successor Agency to Redevelopment Agency may adjourn to a Closed Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City Attorney. Public comments on these items are taken after being read by the City Attorney. For the public record, please state your name.

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE 54957

Title: City Attorney and City Manager

B. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: The Property Commonly Referred to As Campus Town (Property bounded by Highway 1/1st Avenue, 7th Avenue, Lightfighter/Colonel Durham

Street, and Gigling)

Agency Negotiation: City Manager, et al.

Negotiating Parties: City of Seaside and KB Bakewell Seaside Venture II

Under Negotiation: Price, terms of payment or both

C. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE 54956.9 (D)(2)

Two matters of potential litigation

13. ADJOURNMENT

This meeting will be adjourned in the memory and honor of
Thomas Mancini and Helena Lum

Next Regularly Scheduled Meeting:
August 7, 2025
5:00 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



CITY OF SEASIDE STAFF REPORT

Item No.: 7.A.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Corryn Bennett, Accountant II

DATE: July 17, 2025

SUBJECT: APPROVE AND FILE CITY CHECKS

RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of February 8, 2025 - March 7, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period February 20, 2025 through March 6, 2025.

Total Accounts Payable and Payroll for the following periods is:
February 08, 2025 through February 21, 2025 = \$1,279,858.72
February 22, 2025 through March 07, 2025 = \$3,890,451.18

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting, the Council is provided a listing of the payroll and general checks issued since the last report so that the checks can be inspected and confirmed. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoices have been reviewed by the Finance Department prior to payment to ensure that they conform to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000.00 are as follows:

- \$16,190.04 to CALIFORNIA-AMERICAN WATER for Multiple City water accounts under Cal-Am Water 12/26/24-01/21/25. Service addresses include city buildings, parks, fire hydrants, irrigation stations, and city affordable housing.
- \$20,589.93 to CALIFORNIA-AMERICAN WATER for Multiple City water accounts under Cal-Am Water 01/22/25-02/20/25. Service addresses include city buildings, parks, fire hydrants, irrigation stations, and city affordable housing.
- \$15,034.31 to COMMERCIAL TRUCK CO. for Payment for repair services for 2013 Vector Sewage truck.
- \$10,616.25 to PARAMETRIX, INC. for Professional developing services through January 31, 2025: San Pablo traffic calming services.
- \$694,243.68 to COASTAL PAVING & EXCAVATING, INC. for Pavement Rehabilitation Project professional rehabilitation services on various streets through January 2025.
- \$11,499.30 to BPS TACTICAL, INC. for Purchase of tactical vests for the Police Department.
- \$13,800.00 to JACOB GREEN & ASSOCIATES, INC. for January 2025 Emergency Management Consulting
- \$30,440.02 to GEOSYNTEC CONSULTANTS, INC. for Professional environmental consulting services for the periods of November 2024 and January 2025.
- \$70,752.68 to HONEYWELL INTERNATIONAL INC. for Purchase and installation of emergency alert system software and hardware for Fire Station 1.
- \$15,000.00 to A.M. UNLIMITED LLC for Professional Strategic Planning facilitation services for the strategic planning meeting held on February 21, 2025.
- \$12,967.50 to HOPE SERVICES for Maintenance services for the period of January 2025.
- \$29,250.00 to MONTEREY COUNTY for Payment for Campus Town tax clearance letters.
- \$12,863.60 to KUTAK ROCK LLP for Professional legal services for City Successor LRA for the periods of Sept-Dec 2024.
- \$46,345.85 to MONTEREY CO. SHERIFF-CORONER for Criminal Justice Information System for October 1, 2024 through December 31, 2024.
- \$13,406.67 to WALLACE GROUP for Invoices for projects: Bike Safe Grates project prof svcs through Dec 2024, and SSMP Audit prof svcs through Oct 2024.
- \$22,318.91 to WALLACE GROUP for December 2024 invoice for Campus Town prof svcs; January 2025 Invoices for projects: Campus Town Water Augmentation, SSMP Audit & Updates prof svcs.
- \$71,504.70 to PACIFIC GAS & ELECTRIC for Collective accts for street lights, highway lighting, park lights and city office buildings. Service for the statement period of January 2025.
- \$75,202.81 to PACIFIC GAS & ELECTRIC for Collective accts for street lights, highway lighting, park lights and city office buildings. Service for the statement period of February 2025.
- \$59,542.72 to U.S. BANK-CALCARD for City of Seaside purchase card

transactions for the billing period of January 2025.

- \$15,000.00 to VILLAGE PROJECT INC. for Community Social Services Grant Reimbursement/ Billing Cycle: January 1, 2025 through March 31, 2025.
- \$12,705.22 to MARINA COAST WATER DISTRICT for Recycled water meter services for the period of January 2025.
- \$742,910.36 to MONTEREY PENINSULA ENGINEERING for Professional construction services for the Storm Drain Grate project through Dec 2024, Lincoln-Cunningham arterial trails project through Jan 2025, and Broadway Emergency Main Repair.
- \$12,071.49 to VERIZON WIRELESS for Purchase of (7) iPads for Fire Department Command.
- \$45,600.68 to CALIFORNIA PREMIER RESTORATION for Emergency clean-up services for flooded Police Department.
- \$48,921.39 to CALIFORNIA PREMIER RESTORATION for Emergency clean-up services for City Hall from flood in Police Department.
- \$57,725.84 to KIMLEY-HORN AND ASSOCIATES, INC. for Professional services for the Broadway Streets Corridor project for the period of December 2024.
- \$24,500.00 to KIMLEY-HORN AND ASSOCIATES, INC. for Professional services to assist in developing a RAISE application for the period of January 2025.
- \$46,526.49 to KIMLEY-HORN AND ASSOCIATES, INC. for Professional services for the Broadway Streets Corridor project for the period of January 2025.
- \$12,051.00 to SVI HEALDSBURG, LLC for Payment for lodging for (2) Police Officer trainings from 02/23/25-03/28/25.
- \$10,978.80 to STURDY OIL COMPANY for 1,500 gallons of regular gas (ethanol) and 1,250 gallons of clear diesel delivered to the public works department on 02/12/2025.
- \$12,001.03 to STURDY OIL COMPANY for 1,930 gallons of regular gas (ethanol) and 698 gallons of clear diesel delivered to the public works department on 02/12/2025.
- \$22,660.14 to ENTERPRISE FM TRUST for Monthly payment for (21) leased City vehicles for the period of February 2025.
- \$10,164.80 to RRM DESIGN GROUP for Professional architectural and engineering services for the Fire Station 2 project and Fire Station 1 kitchen remodel for the periods of Oct 2024-Jan 2025.

The Net Payroll and Payroll benefits total was \$2,546,809.72.

The remaining checks, totaling \$308,052.98, include payments to vendors for operating expenditures.

The check report is available on the City's website here:

<https://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

STRATEGIC PRIORITY

1

ATTACHMENTS

None

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager



CITY OF SEASIDE STAFF REPORT

Item No.: 7.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Greg McDanel, City Manager

BY: Corryn Bennett, Accountant II

DATE: July 17, 2025

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of February 8, 2025 through March 7, 2025, including the payroll and benefits checks, direct deposits, and wired payments related to the pay period February 20, 2025 through March 6, 2025. Total Accounts Payable and Payroll for the above referenced period is \$801.87.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting, the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000 are as follows:

- No checks exceeded \$10,000.

The Checks report is available on the City's website here:

<https://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

STRATEGIC PRIORITY

1

ATTACHMENTS

None

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.C.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Dan Meewis, Assistant City Manager

DATE: July 17, 2025

**SUBJECT: APPROVE A PROCLAMATION DESIGNATING THE MONTH OF
JULY 2025 AS PARKS AND RECREATION MONTH**

RECOMMENDATION

Proclaim the month of July 2025 as Parks and Recreation Month in the City of Seaside.

BACKGROUND

The request is to accept the proclamation designating July 2025 as Parks and Recreation Month. This has been a reoccurring proclamation since 2018.

FISCAL IMPACT

No fiscal impact

STRATEGIC PRIORITY

Diverse and Inclusive Community, Community Safety & Quality of Life

ATTACHMENTS

1. Parks and Recreation Month 2025
-

Reviewed for Submission to the City Council by:

A handwritten signature in black ink, appearing to read "GMP", is written below the text "Reviewed for Submission to the City Council by:".

Greg McDanel, City Manager

City of Seaside PROCLAMATION



Parks and Recreation Month July 2025

WHEREAS, *Parks and Recreation makes lives and communities better now and in the future; and*

WHEREAS, *it is established through statewide public opinion research, 98% of California households visit a local park at least once a year; two in three households visit a park once a month; 50% of households participate in an organized recreation program; and most park use is with family and friends; and*

WHEREAS, *residents value recreation as it provides positive alternatives for children and youth to reduce crime and mischief especially during non-school hours; it promotes the arts, it increases social connections; aids in therapy; and promotes lifelong learning; and*

WHEREAS, *residents value their parks for access to outdoor spaces for children and adults to play and be active; exercise and group sports; and*

WHEREAS, *parks provide access to the serenity and the inspiration of nature and outdoor spaces as well as preserve and protect the historic, natural and cultural resources in our community; and*

WHEREAS, *the residents of the City of Seaside including children, youth, families, adults, seniors, businesses, community organizations, and visitors benefit from the wide range of parks, trails, open space, sports fields, tennis courts, facilities and programs including Soper Field, Cutino Park, Patchetti Park, Laguna Grande Park & Robert's Lake Eco-Recreation Station provided by the City of Seaside; and*

WHEREAS, *the City Council urges all its residents to recognize that parks and recreation enriches the lives of its residents and visitors as well as adding value to the community's homes and neighborhoods; and*

WHEREAS, *July is celebrated across the nation as Parks and Recreation Month.*

NOW THEREFORE, BE IT PROCLAIMED, *that I, The Honorable Ian N. Oglesby, Mayor of the City of Seaside, on behalf of the City Council, do hereby proclaim July 2025, as "**Parks and Recreation Month**" and in doing so, urges all its citizens to use and enjoy its parks, trails, open space, facilities, and recreation opportunities.*

Ian N. Oglesby, Mayor

July 17, 2025



CITY OF SEASIDE STAFF REPORT

Item No.: 7.D.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Dan Meewis, Assistant City Manager
Kee Hyon Higgins, Recreation Supervisor

DATE: July 17, 2025

SUBJECT: APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM SEASIDE RAIDERS CHEER PROGRAM TO HELP COVER THE COSTS ASSOCIATED WITH THEIR CHEER PROGRAM

RECOMMENDATION

Approve the request.

BACKGROUND

The Seaside Raiders Youth Cheer Program is requesting a \$3,000.00 donation from the Mayor's Youth Fund to help cover the costs associated with their Cheer Program, which range from safety equipment, attending camps & clinics, practice gear, field equipment, and other operational expenses. Cheerleading is a team sport where you learn to work well with your teammates. Athletes learn to help their teammates by supporting them mentally and physically. They learn to trust their teammates and that working together as a group is important for safety and success. Learning to work together as a group is an important skill that will stay with them into adulthood. The Seaside Raiders cheer program also provides the foundational skills of the sport, so the athletes can be better prepared for when they get to higher levels, such as: travel programs, high school teams and college cheer programs.

The Seaside Raiders have had thousands of youth participate in their programs throughout the years. Each individual is taught discipline, responsibility, leadership, sportsmanship, and respect. They provide a positive and safe experience that goes beyond what most of the participants get at school and sometimes at home. The leadership team of the Seaside Raiders encourage recycling at all times. In the past,

they collected and saved all the recyclables after each game and practice, and then gave them to families in need who use the funds that they get from recycling for household expenses.

Based on the information provided, staff have determined that the application meets the requirements of the Mayor's Youth Fund Policy. The Seaside Raiders Cheer Program received their last donation at the August 18, 2022, City Council meeting. They submitted their 2022 Mayor's Youth Fund Closing Report within the 60-day time frame.

FISCAL IMPACT

This request would be funded by a donation from the Green Waste Recovery's donation to the Mayor's Youth Fund. The current balance of the Mayor's Youth Fund account (601-2106) is \$4,364.61. If the City Council approves this request, the balance will decrease to \$1,364.61. This is for fiscal year 2025/26.

STRATEGIC PRIORITY

Diverse and Inclusive Community

ATTACHMENTS

1. MYF - Seaside Raiders Cheer Program- 2025
2. Seaside Raiders - 501(c)(3)
3. Mayor's Youth Fund Closing Report - Seaside Raiders Cheer 2022

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

Terry Navarro - Online Form Submittal: Mayor Youth's Contribution Request

From: <noreply@civicplus.com>
To: <cityclerk@ci.seaside.ca.us>, <dmeewis@ci.seaside.ca.us>, <tnavarro@ci.s...
Date: 6/19/2025 11:08 AM
Subject: Online Form Submittal: Mayor Youth's Contribution Request

Mayor Youth's Contribution Request

Purpose

The Mayor's Youth Fund was created to provide supplemental financial assistance to students and non-profit groups that provide services to improve the lives of young people living in the City of Seaside. A policy has been developed to standardize the evaluation of contribution requests and ensure that the funds are used appropriately to serve the City's youth.

Eligible Applications

Contributions will only be made to, or on behalf of, students or organized groups, such as schools and non-profit organizations based in Seaside and/or serving a majority of Seaside residents (50%) that are 18 years old or younger or enrolled in high school. Faith based organizations may apply for contributions from the Mayor's Youth Fund if the funding is not used to support religious activities such as: Religious instruction, Sunday School, and Worship. In addition, activities funded by the Mayor's Youth Fund must be open to all persons without regard to their religious affiliation.

Submittal of Contribution Requests

In order to request a contribution, the following information must be provided in writing:

- *Name of the organization, person(s) benefiting, proposed use of the funds, total amount needed or fundraising goal.*
- *Description of other methods being used to raise funds and/or other contributors.*
- *An explanation of how the group, activity, or event will benefit Seaside youth.*
- *Written description of how the use of the funds will be specifically used for youth group activities/events and has a nexus to the goals related to recycle, cleanup, and "green" sustainability to ensure a healthy environment.*

- *How this request will provide a municipal benefit (ie., benefit the community).*

- *Proof of non-profit organization status (not a taxpayer's I.D number) and a current W-9 form.*

Evaluation Process & Criteria

Contributions can only be made if approved by the City Council. Funding requests will be evaluated based on their consistency with this policy, including the following criteria.

- *Scholastic, athletic, music, environmental and art activities will be considered for funding based on the quality of the proposed activity.*

- *Evidence of activities/events related to "reduce, reuse and recycle" to ensure a healthy environment.*

- *Contributions requests will be accepted from individuals and can be made to an organization on behalf of an individual member or student.*

- *Contributions are only paid to organizations, such as non-profit groups and schools.*

- *Contributions are intended to fund actual costs related to an event or activity. (Please see "Payment Process" information provided in the following area.)*

- *Contributions from the Mayor's Youth Fund are not intended to be the sole source of funds for an organization or program and will only be made to supplement other fundraising activities.*

- *How this request will provide a municipal benefit (ie., benefit the community).*

Contribution Limits

In order to equitably distribute funds available in the Mayor's Youth Fund, the following contribution guidelines have been developed, although all contributions are subject to the discretion of the City Council. In addition, funding will be limited to one contribution per year (every 12 months).

- *Individuals - 25% of the total cost of the activity (not to exceed \$1,000)*

- Groups up to 20 people - up to \$1,500

- Groups of 21 or more people - up to \$3,000

Payment Process

If a contribution is approved by the City Council, payment will be made to the authorized organization or directly to the vendor selected by the authorized organization after submittal of a receipt or the presentation of actual invoices. No funding can go directly to an individual. This process is required in order to provide documentation required to meet municipal auditing standards.

Funding Requirements

Funding is limited to one contribution per year (every 12 months). The Mayor's Youth Fund Closing Report Form must be submitted to staff at least 60 days upon completion of the event, activity or program. Applicants that do not furnish the form may not apply for funds for the following year. A representative from the organization is required to be at the Council meeting for their application to be heard. If no representative is present then the agenda item will be postponed to another City Council meeting upon notification by the applicant. Incomplete applications will not be forwarded for Council consideration; applications not answering the question related to reduce, reuse or recycle are considered incomplete.

Individual Requests

Please attach an itemized list of all expenses. Amount of donation may not exceed 25% of the total cost of the activity and not exceed \$1,000. Applications that are incomplete will be returned.

Name of Organization	Seaside Raiders Cheer Teams
Name	Candice
Email Address	Vega
Address	863 grove street
City	monterey
State	CA
Zip Code	93940
Phone Number	8316011223
Additional Phone Number	Field not completed.
Percentage of Residents or Students of Seaside	75%

Number of Participants	65
Ages of Participants	5-13
Criteria	
Applicants must meet at least one of the following criteria to be eligible for funding. Please select one or more from the following list:	Athletic
Are you funding a reward for one of these activities?	No
Description of event, activity or program funding pertains to:	I hope this message finds you well. I'm reaching out on behalf of the Seaside Raiders Cheer Teams to invite you to become a valued community sponsor for our upcoming season. Youth sports play a vital role in promoting physical health, mental well-being, and positive social development in children. They help build confidence, discipline, teamwork, and resilience—skills that last a lifetime. Investing in youth athletics means investing in healthier, stronger communities for the future. We are currently seeking sponsors who believe in empowering youth through sports—especially young boys and girls who thrive when given the opportunity to grow in confidence, leadership, and teamwork. We're asking for your sponsorship grant of \$3,000 of our \$15,000 which will directly support the girls in: • Covering equipment • Attending camps & clinics • Reducing financial barriers for families in need • Safety Equipment • Practice Gear • Weekly practices and choreography sessions • Practice and field equipment Importantly, your donation is 100% tax deductible Tax ID 82-2225417, making it not only a meaningful investment in our local youth but also a smart option for community giving. Your sponsorship sends a clear message—that these boys and girls, their efforts, and their dreams matter. With community support like yours, we can continue building a strong, inclusive program that uplifts and inspires. Thank you for considering this opportunity. I'd be happy to answer any questions or meet to discuss further. Attached is also other sponsorship opportunities for you to graciously consider.

With sincere gratitude,
Candice Vega
Seaside Raiders Board Member | Fundraising Chairperson
831.601.1223

Attach Additional Information as Necessary [Mayors Youth Grant.png](#)

Description of how the funds will be specifically used for youth groups activities/events and has a nexus to the goals of recycling, cleanup and "green" sustainability to insure a healthy environment:

The Seaside Raiders Cheer program serves girls ages 5–13 by providing a structured, supportive environment focused on athletic skill-building, teamwork, and personal growth. Through weekly practices, choreography sessions, camps, and community involvement, the program promotes not only physical and mental well-being but also civic responsibility and environmental awareness. Funding will help ensure access to proper equipment, safety gear, and enrichment opportunities while integrating sustainability-focused initiatives such as local cleanup events, recycling education, and the use of eco-conscious team supplies. This well-rounded approach supports both the development of our youth and the health of our community.

What other fundraising activities are you participating in to fund your event, program or activity and what other funding sources will supplement your request?

In addition to this funding request, the Seaside Raiders Cheer Teams and their families actively fundraise year-round to support the costs of equipment, clinics, choreography, safety gear, and team development. Our fundraising efforts include community events, pop up shop sales, and team apparel sales. These activities help reduce financial barriers for local families and ensure every child has the opportunity to participate, regardless of income.

We also engage the athletes directly in community service projects where they volunteer in exchange for donations. These opportunities not only support our financial needs but also teach our youth the importance of giving back. By working in the community—through cleanups, event assistance, and outreach—they learn that when you support your community, it supports you in return. For example we have been in contact with the Big Sur Marathon for 2026 to volunteer for a donation back as our fundraising efforts go almost year round.

These combined efforts, along with our commitment to eco-friendly practices like using reusable gear and hosting cleanup days, reflect our dedication to both youth development and environmental stewardship.

Total Amount Requested: \$3000

Electronic Signature
Agreement

I agree.

Electronic Signature

Candice A Vega

Date

6/19/2025

Email not displaying correctly? [View it in your browser.](#)

Seaside Raiders

STRENGTH | SKILL | SPORTSMANSHIP BUILDING CHAMPIONS ON AND OFF THE FIELD

The Mayor's Youth Fund
C/O The Honorable Ian Oglesby
440 Harcourt Avenue
Seaside, CA 93955

Dear Mayor Oglesby,

I hope this message finds you well. I'm reaching out on behalf of the Seaside Raiders Cheer Teams to invite you to become a valued community sponsor for our upcoming season.

Youth sports play a vital role in promoting physical health, mental well-being, and positive social development in children. They help build confidence, discipline, teamwork, and resilience—skills that last a lifetime. Investing in youth athletics means investing in healthier, stronger communities for the future.

We are currently seeking sponsors who believe in empowering youth through sports—especially young boys and girls who thrive when given the opportunity to grow in confidence, leadership, and teamwork. We're asking for your sponsorship of \$3,000 which will directly support the girls in:

- Covering equipment
- Attending camps & clinics
- Reducing financial barriers for families in need
- Safety Equipment
- Practice Gear
- Weekly practices and choreography sessions
- Practice and field equipment

Importantly, your donation is 100% tax deductible TAX ID 82-2225417, making it not only a meaningful investment in our local youth but also a smart option for community giving.

Your sponsorship sends a clear message—that these boys and girls, their efforts, and their dreams matter. With community support like yours, we can continue building a strong, inclusive program that uplifts and inspires.

Thank you for considering this opportunity. I'd be happy to answer any questions or meet to discuss further. Attached is also other sponsorship opportunities for you to graciously consider.

With sincere gratitude,

Candice Vega - Aliotti
Seaside Raiders Board Member | Fundraising Chairperson
831.601.1223

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 27 2017

SEASIDE RAIDERS YOUTH FOOTBALL
PO BOX 813.
SEASIDE, CA 93955-0000

Employer Identification Number:
82-2225417
DLN:
26053605002707
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
June 30, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

SEASIDE RAIDERS YOUTH FOOTBALL

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0540

Entity Status Letter

Date: 7/15/2021

ESL ID: 3128656965

Why You Received This Letter

According to our records, the following entity information is true and accurate as of the date of this letter.

Entity ID: 4042056

Entity Name: SEASIDE RAIDERS YOUTH FOOTBALL

- ☒ 1. The entity is in good standing with the Franchise Tax Board.
- ☐ 2. The entity is **not** in good standing with the Franchise Tax Board.
- ☐ 3. The entity is currently exempt from tax under Revenue and Taxation Code (R&TC) Section 23701 .
- ☐ 4. We do not have current information about the entity.
- ☐ 5. The entity was administratively dissolved/cancelled on _____ through the Franchise Tax Board Administrative Dissolution process.

Important Information

- This information does not necessarily reflect the entity's current legal or administrative status with any other agency of the state of California or other governmental agency or body.
- If the entity's powers, rights, and privileges were suspended or forfeited at any time in the past, or if the entity did business in California at a time when it was not qualified or not registered to do business in California, this information does not reflect the status or voidability of contracts made by the entity in California during the period the entity was suspended or forfeited (R&TC Sections 23304.1, 23304.5, 23305a, 23305.1).
- The entity certificate of revivor may have a time limitation or may limit the functions the revived entity can perform, or both (R&TC Section 23305b).

Connect With Us

Web: ftb.ca.gov

Phone: 800.852.5711 from 7 a.m. to 5 p.m. weekdays, except state holidays
916.845.6500 from outside the United States

TTY/TDD: 800.822.6268 for persons with hearing or speech impairments

MAYOR'S YOUTH FUND CLOSING REPORT *

Date Mayor's Youth Fund was approved by council: AUG 18, 2022

Name of Organization: SEASIDE YOUTH FOOTBALL & CHEER

Contact: CLAUDIA LINK WASHINGTON

Address: 1365 SKYVIEW DRIVE, SEASIDE, CA 93955

Email/Phone: claudialink@hotmail.com / 831-277-9091

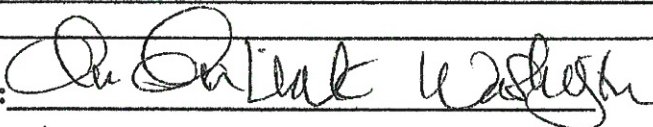
Amount of Donation Received: \$3000.00

What Items were purchased with Mayor's Youth Fund Donation:

HELMETS, TROPHIES

Please describe the activities and the date the group/individual participated in related to reduce, reuse and recycle? Please provide written description, brief City Council presentation, and/or photos.

WE PLACE RECYCLE BINS AT OUR EVENTS.

Signature: 

Date: NOV. 4, 2022

***This form is due 60 days upon receipt of funding by the applicant. Organizations that do not comply within the 60 day time period may not apply for funding for the following year.**



CITY OF SEASIDE STAFF REPORT

Item No.: 7.E.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Melissa Broadston, ESCA Program Manager

DATE: July 17, 2025

**SUBJECT: APPROVE THE ENVIRONMENTAL SERVICES COOPERATIVE
AGREEMENT (ESCA) REPORT COVERING ACTIVITIES FROM
APRIL THROUGH JUNE 2025**

RECOMMENDATION

Approve the Environmental Services Cooperative Agreement (ESCA) report covering activities from April through June 2025 as presented in the agenda packet.

BACKGROUND

BACKGROUND

The Fort Ord Reuse Authority (FORA) officially closed all operations on June 30, 2020. Prior to sunset, the City of Seaside and FORA entered into a Memorandum of Agreement nominating Seaside as FORA's Environmental Services Cooperative Agreement (ESCA) Successor-In-Interest (Successor). Seaside is now responsible to perform the remaining Long-Term Obligations (LTO) management responsibilities related to U.S. Army (Army) Munitions and Explosives of Concern (MEC) on ESCA property until June 30, 2028. A summary of the ESCA remediation program to date is provided below. A quarterly report is required to be prepared and submitted to the Army after review and acceptance by the City Council.

FORA ESCA Remediation Program Background:

In 2007, the Army and FORA entered into an agreement for Army-funded ESCA for the removal of the remnant MEC on 3,340 acres of the former Fort Ord. Under the ESCA terms, the Army awarded FORA approximately \$98 million to perform Comprehensive Environmental Response Compensation and Liability Act (CERCLA) MEC cleanup on those parcels. FORA also entered into the Administrative Order on Consent (AOC) with the United States Environmental Protection Agency (EPA) and California Department of

Toxic Substance Control (DTSC) (collectively referred to as regulatory agencies), defining FORA's contractual conditions to complete the Army remediation obligations for the "ESCA parcels." FORA received ESCA property ownership after EPA approval and gubernatorial concurrence under a Finding of Suitability for Early Transfer in 2009.

The ESCA properties received Records of Decision (ROD) documenting controls required to protect public health and safety and the Land Use Control Implementation Plan (LUCIP) / Operation and Maintenance Plan (OMP) implementation, operation and maintenance ROD controls tailored to individual site conditions and historic MEC use. The final ESCA LUCIP/OMP documents were accepted by the Army and Regulators in February 2019. These ESCA properties received the last EPA Remedial Action Completion letter in February 2019. The EPA issued a site-wide ESCA remedial completion certificate in April 2020.

Remedial Action Completion initiated the Army's long-term obligations on ESCA properties. To complete the ESCA and the AOC obligations, the Successor, Seaside, is required to complete a truncated series of tasks until the expiration on June 30, 2028, to include site investigation and monitoring, ensuring compliance with the land use controls for ESCA parcels by land-holding jurisdictions, mitigation, monitoring, reporting for any potential or found munitions and explosives of concern, and public information and outreach regarding land use. Should any instances of MEC occur, the contractors of Arcadis, Inc., Weston Solutions, Inc. and Westcliffe Engineers, Inc. will assist with providing LTO support services.

ESCA QUARTERLY UPDATE

Jurisdiction Coordination

ESCA property could not be transferred to the jurisdictions until Army deed modifications and issuance of the Army CERCLA Warranties/Deed Amendments were completed. The ESCA property Army CERCLA Warranty and Deed modification documents were recorded in Monterey County on June 26, 2020. The receiving jurisdictions signed and recorded these deeds and have final ownership of their ESCA properties.

There are a few, remaining property transfer tasks. Work continues to transfer the last two Economic Development Conveyance parcels from Army ownership to their designated recipients: Monterey-Salinas Transit Parcels L2.3 and L2.4.1. ESCA assisted the Army with the transfer of Parcel E20c.1 to the City of Seaside. This transfer was completed on May 21, 2025.

ESCA staff continue to host LTO Management, and Property, Planning, Police, and Property Manager quarterly meetings with all land-holding jurisdictions and the Army. These meetings discuss and review projects or other activities as outlined by the LUCIPs that are included on their properties. A quarterly meeting was held on May 7, 2025. ESCA provided "refresher" training and a site tour to representatives of California

State University Monterey Bay Monterey Peninsula Regional Park District on June 4, 2025.

ESCA submitted the revised, Final Construction Support Plan for the Seaside storm water infiltration system repair project. There were no comments. ESCA will provide the required After Action Report for the in-progress Monterey One Water pipeline Phase 4 project upon completion. ESCA worked with the Marina Coast Water District, Federal Highway Administration (Fort Ord Recreational Trail and Greenway project), Pacific Gas and Electric, and Monterey County to prepare the ESCA-required documentation to support their proposed intrusive work at their former Fort Ord ESCA properties.

Based on the history of the former Fort Ord as an Army base, munitions may be encountered during reuse of the property. ESCA outreach specific to the munitions safety awareness class at FortOrdSafety.com serves as an important resource to remind community members who might discover suspicious objects to follow the **3Rs of explosives safety – Recognize, Retreat, and Report**. ESCA is responsible for the maintenance and participant tracking for the English and Spanish version of the free online training class at Fort Ord Safety.com. The training at FortOrdSafety.com supplements and compliments the Army's on-site munitions safety training program as an important community asset for the use of the lands of the former Fort Ord. Participation for this training remains robust. ESCA will compile the munitions safety recognition class data for Fiscal Year 2025. This information will be incorporated in the Annual Land Use Control Report for the former Fort Ord.

The ESCA team continues to conduct weekly patrols of Seaside's ESCA properties and bi-weekly patrols of other ESCA properties. ESCA patrols also include debris removal. ESCA assisted Monterey Peninsula College with the non-intrusive installation of boundary markers. ESCA also participated in meetings related to the Army's prescribed burn program.

ESCA provided program updates at the Army's BRAC Cleanup Team meeting dedicated to munitions on May 9, 2025. ESCA participated in Seaside's Earth Day celebration with an information table dedicated to munitions recognition safety.

NEXT QUARTER GOALS

During the next quarter, the ESCA Program will be focusing on the following tasks.

- ESCA will continue coordination supporting the completion of property transfers.
- ESCA will also continue coordination with jurisdictions and extensive public outreach on the Munitions Recognition and Safety Training which is available at FortOrdSafety.com.
- ESCA will continue weekly inspection and monitoring of activities on ESCA lands.
- ESCA will continue follow-up of incidents of concern.
- ESCA will offer "refresher" training to all jurisdictions and property owners.
- ESCA will continue to assist and coordinate with munitions documentation such as After-Action Reports, Construction Support Plans, and notifications for projects

located on ESCA properties with soil disturbances of less than 10 cubic yards with low probability of encountering munitions.

- ESCA will assist other jurisdictions with questions related to ESCA land use controls and assist with the development and completion of the Fiscal Year 2025 Annual Land Use Control report.
- ESCA will participate in the following outreach events: Army Technical Review Committee, Army Community Involvement Workshop, and meetings regarding the Army's prescribed burn program.
- ESCA will participate in the Army's munitions response BRAC Cleanup team meetings, which are scheduled for July and September.

FISCAL IMPACT

None. The actual cost to Seaside of these Army obligations will be fully reimbursed.

STRATEGIC PRIORITY

Not Applicable

ATTACHMENTS

None

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager



CITY OF SEASIDE STAFF REPORT

Item No.: 7.F.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Dan Meewis, Assistant City Manager
Dominique Davis, City Clerk

DATE: July 17, 2025

**SUBJECT: ADOPT A RESOLUTION AUTHORIZING A PROFESSIONAL
SERVICE AGREEMENT WITH VOLER STRATEGIC ADVISORS FOR
MEDIA RELATIONS FOR AN AMOUNT NOT TO EXCEED \$8,000 A
MONTH FROM JULY 2025 THROUGH DECEMBER 2025**

RECOMMENDATION

Adopt a resolution authorizing the City Manager to execute an agreement with Voler Strategic Advisors for media relations.

BACKGROUND

Voler Strategic Advisors is a full-service strategic communications firm offering public relations, crisis management, and communications strategies that help organizations achieve their full potential. They believe that great communications drive great results. They work with their clients to understand the mission, developing strategies to achieve the best outcomes. They abide by three core values; client-centered, forward-thinking and results-driven.

Voler has been instrumental in assisting the City of Seaside with communications strategies for our Oaxaca By the Sea event, the Sister City efforts with Oaxaca de Juarez, Mexico, the International festival, Seaside Stars, the Certified Farmer's Market, Cal Fresh promotional videos, department-specific PSA's, traffic advisory and announcements for car week, as well as a variety of pop-up events and ribbon cuttings. The attached proposal describes video production efforts as well as public information officer support. This current contract is for the months of July 2025 - December 2025.

FISCAL IMPACT

\$48,000 to be paid from the City Manager's Office budget account number 100-2010-1030

STRATEGIC PRIORITY

Effective Accessible Governance

ATTACHMENTS

1. Voler Agreement 2025
 2. Voler Resolution 2025
 3. 062625 City of Seaside Voler Agreement
 4. Seaside Communications Report_2024-2025
-

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager



**CITY OF SEASIDE
PROFESSIONAL SERVICES AGREEMENT
MEDIA RELATIONS**

This agreement is made by and between the City of Seaside (City), and Voler Strategic Advisors (Consultant).

- A. Engagement: The City agrees to engage the Consultant to provide as described in Exhibit A, attached hereto and, hereinafter referred to as "the Project."
- B. Relationship: The Consultant is an independent contractor and is not to be considered an agent or employee of the City.
- C. Compensation: The City shall pay consultant on a time and materials basis in accordance with the standard billing rates shown in Exhibit B, attached hereto, not to exceed FORTY EIGHT THOUSAND DOLLARS (\$48,000.00).
- D. Expense Reimbursement: City will reimburse for professional services and expenses at cost upon submission of receipts.
- E. Method of Payment: The City shall pay within 30 days in accordance with Consultant's Fee Schedule, attached hereto, upon receipt of a written invoice from Consultant detailing services rendered.
- F. Term: The term of this agreement shall commence on July 17, 2025 and terminate December 31, 2025.
- G. Termination: This agreement may be terminated; (a) by either party at any time for failure of the other party to comply with the terms and conditions of this Agreement; (b) by either party upon 10 days prior written notice to the other party; or (c) upon mutual written agreement of both parties. In the event of termination, the Consultant shall stop work immediately and shall be entitled to compensation for professional fees and expense reimbursement to the date of termination and for any work necessitated by that termination.
- H. Indemnity: To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Agency and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs, caused in whole or in part by the negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or sub-consultants (or any agency or individual that

Consultant shall bear the legal liability thereof) in the performance of services under this agreement. Consultant's duty to indemnify and hold harmless Agency shall not extend to the Agency's sole or active negligence.

- I. **Duty to Defend:** In the event the Agency, its officers, employees, agents and/or volunteers are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this agreement, and upon demand by Agency, Consultant shall defend the Agency at Consultant's cost or at Agency's option, to reimburse Agency for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters to the extent the matters arise from, relate to or are caused by Consultant's negligent acts, errors or omissions. Payment by Agency is not a condition precedent to enforcement of this provision. In the event of any dispute between Consultant and Agency, as to whether liability arises from the sole or active negligence of the Agency or its officers, employees, or agents, Consultant will be obligated to pay for Agency's defense until such time as a final judgment has been entered adjudicating the Agency as solely or actively negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.
- J. **Insurance:** Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as follows;

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than 1,000,000 combined single limit for each accident.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

Consultant shall submit to Agency, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of Agency, its officers, agents, employees and volunteers.

K. Project Management. The (Contract Manager) will represent the City for all purposes under this Agreement. Dominique Davis, City Clerk/Public Affairs Officer, is designated as the Contract Manager for the City. The Contract Manager will be Consultant's point of contact with respect to performance, progress and execution of the Services. The City may designate an alternate Contract Manager from time to time.

L. Ownership of Work Product:

- a. Upon completion of, or in the event of termination or suspension of this Agreement, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, computer discs, and reports prepared by the Contractor under this Agreement shall become the sole property of City and may be used, reused, or otherwise disposed of by City without the permission of Contractor. With respect to computer files, Contractor shall make available to City, at City's office and upon reasonable written request by City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, and printing computer files.
- b. The City agrees to hold Consultant harmless from all damages, claims, expenses, and losses arising out of any reuse of the plans, specifications, drawings, maps, models, computer files and other documents for purposes other than those described in this Agreement, unless written authorization of Consultant is first obtained.

M. Assignment

- a. The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Because of the personal nature of the services to be rendered pursuant to this Agreement, Perla Rodriguez, Chief Executive Officer, shall perform the services described in this Agreement.
- b. Perla Rodriguez may use assistants under his/her supervision to perform services under this Agreement. Consultant shall provide City fourteen (14) days' notice prior to the departure of Perla Rodriguez from Consultant's employ. Should he/she leave Consultant's employ, the City shall have the option to immediately terminate this Agreement, within three (3) days of the close of said notice period. Upon termination of this Agreement, Consultant's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be

otherwise agreed to in writing between the City Manager and the Consultant.

N. Conflict of Interest

- a. Consultant shall at all times avoid conflicts of interest, or the appearance of conflicts of interest, in the performance of this Contract.
- b. If City determines Consultant comes within the definition of Consultant under the Political Reform Act (Government Code §87100 et seq.) Consultant shall complete and file and shall require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" with City disclosing Consultant's and/or such other person's financial interests.

O. Miscellaneous:

- a. The entire agreement between the parties with respect to the subject matter hereunder is contained in this agreement.
- b. Neither this agreement nor any rights or obligations hereunder shall be assigned or delegated by the Consultant without the prior written consent of the City.
- c. This agreement shall be modified only by written agreement duly executed by the City and the Consultant.
- d. Should any of the provisions hereunder be found to be invalid, void or voidable by a court, the remaining provisions shall remain in full force and effect.
- e. This agreement shall be governed by and construed in accordance with the laws of the State of California.
- f. All notices required or permitted under this agreement shall be deemed to have been given if and when deposited in the United States mail, properly stamped and addressed to the party for whom intended at such party's address listed below, or when delivered personally to such party. A party may change its address for notice hereunder by giving written notice to the other party.

Wherefore, the parties have entered into this agreement as of the later of the dates stated below.

Approved:

Dated: _____

CONSULTANT

By: _____

Title: _____

Address: _____

Dated: _____, 2024

City of Seaside:

By: Greg McDanel

Title: City Manager

Attachments:

Exhibit A Consultant's Proposal

RESOLUTION NO. XX-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ADOPT A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH VOLER STRATEGIC ADVISORS FOR MEDIA RELATIONS FOR AN AMOUNT NOT TO EXCEED \$48,000.00.

WHEREAS, Voler Strategic Advisors is a full-service strategic communications firm offering public relations, crisis management, and communications strategies that help organizations achieve their full potential; and

WHEREAS, Voler has been instrumental in assisting the City of Seaside with communications strategies for our Oaxaca By the Sea event, the Sister City efforts with Oaxaca de Juarez, Mexico, the International day festival and the Broadway Walk of Fame, the Certified Farmer's Market, and a variety of pop-up events and Ribbon Cutting Ceremonies; and

WHEREAS, The City of Seaside has an immediate need for communications expertise since our communications specialist position was vacated December 2022; and

WHEREAS, Staff has determined the proposed scope of work and fees are reasonable considering the city's need; and

WHEREAS, staff budgeted funds for this service in the FY 25/26 budget; and

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside authorize the City Manager to execute an Amendment to the Professional Services Agreement with Voler Strategic Advisors for an amount not to exceed \$48,000.00.

BE IT FURTHER RESOLVED, that the City Council of the City of Seaside authorizes the Finance Director to make any necessary budget adjustments to pay Voler Strategic Advisors from the City Manager's account.

PASSED AND ADOPTED at a special City Council meeting of the City of Seaside duly held on the 17th day of July 2025, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk



Proposal

Strategic and Multilingual Communications.
Meaningful Impact.



JUNE 26, 2025

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June 26, 2025

Greg McDanel, City Manager
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Dear Mr. McDanel,

On behalf of Voler Strategic Advisors, thank you for the opportunity to submit a contract for services to the City of Seaside.

We are honored to continue our partnership in supporting the City's mission to serve its residents, uphold public safety, and foster a thriving community. As an award-winning strategic communications firm, Voler offers a dedicated team with extensive expertise in media relations, community engagement, branding, marketing, and crisis communications. Our approach is rooted in inclusive storytelling, cultural competence, and a deep understanding of how to build trust with diverse audiences.

We look forward to growing our collaboration—helping to elevate the City of Seaside's voice, strengthen community connections, and amplify the City's impact as it works to create a safe, vibrant, and resilient future for all who live, work, and visit there.



Sincerely,

A stylized, handwritten signature in black ink, appearing to read 'R. Bonilla'.

Rolando A. Bonilla
Chief Strategy Officer

About Us

Voler Strategic Advisors is a full-service, award-winning strategic communications firm specializing in public relations, crisis management, and communications strategies that help organizations across California strengthen their impact and reach their goals.

With a passion for public service and deep roots in Silicon Valley, our diverse, woman- and minority-owned team brings a client-centered, results-driven approach backed by more than 75 industry awards.

We offer innovative, customized support to elevate messaging, build trust, and drive impact—while proudly contributing to supplier diversity efforts through our national and state certifications.



10+ Years

Serving CA
Organizations

1-Stop Shop

Comprehensive multilingual
support across all
communications needs

75+ Awards

Recognizing creative
and marketing
excellence

Services

Voler offers a comprehensive suite of strategic communications services that can be adapted to the needs of your organization. Services may include:

Communications Strategy

Development of comprehensive, strategic communications aligned with your goals and values, ensuring consistent, effective messaging across all platforms and audiences.

Crisis and Issues Communications

Proactive planning and real-time response to sensitive or high-stakes situations, helping organizations communicate clearly, calmly, and credibly in moments that matter most. Interface and support with media outlets.

Community Engagement Communications

Development of content/communications that foster strong relationships with community stakeholders, building trust and promoting two-way communication.

Marketing

Comprehensive marketing services that help cities effectively promote initiatives, services, and events to residents, businesses, and visitors. Our team specializes in strategic messaging, content creation, and branding that reflect the city's values and build strong community connections.

Services

Video Production and Creative Content Development

Full-service video support—from concept to final cut—to showcase programs, tell powerful stories, and elevate your brand through compelling visual content.

Social Media Support

Management of your ongoing social media needs, including the development and execution of tailored strategies to maintain dynamic channels, engage your audience, build community, and amplify your organization's message across platforms.

Multicultural/Multilingual Communications & Outreach

Culturally responsive strategies and in-language communications that ensure equitable access to information and foster inclusive engagement across diverse communities.

Development of a Work Plan

We develop work plans that are designed to be flexible and responsive, based on the client's evolving priorities and needs. We understand that priorities can shift throughout the year, so we tailor our support accordingly to ensure alignment with your goals.

Regular check-in meetings allow us to review progress, adjust strategies, and ensure we remain on track to deliver results that matter most to your organization. This collaborative approach helps us stay proactive, transparent, and consistently focused on what's most important to you.

The Value We Bring

At Voler Strategic Advisors, we understand the unique communications demands of public facing organizations and offer a powerful combination of expertise, flexibility, and strategic alignment to help organizations succeed.

- **One Strategic Partner, Many Solutions**

Voler operates as a one-stop communications hub, eliminating the need to juggle multiple vendors. Our integrated services—from crisis management, video storytelling, newsletter production, social media management and marketing to current and prospective clients — allow for seamless coordination and alignment of messaging across all platforms. This saves time, reduces cost inefficiencies, and ensures that every communication effort reinforces your core values and strategic priorities.

- **High-Level Expertise On-Demand**

We provide access to a multidisciplinary team of senior-level professionals with backgrounds in education communications, crisis and public affairs, creative content development, journalism, multicultural engagement and more. This collective expertise is available to you at a fraction of the cost of hiring even one full-time in-house specialist. Whether you need rapid-response media counsel, communications strategy, or creative content development, we're equipped to deliver—on deadline and with precision.

- **Tailored Support for Your Communications Needs**

Whether you have a dedicated communications staff or are just beginning to build capacity, Voler can augment your internal team or serve as your full-service communications department. Our flexible engagement model allows us to meet you where you are, scaling services up or down based on your evolving needs.

The Value We Bring

- **Thought Partnership and Advisory Support**

We provide strategic collaboration that goes beyond execution—serving as a trusted advisor to help navigate challenges, identify opportunities, and refine messaging. Through ongoing dialogue and insight exchange, we offer fresh perspectives and proven expertise to align communications with organizational goals. Our thought-partner approach ensures your team is supported with high-level counsel every step of the way.

- **Award-Winning & Proven**

Our work has been recognized at the state and national level for excellence in communications, creative content development, video production, media visibility and more. Voler has supported countless organizations through high-stakes challenges, large-scale initiatives, and sensitive transitions—all with results that have strengthened trust and community relationships. We bring experience that is not only tested but proven to work in real-world settings.

- **Culturally Fluent, Community-Focused**

With decades of experience in diverse communities, we specialize in communications that resonate with multicultural and multilingual audiences. We don't just translate content—we develop inclusive messaging strategies that reflect the lived experiences, values, and voices of the families you serve. This helps organizations build equity-centered relationships that empower all stakeholders.

*“Organizations turn to us because they know they’ll be **prepared—no matter the moment**. In today’s fast-paced environment, having **access to high-level communications and public relations expertise** isn’t a luxury—it’s essential for any organization aiming to lead with confidence and credibility.”*

Perla A. Rodriguez, CEO

Scope of Work

At Voler Strategic Advisors, we provide comprehensive communications support designed to enhance and strengthen your organization's outreach and engagement efforts. Our team proposes offering the following services:

Communications Strategy and Thought Partnership (On-going/Unlimited)

- Serve as a strategic communications advisor to the Office of the City Manager and Public Information Officer (PIO), providing counsel on messaging, public engagement, and communications planning.
- Collaborate closely with City leadership to align communications with City priorities and community values.
- Offer proactive and responsive support for internal and external communications, including crisis communications, official messaging, and stakeholder outreach.
- Contribute to the development of a cohesive communications strategy that enhances transparency, trust, and community connection.

Public Awareness Campaigns (4 per FY)

- Design and implement public outreach campaigns to increase community awareness of City initiatives, programs, and services.
- Develop inclusive messaging and creative materials tailored to diverse audiences across digital, print, and in-person platforms.
- Coordinate with departments to ensure message alignment and maximum campaign effectiveness.

Media Visibility (Up to 12 pitches per FY)

- Elevate the City's public profile by securing earned media coverage of City projects, leadership, and community impact.
- Draft and distribute press materials, prepare spokespersons with key messaging, and facilitate media interviews.
- Cultivate strong relationships with local and regional media to position the City as a trusted source of information.

Video Storytelling and Content Development (8 projects per FY)

- Produce engaging, high-quality video content that highlights City initiatives, community stories, and resident voices.
- Manage the full production process, from concept development and scripting to filming, editing, and final delivery.
- Advise on distribution of video content to increase visibility and community engagement across platforms.

Detailed Work Plan

A detailed work plan, including timelines and deliverables, will be co-developed with the City at the beginning of the engagement and updated regularly to reflect evolving needs and priorities.

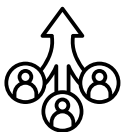
Commitment to Good Faith

By entering into an agreement with Voler Strategic Advisors, you are agreeing to work in good faith with our team to provide us the necessary information, and time commitment to successfully accomplish our mutually agreed upon goals. This agreement provides you access to Voler Strategic Advisors' time and expertise.

Regular Communication for Success

This Scope of Work is designed to be flexible and responsive, based on the client's evolving priorities and needs. We understand that priorities can shift throughout the year, so we tailor our support accordingly to ensure alignment with your goals.

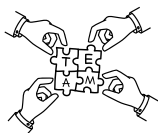
Regular check-in meetings allow us to review progress, adjust strategies, and ensure we remain on track to deliver results that matter most to your organization. This collaborative approach helps us stay proactive, transparent, and consistently focused on what's most important to you.



Alignment with Strategic Priorities



Responsive to Your Needs



Support from a Diverse Team of Experts



Adaptable as Things Change

Cost Proposal

Services are delivered via a retainer model customized to your organization’s needs. Voler Strategic Advisors would invoice your organization the monthly fee below. We bill at the beginning of every month. Below is a breakdown:

SERVICE PACKAGE	MONTHLY RATE	DESCRIPTION
Year-Round Communications Support	\$ 8,000	Bundle of communications services including: • Communications Strategy and Thought Partnership • Public Awareness Campaigns • Media Outreach • Video Storytelling and Content Development

DURATION OF AGREEMENT

The City of Seaside will enter an agreement of the following duration:

July 1, 2025 - December 31, 2025.

CONTRACT EXCLUSIONS:

This agreement does not include the following services or costs:

- Advertising; boosting
- Website design or technical support
- Logo design
- Graphic design projects including multi-page reports, brochures, etc.
- Printing
- Mailing/postage

We will be happy to provide a quote for any of these additional services or products.

ADDITIONAL FEES TRIGGER:

We work to keep our rates affordable and we ask for your collaboration to maintain an efficient review process.

After three rounds of edits, there will be a charge of \$350/hour.

If you approve of the above terms, please sign and date below.

Greg McDanel, City Manager

Date

Our Leadership

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Perla A. Rodríguez, Chief Executive Officer

With over 20 years of corporate leadership experience, Perla A. Rodríguez, Chief Executive Officer, has assembled a phenomenal team of professionals, trained by the best universities around the world. Together with her team members, distinguished leaders in their fields, Voler Strategic Advisors is providing innovative strategies and solutions to help clients achieve their objectives.

Well-known throughout corporate and media circles for her broad range of expertise and high level of professionalism, Rodríguez has worked for many of the biggest brands beyond the region, including Intel, Univision, PG&E, and the Public Policy Institute of California.

Previously, Rodríguez served as the Vice President of Public Affairs for Mi Pueblo Foods, where she was instrumental in building the company's first-ever public affairs department. She and her department were critical in earning the political and grassroots support to fuel the company's rapid expansion from 10 to 21 locations throughout Northern California within a two-year period. Under her leadership, Mi Pueblo created innovative philanthropic programs that engaged thousands of customers and invested over two million dollars benefiting students, families, and numerous nonprofit organizations.

Among her many accomplishments, Rodríguez has been recognized by her peers as a leader in the public relations industry. She has been recognized by the Silicon Valley Business Journal twice; in 2019 she was awarded a Latino Business Leadership Award, and in 2011 was recognized as one of the 100 most influential women in the Silicon Valley. The National Grocer's Association highlighted her for developing the Best Public Service campaign in the supermarket industry in 2011. In 2005, while working as a Community Affairs Manager for Univision 14, she was nominated for an Emmy Award as executive producer of the Exito Escolar education program.

Rodríguez holds a BA in international relations from Stanford University and an MPA from the University of San Francisco, with an emphasis in Health Services Administration. She is graduate of the Stanford Latino Entrepreneurship Initiative by the Stanford Graduate School of Business and the Latino Business Action Network (LBAN).

Outside of work and family, Perla dedicates much of her time to public service. She currently serves on the boards of San José Spotlight and the Catalino Tapia Scholarship Foundation. Over the years, she has served on several nonprofit boards, including Catholic Charities of Santa Clara County, the Hispanic Foundation of Silicon Valley, and the University of San Francisco's Leo T. McCarthy Center for Public Service and the Common Good.

Our Leadership

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Rolando Bonilla, Chief Strategy Officer

Serving as Voler Strategic Advisor's Chief Strategy Officer, Rolando A. Bonilla brings to the organization over 20 years of experience working as a communications strategist. Bonilla has been frequently quoted in publications such as the San Francisco Chronicle, and the Mercury News. Additionally, he provides commentary for television both locally and nationally, offering expert opinion on political and communications issues.

Having begun his career in the rough and tumble of San Francisco politics beginning his service as a Public Service Aide for the Director of the San Francisco Department of Public Health, Bonilla was appointed by then San Francisco Supervisor Gavin Newsom and Mayor Willie L. Brown, Jr. to serve on several city commissions, including serving as the Chairman of the Finance Committee of the San Francisco Juvenile Probation Commission where he oversaw a \$30+ million budget. Additionally, during his time serving in the City and County of San Francisco, Bonilla was elected as a California Democratic Convention delegate.

After serving in San Francisco, Bonilla moved to the Silicon Valley where he advised San Jose Council member Nora Campos as her Communications Director. During his time at San Jose City Hall, Bonilla was responsible for developing the Council member's public safety agenda, which became one of the most high-profile political agendas coming out of San Jose City Hall.

In 2010, after having served in government, Bonilla entered the private sector and founded a public relations firm that developed clientele in various industry sectors. From crisis communications to political strategy for publicly traded companies, Bonilla established his reputation as an expert that organizations turn to whether when dealing with crisis, and is the organization's lead strategist for crisis communications.

In 2019, Rolando returned to public service having been appointed to the San Jose Planning Commission by the San Jose City Council. In 2021, he was elected unanimously as the Commission Chair. Long considered the most important commission in the City of San Jose, the Planning Commission is a quasi-judicial legislative body responsible for adopting and amending San Jose's General Plan and adopting the City's land-use regulations. The Planning Commission also acts as an appellate body on Planning Director decisions, and certifies Environmental Impact Reports.

Bonilla serves on the boards of the San José–Evergreen Community College District Foundation and the Happy Hollow Zoo Foundation, and enjoys mentoring aspiring entrepreneurs and civic leaders. He is also a former board member of the Healthier Kids Foundation. A COVID-19 survivor, he founded the East San José COVID Relief Fund to provide financial assistance to local businesses impacted by the pandemic. Bonilla holds a B.A. in Politics from the University of San Francisco and a J.D. from San Francisco Law School.

Our Core Team

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Our team comprises experts in various fields, including crisis management, media relations, video production, marketing, photography, project management, social media and more. We bring a wealth of experience and knowledge to every project.



**Perla A.
Rodríguez**



Chief Executive Officer



**Rolando
Bonilla**



Chief Strategy Officer



**Alexandra
Cespedes
Kent**



Director of Communications and Marketing



**Diego
Barragan**



Director of Operations & Government Relations



**José
Manzo**



Superintendent-in-Residence



**Beatriz
Ferrari**



Communications Manager



**Porfirio
Ureña**



Video Team Creative Manager



**Giuliana
Velasquez**



Communications Coordinator



**Natalie
Hernandez**



Communications Specialist



**Tracy
Nguyen**



Communications Specialist



**Luisa
Olivares**



Communications and Government Relations Associate



**Antonio
Castillo**



Creative Content Producer



**Luis
García**



Creative Content Producer

Get to know
the dedicated
professionals
behind our work—
meet the team on our
website.

volersa.com

Thank you



We welcome the opportunity to further discuss your priorities and how Voler Strategic Advisors can support your organization.

Thank you for considering Voler Strategic Advisors as your communications partner.



Website

www.VolerSA.com



Cell/Text

Perla Rodriguez, (669) 360-0883
Rolando Bonilla, (408) 505-8799



E-mail

perlarodriguez@volersa.com
rbonilla@volersa.com



Social Media

Find us on LinkedIn and Instagram: [@volersa](#)



Address

2066 The Alameda, San Jose, CA 95126



COMMUNICATIONS STRATEGY REPORT

July 1, 2024 - May 31, 2025



PREPARED BY:



WWW.VOLERSA.COM

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2 The Value We Bring

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6 Police Department Communications

7 Public Works Communications

8 Recreation Department Communications



June 14, 2025

Mr. Greg McDanel
City Manager
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Dear Mr. McDanel,

I am pleased to present you with the Communications Report covering the period from **July 1, 2024, to May 31, 2025**. As you begin your tenure as Seaside's City Manager, we look forward to collaborating with you and the City team on various public awareness and community engagement initiatives aimed at promoting the City as a growing, safe, and economically and culturally-vibrant community with responsive public servants, events, programs, and businesses.

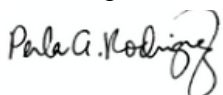
Our team of experts excels in delivering public relations solutions that are strategic, technical, and creative. We are available 24/7 to meet the evolving needs of your District, including:

- **Media Relations & Crisis Communication:** Provide around-the-clock support to promote positive stories and address sensitive issues with precision and care.
- **Video Production & Photography:** award-winning storytelling videos that highlight Seaside's community initiatives.
- **Strategic and Bilingual Event Promotion & Outreach:** Leverage a mix of communication channels to maximize community participation and impact for City of Seaside events.
- **Social Media Management:** We develop and execute engaging and timely campaigns and content that fosters community connections.

We hope this overview, along with the linked examples of our work, serves as a reflection and celebration of all we've accomplished together.

As we look to the future, we would be honored to continue building on our longstanding partnership with City of Seaside. Thank you for your continued trust in Voler.

Best regards,



Perla A. Rodríguez
CEO

THE VALUE WE BRING

Voler provides access to bilingual experts across crisis management, media strategy, video, writing, marketing, graphic design, and social media—skills that are *difficult to find in a single individual year-round*.

Voler provides around-the-clock support, delivering high-quality, multi-lingual communications solutions at a fraction of the cost of hiring full-time employees or investing in technology. Through regular collaboration, including regular meetings with City staff, Voler integrates well with the City of Seaside team, helping address priorities effectively while saving on overhead and operational expenses.



24/7 SENSITIVE ISSUE MANAGEMENT



STRATEGIC COMMUNICATIONS CONSULTATION



END-TO-END VIDEO PRODUCTION



MULTIMEDIA & MULTILINGUAL CONTENT CREATION



MEDIA RELATIONS



EVENT MARKETING

CITY MANAGER/CLERK COMMUNICATIONS

Voler partners and collaborates with the City Manager's Office on overarching campaigns that integrate a range of services—including media relations, video production and photography, strategic event outreach, and social media content creation. Voler ensures consistent messaging, maximizes community engagement, and highlights Seaside's initiatives across multiple platforms.



MEDIA ADVISORY

Community Reception to Welcome City of Seaside's New City Manager Greg McDanel

WHAT: The City of Seaside is hosting a community reception to welcome Greg McDanel as the new City Manager. The public is invited to meet Mr. McDanel and learn more about his vision for the future of Seaside.

Greg McDanel was selected by the City Council out of a pool of 37 applicants to serve as the new City Manager. McDanel brings over 20 years of local government experience, having most recently served as the City Manager of Maryville, Missouri, a city of approximately 10,300 residents. He leaves his role in Maryville as the longest-tenured city manager in the city's history and relocated to California to accept his new role, which began on March 17, 2025.

This event will feature small bites and offer attendees the chance to hear remarks from city officials.

WHEN: Tuesday, March 25, 2025, 5:00 PM – 7:00 PM

WHERE: Oldemeyer Center, 986 Hilby Ave, Seaside, CA 93955

WHO: Greg McDanel, City Manager, City of Seaside
Dan Mowles, Assistant City Manager, City of Seaside
Ian Oglesby, Mayor, City of Seaside

- **Register to Vote Campaign**– August 2024
 - Drafted & produced graphic motion videos in [English](#) & [Spanish](#) with voice-overs.
- **Run for Office in the City of Seaside Campaign**– August 2024
 - Drafted & produced graphic-motion videos with voice-overs in [English](#) & [Spanish](#)
- **Seaside Stars Campaign** – November 16, 2024:
 - Filmed and produced:
 - [Full event video](#)
 - [Event recap video](#)
 - Honoree Videos:
 - [Bobby Maxwell](#)
 - [Danny Bakewell](#)
 - [Reverend Lusk](#)
 - [The Tolars](#)
 - [Ewalker James](#)
- **Council Members' Swearing-in Ceremony** – December 19, 2024:
 - Captured event [photos](#)
- **Open House Event to Welcome New City Manager Greg McDanel** – March 25, 2025
 - Drafted & distributed [Media Advisory](#) & [Press Release](#)
 - [Photos](#)
- **Seaside Stars Recruitment Campaign** – March 2025
 - [Promotional Video](#)
 - [Promotional Video \(Instagram version\)](#)
- [City Budget 101 Social Media Post](#) – March 26, 2025
- **Campus Town Ground Breaking** – April 11, 2025
 - Drafted & distributed [Media Advisory](#) & [Press Release](#)
 - [Video](#) & [Photos](#)

COMMUNITY, HOUSING & ECONOMIC DEVELOPMENT INITIATIVES

Voler provided strategic support to promote various accomplishments by the Community, Housing, and Economic Development Department.

Grand Hyatt Seaside Groundbreaking - September 16, 2024

- [Recap video](#)
- [Press Release](#)
- [Media Advisory](#)

Sea Grove Apartments Ribbon-Cutting - April 24, 2025

- Drafted & distributed [Media Advisory & Press Release](#)
- [Recap video](#)
- [Photos](#)



FIRE DEPARTMENT

Fourth of July Safety Campaign - June-July 2024

- Drafted and produced video messages in [English](#) & [Spanish](#)
- Drafted & distributed a press release, [City of Seaside to Implement New 10 p.m. Curfew](#)

National Night Out - August 2024

- Attended & took [event photos](#)

Commemoration with the Fire Department - September 11, 2024

- Captured [event photos](#)
- Distributed a media advisory drafted by the Department to invite local media outlets to cover the event

Open House - October 5, 2024

- Captured [B-roll footage](#) and [photos](#)



POLICE DEPARTMENT COMMUNICATIONS

Fourth of July Safety Videos - July 2024

- Produced Officer Jonathan Moore's message for Seaside residents, focusing on the safe use of "Safe and Sane" fireworks during approved time frames.
 - [English](#) video
 - [Spanish](#) video
- Drafted & distributed this [Press Release](#) to local media outlets

[Infographic Slideshow on New Parking Law \(AB 413\)](#) - November to December 2024

Holiday Safe Driving Social Media Campaign - December 2024

Voler created a bilingual social media campaign to promote responsible driving practices and raise awareness about the dangers of impaired driving during a time when such incidents are more prevalent.

- [List of social media posts](#)



PD Chief's Conference ft. Reggie Wright Sr. and Jr. - January 22, 2025

Voler captured the keynote speeches from Reggie Wright Sr. and Jr., providing an entire recording of the event and a recap video featuring testimonials from event participants, broll footage of ambient shots, and crowd interactions. These videos are aimed at highlighting the Department's efforts in improving police training.

- [Full Event Video](#)
- [Recap Video](#)

PUBLIC WORKS COMMUNICATIONS

Social Media Support

- October 2024 content calendar

September 2024

Drafted & produced PSA: Upcoming Construction at Lincoln Cunningham & Havana Soliz Parks

RECREATION EVENTS SUPPORT

Voler created promotional materials and assets to build excitement. Voler also produced post-event recap materials that captured each event's spirit and significance.



Porsche Monterey Classic and Exotics on Broadway Car Shows - August 2024

- Drafted & designed promotional social media posts
- Drafted & distributed Street Closure Notices via:
 - [Social media posts](#)
 - [Media advisory](#)



Oaxaca by the Sea - September 2024

- Drafted & distributed:
 - [Media advisory](#)
 - [Traffic advisory](#)
- Produced promotional videos with voice-overs in [English](#) and [Spanish](#)
- Captured & produced:
 - Event recap video in [English](#) & [Spanish](#)
 - [Photography](#)



Monterey County Pops! - September 2024

- Drafted & distributed [media advisory](#)
- Drafted [social media content](#)



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CITY OF SEASIDE STAFF REPORT

Item No.: 7.G.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Dan Meewis, Assistant City Manager

DATE: July 17, 2025

SUBJECT: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH PERSPECS IN AN AMOUNT NOT TO EXCEED \$200,000.00 TO PROVIDE BUILDING AND SAFETY SERVICES TO THE BUILDING AND CODE ENFORCEMENT DEPARTMENT

RECOMMENDATION

Adopt the resolution and authorize the City Manager to sign a contract with Perspecs.

BACKGROUND

Building, Safety and Code Enforcement Services requires staff with specialized knowledge and expertise in various areas of design and construction related to building code standards. These areas include but are not limited to, architectural, structural, fire-safety, accessibility/CASp (Certified Access Specialist), energy, mechanical, electrical and plumbing.

The City, on occasion, is in need of consultants who specialize in these fields to provide additional technical support for City staff. With multiple small, medium and large projects in the queue, the City is in need of additional building, safety and code enforcement services to augment our current staff in providing plan check, field inspection, and permitting services.

Albert Salvador has been assisting the City in this role since March 2024, through a contract with West Coast Consultants. Instead of contracting for services through West Coast Consultants, staff recommend contracting directly with Mr. Salvador through his company Perspecs. This will allow the City to maintain continuity of operations through the Building and Code enforcement department. Mr. Salvador also has some creative

ideas on how to streamline the provision of inspection and other services within the department.

The City of Seaside requires the retention of a Building Official with specialized knowledge to provide department and large (ongoing) project continuity, together with specialized knowledge of systems designed to streamline the building permit and inspection process. This role demands expertise beyond standard qualifications, involving advanced skills in technology integration and process optimization.

According to the Seaside Municipal Code, competitive negotiation is an appropriate procurement method when the service involves specialized knowledge or personal skill, such as those provided by attorneys, architects, accountants, and specialized consultants. The Building Official position, with its requirement for advanced software knowledge, clearly falls within this category.

FISCAL IMPACT

The funding for Building and Safety Services Contract are within the Building and Code Enforcement Services Department Budget for this fiscal year.

STRATEGIC PRIORITY

Effective Accessible Governance, Community Safety & Quality of Life

ATTACHMENTS

1. Resolution
2. Exhibit A - Professional Services Agreement FY24-25 - Seaside - Perspecs_signed

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

RESOLUTION NO. 24-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH WEST COAST CODE CONSULTANTS, INC. IN AN AMOUNT OF \$100,000.00 TO PROVIDE BUILDING AND SAFETY SERVICES TO THE BUILDING AND CODE ENFORCEMENT DEPARTMENT

WHEREAS, Building, Safety and Code enforcement services encompasses a specialty of engineering with expertise in architectural, structural, fire-safety, accessibility/CASp, energy, mechanical, electrical and plumbing; and

WHEREAS, the City of Seaside, on occasion, in in need of consultants who specialize in building, safety and code enforcement; and

WHEREAS, on December 28, 2023, the City released an Request for Qualifications for professional services for Building, Safety and Code Enforcement Services; and

WHEREAS, based on competitive proposals submitted on January 19, 2024 by firms that have performed similar work, 4Leaf, Inc., CSG Consultants, Shums Coda Associates, TRB+Associates and West Coast Code Consultants were selected as the most qualified to perform these services based on professional qualifications, similar experience and sufficient staffing capabilities to provide service in a timely manner.

WHEREAS, West Coast Code Consultants is available to provide building and safety services immediately; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Seaside does hereby authorize the City Manager to execute a contract with West Coast Code Consultants, to provide Building, Safety and Code Enforcement Services as described in Exhibit A.

PASSED AND ADOPTED at a regular City Council meeting of the City Council of the City of Seaside duly held on the 21st day of March, 2024, by the following vote:

AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS
ABSTAIN: COUNCIL MEMBERS

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED TO FORM:

Sheri L. Damon, City Attorney



CITY OF SEASIDE PROFESSIONAL SERVICE AGREEMENT FOR BUILDING AND SAFETY SERVICES

This PROFESSIONAL SERVICE AGREEMENT (PSA) FOR NON-CONSTRUCTION PROJECT ("AGREEMENT"), is made and effective as of June 1, 2025 between the City of Seaside ("AGENCY"), a municipal corporation and Perspecs Development Services, LLC ("CONSULTANT"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

I. TERM

This AGREEMENT shall commence on June 1, 2025 and shall remain and continue in effect until tasks described herein are completed, but in no event later than one (1) year with an option to extend for two (2), six month terms OR unless sooner terminated pursuant to the provisions of this AGREEMENT.

II. SERVICES

CONSULTANT shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. CONSULTANT shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A. To the extent that Exhibit A is a proposal from CONSULTANT, such proposal is incorporated only for the description of the scope of services and no other terms and conditions from any such proposal shall apply to this AGREEMENT unless specifically agreed to in writing.

III. PERFORMANCE

CONSULTANT shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of CONSULTANT hereunder in meeting its obligations under this AGREEMENT.

IV. AGENCY MANAGEMENT

Agency's HR Director shall represent AGENCY in all matters pertaining to the administration of this AGREEMENT, review and approval of all products submitted by CONSULTANT, but not including the authority to enlarge the Tasks to Be Performed or change the compensation due to CONSULTANT. Agency's Manager shall be authorized to act on AGENCY's behalf and to execute all necessary documents which enlarge the Tasks to Be Performed or change CONSULTANT's compensation, subject to Section 5 hereof.

V. PAYMENT

- A. The AGENCY agrees to pay CONSULTANT monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Twenty Thousand Dollars (\$20,000.00) for each Fiscal Year through the total term of the AGREEMENT unless additional payment is approved as provided in this AGREEMENT. Notwithstanding the total contract amount, payments to the CONSULTANT shall not exceed Twenty Thousand Dollars (\$20,000.00) for the remainder of the current fiscal year, unless otherwise authorized in writing by AGENCY.
- B. CONSULTANT shall not be compensated for any services rendered in connection with its performance of this AGREEMENT which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Agency Manager. CONSULTANT shall be compensated for any additional services in the amounts and in the manner as agreed to by Agency Manager and CONSULTANT at the time AGENCY's written authorization is given to CONSULTANT for the performance of said services.
- C. CONSULTANT will submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the AGENCY disputes any of CONSULTANT's fees it shall give written notice to CONSULTANT within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this AGREEMENT shall be made within forty-five (45) days of receipt of an invoice therefore.

VI. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

- A. The AGENCY may at any time, for any reason, with or without cause, suspend or terminate this AGREEMENT, or any portion hereof, by serving upon the CONSULTANT at least ten (10) days prior written notice. Upon receipt of said notice, the CONSULTANT shall immediately cease all work under this AGREEMENT, unless the notice provides otherwise. If the AGENCY suspends or terminates a portion of this AGREEMENT such suspension or termination shall not make void or invalidate the remainder of this AGREEMENT.

- B. In the event this AGREEMENT is terminated pursuant to this Section, the AGENCY shall pay to CONSULTANT the actual value of the work performed up to the time of termination, provided that the work performed is of value to the AGENCY. Upon termination of the AGREEMENT pursuant to this Section, the CONSULTANT will submit an invoice to the AGENCY pursuant to Section 5.

VII. DEFAULT OF CONSULTANT

- A. The CONSULTANT's failure to comply with the provisions of this AGREEMENT shall constitute a default. In the event that CONSULTANT is in default for cause under the terms of this AGREEMENT, AGENCY shall have no obligation or duty to continue compensating CONSULTANT for any work performed after the date of default and can terminate this AGREEMENT immediately by written notice to the CONSULTANT. If such failure by the CONSULTANT to make progress in the performance of work hereunder arises out causes beyond the CONSULTANT's control, and without fault or negligence of the CONSULTANT, it shall not be considered a default.
- B. If the Agency Manager or his/her designee determines that the CONSULTANT is in default in the performance of any of the terms or conditions of this AGREEMENT, he/she shall cause to be served upon the CONSULTANT a written notice of the default. The CONSULTANT shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the CONSULTANT fails to cure its default within such period of time or fails to present the AGENCY with a written plan for the cure of the default, the AGENCY shall have the right, notwithstanding any other provision of this AGREEMENT, to terminate this AGREEMENT without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this AGREEMENT.

VIII. OWNERSHIP OF DOCUMENTS

- A. CONSULTANT shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by AGENCY that relate to the performance of services under this AGREEMENT. CONSULTANT shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. CONSULTANT shall provide free access to the representatives of AGENCY or its designees at reasonable times to such books and records; shall give AGENCY the right to examine and audit said books and records; shall

permit AGENCY to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this AGREEMENT. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

- B. Upon completion of, or in the event of termination or suspension of this Agreement, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, computer discs, and reports prepared by the Contractor under this Agreement shall become the sole property of City and may be used, reused, or otherwise disposed of by City without the permission of Contractor. With respect to computer files, Contractor shall make available to City, at City's office and upon reasonable written request by City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, and printing computer files.

IX. INDEMNIFICATION AND DEFENSE

A. Indemnity

To the fullest extent permitted by law, CONSULTANT shall indemnify and hold harmless AGENCY and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs, caused in whole or in part by the negligent or wrongful act, error or omission of CONSULTANT, its officers, agents, employees or subconsultants (or any agency or individual that CONSULTANT shall bear the legal liability thereof) in the performance of services under this AGREEMENT. CONSULTANT's duty to indemnify and hold harmless AGENCY shall not extend to the AGENCY's sole or active negligence.

B. Duty to defend

In the event the AGENCY, its officers, employees, agents and/or volunteers are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this AGREEMENT, and upon demand by AGENCY, CONSULTANT shall defend the AGENCY at CONSULTANT's cost or at AGENCY's option, to reimburse AGENCY for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters to the extent the matters arise from, relate to or are caused by CONSULTANT's negligent acts, errors or omissions. Payment by AGENCY is not a condition precedent to enforcement of this indemnity. In the event of any dispute between CONSULTANT and AGENCY, as to whether liability arises from

the sole or active negligence of the AGENCY or its officers, employees, or agents, CONSULTANT will be obligated to pay for AGENCY's defense until such time as a final judgment has been entered adjudicating the AGENCY as solely or actively negligent. CONSULTANT will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

X. INSURANCE

CONSULTANT shall maintain prior to the beginning of and for the duration of this AGREEMENT insurance coverage as specified in Exhibit C attached to and part of this AGREEMENT.

XI. INDEPENDENT CONSULTANT

- A. CONSULTANT is and shall at all times remain as to the AGENCY a wholly independent consultant and/or independent contractor. The personnel performing the services under this AGREEMENT on behalf of CONSULTANT shall at all times be under CONSULTANT's exclusive direction and control. Neither AGENCY nor any of its officers, employees, or agents shall have control over the conduct of CONSULTANT or any of CONSULTANT's officers, employees, or agents, except as set forth in this AGREEMENT. CONSULTANT shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the AGENCY. CONSULTANT shall not incur or have the power to incur any debt, obligation, or liability whatever against AGENCY, or bind AGENCY in any manner.
- B. No employee benefits shall be available to CONSULTANT in connection with the performance of this AGREEMENT. Except for the fees paid to CONSULTANT as provided in the AGREEMENT, AGENCY shall not pay salaries, wages, or other compensation to CONSULTANT for performing services hereunder for AGENCY. AGENCY shall not be liable for compensation or indemnification to CONSULTANT for injury or sickness arising out of performing services hereunder.

XII. LEGAL RESPONSIBILITIES

The CONSULTANT shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this AGREEMENT. The CONSULTANT shall at all times observe and comply with all such laws and regulations. The AGENCY, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the CONSULTANT to comply with this Section.

XIII. UNDUE INFLUENCE

CONSULTANT declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the AGENCY in connection with the award, terms or implementation of this AGREEMENT, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the AGENCY has or will receive compensation, directly or indirectly, from CONSULTANT, or from any officer, employee or agent of CONSULTANT, in connection with the award of this AGREEMENT or any work to be conducted as a result of this AGREEMENT. Violation of this Section shall be a material breach of this AGREEMENT entitling the AGENCY to any and all remedies at law or in equity.

XIV. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

No member, officer, or employee of AGENCY, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this AGREEMENT.

XV. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

- A. All information gained by CONSULTANT in performance of this AGREEMENT shall be considered confidential and shall not be released by CONSULTANT without AGENCY's prior written authorization. CONSULTANT, its officers, employees, agents, or subconsultants, shall not without written authorization from the Agency Manager or unless requested by the Agency Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this AGREEMENT or relating to any project or property located within the AGENCY. Response to a subpoena or court order shall not be considered "voluntary" provided CONSULTANT gives AGENCY notice of such court order or subpoena.
- B. CONSULTANT shall promptly notify AGENCY should CONSULTANT, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this AGREEMENT and the work performed there under or with respect to any project or property located within the AGENCY, unless the AGENCY is a party to any lawsuit, arbitration, or administrative proceeding

connected to such Discovery, or unless CONSULTANT is prohibited by law from informing the AGENCY of such Discovery. AGENCY retains the right, but has no obligation, to represent CONSULTANT and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless AGENCY is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to CONSULTANT in such proceeding, CONSULTANT agrees to cooperate fully with AGENCY and to provide the opportunity to review any response to discovery requests provided by CONSULTANT. However, AGENCY's right to review any such response does not imply or mean the right by AGENCY to control, direct, or rewrite said response.

Note: The following paragraph is only to be used when the AGENCY will be taking in a fee or deposit from an applicant and use that fund to retain the CONSULTANT to prepare an EIR, Specific Plan, or some other specific document or where the AGENCY is funding a similar development-type study.

- C. CONSULTANT covenants that neither he/she nor any officer or principal of their firm have any interest in, or shall acquire any interest, directly or indirectly, which will conflict in any manner or degree with the performance of their services hereunder. CONSULTANT further covenants that in the performance of this AGREEMENT, no person having such interest shall be employed by them as an officer, employee, agent, or sub-consultant. CONSULTANT further covenants that CONSULTANT has not contracted with nor is performing any services, directly or indirectly, with any developer(s) and/or property owner(s) and/or firm(s) and/or partnership(s) owning property in the AGENCY or the study area and further covenants and agrees that CONSULTANT and/or its subconsultants shall provide no service or enter into any agreement or agreements with a/any developer(s) and/or property owner(s) and/or firm(s) and/or partnership(s) owning property in the AGENCY or the study area prior to the completion of the work under this AGREEMENT.

XVI. NOTICES

Any notices which either party may desire to give to the other party under this AGREEMENT must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To AGENCY: City of Seaside
Greg McDanel, City Manager
440 Harcourt Ave.
Seaside, CA 93955

To CONSULTANT: Perspecs Development Services, LLC
Albert Salvador, P.E., C.B.O., Principal
273 Warwick Dr.
Campbell, CA 95008

XVII. ASSIGNMENT

The CONSULTANT shall not assign the performance of this AGREEMENT, nor any part thereof, nor any monies due hereunder, without prior written consent of the AGENCY. Because of the personal nature of the services to be rendered pursuant to this AGREEMENT, only CONSULTANT shall perform the services described in this AGREEMENT. [Insert name] may use assistants, under his/her direct supervision, to perform some of the services under this AGREEMENT. CONSULTANT shall provide AGENCY fourteen (14) days' notice prior to the departure of [Insert name] from CONSULTANT's employ. Should he/she leave CONSULTANT's employ, the AGENCY shall have the option to immediately terminate this AGREEMENT, within three (3) days of the close of said notice period. Upon termination of this Agreement, CONSULTANT's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the Governing Board and the CONSULTANT. Before retaining or contracting with any CONSULTANT for any services under this AGREEMENT, CONSULTANT shall provide AGENCY with the identity of the proposed CONSULTANT, a copy of the proposed written contract between CONSULTANT and such sub-consultant which shall include an indemnity provision similar to the one provided herein and identifying AGENCY as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed sub-consultant carries insurance at least equal to that required by this AGREEMENT or obtain a written waiver from AGENCY for such insurance.

XVIII. LICENSES

At all times during the term of this AGREEMENT, CONSULTANT shall have in full force and effect, all licenses required of it by law for the performance of the services described in this AGREEMENT.

XIX. GOVERNING LAW

The AGENCY and CONSULTANT understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this AGREEMENT and also govern the interpretation of this Agreement. Any litigation concerning this AGREEMENT shall take place in the municipal, superior, or federal district court with jurisdiction over the AGENCY.

XX. ENTIRE AGREEMENT

This AGREEMENT contains the entire understanding between the parties relating to the obligations of the parties described in this AGREEMENT. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this AGREEMENT or with respect to the terms and conditions of this AGREEMENT, are merged into this AGREEMENT and shall be of no further force or effect. Each party is entering into this AGREEMENT based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

XXI. CONTENTS OF REQUEST FOR PROPOSAL AND PROPOSAL

CONSULTANT is bound by the contents of AGENCY's Request for Proposal, Exhibit "D" hereto and incorporated herein by this reference, and the contents of the proposal submitted by the CONSULTANT, Exhibit "E" hereto. In the event of conflict, the requirements of AGENCY's Request for Proposals and this AGREEMENT shall take precedence over those contained in the CONSULTANT's proposals. The incorporation of the CONSULTANT's proposal shall be for the scope of services to be provided only, and any other terms and conditions included in such proposal shall have no force and effect on this AGREEMENT or the relationship between CONSULTANT and/or AGENCY, unless expressly agreed to in writing.

XXII. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this AGREEMENT on behalf of CONSULTANT warrants and represents that he/she has the authority to execute this AGREEMENT on behalf of the CONSULTANT and has the authority to bind CONSULTANT to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

CONSULTANT

By: Albert Salvador
(Signature)

Albert Salvador, P.E., C.B.O.
Principal
Perspecs Development Services, LLC

Greg McDanel
City Manager
City of Seaside

Attachments:	Exhibit A	Tasks to Be Performed
	Exhibit B	Payment Schedule
	Exhibit C	Insurance Requirements
	Exhibit D	Request for Proposal
	Exhibit E	Consultant's Proposal

EXHIBIT A

TASKS TO BE PERFORMED

1. Building and Safety Services

Provide comprehensive building and safety services to support the jurisdiction's efforts in ensuring safe, code-compliant construction. This includes technical support, coordination with internal departments, and assistance to the public and design professionals regarding building code requirements and processes.

2. Building Official Services

Serve as the designated Building Official or in support of the jurisdiction's Building Official. Responsibilities include administering and interpreting applicable codes, managing inspection and plan review functions, resolving complex code issues, attending public meetings as needed, and ensuring consistent application of regulations and policies.

3. Building Inspection Services

Conduct field inspections for all phases of construction, including foundation, framing, mechanical, electrical, plumbing, energy, and final inspections. Ensure compliance with approved plans, applicable California Building Codes, local amendments, and permit conditions. Provide timely documentation and communicate findings with contractors, owners, and City staff.

4. Professional Plan Review Services

Provide detailed plan review services for building permit applications to verify compliance with the most recently adopted editions of the California Building Standards Code (Title 24), including structural, architectural, mechanical, electrical, plumbing, energy, green building, and accessibility requirements. Coordinate with applicants and City staff to resolve plan deficiencies and facilitate permit issuance.

5. Project Management Services

Provide dedicated project management for large-scale and high-impact development projects such as the Grand Hyatt, Campus Town, and similar initiatives. Act as a central point of coordination between developers, City departments, and consultants to ensure timely review, permitting, and inspection. Responsibilities include facilitating development coordination meetings, monitoring plan review and permit progress, resolving interdepartmental issues, ensuring compliance with project conditions and

regulatory requirements, and maintaining consistent communication with all stakeholders to keep projects on schedule and aligned with City goals.

6. Code Enforcement Services

Provide code enforcement services to investigate complaints and ensure compliance with municipal codes related to building, housing, and property maintenance. Duties include conducting field investigations, documenting violations, issuing notices or citations, coordinating corrective actions, and preparing cases for administrative hearings or legal proceedings when necessary.

EXHIBIT B
PAYMENT SCHEDULE

1. Building Official / Building Services / Project Management: \$200/hr.
2. Plan Review Services: 65% of plan review fee or \$145/hr for hourly reviews.
3. Expedited Plan Review: 150% of Contract Rates.

Invoicing Procedures: At the beginning of each month, Perspecs Development Services, LLC will furnish an invoice and a statement of the work performed for compensation during the preceding month.

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting CONSULTANT's indemnification of AGENCY, and prior to commencement of Work, CONSULTANT shall obtain, provide and maintain at its own expense during the term of this AGREEMENT, policies of insurance of the type and amounts described below and in a form satisfactory to AGENCY.

Note: Verify minimum limit for each coverage with Risk Manager.

General liability insurance. CONSULTANT shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. CONSULTANT shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this AGREEMENT, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

Professional liability (errors & omissions) insurance. CONSULTANT shall maintain professional liability insurance that covers the Services to be performed in connection with this AGREEMENT, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this AGREEMENT and CONSULTANT agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this AGREEMENT.

Note: May need to delete workers' compensation and employer's liability insurance requirements for certain sole proprietorships, partnerships, or corporations without employees.

Workers' compensation insurance. CONSULTANT shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

CONSULTANT shall submit to AGENCY, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of AGENCY, its officers, agents, employees and volunteers.

Note: If the required limits for general liability, auto and employer's liability are \$1 million or less, the following paragraph may be omitted.

Umbrella or excess liability insurance. [Optional depending on limits required]. CONSULTANT shall obtain and maintain an umbrella or excess liability insurance policy with limits that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop down feature requiring the policy to respond if any primary insurance that would otherwise have applied proves to be uncollectible in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrence of effective dates with primary policies;
- Policies shall "follow form" to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

Other provisions or requirements

Proof of insurance. CONSULTANT shall provide certificates of insurance to AGENCY as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by Agency's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with AGENCY at all times during the term of this contract. AGENCY reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by CONSULTANT, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by CONSULTANT shall be primary and any insurance or self-insurance procured or maintained by AGENCY shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of AGENCY before the AGENCY's own insurance or self-insurance shall be called upon to protect it as a named insured.

Agency's rights of enforcement. In the event any policy of insurance required under this AGREEMENT does not comply with these specifications or is canceled and not replaced, AGENCY has the right but not the duty to obtain the insurance it deems necessary and any premium paid by AGENCY will be promptly reimbursed by CONSULTANT or AGENCY will withhold amounts sufficient to pay premium from CONSULTANT payments. In the alternative, AGENCY may cancel this AGREEMENT.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the Agency's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against AGENCY, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow CONSULTANT or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. CONSULTANT hereby waives its own right of recovery against AGENCY, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). CONSULTANT acknowledges and agrees that any actual or alleged failure on the part of the AGENCY to inform CONSULTANT of non-compliance with any requirement imposes no additional obligations on the AGENCY nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the AGENCY requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the AGENCY.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to AGENCY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that AGENCY and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to AGENCY and approved of in writing.

Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass through clause. CONSULTANT agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by CONSULTANT, provide the same minimum insurance coverage and endorsements required of CONSULTANT. CONSULTANT agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. CONSULTANT agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to AGENCY for review.

Agency's right to revise specifications. The AGENCY reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the CONSULTANT ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the CONSULTANT, the AGENCY and CONSULTANT may renegotiate CONSULTANT's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by AGENCY. AGENCY reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by AGENCY.

Timely notice of claims. CONSULTANT shall give AGENCY prompt and timely notice of claims made or suits instituted that arise out of or result from CONSULTANT's performance under this AGREEMENT, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. CONSULTANT shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

EXHIBIT E
CONSULTANT'S PROPOSAL

Project Scope:

Perspecs Development Services, LLC is positioned to provide the following professional services for the City of Seaside:

1. Building and Safety Services

Provide comprehensive building and safety services to support the jurisdiction's efforts in ensuring safe, code-compliant construction. This includes technical support, coordination with internal departments, and assistance to the public and design professionals regarding building code requirements and processes.

2. Building Official Services

Serve as the designated Building Official or in support of the jurisdiction's Building Official. Responsibilities include administering and interpreting applicable codes, managing inspection and plan review functions, resolving complex code issues, attending public meetings as needed, and ensuring consistent application of regulations and policies.

3. Building Inspection Services

Conduct field inspections for all phases of construction, including foundation, framing, mechanical, electrical, plumbing, energy, and final inspections. Ensure compliance with approved plans, applicable California Building Codes, local amendments, and permit conditions. Provide timely documentation and communicate findings with contractors, owners, and City staff.

4. Professional Plan Review Services

Provide detailed plan review services for building permit applications to verify compliance with the most recently adopted editions of the California Building Standards Code (Title 24), including structural, architectural, mechanical, electrical, plumbing, energy, green building, and accessibility requirements. Coordinate with applicants and City staff to resolve plan deficiencies and facilitate permit issuance.

5. Project Management Services

Provide dedicated project management for large-scale and high-impact development projects such as the Grand Hyatt, Campus Town, and similar initiatives. Act as a central point of coordination between developers, City departments, and consultants to ensure timely review, permitting, and inspection. Responsibilities include facilitating development coordination meetings, monitoring plan review and permit progress, resolving interdepartmental issues, ensuring compliance with project conditions and regulatory requirements, and maintaining consistent communication with all stakeholders to keep projects on schedule and aligned with City goals.

6. Code Enforcement Services

Provide code enforcement services to investigate complaints and ensure compliance with municipal codes related to building, housing, and property maintenance. Duties include conducting field investigations, documenting violations, issuing notices or citations, coordinating corrective actions, and preparing cases for administrative hearings or legal proceedings when necessary.

Best Regards,



Albert Salvador, P.E., C.B.O.

Perspecs Development Services, LLC



CITY OF SEASIDE STAFF REPORT

Item No.: 7.H.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Thomas Korman, Public Works Director/City Engineer
Kirstin van Gend, Administrative Analyst II

DATE: July 17, 2025

SUBJECT: **ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES AGREEMENTS IN THE AMOUNT OF \$500,000.00 EACH FOR ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES FOR PROJECTS TO (1) G7EI INC; (2) MONTEREY BAY ENGINEERS, INC.; (3) WALLACE GROUP; AND (4) WHITSON AND ASSOCIATES, INC.**

RECOMMENDATION

Adopt the resolution.

BACKGROUND

The City has active and pending projects that require technical assistance from Civil Engineering and Surveying firms. Having four firms available allows the City to provide these services in a timely manner.

Individual project task orders will be issued based on the firm's expertise, workload capacity, services to be performed, schedule requirements, and hourly rates submitted in their proposal. All task orders will be issued based on an agreed-upon, written scope of work, implementation schedule, and maximum fee arrangement negotiated on a project-by-project basis.

Selection of the best qualified firms was made in accordance with the City's Purchasing Ordinance. On February 6, 2025, a Request for Proposal was issued and advertised through the City website. In addition, notification emails were sent to firms who expressed interest in providing Civil Engineering and Surveying Services to the City.

Eleven (11) proposals were received on April 4, 2025. A selection committee, consisting of 3 staff members from the Engineering Division, independently evaluated and ranked the proposals. After deliberations, the top three ranked firms are as follows:

Firm, Location

G7EI Inc, Salinas CA
Monterey Bay Engineers, Inc., Seaside CA
Wallace Group, San Luis Obispo CA
Whitson and Associates, Inc., Monterey CA

The proposed Professional Services Agreements would be managed by the Engineering Division.

Alternatives

Council could decide not to award these Civil Engineering and Surveying Professional Services Agreements and direct staff to issue requests for proposals for each project individually. However, this alternative is not recommended as there is a significant backlog of funded projects for which outside Civil Engineering and Surveying Services are required to augment City staff. Further, having pre-approved, on-call, as-needed firms readily available allows for more efficient and timely delivery of projects as multiple projects can be designed concurrently.

Environmental Determination

The City of Seaside determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA)(CCR, Title 14, Chapter 3 (CEQA Guidelines), Article 20, Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or any reasonably foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

FISCAL IMPACT

Fees for Civil Engineering and Surveying will be based on a project-by-project basis directly charged to individual project budgets. Each project is separately approved and budgeted by the Council. The City is under no obligation to expend any funds under these Professional Services Agreements.

STRATEGIC PRIORITY

Enhanced Physical Infrastructure & Abundant Water Supply

ATTACHMENTS

1. Resolution
2. PSA - G7EI
3. PSA - MBE
4. PSA - Wallace
5. PSA - Whitson

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AUTHORIZING THE CITY MANAGER TO AWARD FOUR PROFESSIONAL SERVICES AGREEMENTS IN THE AMOUNT OF \$500,000.00 EACH FOR ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES FOR PROJECTS TO (1) G7EI Inc; (2) MONTEREY BAY ENGINEERS, INC.; (3) WALLACE GROUP; AND (4) WHITSON AND ASSOCIATES, INC.

WHEREAS, the need exists for the City to obtain prompt professional Civil Engineering and Surveying Professional Services; and

WHEREAS, on February 6, 2025, the City issued a Request for Proposal (RFP) for On-Call Civil Engineering and Surveying Professional Services for projects within the City of Seaside and notified firms that specialize in this work, including those firms who had expressed interest, as well as those who had previously completed work for the City; and

WHEREAS, on April 4, 2025, the City received eleven (11) proposals from firms that perform this work; and

WHEREAS, staff formed a selection committee to independently review and score each firm's proposal based upon specific criteria in the RFP; and

WHEREAS, following deliberations, the selection committee determined that (1) G7EI Inc; (2) Monterey Bay Engineers, Inc.; (3) Wallace Group; and (4) Whitson and Associates, Inc. were the best qualified firms; and

WHEREAS, the firms will provide services on an on-call, as-needed, project-specific basis as defined by the City, and all task orders will have a defined scope, schedule, and fee arrangement that will be negotiated based on the hourly rate schedule included in the agreement; and

WHEREAS, the City of Seaside determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA)(CCR, Title 14, Chapter 3 (CEQA Guidelines), Article 20, Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the

matter does not cause a direct or any reasonably foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Seaside does hereby:

1. Awards Professional Service Agreements for On-Call Civil Engineering and Surveying Professional Services for projects within the City of Seaside that (1) G7EI Inc; (2) Monterey Bay Engineers, Inc.; (3) Wallace Group; and (4) Whitson and Associates, Inc., for a term of one (1) year, with the option to extend for one (1) additional one year term, with an annual fee not to exceed \$500,000.00 each; and

2. Authorizes the City Manager, or his designee, to execute the Professional Services Agreements upon receipt of information required by the Request for Proposal (RFP) with any minor edits approved by the City Attorney.

3. Directs the Public Works Director of the City of Seaside to authorize individual Work Orders under this 2025 On-Call Civil Engineering and Surveying Professional Services.

4 The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of Seaside duly held on the 17th day of July, 2025, by the following vote:

AYES:	COUNCIL MEMBERS
NOES:	COUNCIL MEMBERS
ABSENT:	COUNCIL MEMBERS
ABSTAIN:	COUNCIL MEMBERS

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED TO FORM:

Sheri L. Damon, City Attorney

July 17, 2025
City Council Regular Meeting

Item 7.H.

ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES AGREEMENTS IN THE AMOUNT OF \$500,000.00 EACH FOR ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES FOR PROJECTS TO (1) G7EI Inc; (2) MONTEREY BAY ENGINEERS, INC.; (3) WALLACE GROUP; AND (4) WHITSON AND ASSOCIATES, INC.

[Attachment 1 – PSA-G7EI](#)

July 17, 2025
City Council Regular Meeting

Item 7.H.

ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES AGREEMENTS IN THE AMOUNT OF \$500,000.00 EACH FOR ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES FOR PROJECTS TO (1) G7EI Inc; (2) MONTEREY BAY ENGINEERS, INC.; (3) WALLACE GROUP; AND (4) WHITSON AND ASSOCIATES, INC.

[Attachment 2 – PSA-MBE](#)

July 17, 2025
City Council Regular Meeting

Item 7.H.

ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES AGREEMENTS IN THE AMOUNT OF \$500,000.00 EACH FOR ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES FOR PROJECTS TO (1) G7EI Inc; (2) MONTEREY BAY ENGINEERS, INC.; (3) WALLACE GROUP; AND (4) WHITSON AND ASSOCIATES, INC.

[Attachment 3 – PSA-Wallace](#)

July 17, 2025
City Council Regular Meeting

Item 7.H.

ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES AGREEMENTS IN THE AMOUNT OF \$500,000.00 EACH FOR ON-CALL CIVIL ENGINEERING AND SURVEYING PROFESSIONAL SERVICES FOR PROJECTS TO (1) G7EI Inc; (2) MONTEREY BAY ENGINEERS, INC.; (3) WALLACE GROUP; AND (4) WHITSON AND ASSOCIATES, INC.

[Attachment 4 – PSA-Whitson](#)



CITY OF SEASIDE STAFF REPORT

Item No.: 7.I.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Jessica Riley, Finance Director

DATE: July 17, 2025

**SUBJECT: APPROVE UPDATING THE 2025/26 FEE SCHEDULE TO INCLUDE
MISCELLANEOUS BUILDING AND STRUCTURAL FEES**

RECOMMENDATION

Approve the proposed updates to the Master Fee Schedule.

BACKGROUND

During a recent review of the Building Department's fee schedule, it was identified that certain services were not included in the current fee structure, despite being regularly provided to the public. To ensure that all services offered by the department are appropriately accounted for, fees have been proposed for these services. This update will ensure that the fees are set at a level that recovers the costs associated with providing these services.

Summary of Changes:

- The updated fee schedule, located on page 3, now includes fees for services that were previously not listed under the miscellaneous section of the Building Department's fee structure.
- These updates will bring the fee schedule in line with the actual cost of service delivery and ensure that the department's operations remain fiscally responsible.

FISCAL IMPACT

The addition of these missing fees will allow the Building Department to more accurately recover the costs associated with providing these services.

STRATEGIC PRIORITY

Effective Accessible Governance

ATTACHMENTS

1. 20250701 - FEE SCHEDULE DOC 25-26 Final - REVISED 7-17-2025
-

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

CREDIT CARDS NOT ACCEPTED FOR DEVELOPER DEPOSITS OR TRANSIENT OCCUPANCY TAX

FEE SCHEDULE	Schedule #
Schedule of Finance/City Clerk Division Fees	2
Schedule of Building Division Fees	3-14
Schedule of Community, Housing, & Economic Development Division Fees	15-19
Schedule of Engineering Division Fees	20-23
Schedule of Water Division Rates & Fees	24-27
Schedule of Recreation Division Fees	28-31
Schedule of Fire Department Fees	32-38
Schedule of Police Department Fees	40-42
Schedule of Police Department - Animal Control Fees	43

CITY OF SEASIDE**Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025****SCHEDULE OF FINANCE & CITY CLERK FEES**

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FINANCE			
	Short Term Rental Application Fee	\$ 250	\$ 250
	Late Short Term Rental Application Renewal Fee	\$ -	\$ -
	Business License Application Fee	\$ 18	\$ 18
	Business License Schedule of License Fees	Municipal Code 5.04.20 - 5.04.10	Municipal Code 5.04.20 - 5.04.10
	Mailing List (per page)	\$0.25 + cost of labels	\$0.25 + cost of labels
	City Budget-Paper	\$ 82	\$ 82
	Bingo Permit	\$ 69	\$ 71
	Delinquent Invoice-1st Notice	\$ 6	\$ 6
	Delinquent Invoice-2nd Notice	\$ 12	\$ 12
	Returned Check-1st	\$ 36	\$ 37
	Returned Check-2nd	\$ 42	\$ 43
	NSF Fee	Actual Bank Fees & Employee Time	Actual Bank Fees & Employee Time
CITY CLERK			
	Public Record Copies - standard 8.5" x 11", black and white	0.25	0.25
	Public Record Copies - Color or non-standard sizes	Cost of duplication	Cost of duplication
	Mailing copy of requested document or CD	Cost of duplication plus postage	Cost of duplication plus postage
	City Council Agenda mailing subscription (annual)	\$ 55	\$ 55
	City Council Agenda Packet (per packet)	\$0.25 per page	\$0.25 per page
	Records on Thumb Drives	\$ 15	\$ 15
	Notary Fee (State Code) per signature	\$ 15	\$ 15

CITY OF SEASIDE			
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025			
	Fee	24/25 Adopted (4.0%)	25/26 Adopted (2.4%)
BUILDING AND CODE ENFORCEMENT FEES			
ADMINISTRATIVE FEES			
New Address/Address Change		\$ 158	\$ 162
Administrative Fee (for Bldg Permit, Plan Check, Plumbing, Mechanical, Electrical - AB717)		Cost	4% x Fee
Application for Unreasonable Hardship Exceptions to Disabled Access Requirements (2 hour minimum)	per hour	\$ 1,394	\$ 1,427
Application for Modifications or Alternate Materials and Methods	per hour	\$ 1,394	\$ 1,427
Board of Appeal Hearing Fee	each	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage
Registration of Abandoned Property		\$ 71	\$ 73
MISCELLANEOUS ITEMS			
Alternate Energy Systems			
Battery Energy Storage	each		\$ 330
EV Charging Station	each		\$ 330
Solar Water Heater	each		\$ 330
Building-like Structures - Misc. Structures (ie, tanks, towers, silos, storage racks, etc.)	each	Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage
Canopy / Awning	each	\$ 1,394	\$ 1,372
Cellular Tower / Antenna			
Attached	each	\$ 4,178	\$ 4,278
Detached	each	\$ 4,178	\$ 4,278
Equipment Shelter	each	\$ 2,088	\$ 2,138
Commercial Accessibility Upgrade	each	\$ 1,394	\$ 1,427
Commercial Coach Installation	each	\$ 1,394	\$ 1,427
Deck or Patio (Uncovered) - Install/Replace/Repair		Based on type of use, type of construction and square footage	Based on type of use, type of construction and square footage
Engineered, first 300 s.f.	per project	\$ 330	\$ 338
each additional 300 s.f.	per project	\$ 110	\$ 113
Non-engineered, first 300 s.f.	per project	\$ 330	\$ 338
each additional 300 s.f.	per project	\$ 110	\$ 113
Demolition	each	\$ 330	\$ 338
Building	each	\$ 330	\$ 338
Swimming Pool	each	\$ 330	\$ 338
Dry Rot / Termite Damage Repair	each	\$ 330	\$ 338
Fence or Non-Engineered Wall	each	\$ 330	\$ 338
Fireplace Retrofit / Chimney Repair	each	\$ -	\$ -
Flag, Light, or Sign Pole - Install / Replace	each	\$ 1,394	\$ 1,427
Foundation Repair / Replace (includes piles, piers, or foundation-only systems under existing or partial construction)	each	\$ 2,784	\$ 2,851
Greenhouse or Solarium			
< 200 sq ft	each	\$ 1,394	\$ 1,427
200 - 1,000 sq ft	each	\$ 2,784	\$ 2,851
> 1,000 sq ft	each	\$ 3,482	\$ 3,566
Minor Repairs (for items otherwise not listed, for the purpose of reconstruction, renewal, or maintenance of any part of an existing structure - requiring not more than two inspections) (Includes Mechanical equipment with structural modifications)	each	\$ 330	\$ 338
Partition	each	\$ 330	\$ 338
Pools and Spas - Commercial			
Pool & Spa Combo	each	\$ 2,784	\$ 2,851
Pool - New Install	each	\$ 2,784	\$ 2,851
Pool - Remodel	each	\$ 1,394	\$ 1,427
Spa - New Install	each	\$ 1,394	\$ 1,427
Pools and Spas - Residential - Above Ground		\$ 218	\$ 223
Re-Plastering, or Wet Sand Blasting	each	\$ 330	\$ 338
Re-Roof			
First 10 Squares		\$ 218	\$ 223
Additional Squares		\$ 75	\$ 77
Remodel - Residential			\$ -
Kitchen	up to 300 sf	\$ 660	\$ 660
Bath	up to 300 sf	\$ 660	\$ 660

Fee Schedule 3

CITY OF SEASIDE				
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025				
		Fee	24/25 Adopted (4.0%)	25/26 Adopted (2.4%)
	Other Remodel	up to 300 sf	\$ 660	\$ 660
	Additional Remodel	each 300 sf	\$ 330	\$ 330
	Retaining Wall			
	Engineered	each	\$ 439	\$ 450
	Non-Engineered	each	\$ 330	\$ 338
	Seismic Retrofit			
	Foundation Bolting and Bracing	each		\$ 330

CITY OF SEASIDE				
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025				
		Fee	24/25 Adopted (4.0%)	25/26 Adopted (2.4%)
	<= 5,000 Sq Ft	each	\$ 3,130	\$ 3,205
	> 5,000 Sq Ft	each	\$ 4,523	\$ 4,632
	Stair Repair / Replace	each	\$ 330	\$ 338
	Siding / Stucco	each	\$ 330	\$ 338
	Signs			
	Non-Illuminated	each	\$ 218	\$ 223
	Illuminated	each	\$ 218	\$ 223
	Monument	each	\$ 1,394	\$ 1,427
	Solar / PV System			
	Residential, up to 15 kW	up to 15 kW	Variable	\$ 500
	Residential, each kilowatt above 15 kW	each 1 kW	Variable	\$ 15
	Commercial, up to 50 kW	up to 50 kW	Variable	\$ 1,000
	Commercial, each kilowatt between 51 kw and 250 kW	each 1 kW	Variable	\$ 7
	Commercial, each kilowatt above 250 kW	each 1 kW	Variable	\$ 5
	Certificate of Compliance / Occupancy	each	\$ 240	\$ 246
	Temporary Certificate of Occupancy	each	\$240 + deposit	\$246 + deposit
	Garage Door Replacement	each	\$ 218	\$ 223
	Window / Door - Non-Structural			
	First 10 windows / doors	each	\$ 330	\$ 338
	each add'l 10 windows/doors	each	\$ 110	\$ 113
	Window / Door - Structural			
	First 10 windows / doors	each	\$ 439	\$ 450
	each add'l 10 windows/doors	each	\$ 147	\$ 151
	Plan Review			
	Standard Plan Review Hourly Rate		25% Original Fee	\$ 695
	Expedite Plan Review			1.5 X PC Fee
	Outsourced Plan Review Processing Fee	per hour	\$ 695	\$ 712
	90 Day Plan Review Extension		25% Original Fee	25% Original Fee
	Certified Access Specialist (CASP) Plan Review Fee		Cost	Cost
	Additional Plan Check required in excess of standard	per hour	\$331/Hour Minimum	\$339/Hour Minimum
	Plan Check outside of normal business hours or applicant requested fast-tracking (3 hour minimum)	per hour	\$ 2,088	\$ 2,138
	Plan Check outside of normal business hours or applicant requested fast-tracking (4 hour minimum)	per hour	\$ 2,784	\$ 2,851
	Inspection			
	Standard Building Inspection Hourly Rate	each	\$ 323	\$ 331
	Short Term Rental Inspection Fee	each	\$ 323	\$ 331
	Additional Inspection required in excess of standard / Reinspection	per hour	\$331/Hour Minimum	\$339/Hour Minimum
	Substandard Structure Inspection (includes code enforcement report)	each	\$ 1,394	\$ 1,427
	Code Enforcement			
	Administrative Citations, First Offence	each	\$ 366	\$ 375
	Administrative Citations, Repeated Violations	each	\$ 730	\$ 748
	Work without a Permit - Investigative Fee	each	Equal to Permit Fee- not to exceed \$500	Equal to Permit Fee
	Notice of Violation Recordation Fee	each	\$ 350	\$ 358
	Notice of Violation Expungement Fee	each	\$ 350	\$ 358
MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS (Not associated with an existing building permit)				
	Plan Review, Hourly Rate	per hour	\$ 695	\$ 712
	Inspections, Hourly Rate	per hour	\$ 330	\$ 338

CITY OF SEASIDE			
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025			
	Fee	24/25 Adopted (4.0%)	25/26 Adopted (2.4%)
Mechanical Permit Fees			
Install/Relocate each forced air or gravity-type furnace or burner (including attached ducts and vents)	each	\$ 439	\$ 450
Repair/alteration/addition to each heating appliance, refrigeration unit, cooling unit, absorption unit or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by code.	each	\$36/each w/ \$440 Minimum	\$36/each w/ \$457 Minimum
Install, relocate each boiler or compressor, up to and including 3 HP, or each absorption system up to and including 100,000 Btu/hr	each	\$ 584	\$ 598
Each air-handling unit, including attached ducts. (Note: this fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere)	each	\$ 584	\$ 598
Each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.	each	\$ 1,740	\$ 1,782
Hood installation that is served by mechanical exhaust, including the ducts for such hood			
Residential	each	\$ 330	\$ 338
Commercial	each	\$ 3,827	\$ 3,919
Each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in the code	each	\$ 330	\$ 338
Plumbing and Gas Permit Fees			
Each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping, and backflow protection therefore)	each	\$36/each w/ \$440 Minimum	\$37/each w/ \$451 Minimum
Each building sewer	each	\$ 330	\$ 338
Each water heater and/or vent	each	\$ 218	\$ 223
Installation, alteration, or repair of wall heater	each	\$ 218	\$ 223
Each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	each	\$ 2,088	\$ 2,138
Installation, alteration, or repair of water piping and/or water treating equipment	each	\$331 - For single line	\$339 - For single line
Installation, alteration, or repair of gas piping and/or gas treating equipment	each	\$331 - For single line	\$339 - For single line
Repair or alteration of drainage or vent piping	each	\$331 - For single line	\$339 - For single line
		\$439 - For multiple lines	\$450 - For multiple lines
Each lawn sprinkler system on any one meter, including backflow protection devices	each	\$ 330	\$ 338
Backflow devices not included in other fee services (e.g., building sewer) each unit	each	\$ 330	\$ 338
Gas Test	each	\$ 218	\$ 223
Sewer Lateral Test	each	\$ 330	\$ 338
Whole-House Plumbing	each	\$ 330	\$ 338
Electrical Permit Fees			
Temporary service power pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances	each	\$331 - If not incl. w/ new permit	\$339 - If not incl. w/ new permit
Temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, etc.			
15 or 20 amp - each 10 circuits	each	\$ 330	\$ 338
25 to 40 amp circuits	each	\$ 1,043	\$ 1,068
50 to 175 amp circuits	each	\$ 1,043	\$ 1,068
Receptacle, switch and lighting outlets - at which current is used or controlled, except services, feeders and meters			
Each 10 (or portion thereof)	each	\$ 330	\$ 338
Residential Appliances - Fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter mounted cooking tops, electric ranges, self-contained room console or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances not exceeding one horsepower (HP) in rating.	each	\$15.00 each w/ \$202 Minimum	\$15.00 each w/ \$207 Minimum
Non-Residential Appliances - Residential appliances and self-contained factory-wired nonresidential appliances, including medical and dental devices, food, beverage, and ice cream cabinets; illuminated show cases, drinking fountains, vending machines, laundry machines, or other	each	\$29.00 each w/ \$320 Minimum	\$30.00 each w/ \$328 Minimum
Power Apparatus - Includes Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other	each	\$ 330	\$ 338

CITY OF SEASIDE			
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025			
	Fee	24/25 Adopted (4.0%)	25/26 Adopted (2.4%)
Trolley and Plug-In-Type Busways - (An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.			
Each 100 l.f. or fraction thereof	each	\$ 331	\$ 339
New Services or Additional Panels - An additional fee may apply (underground) or (overhead) to Power Company for reconnection or upgrade of any service			
600 volts or less and not over 200 amperes in rating	each	\$ 330	\$ 338
600 volts or less and over 200 amperes in rating	each	\$ 439	\$ 450
600 volts or over 1,000 amperes in rating	each	\$ 330	\$ 712

CITY OF SEASIDE			
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025			
	Fee	24/25 Adopted (4.0%)	25/26 Adopted (2.4%)
Miscellaneous Apparatus, Conduits, and Conductors - for which a permit is required, but for which no fee is set forth. (This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs)	each	\$ 330	\$ 338
Whole-House Electrical	each		\$ 330
Refunds - Plan Check Fees 1st review not started (within 3 Business of Submittal) 100% of PC Fees Plan review more than 3 Business Days after the Date of Submittal No refund Refunds - Building Permit Fees No inspections and permit is active (not expired) 80% of BP Fees No inspections and permit is expired No refund Inspections were provided No refund NOTE: Fee Adjustments: In instances where the strict application of fees from this schedule would constitute a substantial inequity to an applicant or to the City, the Chief Building Official shall be authorized to adjust such fees on a case-by-case basis. Any such adjustments shall be recorded in writing and entered into the appropriate files. Fees identified in this Table consist of 50% Plan Review Fee and 50% Inspection Fee			

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

2025-26 Fees for New Construction, Additions and Major Remodels - Plan Check

Occupancy Type and Class	Fee Unit	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Commercial Uses - Structural (All newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
500	per project	\$ 5,839.24	\$ 1.30	\$ 3,892.83	\$ 0.86	\$ 3,114.26	\$ 0.69
2,000	per project	\$ 7,784.77	\$ 2.16	\$ 5,189.85	\$ 1.44	\$ 4,151.88	\$ 1.15
5,000	per project	\$ 14,270.76	\$ 1.82	\$ 9,513.84	\$ 1.21	\$ 7,611.07	\$ 0.97
10,000	per project	\$ 23,357.03	\$ 1.04	\$ 15,571.35	\$ 0.69	\$ 12,457.08	\$ 0.55
25,000	per project	\$ 38,926.55	\$ 1.56	\$ 25,951.03	\$ 1.04	\$ 20,760.82	\$ 0.83
Commercial Residential and Multifamily Residential Uses - (All newly constructed, added, or structurally remodeled space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
1,000	per project	\$ 7,784.77	\$ 0.97	\$ 5,189.85	\$ 0.65	\$ 4,151.88	\$ 0.52
5,000	per project	\$ 11,678.51	\$ 1.17	\$ 7,785.68	\$ 0.78	\$ 6,228.54	\$ 0.62
10,000	per project	\$ 17,517.99	\$ 0.60	\$ 11,678.66	\$ 0.40	\$ 9,342.93	\$ 0.32
50,000	per project	\$ 41,520.54	\$ 0.42	\$ 27,680.36	\$ 0.28	\$ 22,144.29	\$ 0.22
100,000	per project	\$ 62,280.84	\$ 0.62	\$ 41,520.56	\$ 0.42	\$ 33,216.45	\$ 0.33
Attached and Detached Accessory and Utility Uses - (All newly constructed, added, or structurally remodeled space for utility and accessory occupancies classified as CBC Group U, or other utility and accessory occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
100	per project	\$ 324.25	\$ 3.24	\$ 216.16	\$ 2.16	\$ 172.93	\$ 1.73
200	per project	\$ 648.49	\$ 1.62	\$ 432.33	\$ 1.08	\$ 345.86	\$ 0.86
600	per project	\$ 1,297.01	\$ 1.62	\$ 864.67	\$ 1.08	\$ 691.74	\$ 0.86
1,000	per project	\$ 1,945.50	\$ 0.65	\$ 1,297.00	\$ 0.43	\$ 1,037.60	\$ 0.35
1,500	per project	\$ 2,269.75	\$ 0.65	\$ 1,513.17	\$ 0.43	\$ 1,210.53	\$ 0.35
2,000	per project	\$ 2,594.00	\$ 1.30	\$ 1,729.33	\$ 0.86	\$ 1,383.47	\$ 0.69

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

2025-26 Fees for New Construction, Additions and Major Remodels - Plan Check

Occupancy Type and Class	Fee Unit	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 6,352.96	\$ 1.81	\$ 4,235.30	\$ 1.21	\$ 3,388.24	\$ 0.97
2,000	per project	\$ 9,074.57	\$ 1.51	\$ 6,049.71	\$ 1.01	\$ 4,839.77	\$ 0.81
5,000	per project	\$ 13,613.13	\$ 1.09	\$ 9,075.42	\$ 0.73	\$ 7,260.33	\$ 0.58
10,000	per project	\$ 19,058.87	\$ 0.99	\$ 12,705.91	\$ 0.66	\$ 10,164.73	\$ 0.53
25,000	per project	\$ 33,881.58	\$ 1.36	\$ 22,587.72	\$ 0.90	\$ 18,070.17	\$ 0.72
Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 3,893.74	\$ 1.30	\$ 2,595.83	\$ 0.86	\$ 2,076.66	\$ 0.69
2,000	per project	\$ 5,839.24	\$ 0.97	\$ 3,892.83	\$ 0.65	\$ 3,114.26	\$ 0.52
5,000	per project	\$ 8,757.51	\$ 0.58	\$ 5,838.34	\$ 0.39	\$ 4,670.67	\$ 0.31
10,000	per project	\$ 11,678.51	\$ 0.52	\$ 7,785.68	\$ 0.35	\$ 6,228.54	\$ 0.28
25,000	per project	\$ 19,463.26	\$ 0.78	\$ 12,975.51	\$ 0.52	\$ 10,380.41	\$ 0.42
One and Two Family Dwellings - Model Home or Custom Plan Review - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere)							
Square Footage:							
1,000	per project	\$ 10,705.75	\$ 1.95	\$ 7,137.16	\$ 1.30	\$ 5,709.73	\$ 1.04
2,500	per project	\$ 13,624.02	\$ 3.24	\$ 9,082.68	\$ 2.16	\$ 7,266.14	\$ 1.73
4,000	per project	\$ 18,490.52	\$ 5.03	\$ 12,327.01	\$ 3.35	\$ 9,861.61	\$ 2.68
6,000	per project	\$ 28,545.05	\$ 3.24	\$ 19,030.03	\$ 2.16	\$ 15,224.02	\$ 1.73
8,000	per project	\$ 35,032.81	\$ 4.38	\$ 23,355.21	\$ 2.92	\$ 18,684.16	\$ 2.34

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

2025-26 Fees for New Construction, Additions and Major Remodels - Plan Check

Occupancy Type and Class	Fee Unit	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Residential Repeat / Subsequent Lot Plan Check	per project	\$ 518.81	N/A	\$ 518.81	N/A	\$ 518.81	N/A
One and Two Family Dwellings - Inspection - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
1,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2,500	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8,000	per project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Structural Residential Remodels and Additions - (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
200	per project	\$ 1,621.26	\$ 1.62	\$ 1,080.84	\$ 1.08	\$ 864.67	\$ 0.86
600	per project	\$ 2,269.75	\$ 1.64	\$ 1,513.17	\$ 1.09	\$ 1,210.53	\$ 0.88
1,000	per project	\$ 2,926.43	\$ 1.29	\$ 1,950.96	\$ 0.86	\$ 1,560.76	\$ 0.69
1,500	per project	\$ 3,569.49	\$ 1.30	\$ 2,379.66	\$ 0.86	\$ 1,903.73	\$ 0.69
2,000	per project	\$ 4,217.99	\$ 2.11	\$ 2,811.99	\$ 1.41	\$ 2,249.59	\$ 1.12
Non-Structural Residential Remodels and Additions - (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
200	per project	\$ 1,297.01	\$ 1.62	\$ 864.67	\$ 1.08	\$ 691.74	\$ 0.86
600	per project	\$ 1,945.50	\$ 1.62	\$ 1,297.00	\$ 1.08	\$ 1,037.60	\$ 0.86
1,000	per project	\$ 2,594.02	\$ 1.30	\$ 1,729.35	\$ 0.86	\$ 1,383.48	\$ 0.69
1,500	per project	\$ 3,242.52	\$ 1.30	\$ 2,161.68	\$ 0.87	\$ 1,729.34	\$ 0.69
2,000	per project	\$ 3,893.74	\$ 1.95	\$ 2,595.83	\$ 1.30	\$ 2,076.66	\$ 1.04

Fee Schedule 11

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

2025-26 Fees for New Construction, Additions and Major Remodels - Inspection

Occupancy Type and Class	Fee Unit	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Commercial Uses - Structural (All newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
500	per project	\$ 6,227.82	\$ 0.98	\$ 5,189.85	\$ 2.95	\$ 4,151.88	\$ 0.65
2,000	per project	\$ 7,697.03	\$ 2.28	\$ 9,621.29	\$ 2.85	\$ 5,131.35	\$ 1.52
5,000	per project	\$ 14,533.02	\$ 3.32	\$ 18,166.27	\$ 4.15	\$ 9,688.68	\$ 2.21
10,000	per project	\$ 31,141.24	\$ 0.97	\$ 38,926.55	\$ 1.21	\$ 20,760.82	\$ 0.65
25,000	per project	\$ 45,674.24	\$ 1.83	\$ 57,092.79	\$ 2.28	\$ 30,449.49	\$ 1.22
Commercial Residential and Multifamily Residential Uses - (All newly constructed, added, or structurally remodeled space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
1,000	per project	\$ 7,784.22	\$ 1.17	\$ 6,486.85	\$ 2.27	\$ 5,189.48	\$ 0.78
5,000	per project	\$ 12,455.62	\$ 1.87	\$ 15,569.52	\$ 2.34	\$ 8,303.74	\$ 1.25
10,000	per project	\$ 21,798.43	\$ 0.75	\$ 27,248.03	\$ 0.94	\$ 14,532.28	\$ 0.50
50,000	per project	\$ 51,902.05	\$ 0.58	\$ 64,877.57	\$ 0.73	\$ 34,601.37	\$ 0.39
100,000	per project	\$ 80,965.89	\$ 0.81	\$ 101,207.36	\$ 1.01	\$ 53,977.26	\$ 0.54
Attached and Detached Accessory and Utility Uses - (All newly constructed, added, or structurally remodeled space for utility and accessory occupancies classified as CBC Group U, or other utility and accessory occupancies not specifically addressed elsewhere in this Fee Schedule)							
Square Footage:							
100	per project	\$ 518.82	\$ 5.19	\$ 432.35	\$ 4.32	\$ 345.88	\$ 3.46
200	per project	\$ 1,037.61	\$ 0.65	\$ 864.67	\$ 1.89	\$ 691.74	\$ 0.43
600	per project	\$ 1,297.01	\$ 0.65	\$ 1,621.26	\$ 0.81	\$ 864.67	\$ 0.43
1,000	per project	\$ 1,556.40	\$ 1.04	\$ 1,945.50	\$ 1.30	\$ 1,037.60	\$ 0.69
1,500	per project	\$ 2,075.22	\$ 1.04	\$ 2,594.02	\$ 1.30	\$ 1,383.48	\$ 0.69
2,000	per project	\$ 2,594.01	\$ 1.30	\$ 3,242.52	\$ 1.62	\$ 1,729.34	\$ 0.86

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

2025-26 Fees for New Construction, Additions and Major Remodels - Inspection

Occupancy Type and Class	Fee Unit	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed, added, or structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 9,342.81	\$ 3.11	\$ 7,785.68	\$ 6.49	\$ 6,228.54	\$ 2.08
2,000	per project	\$ 14,014.20	\$ 1.56	\$ 17,517.76	\$ 1.95	\$ 9,342.80	\$ 1.04
5,000	per project	\$ 18,685.62	\$ 0.93	\$ 23,357.03	\$ 1.17	\$ 12,457.08	\$ 0.62
10,000	per project	\$ 23,354.83	\$ 0.80	\$ 29,193.54	\$ 0.99	\$ 15,569.89	\$ 0.53
25,000	per project	\$ 35,293.84	\$ 1.41	\$ 44,117.30	\$ 1.76	\$ 23,529.22	\$ 0.94
Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule							
Square Footage:							
500	per project	\$ 2,334.62	\$ 1.56	\$ 1,945.51	\$ 2.60	\$ 1,556.41	\$ 1.04
2,000	per project	\$ 4,671.39	\$ 1.04	\$ 5,839.24	\$ 1.30	\$ 3,114.26	\$ 0.69
5,000	per project	\$ 7,784.22	\$ 1.25	\$ 9,730.28	\$ 1.56	\$ 5,189.48	\$ 0.83
10,000	per project	\$ 14,014.20	\$ 0.52	\$ 17,517.76	\$ 0.65	\$ 9,342.80	\$ 0.35
25,000	per project	\$ 21,798.43	\$ 0.87	\$ 27,248.03	\$ 1.09	\$ 14,532.28	\$ 0.58

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

2025-26 Fees for New Construction, Additions and Major Remodels - Inspection

Occupancy Type and Class	Fee Unit	Construction Type IA, IB		Construction Type IIA, IIB, IIIA, IIIB, IV		Construction Type VA, VB	
		Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds	Base Cost	Cost Per S.F. Between Thresholds
	2						
LEVEL OF EFFORT		1.5		1.25		1	
One and Two Family Dwellings - Inspection - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule.							
Square Footage:							
1,000	per project	\$ 12,455.62	\$ 3.11	\$ 10,379.68	\$ 7.35	\$ 8,303.74	\$ 2.08
2,500	per project	\$ 17,127.03	\$ 4.15	\$ 21,408.79	\$ 5.19	\$ 11,418.02	\$ 2.77
4,000	per project	\$ 23,354.83	\$ 1.95	\$ 29,193.54	\$ 2.43	\$ 15,569.89	\$ 1.30
6,000	per project	\$ 27,248.03	\$ 1.95	\$ 34,060.04	\$ 2.43	\$ 18,165.36	\$ 1.30
8,000	per project	\$ 31,141.24	\$ 3.89	\$ 38,926.55	\$ 4.87	\$ 20,760.82	\$ 2.60
Structural Residential Remodels and Additions - (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule.							
Square Footage:							
200	per project	\$ 1,556.40	\$ 1.30	\$ 1,297.00	\$ 3.24	\$ 1,037.60	\$ 0.86
600	per project	\$ 2,075.22	\$ 1.30	\$ 2,594.02	\$ 1.62	\$ 1,383.48	\$ 0.86
1,000	per project	\$ 2,594.01	\$ 1.04	\$ 3,242.52	\$ 1.30	\$ 1,729.34	\$ 0.69
1,500	per project	\$ 3,114.99	\$ 2.08	\$ 3,893.74	\$ 2.59	\$ 2,076.66	\$ 1.38
2,000	per project	\$ 4,152.60	\$ 2.08	\$ 5,190.75	\$ 2.60	\$ 2,768.40	\$ 1.38
Non-Structural Residential Remodels and Additions - (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule.							
Square Footage:							
200	per project	\$ 1,556.40	\$ 1.30	\$ 1,297.00	\$ 3.24	\$ 1,037.60	\$ 0.86
600	per project	\$ 2,075.22	\$ 1.30	\$ 2,594.02	\$ 1.62	\$ 1,383.48	\$ 0.86
1,000	per project	\$ 2,594.01	\$ 1.04	\$ 3,242.52	\$ 1.30	\$ 1,729.34	\$ 0.69
1,500	per project	\$ 3,114.99	\$ 2.08	\$ 3,893.74	\$ 2.59	\$ 2,076.66	\$ 1.38
2,000	per project	\$ 4,152.60	\$ 2.08	\$ 5,190.75	\$ 2.60	\$ 2,768.40	\$ 1.38

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF PLANNING DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
PLANNING DEPARTMENT FEES			
AMENDMENTS			
	General Plan Amendment	\$ 9,509	Actual Cost
	Planned Unit Development Amendment (\$2,060 + \$103 per unit/lot ; used 40 unit lot for comparison) Planning PW/Eng	\$ 9,707	\$ 9,940
	Zoning Map Amendment	\$ 9,509	\$ 9,737
	Zoning Ordinance (text) Amendment	\$ 9,509	\$ 9,737
	Local Coastal Plan Amendment	\$ 9,509	\$ 9,737
	Use Permit Amendment	\$ 1,057	\$ 1,082
	Minor Use Permit Amendment	\$ 792	\$ 811
	Variance Amendment	\$ 1,057	\$ 1,082
	Design Review Amendment	\$ 792	\$ 811
	Tentative Parcel Map Amendment	\$ 792	\$ 811
	Tentative Subdivision (Tract) Map Amendment	\$ 4,309	Actual Cost
	Sphere of Influence Amendment	\$ 2,115	\$ 2,166
	Master Sign Program Amendment	\$ 792	Actual Cost
	Development Agreement Amendment	\$ 13,206	Actual Cost
	Specific Plan Amendment- \$2,000 deposit	Actual Cost	Actual Cost
ANNEXATION			
	Annexation	\$ 13,206	Actual Cost
APPEALS			
	Planning Commission (from ZA,BAR & Staff interpretation) PW/Eng - only if appeal involved Eng. condition, add fee	\$ 1,057 \$ 201	\$ 1,082 \$ 206
	City Council (from Planning Commission) PW/Eng - only if appeal involved Eng. condition, add fee	\$ 770 \$ 201	\$ 788 \$ 206
ARCHITECTURAL REVIEW			
	Residential		
	One and Two Family - New Construction Planning PW/Eng Fire	\$ 1,200	\$ 1,200
	One and Two Family - Addition that adds less than 50% of the structure Planning PW/Eng Fire	\$ 500	\$ 500
	Multi-family - New Construction Planning PW/Eng Fire	\$ 1,200	\$ 1,200
	Multi-family - Addition that adds less than 50% of the structure Planning PW/Eng	\$ 795	\$ 814

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF PLANNING DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
PLANNING DEPARTMENT FEES			
	Fire		
	Commercial		
	New Construction (includes shell only) Planning PW/Eng Fire	\$ 1,500	\$ 1,500
	Addition/Remodel that adds less than 50% of the structure Planning PW/Eng Fire	\$ 1,100	\$ 1,100
	Exterior Façade (ex. Window, awning, exterior color change) Planning Fire Planning PW/Eng	\$ -	\$ -
DEVELOPMENT AGREEMENTS			
	Application (includes modifications) - Deposit \$25,000	Actual Cost	Actual Cost
	Annual Review/Monitoring	\$ 1,057	Determined in Agreement
ENVIRONMENTAL REVIEW			
	Environmental Impact Report	\$ 18,488	Actual Cost
	Initial Study and Negative Declaration/Mitigated Negative Declaration	\$ 5,544	Actual Cost
	Mitigated Monitoring	\$ 3,171	Actual Cost
	Environmental Addendum	\$ 5,544	Actual Cost
	Certificate of Exemption		= 1 hour time
HISTORIC AND CULTURAL RESOURCE PRESERVATION			
	Historic Landmark Designation	\$ 3,963	\$ 4,058
	Certificate of Appropriateness review	\$ 2,115	\$ 2,166
	Certificate of Appropriateness review - demolition	\$ 2,115	\$ 2,166
	Certificate of Appropriateness review - disaster damage		
LIMITED TERM PERMITS			
	Commercial Planning Fire	\$ 250	\$ 250
	Non-Profit Planning Fire	\$ 100	\$ 100
	Filming Permits - Actual cost currently (no deposit) Planning	\$ 1,005	\$ 1,029

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF PLANNING DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
PLANNING DEPARTMENT FEES			
	Fire		
	Christmas Tree/Pumpkin Lots (Profit)	\$ 1,005	\$ 1,029
	Special Events Application	\$ 131	\$ 134
MISCELLANEOUS			
	Home Occupation Permit	\$ 87	\$ 89
	Garage Sale Permit	\$ 23	\$ 15
	Planning - Building Plan Review (incl. plan review and inspection)	\$ 265	\$ 271
	Planning - Re-inspection	\$ 265	\$ 271
	Commercial Outdoor Dining Area Permit Application	\$ 500	\$ 500
	Outdoor Dining Program Annual Rental Fee (per occupied parking space)	\$ 2,000	\$ 2,000
PLANNED UNIT DEVELOPMENT			
	Planned Unit Development	\$ 9,509	\$ 9,737
PRE-APPLICATION REVIEW			
	One and Two Family Residential projects	\$ 760	\$ 778
	Planning		
	PW/Eng		
	Commercial and Multi-family projects (50,000 sq ft or less)	\$ 1,193	\$ 1,222
	Planning		
	PW/Eng		
	Commercial and Multi-family projects (> 50,000 sq ft)	\$ 1,394	\$ 1,427
	Planning		
	PW/Eng		
PRECISE PLAN (SPECIFIC PLAN)			
	Application	\$ 13,206	Actual Cost
SIGN PERMITS			
	Sign Permit (BAR approval)-fixed signs	\$ 350	\$ 350
	Sign Permit (administrative approval; sign face change)	\$ 128	\$ 131
	Temporary Signs	\$ 128	\$ 131
	Master Sign Program	\$ 750	\$ 750
	Nonconforming Sign - exception request	\$ 1,322	\$ 1,354
SUBDIVISIONS			
	Tentative Map (up to 4 lots)	\$ 6,345	\$ 6,497
	Planning		
	PW/Eng		
	Tentative Map (5 or more lots)	\$ 9,389	\$ 9,614
	Planning		
	PW/Eng		
	Lot Line Adjustment	\$ 1,857	\$ 1,902

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF PLANNING DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
PLANNING DEPARTMENT FEES			
	Planning PW/Eng Lot Merger Planning PW/Eng	\$ 1,328	\$ 1,360
USE PERMIT			
	Residential		
	One and Two Family Residential Planning PW/Eng	\$ 800	\$ 800
	Multi-family Residential Planning PW/Eng	\$ 1,000	\$ 1,000
	Commercial		
	Commercial (< 5K sq ft) Planning PW/Eng Fire	\$ 1,000	\$ 1,000
	Commercial (5K sq ft or greater) Planning PW/Eng Fire	\$ 1,500	\$ 1,500
	Other		
	Minor Use Planning PW/Eng	\$ 700	\$ 700
	Day Care (Large Family child or adult day care home 7-14 capacity, as defined in the CA Code of Regulations); (* includes 2 inspections) Planning Fire	\$ 513	\$ 513
VARIANCE			
	Residential		
	One and Two Family Residential Planning PW/Eng	\$ 3,269	\$ 3,347

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF PLANNING DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
PLANNING DEPARTMENT FEES			
	Variance - Fence/Accessing Structure		
	Multi-family Residential	\$ 4,854	\$ 4,970
	Planning		
	PW/Eng		
	Commercial		
	Commercial	\$ 3,392	\$ 3,473
	Planning		
	PW/Eng		
OTHER FEES			
	Cannabis Dispensary Application Fee	\$ 8,000	\$ 8,000
	Mobile-home Park Conversions, Closures, and Cessation of Use Fee	\$ 2,115	\$ 2,166
	Deferred Completion Agreement	\$ 1,057	\$ 1,082
	Floodplain Development Permit	\$ 1,057	\$ 1,082
	Tentative Parcel Map Waiver	\$ 2,115	\$ 2,166
	Planning Commission Interpretation	\$ 2,115	\$ 2,166
	Real Property Disclosure Report	\$ 182	\$ 221
	Administrative Review for Radio, Satellite and Dish Antennas	\$ 1,057	\$ 1,082
	Zoning Confirmation Letter	\$ 1,057	\$ 1,082
	Zoning Clearance	\$ 126	\$ 129
	Advanced Planning Surcharge:		
	(Charged on all new construction for building plans (e.g. additions, new buildings), pw/eng, fire permits, and development applications)	0.3% of building valuation	0.3% of building valuation
HOURLY RATES			
	Planning Services	\$ 265	\$ 271
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager of the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers (e.g. Consultants) if required to process the specific application.		

CITY OF SEASIDE
 'E 7/1/2025 MASTER FEE SCHEDULE
 SCHEDULE OF ENGINEERING DIVISION FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)	Notes
	ENGINEERING DIVISION FEES			
1.0	BUILDING PERMIT PROCESSING - see 4.1c, 9 & 10 for possible add'l fees			
1.1	Plan Review (includes grading, infrastructure, public improvements)			
a	One and Two Family Residential	\$ 105	\$ 103	
b	Commercial and Multi-family Residential up to 1 acre- (Minimum Non-Refundable Deposit of \$370)	Actual Cost	Actual Cost	d
c	Commercial and Multi-family Residential > 1 acre-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Costs (Costs associated with site work, grading, drainage & sewer utility)	Actual Cost	Actual Cost	d
1.2	Inspection (includes grading, infrastructure, public improvements)			
a	One and Two Family Residential-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Cost (grading, drainage, sewer)	Actual cost	Actual cost	d
b	Commercial and Multi-family Residential up to 1 acre-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Cost (grading, drainage, sewer)	Actual cost	Actual cost	d
c	Commercial and Multi-family Residential > 1 acre-Minimum Non-Refundable Deposit of 5% of Estimated Site Improvement Cost (grading, drainage, sewer)	Actual cost	Actual cost	d
2.0	ENCROACHMENT PERMIT			
	Plan Check - Standard	\$ 214	\$ 211	
	Sewer Connection (each) (incl 2 visits)	\$ 469	\$ 462	
	Utility Line Installations (ex. Water,power) - Up to 200 LF (incl 2 visits)	\$ 426	\$ 420	
	Utility Line Installations - > 200 LF (each 200 LF)	\$ 317	\$ 312	
	Pavement Restoration (0-100 sf) \$30/sf with a minimum non-refundable deposit of \$792	Actual Cost	Actual Cost	a
	Pavement Restoration (>100 sf) \$20/sf with a minimum non-refundable deposit of \$2,135	Actual Cost	Actual Cost	b
	New Construction Curb/Gutter (per 200 LF)	\$ 317	\$ 312	
	Sidewalk (repair and replace) (per 200 LF) - PROPERTY OWNERS	\$ 317	\$ 312	
	Sidewalk (repair and replace) (per 200 LF) - UTILITIES	\$ 317	\$ 312	
	Driveway (repair and replace) (per opening)	\$ 317	\$ 312	
	Right-of-Way Access/Entry (ex. Roofers, scaffolding, temporary construction barrier)	\$ 317	\$ 312	
	Right-of-Way Construction/ Portable Unit (per every 2 weeks) - (ex. dumpster, storage bin)	\$ 45	\$ 45	
	Traffic Control/ Lane Closure (per set-up and per day of implementation; each set-up requires a separate inspection) - Actual Cost; Minimum \$45 + \$45 per day (except residential street)	Actual cost	Actual cost	d
	Traffic Control - Traffic Signal operation call-out	\$300/visit	\$300/visit	
	Encroachment Permit Depositor Bond- (improvements <\$25,000)	\$ 1,000	\$ 1,000	
	Public Improvements > \$25,000, 100% cost of public improvements	100%	100%	
	Outdoor Dining Parklet Fees (application and annual rental fee for each parking space)	\$520 Application + \$2,080/Parking	\$528 Application + \$2,113/Parking	
2.1	Transportation Permit (maximum set by state law)			
	Single Trip	\$ 16	\$ 16	

CITY OF SEASIDE
 'E 7/1/2025 MASTER FEE SCHEDULE
 SCHEDULE OF ENGINEERING DIVISION FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)	Notes
	ENGINEERING DIVISION FEES			
3.0	MAPS			
	(see also Planning Subdivisions for add'l fees; see also 4.2 and 4.3			
	Lot Line Adjustment (includes 2 reviews)- Minimum Non-Refundable Deposit of \$1268	Actual cost	Actual cost	d
	Lot Merger (includes 2 reviews)-Minimum Non-Refundable Deposit of \$1,585	Actual cost	Actual cost	d
	Tentative Parcel Map (up to 4 lots)-Minimum Non-Refundable Deposit of \$1,585	Actual cost	Actual cost	d
	Tentative Subdivision (Tract) Map-Minimum Non-Refundable Deposit of \$3,698	Actual cost	Actual cost	d
	Final Parcel Map (1-4 lots) -Minimum Non-Refundable Deposit of \$1,585	Actual cost	Actual cost	d
	Final Subdivision (Tract) Map-Minimum Non-Refundable Deposit of \$3,698	Actual cost	Actual cost	d
	Map Additional Review- Minimum Non-Refundable Deposit of \$238	Actual cost	Actual cost	d
4.0	DEVELOPMENT PLAN REVIEW AND INSPECTION			
	4.1 Improvement Plan Review			
a	Improvement Plan Check (1/2 hr max)	No cost	No cost	
b	Improvement Plan Check (each additional 1/2 hr, minimum non-refundable deposit of \$160)	Hourly Rate	Hourly Rate	c
c	Improvement Inspection (Minimum Non-Refundable Deposit of \$160)	Hourly Rate	Hourly Rate	c
	4.2 Hydrology/ Hydolic Studies Review			
a	Hydrology/Hydraulic Studies (0-20 acres) - Minimum Non-Refundable Deposit of \$1,268	Actual Cost	Actual Cost	d
b	Hydrology/Hydrolc Studies (>-20 acres)- Minimum Deposit of \$2,113	Actual Cost	Actual Cost	d
	4.3 Sewer Studies Review			
a	Sewer Studies (0-5 units)- Minimum Non-Refundable Deposit of \$1,5685	Actual Cost	Actual Cost	d
b	Sewer Studies (>5 units) - Minimum Non-Refundable Deposit of \$2,113	Actual Cost	Actual Cost	d
	4.4 Boarch of Architectual Review - see 9 & 10 for possible add'l fees			
	Residential			
a	One and Two Family - New Construction	\$ 105	\$ 103	
	One and Two Family - Addition that adds less than 50% of the structure	\$ 105	\$ 103	
	Multi-family - New Construction	\$ 214	\$ 211	
	Multi-family - Addition that adds less than 50% of the structure	\$ 214	\$ 211	
	Commercial			
b	New Construction (includes shell only)	\$ 214	\$ 211	
	Addition/Remodel that adds less than 50% of the structure	\$ 214	\$ 211	

CITY OF SEASIDE
 'E 7/1/2025 MASTER FEE SCHEDULE
 SCHEDULE OF ENGINEERING DIVISION FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)	Notes
	ENGINEERING DIVISION FEES			
5.0	OTHER FEES			
	Encroachment Agreements - Minimum Non-Refundable Deposit of \$660	Actual Cost	Actual Cost	d
	Abandonment/Vacation (Modifications/Processing) - \$3,300 Non-Refundable Deposit	Actual Cost	Actual Cost	d
	Board Up Houses	Actual Cost	Actual Cost	d
	Commemorative Sign Application	\$ 69	\$ 68	
	Monument Placement-Minimum Non-Refundable Deposit of \$2,200	Actual Cost	Actual Cost	d
6.0	TRAFFIC ADVISORY			
	Traffic Advisory Committee Request	\$ 76	\$ 75	
	Traffic Advisory Committee Request - Blue Curb Review	\$ 25	\$ 25	
7.0	SEWER SERVICES			
	Sewer Line Overflow Response - <i>(Regular Business Hours) Rate plus Materials- 1Hr Minimum</i>	237/hr	241/hr	
	(Outside Regular Business Hours) Rate plus Materials	499/hr	507/hr	
8.0	STREET MAINTENANCE			
	Marking Curb - per curb (20 ft maximum length)	\$ 543	\$ 535	
	Installation of one sign	\$ 543	\$ 535	
9.0	STORM WATER			
9.1	STORMWATER CONTROL PLAN- New or Replaced Impervious Surface			
a	Pre-review Meeting	\$ 214	\$ 211	
b	Small Project (includes 2 reviews) - 2,500 - 5,000 Sq Ft. (TIER 1)	\$ 426	\$ 420	
c	Small Project (each additional review) - 2,500 - 5,000 Sq Ft	\$ 105	\$ 103	
d	Medium Project (includes 2 reviews) - 5,000 - 15,000 Sq Ft- Minimum Non-Refundable Deposit \$4,400 (TIER 2)	Actual Cost	Actual Cost	d
e	Medium Project (each additional review) - 5,000 - 15,000 Sq Ft-	Actual Cost	Actual Cost	d
f	Large Project (includes 2 reviews) - > 15,000 Sq Ft- Minimum Non-Refundable Deposit \$14,793 (TIER 3 & 4)	Actual Cost	Actual Cost	
g	Large Project (each additional review) - > 15,000 Sq Ft	Actual Cost	Actual Cost	d
h	Inspection of privately maintained post-construction treatment devices	\$ 214	\$ 211	
i	Response to clean up of a foreign material dumped or washed into a storm drain - <i>(Regular Business Hours) Rate plus Materials- 1Hr Minimum</i>	237/hr	237/hr	
	(Outside Regular Business Hours) Rate plus Materials	510/hr	510/hr	

CITY OF SEASIDE
E 7/1/2025 MASTER FEE SCHEDULE
SCHEDULE OF ENGINEERING DIVISION FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)	Notes
ENGINEERING DIVISION FEES				
10.0	STORMWATER POLLUTION PREVENTION PLAN(SWPPP) REVIEW AND INSPECTION			
	Storm Water Pollution Prevention (SWPPP)-applies to soil disturbance greater than 1 acre - Minimum Non-Refundable Deposit \$551	Actual Cost	Actual Cost	d
	SWPPP Inspections - Minimum Non-Refundable Deposit \$310	Actual Cost	Actual Cost	d
11.0	TREE PERMITS			
	(Required on private property for trimming or removal)			
	1-5 trees	\$ 136	\$ 134	
12.0	PLANNING COMMISSION REVIEW-DEVELOPMENT APPLICATIONS			
12.1	AMENDMENTS			
	General Plan Amendment	\$ 214	\$ 211	
	Planned Unit Development Amendment	\$ 214	\$ 211	
	Zoning Map Amendment	\$ 214	\$ 211	
	Zoning Ordinance (text) Amendment	\$ 214	\$ 211	
	Local Coastal Plan Amendment	\$ 214	\$ 211	
	Use Permit Amendment	\$ 105	\$ 103	
	Minor Use Permit Amendment	\$ 105	\$ 103	
	Design Review Amendment	\$ 214	\$ 211	
	Tentative Parcel Map Amendment-Minimum Non-Refundable Deposit \$1,100	Actual Cost	Actual Cost	d
	Tentative Subdivision (Tract) Map Amendment- Minimum Non-Refundable Deposit \$1,650	Actual Cost	Actual Cost	d
12.2	APPEALS			
	Planning Commission (from ZA,BAR & Staff interpretation)	\$ 214	\$ 211	
	City Council (from Planning Commission)	\$ 214	\$ 211	
12.3	VARIANCE			
a	Residential			
	One and Two Family Residential	\$ 105	\$ 103	
	Multi-family Residential	\$ 105	\$ 103	
b	Commercial			
	Commercial (> 5,000 square feet)	\$ 433	\$ 426	
	Minor Commercial (, 5,000 square feet)	\$ 217	\$ 214	
13.0	HOURLY RATES			
	Engineering Services	\$ 388	\$ 382	
	Engineering Services - after business hours (OT, 2 hour minimum)	\$ 433	\$ 426	
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager of the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.			

a	Estimated cost for City to perform paving is \$30/sf. Fee is calculated by multiplying excavation area in square feet by \$30. If calculated amount is less than \$750, then the charge is \$750.			
b	Estimated cost for City to perform paving is \$20/sf. Fee is calculated by multiplying excavation area in square feet by \$20.			
c	See section 13 for Engineering Services hourly rates.			
d	The minimum non-refundable deposit is charge for City to perform initial work. If cost for staff time exceeds minimum deposit, additional charges will accrue at actual cost. See Section 13 for staff costs.			

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF WATER RATES & FEES

Monthly Meter Charges

Effective 5/1/2023 - 4/30/2024	
Meter Size	Total Rate
3/4" or less	\$39.67
1 Inch Meter	\$66.12
1.5 Inch Meter	\$132.24
2 Inch Meter	\$211.59
3 Inch Meter	\$396.73
4 Inch Meter	\$661.21
6 Inch Meter	\$1,322.42

The Monthly meter charges are composed of two parts; a fixed rate determined by water meter size and a variable rate determined by water use. Fixed rates are increased according to capacity ratios determined by the American Water Association.

CITY OF SEASIDE**Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025****SCHEDULE OF WATER RATES & FEES****VOLUMETRIC RATES & TIER ALLOWANCES**

Effective 5/1/2023 - 4/30/2024	(\$/ccf)	Tier 1 \$10.60	Tier 2 \$17.80
Single Family Residential (per dwelling)	(ccf)	0 to 3.7	3.7 +
Multifamily #1 (per meter) – Del Monte Manor	(ccf)	0 to 618.2	618.2 +
Multifamily #2 (per meter) – Villa Del Monte	(ccf)	0 to 156.5	156.5 +
School #1 (per student) – Martin Luther King	(ccf)	0.4327	0.4327 +
School #2 (per student) – Highland Elementary	(ccf)	0.4440	0.4440 +
School #3 (per student) – International School of Monterey	(ccf)	0.4056	0.4056 +
Church #1 (per meter) – Greater Victory Temple	(ccf)	0 to 19.8	19.8 +
Church #2 (per meter) – Seventh Day Adventist	(ccf)	0 to 3.7	3.7 +
Fire Department	(ccf)	0 to 3.7	3.7 +

ccf = 100 cubic feet = 748 gallons

[1]The first tier collects variable expenses from each customer class according to their Natural Safe Yield (NSY) allowance as allocated by the Seaside Basin Watermaster. The second tier of water rates recovers the cost of exceeding the NSY assessment. Each customer class is allocated Tier 1 water use according to an equitable distribution of the NSY of groundwater for the City of SEaside / Seaside Municipal Water System.

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

SCHEDULE OF WATER RATES & FEES

Water Fees

Water Capacity Fee Schedule

Meter Size	Capacity Fee
3/4" or less	\$11,918.10
1 Inch Meter	\$19,863.51
1.5 Inch Meter	\$39,728.39
2 Inch Meter	\$63,564.60
3 Inch Meter	\$119,185.18
4 Inch Meter	\$198,640.59
6 Inch Meter	\$397,282.56

Capacity fees are assessed with a new service connection or expansion of existing services. An expansion of existing service shall pay the difference between the existing meter size capacity fee and the larger meter size capacity fee. No credit will be given for a reduction in meter size. Capacity fees are separate from the City's rates for water service.

Fees will be adjusted by the annual change in the Engineering News Record - Construction Cost Index as of April of each year.

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF WATER RATES & FEES

Water Fees			
Service		25/26 Adopted	
Reconnection Fees:			
During Business Hours		\$50.00	
After Business Hours		\$150.00	
Late Fee		\$20.00	
Deconstruction of Water Meter		Actual Cost (minimum \$300.32)	
Removal of Lock (cutting off)		\$119.00	
Install new water service		Actual Cost (minimum deposit \$3,000)	
Deconstruction of Curb Stop		Actual Cost (minimum \$1107.48)	
Water Meter Testing Charge		\$758.00	
Water Tank Key Card Replacement		\$118.00	

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF RECREATION DIVISION FEES

	22/23 Adopted (6.5%)	22/23 Adopted (6.5%)	24/25 Adopted (4.%)	24/25 Adopted (4.%)	25/26 Adopted (2.4%)	25/26 Adopted (2.4%)
Fee Service	Resident Fees	Non Resident	Resident Fees	Non Resident	Resident Fees	Non Resident
Preschool Programs						
Fees per class	\$8.25	\$10.00	\$8.25	\$10.00	\$8.25	\$10.00
Family - per month						
After School Program						
Individual - per month	\$30.00	\$36.75	\$30.00	\$40.00	\$30.00	\$41.00
Family - per month	20% discount to siblings residing in same household	20% discount to siblings residing in same household	20% discount to siblings residing in same household	20% discount to siblings residing in same household	20% discount to siblings residing in same household	20% discount to siblings residing in same household
Intercession Day Camp Program						
Full Day - Sports/Day Camp	\$97.00	\$120.75	\$97.00	\$131.00	\$97.00	\$134.00
3 hours Sports/Day Camp	\$21.00	\$26.25	\$21.00	\$28.00	\$21.00	\$29.00
1/2 day camp (Playland)	\$41.75	\$52.25	\$41.75	\$56.00	\$41.75	\$57.00
Youth Sports						
Tennis per class	\$5.75	\$7.00	\$5.75	\$7.00	\$5.75	\$7.00
Adult Sports						
Team Fee (10 games per season)	\$500.00	\$500.00	\$550.00	\$595.00	\$550.00	\$609.00
Contract Classes Programs						
Classes - subjects, schedules and cost vary depending on community interests, availability of instructors, facilities and materials						
Special Events Programs						
Vendor (Flea Market/Craft)	\$61.00	\$77.00	\$61.00	\$86.00	\$61.00	\$88.00
Commercial	\$79.00	\$99.00	\$79.00	\$111.00	\$79.00	\$114.00
4th of July Vendor fees	\$103.75	\$129.50	\$103.75	\$145.00	\$103.75	\$148.00
Facility Rentals - Oldemeyer						
Oldemeyer Auditorium Per hour charge	\$56.25	\$154.00	\$56.25	\$173.00	\$56.25	\$177.00
Barbecue Facility	\$58.00	\$72.00	\$58.00	\$81.00	\$58.00	\$83.00
Room Deposit - total (15% non-refundable due day of rental)	\$655.00	\$819.00	\$655.00	\$917.00	\$655.00	\$939.00
Alcohol Deposit - 35% non refundable	\$638.00	\$798.00	\$638.00	\$894.00	\$638.00	\$915.00
VFW - Friday 5-11 pm	\$415.00	\$518.00	\$415.00	\$580.00	\$415.00	\$594.00
Avenue of Flags - Sunday 5-11 pm	\$361.00	\$450.00	\$361.00	\$504.00	\$361.00	\$516.00
Facility Rental- Soper						
Soper Field Community Center						
Large Meeting Room (3 hour minimum)	\$59.25	\$83.00	\$59.25	\$93.00	\$59.25	\$95.00
Room Deposit - total (15% non-refundable due day of rental)	\$348.00	\$436.00	\$348.00	\$489.00	\$348.00	\$501.00
Alcohol Deposit - 35% non refundable	\$638.00	\$798.00	\$638.00	\$894.00	\$638.00	\$915.00
Dance Studio						
0-3 hrs. (per hour)	\$43.75	\$94.00	\$43.75	\$105.00	\$43.75	\$108.00
Every hour over 3 (per hour)	\$20.00	\$44.00	\$20.00	\$50.00	\$20.00	\$51.00
Seahorse Room Rental						
0-3 hrs. (per hour)	\$43.75	\$61.00	\$43.75	\$69.00	\$43.75	\$71.00
Every hour over 3 (per hour)	\$20.00	\$28.00	\$20.00	\$31.00	\$20.00	\$32.00
Seaside Room						
0-3 hrs. (per hour)	\$43.75	\$61.00	\$43.75	\$69.00	\$43.75	\$71.00
Every hour over 3 (per hour)	\$20.00	\$28.00	\$20.00	\$31.00	\$20.00	\$32.00
Blackhorse Room/Senior						
0-3 hrs. (per hour)	\$43.75	\$76.00	\$43.75	\$85.00	\$43.75	\$87.00

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF RECREATION DIVISION FEES

	22/23 Adopted (6.5%)	22/23 Adopted (6.5%)	24/25 Adopted (4.%)	24/25 Adopted (4.%)	25/26 Adopted (2.4%)	25/26 Adopted (2.4%)
Fee Service	Resident Fees	Non Resident	Resident Fees	Non Resident	Resident Fees	Non Resident
Every hour over 3 (per hour)	\$20.00	\$33.00	\$20.00	\$36.00	\$20.00	\$37.00
Bayonet Room Rental						
0-3 hrs. (per hour)	\$43.75	\$61.00	\$43.75	\$69.00	\$43.75	\$71.00
Every hour over 3 (per hour)	\$20.00	\$28.00	\$20.00	\$31.00	\$20.00	\$32.00
Non-profit Organization - applies to all rooms except Laguna Grande Hall (4 hrs maximum)	\$37.00	\$47.00	\$37.00	\$53.00	\$37.00	\$54.00
Aquatics Private Rentals-Pattullo Swim Center						
2 hours - up to 50 people	\$199.00	\$249.00	\$199.00	\$279.00	\$199.00	\$286.00
2 hours - up to 100 people	\$218.00	\$274.00	\$218.00	\$307.00	\$218.00	\$314.00
2 hours - up to 125 people	\$259.00	\$323.00	\$259.00	\$362.00	\$259.00	\$371.00
Use of Slide	\$29.00	\$36.00	\$29.00	\$40.00	\$29.00	\$41.00
Additional 1/2 hour	\$44.00	\$54.00	\$44.00	\$60.00	\$44.00	\$61.00
Deposit	\$97.00	\$120.00	\$97.00	\$134.00	\$97.00	\$137.00
NP-Seaside Dolphins Swim Team	\$23.00	\$29.00	\$23.00	\$32.00	\$23.00	\$33.00
NP-CSUMB	\$23.00	\$29.00	\$23.00	\$32.00	\$23.00	\$33.00
NP-MPUSD Special Ed. Student	\$23.00	\$29.00	\$23.00	\$32.00	\$23.00	\$33.00
NP-MCOE Special Ed Student	\$23.00	\$29.00	\$23.00	\$32.00	\$23.00	\$33.00
Cypress Synchronized Club	\$36.00	\$45.00	\$36.00	\$51.00	\$36.00	\$52.00
Rental of Pool for Scuba Classes - Added in 18/19	54.00/hr	54.00/hr	54.00/hr	58.00/hr	54.00/hr	59.00/hr
Senior Programs						
Senior Theme Lunches (AOA)	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00
Senior Trips						
Aquatics Programs						
Swim Lessons	\$48.00	\$60.00	\$48.00	\$64.00	\$48.00	\$66.00
Water Exercise / 2 days wk	\$23.75	\$61.50	\$23.75	\$67.00	\$23.75	\$69.00
Water Exercise / 5 days wk	\$36.00	\$97.50	\$36.00	\$105.00	\$36.00	\$108.00
Adult Water Exercise Class Drop-in Rate	\$8.50	\$10.50	\$8.50	\$11.00	\$8.50	\$11.00
Lap Swim						
Adult Drop In	\$5.75	\$7.00	\$5.75	\$7.00	\$5.75	\$7.00
Senior / Military / College Drop-In	\$3.50	\$4.00	\$3.50	\$4.00	\$3.50	\$4.00
Recreation Swim						
Adult Drop In	\$5.75	\$7.00	\$5.75	\$7.00	\$5.75	\$7.00
Senior / College Student / Youth / Military Drop In	\$3.50	\$4.00	\$3.50	\$4.00	\$3.50	\$4.00
Commercial Rental (per hr)	\$104.75	\$130.75	\$104.75	\$141.00	\$104.75	\$144.00
Recreation Swim Card						
Youth Recreation Card (per mo.)	\$15.25	\$18.75	\$15.25	\$21.00	\$15.25	\$22.00
Youth Recreation Card (per Yr.)	\$103.75	\$129.25	\$103.75	\$139.00	\$103.75	\$142.00
Senior/College/Military Card (per mo.)	\$22.50	\$27.75	\$22.50	\$30.00	\$22.50	\$31.00
Senior/College/Military Card (per yr.)	\$134.50	\$168.00	\$134.50	\$182.00	\$134.50	\$186.00
Senior Gold Card (per mo.) for Senior Swim Only	\$16.75	\$21.00	\$16.75	\$23.00	\$16.75	\$24.00
Senior Gold Card (per yr.) for Senior Swim Only	\$109.75	\$137.00	\$109.75	\$148.00	\$109.75	\$152.00
Adult Lap Card (per mo.)	\$34.00	\$42.25	\$34.00	\$46.00	\$34.00	\$47.00
Adult Lap Card (per yr.)	\$276.25	\$345.25	\$276.25	\$373.00	\$276.25	\$382.00

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF RECREATION DIVISION FEES

	22/23 Adopted (6.5%)	22/23 Adopted (6.5%)	24/25 Adopted (4.%)	24/25 Adopted (4.%)	25/26 Adopted (2.4%)	25/26 Adopted (2.4%)
Fee Service	Resident Fees	Non Resident	Resident Fees	Non Resident	Resident Fees	Non Resident
Adult Couple / Corporate (per mo.)	\$52.25	\$65.50	\$52.25	\$71.00	\$52.25	\$73.00
Adult Couple / Corporate (per yr.)	\$361.75	\$451.75	\$361.75	\$489.00	\$361.75	\$501.00
Family - up to 4 people / (per mo.)	\$70.00	\$87.50	\$70.00	\$95.00	\$70.00	\$97.00
Family - up to 4 people / (per yr.)	\$471.00	\$588.75	\$471.00	\$636.00	\$471.00	\$651.00
Family - up to 8 people / (per mo.)	\$86.50	\$107.75	\$86.50	\$116.00	\$86.50	\$119.00
Family - up to 8 people / (per yr.)	\$623.25	\$778.75	\$623.25	\$842.00	\$623.25	\$862.00
All military personnel and their families regardless of residency	20% discount	20% discount	20% discount	20% discount	20% discount	20% discount
Family discount - siblings residing in same household & enrolling in same activity	20% discount	20% discount	20% discount	20% discount	20% discount	20% discount
Park Reservation						
Laguna Grande						
Up to 49 People - BBQ	\$50.00	\$59.00	\$50.00	\$66.00	\$50.00	\$68.00
Cleaning Deposit - 25% is Non Refundable	\$66.00	\$66.00	\$66.00	\$74.00	\$66.00	\$76.00
50-100 People - BBQ	\$82.00	\$89.00	\$82.00	\$100.00	\$82.00	\$102.00
Cleaning Deposit - 25% is Non Refundable	\$112.00	\$112.00	\$112.00	\$126.00	\$112.00	\$129.00
101-150 People - BBQ	\$121.00	\$131.00	\$121.00	\$147.00	\$121.00	\$151.00
Cleaning Deposit - 25% is Non Refundable	\$198.00	\$198.00	\$198.00	\$222.00	\$198.00	\$227.00
Bounce House (each) No Electricity	\$34.00	\$34.00	\$34.00	\$37.00	\$34.00	\$38.00
Cancellation Fee	\$13.00	\$13.00	\$13.00	\$15.00	\$13.00	\$15.00
Soper Park						
Up to 49 People - Small BBQ	\$50.00	\$59.00	\$50.00	\$66.00	\$50.00	\$68.00
Cleaning Deposit - 25% is Non Refundable	\$66.00	\$66.00	\$66.00	\$74.00	\$66.00	\$76.00
50-100 People - Large BBQ	\$82.00	\$89.00	\$82.00	\$100.00	\$82.00	\$102.00
Cleaning Deposit - 25% is Non Refundable	\$112.00	\$112.00	\$112.00	\$126.00	\$112.00	\$129.00
101-150 People - Entire BBQ Area	\$121.00	\$131.00	\$121.00	\$147.00	\$121.00	\$151.00
Cleaning Deposit - 25% is Non Refundable	\$198.00	\$198.00	\$198.00	\$222.00	\$198.00	\$227.00
Bounce House (each) No Electricity	\$34.00	\$34.00	\$34.00	\$37.00	\$34.00	\$38.00
Cancellation Fee	\$13.00	\$13.00	\$13.00	\$15.00	\$13.00	\$15.00
Ellis Park-Oldemeyer						
Up to 49 People - BBQ	\$50.00	\$59.00	\$50.00	\$66.00	\$50.00	\$68.00
Cleaning Deposit - 25% is Non Refundable	\$66.00	\$66.00	\$66.00	\$74.00	\$66.00	\$76.00
Bounce House (each) No Electricity	\$34.00	\$34.00	\$34.00	\$37.00	\$34.00	\$38.00
Cancellation Fee	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Metz Park						
Up to 49 People - BBQ	\$50.00	\$59.00	\$50.00	\$66.00	\$50.00	\$68.00
Cleaning Deposit - 25% is Non Refundable	\$66.00	\$66.00	\$66.00	\$74.00	\$66.00	\$76.00
50-100 People - BBQ	\$82.00	\$89.00	\$82.00	\$100.00	\$82.00	\$102.00
Cleaning Deposit - 25% is Non Refundable	\$112.00	\$112.00	\$112.00	\$126.00	\$112.00	\$129.00
Bounce House (each) No Electricity	\$34.00	\$34.00	\$34.00	\$37.00	\$34.00	\$38.00
Cancellation Fee	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Robert's Lake Park - Outdoor Classroom						
Up to 49 People - BBQ	\$46.00	\$54.00	\$46.00	\$60.00	\$46.00	\$61.00
Cleaning Deposit - 25% is Non Refundable	\$61.00	\$61.00	\$61.00	\$69.00	\$61.00	\$71.00
Bounce House (each) No Electricity	\$32.00	\$32.00	\$32.00	\$35.00	\$32.00	\$36.00
Cancellation Fee	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
City Hall Lawn						
Up to 49 People - BBQ	\$46.00	\$54.00	\$46.00	\$60.00	\$46.00	\$61.00
Cleaning Deposit - 25% is Non Refundable	\$61.00	\$61.00	\$61.00	\$69.00	\$61.00	\$71.00
50-100 People - BBQ	\$76.00	\$83.00	\$76.00	\$93.00	\$76.00	\$95.00

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF RECREATION DIVISION FEES

	22/23 Adopted (6.5%)	22/23 Adopted (6.5%)	24/25 Adopted (4.%)	24/25 Adopted (4.%)	25/26 Adopted (2.4%)	25/26 Adopted (2.4%)
Fee Service	Resident Fees	Non Resident	Resident Fees	Non Resident	Resident Fees	Non Resident
Cleaning Deposit - 25% is Non Refundable	\$104.00	\$104.00	\$104.00	\$116.00	\$104.00	\$119.00
101-150 People - BBQ	\$112.00	\$121.00	\$112.00	\$135.00	\$112.00	\$138.00
Cleaning Deposit - 25% is Non Refundable	\$183.00	\$183.00	\$183.00	\$206.00	\$183.00	\$211.00
Bounce House (each) No Electricity	\$32.00	\$32.00	\$32.00	\$35.00	\$32.00	\$36.00
Cancellation Fee	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Metz Basketball Court						
1-4 Hours (per hour)	\$12.00	\$17.00	\$12.00	\$20.00	\$12.00	\$20.00
All-Day Reservation	\$59.00	\$88.00	\$59.00	\$99.00	\$59.00	\$101.00
Cleaning Deposit - 25% is Non Refundable	\$70.00	\$70.00	\$70.00	\$79.00	\$70.00	\$81.00
Ballfield Field Group Usage*						
Facility Use Fee	\$212/per day or 1-4 hours \$29/hr	\$212/per day or 1-4 hours \$29/hr	\$212/per day or 1-4 hours \$29/hr	\$229/per day or 1-4 hours \$31/hr	\$212/per day or 1-4 hours \$29/hr	\$233/per day or 1-4 hours \$31/hr
Cleaning Deposit- nonrefundable 25%	\$198.00	\$198.00	\$198.00	\$222.00	\$198.00	\$227.00
Lighting Fee	\$32.50/hr	\$32.50/hr	\$32.50/hr	\$35/hr	\$32.50/hr	\$36/hr
*Facility Use Agreements are needed for Ballfield Field Group Usage with a term no more than 2 years.						

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF FIRE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FIRE DEPARTMENT FEES			
Annual Hazardous Materials Inspection Permit Fees			
	California Fire Code: Annual; Operational Permits	\$ 426	\$ 436
	Amusement Buildings		
	Aviation Facilities		
	Carnivals and Fairs		
	Cellulose Nitrate Film		
	Combustible dust-producing operations		
	Combustible Fibers		
	Covered Mall Buildings		
	Cryogenic Fluids		
	Cutting and Welding		
	Dry Cleaning Plants		
	Exhibits and Trade Shows		
	Explosives		
	Fire Hydrants and Valves		
	Flammable and Combustible Liquids		
	Floor Finishing		
	Fruit and Crop Ripening		
	Fumigation and Thermal Insecticide Fogging		
	Hazardous Materials		
	HPM Facilities (Hazardous Production Materials)		
	High Piled Storage		
	Hot Work Operations		
	Industrial Ovens		
	Lumber Yards and Wood Working Plants		
	Liquid- or gas-fueled vehicles or equipment in assembly buildings		
	LP GAS		
	Magnesium		
	Misc. Combustible Storage		
	Open Burning		
	Open Flames and Torches		
	Open Flames and Candles		
	Organic Coatings		
	Places of Assembly		
	Private Fire Hydrants		
	Pyrotechnic special effects material		
	Pyroxylin plastics		
	Refrigeration equipment		
	Repair garages and motor fuel-dispensing facilities		
	Rooftop heliports		
	Spraying or dipping		
	Storage of scrap tires and tire byproducts		

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF FIRE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FIRE DEPARTMENT FEES			
	Temporary membrane Structures		
	Tire-rebuilding plants		
	Waste handling		
	Wood Products		
Annual Short Term Rental Safety Inspections			
	Short Term Rental (includes 2 inspections)	\$ 331	\$ 339
	Re-Inspection (after initial and first reinspection)	\$ 218	\$ 223
Annual Business Fire Safety Inspections (business incl 2 inspections, excluding apartments)			
A	A Occupancies (Per Hour) (ie assembly places)	\$ 331	\$ 339
B	B Occupancies (Per Hour) - (ie bank, professional office)	\$ 331	\$ 339
F	F Occupancies (Per Hour) - (ie Factory)	\$ 657	\$ 673
H	H Occupancies (Per Hour) - (ie High Hazard)	\$ 657	\$ 673
I	I Occupancies (Per Hour) - (ie Institutional)	\$ 657	\$ 673
M	M Occupancies (Per Hour) - (ie market, department or drug store)	\$ 331	\$ 339
R-2	R-2 Occupancy (Per Hour) (ie Res Permanent 2+) 4 or less units	\$ 331	\$ 339
	5-20 units	\$ 331	\$ 339
	21-50 units	\$ 657	\$ 673
	> 50 units; each additional 50 units	\$ 878	\$ 899
S	S Occupancies (Per Hour) - (ie Storage)	\$ 657	\$ 673
U	U Occupancies (Per Hour) - (ie Accessory; Private Garage, Agriculture building, etc)	\$ 331	\$ 339
	Re-Inspection (after initial and first reinspection)	\$ 218	\$ 223
Licensed Care Facilities			
	Pre-Inspection	\$ 110	\$ 113
	Licensed Care Facility (7-49)	\$ 331	\$ 339

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF FIRE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FIRE DEPARTMENT FEES			
	(State and County License Mandated)		
	Licensed Care Facility (50+)	\$ 657	\$ 673
	(State and County License Mandated)		
NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS			
	Contract fire plan check		
	Commercial Uses - Structural (All newly constructed, added, or <u>structurally remodeled</u> space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)		
	Square Footage:		
	500	\$ 218	\$ 223
	2,000	\$ 439	\$ 450
	5,000	\$ 657	\$ 673
	10,000	\$ 878	\$ 899
	25,000	\$ 1,097	\$ 1,123
	Residential and Multifamily Residential Uses - (All newly constructed, added, or structurally remodeled space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule) (ie mixed use, hotel, motel, condo, apartment)		
	Square Footage:		
	1,000	\$ 331	\$ 339
	5,000	\$ 439	\$ 450
	10,000	\$ 657	\$ 673
	50,000	\$ 1,097	\$ 1,123
	100,000	\$ 1,538	\$ 1,575
	Attached and Detached Accessory and Utility Uses - (All newly constructed, added, or structurally remodeled space for utility and accessory occupancies classified as CBC Group U, or other utility and accessory occupancies not specifically addressed elsewhere in this Fee Schedule)		
	Square Footage:		
	200	\$ 218	\$ 223
	600	\$ 218	\$ 223
	1,000	\$ 331	\$ 339
	1,500	\$ 331	\$ 339
	2,000	\$ 439	\$ 450

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF FIRE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FIRE DEPARTMENT FEES			
	Shell Buildings for all Commercial Uses - (The enclosure for all newly constructed, space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)		
	Square Footage:		
	500	\$ 218	\$ 223
	2,000	\$ 439	\$ 450
	5,000	\$ 657	\$ 673
	10,000	\$ 878	\$ 899
	25,000	\$ 1,097	\$ 1,123
	Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, S or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)		
	Square Footage:		
	500	\$ 218	\$ 223
	2,000	\$ 439	\$ 450
	5,000	\$ 657	\$ 673
	10,000	\$ 878	\$ 899
	25,000	\$ 1,097	\$ 1,123
	One and Two Family Dwellings - Model Home or Custom Plan Review - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)		
	Square Footage:		
	1,000	\$ 218	\$ 223
	2,500	\$ 218	\$ 223
	4,000	\$ 439	\$ 450
	6,000	\$ 439	\$ 450
	8,000	\$ 548	\$ 561

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF FIRE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FIRE DEPARTMENT FEES			
	Residential Repeat / Subsequent Lot Plan Check		
	One and Two Family Dwellings - Inspection - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)		
	Square Footage:		
	1,000		
	2,500		
	4,000		
	6,000		
	8,000		
	Structural Residential Remodels and Additions - (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)		
	Square Footage:		
	200	\$ 218	\$ 223
	600	\$ 218	\$ 223
	1,000	\$ 218	\$ 223
	1,500	\$ 218	\$ 223
	2,000	\$ 218	\$ 223
11	Non-Structural Residential Remodels - (All non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)		
	Square Footage:		
	200		
	600		
	1,000		
	1,500		
	2,000		
	Fire Plan Review (Per Hour)	\$ 218	\$ 223

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF FIRE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FIRE DEPARTMENT FEES			
FIRE INSPECTIONS			
	Fire Hydrant Underground System/Per Fire Hydrant (incl 2 hydrants)	\$ 218	\$ 223
	Each Additional Hydrant	\$ 110	\$ 113
	Fire Hydrant - Use Permit	\$ 218	\$ 223
	Fire Sprinkler Commercial Aboveground	\$ 657	\$ 673
	Fire Sprinkler Commercial Underground	\$ 657	\$ 673
	Standpipes	\$ 657	\$ 673
	Standpipes - Each additional outlet	\$ 56	\$ 57
	Supression System - Hood	\$ 439	\$ 450
	Supression System - Agents	\$ 439	\$ 450
	Fire Extinguishing System Installation (incl hood,duct,agents)	\$ 657	\$ 673
	Fire Pump Installations	\$ 1,097	\$ 1,123
Certificate of Occupancy			
	Development < 2K sq ft	\$ 331	\$ 339
	Development 2K - 10K sq ft	\$ 657	\$ 673
	Development > 10K sq ft	\$ 878	\$ 899
Special Permits			
	Fireworks Stand Inspection	\$ 218	\$ 223
	Fireworks Booth Application Fee	\$ 218	\$ 223
	Christmas Tree Lot/ Pumpkin Patch	\$ 218	\$ 223
Tent Permits			
	201 to 400 square feet	\$ 218	\$ 223
	401 to 1500 square feet	\$ 218	\$ 223
	1501 - 15,000 square feet	\$ 218	\$ 223
	15,001 - 30,000 square feet	\$ 218	\$ 223
	> 30,000 square feet	\$ 218	\$ 223
Automatic Fire Sprinkler:			
	Inspections/New Systems/Repair		
	0-5,000 s.f.	\$ 657	\$ 673
	5,001-15,000 s.f.	\$ 1,097	\$ 1,123
	15,001-30,000 s.f.	\$ 1,538	\$ 1,575
	> 30,001 s.f. (each additional 10k s.f.)	\$ 1,097	\$ 1,123
	Fire Sprinkler Commercial Aboveground		
	Fire Sprinkler Commercial Underground		
	Fire Sprinkler Residential (13-D)		

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF FIRE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
FIRE DEPARTMENT FEES			
Fire Alarm Systems:			
	Inspections/New Systems/Repair/Alterations		
	0 - 5,000 s.f.	\$ 657	\$ 673
	5,001 - 15,000 s.f.	\$ 1,097	\$ 1,123
	15,001 - 30,000 s.f.	\$ 1,538	\$ 1,575
	> 30,000 s.f. (each additional 10K s.f.)	\$ 1,097	\$ 1,123
	Fire Alarm Systems - Commercial		
	Fire Alarm Systems - Residential (req by CRC)		
Fire False Alarm Response			
	Fire False Alarm Response	\$ 331	\$ 339
	(Eng, truck, Bat Chief)		
	Drug/DUI/Hazmat Incident Response		
	Fire Department Equipment Costs: <i>(placeholder for MFS - not analyzed as part of this scope)</i>		
	Administration Vehicle - per hour		
HOURLY RATES			
	Engineering Services		
	Policy - 200-300 percent of normal cost of permit (what is Bldg?)?		
	Fire Hourly Rate	\$ 218	\$ 223
	Enginer Company - hourly rate	\$ 657	\$ 673
	Copy Service - per page	0.11	0.11
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers, if required to process the specific application.		

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF POLICE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
POLICE DEPARTMENT FEES			
RECORDS, DOCUMENTS AND SPECIAL SERVICES			
	Accident reports (Cost of Printing Only)	\$ 0.25	\$ 0.25
	Accident reports (Counter Report)	\$ 54	\$ 55
	Police Report - per PRA		
	DVD/CD Copy	\$ 42	\$ 43
	U-Visa Request	\$ -	\$ -
	Sworn		
	Non-sworn		
	Outside Agency CLETS Entry (statewide database)	\$ 64	\$ 66
	Outside Agency background request	\$ 23	\$ 24
	Outside Agency background request - other City jurisdiction	\$ 23	\$ 24
	Firearms Storage Fee	\$ 388	\$ 397
	Building Security Services (secure building after a burglary)	\$ 467	\$ 478
	Sworn		
	Non-Sworn		
ALARMS / DISTURBANCE			
Alarm Use Permit			
	Residential new application	\$ 131	\$ 134
	Sworn		
	Non-Sworn		
	Residential annual renewal fee		
	Non-Sworn	\$ 42	\$ 43
	Commercial new application	\$ 131	\$ 134
	Sworn		
	Non-Sworn		
	Commercial annual renewal fee		
	Non-Sworn	\$ 42	\$ 43
False Alarm Assessment			
	First Alarm Response	\$ 224	\$ 229
	Sworn (2 units)		
	Non-sworn		
	Second Response	\$ 224	\$ 229
	Sworn		
	Non-sworn		

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF POLICE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
POLICE DEPARTMENT FEES			
	Each Additional Response Sworn Non-sworn	\$ 224	\$ 229
	Response to Peace Disturbance		
	First Response Sworn Non-sworn	\$ 224	\$ 229
	Second Response Sworn Non-sworn	\$ 224	\$ 229
	Each Additional Response Sworn Non-sworn	\$ 224	\$ 229
VEHICULAR			
	Equipment Violation, re-inspection (written by SPD)	\$ 14	\$ 14
	Equipment Violation, re-inspection (written by non SPD)	\$ 14	\$ 14
	Vehicle Abatement Per vehicle Sworn Non-sworn	\$ 265	\$ 271
	Vehicle Abatement Appeal	\$ 128	\$ 131
	Impound Vehicle Release Fee (30 day hold) - no license Sworn Non-sworn	\$ 265	\$ 271
	Impound Vehicle Release Fee Sworn Non-sworn	\$ 232	\$ 238
	Impound Release - repo fee Regulated by State. Do Not Increase	\$ 15	\$ 15

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF POLICE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
POLICE DEPARTMENT FEES			
FORT ORD CODE ENFORCEMENT			
	Fine for metal detecting on Fort Ord property	\$ 598	\$ 612
ILLEGAL FIREWORKS CODE ENFORCEMENT			
	Fine for illegal fireworks	\$ 1,000	\$ 1,000
EMERGENCY RESPONSE			
	DUI Incident Recovery	\$ 401	\$ 411
	DUI Accident/Hazmat Incident/Emergency Response Recovery Hourly Rates (Full Cost Recovery)	\$ 201	\$ 206
REGULATORY PERMITS			
	Tow Service Provider Application (annual) sworn non-sworn	\$ 567	\$ 581
	Vending Vehicles-new sworn non-sworn	\$ 71	\$ 73
	Vending Vehicles-renewal sworn non-sworn	\$ 71	\$ 73
	Massage Establishment/Technician-new sworn non-sworn	\$ 122	\$ 125
	Massage Establishment/Technician-renewal sworn non-sworn	\$ 122	\$ 125
	Solicitor-new sworn non-sworn	\$ 83	\$ 85
	Solicitor-renewal sworn non-sworn	\$ 83	\$ 85

CITY OF SEASIDE
Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025
SCHEDULE OF POLICE DEPARTMENT FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
POLICE DEPARTMENT FEES			
	Pawn/Secondhand/Junk-new sworn non-sworn	\$ 634	\$ 649
	Pawn/Secondhand/Junk-renewal sworn non-sworn	\$ 634	\$ 649
	Live Entertainment/Dance (special event) sworn non-sworn	\$ 83	\$ 85
	Firearms-new sworn non-sworn	\$ 634	\$ 649
	Firearms-renewal sworn non-sworn	\$ 634	\$ 649
	ABC Permit Review sworn non-sworn	\$ 131	\$ 134
	Taxi Driver Permit (annual)	\$ 33	\$ 34
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager of the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.		

CITY OF SEASIDE

Adopted MASTER FEE SCHEDULE EFFECTIVE 7/1/2025

SCHEDULE OF POLICE DEPARTMENT - ANIMAL SERVICES FEES

		24/25 Adopted (4.%)	25/26 Adopted (2.4%)
POLICE DEPARTMENT - ANIMAL SERVICES			
ANIMAL CONTROL SERVICES			
Dog License Fee			
Unaltered - Resident:			
7 months	\$ 29	\$ 40	
13 months	\$ 29	\$ 40	
25 months or more	\$ 29	\$ 40	
Altered- Resident:			
7 months	\$ 29	\$ 30	
13 months	\$ 29	\$ 30	
25 months or more	\$ 29	\$ 30	
Unaltered - Senior Citizen (65 years and older)			
7 months	\$ 11	\$ 11	
13 months	\$ 11	\$ 11	
25 months or more	\$ 11	\$ 11	
Altered - Senior Citizen (65 years and older)			
7 months	\$ 11	\$ 11	
13 months	\$ 11	\$ 11	
25 months or more	\$ 11	\$ 11	
Late Filing Fee	\$ 29	\$ 30	
Replacement of Lost Dog Tag	\$ 29	\$ 30	
License Transfer Fee	\$ 29	\$ 30	
Dog Breeding Permit	\$ -	\$ 250	
Animal Impound Fines			
Licensed	\$ 64	\$ 66	
Unlicensed	\$ 99	\$ 101	
2nd Offense (all)	\$ 132	\$ 135	
3rd or more offense (all)	\$ 260	\$ 266	



CITY OF SEASIDE STAFF REPORT

Item No.: 8.A.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Andrew Myrick, Economic Development & Community Planning Manager

DATE: July 17, 2025

SUBJECT: **ADOPT AN ORDINANCE TO AMEND TITLES 5 AND 17 OF THE SEASIDE MUNICIPAL CODE TO ESTABLISH SECURITY REQUIREMENTS, OPERATING STANDARDS, AND ZONING REQUIREMENTS FOR THE STORAGE OR SALE OF FIREARMS AND AMMUNITION. THE PROPOSED ORDINANCE IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES. (FIRST READING - ROLL CALL VOTE)**

RECOMMENDATION

Introduce the ordinance, waive the full reading and read by title only, and set the ordinance for adoption at the next regular meeting.

BACKGROUND

At the Council meeting on March 20, 2025, the City Council expressed a desire for staff to review allowable locations for the sale of firearms and ammunition throughout the City of Seaside. Staff first returned with an amendment to the West Broadway Urban Village (WBUV) Specific Plan that would prohibit the sales of firearms and ammunition within the WBUV. The Planning Commission recommended approval of that amendment on April 23, 2025, followed by City Council approval on May 1, 2025. Since then staff has continued to develop an Ordinance to govern the remainder of the City.

Staff has proposed an Ordinance that amends both Title 5 and Title 17 of the Seaside Municipal Code. This Ordinance only applies to the ability to sell or store firearms and ammunition, and does not in any way impede upon the ability of residents to exercise their rights as guaranteed under the Second Amendment to the Constitution of the United States.

Title 5 Changes

The greatest potential negative impact from the sale of firearms or ammunition relates to the potential theft of said firearms, which can then be resold or used by criminal elements. Therefore, the most significant modifications to the Ordinance relate to the security of the site. Chapter 5.36 of the Municipal Code currently addresses this issue; it includes requirements that any person selling, displaying, or storing firearms must (in addition to complying with federal and state laws) obtain a permit from the Chief of Police. Other than some language indicating that the Chief may work with the Building Official and may require structural modifications to buildings where firearms are to be sold, there is little guidance provided in the Ordinance regarding what the Police Chief is to evaluate.

The proposed Ordinance makes significant modifications to this Chapter. Authority for the review of sites to determine whether they are adequate would remain with the Police Chief. The Ordinance provides for a much more detailed list of requirements for potential sites to ensure that inventory is secured. These requirements include:

- Installation of physical security devices (such as bollards, barriers over windows and doors, etc.)
- Storage/display requirements (such as vaults)
- Alarm and video monitoring requirements (including direct feed/notification to the Police Department)

The Police Chief also has the authority to make determinations regarding improvements or operations that are not explicitly included in the Ordinance. For example, if a proposed location shares an internal wall with another business, the Police Chief (working with the Building Official) could require that the wall be modified to prevent entry from the adjacent space. Upon satisfaction of the requirements, the Police Chief would be able to issue an annual license to the business. The Police Chief would have the ability to conduct annual inspections of the facility to ensure that it continues to maintain its secure status.

Title 17 Changes

Title 17 of the Municipal Code is the City's Zoning Ordinance. Currently, the Zoning Ordinance does not distinguish between the sales of firearms and any other generic product. This means that the sales of firearms would be considered "General Retail" and would be a permitted use within the Commercial Mixed Use (CMX), Community Commercial (CC), and Regional Commercial (CRG) Zoning Districts (except that a retail use 5,000 square feet or larger would require a Minor Use Permit in the CMX District).

Project-specific conditions may not be imposed upon permitted uses; further, adjacent uses may not be taken into account.

The proposed Ordinance would establish a new Use Classification entitled Firearms and Ammo Sales. This use would be allowed with a Use Permit in the CC or CRG Zoning Districts, and prohibited in the CMX, Automotive Regional Commercial (CA), and Heavy Commercial (CH) Zoning Districts. A proposed use would need to maintain a minimum distance of 300 feet from schools, parks, and certain licensed child care centers and preschools. Sales would be prohibited to the east of Noche Buena Street and north of San Pablo Avenue.

Under the changes to Title 17, businesses would be required to implement specific practices with the intention of making it more difficult to steal firearms or ammunition from the business during operating hours, such as storing guns in safes or vaults or running a locked cable through the guns during business hours.

Committee/Commission Review

This Ordinance was presented for feedback to the Public Safety Advisory Committee on June 18, 2025. Several comments were provided, including comments relating to the need for hard-wired alarm systems, detailing the appeals process, and including security inspections for gun repair shops. The version of the Ordinance included here takes the comments of that Committee into account. The Ordinance was also reviewed by the Planning Commission on June 25, 2025, which unanimously recommended that the City Council adopt the proposed changes to the Ordinance.

FISCAL IMPACT

There is no fiscal impact associated with this item.

STRATEGIC PRIORITY

Community Safety & Quality of Life

ATTACHMENTS

1. Draft Ordinance - Firearms Sales - CC 2025-07-17

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLES 5 AND 17 OF THE SEASIDE MUNICIPAL CODE TO ESTABLISH SECURITY REQUIREMENTS, OPERATING STANDARDS, AND ZONING REQUIREMENTS FOR THE STORAGE OR SALE OF FIREARMS AND AMMUNITION

WHEREAS, the City of Seaside has determined that the sale and storage of firearms and ammunition has the potential to create impacts which are not a factor for the sale or storage of most other goods and products; and

WHEREAS, City of Seaside staff has prepared amendments to the Municipal Code to establish appropriate locations, permitting requirements, and operating standards for the sales of firearms and ammunition; and

WHEREAS, the proposed Ordinance would allow for the establishment of businesses involved in the sales of firearms and ammunition while protecting the public from potential negative impacts, particularly with relation to the theft of firearms or ammunition; and

WHEREAS, the proposed Ordinance does not, and shall not be interpreted to, impede on the rights of any individual to keep and bear arms, as stipulated in the Second Amendment to the Constitution of the United States; and

WHEREAS, the proposed Ordinance was presented to the Public Safety Committee on June 18, 2025, which reviewed the draft Ordinance and provided support and feedback on the proposed language; and

WHEREAS, the proposed Ordinance was presented to the Planning Commission on June 25, 2025, which unanimously recommended that the City Council adopt the proposed Ordinance; and

WHEREAS, since this action does not allow for any activity that is not already permitted within the City of Seaside, this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEASIDE:

SECTION 1. The City Council hereby finds and determines the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. The Seaside Municipal Code is hereby amended to reflect the changes identified in the attached Exhibit "A."

SECTION 3. If any provision, section, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, or the application thereof to any person or circumstance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof, or its application to other persons or circumstances. The City Council hereby declares that it would have passed and adopted each provision, section, paragraph, subparagraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, paragraphs, subparagraphs, sentences, clauses or phrases, or the application thereof to any person or circumstance, be declared invalid or unconstitutional.

SECTION 4. This Ordinance shall become effective thirty days following adoption.

INTRODUCED at a regular meeting of the City Council of the City of Seaside, State of California, held on the 17th day of July 2025.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside, State of California, held on the ____ day of ____ 2025 by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED AS TO FORM:

Sheri L. Damon,
City Attorney

Attach: Exhibit "A" – Proposed Ordinance Amendment

Exhibit “A”

SECTION 1. Chapter 5.36 of the Seaside Municipal Code is hereby amended to read as follows:

Chapter 5.36

FIREARMS SALES

Sections:

5.36.010 Firearms defined.

5.36.020 Applicability.

5.36.030 Requirements generally License Required.

5.36.040 Permit—Fee License – Duration – Nontransferable.

5.36.050 Permit—Duration—Nontransferable License – Requirements.

5.36.060 Permit—Revocation License – Fee.

5.36.070 Permit—Appeal of suspension or revocation. License - Revocation.

5.36.080 Violation—Penalty Appeal of suspension or revocation.

5.36.090 Violation – Penalty.

5.36.010 Firearms defined.

For the purposes of this Chapter, the terms “Firearms,” “Ammo” and “Ammunition” shall have the same meanings as defined in Section 17.98.020 of this Municipal Code. as used in this chapter, includes, but is not limited to, handguns, rifles, shotguns, gas or air guns, springloaded guns and other weapons coming under the definition of “firearms” as defined in the California Penal Code.

5.36.020 Applicability.

Private persons selling their own Firearms shall be exempted from the purview of this chapter. For the purposes of this chapter, a person selling three or more firearms in any calendar year shall be presumptively deemed to be engaged in the commercial sale of firearms and shall be required to comply with the terms of this chapter.

5.36.030 Requirements generally License Required.

No person shall engage in the business of selling, offering for sale, or displaying for sale, repairing, or storing preparatory for sale, any firearm Firearm within the city limits of Seaside, unless the person has fully complied with all of the following conditions first obtained a Firearms Dealer License from the Chief of Police.

5.36.040 License – Duration – Nontransferable.

A Firearms Dealer License issued by the Chief of Police shall be valid for a period of one year from the date of issuance and shall not be transferable from one person to another or from one location to another. The Chief of Police may require reinspection of the premises as a condition of renewal.

5.36.050 License – Requirements.

The Chief of Police shall review the application for a Firearms Dealer License and shall determine whether the issuance of the License would have any negative impacts upon public safety. At a minimum, an application must demonstrate to the satisfaction of the Chief of Police that all of the following conditions are met.

A. The seller shall hold a ~~F~~federal ~~f~~firearms ~~p~~Permit and shall meet all the provisions of the Gun Control Act of 1968 (as may be amended from time-to-time).

B. The seller shall comply with all applicable sections of the California Penal Code (as may be amended from time-to-time) relating to registration of sales of firearms.

C. The seller has obtained all discretionary land use approvals from the City of Seaside, including, but not necessarily limited to, a Planning Permit as required under Title 17 of this Municipal Code.

~~D. The seller shall have obtained a permit from the chief of police authorizing the storage of firearms within the city of Seaside. The permit shall be renewable annually and shall be issued only upon a showing that the seller has a federal firearms permit and has taken steps to ensure the safety of his firearms from burglary, theft and fire. The seller shall provide substantial evidence demonstrating that the proposed location is a secure facility as defined by Section 17110 of the California Penal Code (as may be amended from time-to-time). The C~~ehief of ~~p~~Police shall have the right, in conjunction with the ~~Chief b~~Building ~~Official~~inspector, to require as a condition for the issuance of a ~~permit~~ Firearms Dealer License that structural changes be made to the building in which the firearms are sold or stored, ~~with the structural changes, specifically including, but not limited to, the installation of burglar alarms and other warning devices, to be such as are reasonably related to the purpose of ensuring the safety of such firearms from burglary or theft.~~

E. All heating, ventilating, air-conditioning, and service openings shall be secured with steel bars or metal grating and shall meet the requirements of Title 15 of this Code.

F. If the proposed business location is street level, concrete or hardened steel bollards, or other barriers, such as security planters or other devices with a similar structural integrity to bollards, shall be installed to protect the location's front entrance, any floor-to-ceiling windows, and any other doors, that could be breached by a vehicle. Newly installed bollards must meet the following requirements:

1. Bollards must be a minimum of four inches in diameter and 36 inches in height;

2. Bollards shall be spaced so as not to obstruct accessible routes or accessible means of egress in compliance with Standard 206.8 of Chapter 2 of the Federal Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.) (as may be amended from time-to-time), and have a clear width of not less than thirty-six inches but no more than sixty inches; and

3. Bollards shall be designed so as to be capable of stopping a five-thousand-pound vehicle traveling at 30 miles per hour, in accordance with ASTM International Standard Test Method F3016 (as may be amended from time-to-time).

G. The business shall install a lockable safe or fireproof vault meeting the standards for a gun safe implemented by the California Attorney General pursuant to Section 23650 of the California Penal Code (as may be amended from time-to-time) of sufficient size to simultaneously store all Firearms on-site.

H. The licensed business location shall be secured by a hard-wired alarm system that is installed and maintained by an alarm company operator licensed pursuant to the Alarm Company Act, Business & Professions Code sections 7590 et seq (as may be amended from time-to-time). The alarm system must be monitored by a central station listed by Underwriters Laboratories, Inc. and covered by an active Underwriters Laboratories, Inc. alarm system certificate with a #3 extent of protection. The alarm system must include a battery back-up system to provide a minimum of 24 continuous hours of operation immediately following a loss of power. The alarm system requirement under this subsection is waived if the video surveillance system provided for under subsection I notifies the licensee and police department of any unauthorized intrusions.

I. The licensed business location shall be monitored by a hard-wired video surveillance system that, at minimum, meets the requirements under Penal Code section 26806 (as may be amended from time-to-time). The video surveillance system must be maintained in proper working order at all times. The video surveillance system must include a battery back-up system to provide a minimum of 24 continuous hours of operation immediately following a loss of power. If the system becomes inoperable, it must be repaired or replaced within fourteen calendar days. The licensee must inspect the system at least weekly to ensure that it is operational, and images are being recorded and retained as required.

J. Any other improvement or other activity which, in the opinion of the Chief of Police, would be necessary to eliminate any negative impacts on public safety.

5.36.0640 ~~Permit License~~ – Fee.

The fee for issuance of an annual ~~permit~~Firearms Dealer License shall be ~~twenty-five dollars set by the City Council~~. The annual fee shall be paid at the time the application is ~~obtained from submitted to~~ the ~~e~~Chief of ~~p~~Police and is nonrefundable.

5.36.050 ~~Permit—Duration—Nontransferable.~~

~~Permits issued by the chief of police shall be valid for a period of one year from the date of issuance and shall not be transferable from one person to another or from one location to another.~~

5.36.0760 ~~Permit License~~ – Revocation.

A ~~permit~~Firearms Dealer License issued under the provisions of this chapter shall be revoked by the ~~e~~Chief of ~~p~~Police upon proof to his ~~or her~~ satisfaction of a violation by the holder of such ~~License~~permit of this chapter, or any ordinance of the city or law of the state regulating or establishing standards for the commercial sale of ~~firearm~~Firearms.

This action shall be in addition to any potential revocation of Planning Permits pursuant to Chapter 17.80 of the Municipal Code.

5.36.0870 Permit License – Appeal of suspension or revocation.

A. Any such person, whose application for a License is denied or whose permit License issued under the provisions of this chapter having has been ~~so~~ suspended or revoked, shall have the right to appeal to the eCity eCouncil in writing within ~~three~~ seven days after notification of such denial, suspension, or revocation, ~~or within thirty days after denial thereof~~, and to be heard by the eCity eCouncil with relation thereto ~~at its next regular or regular adjourned meeting, or at a special meeting of the city council called for such purpose~~ within 60 days of the submittal of such appeal. The appeal shall follow the same procedures as defined in Chapter 17.76 of the Municipal Code, and shall be subject to any applicable appeal fees. ~~and t~~ The action of the city council upon such appeal shall be final and conclusive with respect to the denial, suspension, or revocation of such permit License.

B. ~~In the event that such appeal is taken as provided in subsection A of this section, such business or occupation, where such permit has already been granted, shall not be suspended or revoked until the final disposition of the appeal by the city council.~~ Approval by the City Council of a License under this Chapter shall not be deemed to constitute approval of any Planning Permits, which shall be approved separately as identified in Title 17 of this Municipal Code.

5.36.0980 Violation – Penalty.

Any person violating any part of this chapter shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided in SMC 1.16.030.

SECTION 2. Table 2-4 of Section 17.14.030.B of the Seaside Zoning Ordinance is hereby amended as follows:

Land Use	CMX	CC	CRG	CA	CH	Specific Use Regs
Equipment rental – With outdoor storage	-	-	-	-	UP	
<u>Firearm and Ammo Sales</u>	<u>-</u>	<u>UP</u>	<u>UP</u>	<u>-</u>	<u>-</u>	<u>17.52.105</u>
Fuel Dealer	-	-	-	-	UP	

SECTION 3. Section 17.52.105 is hereby added to the Municipal Code to read as follows:

17.52.105 Firearm and ammunition sales.

The sale of Firearms and Ammunition shall be established and conducted in accordance with this Section.

A. No sales of Firearms or Ammunition shall occur within 300 feet of any of the following uses, as measured from the property lines for each respective use, unless such

use is established subsequent to the establishment of the sales of Firearms or Ammunition:

1. City-Owned Parks/Recreation Centers;
2. Day Care Facilities licensed by the California Department of Social Services (CDSS) Community Care Licensing Division, including Child Care Infant Centers, Child Care Center Preschools, and School Age Child Care Centers, but excluding Family Child Care Homes, as such terms are defined by CDSS; and
3. Schools (excluding Specialized Education/Training Schools and schools serving only adults).

B. Firearms and Ammo Sales shall be prohibited at all locations east of Noche Buena Street and north of San Pablo Avenue (including the area north of the space between Fremont Boulevard and the City's boundary line where San Pablo Avenue would occur if it were continued in a straight line from its terminus at Fremont Boulevard).

C. Firearms and Ammo Sales uses shall operate in compliance with the following:

1. Any time a permittee is not open for business, every firearm shall be stored in one of the following ways:

a. In a locked fireproof safe or vault in the licensee's business premises that meets the standards for a gun safe implemented by the Attorney General pursuant to Penal Code section 23650 (as may be amended from time-to-time); or

b. Secured with a hardened steel rod or cable of at least one-quarter inch in diameter through the trigger guard of the firearm. The steel rod or cable shall be secured with a hardened steel lock that has a shackle. The lock and shackle shall be protected or shielded from the use of a bolt cutter and the rod or cable shall be anchored in a manner that prevents the removal of the firearm from the premises. No more than five firearms may be affixed to any one rod or cable at any time.

2. Any time a permittee is open for business, every firearm shall be unloaded, inaccessible to the public and secured using one of the following three methods, except in the immediate presence of and under the direct supervision of an employee of the permittee:

a. Secured within a locked case so that a customer seeking access to the firearm must ask an employee of the permittee for assistance;

b. Secured behind a counter where only the permittee and the permittee's employees are allowed. During the absence of the permittee or a permittee's employee from the counter, the counter shall be secured with a locked, impenetrable barrier that extends from the floor or counter to the ceiling; or

c. Secured with a hardened steel rod or cable of at least one-quarter inch in diameter through the trigger guard of the firearm. The steel rod or cable shall be secured with a hardened steel lock that has a shackle. The lock and shackle shall be protected or shielded from the use of a bolt cutter and the rod or cable shall be anchored in a manner that prevents the removal of the firearm from the premises. No more than five firearms may be affixed to any one rod or cable at any time.

SECTION 4. The following language is added to Section 17.98.020.A of the Municipal Code, to be inserted between the definitions of “Alteration” and “Ancillary Public Dance Facility”:

Ammo. Has the same meaning as Ammunition.

Ammunition. Cartridge cases, primers, bullets, or propellant powder designed for use in any Firearm, or any component thereof, but excluding blank cartridges or ammunition that can be used solely in an "antique firearm" as that term is defined in Section 921(a)(16) of Title 18 of the United States Code (as may be amended from time-to-time).

SECTION 5. The following language is added to Section 17.98.020.F of the Municipal Code, to be inserted between the definitions of “Finished Grade” and “Floor Area Ratio (FAR)”:

Firearm. A Firearm is any device, designed to be used as a weapon or modified to be used as a weapon, from which is expelled through a barrel a projectile by the force of explosion or other means of combustion, provided that the term "firearm" shall not include an "antique firearm" as defined in Section 921 (a)(16) of Title 18 of the United States Code (as may be amended from time-to-time).

Firearm and Ammo Sales. Selling (retail or wholesale), leasing, or otherwise transferring ownership of Firearms and/or Ammunition.



CITY OF SEASIDE STAFF REPORT

Item No.: 9.A.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Dan Meewis, Assistant City Manager

DATE: July 17, 2025

**SUBJECT: APPROVE THE SEASIDE STARS AD-HOC COMMITTEE
RECOMMENDATIONS FOR THE FOUR RECIPIENTS AND,
AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACTS
WITH FMG CUSTOM CONCRETE**

RECOMMENDATION

Review and approve the Seaside Stars Ad-Hoc Committee recommendations for the 2025 recipients of the stars, and staff recommendations for installation, and authorize the City Manager to execute the contracts with FMG Custom Concrete.

BACKGROUND

The Seaside Stars policy was approved by the City Council on February 3, 2022. The "Seaside Stars" provides a unique attraction that enhances and encourages a walkable downtown. Each star (aka plaque) will honor local Seaside residents and serve as a living historical record of our achievements as a community. The ultimate goal is to honor those individuals who have made a significant and lasting contribution to the quality of life, and who have, indeed, cast a long shadow on Seaside's history.

The primary purpose of the ad hoc committee is to review and score the nominee applications and make recommendations to the City Council on which nominee should receive a star each year. The committee also reviews the Seaside Stars Policy, location map for new stars, and recommends changes as necessary.

Timeline of Committee Work:

April 28, 2025: Held introductory meeting for the fourth cycle and received a report detailing the number of nominees and reviewed if any of the current committee

members had any conflicts of interest with the current nominees. It was determined that there were two conflicts, and those committee members needed to recuse themselves from the voting process. The committee was given the application packets to review and score.

May 20th, 2025: The committee received the scores for the ranked applications and had a discussion and received a report on the final ranking of all the nominations and approved the top 4 candidates listed to be forwarded to the Council for approval.

June 17, 2025: The Committee called one final meeting to review the top 4 candidates and make final recommendations. They also reviewed and approved the potential locations for the 4 stars.

4th class honorees

For the fourth class of honorees, there was eight applications submitted, and the Ad-Hoc Committee has elected to recommend four stars for Council consideration. Those recommendations are:

Community Partnership for Youth "Shari Hastey"
Pearl Carey
Charles "Coach" Williams
James Bogan

Plans for phase four Unveiling:

Staff is proposing a block party with a Seaside Stars induction ceremony with an invitation to the community to mingle and walk to see our newly installed Seaside Stars. The date of the event is to be determined as it will depend on the ability of the contractor to obtain all the supplies needed for the installation. The estimated timeline is six to eight weeks from the time the order is made with the elements for each star. The anticipated date for the installation is Saturday, October 3, 2025. This is also dependent on the weather.

Installation

FMG Custom Concrete, who has created and installed all of the stars in the program, has submitted an estimate for phase four.

The Adhoc Committee and staff are requesting the following recommendations from the council for approval:

4 nominee recommendations
Installation locations (attached)
Execute the contract with FMG Custom Concrete

FISCAL IMPACT

The Council approved \$40,000 in fiscal year 25/26 for phase four of the program.

1 14"x14" Plaque = \$6,716

4 plaques = \$26,864

Balance = \$13,136

The balance will be used for the unveiling event.

STRATEGIC PRIORITY

Vibrant Local Economy, Diverse and Inclusive Community, Community Safety & Quality of Life

ATTACHMENTS

1. Seaside Stars Resolution 2025
2. FMG CONCRETE PSA 2025
3. Seaside Stars Coach Williams redacted
4. Seaside Stars Nomination redacted - JAMES BOGAN
5. Pearl Carey Application redacted
6. Seaside Stars Application redacted Shari Hastey
7. Seaside Stars 4th Class Locations

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

RESOLUTION NO. XX-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING THE SEASIDE STAR ADHOC COMMITTEE AND STAFF RECOMMENDATIONS FOR IMPLEMENTATION, DESIGN, INSTALLATION AND POLICY

WHEREAS, The Seaside Stars policy was approved by the City Council on February 3, 2022. The "Seaside Stars" will provide a unique attraction that enhances and encourages a walkable downtown; and

WHEREAS, each star (aka plaque) will honor local Seaside residents and serve as a living historical record of our achievements as a community; and

WHEREAS, The ultimate goal is to honor those individuals who have made a significant and lasting contribution to the quality of life – who have, indeed, cast a long shadow on Seaside's history; and

WHEREAS, The purpose of the ad hoc committee is to make recommendations on the design of the plaque and to assist staff regarding placement recommendations on Broadway for the each cycle of the program; and

WHEREAS, the ad hoc committee is recommending the following community members to receive a plaque on the Broadway Avenue for the second cycle:

- | | |
|---|-------------------------------|
| • Pearl Carey | Community and Social Equality |
| • James Bogan | Civics & Government |
| • Charles "Coach" Williams | Athletics & Competition |
| • Community Partnership for Youth
"Shari Hastey" | Outstanding Achievement |

WHEREAS, the Seaside Stars unveiling will be held on a Saturday once the plaques have been fully installed which will be a wonderful opportunity to activate our downtown. Staff is proposing a block party with a Seaside Star induction ceremony with an invitation to the community to see our new star recipients; and

WHEREAS, FMG Custom Concrete has installed the previous phases of the Seaside Stars project. One 14"x14" plaque is \$6716.00, five plaques will be \$28,864.00; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside do hereby direct the City of Seaside City Manager to accept and execute on behalf of the City Council, the Seaside Star ad-hoc committee and staff recommendations for implementation, and installation.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 24th day of June 2025 by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Dominique Davis, City Clerk



**CITY OF SEASIDE
PROFESSIONAL SERVICES AGREEMENT
SEASIDE STARS+ PLAQUE INSTALLATION**

This agreement is made by and between the City of Seaside (City), and FMG Custom Concrete (Consultant).

- A. Engagement: The City agrees to engage the Consultant to provide as described in Exhibit A, attached hereto and, hereinafter referred to as "the Project."
- B. Relationship: The Consultant is an independent contractor and is not to be considered an agent or employee of the City.
- C. Compensation: The City shall pay consultant on a time and materials basis in accordance with the standard billing rates shown in Exhibit B, attached hereto, not to exceed TWENTY EIGHT THOUSAND EIGHT HUNDRED SIXTY FOUR DOLLARS (\$28,864.00)
- D. Expense Reimbursement: City will reimburse for professional services and expenses at cost upon submission of receipts. FMG can invoice for a down payment of 10% (of the project), which will go towards the overall cost of installation services.
- E. Method of Payment: The City shall pay within 30 days in accordance with Consultant's Fee Schedule, attached hereto, upon receipt of a written invoice from Consultant detailing services rendered.
- F. Term: The term of this agreement shall commence on June 24, 2025 and terminate March 31, 2026.
- G. Termination: This agreement may be terminated; (a) by either party at any time for failure of the other party to comply with the terms and conditions of this Agreement; (b) by either party upon 10 days prior written notice to the other party; or (c) upon mutual written agreement of both parties. In the event of termination, the Consultant shall stop work immediately and shall be entitled to compensation for professional fees and expense reimbursement to the date of termination and for any work necessitated by that termination.
- H. Indemnity: To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Agency and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages,

costs and expenses, including legal counsel's fees and costs, caused in whole or in part by the negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or sub-consultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of services under this agreement. Consultant's duty to indemnify and hold harmless Agency shall not extend to the Agency's sole or active negligence.

- I. **Duty to Defend:** In the event the Agency, its officers, employees, agents and/or volunteers are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this agreement, and upon demand by Agency, Consultant shall defend the Agency at Consultant's cost or at Agency's option, to reimburse Agency for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters to the extent the matters arise from, relate to or are caused by Consultant's negligent acts, errors or omissions. Payment by Agency is not a condition precedent to enforcement of this provision. In the event of any dispute between Consultant and Agency, as to whether liability arises from the sole or active negligence of the Agency or its officers, employees, or agents, Consultant will be obligated to pay for Agency's defense until such time as a final judgment has been entered adjudicating the Agency as solely or actively negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.
- J. **Insurance:** Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as follows;

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in

connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than 1,000,000 combined single limit for each accident.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

Consultant shall submit to Agency, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of Agency, its officers, agents, employees and volunteers.

K. Project Management. The (Contract Manager) will represent the City for all purposes under this Agreement. Dan Meewis, Recreation Director, is designated as the Project Manager for the City. The Project Manager will be Consultant's point of contact with respect to performance, progress and execution of the Services. The City may designate an alternate Project Manager from time to time.

L. Ownership of Work Product:

- a. Upon completion of, or in the event of termination or suspension of this Agreement, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, computer discs, and reports prepared by the Contractor under this Agreement shall become the sole property of City and may be used, reused, or otherwise disposed of by City without the permission of Contractor. With respect to computer files, Contractor shall make available to City, at City's office and upon reasonable written request by City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, and printing computer files.
- b. The City agrees to hold Consultant harmless from all damages, claims, expenses, and losses arising out of any reuse of the plans, specifications, drawings, maps, models, computer files and other documents for purposes other than those described in this Agreement, unless written authorization of Consultant is first obtained.

M. Assignment

- a. The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Because of the personal nature of the services to be rendered pursuant to this Agreement, FMG Custom Concrete, American Metal works and Monterey Signs shall perform the services described in this Agreement.
- b. FMG Custom Concrete may use assistants under his/her supervision to perform services under this Agreement. Consultant shall provide City fourteen (14) days' notice prior to the departure of American Metal works and Monterey Signs from Consultant's employ. Should he/she leave Consultant's employ, the City shall have the option to immediately terminate

this Agreement, within three (3) days of the close of said notice period. Upon termination of this Agreement, Consultant's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the City Engineer and the Consultant.

N. Conflict of Interest

- a. Consultant shall at all times avoid conflicts of interest, or the appearance of conflicts of interest, in the performance of this Contract.
- b. If City determines Consultant comes within the definition of Consultant under the Political Reform Act (Government Code §87100 et seq.) Consultant shall complete and file and shall require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" with City disclosing Consultant's and/or such other person's financial interests.

O. Miscellaneous:

- a. The entire agreement between the parties with respect to the subject matter hereunder is contained in this agreement.
- b. Neither this agreement nor any rights or obligations hereunder shall be assigned or delegated by the Consultant without the prior written consent of the City.
- c. This agreement shall be modified only by written agreement duly executed by the City and the Consultant.
- d. Should any of the provisions hereunder be found to be invalid, void or voidable by a court, the remaining provisions shall remain in full force and effect.
- e. This agreement shall be governed by and construed in accordance with the laws of the State of California.
- f. All notices required or permitted under this agreement shall be deemed to have been given if and when deposited in the United States mail, properly stamped and addressed to the party for whom intended at such party's address listed below, or when delivered personally to such party. A party may change its address for notice hereunder by giving written notice to the other party.

Wherefore, the parties have entered into this agreement as of the later of the dates stated below.

Approved:

Dated: _____

CONSULTANT

By: Fermin Gonzales

Title: CEO FMG Custom Concrete

Address: _____

Dated: _____, 2022

City of Seaside:

By: Greg McDanel

Title: City Manager

Attachments:

Exhibit A

Exhibit B

Scope of Work

Consultant's Estimate of Services

Exhibit A

Scope of Work

1. Creation and installation of concrete "star" plaques on Broadway Avenue between Fremont and Del Monte.
2. Stars will be installed at the intersections of Broadway and Calaveras, Alhambra and Hillsdale.
3. Five new stars will be installed
4. FMG will work with City Staff on the exact placement locations before installation.
5. When installing the plaques
 - a. The contractor will match the existing saw cut lines. If the contractor cuts past the square for the walk of fame star, they will need to notify the City and patch the area as needed.
 - b. If the rebar is cut during the installation, the contractor will tie rebar back into the existing.
 - c. If the cut rebar is epoxy coated, contractor must apply epoxy to cut ends before the rebar is tied in the existing.

Map of installation 4th Class

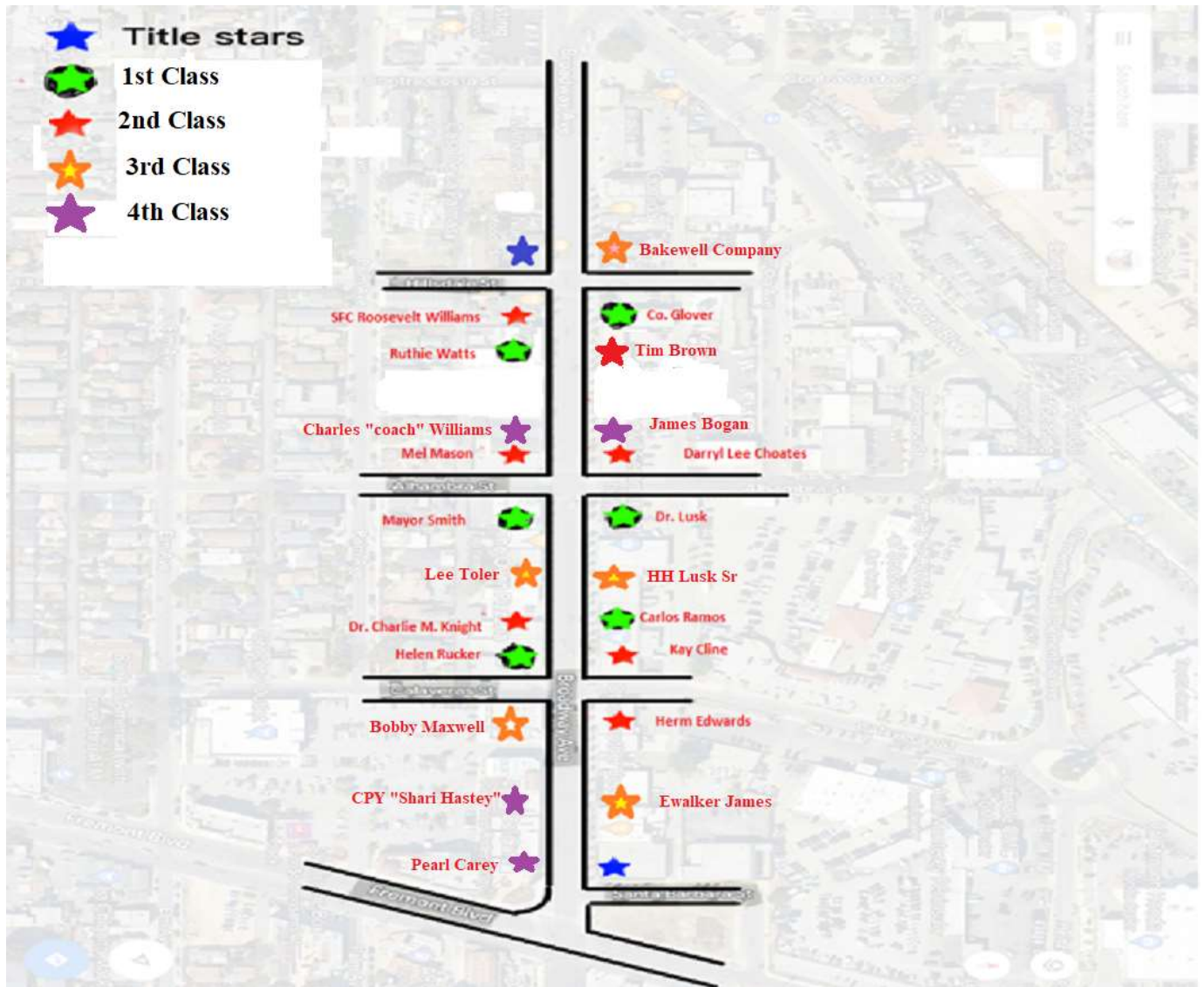


Exhibit B Consultant's Estimate of Services



California State License Board
P.O. Box 26000
Sacramento, C.A. 95826
C.A. LIC# 1010708

Estimate for City of Seaside

Thursday, May 22, 2025

Broadway walk of fame concrete plaques
14 x 14 concrete square with brass inlay design

Estimate price per concrete plaque..... 6,716

Price includes-

- . All materials
- . Cutting concrete for plaque
- . Demo out of old concrete
- . Haul away of broken concrete
- . Brass star inlay
- . Brass seahorse
- . 1.5 inch high brass letters (rate is at \$45 each letter)
- . 6.75 inch precision tool brass icon
- . Colored concrete
- . Set up concrete form
- . install steel rebar
- . Pour black concrete on outer star
- . Pour blue concrete on interior of star
- . Install inlay brass pieces
- . Strip all concrete forms
- . Install finished concrete plaque in city sidewalk
- . All clean up

FMG CUSTOM CONCRETE
1222 PROSPECT ST. SEASIDE CA.
93955
OFFICE: (831) 884-5999
CELL: (831) 869-1607



SEASIDE STARS APPLICATION

Name of Nominee: "Coach Charles Williams" Mailing Address: [REDACTED]

City / State: Seaside, CA Phone: [REDACTED] E-mail: [REDACTED]@gmail.com

Applicant or Group: (if different from nominee): Nancy Towne Mailing Address: [REDACTED]

City / State: Seaside, CA Phone: [REDACTED] E-mail: [REDACTED]@yahoo.com

Please select the nomination category (no more than one category may be selected):

Category	YES	NO	Category	YES	NO
Athletics and Competition	☒	☐	Arts and Performing Media	☐	☐
Civics and Government	☐	☐	Community and Social Equality	☐	☐
Education	☐	☐	Environment and Conservation	☐	☐
Journalism and Literature	☐	☐	Outstanding Achievement	☒	☐

Has the nominee served as a Member of the Seaside City Council, or as a City Employee?

YES	NO
☒	☒

If yes, when did they serve? 1986 - 2019

The Seaside Stars nominees must have made a consistent and positive impact in three or more of the areas listed below, please select the supporting criteria below:

Criteria	YES	NO	Criteria	YES	NO
A minimum of three years' residency in the City of Seaside and or has made a significant positive impact on Seaside.	☐	☐		☐	☐
Ability to inspire and encourage others to enhance diversity and inclusion in the City of Seaside.	☒	☐	Making substantial contributions to the betterment of a specific facility or park consistent with the established standards for the facility.	☐	☐
Bringing positive recognition to the city on a local, national, or global stage.	☐	☐	Volunteering or working in the community for five (5) or more years.	☐	☐
Contributing to the quality of life of our citizens.	☒	☐	Providing economic development or redevelopment activity.	☐	☐
Enhancing Seaside as a place to live, work, or visit.	☐	☐	Contributing significant historical impact.	☐	☐
Fostering the spirit of our community.	☒	☐	Extraordinary effort to overcome challenges to achieve contribution.	☐	☐
Making lasting and significant contributions to the protection of	☐	☐	Contributing to the health and safety of our citizens.	☐	☐



natural or cultural resources of the City of Seaside.					
Providing positive opportunities for the future of our youth.	X		Making substantial contributions to the advancement of commensurate types of recreational opportunities with the City of Seaside.	X	

Question	YES	NO
Is the Nominee aware of the Seaside Stars nomination? **This question is informational and not related to the criteria section**		X

If no, please explain why:

Would not want to disappoint him if not selected

Please provide written justification supporting your nomination for the Seaside Stars or provide additional comments related to this application. Attach additional pages or supplemental information, if applicable.

Consider the following:

Why do you feel this nominee's contribution is significant; Why you consider the nominee's contribution to be long lasting or even timeless; What specific impact has the nominee's contribution made on the quality of life in Seaside?

JUSTIFICATION:

Charles Williams is a life long resident of Seaside and was employed by the City for over 25 years before his retirement. He was instrumental in helping to establish the creation of the Seaside Youth Education Center and supervised all program operations for the YEC. Coach Williams also officiated youth sports leagues including; basketball, flag football, soccer & baseball. He worked with the Seaside Police Athletic League for several years and developed solid and long lasting relationship with hundreds of young people at the YEC.

Please attach petitions and/or letters of support from City community groups and organizations.

Signature: Nancy Towne Print Name: Nancy Towne Date: 3/31/25 cont'd.

If you have any questions, please call the Recreation Department at (831) 899-6800.

Please return completed application to:

City of Seaside – City Manager's Office, 440 Harcourt Avenue, Seaside Ca 93955
Email: cityclerk@ci.seaside.ca.us, Subject: Seaside Stars Application

Even though Coach Williams is retired, he continues to volunteer his time and resources to the community and its citizens. Coach Williams can be found volunteering at the Oldemeyer Center at the City's Senior Citizen's dances by serving meals each month. Coach also spends his own time and resources by helping to serve the developmentally disabled participants of Hope Services with pizza parties and other social activities to encourage social engagement for these folks.



SEASIDE STARS APPLICATION

Name of Nominee: 1SG (Ret) James Bogan Mailing Address: [REDACTED]

City / State: SEASIDE, CA 93955 Phone: [REDACTED] E-mail: N/A

Applicant or Group: (if different from nominee): Dewey A. Mosley Mailing Address: [REDACTED]

City / State: SEASIDE, CA 93955 Phone: [REDACTED] E-mail: [REDACTED]

Please select the nomination category (no more than one category may be selected):

Category	YES	NO	Category	YES	NO
Athletics and Competition			Arts and Performing Media		
Civics and Government	✓		Community and Social Equality		
Education			Environment and Conservation		
Journalism and Literature			Outstanding Achievement		

Has the nominee served as a Member of the Seaside City Council, or as a City Employee?

YES	NO
	X

If yes, when did they serve? _____

The Seaside Stars nominees must have made a consistent and positive impact in three or more of the areas listed below, please select the supporting criteria below:

Criteria	YES	NO	Criteria	YES	NO
A minimum of three years' residency in the City of Seaside and or has made a significant positive impact on Seaside.				✓	
Ability to inspire and encourage others to enhance diversity and inclusion in the City of Seaside.	✓		Making substantial contributions to the betterment of a specific facility or park consistent with the established standards for the facility.	✓	
Bringing positive recognition to the city on a local, national, or global stage.	✓		Volunteering or working in the community for five (5) or more years.	✓	
Contributing to the quality of life of our citizens.	✓		Providing economic development or redevelopment activity.	✓	
Enhancing Seaside as a place to live, work, or visit.	✓		Contributing significant historical impact.	✓	
Fostering the spirit of our community.	✓		Extraordinary effort to overcome challenges to achieve contribution.	✓	
Making lasting and significant contributions to the protection of		X	Contributing to the health and safety of our citizens.	✓	



natural or cultural resources of the City of Seaside.					
Providing positive opportunities for the future of our youth.		X	Making substantial contributions to the advancement of commensurate types of recreational opportunities with the City of Seaside.		X

Question	YES	NO
Is the Nominee aware of the Seaside Stars nomination? <i>**This question is informational and not related to the criteria section**</i>		X

If no, please explain why:

Mr. Bogan is a very humble gentlemen and we would like to surprise him. We will inform him following selection.

Please provide written justification supporting your nomination for the Seaside Stars or provide additional comments related to this application. Attach additional pages or supplemental information, if applicable.

Consider the following:

Why do you feel this nominee's contribution is significant; Why you consider the nominee's contribution to be long lasting or even timeless; What specific impact has the nominee's contribution made on the quality of life in Seaside?

JUSTIFICATION:

See attached justification and letters of support

View his story here from 2016: <https://www.ksbw.com/article/ksbw-jefferson-awards-james-bogan/1396972>

Please attach petitions and/or letters of support from City community groups and organizations.

Signature: Dewey A. Mosley Print Name: Dewey A. Mosley Date: 29 MAR 2025

If you have any questions, please call the Recreation Department at (831) 899-6800.

Please return completed application to:

City of Seaside – City Manager's Office, 440 Harcourt Avenue, Seaside Ca 93955
Email: cityclerk@ci.seaside.ca.us, Subject: Seaside Stars Application

Mr. James Bogan Seaside Stars Nomination

It is a distinct honor to nominate Mr. James Bogan for his lifelong service to this nation, this community, to veterans and to so many others. James has dedicated over 60 years of service first in the United States Army for more than 20 years and then by serving American veterans in various capacities for more than 40 years.

James was born in 1938 and raised in Selma, Alabama. He faced racial discrimination from an early age but used adversity as motivation to build a remarkable career. Selma, Alabama during the World War II era and into the early 1960s was pivotal in the Civil Rights movement. Despite the challenges he faced, James joined the United States Army as an Artillery specialist in January of 1962. He served two tours of duty in Korea after the cessation of fighting during the Korean War and also served two tours of duty during the Vietnam War, both during active combat periods. James was awarded two bronze stars with V device for acts of heroism in combat. He first came to the city of Seaside when he served as a Drill Sergeant at Ft Ord. One of his proudest achievements is that all 41 soldiers he trained survived their tours of duty in Vietnam. In September 1983, James retired as a First Sergeant after 21 years of active-duty service.

Little did James know at the time in 1983 that an even longer career of more than 40 years of volunteering on behalf of military veterans was about to commence. He gradually became involved in many organizations whose missions were to serve veterans. There are very few people who have dedicated as much time, energy, and heart as a volunteer in service to others in our local community and beyond. James has helped to establish and been active in at least 20 separate organizations that exist to serve and assist veterans in Monterey County, including:

- Disabled American Veterans (DAV) Chapter #85 – Calif State Commander, National Exec Committee, Board of Directors, State Finance Committee, State Foundation
- Monterey Bay Veterans Past President
- The Retired Enlisted Association Past President
- United Veterans Council, President for 18 years
- Veterans of Foreign Wars Post #8679
- Central Coast Veterans Cemetery Foundation
- Ft Ord Veterans' Cemetery Citizens Advisory Committee
- Monterey County Commission on Disabilities Vice-Chair for past 12 years
- Veterans Transition Center
- Monterey County Van Program
- Monterey Peninsula Avenue of Flags

- Veterans Affairs Monterey Clinic Head Volunteer for the past 23 years
- 2006 National Veteran Volunteer of the Year for the DARS
- 2012 Veteran of the Year in the Assembly 27th District
- 2016 Monterey County Jefferson Award recipient
(<https://www.ksbw.com/article/ksbw-jefferson-awards-james-bogan/1396972>)
- Unity Church of Monterey, Leadership Council for over 30 years

To expound on a few of his contributions in these roles:

One of James' most impactful accomplishments is the creation of the Central Coast Veterans Cemetery in Seaside, CA. He played a pivotal role in securing permit approval, land acquisition, and funding to make the Central Coast Veterans' Cemetery a reality. Through countless visits to engage local, state, and national leadership, James spearheaded this 40-year effort with passion, determination, and perseverance. It is now the resting place for many of our local veterans, where families and loved ones can visit with pride.

James is President of the Disabled American Veterans Rehabilitation Foundation, which supports many charitable organizations providing rehabilitation services to needy veterans and their families. He has been President of the Monterey County United Veterans Council since 2007. James is also passionate about arranging fishing trips in Monterey Bay for veterans with limited resources.

The Major General William H. Gourley VA-DoD Outpatient Clinic in Marina, CA offers primary care and specialty health services to veterans. James and his wife, Dorie, both volunteer at the VA Clinic, helping local veterans receive the medical services they need. For the past 23 years, James has driven veterans to the Clinic when they had no other means of transportation to receive medical care.

James has also worked tirelessly to make the "Homeless Veterans Stand Down" event a success for those in great need. This program is vital for unhoused and/or indigent veterans, providing housing resources, clothing, medical and dental care, religious services, veterans claims assistance, food, and transportation services to and from the event. This event takes place at the Monterey County Fairgrounds and is open to all veterans.

James often says, "Everything we have in our country was achieved on the backs of veterans!" His life has been guided by this belief. James tells us, "When we are down and out, God will take care of us and help us get on the right path."

Thus, is the legacy of James Bogan. The term "hero" is frequently used to describe individuals who live righteous and exemplary lives. While many men and women have done good in their lives, few truly embody the bravery, vision, determination, sacrifices, compassion for others, and incredible fortitude that James Bogan epitomizes. He is a bona fide "Great American Hero," and an inspiration to us all!

The Seaside Stars Honor serves as a fitting tribute to the appreciation held by our community of veterans, the residents of Seaside, and our nation for James' exceptional contributions.



CENTRAL COAST
VETERANS CEMETERY
FOUNDATION

2620 1st Avenue / P.O. Box 849, Marina, CA 93933 | (831) 218-1780 | www.ccvcf.org | info@ccvcf.com

DATE: March 27, 2025

BOARD OF DIRECTORS

James Bogan, *President*
Judge Jonathan Price, Ret.
Vice President
Richard Garza, *Treasurer*
Marti Stanton, *Secretary*
William Conners
James Cullem
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Melanie "Rose" Kunoa
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Troy Pennington
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Howard Gustafson
Robert Harrell
Russell Harris
Robert Huffer
Doug Kenyon
Robert Lockwood
Sandra Lockwood
Jeanne Nakagawa
Greg Nakanishi
William (Bill) Nye
Michael O'Brien
James (Jimmy) Panetta
Janet M. Parks
Ed Robano
Robert Schaffer
Ryan Sparks
Darlene Velicki
Laverne Webb

RE: Seaside Stars Application – James Bogan
Seaside Stars Committee
c/o City of Seaside – City Manager's Office
440 Harcourt Avenue, Seaside CA 93955

Dear Seaside Stars Committee Members:

On behalf of the Central Coast Veterans Cemetery Foundation (CCVCF), this letter is to support the nomination and selection of Mr. James Bogan as a Seaside Star.

Mr. Bogan has served the community of Seaside and residents within the Central Coast region for over 50 years, first during his military service and then in continued dedication upon his retirement from the U.S. Army.

James was and continues to be instrumental in developing and strengthening services for Veterans in the Central Coast region through involvement and leadership in numerous Veteran-serving organizations. He was and is a driving force in first establishing and now expanding services at the California Central Coast Veterans Cemetery within the Seaside area of former Fort Ord.

Mr. Bogan is well known to residents as well as to elected officials and various agency staff at the federal, state and local levels as a major advocate and the person who will get things done. Additionally, he has been and continues to be an inspirational leader in promoting the importance of the City of Seaside for the benefit of all residents and the entire region, both economically and socially, through his thoughtful and quiet activities and contributions as well as his consistent endorsement of the City of Seaside itself.

Without his tireless efforts to advocate for achieving a Veterans Cemetery at Fort Ord, there would not be a Veterans Cemetery here to honor all Veterans and their sacrifices in serving our nation. We strongly encourage the selection of Mr. James Bogan a Seaside Star. Thank you for your consideration.

Sincerely,

Candace Ingram, Executive Director



SEASIDE STARS APPLICATION

Name of Nominee: PEARL CAREY Mailing Address: N/A
City / State: N/A Phone: N/A E-mail: N/A

Received

Applicant or Group: (if different from nominee): MELVIN T. MASON Mailing Address: [REDACTED]
City / State: SEASIDE, CA 93955 Phone: [REDACTED] E-mail: [REDACTED]

Please select the nomination category (no more than one category may be selected).

Category	YES	NO	Category	YES	NO
Athletics and Competition			Arts and Performing Media		
Civics and Government			Community and Social Equality	✓	
Education			Environment and Conservation		
Journalism and Literature			Outstanding Achievement	X	ATM

Has the nominee served as a Member of the Seaside City Council, or as a City Employee?

YES	NO
✓	

If yes, when did they serve? 1970

The Seaside Stars nominees must have made a consistent and positive impact in three or more of the areas listed below, please select the supporting criteria below:

Criteria	YES	NO	Criteria	YES	NO
A minimum of three years' residency in the City of Seaside and or has made a significant positive impact on Seaside.					
Ability to inspire and encourage others to enhance diversity and inclusion in the City of Seaside.	✓		Making substantial contributions to the betterment of a specific facility or park consistent with the established standards for the facility.		
Bringing positive recognition to the city on a local, national, or global stage.	✓		Volunteering or working in the community for five (5) or more years.	✓	
Contributing to the quality of life of our citizens.	✓		Providing economic development or redevelopment activity.		
Enhancing Seaside as a place to live, work, or visit.	✓		Contributing significant historical impact.	✓	
Fostering the spirit of our community.	✓		Extraordinary effort to overcome challenges to achieve contribution.	✓	
Making lasting and significant contributions to the protection of	✓		Contributing to the health and safety of our citizens.	✓	



natural or cultural resources of the City of Seaside.	✓			
Providing positive opportunities for the future of our youth.	✓		Making substantial contributions to the advancement of commensurate types of recreational opportunities with the City of Seaside.	✓

Question	YES	NO
Is the Nominee aware of the Seaside Stars nomination? *NOMINEE IS DECEASED. **This question is informational and not related to the criteria section**		

If no, please explain why:

NOMINEE IS DECEASED. SHE PASSED AWAY IN 2009.

Please provide written justification supporting your nomination for the Seaside Stars or provide additional comments related to this application. Attach additional pages or supplemental information, if applicable.

Consider the following:

Why do you feel this nominee's contribution is significant; Why you consider the nominee's contribution to be long lasting or even timeless; What specific impact has the nominee's contribution made on the quality of life in Seaside?

JUSTIFICATION:

PEARL CAREY WAS PART OF THE LEADERSHIP OF THE MOVEMENT THAT WAS SUCCESSFUL IN THE INCORPORATION OF SEASIDE IN 1954. SHE WAS AN EFFECTIVE ADVOCATE FOR SOCIAL EQUALITY FOR ALL DISENFRANCHIZED PERSONS OF ALL BACKGROUNDS. SHE WAS ELECTED AS THE FIRST BLACK WOMAN TO SERVE ON THE SEASIDE CITY COUNCIL AS A RESULT OF THAT ADVOCACY. SHE RECEIVED NUMEROUS AWARDS FOR HER EFFORTS. I HAVE ATTACHED COPIES OF ARTICLES THAT APPEARED IN THE MONTEREY HERALD FOLLOWING HER DEATH. SHE DEVELOPED PROGRAMS FOR YOUTH IN THE AREA OF GOLF FOR WHICH SHE RECEIVED THE "DISTINGUISHED SERVICE AWARD" FROM THE NORTHERN CALIFORNIA GOLF ASSOCIATION AMONG OTHER SUCH AWARDS. SHE ALSO WON A SIGNIFICANT CASE IN THE U.S. SUPREME COURT REGARDING POLITICAL RIGHTS.

Signature: Melvin T. Mason Print Name: MELVIN T. MASON Date: MARCH 25, 2025

If you have any questions, please call the Recreation Department at (831) 899-6800.

Please return completed application to:

City of Seaside – City Manager's Office, 440 Harcourt Avenue, Seaside Ca 93955
Email: cityclerk@ci.seaside.ca.us, Subject: Seaside Stars Application



SEASIDE STARS APPLICATION

Name of Nominee: Shari Hastey Mailing Address: [REDACTED]
City / State: Seaside, CA Phone: [REDACTED] E-mail: _____

Applicant or Group: (if different from nominee) [REDACTED] Mailing Address: [REDACTED]
City / State: Seaside, CA Phone: [REDACTED] E-mail: _____

Please select the nomination category (no more than one category may be selected):

Category	YES	NO	Category	YES	NO
Athletics and Competition			Arts and Performing Media		
Civics and Government			Community and Social Equality		
Education			Environment and Conservation		
Journalism and Literature			Outstanding Achievement	☒	

Has the nominee served as a Member of the Seaside City Council, or as a City Employee?

YES	NO
	☒

If yes, when did they serve? _____

The Seaside Stars nominees must have made a consistent and positive impact in three or more of the areas listed below, please select the supporting criteria below:

Criteria	YES	NO	Criteria	YES	NO
A minimum of three years' residency in the City of Seaside and or has made a significant positive impact on Seaside.				☒	
Ability to inspire and encourage others to enhance diversity and inclusion in the City of Seaside.	☒		Making substantial contributions to the betterment of a specific facility or park consistent with the established standards for the facility.	☒	
Bringing positive recognition to the city on a local, national, or global stage.	☒		Volunteering or working in the community for five (5) or more years.	☒	
Contributing to the quality of life of our citizens.	☒		Providing economic development or redevelopment activity.		
Enhancing Seaside as a place to live, work, or visit.	☒		Contributing significant historical impact.		
Fostering the spirit of our community.	☒		Extraordinary effort to overcome challenges to achieve contribution.	☒	
Making lasting and significant contributions to the protection of			Contributing to the health and safety of our citizens.	☒	



natural or cultural resources of the City of Seaside.					
Providing positive opportunities for the future of our youth.	✓		Making substantial contributions to the advancement of commensurate types of recreational opportunities with the City of Seaside.	✓	

Question	YES	NO
Is the Nominee aware of the Seaside Stars nomination? **This question is informational and not related to the criteria section**		✓

If no, please explain why:

Did not mention to nominee.

Please provide written justification supporting your nomination for the Seaside Stars or provide additional comments related to this application. Attach additional pages or supplemental information, if applicable.

Consider the following:

Why do you feel this nominee's contribution is significant; Why you consider the nominee's contribution to be long lasting or even timeless; What specific impact has the nominee's contribution made on the quality of life in Seaside?

JUSTIFICATION:

Shari Hastey, longtime Seaside resident, is a founding member and executive director of Community Partnership for Youth. She has helped and encouraged many of our youth who in turn have done so for others and continue to do so today.

I have personally witnessed the outreach that CPY gives to students in our Seaside schools. Shari Hastey goes above and beyond in what she does.

Please attach petitions and/or letters of support from City community groups and organizations.

Signature: Françoise Avery Print Name: Françoise Avery Date: March 24, 2025

If you have any questions, please call the Recreation Department at (831) 899-6800.

Please return completed application to:

City of Seaside – City Manager's Office, 440 Harcourt Avenue, Seaside Ca 93955
Email: cityclerk@ci.seaside.ca.us, Subject: Seaside Stars Application

★ Title stars

★ 1st Class

★ 2nd Class

★ 3rd Class

★ 4th Class





CITY OF SEASIDE STAFF REPORT

Item No.: 9.B.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Andrew Myrick, Economic Development & Community Planning Manager

DATE: July 17, 2025

SUBJECT: **ADOPT A RESOLUTION TO MODIFY THE CITY'S WATER ALLOCATION TABLES TO ALLOCATE 1.292 ACRE FEET PER YEAR TO THE CITY'S UNALLOCATED RESERVE AND TO ALLOCATE UP TO 0.725 ACRE-Feet PER YEAR FROM THE UNALLOCATED RESERVE TO 1020 AUTO CENTER PARKWAY TO SUPPORT A NEW DISTRIBUTION CENTER FOR MEALS ON WHEELS. THIS ACTION IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES.**

RECOMMENDATION

Adopt the attached Resolution.

BACKGROUND

Meals on Wheels of the Monterey Peninsula is a 501(c)(3) tax-exempt organization which provides delivered meals to seniors in the area around the Monterey Peninsula.

They currently operate out of a facility in Pacific Grove - however, they have submitted an application to expand into the vacant building located at 1020 Auto Center Parkway to establish a new commercial kitchen and to distribute meals from that location.

On July 9, 2025, the Planning Commission approved a Use Permit to allow Meals on Wheels to use the existing building located at 1020 Auto Center Parkway to distribute food to qualifying individuals for consumption off-site (see Attachment 2). However, in addition to this approval, Meals on Wheels requires an allocation of additional water in order to proceed with the project. Unlike residential projects, water allocations for non-residential projects within the service area of the Monterey Peninsula Water Management District (MPWMD) are usually based on the floor area and type of use.

Most uses are categorized as either Group I or Group II, with Group II uses requiring nearly three times as much water as Group I uses.

In order to provide water for an existing unpermitted second floor (which would be legalized as a part of this application) as a Group I use, as well as change the area for the proposed kitchen from a Group I to a Group II use, Meals on Wheels requires an additional 0.725 AFY of water. There are no known sources for this water allocation other than the City's reserve.

Staff recently became aware of a water permit originally issued in 2019 for an 80-seat restaurant that has since expired because the project did not move forward. The City had allocated 1.292 AFY towards that project. That water has now been reclaimed by the City and is available to reallocate to other projects.

The proposed Resolution would do the following:

1) Allocate the 1.292 AFY towards the City's Unallocated Reserve. This would result in a total of 2.261 AFY in the City's Unallocated Reserve.

2) Allocate up to 0.725 AFY of water from the Unallocated Reserve to the proposed Meals on Wheels project in order to allow the project to move forward. As a condition of the approval of this water, Meals on Wheels has agreed to request and obtain additional conditions to its approved Use Permit to clarify that on-site activities shall be related solely to its delivery service and that meals will not be distributed to individuals on the property or the adjacent public right-of-way. Additionally, the City shall have the right to conduct annual compliance inspections. There will be 1.536 AFY remaining in the Unallocated Reserve following this allocation.

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

FISCAL IMPACT

There is no fiscal impact associated with this item.

STRATEGIC PRIORITY

Community Safety & Quality of Life

ATTACHMENTS

1. Resolution Meals on Wheels Water 2025-07-17
 2. Attachment 2 - PC Approved Use Permit Conditions
 3. Exhibit A to Attachment 2 - PC Approved Project Plans
-

Reviewed for Submission to the City Council by:

A handwritten signature in black ink, appearing to read 'GMD', is positioned above a horizontal line.

Greg McDanel, City Manager

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE TO MODIFY THE CITY'S WATER ALLOCATION TABLES TO ALLOCATE 1.292 ACRE FEET PER YEAR TO THE CITY'S UNALLOCATED RESERVE AND TO ALLOCATE UP TO 0.725 ACRE-Feet PER YEAR FROM THE UNALLOCATED RESERVE TO 1020 AUTO CENTER PARKWAY TO SUPPORT A NEW DISTRIBUTION CENTER FOR MEALS ON WHEELS. THIS ACTION IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES.

WHEREAS, the Monterey Peninsula is currently experiencing a shortage of water; and

WHEREAS, in order to combat this shortage, water supplies within the service area of the California American Water Service Company (Cal Am) are managed by the Monterey Peninsula Water Management District (MPWMD), which provides an allocation to jurisdictions to then allocate to various projects; and

WHEREAS, the City Council most recently allocated this water into various categories through Resolution 25-53 on April 3, 2025; and

WHEREAS, on January 23, 2019, the City of Seaside allocated 1.292 acre-feet per year (AFY) to 766-768 Broadway Avenue for the creation of a new 80-seat restaurant; and

WHEREAS, the proposed restaurant was never developed, and the City has reclaimed the 1.292 AFY previously allocated to the project; and

WHEREAS, on July 9, 2025, the Seaside Planning Commission approved a Use Permit (UP-2025-004) from Meals and Wheels of the Monterey Peninsula to establish a facility for the preparation and distribution of meals (Catering Service) at 1020 Auto Center Parkway; and

WHEREAS, In order to commence operations, Meals on Wheels would require an additional allocation of at least 0.725 AFY of water.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Seaside does hereby assign an additional 1.292 AFY to its Unallocated Reserve.

BE IT FURTHER RESOLVED that the City Council hereby approves the allocation of up to 0.725 AFY of water to 1020 Auto Center Parkway from the Unallocated Reserve, subject to the following conditions:

- 1) Meals on Wheels shall diligently pursue completion of the project, and shall do so within the timelines specified within UP-2025-004; and
- 2) Prior to the issuance of water, Meals on Wheels shall request and obtain the following additional conditions to its Use Permit:
 - a. The facility is approved solely for the preparation and distributing of food to qualifying organizations, families, and individuals as operated by Meals on Wheels of Monterey County. No other onsite catering, food service, or commercial kitchen operations are permitted without a new or amended use permit. Subleasing, assignment, or use by any third party for unrelated food service activities is prohibited.
 - b. The City may conduct annual compliance inspections.
 - c. Distribution activities will only occur to program delivery drivers and shall not occur in the adjacent public rights-of-way.

BE IT FURTHER RESOLVED that the City Council finds that it can be seen with certainty that there is no possibility that the proposed actions will have any impact on the environment and therefore is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 17th day of July, 2025, by the following vote:

AYES:	COUNCIL MEMBERS
NOES:	COUNCIL MEMBERS
ABSENT:	COUNCIL MEMBERS
ABSTAIN:	COUNCIL MEMBERS

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED TO FORM:

Sheri L. Damon, City Attorney

**PLANNING COMMISSION
RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION NO. UP-2025-004 FOR THE OPERATION OF A FACILITY TO PREPARE AND DISTRIBUTE FOOD TO QUALIFYING INDIVIDUALS AND FAMILIES (CATERING SERVICE) AND A REDUCTION OF REQUIRED PARKING AT 1020 AUTO CENTER PARKWAY (APN: 011-523-021) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT.

WHEREAS, The Taylor and Keri Loesch Revocable Trust, Property Owner, and Christine Winge of Meals on Wheels of Monterey County, Applicant, applied for Use Permit application No. 2025-004; and

WHEREAS, the proposed project requires approval by the Planning Commission, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Planning Commission considered oral comments and written information concerning Use Permit application No.2025-004 at a duly noticed public hearing that the Planning Commission held on July 9, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following finding:

1. The project is Categorically Exempt, Class 32, from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, which consists of projects characterized as in-fill development and meeting specific conditions, as outlined in the finding below.

Evidence: The project is consistent with both the general plan designation and policies, as well as with the zoning regulations of the CRG Zone District. The project site is within the City limits, surrounded by urban uses, and is well below five acres, at 27,400 SF. The developed project site has no value as a habitat for endangered, rare or threatened species. Additionally, approval of the project as a catering facility including professional/administrative offices would not result in any significant effects relating to traffic, noise, air quality or water quality. Lastly, the developed site is adequately served by all required utilities and public services.

BE IT FURTHER RESOLVED that the Planning Commission adopts the following findings for Use Permit application No.2025-004, including those required for the reduction of required parking:

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: The proposed uses of catering and associated accessory professional/administrative offices are allowed in the CRG zone with the approval of a Minor Use Permit and the proposed addition and interior expansion comply with the applicable provisions of the Zoning Ordinance and the Municipal Code.

3. The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: The General Plan designation is Employment, which allows for a variety of uses that could expand and diversify the City's economy, such as: office, light industrial, small manufacturing, public uses, and regional retail.

4. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed activity of food preparation and distribution would largely occur inside the envelope of the existing building. This internal activity has no significant externalities and is compatible with existing nearby uses of lodging and vehicle sales and planned uses of general Employment. Deliveries of the prepared food would be compatible with existing and planned uses because each delivery driver requires only a few minutes on site, and it is not necessary for parking to be provided for each of these, as they may simply pause in an available location in order to receive the product. Further, since the site is not open to the public and therefore those parking on site would be employees or volunteers at the site, briefly blocking the ability of parked cars to ingress or egress is not expected to cause any significant issues to circulation on neighboring properties.

5. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The proposed interior addition of the second floor is within the existing building envelope and complies with all development regulations of the zone. Additionally, the proposed operations and number of employees and volunteers are suitable at the proposed location, as there are not any physical constraints for the proposed use.

6. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: Granting the permit with the proposed conditions of approval will ensure the proposed operations will not have a detrimental impact to the public or be materially injurious to persons, property or the vicinity and zone district, as well as to limit the use of the proposed business exclusively to Meals on Wheels.

7. A structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable.

Evidence: The existing structure's footprint of approximately 11,225 SF occupies approximately 42% of the 27,000 SF site, with the rest of the site dedicated to parking and drive aisles. Both the structure's location and parcel size render the applicable parking requirement unreasonable.

8. An applicant is able to provide quantitative information that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency).

Evidence: The applicant provided operations data regarding the number of staff on-site as well as details on the distribution, both have which are addressed in conditions of approval that support the reduction to required parking.

BE IT FURTHER RESOLVED, the Planning Commission approves Use Permit application No.2025-004 subject to the following Conditions of Approval:

Planning:

1. Prior to building permit issuance, the applicant shall submit an Architectural Review application. This application shall, at a minimum, include provisions for the restoration of landscaping along the La Salle frontage that was illegally paved over. Modifications to the existing building may also be considered as a part of this application.
2. Prior to building permit issuance, the applicant shall submit an application to the Traffic Advisory Committee to remove the red curbing on La Salle Ave directly adjacent to the property and shall pay for the improvement.
3. A curb cut providing access to the site from Del Monte Boulevard shall be constructed in accordance with Seaside Municipal Code 17.34.120 and in

consultation with the City Engineer and Zoning Administrator unless otherwise waived by Zoning Administrator.

4. The multipurpose room and smaller meeting spaces shown on the floor plan shall be for internal staff and those conducting business with Meals on Wheels. The meeting rooms and other portions of the building shall not be made available to members of the public.

No portion of the facility, including multipurpose and meeting rooms, shall be used for public events, private rentals, or gatherings not directly related to the operations of Meals on Wheels of Monterey County. The facility shall not be open to the general public.

5. Waste management and site circulation shall be designed such that the designated waste hauler's vehicles enter the property and exit the property without requiring trucks to back out into a blind street. Waste management and site circulation must be approved by the designated waste hauler, the Planning Department, and Public Works.
6. The applicant shall consult with the Planning Department to receive approval of an appropriate location of two long-term bicycle spaces, which shall include one or a combination of the following: covered, lockable enclosure with permanently anchored racks for bicycles; and/or lockable bicycle rooms with permanently anchored racks; and/or lockable, permanently anchored bicycle lockers.
7. Sufficient water must be allocated to the site in accordance with the rules and regulations of the Monterey Peninsula Water Management District prior to the commencement of any tenant improvement or approved use. If insufficient water is available, it is the applicant's responsibility to seek the allocation of additional water from the City. The applicant shall secure approval of any necessary allocations by the City prior to issuance of a building permit.
8. The applicant shall schedule pick-ups and drop offs of meals for distribution so that drivers may pick up or drop off such items without significantly impacting circulation on the site even if no parking stall is available upon arrival. Meals to be picked up for distribution shall be prepared prior to arrival of the transporting vehicle to minimize the amount of time necessary to complete the pick-up. Vehicles shall pick up and drop off based upon pre-arranged schedules, which

shall stagger the arrival of these vehicles to prevent any circulation impacts to traffic within the right-of-way or upon neighboring properties.

9. In order to ensure adequate parking, the total number of employees and volunteers working on the site at any time shall not exceed 18 persons. Any increase in the number of employees or volunteers on site at any time shall require review and approval by the Planning Commission.
10. The facility is approved solely for the preparation and distribution of food to qualifying organizations, families, and individuals as operated by Meals on Wheels of Monterey County. Subleasing, assignment, or use by any third party for unrelated food service activities is prohibited.
11. Levels of activity at the site shall not exceed the operational levels described in this resolution and its accompanying Staff Report. The service area is limited to Monterey County unless otherwise approved by the Planning Commission.
12. No expansion of the building envelope or interior floor area beyond what is shown in Exhibit A: Project Plans shall be permitted without a new or amended use permit.
13. Only deliveries and vendors directly related to Meals on Wheels' approved operations are permitted. No third-party or unrelated commercial deliveries are allowed.
14. Any modification, expansion, or deviation from these conditions may result in enforcement action, including revocation of the Use Permit.

Building:

15. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

16. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Engineering and Public Works:

17. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)
 - a. Applicant required to submit a site specific Erosion and Sediment Control plan sheet showing locations of material storage and handling, and washout locations (i.e. concrete, stucco, paint, etc.). Sample Erosion and Sediment Control Plan attached.
 - b. Applicant required to complete and submit a Storm water Compliance Tracking Form, with signature, attached.
18. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
 - a. Site plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties.
 - c. Site plan to clearly denote site coverage type (ie. landscaping, building, concrete,)
 - d. Site plan to include table summarizing existing impervious surface square footage, proposed new impervious surface, redeveloped impervious surface and total impervious surface.
 - e. Proposed site plans to show location of new and existing downspouts.
 - f. Downspouts and/or overflow from cisterns or rain barrels to be directed to permeable surface.
19. Applicant is required to obtain a sewer permit or waiver from Monterey One Water. Contact Seaside County Sanitation District (SCSD) to assess any additional sewer fees that may apply to the project. Change in use type for an existing building requires a sewer fee assessment and permit. This step is necessary to ensure compliance with local regulations and to avoid any delays in the processing of your permit application. SCSD contact e-mail (PGrogan@ci.seaside.ca.us).
20. Applicant shall make payment for the TAMC Traffic Fee to the City of Seaside Building Department, if required.

21. Per California Plumbing Code and Seaside County Sanitation District Code Chapter 5, all new Food Service Establishments are required to install a properly sized grease interceptor or trap.
- a. All drains from food preparation and clean up areas including, but not limited to, pre-wash sinks, floor drains, food waste disposal units, pot and pan sinks, scullery sinks, and garbage can wash areas shall be connected to such trap or interceptor.
 - b. Grease traps and grease interceptors shall be located outside buildings, unless a finding is made by the chief building official that the location of the building on the site or some other aspect of the use prevents an outside location and that placement within a building is not hazardous to public health and safety.
 - c. The installation and use of garbage grinders (disposals) in commercial food establishments is prohibited, except where a 1,000-gallon-plus interceptor is in use.
 - d. The connection of dishwashers to a grease trap is prohibited

Standard:

22. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
23. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
24. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
25. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the permit.

26. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 16, 2025 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.

27. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 9th day of July 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Andrew Myrick, Secretary

Exhibit A: Project Plans

USE PERMIT APPLICATION NO. UP-2025-004
RESOLUTION No. 25-XX

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date

[illegible]

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BHL	BUILDING HEIGHT LOCATION	PP	POWER POLE
BOL	BOLLARD	PL	PROPERTY LINE
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	SQ.	SQUARE FEET
CB	CATCH BASIN	ST.	STREET LIGHT
CL	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SD	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE BOX
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
EVS	E.V. CHARGING STATION	TS	TRAFFIC SIGNAL
FC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FDC	FIRE DEPARTMENT CONNECTION	UB	UTILITY BOX
FH	FIRE HYDRANT	UT	UTILITY VAULT
GP	GATE POST	VM	WATER METER
GMH	GAS MANHOLE	VW	WATER VALVE
GM	GAS METER	YL	YARD LIGHT
GV	GAS VALVE		
MALIB	MAILBOX		
MH	MANHOLE		
MW	MONITORING WELL		
MON	FOUND MONUMENT		

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The seal is circular with a red border. Inside the border, the text "LICENSED ARCHITECT" is written in a semi-circle at the top, and "STATE OF CALIFORNIA" is written in a semi-circle at the bottom. In the center, the name "AL E. SAROYAN, JR." is written in a semi-circle, followed by "No. C-8046" and "REN. 9-30-25". A blue triangle is drawn in the center of the seal.

Existing Site Plan 1 Of 3

Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

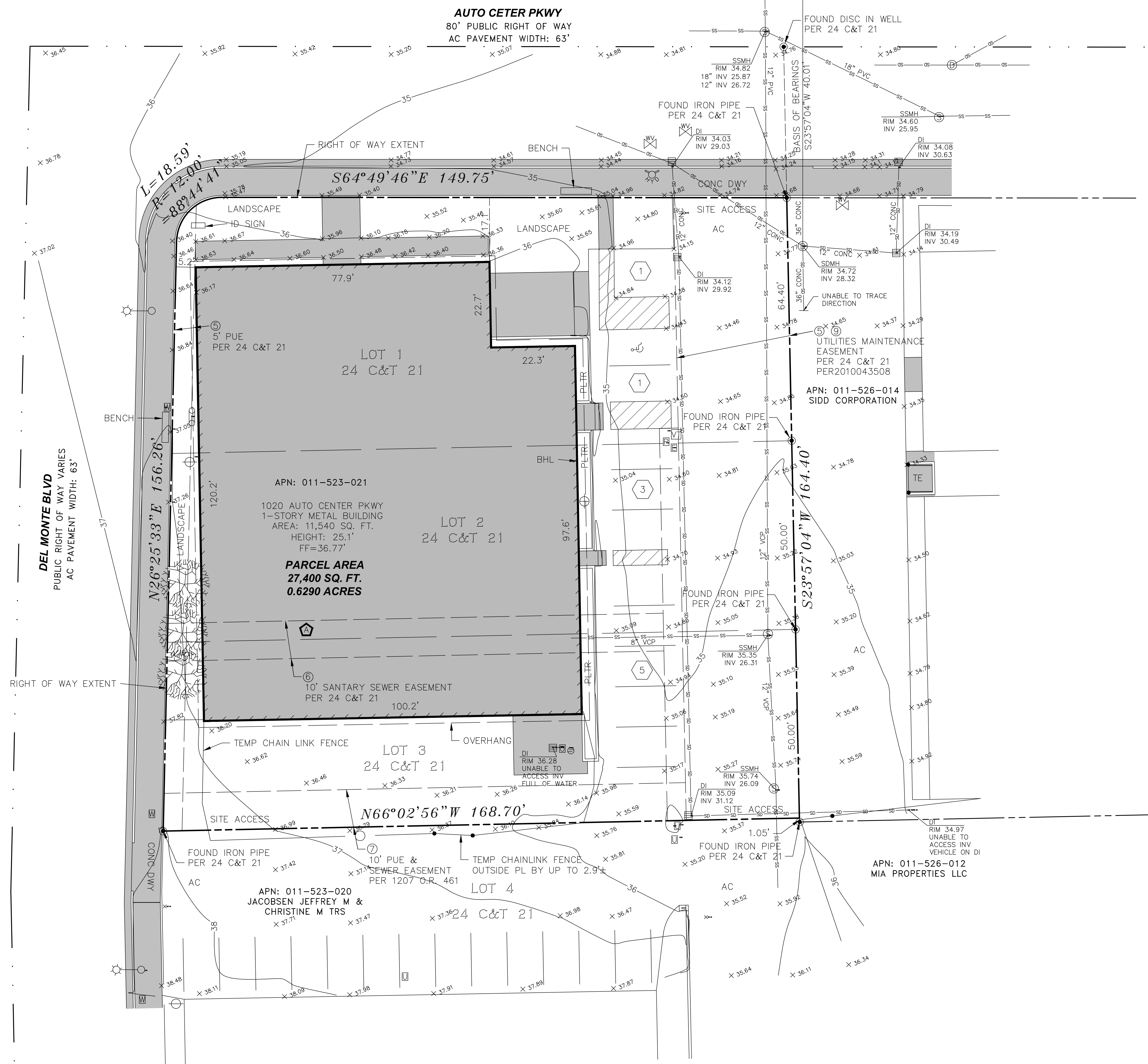


SAROYAN
MASTERBUILDER

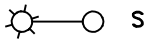
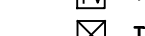
ARCHITECTURE CONSTRUCTION INTERIORS

760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 16 MAY 2025
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PROJECT NM. MEALS ON WHEELS
Packet Page 196



LEGEND

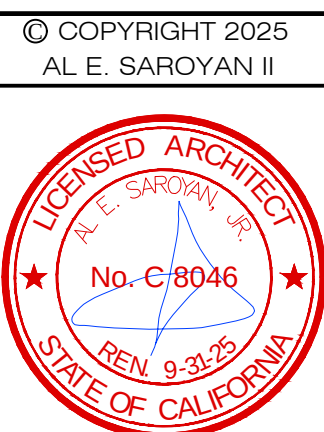
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	BOL		PUE	PUBLIC UTILITY EASEMENT
	BLDG		SQ. FT.	SQUARE FEET
	BSL		SL	STREET LIGHT
	CB		SLB	STREET LIGHT BOX
	C		SDM	STORM DRAIN MANHOLE
	CONC		SSCW	SANITARY SEWER CLEANOUT
	DCV		SSMH	SANITARY SEWER MANHOLE
	DWY		T	TRASH ENCLOSURE
	EB		TEL	TELEPHONE
	EC		TM	TELEPHONE MANHOLE
	EM		TVT	TELEPHONE VAULT
	EMH		TRANS	TRANSFER
	EV		TSB	TRAFFIC SIGNAL
	EVS		TSS	TRAFFIC SIGNAL BOX
	FC		U	UTILITY BOX
	FDC		UT	UTILITY VAULT
	FH		WM	WATER METER
	GP		WV	WATER VALVE
	GMH		YL	YARD LIGHT
	GM		YL	
	GV		YL	DENOTES ENCROACHMENTS
	MB		YL	CORRESPONDS TO SCHEDULE B
	MH		YL	CORRESPONDS TO PARKING COUNT
	MW		YL	GUY WIRE
	MON		YL	

PARCEL: 011-523-021

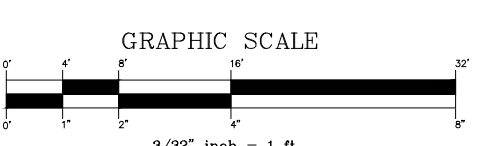
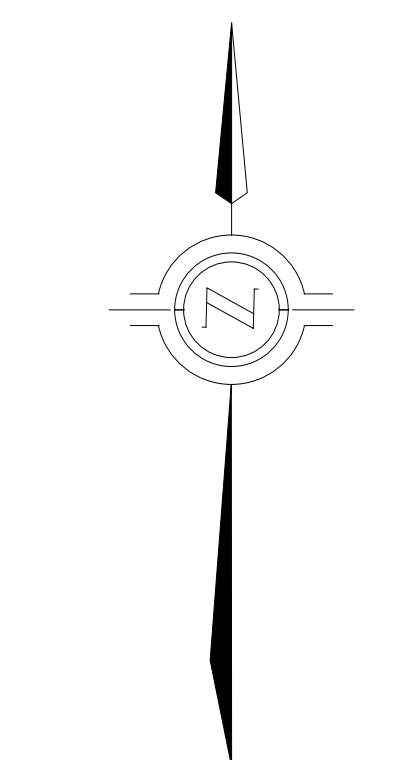
Existing Site Plan 2 Of 3

Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY :		A.E.S.
PURPOSE :		Building Permit



Scale: $\frac{3}{32}" = 1'-0"$



DATE: 16 MAY 2025
CAD FILE
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OF N-A
PROJECT NM. MEALS ON WHEELS

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DATE: 16 MAY 2025
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OF N-A
PROJECT NM: MEALS ON WHEELS
Parker Pane 198

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Proposed Site Plan 3 Of 3

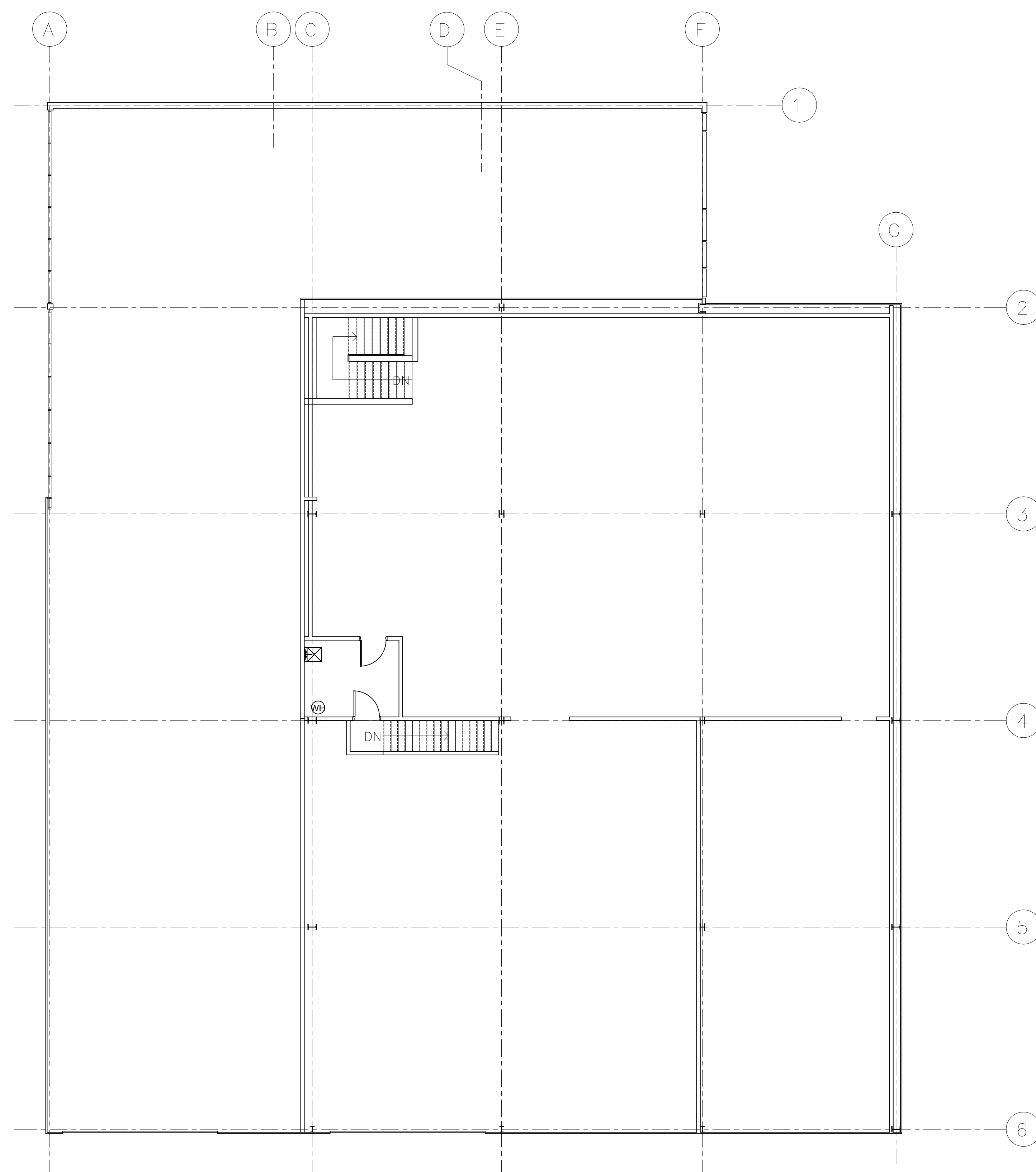
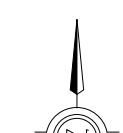
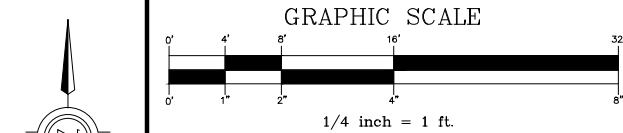
Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955



SAROYAN
MASTERBUILDER

ARCHITECTURE CONSTRUCTION INTERIORS

760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958



Existing Upper Level Floor Plan
5,350 Sq. Ft.

Existing Main & Upper Level Floor Plans

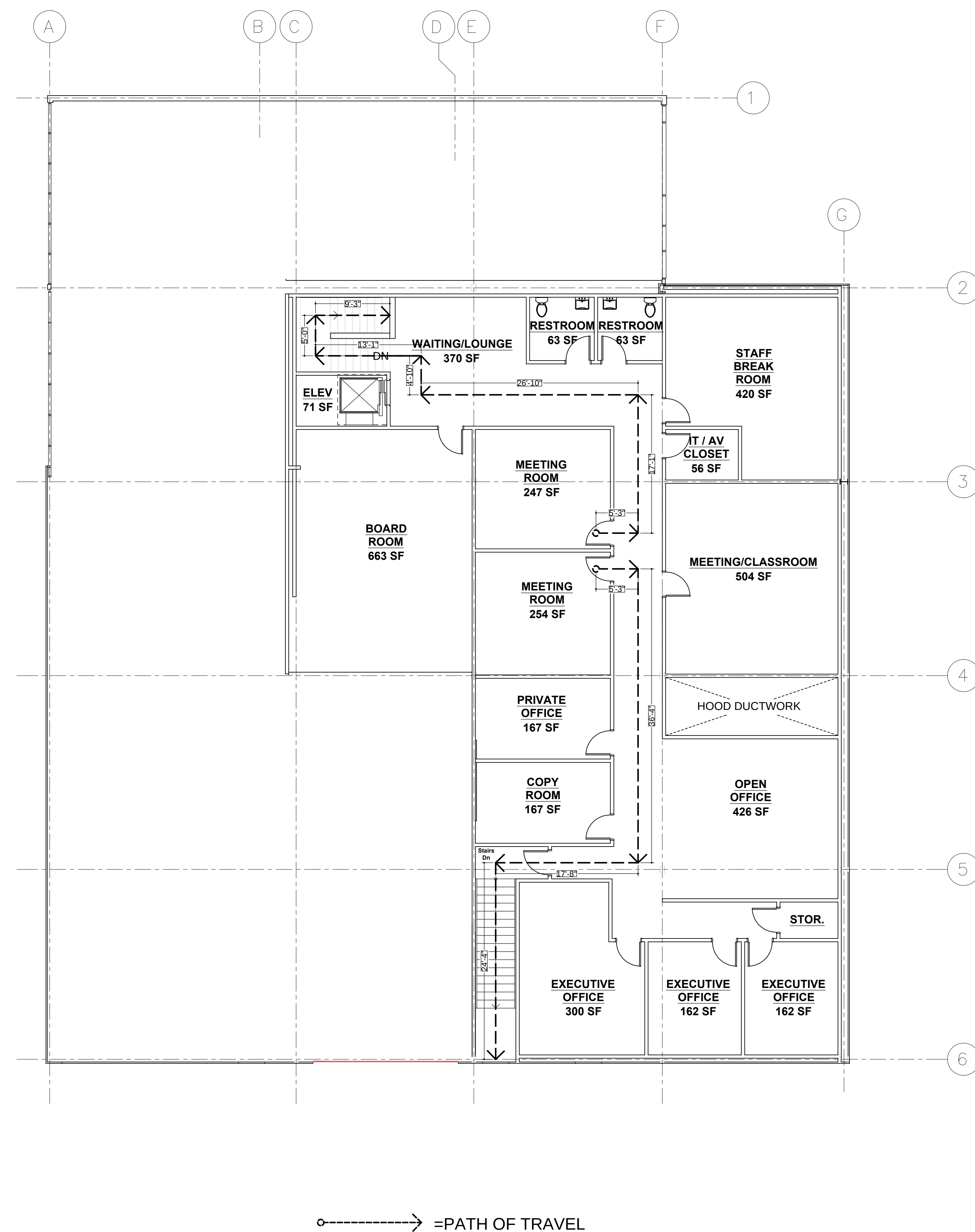
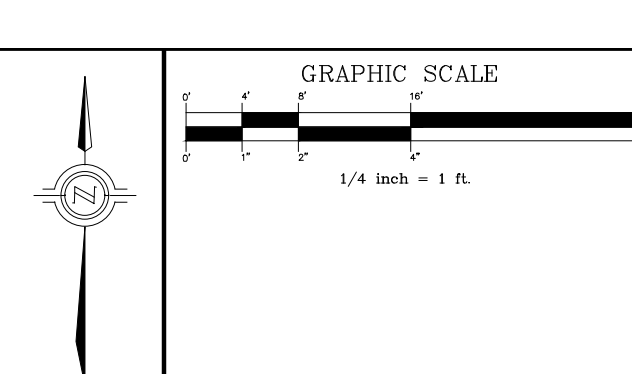
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AL SARAYAN, AIA

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED
BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, AL
SARAYAN, AIA AND WERE CREATED, EVOLVED AND DEVELOPED FOR
USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE
ELSE IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED
OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION
FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN
PERMISSION OF AL SARAYAN, AIA.



DATE: 16 MAY 2025
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OF N-A
PROJECT NM. MEALS ON WHEELS
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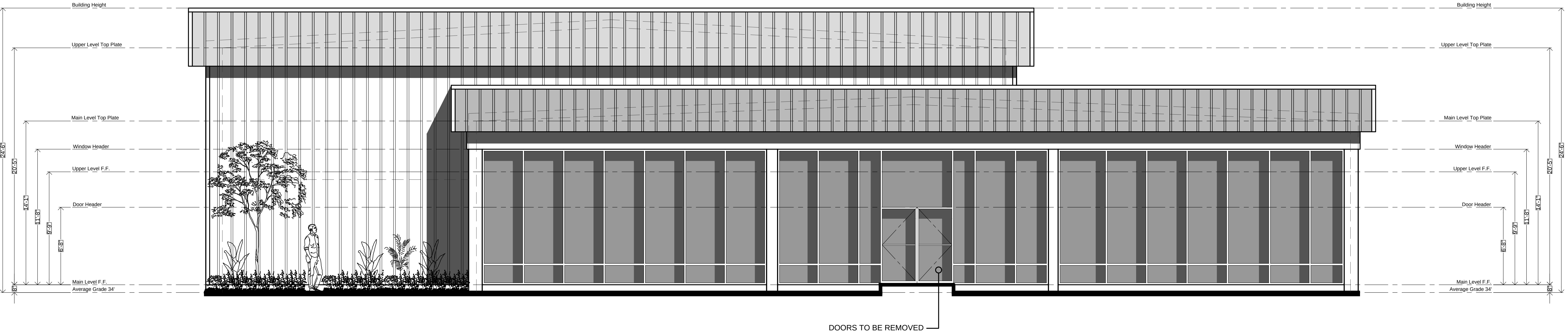
REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY :		A.E.S.
PURPOSE :		Building Permit



Proposed Upper Level Floor Plan

Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

DATE: 16 MAY 2025
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PROJECT NM. MEALS ON WHEELS
Packet Page 200

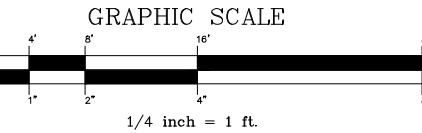


GRAPHIC SCALE

1/4 inch = 1 ft.

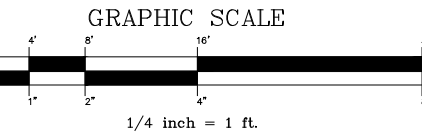


REVISIONS		
Δ	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	



GRAPHIC SCALE

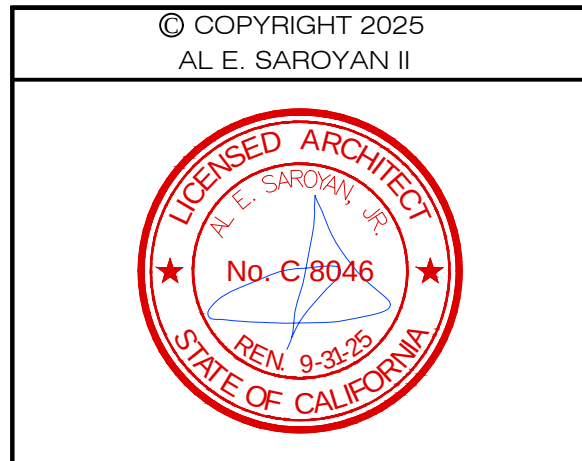
1/4 inch = 1 ft.



DATE: 16 MAY 2025
CAD FILE
A-7
PAGE NO.
7
OF N-A

JECT NM. MEALS ON WHEELS
Packet Page 202

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY :		A.E.S.
PURPOSE :		Building Permit



Scale: $\frac{1}{4}" = 1'-0"$

PARCEL: 011-523-021

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USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF
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Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.C.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Dan Meewis, Assistant City Manager
Kee Hyon Higgins, Recreation Supervisor

DATE: July 17, 2025

**SUBJECT: APPROVE A FEE WAIVER FROM CENTRAL COAST BOMBERS FOR
THE USE OF SOPER FIELD, METZ FIELD AND CUTINO FIELD
FROM AUGUST 4, 2025 TO OCTOBER 31, 2025, IN THE AMOUNT
OF \$10,933.00**

RECOMMENDATION

Approve the fee waiver request from Central Coast Bombers.

BACKGROUND

The Central Coast Bombers are requesting a Fee Waiver to use Soper Field from August 2025 to October 2025 on Monday, Tuesday, Wednesday, and Thursday from 5:00 p.m. to 8:00 p.m. and Metz Field from August 2025 to October 2025 on Monday, Tuesday, Wednesday, and Thursday from 5:00 p.m. to 8:00 p.m. and Cutino Field in August 2025 on Monday and Tuesday from 7:30p.m. to 10:00 p.m. and in September to October 2025 on Monday and Tuesday from 5:30 p.m. to 8:00 p.m. They would keep up with the field maintenance and ensure that the parks are clean after each use. They would rake, drag, spike and clay batter boxes as needed.

Central Coast Bombers is a local Seaside organization serving youth that is dedicated to providing low or no-cost programs for its participants and their families. Ninety percent of their youth are local Seaside Pony Baseball players and the coaches are from Seaside Pony Baseball.

Staff recommends that the fees be waived for the rental cost of Soper Field, Metz Field, and Cutino Field and that the organization provide liability coverage and pay only the lighting fee at Cutino Field of \$640.00.

FISCAL IMPACT

The approximate fees which are applicable to this request are:

Soper Field, Metz Field & Cutino Field Fees	\$10,933.00
<u>Lighting Fee at Cutino Field</u>	<u>\$ 640.00</u>
TOTAL	\$11,573.00

Should the City Council approve the request with the staff recommendation to waive all rental fees but require payment for the lighting fee at Cutino Field only, the fiscal impact is \$10,933.00.

STRATEGIC PRIORITY

Diverse and Inclusive Community

ATTACHMENTS

1. Central Coast Bombers Fee Waiver 2025
2. Central Coast Bombers - Facility Use Application 2025
3. Central Coast Bombers - 501(C)(3)

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager



**SEASIDE
CALIFORNIA**

Fee Waiver Request Form

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

CONTACT INFORMATION:

Organization: Central Coast Bombers Baseball
Name of Applicant: Richard Miramontes
Address: 18 Westminster Ct City: Seaside State: CA
Phone: (831) 760-6052 Email: centralcoastbombers831@gmail.com

EVENT INFORMATION:

Event Title: 2025 Fall Bombers Travel Season
Event Description: This is for using the fields for baseball practice
Event Date: August-October Room(s) Requested: Super, Metz, Cutino Park
Time (including set-up): Varies - _____ Approximate Number of Guests: 50

ADDITIONAL INFORMATION:

Reason for Requesting Fee Waiver: Use of Baseball fields to hold practices

Have you received a Fee Waiver in the past? ☒ Yes, the event was on _____ ☐ No

What is your organization's tax identification number? 46-4798270

What percentage of your members or participants resides in Seaside? 75%.

Is your organization based in Seaside? ☒ Yes ☐ No

Is your organization able to provide liability insurance? ☐ Yes ☐ No

Will alcohol be served or sold at your event? ☐ Yes ☒ No

Applicant Signature: [Signature]

Date: 7-1-2025

(For Office Use Only)

Fee Waiver Request: ☐ Approved ☐ Denied ☐ Appealed

Security Deposit Required? ☐ Yes ☐ No

Staff Signature: _____

Date: _____

Notes: _____



**SEASIDE
CALIFORNIA**

Facility (Field) Use Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

1 - QUESTIONNAIRE

Date: 7/1/2025

CONTACT INFORMATION:

Organization: Central Coast Bombers Baseball
Name: Richard Miramontes
Address: 18 Westminster Ct City: Seaside State: CA
Phone: (831) 760-6052 Email: centralcoastbombers831@gmail.com

ORGANIZATION INFORMATION:

☐ Private



Non-Profit



Public



Profit

If non-profit, Tax ID #: 46-4798270

Year of establishment: 2016

Number of members: 80

Number of Seaside resident members: 60

Do members pay dues? ☐ Yes ☒ No

BOARD MEMBERS:

Name	Title	Telephone
1. Richard Miramontes	President	(831) 760-6052
2. JD Money	Vice President	(831) 521-9103
3. Cori Miramontes	Treasurer	(831) 277-1074
4. Laura Money	Secretary	(831) 917-8321
5.		
6.		
7.		
8.		
9.		
10.		



**SEASIDE
CALIFORNIA**

Facility (Field) Use Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

Organization: Central Coast Bombers Baseball

QUESTIONNAIRE (continued):

1. Is your organization affiliated with any national, federal, state, county or local agency?
☒ No ☐ Yes, agency name: _____
2. Is your organization youth oriented?
☐ No ☒ Yes, number of Seaside youth: 60
3. Is membership open to all youth or residents in Monterey County?
☐ No ☒ Yes, number of youth/residents per city: 20 Monterey/Salinas/
Carmel
4. Does your organization provide its services to only Seaside youth or residents? ☐ Yes ☒ No
5. Does your organization receive funding or other support from any national, federal, state, county, regional, city, private, or public agency?
☒ No ☐ Yes, explain: _____
6. Have you contacted other cities with regards to the use of their facilities?
☒ No ☐ Yes, explain: _____
7. Do you plan on having any special events (tournaments, picture day, opening day, etc.)?
☒ No ☐ Yes, list dates and events: _____
8. Any additional relevant information: _____

IF REQUESTING A FEE WAIVER – SUPPLEMENTAL QUESTIONS:

1. Does your organization have the ability to pay any portion of the fees to use the facility?
☐ No ☒ Yes. If your organization does have the ability to pay a reasonable share of the requested fees, please explain why a fee waiver should be granted: paying
would make the program difficult to
run and stay operable.
2. If the request for fee waiver is not granted, and you chose not to avail yourself of the City facility, what are your plans? _____
3. If you are granted a fee waiver, what in-kind services (such as field maintenance, trash clean up, etc.) can you offer to help offset costs? _____



Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

Date: 7/1/2025

Organization: Central Coast Bombers Baseball

Park: Super Baseball Field *Please fill out one form per each park requested

☒ Yes☐ No☐ Yes☒ No☒ Yes☐ No☐ Yes☐ No

Date	Day of the Week	Time	Number of Hours Daily Total	Lights
8/4 - 10/31	Monday - Thursday	5pm - 8pm	3	1-2 as needed

Total Days: 52

Total Hours: 156



Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

Date: 7/1/2025

Park: Metz Baseball Field *Please fill out one form per each park requested

☒ Yes ☐ No

☐ Yes ☒ No☐ Yes ☒ No☐ Yes ☐ No

Date	Day of the Week	Time	Number of Hours Daily Total	Lights
8/4 - 10/31	Monday - Thursday	5pm-8pm	3	0

Total Hours: 156



**SEASIDE
CALIFORNIA**

Facility (Field) Use Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

2 - FIELD USE APPLICATION

Date: 7/1/2021

Organization: Central Coast Bombers

Park: Cutino Baseball Field *Please fill out one form per each park requested

Services Requested:

Use of field

☒ Yes

☐ No

Use of snack bar

☐ Yes

☒ No

Use of lights

☒ Yes

☐ No

Other: _____

☐ Yes

☐ No

Date	Day of the Week	Time	Number of Hours	
			Daily Total	Lights
<u>8/4 - 10/31</u>	<u>Any 2 weeknights</u> <u>Available</u>	<u>2.5 Hours</u> <u>as Available</u>	<u>2.5</u>	<u>2.5 if</u> <u>needed</u>

August - Monday & Tuesday - 7:30pm - 10pm
Sept. & Oct. - Monday & Tuesday - 5:30pm - 8pm

Total Days: 26

Total Hours: 65

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **OCT 26 2017**

CENTRAL COAST BOMBERS INC
C/O RICHARD MIRAMONTES
18 WESTMINSTER CT
SEASIDE, CA 93955

Employer Identification Number:
46-4798270
DLN:
17053142332037
Contact Person:
MR. DAVIS ID# 31636
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
July 15, 2016
Contribution Deductibility:
No
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(4). This letter could help resolve questions on your exempt status. Please keep it for your records.

Donors cannot deduct contributions they make to you under IRC Section 170(c)(2).

Based on the information you submitted in your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is retroactive to your date of revocation.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-NC" in the search bar to view Publication 4221-NC, Compliance Guide for Tax-Exempt Organizations (Other than 501(c)(3) Public Charities and Private Foundations), which describes your recordkeeping, reporting, and disclosure requirements.

Letter 948

CENTRAL COAST BOMBERS INC

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements



CITY OF SEASIDE STAFF REPORT

Item No.: 9.D.

TO: City Council

FROM: Greg McDanel, City Manager

BY: Andreas Baer, Assistant Public Works Director

DATE: July 17, 2025

**SUBJECT: ADOPT A RESOLUTION AWARDING A CONSTRUCTION
CONTRACT TO AMERICAN INTEGRATED RESOURCES FOR THE
FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION
PROJECT PHASE 1B (RE-BID) IN AN AMOUNT NOT TO EXCEED
\$2,585,707.95**

RECOMMENDATION

Adopt a resolution:

1. Approving the Plans, Specifications, and CEQA finding for the Fort Ord Military Reservation Property Deconstruction and Demolition Project - Phase 1B (Re-Bid);
2. Rejecting all bid protests;
3. Awarding a construction agreement to American Integrated Resources for an amount not-to-exceed \$2,585,707.95;
4. Establishing a 15% construction contingency in the amount of \$387,856.20, for a total project construction amount not-to-exceed of \$2,973,564.15; and,
5. Authorizing the City Manager to execute the construction agreement, and approve any amendments, extensions, and change orders until completion of the project in accordance with the plans and specifications up to the total project construction amount.

BACKGROUND

On March 19, 2020, the City Council adopted Ordinance No. 1082 approving a Development Agreement with KB Bakewell Seaside Venture II, LLC (Developer) for the development of approximately 122 acres of land on the former Fort Ord, a project more commonly known as Campus Town. Pursuant to section 11 of the Agreement, the City is responsible for remediating the property to be free of hazardous materials to residential standards at no cost to the Developer. The City is also obligated to

deconstruct, demolish and remove buildings, structures and improvements located within the boundaries of the development. The scope of work the City is obligated to complete under Phase 1B includes the remediation and demolition of a parking lot and buildings north of the Presidio of Monterey Fire Station, the abandoned Burger King building, the Colonel Durham St. Chapel and parking lots, debris, other parking lots, abandoned sports complexes, underground utilities, and other improvements east of General Jim Moore Blvd. north of Gigling Road, west of 6th Ave, and south of Colonel Durham Street in the City of Seaside on former Fort Ord Property.

The sites have been fully tested for hazardous materials, and the project will include hazardous material abatement work. No soil contamination is known in the demo areas of Phase 1B at this time. However, final soil testing can not be completed until hardscapes and demolition is completed. The City contracted with Harris & Associates to prepare demolition engineering plans and specifications and Vista Environmental to prepare a remediation work plan, reports, and specifications for all the building sites.

The project work generally consists of decontamination, deconstruction, demolition, removal, and proper disposal of all buildings, structures, parking lots, improvements, and select trees, shrubs, bushes, and vegetation at the Burger King site, the area north of the Presidio Fire Station, the Colonel Durham St. Chapel with its surrounding parking lots, and the parking lots and structures to the east up to 6th Avenue. The deconstruction and demolition work shall include removal and disposal of the subject structures in their entirety to include roof structures, exterior walls, interior walls, concrete slabs and foundations, windows, doors, plumbing, underground utilities, mechanical equipment, communications, and electrical systems. The site work includes removal and disposal of asphalt concrete parking lots, concrete, retaining walls, steps, excavation, disconnection, capping, removal, and disposal of water, wastewater, gas, and electrical utilities, and rough grading for mitigating safety concerns and facilitating drainage. The project work includes hazardous materials removal and proper disposal, including asbestos, lead-based paint and/or materials, refrigerants, chromated-copper arsenate (CCA), universal waste, and other hazardous materials. This project also includes removal of asbestos cement pipes (ACP) on-site and below-grade.

The project was originally bid on December 5th 2024, however due to bid protests, and the desire to extend the demolition area, all bids were rejected and the project was rebid. The design was completed for the revised version of this project on and released for bids on May 25th, 2025. Bids were received electronically through Planet Bids the City of Seaside's e-procurement platform July 3rd, 2025. Four (4) complete, responsive, and responsible bids were received as follows:

BIDDER	BID TOTAL
American Integrated Resources	\$2,585,707.95
Brannon Corporation Inc.	\$2,999,856.00
Randazzo Enterprises Inc.	\$3,122,801.03

Bowen Engineering and Environmental

\$4,737,917.70

Engineers Estimate

\$3,451,000.00

Staff received a bid protest from the second bidder Brannon Corporation Inc. on July 8th, and a follow-up protest letter with additional claims on the 9th. Brannon Corporation Inc. also submitted a protest after the first round of bidding.

The bid protest alleged:

1. That AIR failed to attend a mandatory job walk.
2. That the City failed to act in good faith providing public documents in a timely manner.
3. That AIR's Bid was non-responsive because they scratched out and wrote in corrected prices .
4. That AIR's bid indicates they will not be performing the work, and is subbing the majority of the work out.
5. That the bidder lied on their bid about their insurance coverage.
6. That the bidders listed electrical subcontractor is not licensed.

The protest claims were reviewed by staff and found to be invalid. AIR signed in at the most recent job walk. City Staff provided the requested documents one day after they were requested, and at staff's earliest available time. Staff considered all bid protests including those that were submitted electronically and after the protest period concluded. Correcting a written bid item is not uncommon, nor is it a violation of bidding. AIR's subs are listed for only approximately 32% of the value of the work. AIR answered the insurance question truthfully, and provided the policy holders information and policy number for that insurance. The bidder's electrical subcontractor is licensed.

After reviewing the bids, American Integrated Resources (AIR) is the lowest responsive and responsible bidder, with a total bid of \$2,585,707.95. Staff has not worked with AIR directly, however we reached out to references and we have not received any negative feedback. Staff recommends awarding a construction agreement for this project to AIR.

ENVIRONMENTAL

In accordance with Title 14, California Code of Regulations (CCR, Title 14), Chapter 3 "CEQA Guidelines," Article 20, Section 15378, the proposed action is a project as defined by the California Environmental Quality Act (CEQA). Specifically, the remediation and demolition activities for construction of the Campus Town Development are considered a "Project" under CEQA Statute 21065, because the Project is an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and is directly undertaken by a public agency and it is supported through assistance from one or more public agencies.

On March 5, 2020, the City Council adopted Resolution 20-09 certifying the Environmental Impact Report for the Campus Town Specific Plan and adopted a Mitigation Monitoring and Reporting Program (MMRP). The City will implement appropriate mitigation as identified in the adopted Mitigation Monitoring and Reporting Program. The executed Resolution and MMRP can be found by clicking the following link. [Resolution 20-09 and MMRP](#)

FISCAL IMPACT

The proposed construction agreement with American Integrated Resources. is a not-to-exceed amount of \$2,585,707.95. In addition, a construction agreement contingency of 15%, or \$387,856.20, is necessary for expenses from unforeseeable issues that arise during construction.

With the sunset of the Fort Ord Reuse Authority in June of 2020, the City received a bond in the amount of \$6,555,000 for blight removal within the former Fort Ord. The construction agreement with Randazzo Enterprises Inc. will be funded from those bond funds, account no. 329-8110-2073, where there are sufficient funds remaining.

Staff recommends adopting a resolution approving the plans and specifications for the Fort Ord Military Reservation Property Deconstruction and Demolition Project - Phase 1B (Re-bid); awarding a construction agreement to American Integrated Resources. for an amount not to exceed \$2,585,707.95; establishing a 15% construction contingency for a total project construction amount not to exceed of \$2,973,564.15; and, authorizing the City Manager to execute the construction agreement and approve any amendments, extensions, and change orders until completion of the project in accordance with the plans and specifications up to the total project construction amount.

STRATEGIC PRIORITY

Vibrant Local Economy

ATTACHMENTS

1. 20-09 Certifying EIR Campus Town Project
2. Resolution
3. Plans
4. Specifications
5. Agreement

Reviewed for Submission to the City Council by:



Greg McDanel, City Manager

February 6, 2025 City
Council Regular Meeting
Item 10 A

Attachment 4 –
Resolution 20-09 Certifying
EIR Campus Town Project

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ADOPT A RESOLUTION AWARDING A CONSTRUCTION CONTRACT TO AMERICAN INTEGRATED RESOURCES FOR THE FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT PHASE 1B (RE-BID) IN AN AMOUNT NOT TO EXCEED \$2,585,707.95

WHEREAS, the Fort Ord Military Reservation Property Deconstruction and Demolition Project - Phase 1B (Project) was identified in the fiscal year 2023-2024 annual budget; and

WHEREAS, Harris & Associates prepared the demolition engineering plans and specifications, and Vista Environmental prepared a remediation work plan, reports, and specifications for this phase 1B Project; and

WHEREAS, the Project work includes remediation and demolition of a parking lot and building/structure 4403A north of the Presidio of Monterey Fire Station, the abandoned Burger King building 4405, the Colonel Durham Street chapel and adjacent parking lots, debris, parking lots, underground utilities, and other improvements east of General Jim Moore Blvd. north of Gigling Road, west of 6th Ave., and south of Colonel Durham Street in the City of Seaside on former Fort Ord Property to prepare for Phase 1B of the Campus Town Development; and

WHEREAS, Harris and Associates and Vista Environmental completed first version of the demolition and remediation design, and the Project was released for construction bids on December 5th, 2024; and

WHEREAS, the City received three bids and one protest, the council rejected all bids; and

WHEREAS, Harris and Associates revised the project substantially expanding the scope of work and the new project was released for construction bids on May 25th, 2025; and

WHEREAS, Four (4) complete, responsible, and responsive bids were received from American Integrated Resources, Randazzo Enterprises Inc., and Brannon Construction Inc., and Bowen Engineering and Environmental; and

WHEREAS, the City received one protest which was reviewed by staff and deemed to be based upon inaccurate and incomplete facts and therefore invalid; and

WHEREAS, American Integrated Resources has successfully completed similar demolition projects for other municipalities in the past; and

WHEREAS, there are sufficient funds in Account No. 329-8110-2073 to issue the construction agreement; and

WHEREAS, this project includes the implementation of appropriate mitigation measures as identified in the adopted Mitigation Monitoring and Reporting Program associated with the Environmental Impact Report; and

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside approves the Plans and Specifications for the Fort Ord Military Reservation Property Deconstruction and Demolition Project - Phase 1A (Re-bid); and

BE IT FURTHER RESOLVED, that the City of Seaside City Council acknowledge pursuant to CEQA guidelines the application of Resolution 20-09 the certification of the Environmental Impact Report for the Campus Town Specific Plan Project, Making California Environmental Quality Act Finding and Adopting a Mitigation Monitoring and Reporting Program for this project; and

BE IT FURTHER RESOLVED, that the City of Seaside City Council rejects all bid protests; and

BE IT FURTHER RESOLVED, that the City of Seaside City Council authorizes the City Manager to execute a construction agreement with American Integrated Resources for an amount not to exceed of \$2,585,707.95; and

BE IT FURTHER RESOLVED, that the City Council of the City of Seaside authorizes the City Manager to execute up to an additional 15% contingency for written amendments, extensions, and change orders to the construction agreement outlined above such that the full value may not exceed \$2,973,564.15.

PASSED AND ADOPTED at a regular City Council meeting of the City of Seaside duly held on the 17th day of July, 2025, by the following vote:

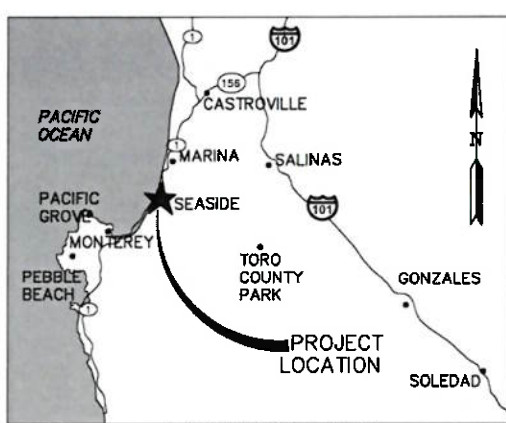
AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT-PHASE 1B CITY OF SEASIDE, MONTEREY COUNTY, CA



VICINITY MAP
NTS

PROJECT CONTACT INFORMATION

OWNER:
CITY OF SEASIDE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CIVIL ENGINEER:
JEAN-LUC DELBECQ, PE
HARRIS & ASSOCIATES
EMAIL: JEAN-LUC.DELBECQ@HARRIS.COM

STANDARDS

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (LATEST EDITION), THE CALIFORNIA BUILDING CODE IN ALL ITS PARTS (LATEST EDITION), THE MARINA COAST WATER DISTRICT (MCWD) STANDARD PLANS AND SPECIFICATIONS, AND THE PG&E GREENBOOK.

UTILITY AGENCY / STAKEHOLDER CONTACT INFORMATION:

AT&T DISTRIBUTION:
00559@ATT.COM
888-290-3111

PG&E (GAS/ELECTRIC):
KATRINA LOPEZ
KTHC@PG&E.COM
408-532-3812

**CALIFORNIA STATE UNIVERSITY
MONTEREY BAY (UNIVERSITY):**
JUSTIN T. CLAUSEN
JCLAUSEN@CSUMB.EDU
831-582-3801

**SUDDENLINK/ALTICEUSA
(TELECOM):**
ROBERT.HAGER@ALTICEUSA.COM
831-901-5682

**CHARTWELL SCHOOL
HEAD OF SCHOOL: DANIELLE
PATTERSON
DPATTERSON@CHARTWELL.ORG
831-394-3468**

PRESIDIO OF MONTEREY - FIRE:
DAVID WILCOX, FIRE CHIEF
DAVID.E.WILCOX18.CIV@ARMY.MIL
831-242-7645, 831-405-0846

CITY OF SEASIDE (STORM):
ANDREAS BAER
ABAER@CITYSEASIDE.CA.US
831-899-6886

**PRESIDIO OF MONTEREY - POLICE
DEPARTMENT:**
831-242-6157, 831-242-7851

COMCAST (CABLE):
CALDESIGN@COMCAST.COM
925-424-0278

**PRESIDIO OF MONTEREY - DIRECTORATE OF PUBLIC WORKS,
OPERATIONS DIVISION:**
831-242-5327

**MARINA COAST WATER DISTRICT
(WATER/SEWER):**
CHAERTEL@MCWD.ORG
831-883-5954

PRESIDIO OF MONTEREY - DODC:
JOHN WALLINGFORD
831-583-2400

**MONTEREY COLLEGE OF LAW
100 COL. DURHAM STREET
SEASIDE, CA 93955
INFO@MONTEREYLAW.EDU
831-582-4000**

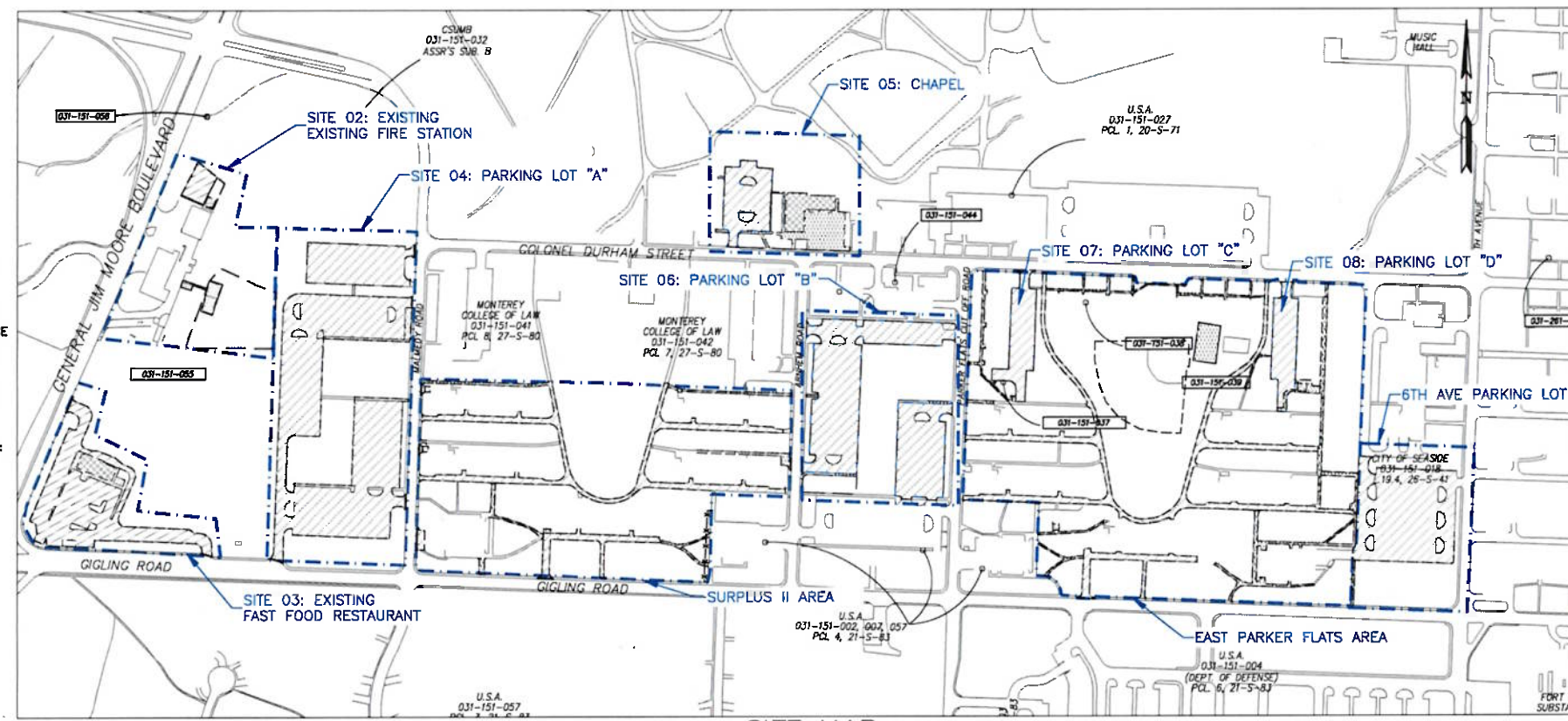
SUBCONSULTANTS

HAZARDOUS MATERIALS SURVEYS AND REPORTING:
VISTA ENVIRONMENTAL CONSULTING
2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577
510-346-8860
VISTA-ENV.COM

SURVEYING:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
831-649-5225
WHITSONENGINEERS.COM

ARCHAEOLOGICAL SERVICES:
ALBION ENVIRONMENTAL
1414 SOQUEL AVENUE, SUITE 205
SANTA CRUZ, CA 95062
831-469-9128
ALBIONENVIRONMENTAL.COM

BIOLOGICAL SERVICES:
ECOSYSTEMS WEST
180 7TH AVENUE, SUITE 201
SANTA CRUZ, CA 95062
831-429-6730
ECOSYSTEMSWEST.COM



SITE MAP
SCALE: 1"=200'

PROJECT OWNERSHIP MATRIX

APN	CURRENT OWNER
031-151-054	CITY OF SEASIDE
031-151-056	CITY OF SEASIDE
031-151-058	CITY OF SEASIDE
031-151-031	CITY OF SEASIDE REDEVELOPMENT AGENCY
031-151-029	CITY OF SEASIDE REDEVELOPMENT AGENCY
031-151-043	US MILITARY
031-151-037	F.O.R.A.
031-151-038	UNITED STATES OF AMERICA
031-151-027	UNITED STATES OF AMERICA
031-151-002	UNITED STATES OF AMERICA
031-151-007	UNITED STATES OF AMERICA
031-151-039	CITY OF SEASIDE REDEVELOPMENT AGENCY

TOPOGRAPHIC INFORMATION

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AN AUGMENTATION OF AERIAL MAPPING PERFORMED BY OTHERS, PROVIDED BY THE CITY, AND SUPPLEMENTED BY WHITSON ENGINEERS SURVEY JULY, 2021.

VERTICAL CONTROL: NAVD88
HORIZONTAL CONTROL: CCS ZONE 4

CONTROL POINT INFORMATION:

NORTHING	EASTING	ELEVATION
2130901.63	5737382.91	193.785'
2130761.73	5737388.28	193.772'

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CITY OF SEASIDE PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE:
TITLE SHEET AND OVERALL PROJECT MAP

PROJECT NO.:
01 OF 48

DRAWING FILE NO.:
G-01

SHEET STATUS:
☐ PRELIMINARY
☐ SEMI-FINAL
☒ FINAL
☐ OTHER

APPROVED BY:
PUBLIC WORKS DIRECTOR

DATE:

SA:\Projects\SEASIDE\1800113003 Demolition Project Phase 2\2.0 Work Product\3.04 Design\CADD

NO.	BY	DATE	DESCRIPTION
1	JLD	2025-05-16	PHASE 1B RE-BID

Harris & Associates
2375 NORTHSIDE DR., SUITE 125,
SAN DIEGO, CA 92108 WEAREHARRIS.COM

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DESIGNED BY: JLD
DRAWN BY: JLD/AT
CHECKED BY: RGB/SA
DATE: 2025-05-16
JOB NO. 1800113002



NOTE:
THIS DRAWING MAY BE A REDUCED SCALE PRINT OF THE ORIGINAL DRAWING (24X36). UTILIZE GRAPHIC SCALES TO VERIFY IF DRAWING IS A REDUCTION, AND ADJUST SCALES ACCORDINGLY TO THE GRAPHIC SCALES SHOWN.



UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

WORK TO BE DONE

THE PROJECT WORK CONSISTS OF BUT IS NOT LIMITED TO DEMOLITION, REMOVAL AND PROPER DISPOSAL OF BUILDINGS, STRUCTURES, IMPROVEMENTS, PARKING LOTS, MINOR CONCRETE HARDSCAPE, AND ON-SITE UTILITIES FOR THE FOLLOWING BUILDINGS/STRUCTURES: THE EXISTING FIRE STATION LOCATED AT 4400 GENERAL JIM MOORE BOULEVARD (485 SQ-FT STRUCTURE AND 8,000 SQ-FT HARDSCAPE); ABANDONED FAST FOOD RESTAURANT LOCATED AT 4401 GENERAL JIM MOORE BOULEVARD (4,000 SQ-FT STRUCTURE AND 62,000 SQ-FT HARDSCAPE); PARKING LOT 'A' LOCATED WEST OF MALMEDY ROAD AND NORTH OF GIGLING ROAD (167,000 SQ-FT HARDSCAPE); MISCELLANEOUS AREAS DEMOLITION IN THE SURPLUS II AREA LOCATED BETWEEN MALMEDY ROAD AND ARNHEM ROAD (52,000 SQ-FT HARDSCAPE); THE CHAPEL AND ASSOCIATED PARKING LOT TO THE WEST LOCATED AT THE INTERSECTION OF MALMEDY ROAD AND COLONEL DURHAM STREET (8,000 SQ-FT STRUCTURE AND 37,000 SQ-FT HARDSCAPE); THE MISCELLANEOUS AREAS DEMOLITION IN THE EAST PARKER FLATS AREA LOCATED NORTH OF GIGLING ROAD AND BETWEEN PARKER FLATS CUT OFF ROAD AND 6TH AVENUE, INCLUDING THE 6TH AVE PARKING LOT AREA (720 SQ-FT STRUCTURES AND 175,000 SQ-FT HARDSCAPE). PRIOR TO COMPLETING THIS DEMOLITION WORK, THE CONTRACTOR IS REQUIRED TO COMPLETE HAZARDOUS MATERIALS ABATEMENT AT THE SUBJECT PROPERTIES PER RECOMMENDATIONS IN THE HAZARDOUS MATERIALS SURVEY REPORT.

II. GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THESE PLANS.
- THE CONTRACTOR SHALL GIVE INSPECTORS, THREE (3) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
- THE CONTRACTOR SHALL NOTIFY PRESIDIO OF MONTEREY (POM) FIRE DEPARTMENT WITH ONE (1) WEEK LOOK AHEAD SCHEDULE EACH WEEK AS WORK PROGRESSES. CONTRACTORS SHALL COMMUNICATE WITH POM FIRE EACH DAY AT THE START OF WORK AND WHEN LEAVING. CONTRACTORS MAY NOT AT ANY TIME BLOCK DRIVEWAYS, GARAGES OR PARKING LOTS. CONTRACTOR MAY NOT IDLE ENGINES OR LEAVE VEHICLES OR EQUIPMENT UNATTENDED IN DRIVEWAYS OR PARKING LOTS. CONTRACTOR SHALL STOP WORK IMMEDIATELY AND MOVE EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER IN THE EVENT OF AN EMERGENCY.
- ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CITY OF SEASIDE RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- DURING CONSTRUCTION, STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ANY ACCUMULATION OF MUD AND DEBRIS RESULTING FROM THIS CONSTRUCTION. SEE PROJECT SWPPP FOR APPLICABLE BWMS. IF IMPORT OR EXPORT OF DIRT IS NECESSARY, THE CONTRACTOR SHALL OBTAIN APPROVAL FOR THE HAULING ROUTE(S) FROM THE CITY OF SEASIDE. HAULING ROUTE(S) SHALL NOT GO THROUGH CSUMB CAMPUS. CONTRACTOR TO COORDINATE WITH THE CITY OF SEASIDE. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL SUBCONTRACTORS. DIRT HAULING PERMIT REQUIRED.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY OF SEASIDE'S PROJECT MANAGER, BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, THE MORE STRINGENT SHALL GOVERN. IF THERE ARE ITEMS THAT CONTRADICT EACH OTHER IN THE BID DOCUMENTS AND THE CONTRACTOR DID NOT CLARIFY PRIOR TO THE BID, THEN THE STRICTER AND/OR BETTER QUALITY, SHALL APPLY.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE.
- CONTRACTOR SHALL COORDINATE WORK WITH MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) PRIOR TO START. ALL WORK SHALL BE DONE IN COMPLIANCE WITH MBARD.
- CONSTRUCTION HOURS SHALL BE COORDINATED WITH THE CITY OF SEASIDE PRIOR TO THE START OF CONSTRUCTION. DEVIATIONS FROM THIS SCHEDULE WILL REQUIRE APPROVAL IN ADVANCE.
- THE CONTRACTOR SHALL ERECT A TEMPORARY CONSTRUCTION FENCE ALONG THE PROJECT SITE TO SECURE THE SITES AS REQUIRED.
- IN ORDER TO MINIMIZE CONSTRUCTION NOISE IMPACTS, ALL ENGINE DRIVEN CONSTRUCTION VEHICLES, EQUIPMENT, AND PNEUMATIC TOOLS SHALL BE REQUIRED TO USE EFFECTIVE INTAKE AND EXHAUST MUFFLERS; EQUIPMENT SHALL BE PROPERLY ADJUSTED AND MAINTAINED; ALL CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH MUFFLERS IN ACCORDANCE WITH OSHA STANDARDS CONSISTENT WITH MITIGATION MEASURE NOI-GDP-1 AND NOI-SDP-1 IDENTIFIED IN THE MITIGATION MONITORING PROGRAM. CONTRACTOR SHALL COMPLY WITH THE CITY OF SEASIDE NOISE ORDINANCE REQUIREMENTS AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SEASIDE'S PROJECT MANAGER, IN WRITING, AT LEAST 48 HOURS PRIOR TO COMMENCING WORK OF ALL DIFFERENCES BETWEEN THE FIELD CONDITIONS AND THE DESIGN INDICATED ON THE PLANS. COMMENCEMENT OF THE RELATED WORK SHALL BE SUBJECT TO THE WRITTEN APPROVAL OF THE CITY OF SEASIDE BEFORE ALTERED WORK IS STARTED VIA REQUEST FOR INFORMATION OR CHANGE. UNAUTHORIZED WORK WILL BE AT THE CONTRACTOR'S RISK & EXPENSE AND MAY BE REQUIRED TO BE REPAIRED OR REPLACED IF NOT AUTHORIZED BY THE CITY OF SEASIDE, AT CONTRACTOR'S EXPENSE.
- THE GENERAL CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERVISOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CITY CODES. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY PERSON(S) AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS, EQUIPMENT AND/OR MATERIALS ON THE PUBLIC SIDEWALK AND/OR A PUBLIC STREET SHALL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE CITY OF SEASIDE.
- THE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY THE CITY OF SEASIDE OR WITH OTHER AGENCIES.

- CONTRACTOR SHALL COORDINATE ALL UTILITY DISCONNECTS, ALL SPECIAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO TESTING, CHLORINATING SHALL BE COMPLETED AND PAID FOR BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY.
- ALL REFRIGERANTS SHALL BE CAPTURED AND DISPOSED OF IN ACCORDANCE WITH THE REGULATIONS OF THE CALIFORNIA AIR RESOURCES CONTROL BOARD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SLURRY IN SLURRY BACKFILLED TRENCHES AT NO ADDITIONAL COST TO THE OWNER
- THERE SHALL BE NO UNPROTECTED CUTTING OF PRESSURE TREATED WOOD OR CREOSOTE-SOAKED RAILROAD TIES ON SITE. PRESSURE TREATED BOARDS SHALL BE REMOVED COMPLETELY AND DISPOSED OF INTACT BY THE CONTRACTOR.

III. EXISTING CONDITIONS

- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DOCUMENTS AND AERIAL PHOTOGRAPHY. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- AERIAL IMAGES ARE INTENDED TO ASSIST IN PROVIDING INFORMATION TO SUPPLEMENT THE PROVIDED TOPOGRAPHY IN THE EVENT THAT THE LINE WORK DOES NOT PERFECTLY ALIGN WITH FIELD CONDITIONS.
- INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 842-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK.
- IF THE CONTRACTOR FAILS TO INVESTIGATE KNOWN OR UNKNOWN EXISTING SUBSURFACE IMPROVEMENTS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND UNFORESEEN CONDITIONS ARISE, ALL COSTS AND SCHEDULE IMPACTS WILL BE BORNE BY THE CONTRACTOR.

IV. UTILITIES

- CONTRACTOR SHALL MAKE ARRANGEMENTS AT LEAST THREE (3) WORKING DAYS IN ADVANCE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO ANY DISCONNECTION, ABANDONMENT OF, OR WORK WITH THE LINES AND APPURTENANT STRUCTURES OF THE UTILITIES LISTED BELOW:
 - STORM DRAIN - THE CITY OF SEASIDE
 - SANITARY SEWER - MCWD
 - WATER - MCWD
 - ELECTRICAL - PG&E
 - TELEPHONE - AT&T
 - GAS - PG&E
 - UNIVERSITY (PRIVATE) - CALIFORNIA STATE UNIVERSITY MONTEREY BAY
 - TELECOM - CEBRIDGE CONNECTIONS, TERRADEX INC., COMCAST
- BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE A MINIMUM SEVEN (7) DAYS OF ADVANCE NOTICE TO ESTABLISHMENT IN WRITING BEFORE THEIR UTILITY IS SHUT DOWN. MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC. WITH A REPRESENTATIVE OF THE CITY OF SEASIDE.
- BEFORE ABANDONING OR REMOVING ANY UTILITIES, CONTRACTOR IS REQUIRED TO OBTAIN ANY AND ALL NECESSARY PERMITS
- CONTRACTOR SHALL PERFORM WORK UNDER THE ASSUMPTION THAT ALL WATER MAINS AND LATERALS ARE ASBESTOS CEMENT PIPE (ACP) AND ALL SEWER MAINS AND LATERALS ARE TRANSITE PIPE.
- CONTRACTOR SHALL FAMILIARIZE THEIR SELF WITH EACH UTILITIES STANDARDS AND PERFORM WORK IN ACCORDANCE WITH THOSE STANDARDS.

V. ABANDONMENT OF EXISTING UTILITIES

- EXISTING GRADE MENTIONED IN THESE PLANS IS THE SUBGRADE UNDERNEATH BUILDING FOOTINGS OR AGGREGATE BASE IN ASPHALT PAVEMENT.
- EXISTING UTILITY PIPES AND/OR CONDUIT TO BE DISCONNECTED, CAPPED, ABANDONED, AND/OR REMOVED WITHIN THE INDIVIDUAL PRIVATE PROPERTIES AND UP TO THE TRANSMISSION MAIN OR WITHIN PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE SHOWN ON THESE PLANS.

VI. SEDIMENTATION AND POLLUTION CONTROL

- THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARING AND FINALIZING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. THE SWPPP WILL FOLLOW ALL RULES AND REGULATIONS FOR STORM WATER MANAGEMENT IN ACCORDANCE WITH THE CALIFORNIA STATE WATER BOARD, THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD, AND IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY.
- CONTRACTOR SHALL HIRE A QUALIFIED SWPPP PRACTITIONER (OSP) TO IMPLEMENT ALL PHASES OF THE PROJECT UNDER THE SWPPP INCLUDING, BUT NOT LIMITED TO, UPDATING THE SWPPP AS NECESSARY, SUBMITTING THE NOTICE OF INTENT (NOI), NOTICE OF TERMINATION (NOT), SAMPLING AND MONITORING, AND REPORTING MONITORING REPORTS TO THE REGIONAL WATER QUALITY CONTROL BOARD, AND PERFORMANCE OF STORM WATER INSPECTIONS THAT IS IN CONFORMANCE WITH THE REQUIREMENTS OF A RISK LEVEL 1 PROJECT, AS SPECIFIED IN THE CGP.
- A COPY OF THE SWPPP SHALL REMAIN ON-SITE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL IMPLEMENT ALL SEDIMENTATION AND POLLUTION CONTROL MEASURES IDENTIFIED IN THE SWPPP AND SHOWN IN THE EXHIBITS LOCATED IN APPENDIX B OF THE SWPPP.

- ALL FINES IMPOSED AND REPAIRS REQUIRED FOR NOT FOLLOWING THE SWPPP SHALL BE PAID BY THE CONTRACTOR.

VII. RECORD DRAWINGS

- DISPOSITION OF ALL UTILITIES ON SITE. THE RECORD DRAWINGS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PRINTS AND INDICATE THE FOLLOWING:
 - IDENTIFY LOCATION, SIZE, MATERIAL, AND TYPE OF UTILITY THAT WAS ABANDONED OR LEFT IN PLACE AND THE CONDITION THEREOF.
 - NOTE THE LOCATION AND ELEVATION (OR APPROXIMATE DEPTH RELATIVE TO FINISH GRADE) OF ANY EXISTING UTILITIES LEFT IN PLACE. CONTRACTOR SHALL DELIVER REDLINED PRINTS TO THE DESIGN ENGINEER WITH A COPY TO THE CITY OF SEASIDE.
- THE DESIGN ENGINEER INCORPORATES CONTRACTOR'S INFORMATION INTO RECORD DRAWINGS AND SUBMITS THEM TO THE CITY OF SEASIDE.

VIII. STATEMENT OF RESPONSIBILITY

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY THE CITY OF SEASIDE & ITS REPRESENTATIVES AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY, AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK EQUIPMENT AND LABOR PERSONNEL.

IX. UNAUTHORIZED CHANGES AND USES

- THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

X. HAZARDOUS MATERIALS NOTES

- PLEASE SEE THE HAZARDOUS MATERIALS SURVEY REPORT PREPARED BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (NO. 2531283001) FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT(S) SHALL BE READ AND UNDERSTOOD IN THEIR ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT(S).
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED C-22 ASBESTOS ABATEMENT CONTRACTOR.
- THE FAST FOOD RESTAURANT SITE CONTAINS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD-CONTAINING PAINT AND/OR MATERIALS, UNIVERSAL WASTE, SUSPECT PCBs AND/OR OTHER HAZARDOUS MATERIALS.
- THE PARKING LOT 'A' SITE HAS LEAD-BASED PAINT AND/OR MATERIALS, UNIVERSAL WASTE, SUSPECT PCBs AND/OR OTHER HAZARDOUS MATERIALS.
- THE SURPLUS II AREA SITE HAS LEAD-BASED PAINT AND/OR MATERIALS.
- THE CHAPEL SITE CONTAINS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD-CONTAINING PAINT AND/OR MATERIALS, UNIVERSAL WASTE, SUSPECT PCBs AND/OR OTHER HAZARDOUS MATERIALS.
- THE PARKING LOT 'B' SITE HAS LEAD-BASED PAINT AND/OR MATERIALS.
- THE EAST PARKER FLATS CUT OFF ROAD AREA HAS LEAD-BASED PAINT AND/OR MATERIALS, LEAD-CONTAINING PAINT AND/OR MATERIALS, EXCEEDED TITLE 22 DISPOSAL LEVELS FOR LEAD (OR ADDITIONAL ANALYSIS REQUIRED), AND UNIVERSAL WASTE, SUSPECT PCBs, AND/OR OTHER HAZARDOUS MATERIALS.
- UNLESS A RECENT TEST SAYS DIFFERENTLY, THE CONTRACTOR SHALL ASSUME THAT ALL PAINT CONTAINS LEAD ABOVE ACTIONABLE LIMITS, AND THAT ALL MASTIC, 9"x9" TILE, DRYWALL, THERMAL SYSTEMS, INSULATION, ROOFING, CEILING TILES, AND OTHER SUSPECT MATERIALS CONTAIN ASBESTOS

XI. VEGETATION REMOVAL DEFINITIONS AND CLARIFICATIONS

- THE DEFINITION OF A TREE IS A WOODY PERENNIAL PLANT HAVING A SINGLE ELONGATE MAIN STEM OR TRUNK AND BEARING BRANCHES AT SOME DISTANCES FROM THE GROUND.
- THE DEFINITION OF A SHRUB IS A LOW WOODY PLANT HAVING SEVERAL STEMS OR TRUNKS.
- THE DEFINITION OF A BUSH IS A LOW DENSELY BRANCHED SHRUB.
- THE DEFINITION OF A STUMP IS A PART OF A PLANT (I.E. TREE, SHRUB, OR BUSH), ESPECIALLY A TREE, REMAINING ATTACHED TO THE ROOT OR ROOT SYSTEM AFTER THE TRUNK IS CUT.
- THE CONTRACTOR SHALL PROTECT IN PLACE ALL TREES AND VEGETATION WITHIN THE PROJECT AREAS EXCEPT FOR THOSE REQUIRED TO BE REMOVED TO PERFORM THE DESIGNATED DEMOLITION WORK, AND THOSE MARKED FOR REMOVAL ON THE DEMOLITION PLANS.
- THE CONTRACTOR SHALL NOT REMOVE TREES THAT ARE NOT CLEARLY DELINEATED FOR REMOVAL ON THE DEMOLITION PLANS WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF SEASIDE.
- THE CONTRACTOR SHALL REMOVE ALL VEGETATION (DEAD AND ALIVE) WITHIN THE DESIGNATED DEMOLITION EXTENTS, INCLUDING SELECT TREES, ALL SHRUBS, ALL BUSHES, AND ALL STUMPS.

ABBREVIATIONS

AC	ASPHALT CONCRETE	JP	JOINT POLE
ACP	ASBESTOS CEMENT PIPE	JT	JOINT TRENCH
AD	ADMINISTRATION BUILDING	LBP	LEAD BASED PAINT
AR	ARMORY BUILDING	LF	LINEAR FEET
ACM	ASBESTOS CONTAINING MATERIAL	MBUAPCD	MONTEREY BAY UNIFIED
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY	MIN	AIR POLLUTION CONTROL DISTRICT
CF	CAFETERIA BUILDING	MIN	MARINA COAST WATER DISTRICT
CC	CURB AND GUTTER	MIN	MINIMUM
CO	CLEANOUT	OH	OVERHEAD
CONC	CONCRETE	PG&E	PACIFIC GAS & ELECTRIC
CSUMB	CALIFORNIA STATE UNIVERSITY MONTEREY BAY	RIM	RIM ELEVATION
CY	CUBIC YARD	RP	ROLLING PIN BUILDING
E	ELECTRICAL	SD	STORM DRAIN
EX (E)	EXISTING ELECTRICAL MANHOLE	SDCB	STORM DRAIN CATCH BASIN
EMH	FORT ORD REUSE AUTHORITY	SDMH	STORM DRAIN MANHOLE
FORA	FIRE HYDRANT	SS,SWR	SANITARY SEWER
FM	GAS	SSMH	SANITARY SEWER MANHOLE
G	GRATE ELEVATION	TEL	TELEPHONE
GR	HOSE BIBB	TPZ	TREE PROTECTION ZONE
HB	INVERT ELEVATION	TPZ	TYPICAL
INV		W	WATER
		WV	WATER VALVE

LEGEND

- LIMITS OF WORK
- LIMITS OF WORK (TITLE SHEET ONLY)
- EXISTING PROPERTY / PARCEL LINE
- SAWCUT LOCATION / PROPOSED TYPE "A" DIKE
- STRUCTURE TO BE REMOVED SEE SITE SPECIFIC DEMOLITION PLANS
- EXISTING ASPHALT CONCRETE TO BE DEMOLISHED
- EXISTING PORTLAND CEMENT CONCRETE HARDSCAPE TO BE DEMOLISHED
- PROPOSED HYDROSEEDING
- CAP/DISCONNECTION POINT
- DEMOLISH AND REMOVE UTILITY
- SD --- EXISTING STORM DRAIN LINE
- SS --- EXISTING SANITARY SEWER LINE
- E --- EXISTING ELECTRICAL LINE
- OH --- EXISTING OVERHEAD ELECTRICAL LINE
- G --- EXISTING GAS LINE
- W --- EXISTING DOMESTIC WATER LINE
- T --- EXISTING TELECOM LINE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN CURB INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING ELECTRICAL STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING HOSE BIB
- EXISTING LIGHT POLES
- EXISTING WATER VALVE
- EXISTING HANDHOLE
- EXISTING TREE LOCATION
- EXISTING TREE TO BE REMOVED
- EXISTING POWER POLE
- CORING LOCATIONS
- TREE PROTECTION FENCING
- EXISTING UTILITY TO BE ABANDONED IN PLACE
- PHOTO REFERENCE CALLOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 305 --- PROPOSED MAJOR CONTOUR
- 305 --- PROPOSED MINOR CONTOUR



CITY OF SEASIDE PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE:	PROJECT NOTES AND REQUIREMENTS	PROJECT NO:	
PROJECT TITLE:	FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET:	02 of 48
SHEET STATUS:	☒ PRELIMINARY ☒ FINAL ☒ SEMI-FINAL ☐ OTHER		G-02

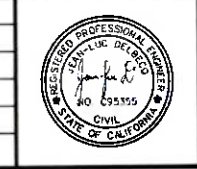
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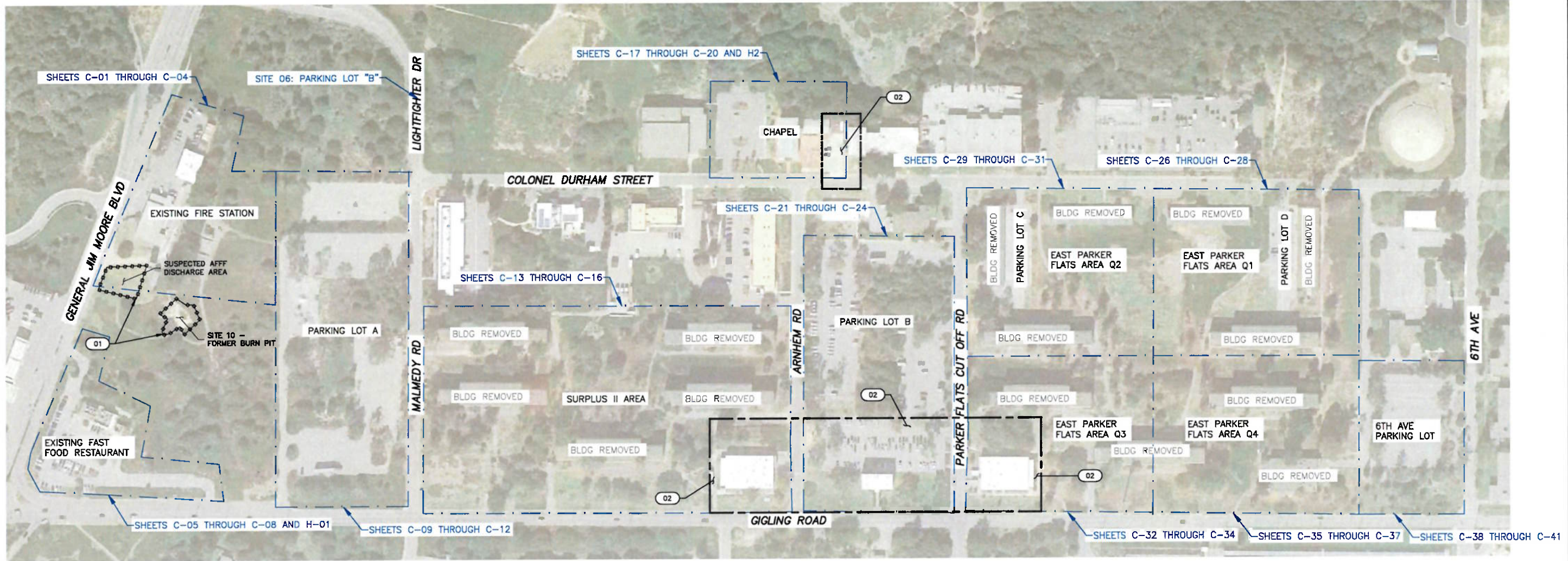
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INGRESS / EGRESS AND PROPERTY BOUNDARY NOTES

- 01 CONTRACTOR SHALL AVOID INGRESS / EGRESS OR GENERAL DISTURBANCE OF THE SUSPECTED AFF DISCHARGE AREA AND THE SITE 10 - FORMER BURN PIT AREA SOUTH OF THE FIRE STATION STRUCTURE. SEE APPENDIX 4 "SOIL SAMPLING AND ANALYTICAL RESULTS - SITE 10 AND MAIN GARRISON FIRE STATION" INCLUDED WITH THE PROJECT SPECIFICATIONS.
- 02 PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM ENGINEER (PROPERTY BOUNDARIES NOT SHOWN THIS SHEET).

SHEET INDEX MAP
NTS

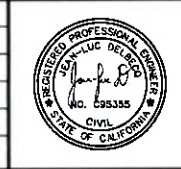
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ENGINEERING DIVISION
440 HARCOURT AVE, SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE: SHEET INDEX MAP

PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B

SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER

PROJECT NO: SHEET: 03 of 48
G-03



A FIRE STATION FRONT SIDE; EAST FACING VIEW
C-01 NOT TO SCALE



B FIRE STATION NORTH SIDE; SOUTH FACING VIEW
C-01 NOT TO SCALE



C FIRE STATION NORTHEAST SIDE; SOUTHWEST FACING VIEW
C-01 NOT TO SCALE



D FIRE STATION BACK SIDE; WEST FACING VIEW
C-01 NOT TO SCALE

☐ PROPOSED WORK EXTENTS (THIS SHEET ONLY)

CITY OF SEASIDE ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: FIRE STATION SITE EXISTING CONDITIONS	PROJECT NO.:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 04 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	
C-01	

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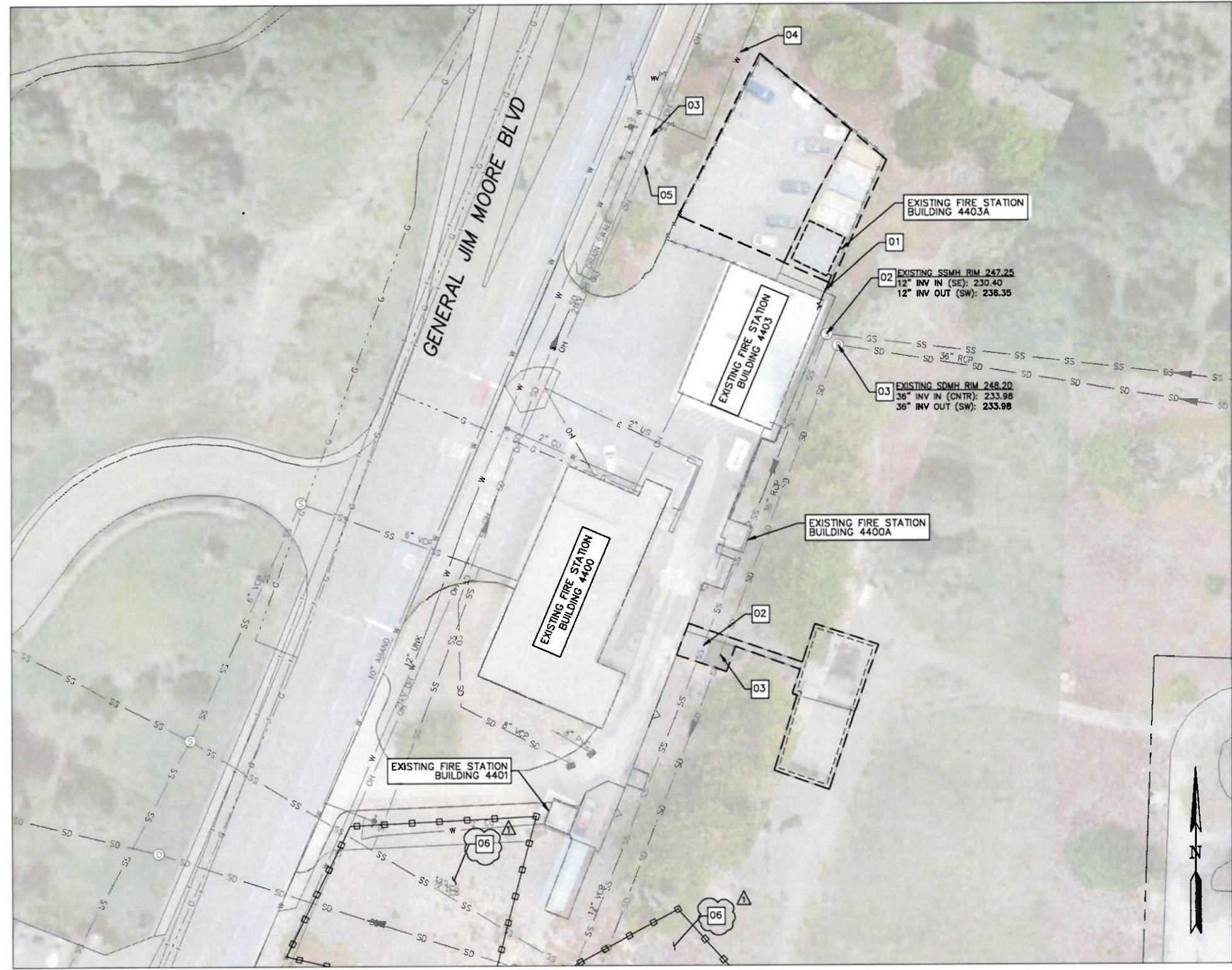
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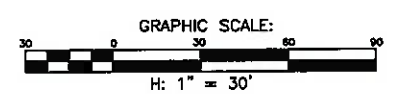


UNDERGROUND SERVICE ALERT
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WEB ADDRESS: WWW.DIGALERT.ORG



- UTILITY DEMOLITION AND DECOMMISSIONING NOTES:**
1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
 2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION PRIOR TO BIDDING. THE CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
 3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
 4. CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.

- GENERAL KEYNOTES**
(NOT EXHAUSTIVE. SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES):
- 01** CONTRACTOR TO DISCONNECT AND REMOVE ELECTRICAL SERVICE TO BUILDING 4403A
- PROTECT IN PLACE**
- 02** EXISTING SEWER MAIN, SEWER LATERALS, SEWER MANHOLES AND CLEANOUTS
03 EXISTING STORM DRAIN AND STRUCTURES
04 EXISTING WATER MAIN
05 EXISTING OVERHEAD ELECTRICAL LINES, POWER POLES AND GUY WIRES
06 AVOID DISTURBANCE OF POTENTIALLY CONTAMINATED AREAS
- OTHER NOTES**
1. PLEASE SEE SPECIFICATION 024100 DEMOLITION FOR REQUIREMENTS RELATED TO THE WORK.
 2. CONTRACTOR SHALL AVOID INGRESS / EGRESS OR GENERAL DISTURBANCE OF THE SUSPECTED AFFF DISCHARGE AREA AND THE SITE 10 - FORMER BURN PIT AREA SOUTH OF THE FIRE STATION STRUCTURE. SEE APPENDIX 4 "SOIL SAMPLING AND ANALYTICAL RESULTS - SITE 10 AND MAIN GARRISON FIRE STATION" INCLUDED WITH THE PROJECT SPECIFICATIONS.



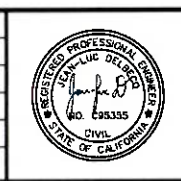
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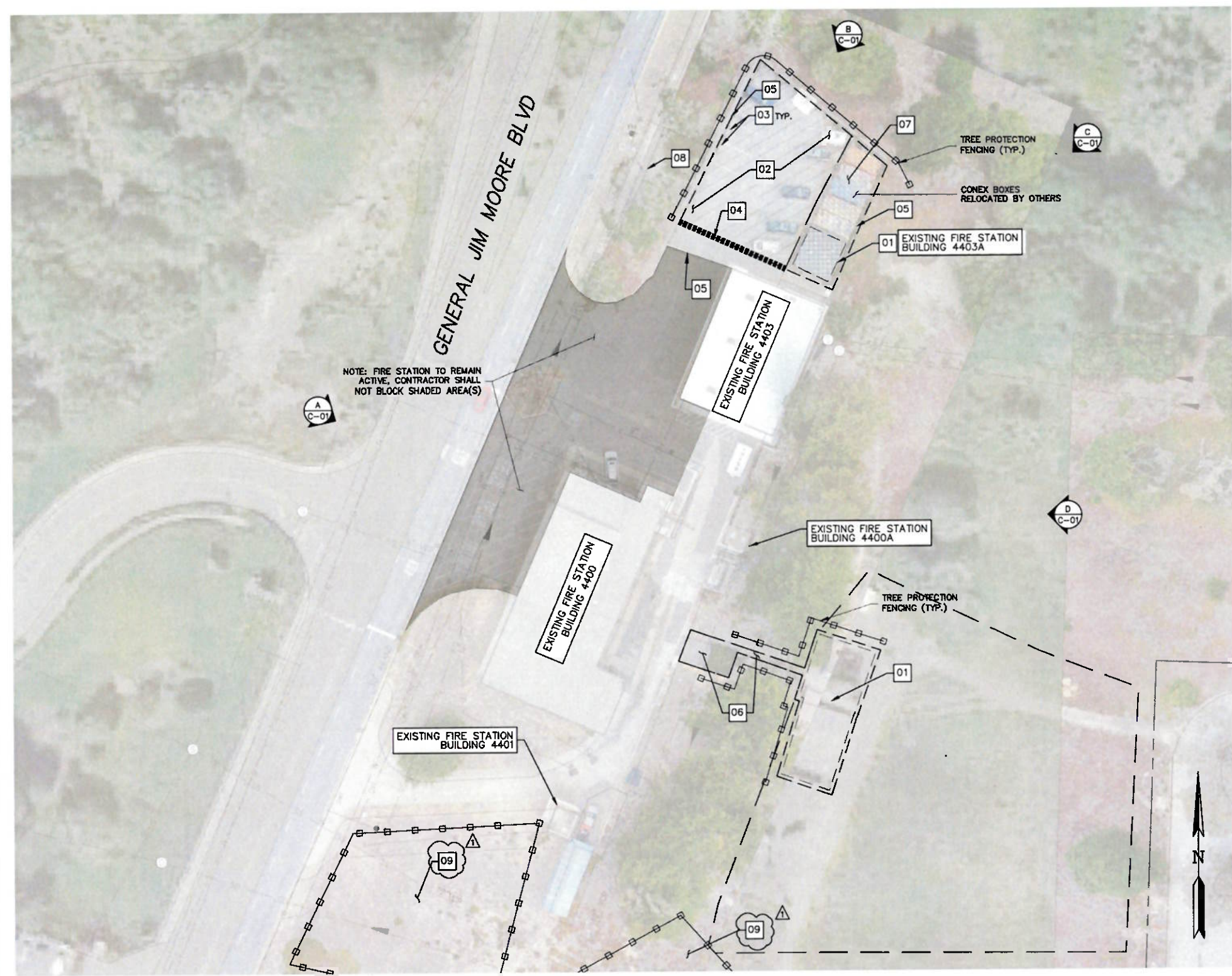


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 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: FIRE STATION SITE UTILITY PLAN	PROJECT NO: 05 of 48
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	
C-02	



DECONSTRUCTION AND DEMOLITION NOTES

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL DECONSTRUCT AND DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF STRUCTURES, INCLUDING ROOF SYSTEMS, EXTERIOR WALLS, INTERIOR WALLS, CONCRETE SLABS, CONCRETE FOUNDATIONS, FOUNDATIONS OF OTHER MATERIAL(S), WINDOWS, DOORS, PLUMBING, MECHANICAL, COMMUNICATIONS, AND ELECTRICAL SYSTEMS.
4. BUILDING 4403A IS 440 SQUARE-FOOT WOOD FRAMED AND SIDED SHED ON POST-TENSION GIRDERS ON GRAVEL AND WAS BUILT AT AN UNKNOWN DATE. THE ROOF IS PITCHED AND 3-TAB SHINGLE. 4. MATERIAL AND THICKNESS OF THE APPROXIMATELY 5,800 SQUARE-FOOT OF ASPHALT CONCRETE DESIGNATED FOR REMOVAL IS UNKNOWN, BUT ASSUMED TO BE SIMILAR TO ADJACENT SITES, AND WILL INCLUDE REMOVAL OF BASE MATERIALS.
5. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.
6. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL RUBBISH AND DEBRIS WITHIN THE LIMITS OF WORK.

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE DECONSTRUCTION AND DEMOLITION NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING FIRE STATION STRUCTURES AND FOUNDATIONS AND/OR SLABS (SEE STRUCTURE AND EXISTING CONDITIONS ON C-01 FOR PHOTOGRAPHS), INCLUDING VAPOR BARRIERS, INSULATION, AND/OR OTHER BUILDING MATERIALS.
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, PAVED SURFACES, AND INGRESS/EGRESS DRIVEWAYS, INCLUDING BASE MATERIALS.
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, CONCRETE PARKING BUMPERS, OR OTHER CONCRETE HARDSCAPE FEATURES.
- 04 SAWCUT EXISTING ASPHALT CONCRETE
- 05 REMOVE AND PROPERLY DISPOSE OF EXISTING CHAIN LINK FENCE AND ALL CONCRETE FOOTINGS.
- 06 REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL STAIRS/SOFTSCAPE.
- 07 REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL

PROTECT IN PLACE

- 08 EXISTING POWER POLE AND GUY WIRES
- 09 AVOID DISTURBANCE OF POTENTIALLY CONTAMINATED AREAS

PROTECT VEGETATION

1. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION WITHIN THE FIRE STATION AREA WITH THE EXCEPTION OF MINOR CLEARING AND GRUBBING AS REQUIRED TO PERFORM THE DEMOLITION WORK. IT IS ASSUMED ALL TREES CAN BE PROTECTED IN PLACE TO PERFORM THE DEMOLITION WORK AS DEFINED BY THIS SHEET.
2. CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN THIS AREA WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF SEASIDE.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS, VAPOR BARRIER LAYER(S), AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
3. SEE SPECIFICATION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL FOR DEFINITIONS, SUBMITTALS, PROCEDURES, AND IMPLEMENTATION REQUIREMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE AND PRESIDIO OF MONTEREY FIRE DEPARTMENT REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
6. SITE AND CLEANUP INCLUDES PRESSURE TREATED WOOD. CUTTING AND DISPOSAL SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH REGULATIONS.
7. CONTRACTOR SHALL AVOID INGRESS / EGRESS OR GENERAL DISTURBANCE OF THE SUSPECTED AFFF DISCHARGE AREA AND THE SITE 10 - FORMER BURN PIT AREA SOUTH OF THE FIRE STATION STRUCTURE. SEE APPENDIX 4 "SOIL SAMPLING AND ANALYTICAL RESULTS - SITE 10 AND MAIN GARRISON FIRE STATION" INCLUDED WITH THE PROJECT SPECIFICATIONS.

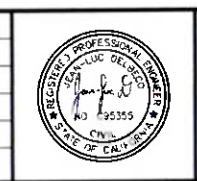
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ENGINEERING DIVISION
440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE: FIRE STATION STRUCTURE AND DEMOLITION PLAN	PROJECT NO.:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 06 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	C-03



GRADING NOTES

1. EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ±2 FOOT LEVEL OF ACCURACY.
2. FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
3. BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
4. WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

- LIMITS OF WORK
- HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

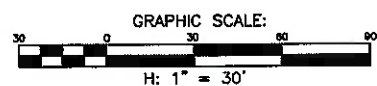
- 01 CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.

PROTECT IN PLACE

- 01 AVOID DISTURBANCE OF POTENTIALLY CONTAMINATED AREAS

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.
2. CONTRACTOR SHALL AVOID INGRESS / EGRESS OR GENERAL DISTURBANCE OF THE SUSPECTED AFFF DISCHARGE AREA AND THE SITE 10 - FORMER BURN PIT AREA SOUTH OF THE FIRE STATION STRUCTURE. SEE APPENDIX 4 "SOIL SAMPLING AND ANALYTICAL RESULTS - SITE 10 AND MAIN GARRISON FIRE STATION" INCLUDED WITH THE PROJECT SPECIFICATIONS.



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	CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
	SHEET TITLE: FIRE STATION POST-DEMOLITION GRADING PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 07 of 48	
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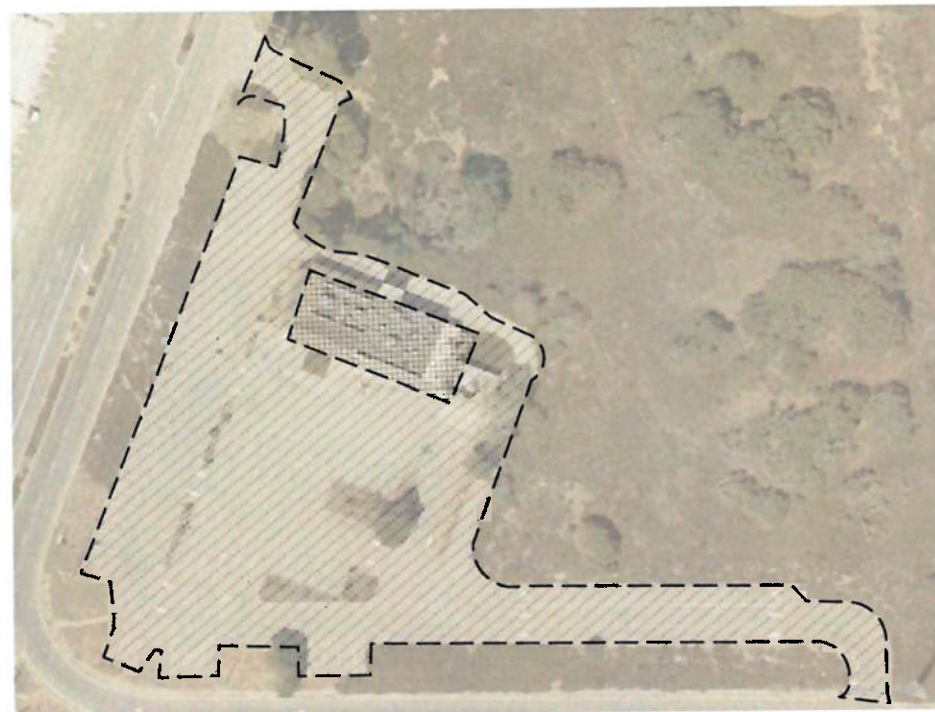
A EAST SIDE OF FAST FOOD RESTAURANT; WEST-FACING VIEW
C-05 NOT TO SCALE



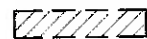
B SOUTH SIDE OF FAST FOOD RESTAURANT; NORTH-FACING VIEW
C-05 NOT TO SCALE



C WEST SIDE OF FAST FOOD RESTAURANT; EAST-FACING VIEW
C-05 NOT TO SCALE



D FAST FOOD RESTAURANT SITE OVERHEAD VIEW
C-05 NOT TO SCALE

 STRUCTURE TO BE REMOVED
SEE SITE SPECIFIC DEMOLITION PLANS
 EXISTING ASPHALT CONCRETE OR CONCRETE
HARDSCAPE TO BE DEMOLISHED

		CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-6825	
PROJECT TITLE: FAST FOOD RESTAURANT STRUCTURE AND EXISTING CONDITIONS		PROJECT NO.:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 08 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-05	

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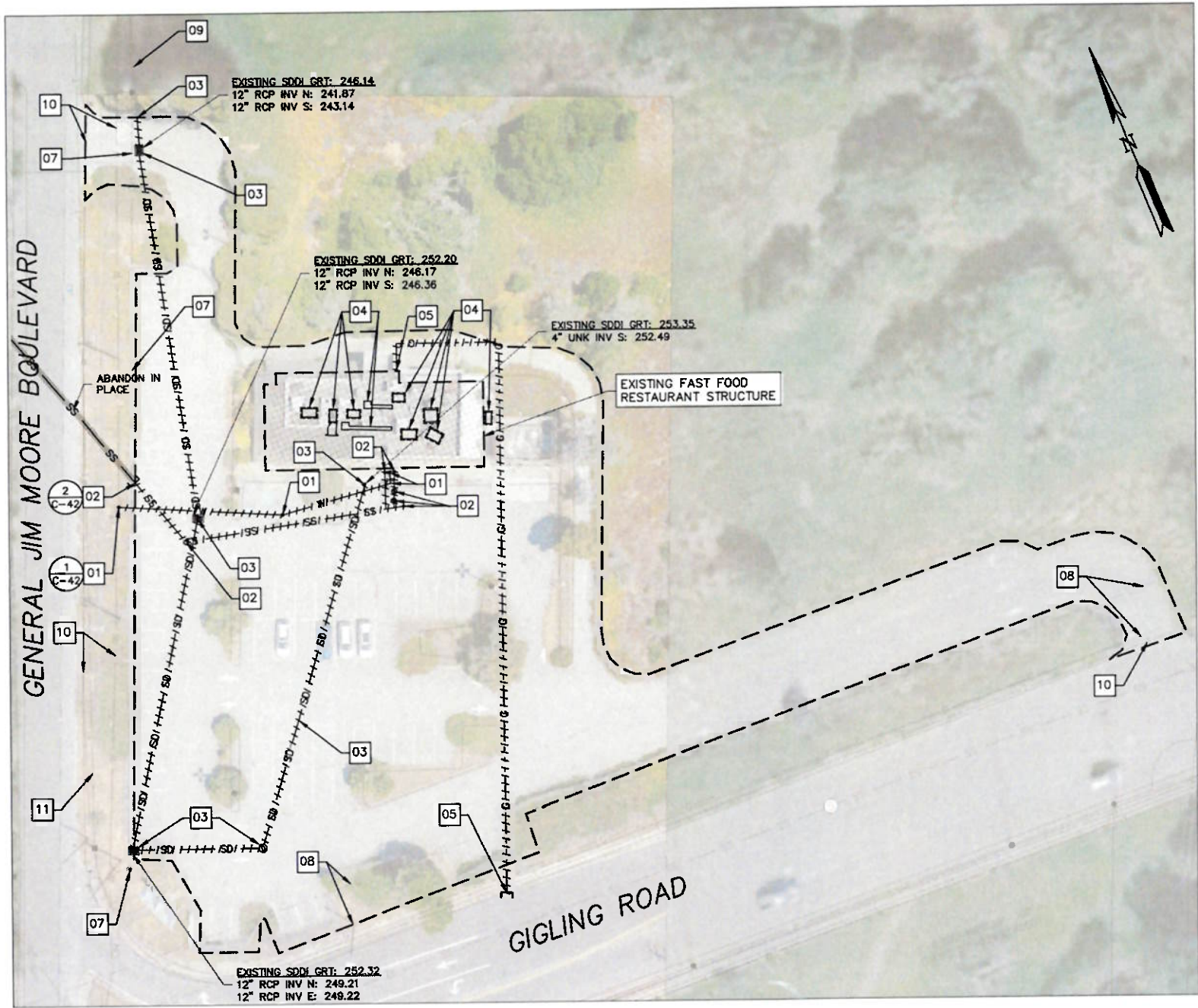
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UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A
DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A
"PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT
I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @
1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.
WEB ADDRESS: WWW.DIGALERT.ORG



UTILITY DEMOLITION AND DECOMMISSIONING NOTES:

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION PRIOR TO BIDDING. THE CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
4. CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.
5. THE WORK SHALL INCLUDE DISCONNECTION, CAPPING, REMOVAL, AND DISPOSAL OF WATER, WASTEWATER, STORMWATER, GAS, ELECTRICAL, AND COMMUNICATION UTILITIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).
6. CONTRACTOR SHALL NOT OPERATE WATER UTILITIES. WATER VALVES WILL BE ISOLATED BY MARINA COAST WATER DISTRICT (MCWD) PRIOR TO DEMOLITION OF WATER SERVICES. DEMOLITION CONTRACTOR WILL PERFORM REPAIR WORK FOR WATER AND SEWER UTILITIES UNDER MCWD SUPERVISION AND TO MCWD STANDARDS.

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES)

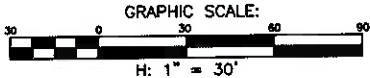
- 01 TERMINATE SERVICE, CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING POTABLE AND NON-POTABLE WATER SERVICES, VALVES, APPURTENANCES, AND ANY ONSITE IRRIGATION INFRASTRUCTURE.
- 02 TERMINATE SERVICE, CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING SEWER MAINS, LATERALS, AND CLEAN OUTS. CONTRACTOR SHALL ANTICIPATE FATS, OILS, AND GREASE TRAPS AND INTERCEPTORS ON-SITE AND LIKE OTHER IMPROVEMENTS, SHALL DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF SUCH FACILITIES.
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STORMWATER AREA DRAINS AND ASSOCIATED STORM DRAIN PIPE.
- 04 DECONSTRUCT, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING HVAC, ELECTRICAL, AND TELECOM APPURTENANCES ATTACHED TO BUILDING. CONTRACTOR SHALL ENSURE ALL REFRIGERANT IS CAPTURED.
- 05 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING GAS SERVICES. DISCONNECTION AND TERMINATION OF SERVICE TO BE DONE BY OTHERS (PG&E).
- 06 NOT USED

PROTECT IN PLACE

- 07 EXISTING EXISTING OVERHEAD ELECTRICAL, POWER POLES, AND GUY WIRES
- 08 EXISTING HIGH PRESSURE GAS MAIN
- 09 EXISTING STORM DRAIN MAIN
- 10 EXISTING WATER MAIN
- 11 EXISTING TELECOM LINE

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.



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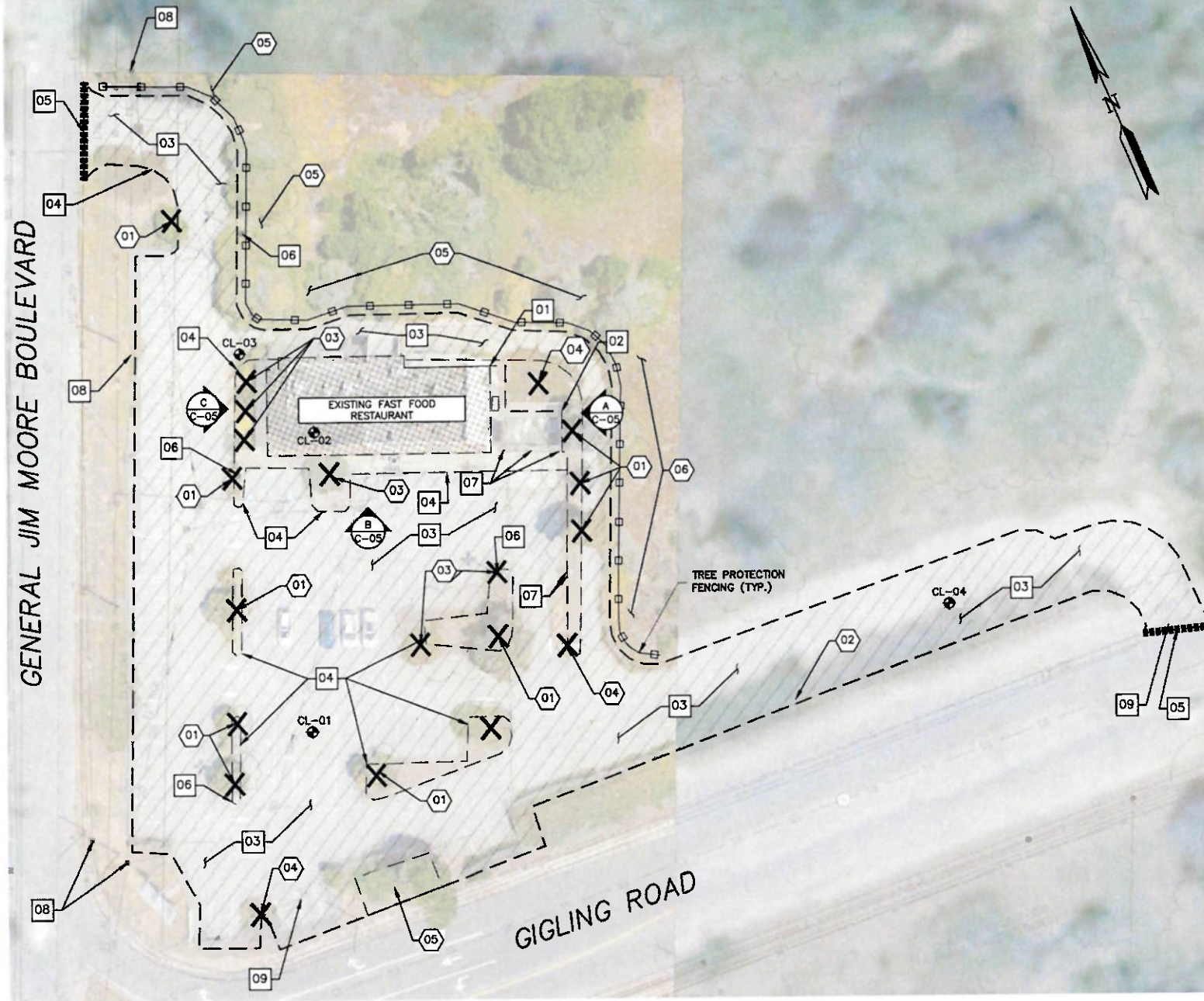


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SHEET TITLE: FAST FOOD RESTAURANT UTILITY DEMOLITION PLAN	PROJECT NO.:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 09 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	C-06	



REMOVE VEGETATION

- 01 REMOVE EXISTING TREE
- 02 REMOVE EXISTING SHRUB(S) OR CLUSTER OF MULTIPLE SHRUBS
- 03 REMOVE EXISTING BUSH OR CLUSTER OF MULTIPLE BUSHES
- 04 REMOVE UNIDENTIFIED VEGETATION

PROTECT VEGETATION

- 05 EXISTING TREE(S)
- 06 UNIDENTIFIED VEGETATION

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS, VAPOR BARRIER LAYER(S), AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
3. SEE SPECIFICATION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL FOR DEFINITIONS, SUBMITTALS, PROCEDURES, AND IMPLEMENTATION REQUIREMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
6. BUILDING OR STRUCTURE REMOVAL INCLUDES RAT SLABS, BASEMENTS, CRAWL SPACES, AND/OR ADDITIONAL UNDERGROUND STRUCTURES NOT SHOWN ON THE SECTION DETAILS.

DECONSTRUCTION AND DEMOLITION NOTES

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2. THE CONTRACTOR SHALL DECONSTRUCT AND DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF STRUCTURES, INCLUDING ROOF SYSTEMS, EXTERIOR WALLS, INTERIOR WALLS, CONCRETE SLABS, CONCRETE FOUNDATIONS, FOUNDATIONS OF OTHER MATERIAL(S), WINDOWS, DOORS, PLUMBING, MECHANICAL, COMMUNICATIONS, AND ELECTRICAL SYSTEMS.
4. THE 3,346 SQUARE-FOOT BUILDING WAS CONSTRUCTED IN 1986. THE BUILDING SITS ON A CONCRETE FOUNDATION WITH MASONRY WALLS. ASIDE FROM THE WEST SIDE, WHICH CONSIST OF METAL AND GLASS. THE ROOF IS COMPRISED OF A BUILT UP CENTRAL HVAC PORTION WITH A WOOD AND 3-TAB SHINGLE PERIMETER. THE EAST SIDE LOWER ROOF IS A RUBBER MEMBRANE, AND THE NORTH DRIVE-THROUGH ROOF IS BUILT UP.
5. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.
6. SEE H-01 FOR HAZARDOUS MATERIALS SURVEY REPORTS BY VISTA ENVIRONMENTAL CONSULTING FOR FAST FOOD RESTAURANT APPROXIMATE INTERIOR FLOOR PLAN, LAYOUT AND HAZARDOUS MATERIALS SAMPLE LOCATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND DISPOSAL OF ALL HAZARDOUS AND RESTRICTED MATERIAL INCLUDING BUT NOT LIMITED TO LEAD, ASBESTOS, SILICA, PRESSURE TREATED WOOD, REFRIGERANTS, SEWAGE AND BIO-HAZARDS, FUELS, CHEMICALS AND GASES, CONTAMINATED SOILS AND OTHER FOR COMPLETE WORK. A COMPLETE PROJECT SHALL BE FREE OF ALL CONTAMINATION.
8. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL RUBBISH AND DEBRIS WITHIN THE LIMITS OF WORK.

GENERAL KEYNOTES

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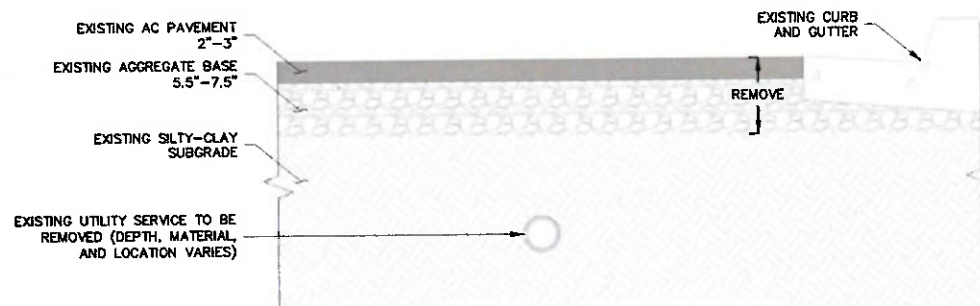
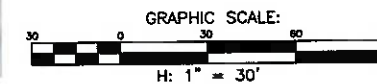
- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING RESTAURANT BUILDING STRUCTURE AND FOUNDATION (SEE STRUCTURE AND EXISTING CONDITIONS ON C-05 FOR PHOTOGRAPHS)
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING CMU TRASH ENCLOSURE AND FOUNDATION
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, DRIVE-THRU, PAVED SURFACES, AND INGRESS/EGRESS FROM GIGLING ROAD AND GENERAL JIM MOORE BOULEVARD, INCLUDING BASE MATERIALS
- 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, CONCRETE PARKING BUMPERS, OR OTHER CONCRETE HARDSCAPE FEATURES
- 05 SAWCUT EXISTING ASPHALT CONCRETE
- 06 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING PARKING LOT LIGHTS (OVERHEAD), INCLUDING FOUNDATIONS AND ASSOCIATED ELECTRICAL CONDUITS
- 07 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING BOLLARDS

PROTECT IN PLACE

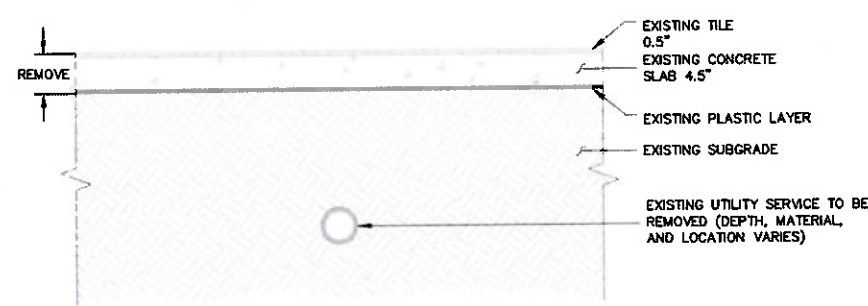
- 08 EXISTING ELECTRICAL/POWER POLE AND GUY WIRES
- 09 EXISTING GAS MAIN

HAZARDOUS MATERIALS NOTES:

1. SEE SHEET H-01



A EXISTING AC PAVEMENT SECTION
SCALE: 1"=1'



B EXISTING BUILDING SLAB SECTION
SCALE: 1"=1'

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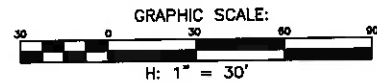
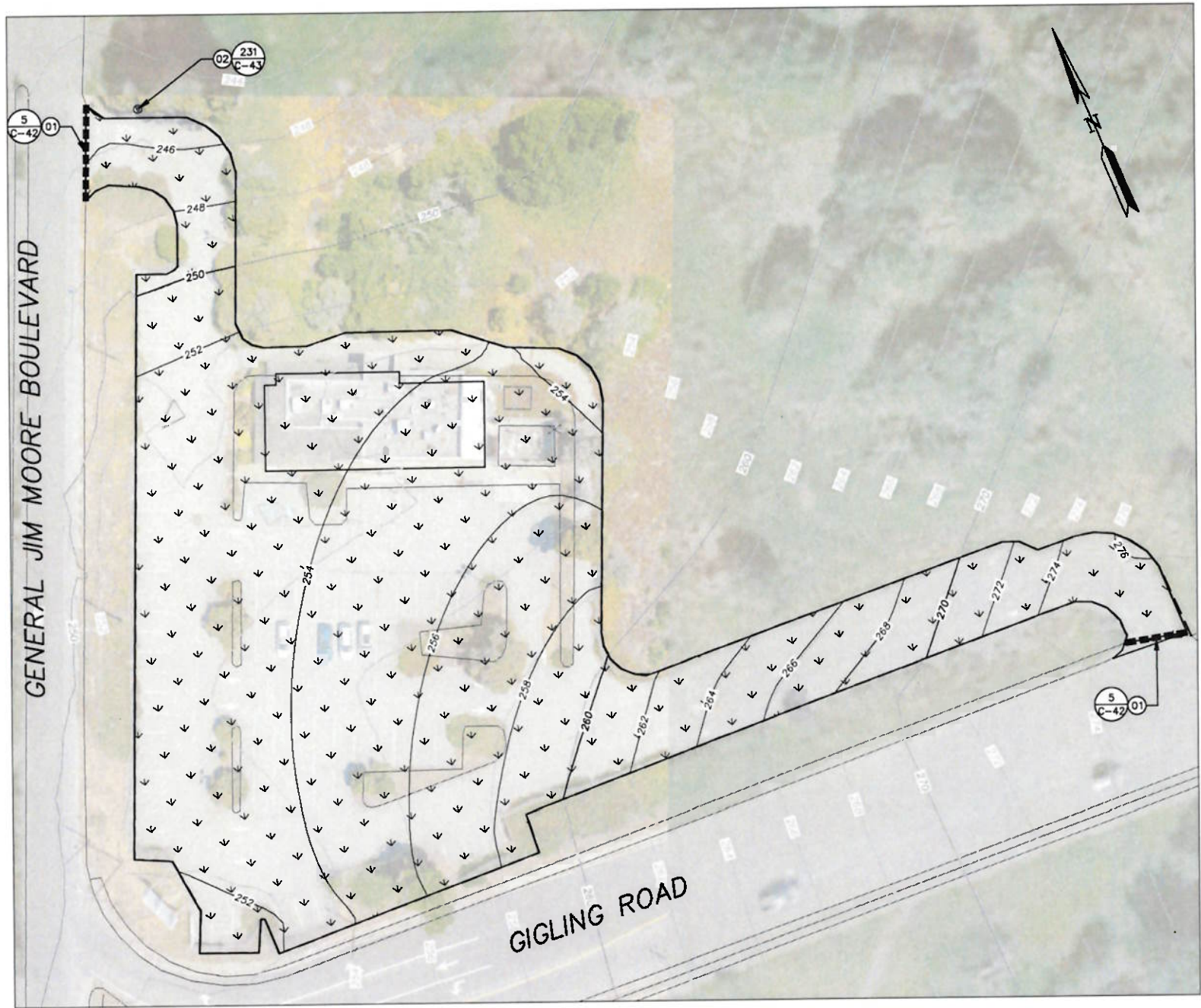


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SHEET TITLE: FAST FOOD RESTAURANT STRUCTURE AND SITE DEMOLITION PLAN		PROJECT NO:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 10 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-07	



GRADING NOTES

- EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
- FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
- BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
- WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

- LIMITS OF WORK
- HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

- CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.
- INSTALL STORM DRAIN MANHOLE PER DETAIL 231 ON C-43 TO ACT AS ACCESS POINT AND CLEANOUT FOR REMAINING 12" RCP STORM DRAIN PIPE RUNNING NORTH FROM PROJECT SITE.

OTHER NOTES

- PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.

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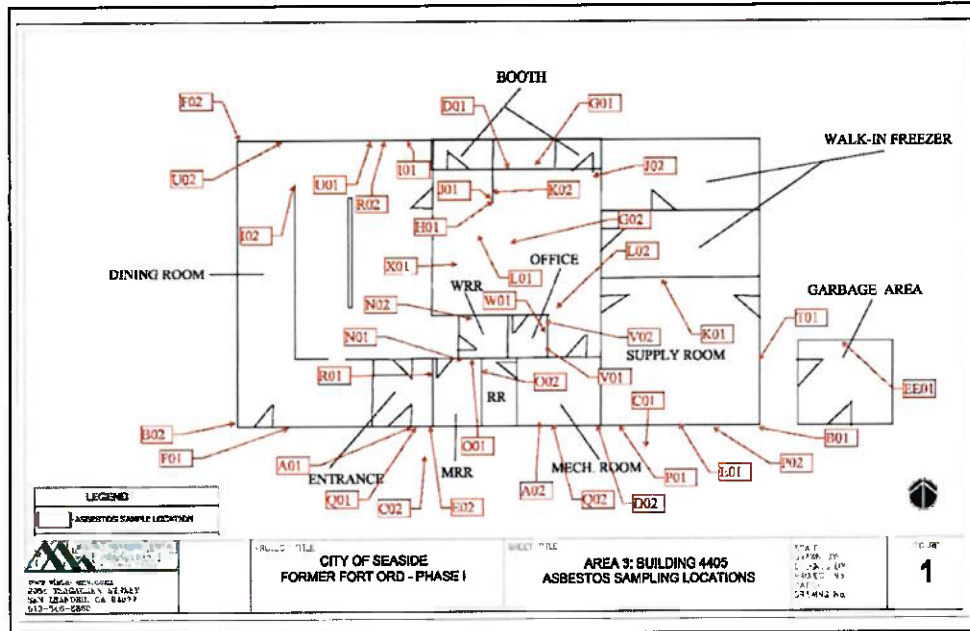


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PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 11 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	C-08



AREA 3: BUILDING 4405 AND HARDSCAPE
HAZARDOUS MATERIALS SUMMARY

ITEM NO.	DATE	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
AA		Mastic	Gray & Black, Roof	Class II	Category I - Non-Friable	150 SF

Subsurface asbestos cement and tar wrapped piping is assumed throughout the area.

Lead Paint and Materials

ROOM	COMPONENT	STRATE	COLOR	CONDITION	PB	UNITS
Outside	Boiler	Metal	Yellow	Deteriorated	1.5	mg/cm ²
Outside	Door Frame	Metal	Brown	Intact	0.19	mg/cm ²
Outside	Gutter	Metal	Brown	Intact	0.01	mg/cm ²
Inside	Pipe	Metal	White	Intact	0.03	mg/cm ²
Inside	Wall	Ceramic	Beige	Intact	0.05	mg/cm ²
Inside	Wall	Ceramic	Tan	Intact	9.7	mg/cm ²
Inside	Wall	Ceramic	Brown	Intact	9.3	mg/cm ²
Inside	Wall	Ceramic	Brown, Light	Intact	10.1	mg/cm ²
Inside	Floor	Ceramic	Brown	Intact	0.01	mg/cm ²
Inside	Floor Drain	Metal	Green	Intact	16	mg/cm ²
Outside	Boiler	Metal	Yellow	Deteriorated	2	mg/cm ²

Bold = Lead-based

Lead Waste Characterization Estimate

SAMPLE #	DESCRIPTION	LOCATION	RESULT	UNITS
4405-PBW-01	Some Flooring 36%, CMU/Brick 34%, Roofing 17%, Wood Unpainted 7%, Wallboard 3%, Wood Painted 3% by Weight	Interior and Exterior	19	mg/kg

The sample results was below the Title 22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes TLCL level.



HAZARDOUS MATERIALS NOTES:

- SEE THE "HAZARDOUS MATERIALS SURVEY REPORT" BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (PROJECT NO. 2531283001), FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
- THE FAST FOOD RESTAURANT SITE HAS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD-CONTAINING PAINT, UNIVERSAL WASTE, AND OTHER HAZARDOUS MATERIALS.
- THE FAST FOOD RESTAURANT HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.
- SHOULD THE REMOVAL OF IDENTIFIED REGULATED ASBESTOS-CONTAINING MATERIALS (RACM) INVOLVE AT LEAST 160 SQUARE FEET OR 260 LINEAR FEET, THEN NOTIFICATION TO THE MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) AND CAL/OSHA MUST BE ACCOMPLISHED PRIOR TO THE INITIATION OF SUCH ACTIVITIES.
- WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.

AREA 3: BUILDING 4405 AND HARDSCAPE
HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Fluorescent Tubes (4' Length)	Universal Waste	129
Other Non-Incandescent Lamps	Universal Waste	18
Batteries: Emergency Lights, Exit Signs, Alarm	Universal Waste	7
Audio/Visual Equipment	Universal Waste	5
Light Fixture Ballasts	Polychlorinated Biphenyls or PCP Waste	69
Refrigerator	Ozone Depleting Chemicals	3
HVAC	Ozone Depleting Chemicals	5

FAST FOOD RESTAURANT STRUCTURE ASBESTOS MATERIAL LOCATIONS
SCALE: NTS

FAST FOOD RESTAURANT SITE HAZARDOUS MATERIALS SUMMARY
SCALE: NTS

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SCALES SHOWN.



UNDERGROUND SERVICE ALERT
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CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: FAST FOOD RESTAURANT ABATEMENT AND REMEDIATION	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 12 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	H-01



A PARKING LOT 'A' SOUTHWEST VIEW
C-09 SCALE: NTS



B PARKING LOT 'A' OVERHEAD VIEW
C-09 SCALE: NTS



C PARKING LOT 'A' SOUTHEAST VIEW
C-09 SCALE: NTS

☐ PROPOSED WORK EXTENTS (THIS SHEET ONLY)

	CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
	SHEET TITLE: PARKING LOT 'A' EXISTING CONDITIONS	PROJECT NO.:
	PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	
	SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	

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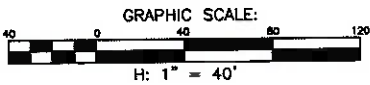
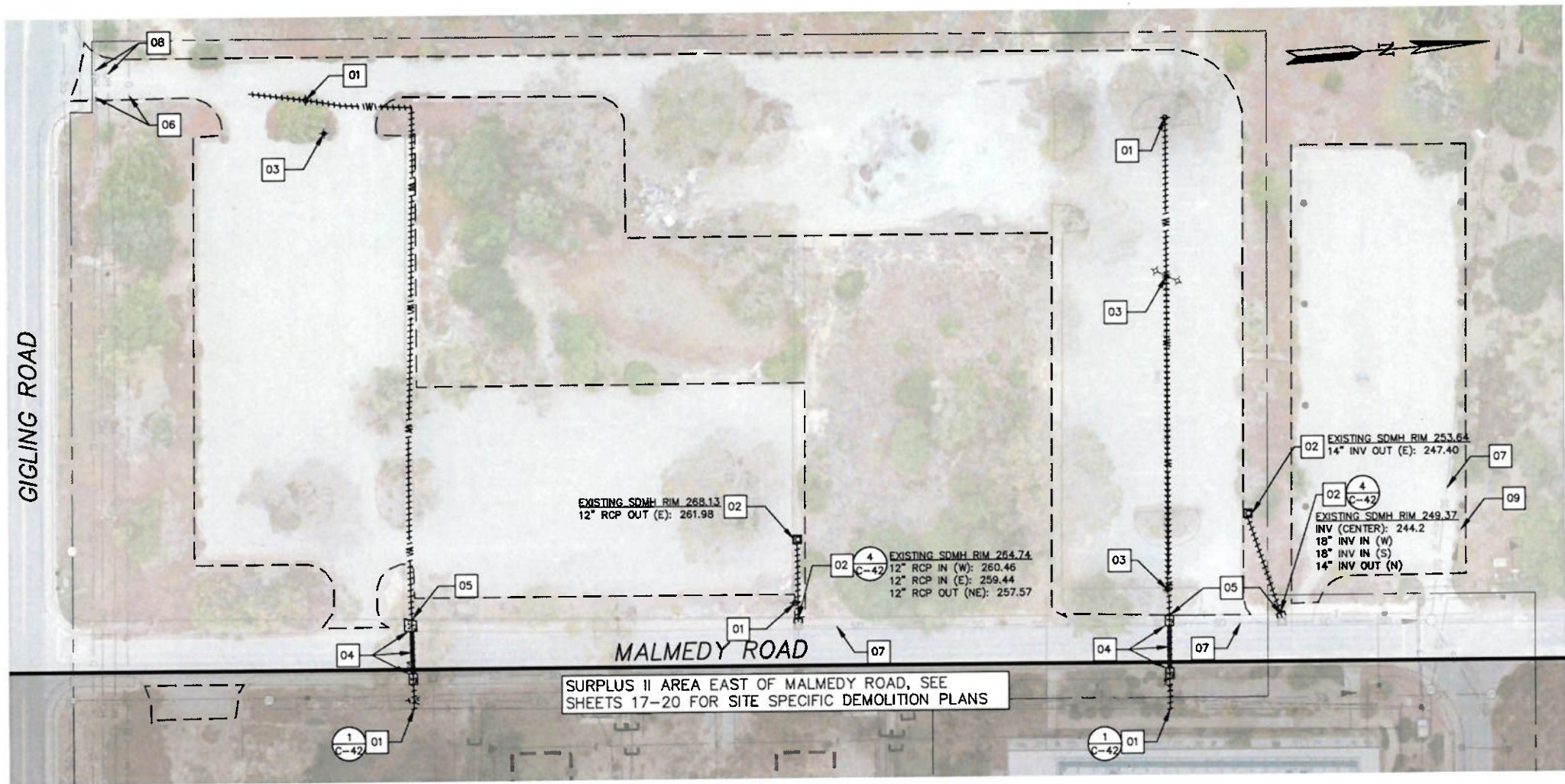
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- UTILITY DEMOLITION AND DECOMMISSIONING NOTES:**
1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
 2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION PRIOR TO BIDDING. THE CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
 3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
 4. CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.
 5. THE WORK SHALL INCLUDE DISCONNECTION, CAPPING, REMOVAL, AND DISPOSAL OF WATER, WASTEWATER, STORMWATER, GAS, ELECTRICAL, AND COMMUNICATION UTILITIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).
 6. CONTRACTOR SHALL NOT OPERATE WATER UTILITIES. WATER VALVES WILL BE ISOLATED BY MARINA COAST WATER DISTRICT (MCWD) PRIOR TO DEMOLITION OF WATER SERVICES. DEMOLITION CONTRACTOR WILL PERFORM REPAIR WORK UNDER MCWD SUPERVISION AND TO MCWD STANDARDS.

- GENERAL KEYNOTES**
(NOT EXHAUSTIVE, SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES)
- 01 TERMINATE SERVICE, CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING POTABLE AND NON-POTABLE WATER SERVICES AND APPURTENANCES
 - 02 CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STORMWATER CATCH BASINS AND ASSOCIATED STORM DRAIN PIPE, DISCONNECT FROM EXISTING CATCH BASIN PER DETAIL 3 ON SHEET C-42.
 - 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING PARKING LOT LIGHTS (OVERHEAD), INCLUDING FOUNDATIONS, AND ASSOCIATED UNDERGROUND CONDUIT
 - 04 REPLACE CURB, GUTTER, AND SIDEWALK PER CITY OF SEASIDE STANDARD DRAWING S-101 AND BACKFILL TRENCH IN MALMEDY ROAD PER CITY OF SEASIDE STANDARD DRAWINGS ST-610-630, SEE STANDARD DETAILS ON SHEET C-43.

- PROTECT IN PLACE**
- 05 EXISTING TELECOM CONDUIT
 - 06 EXISTING GAS MAIN
 - 07 EXISTING STORMWATER MAIN
 - 08 EXISTING ELECTRICAL/POWER POLE AND GUY WIRES
 - 09 EXISTING SANITARY SEWER

- OTHER NOTES**
1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.

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NO.	BY	DATE	DESCRIPTION
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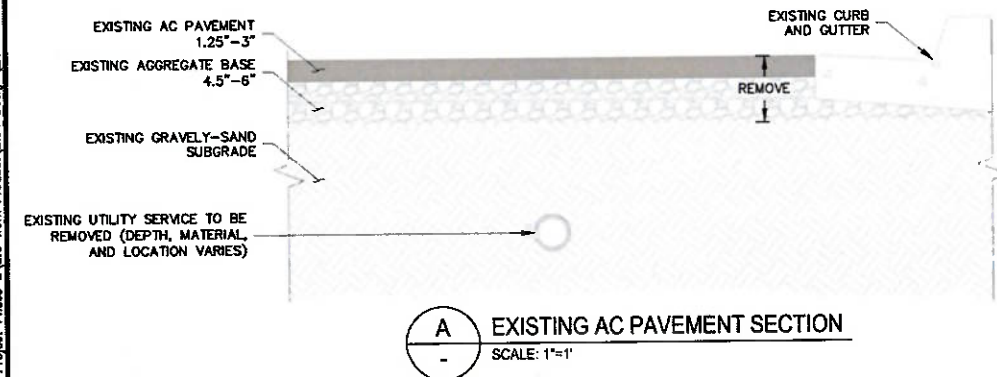
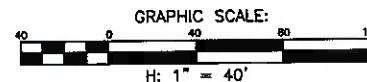
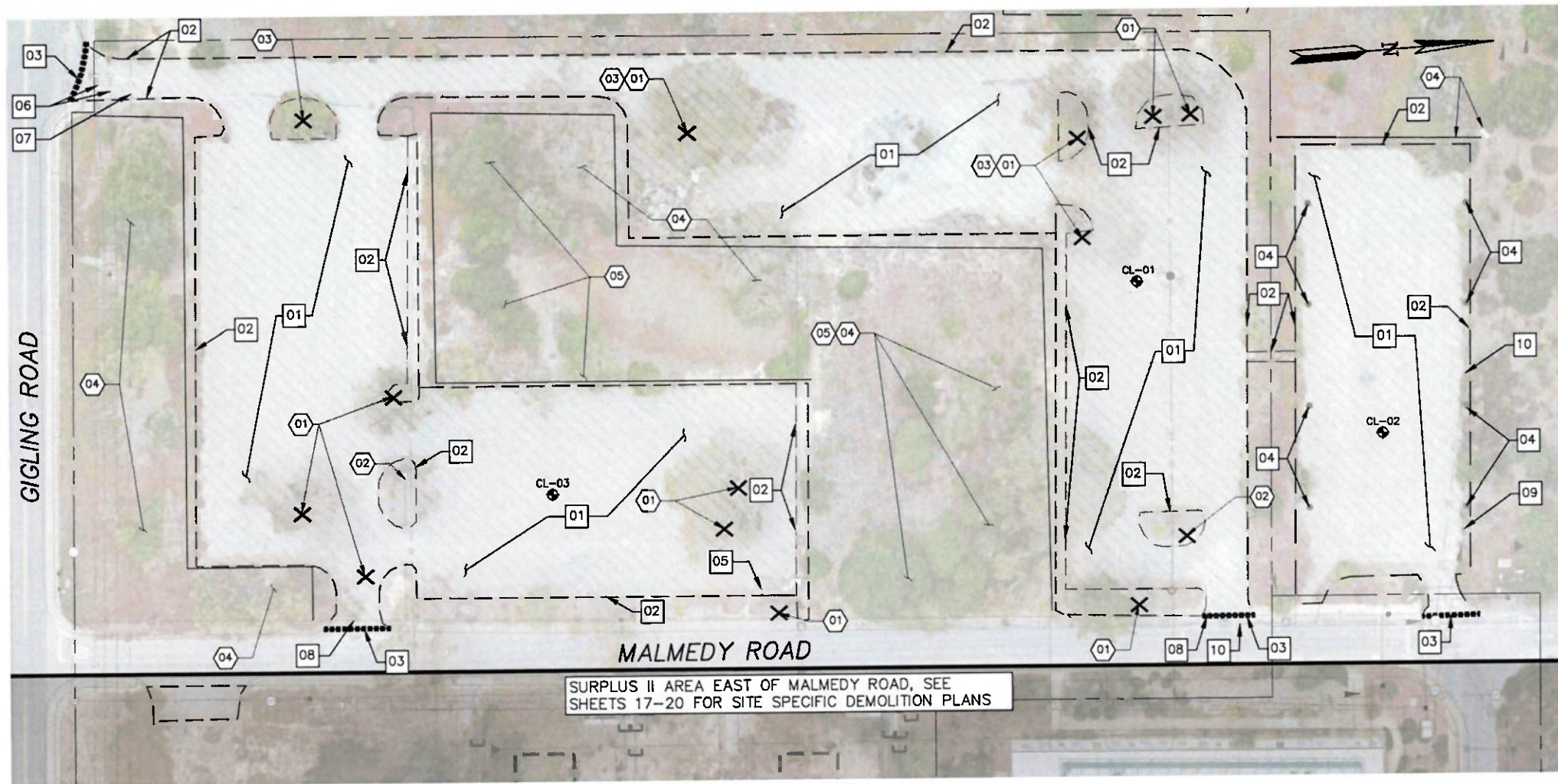


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	CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
	SHEET TITLE: PARKING LOT 'A' UTILITY DEMOLITION PLAN	PROJECT NO.:
	PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 14 of 48
SHEET STATUS: ☒ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-10



HAZARDOUS MATERIALS NOTES:

1. PARKING LOT 'A' CONTAINS LEAD-BASED PAINT AND/OR MATERIALS, LEAD-CONTAINING PAINT AND/OR MATERIALS AND UNIVERSAL WASTE, SUSPECT PCBs, AND/OR OTHER HAZARDOUS MATERIALS.
2. SEE THE HAZARDOUS MATERIALS SURVEY REPORT BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (PROJECT NO. 2431283001), FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
3. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
4. PARKING LOT 'A' HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.
5. SHOULD THE REMOVAL OF IDENTIFIED REGULATED ASBESTOS-CONTAINING MATERIALS (RACM) INVOLVE AT LEAST 160 SQUARE FEET OR 260 LINEAR FEET, THEN NOTIFICATION TO THE MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) AND CAL/OSHA MUST BE ACCOMPLISHED PRIOR TO THE INITIATION OF SUCH ACTIVITIES.
6. WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
7. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.

DECONSTRUCTION AND DEMOLITION NOTES

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. MATERIAL OF THE APPROXIMATELY 159,000 SQUARE-FOOT PARKING LOT IS ASPHALT CONCRETE LAID OVER GRAVELY SAND BASE.
4. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL RUBBISH AND DEBRIS WITHIN THE LIMITS OF WORK. SOME AREAS IN PARKING LOT 'A' SITE ARE HEAVILY LADEN WITH TRASH, DEBRIS, AND/OR STOCKPILED GRINDINGS.

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE DECONSTRUCTION AND DEMOLITION NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, PAVED SURFACES, AND INGRESS/EGRESS FROM MALMEDY ROAD AND GIGLING ROAD.
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURBS, CONCRETE MEDIANS, OR OTHER CONCRETE HARDSCAPE FEATURES.
- 03 SAWCUT EXISTING ASPHALT CONCRETE
- 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING BASKETBALL HOOPS, POLES, AND FOUNDATIONS
- 05 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING CHAIN LINK FENCE

PROTECT IN PLACE

- 06 EXISTING OVERHEAD ELECTRICAL
- 07 EXISTING HIGH PRESSURE GAS MAIN
- 08 EXISTING UNDERGROUND TELECOM LINE
- 09 EXISTING SANITARY SEWER MAIN
- 10 EXISTING STORM DRAIN MAIN

REMOVE VEGETATION

- 01 REMOVE EXISTING TREE
- 02 REMOVE EXISTING SHRUB(S) OR CLUSTER OF MULTIPLE SHRUBS
- 03 REMOVE EXISTING BUSH OR CLUSTER OF MULTIPLE BUSHES

PROTECT VEGETATION

- 04 EXISTING TREE(S)
- 05 EXISTING BUSH OR CLUSTER OF MULTIPLE BUSHES

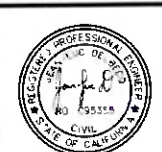
OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
3. SEE SPECIFICATION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL FOR DEFINITIONS, SUBMITTALS, PROCEDURES, AND IMPLEMENTATION REQUIREMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.

	CITY OF SEASIDE PUBLIC WORKS DEPARTMENT	
	ENGINEERING DIVISION	
	440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
	SHEET TITLE: PARKING LOT 'A' DEMOLITION PLAN	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		PROJECT NO:
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEM-FINAL ☐ OTHER		SHEET: 15 of 48
		C-11

NO.	BY	DATE	DESCRIPTION
1	JLD	2025-05-16	PHASE 1B RE-BID

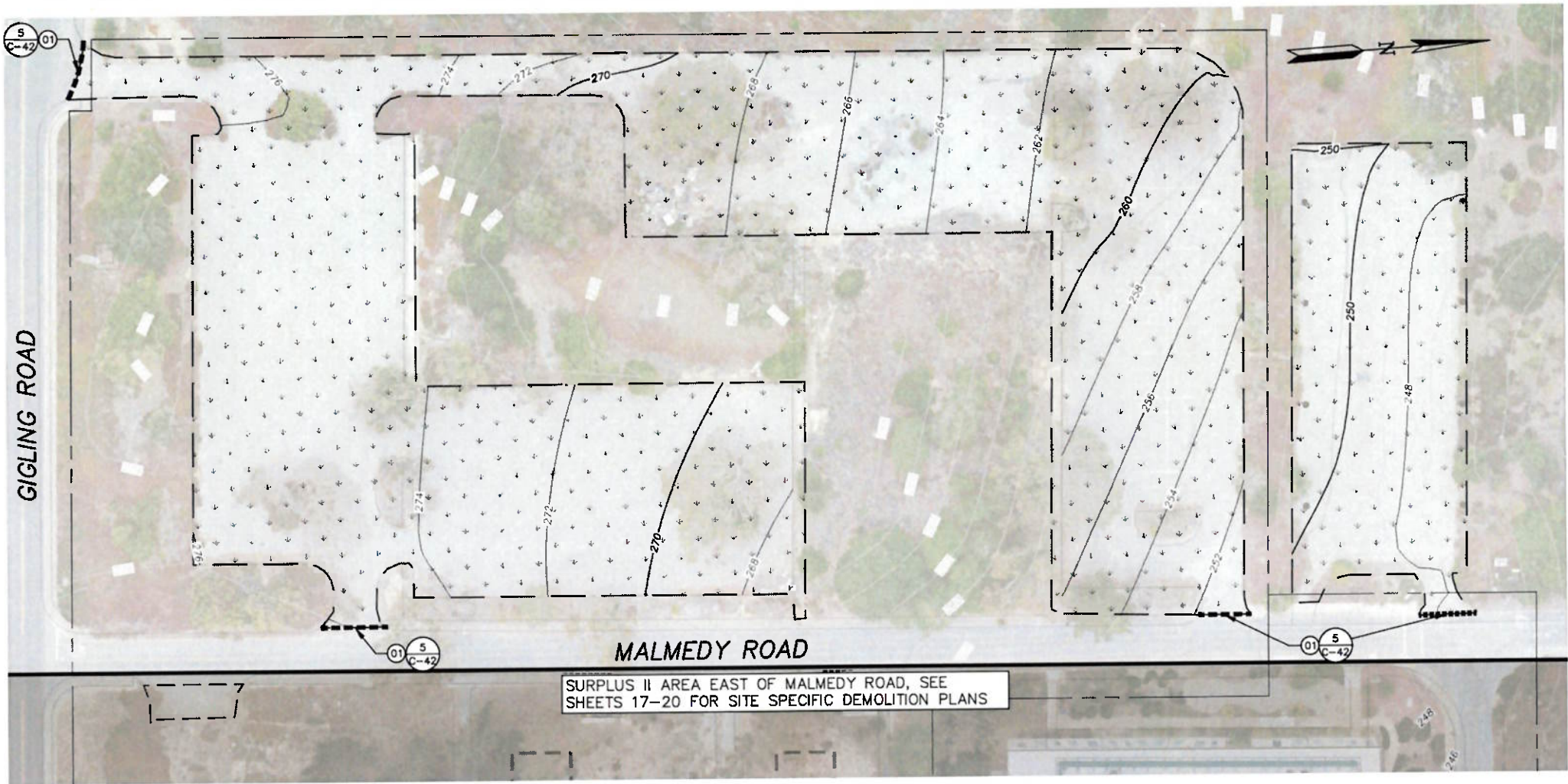
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GRADING NOTES

- EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
- FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
- BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
- WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

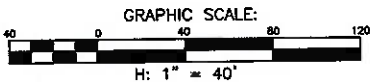
- LIMITS OF WORK
- HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

- 01 CONSTRUCT TYPE 'A' HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE ALONG MALMEDY ROAD AND GIGLING ROAD AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.



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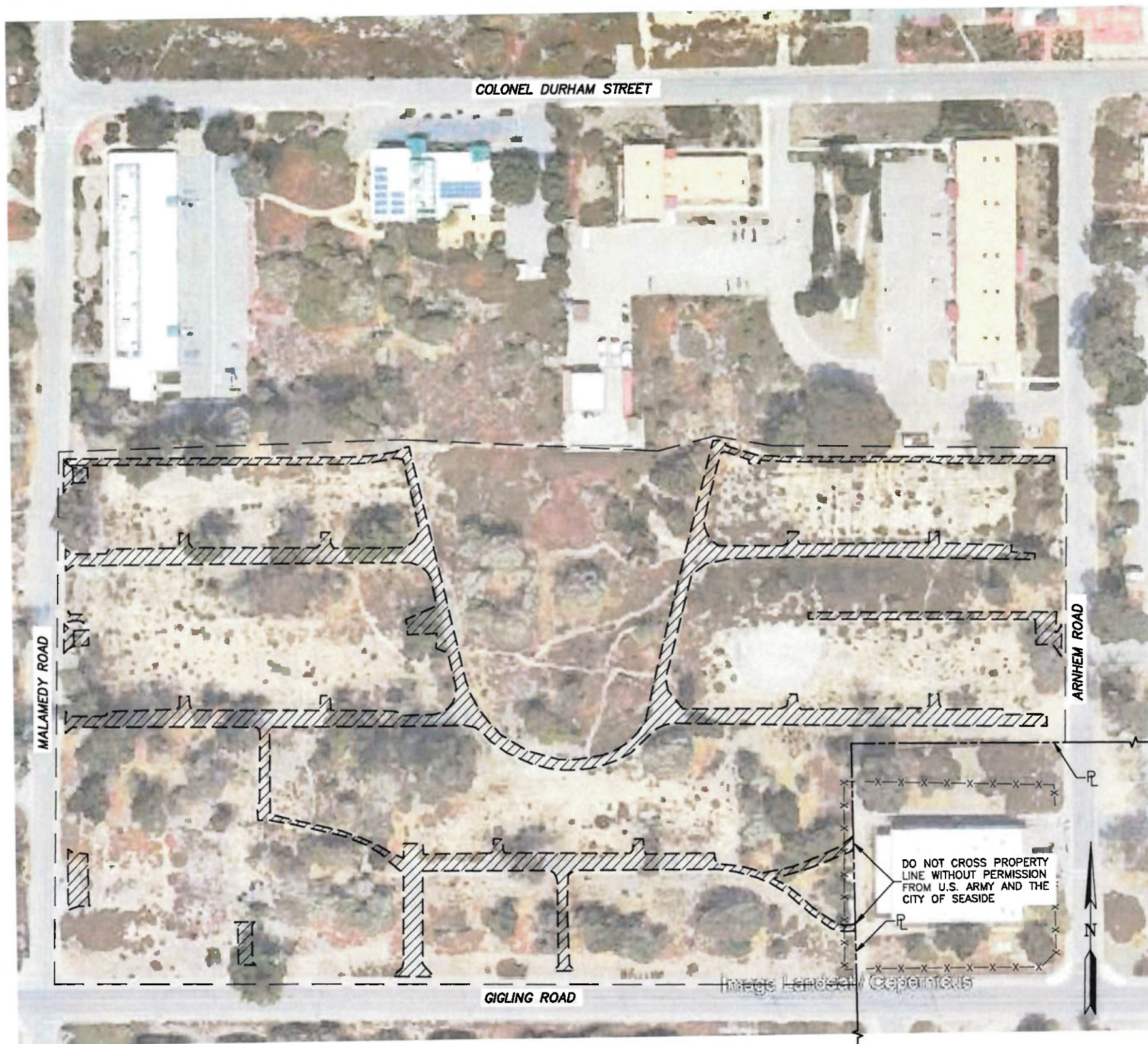


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	SHEET TITLE: PARKING LOT 'A' POST-DEMOLITION GRADING PLAN	PROJECT NO:
	PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 16 of 48
	SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	C-12



A SURPLUS II AREA OVERHEAD VIEW
C-13 SCALE: NTS

DECONSTRUCTION AND DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH, DEBRIS, AND/OR RUBBISH REMOVAL AND PROPER DISPOSAL WITHIN LIMITS OF WORK.
2. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

LEGEND

- LIMITS OF WORK
- PROPOSED DEMOLITION EXTENTS (THIS SHEET ONLY)
- EXISTING PROPERTY LINE (THIS SHEET ONLY)



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SHEET TITLE: SURPLUS II AREA EXISTING CONDITIONS

PROJECT NO:

PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B

SHEET: 17 of 48

SHEET STATUS:
☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER

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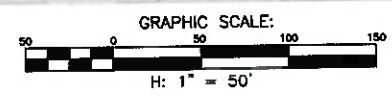
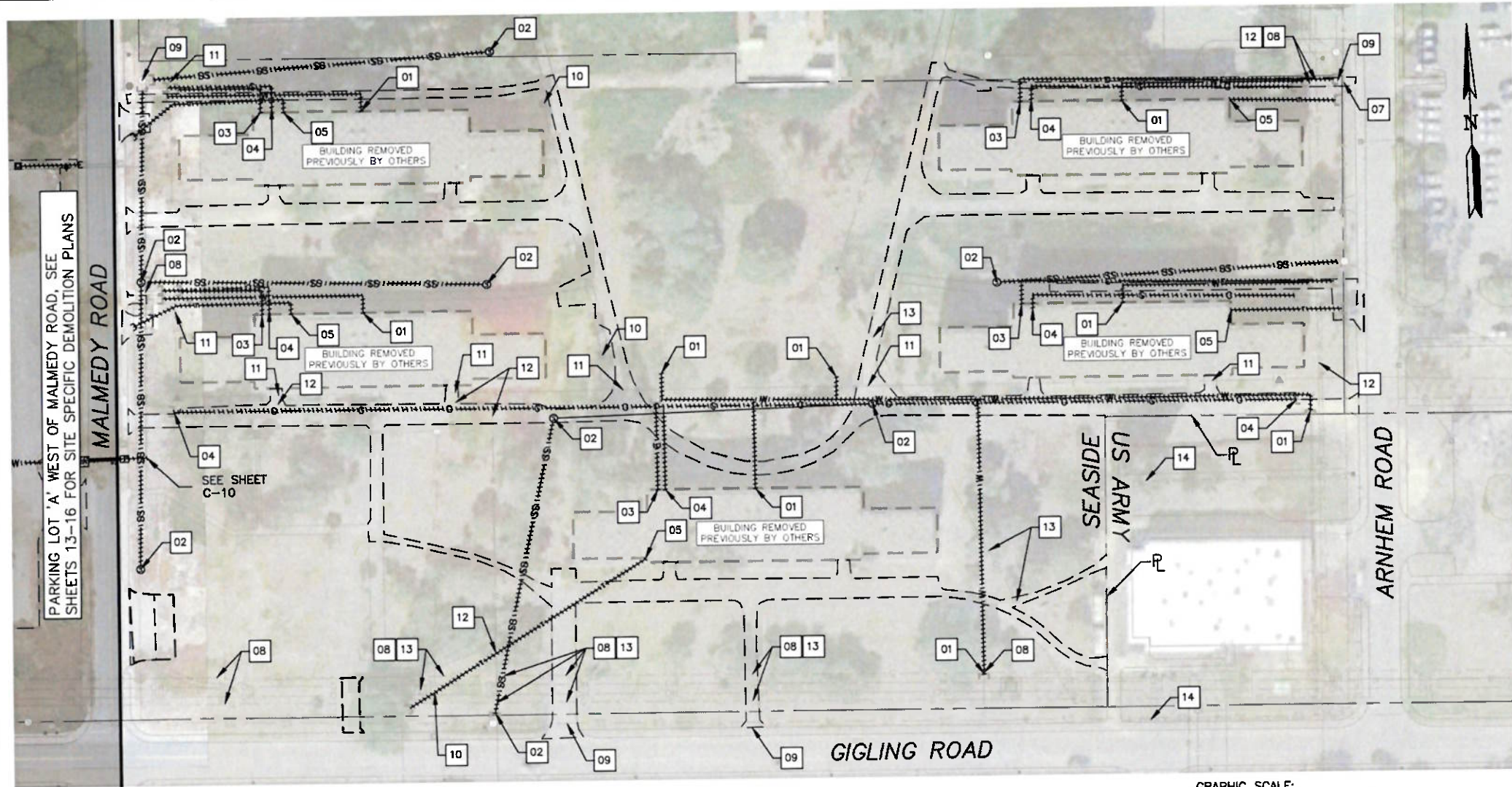


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 - CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION PRIOR TO BIDDING. THE CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
 - EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
 - CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.
 - THE WORK SHALL INCLUDE DISCONNECTION, CAPPING, REMOVAL, AND DISPOSAL OF WATER, WASTEWATER, STORMWATER, GAS, ELECTRICAL, AND COMMUNICATION UTILITIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).
 - THE UTILITY SERVICES SHOWN CONNECTING TO THE BUILDINGS PREVIOUSLY REMOVED BY OTHERS ARE ASSUMED TO BE CAPPED APPROXIMATELY WHERE SHOWN, AND ABANDONED IN PLACE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE UTILITY CAP OR DISCONNECTION POINT AND THEN DEMOLISH AND REMOVE FROM THAT POINT THE UTILITY LINE IN ITS ENTIRETY. OTHERWISE, THE CONTRACTOR SHALL TAKE OUT OF SERVICE THE WATER, WASTEWATER, STORMWATER, ELECTRICAL, GAS, AND COMMUNICATIONS TO THE PROPERTIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, AND MAINS ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.

- GENERAL KEYNOTES**
(NOT EXHAUSTIVE. SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES.)
- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED WATER SERVICES AND APPURTENANCES
 - 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED SANITARY SEWER SERVICES, STRUCTURES, AND MAINS
 - 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED ELECTRICAL SERVICES AND APPURTENANCES
 - 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED GAS SERVICES AND APPURTENANCES
 - 05 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED TELECOM SERVICES AND APPURTENANCES
 - 06 (NOT USED)

- PROTECT IN PLACE**
- 07 EXISTING TELECOM CONDUIT
 - 08 EXISTING GAS MAIN
 - 09 EXISTING SANITARY SEWER MAIN AND STRUCTURES
 - 10 EXISTING STORMWATER MAIN AND STRUCTURES
 - 11 EXISTING UNDERGROUND ELECTRICAL CONDUIT
 - 12 EXISTING WATER MAIN
 - 13 EXISTING OVERHEAD ELECTRICAL LINES, POLES, AND GUY WIRES
 - 14 EXISTING K8 CRASH PROOF CABLE FENCING (WITHIN U.S. ARMY PROPERTY)

- OTHER NOTES**
- PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
 - REFER TO AS-BUILT PLANS "SURPLUS II UTILITY ABANDONMENT AND PROTECTION PLAN" INCLUDED IN APPENDIX 3 OF THE PROJECT SPECIFICATIONS FOR DETAILS ON THE EXTENTS OF UTILITY REMOVALS AND ABANDONMENT IN THIS AREA PERFORMED PREVIOUSLY BY OTHERS.
 - PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

NO.	BY	DATE	DESCRIPTION
1	JLD	2025-05-16	PHASE 1B RE-BID

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JOB NO. 1800113002



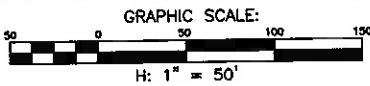
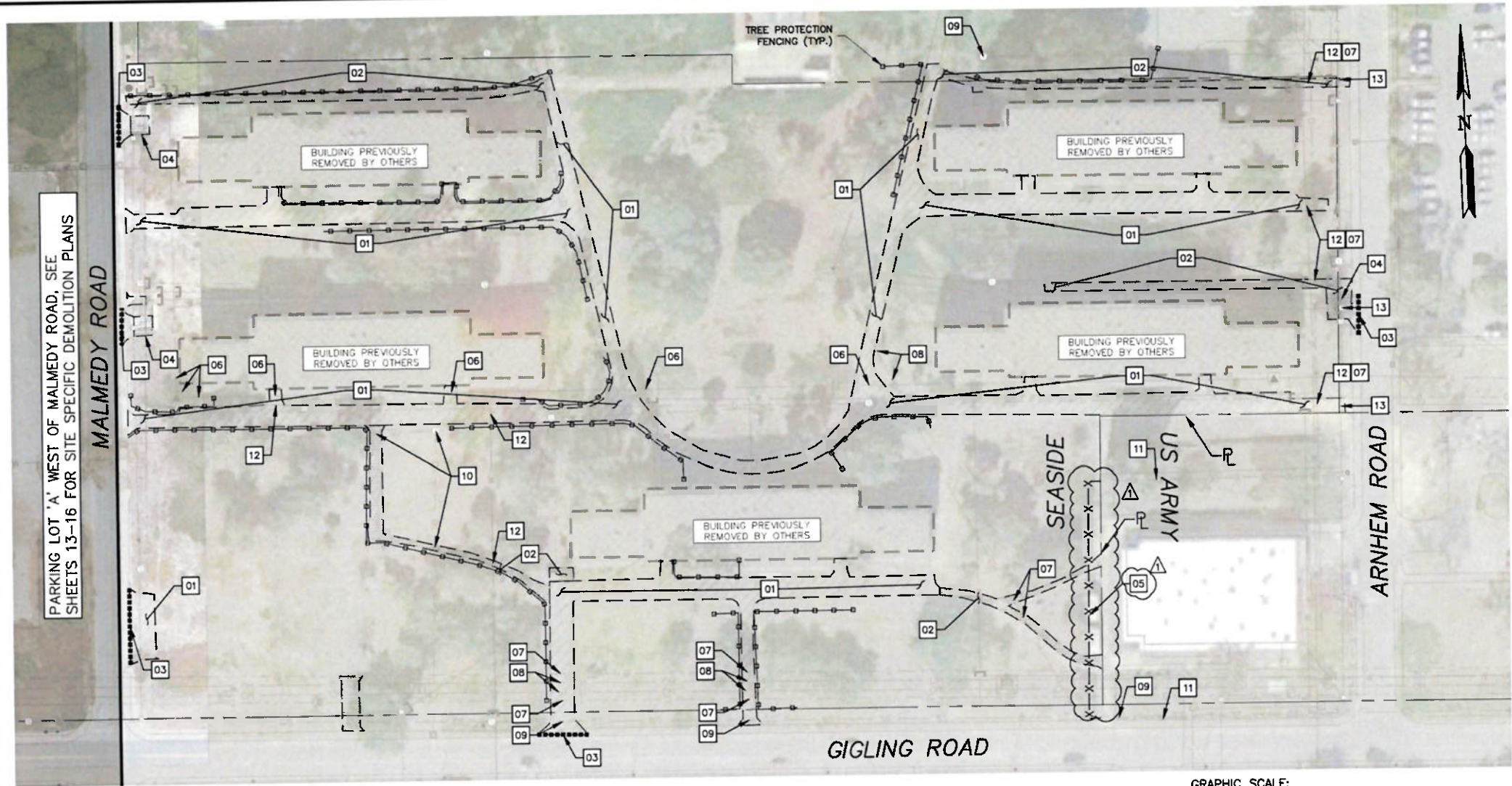
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UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: SURPLUS II AREA UTILITY DEMOLITION PLAN	PROJECT NO.:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 18 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	C-14

ISSUED-FOR-BID DRAWINGS



DECONSTRUCTION AND DEMOLITION NOTES

- 1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
- 2. THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
- 3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.
- 4. MATERIAL AND THICKNESS OF THE APPROXIMATELY 45,000 SQUARE-FOOT OF ASPHALT CONCRETE AND 3,100 SQUARE-FOOT OF PORTLAND CEMENT CONCRETE DESIGNATED FOR REMOVAL IS UNKNOWN, BUT ASSUMED TO BE SIMILAR TO ADJACENT SITES, AND WILL INCLUDE REMOVAL OF BASE MATERIALS.
- 5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL RUBBISH AND DEBRIS WITHIN THE LIMITS OF WORK.

GENERAL KEYNOTES

NOT EXHAUSTIVE - SEE DECONSTRUCTION AND DEMOLITION NOTES

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, PAVED SURFACES, AND INGRESS/EGRESS FROM MALMEDY ROAD, GIGLING ROAD, AND ARNHEN ROAD
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, OR OTHER CONCRETE HARDSCAPE FEATURES
- 03 SAWCUT EXISTING ASPHALT CONCRETE
- 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING REINFORCED CONCRETE TRASH ENCLOSURE, INCLUDING CONCRETE BLOCK WALL SECTIONS AND CONCRETE PAD
- 05 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF K8 CRASH PROOF FENCING (EAST OF STRUCTURE, WITHIN CITY OF SEASIDE PROPERTY ONLY - SEE OTHER NOTES 4 AND 5)

PROTECT IN PLACE

- 06 EXISTING ELECTRICAL CONDUITS AND APPURTENANCES
- 07 EXISTING GAS MAIN
- 08 EXISTING OVERHEAD ELECTRICAL LINE
- 09 EXISTING SANITARY SEWER MAIN AND STRUCTURES
- 10 EXISTING STORMWATER MAIN AND STRUCTURES
- 11 EXISTING FENCE
- 12 EXISTING WATER MAIN
- 13 EXISTING TELECOM CONDUIT

PROTECT VEGETATION

- 1. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION WITHIN THE SURPLUS II AREA WITH THE EXCEPTION OF MINOR CLEARING AND GRUBBING AS REQUIRED TO PERFORM THE DEMOLITION WORK. IT IS ASSUMED ALL TREES CAN BE PROTECTED IN PLACE TO PERFORM THE DEMOLITION WORK AS DEFINED BY THIS SHEET.
- 2. CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN THIS AREA WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF SEASIDE.

OTHER NOTES

- 1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, 312200 GRADING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
- 2. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
- 3. SEE SPECIFICATION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL FOR DEFINITIONS, SUBMITTALS, PROCEDURES, AND IMPLEMENTATION REQUIREMENTS.
- 4. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.
- 5. K8 CRASH PROOF FENCING IS 2-CABLE, 15,000 LB 40MPH VEHICLE CRASH PROOF RATED. POST FOOTINGS ARE ASSUMED TO BE APPROXIMATELY 3' IN DIAMETER AND EXTEND 8' DEEP.

HAZARDOUS MATERIALS NOTES:

- 1. THE SURPLUS II AREA CONTAINS LEAD-BASED PAINT AND/OR MATERIALS.
- 2. SEE THE 'HAZARDOUS MATERIALS SURVEY REPORT' BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (PROJECT NO. 2431283001), FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
- 3. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
- 4. THE SURPLUS II AREA HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.
- 5. SHOULD THE REMOVAL OF IDENTIFIED REGULATED ASBESTOS-CONTAINING MATERIALS (RACM) INVOLVE AT LEAST 160 SQUARE FEET OR 260 LINEAR FEET, THEN NOTIFICATION TO THE MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) AND CAL/OSHA MUST BE ACCOMPLISHED PRIOR TO THE INITIATION OF SUCH ACTIVITIES.
- 6. WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
- 7. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.

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CHECKED BY: RGB/SA
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JOB NO. 1800113002



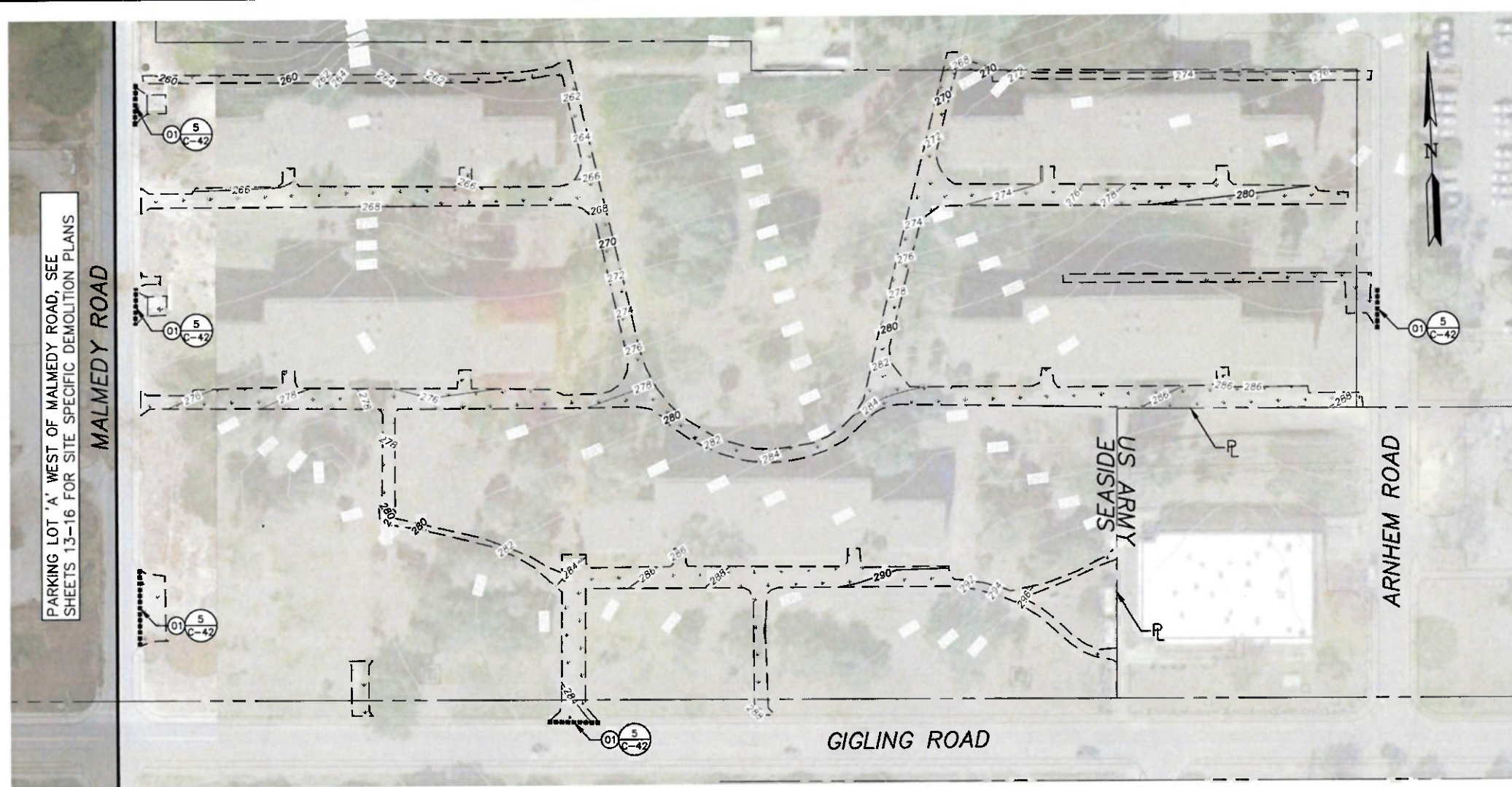
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CITY OF SEASIDE PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE: SUPLUS II AREA DEMOLITION PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 19 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEM-FINAL ☐ OTHER	C-15



GRADING NOTES

- EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
- FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
- BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
- WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

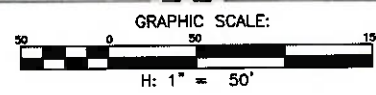
- LIMITS OF WORK
- HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

- 01 CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE ALONG MALMEDY ROAD, GIGLING ROAD, AND ARHEM ROAD AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42. DIKE SHALL BE PLACED ALONG BACK OF GUTTER ALONG MALMEDY ROAD, GIGLING ROAD, AND ARHEM ROAD.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.
2. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.



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SHEET TITLE: SURPLUS II AREA POST-DEMOLITION GRADING PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 20 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	C-16

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A CHAPEL AND PARKING LOT OVERHEAD VIEW
C-17 NOT TO SCALE



B SOUTH SIDE OF CHAPEL; NORTH-FACING VIEW
C-17 NOT TO SCALE



C WEST SIDE OF CHAPEL; EAST-FACING VIEW
C-17 NOT TO SCALE

STRUCTURE TO BE REMOVED
SEE SITE SPECIFIC DEMOLITION PLANS
 EXISTING ASPHALT CONCRETE OR CONCRETE
HARDSCAPE TO BE DEMOLISHED

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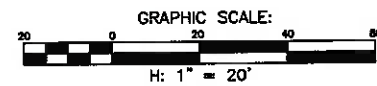
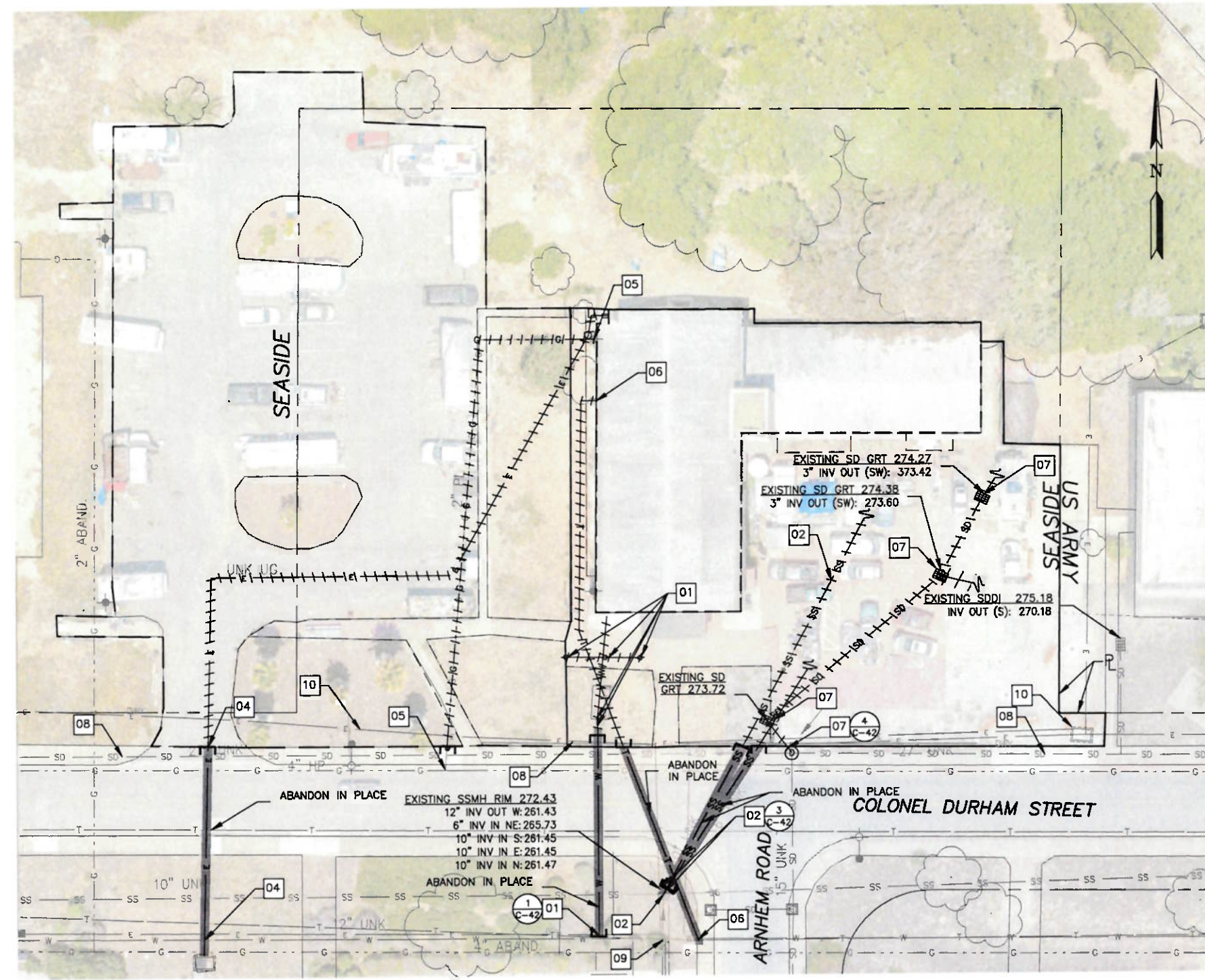


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SHEET TITLE: CHAPEL STRUCTURE & EXISTING CONDITIONS		PROJECT NO:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 21 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-17	



UTILITY DEMOLITION AND DECOMMISSIONING NOTES:

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5. THE WORK SHALL INCLUDE DISCONNECTION, CAPPING, REMOVAL, AND DISPOSAL OF WATER, WASTEWATER, STORMWATER, GAS, ELECTRICAL, AND COMMUNICATION UTILITIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).

GENERAL KEYNOTES

(NOT EXHAUSTIVE. SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES)

- 01** TERMINATE SERVICE, CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING POTABLE AND NON-POTABLE WATER SERVICES, HOSE BIBS, AND BACKFLOW PREVENTER UP TO THE EXISTING WATER METER. ABANDON REMAINDER OF LINE TO THE MAIN.
- 02** TERMINATE SERVICE, CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING SEWER LATERAL UP TO PROPERTY LINE. ABANDON REMAINDER OF LINE TO THE MANHOLE.
- 03** NOT USED
- 04** CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ELECTRICAL SERVICES. TERMINATION TO BE DONE BY OTHERS (PG&E).
- 05** CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING GAS SERVICES. TERMINATION TO BE DONE BY OTHERS (PG&E).
- 06** TERMINATE SERVICE, CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING COMMUNICATION SERVICES TO THE PROPERTY LINE. ABANDON REMAINDER OF LINE AT PROPERTY LINE.
- 07** DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STORMWATER AREA DRAINS AND ASSOCIATED STORM DRAIN PIPE. DISCONNECT FROM MANHOLE PER DETAIL 4 ON SHEET C-42.

PROTECT IN PLACE

- 08** EXISTING STORM DRAIN MAIN, STORM DRAIN PIPE AND STORM DRAIN GRATED INLET
- 09** EXISTING SANITARY SEWER MAIN
- 10** EXISTING ELECTRICAL SERVICE AND VAULT

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

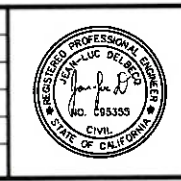
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NO.	BY	DATE	DESCRIPTION
1	JLD	2025-05-16	PHASE 1B RE-BID

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DESIGNED BY: JLD
DRAWN BY: JLD/AT
CHECKED BY: RGB/SA
DATE: 2025-05-16
JOB NO. 1800113002



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UNDERGROUND SERVICE ALERT
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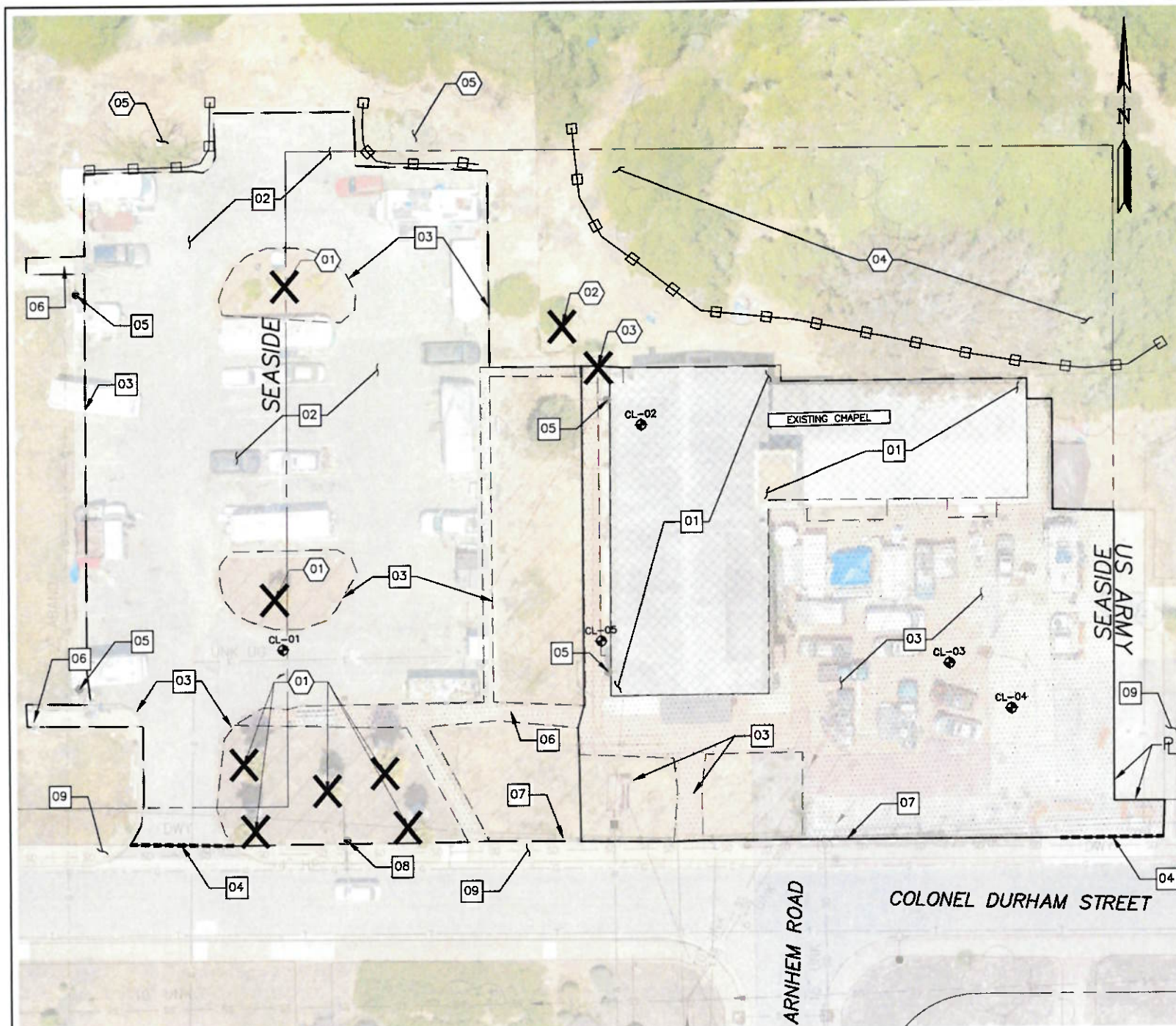
CITY OF SEASIDE PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825

CHAPEL UTILITY DEMOLITION PLAN

PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B

SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER

PROJECT NO. SHEET: 22 of 48
C-18



GENERAL KEYNOTES

- 01 REMOVE EXISTING TREE
- 02 REMOVE EXISTING SHRUB(S) OR CLUSTER OF MULTIPLE SHRUBS
- 03 REMOVE EXISTING BUSH OR CLUSTER OF MULTIPLE BUSHES

PROTECT:

- 04 EXISTING TREE(S)
- 05 EXISTING BUSH OR CLUSTER OF MULTIPLE BUSHES

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
4. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATION AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
5. SEE SPECIFICATION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL FOR DEFINITIONS, SUBMITTALS, PROCEDURES, AND IMPLEMENTATION REQUIREMENTS.
6. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

HAZARDOUS MATERIALS NOTES:

1. SEE SHEET H-02.

DECONSTRUCTION AND DEMOLITION NOTES

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF STRUCTURES, INCLUDING ROOF SYSTEMS, EXTERIOR WALLS, INTERIOR WALLS, CONCRETE SLABS, CONCRETE FOUNDATIONS, FOUNDATIONS OF OTHER MATERIAL(S), WINDOWS, DOORS, PLUMBING, MECHANICAL, COMMUNICATIONS, AND ELECTRICAL SYSTEMS.
4. THE 8,000 SQUARE-FOOT CHURCH HAS MASONRY WALLS OVER A CONCRETE FOUNDATION, INCLUDING A BASEMENT AND PERIMETER HORIZONTAL PIPE CHASE. THE ROOF IS PITCHED AND 3-TAB SHINGLE, EXCEPT FOR THE STEEPLE THAT IS BUILT UP. NATIVE SOIL WAS DUG OUT APPROXIMATELY 8 FEET AWAY FROM ENTRANCE (CL-05) AND THE FOOTING WAS FOUND AT APPROXIMATELY 5 FEET DEEP.
5. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STAIR CASES, EXCAVATION AND BACKFILL/FILL, PARKING LOT LIGHTS, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.

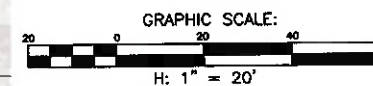
GENERAL KEYNOTES

(NOT EXHAUSTIVE. SEE DECONSTRUCTION AND DEMOLITION NOTES.)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING CHAPEL BUILDING STRUCTURE IN ITS ENTIRETY AND FOUNDATION (SEE STRUCTURE AND EXISTING CONDITIONS SHEET C-17 FOR PHOTOGRAPHS)
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, PAVED SURFACES, AND INGRESS/EGRESS FROM COLONEL DURHAM STREET.
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, CONCRETE PARKING BUMPERS, OR OTHER CONCRETE HARDSCAPE FEATURES
- 04 SAWCUT EXISTING ASPHALT CONCRETE
- 05 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING PARKING LOT LIGHTS (OVERHEAD), INCLUDING FOUNDATIONS
- 06 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STAIR CASE AND ASSOCIATED RAILING
- 07 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING DECORATIVE BRICK MASONRY RETAINING WALL, INCLUDING POSTS AND FOOTINGS

PROTECT IN PLACE

- 08 EXISTING ELECTRICAL/POWER POLE AND GUY WIRES
- 09 EXISTING CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, OR OTHER CONCRETE HARDSCAPE FEATURES.



C EXISTING CONCRETE PAVEMENT SECTION (CL-03, 04)
SCALE: 1"=1'



A EXISTING AC PAVEMENT SECTION (CL-01)
SCALE: 1"=1'



B EXISTING BUILDING SLAB SECTION (CL-02, 05)
SCALE: 1"=1'

NO.	BY	DATE	DESCRIPTION
1			PHASE 1B RE-BID

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SAN DIEGO, CA 92108 WEAREHARRIS.COM

DESIGNED BY: JLD
DRAWN BY: JLD/AT
CHECKED BY: RCB/SA
DATE: 2025-05-16
JOB NO. 1800113002



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CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: CHAPEL STRUCTURE AND DEMOLITION PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 23 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	C-19

AREA 5: BUILDING AND HARDSCAPE
LEAD MATERIALS SUMMARY

Lead Paint and Materials						
ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Inside	Vent	Metal	Red	Intact	0.02	mg/cm ²
Inside	Window	Wood	Varnish	Intact	0.11	mg/cm ²
Inside	Window Frame	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Floor	Vinyl	Green	Intact	0.16	mg/cm ²
Inside	Radiator	Metal	White	Intact	0.1	mg/cm ²
Inside	Cabinet	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Door	Wood	Varnish	Intact	0.05	mg/cm ²
Inside	Door Frame	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Window Frame	Wood	White	Intact	0.04	mg/cm ²
Inside	Toilet	Porcelain	White	Intact	7.7	mg/cm ²
Inside	Urinal	Porcelain	White	Intact	0.02	mg/cm ²
Inside	Sink	Porcelain	White	Intact	0.01	mg/cm ²
Inside	Floor Drain	Metal	Brown, Light	Intact	9.9	mg/cm ²
Inside	Wall	Ceramic	White	Intact	0.03	mg/cm ²
Inside	Stall	Metal	Pink	Intact	0.17	mg/cm ²
Inside	Stall	Metal	White	Intact	0.02	mg/cm ²
Inside	Counter	Ceramic	White	Intact	0.01	mg/cm ²
Outside	Hand Rail	Metal	Red	Deteriorated	0.3	mg/cm ²
Outside	Door Frame	Metal	Beige	Deteriorated	0.2	mg/cm ²
Outside	Window	Wood	White	Deteriorated	5.7	mg/cm ²
Outside	Window Frame	Wood	White	Deteriorated	1.7	mg/cm ²
Outside	Window Panel	Wood	Red	Deteriorated	3.6	mg/cm ²
Outside	Hand Rail	Metal	Beige	Intact	0.28	mg/cm ²
Outside	Door	Metal	Beige	Deteriorated	0.8	mg/cm ²
Outside	Door Frame	Metal	Beige	Deteriorated	0.7	mg/cm ²
Inside	Boiler	Metal	Blue	Intact	0.01	mg/cm ²
Inside	Pump	Metal	Red	Intact	0.7	mg/cm ²
Outside	Window	Wood	Beige	Intact	8.9	mg/cm ²
Outside	Hand Rail	Metal	Red	Deteriorated	0.3	mg/cm ²
Outside	Hand Rail	Metal	Red	Deteriorated	0.11	mg/cm ²
Outside	Curb	Concrete	Blue	Deteriorated	0.04	mg/cm ²

AREA 5: BUILDING AND HARDSCAPE
LEAD MATERIALS SUMMARY

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	0.5	mg/cm ²

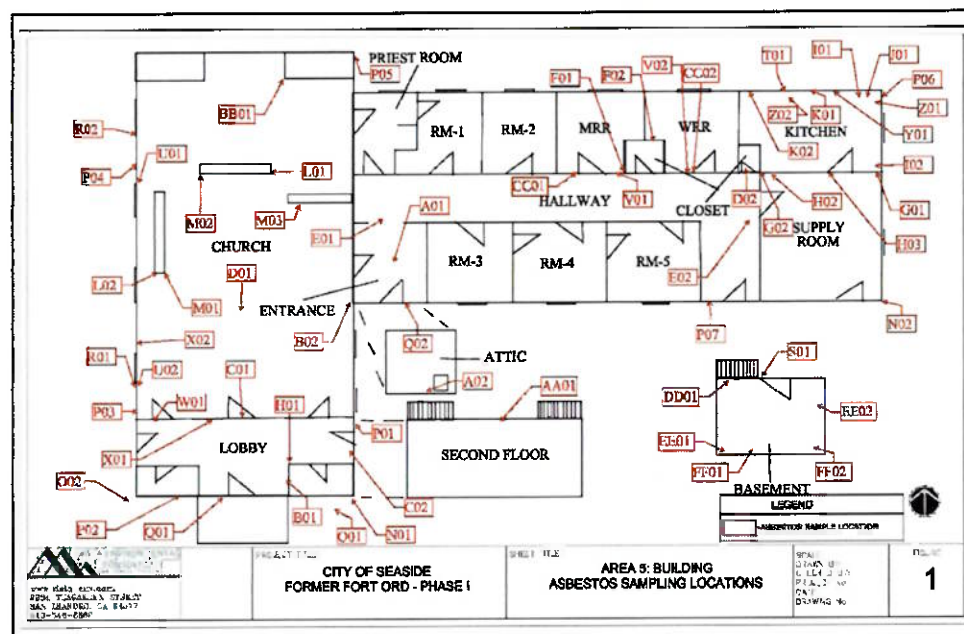
Lead Waste Characterization Estimate				
SAMPLE #	DESCRIPTION	LOCATION	RESULT	UNITS
5-PBW-01	CSU 95%, Roofing 2%, Wood Unpainted 2%, Wood Painted 1%, by Weight	Interior and Exterior	18	mg/kg

The sample results was below the Title 22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes TTLC level.

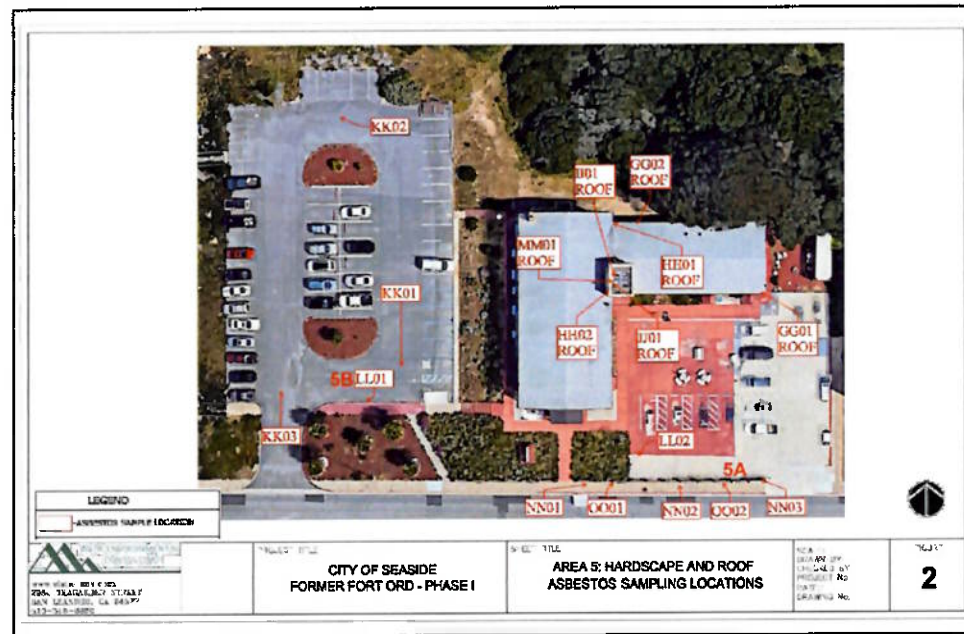
AREA 5: BUILDING AND HARDSCAPE
OTHER HAZARDOUS MATERIALS SUMMARY

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Fluorescent Tubes (4' Length)	Universal Waste	50
Other Non-Incandescent Lamps	Universal Waste	10
Batteries: Emergency Lights, Exit Signs, Alarm	Universal Waste	7
Audio/Visual Equipment	Universal Waste	19
Light Fixture Ballasts	Polychlorinated Biphenyls or E-Waste	25
Water Fountain/Coolers	Ozone Depleting Chemicals	1

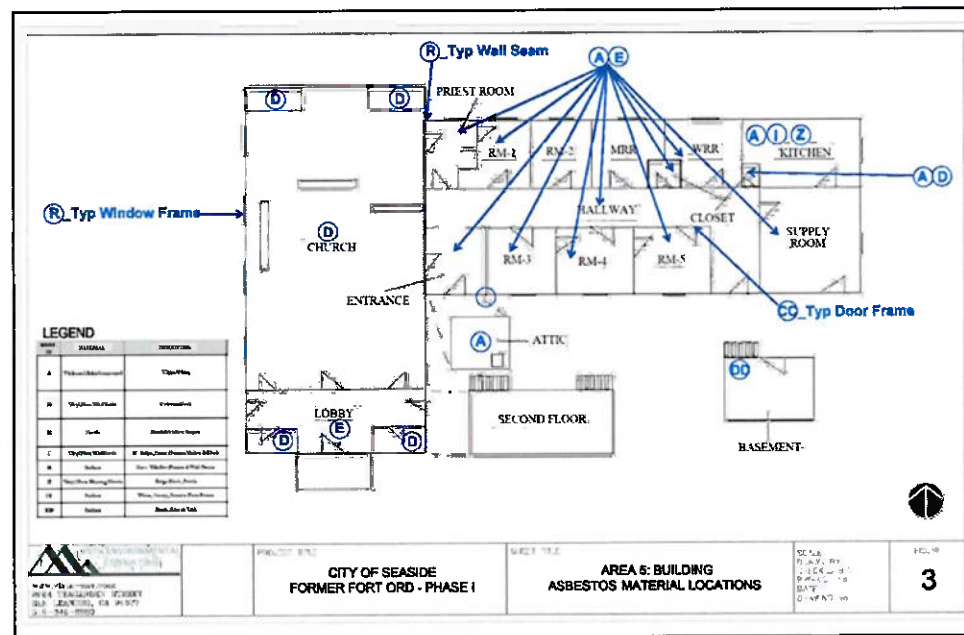
A CHAPEL STRUCTURE HAZARDOUS MATERIALS SURVEY
H-02 SCALE: NTS



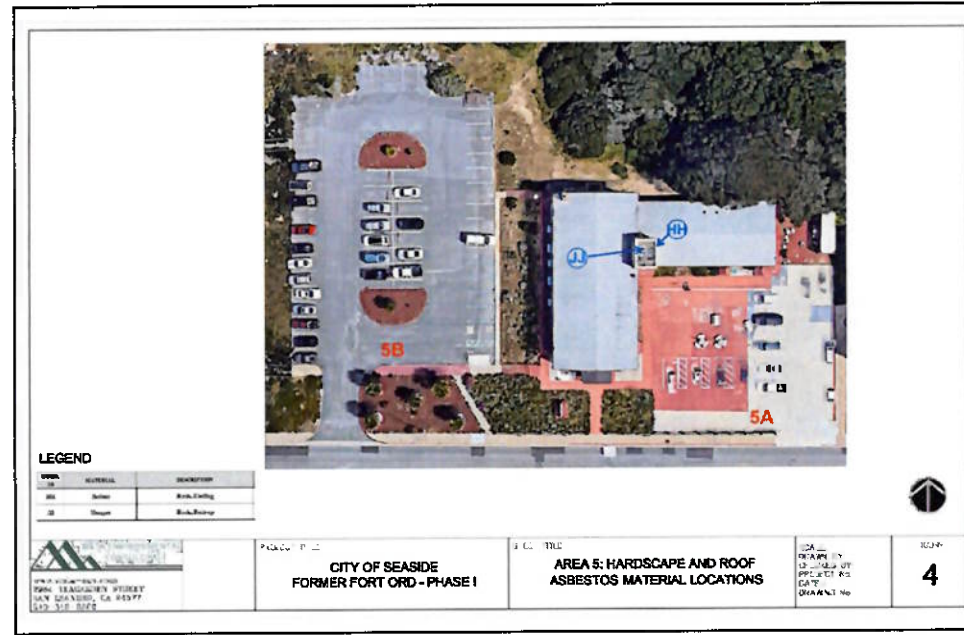
B CHAPEL STRUCTURE ABESTOS SAMPLING LOCAIONS
H-02 SCALE: NTS



C CHAPEL HARDSCAPE AND ROOF ABESTOS SAMPLING LOCATIONS
H-02 SCALE: NTS



D CHAPEL STRUCTURE ABESTOS MATERIAL LOCATIONS
H-02 SCALE: NTS



E CHAPEL HARDSCAPE AND ROOF ABESTOS MATERIAL LOCATIONS
H-02 SCALE: NTS

HAZARDOUS MATERIALS NOTES:

- SEE THE HAZARDOUS MATERIALS SURVEY REPORT BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
- THE CHAPEL STRUCTURE HAS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD-CONTAINING PAINT, UNIVERSAL WASTE, AND OTHER HAZARDOUS MATERIALS.
- THE CHAPEL HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.

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CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-8825	
SHEET TITLE: CHAPEL ABATEMENT AND REMEDIATION	PROJECT NO: 24 of 48
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	
H-02	

GRADING NOTES

- EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
- FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
- BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
- WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

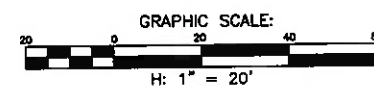
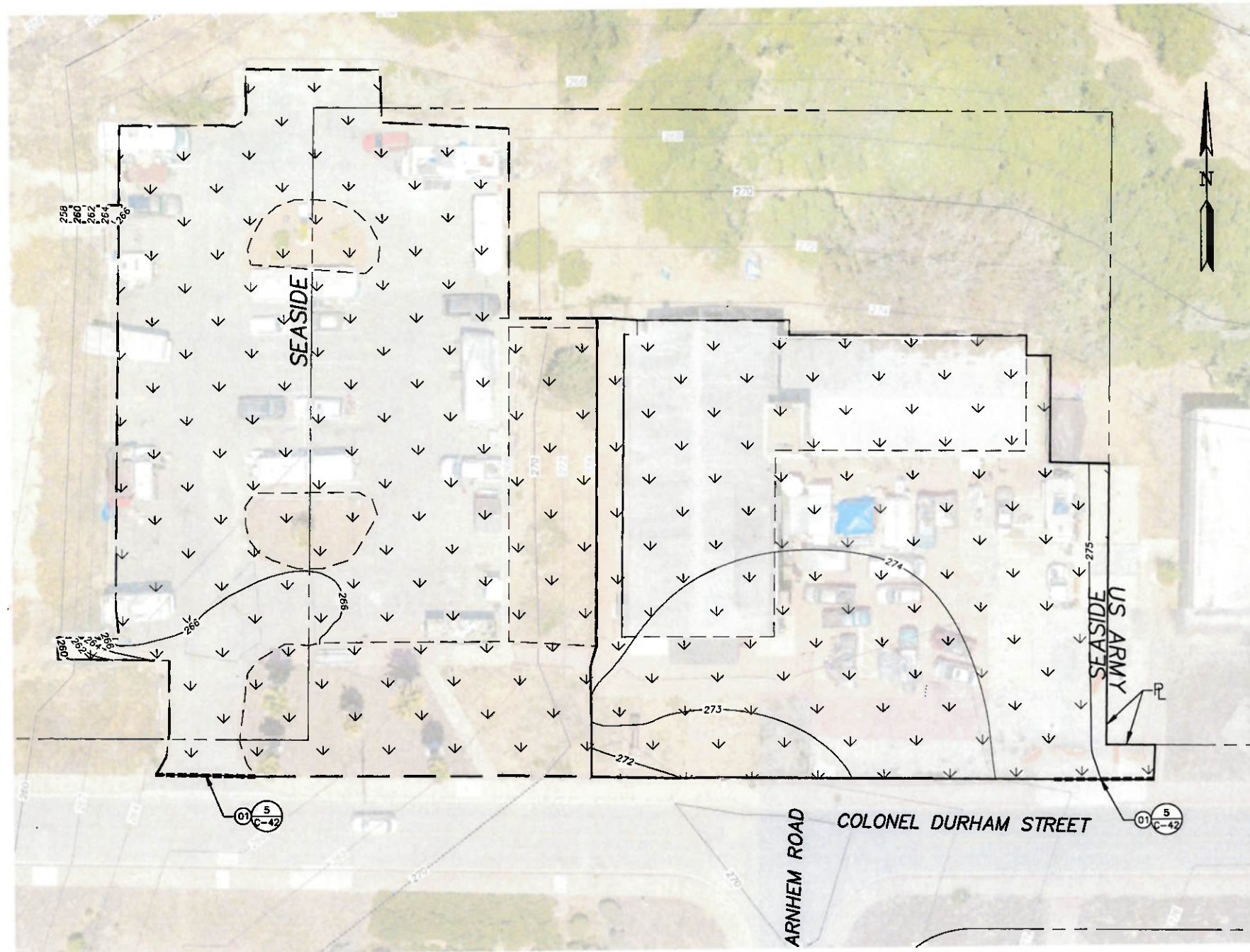
- LIMITS OF WORK
- • • • • HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

- ① CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.

OTHER NOTES

- PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.
- PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.



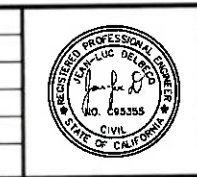
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NO.	BY	DATE	DESCRIPTION
1	JLD	2025-05-16	PHASE 1B RE-BID

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DRAWN BY: JLD/AT
CHECKED BY: RGB/SA
DATE: 2025-05-16
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 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: CHAPEL POST DEMOLITION & GRADING PLAN	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	PROJECT NO. 25 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	
C-20	



A PARKING LOT 'B' NORTH-SOUTH VIEW
C-21 SCALE: NTS



B PARKING LOT 'B' OVERHEAD VIEW
C-21 SCALE: NTS



C PARKING LOT 'B' SOUTH-NORTH VIEW
C-21 SCALE: NTS

EXISTING ASPHALT CONCRETE OR CONCRETE HARDSCAPE TO BE DEMOLISHED

		CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 92055 (831) 899-6825	
SHEET TITLE: PARKING LOT 'B' EXISTING CONDITIONS		PROJECT NO:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 26 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-21	

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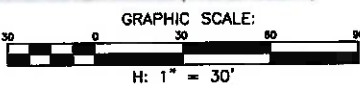
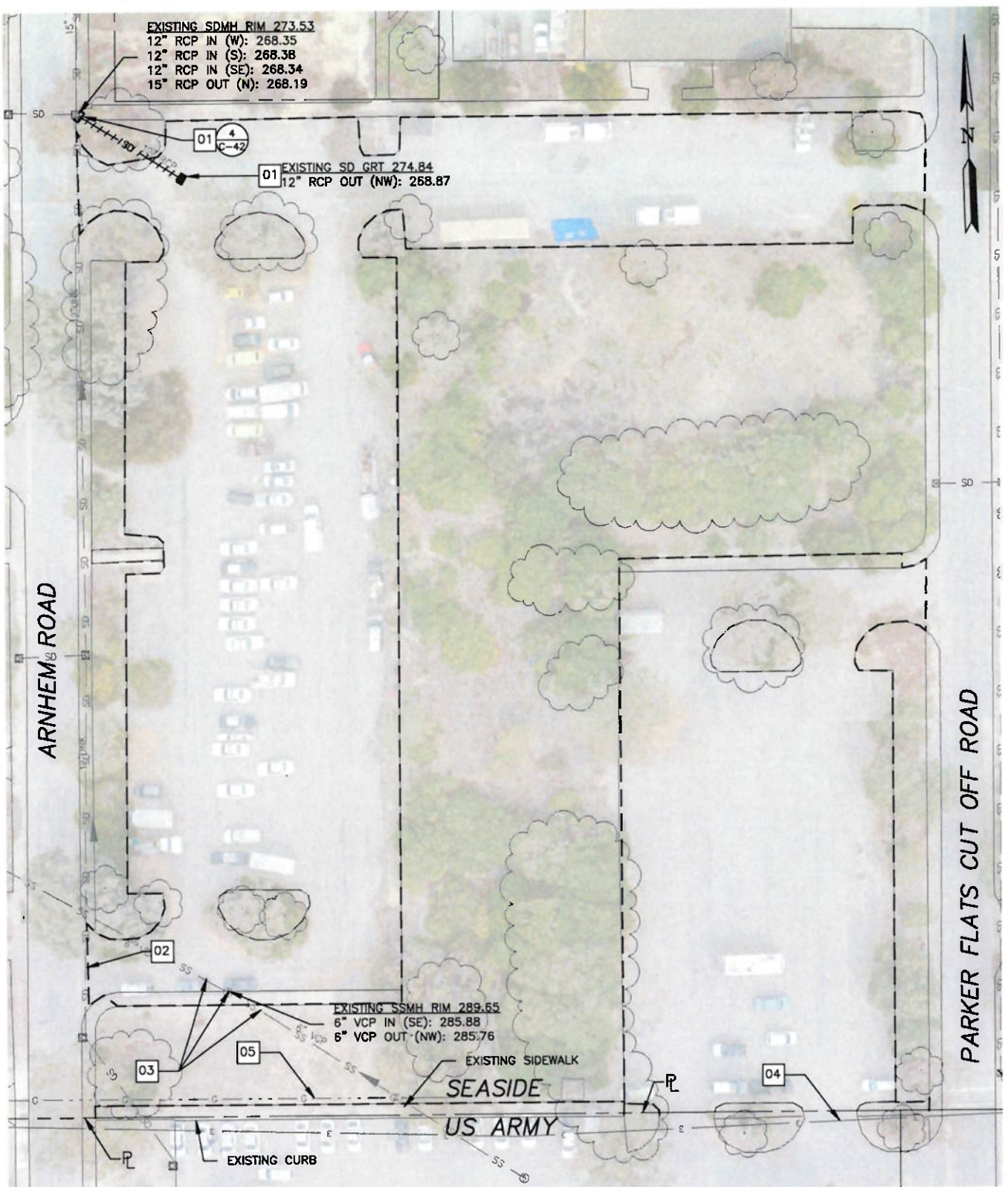
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DRAWN BY: JLD/AT
CHECKED BY: RGB/SA
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UTILITY DEMOLITION AND DECOMMISSIONING NOTES:

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2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION PRIOR TO BIDDING. THE CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
4. CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.
5. THE WORK SHALL INCLUDE DISCONNECTION, CAPPING, REMOVAL, AND DISPOSAL OF WATER, WASTEWATER, STORMWATER, GAS, ELECTRICAL, AND COMMUNICATION UTILITIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STORMWATER AREA DRAINS AND ASSOCIATED STORM DRAIN PIPE. DISCONNECT FROM MANHOLE PER DETAIL 4 ON SHEET C-42.

PROTECT IN PLACE

- 02 EXISTING STORM DRAIN MAIN AND STORM DRAIN PIPE
03 EXISTING SANITARY SEWER MAIN
04 EXISTING ELECTRICAL CONDUIT
05 EXISTING GAS MAIN

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

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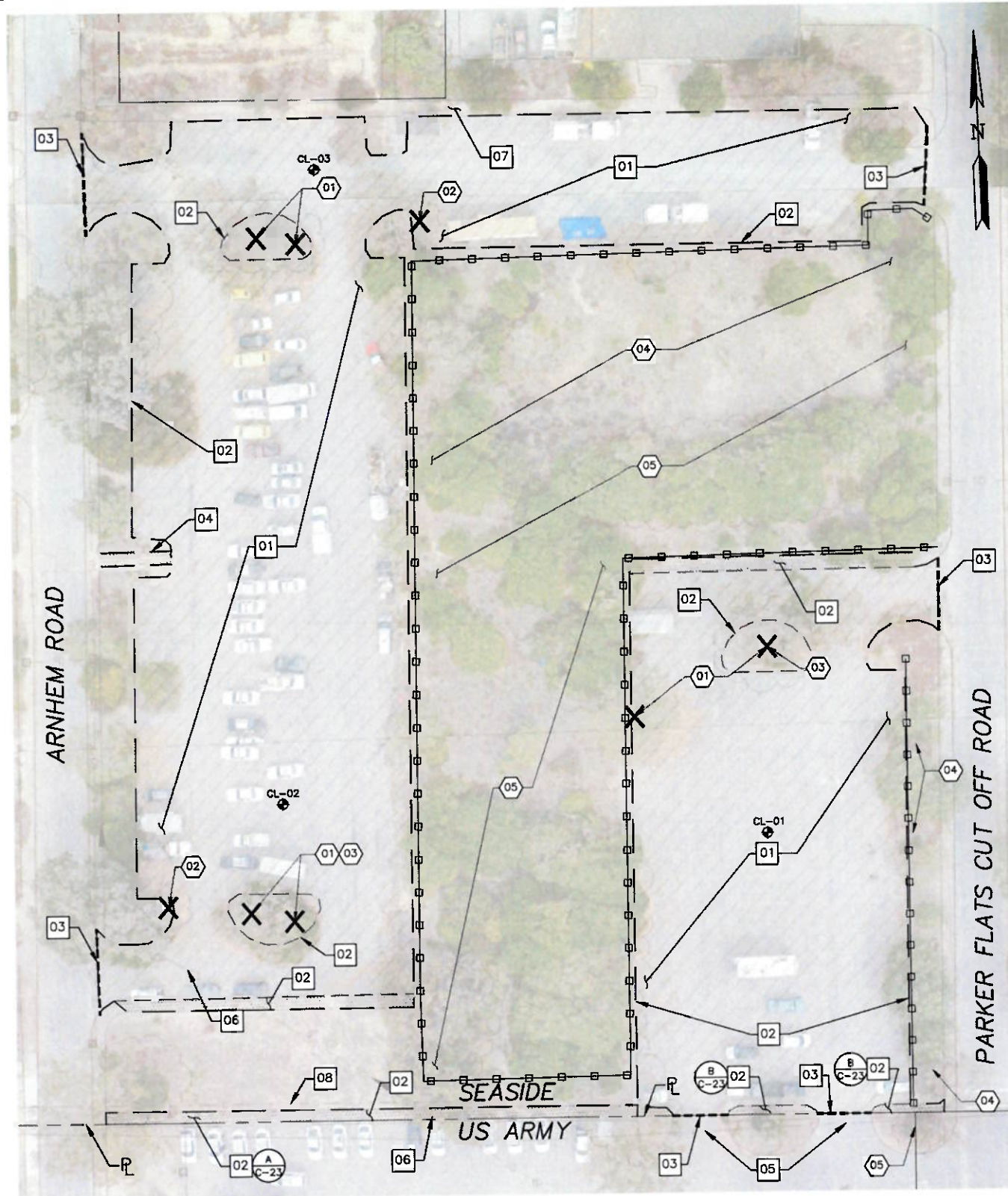


UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG



CITY OF SEASIDE PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE: PARKING LOT 'B' UTILITY DEMOLITION PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 27 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	C-22



REMOVE VEGETATION:

- 01 REMOVE EXISTING TREE
- 02 REMOVE EXISTING SHRUB(S) OR CLUSTER OF MULTIPLE SHRUBS
- 03 REMOVE EXISTING BUSH OR CLUSTER OF MULTIPLE BUSHES

PROTECT VEGETATION:

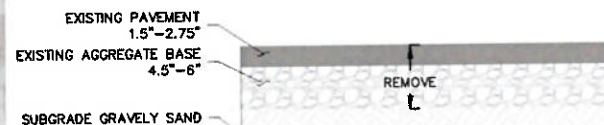
- 04 EXISTING TREE(S)
- 05 EXISTING BUSH OR CLUSTER OF MULTIPLE BUSHES

OTHER NOTES:

- SEE SPECIFICATIONS 024100 DEMOLITION, 311000 SITE CLEARING, 312200 GRADING, AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
- SEE SPECIFICATION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL FOR DEFINITIONS, SUBMITTALS, PROCEDURES, AND IMPLEMENTATION REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
- CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT CONCRETE (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
- PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

HAZARDOUS MATERIALS NOTES:

- PARKING LOT 'B' CONTAINS LEAD-BASED PAINT AND/OR MATERIALS.
- SEE THE 'HAZARDOUS MATERIALS SURVEY REPORT' BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (PROJECT NO. 2431283001). FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK, THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
- WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.



C EXISTING AC PAVEMENT SECTION
SCALE: 1"=1'

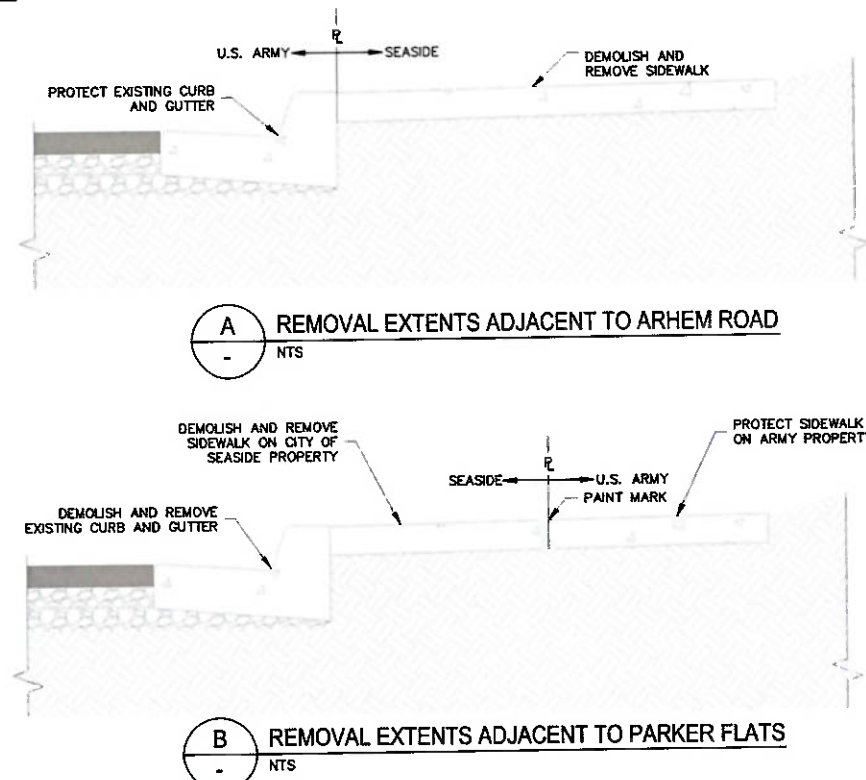
DECONSTRUCTION AND DEMOLITION NOTES

- THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
- MATERIAL OF THE APPROXIMATELY 91,954 SQUARE-FOOT PARKING LOT IS ASPHALT CONCRETE LAID OVER GRAVELLY SAND BASE.
- THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE DECONSTRUCTION AND DEMOLITION NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, PAVED SURFACES, AND INGRESS/EGRESS FROM ARNHEN ROAD AND PARKER FLATS CUTOFF ROAD
 - 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, CONCRETE PARKING BUMPERS, OR OTHER CONCRETE HARDSCAPE FEATURES.
 - 03 SAWCUT EXISTING ASPHALT CONCRETE
 - 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE STAIRS AND METAL HANDRAILING
- PROTECT IN PLACE
- 05 EXISTING UNDERGROUND ELECTRICAL CONDUIT
 - 06 EXISTING SANITARY SEWER MAIN
 - 07 EXISTING SIDEWALK
 - 08 EXISTING GAS MAIN



CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: PARKING LOT 'B' DEMOLITION PLAN	PROJECT NO.: 28 of 48
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: C-23
SHEET STATUS: ☒ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	

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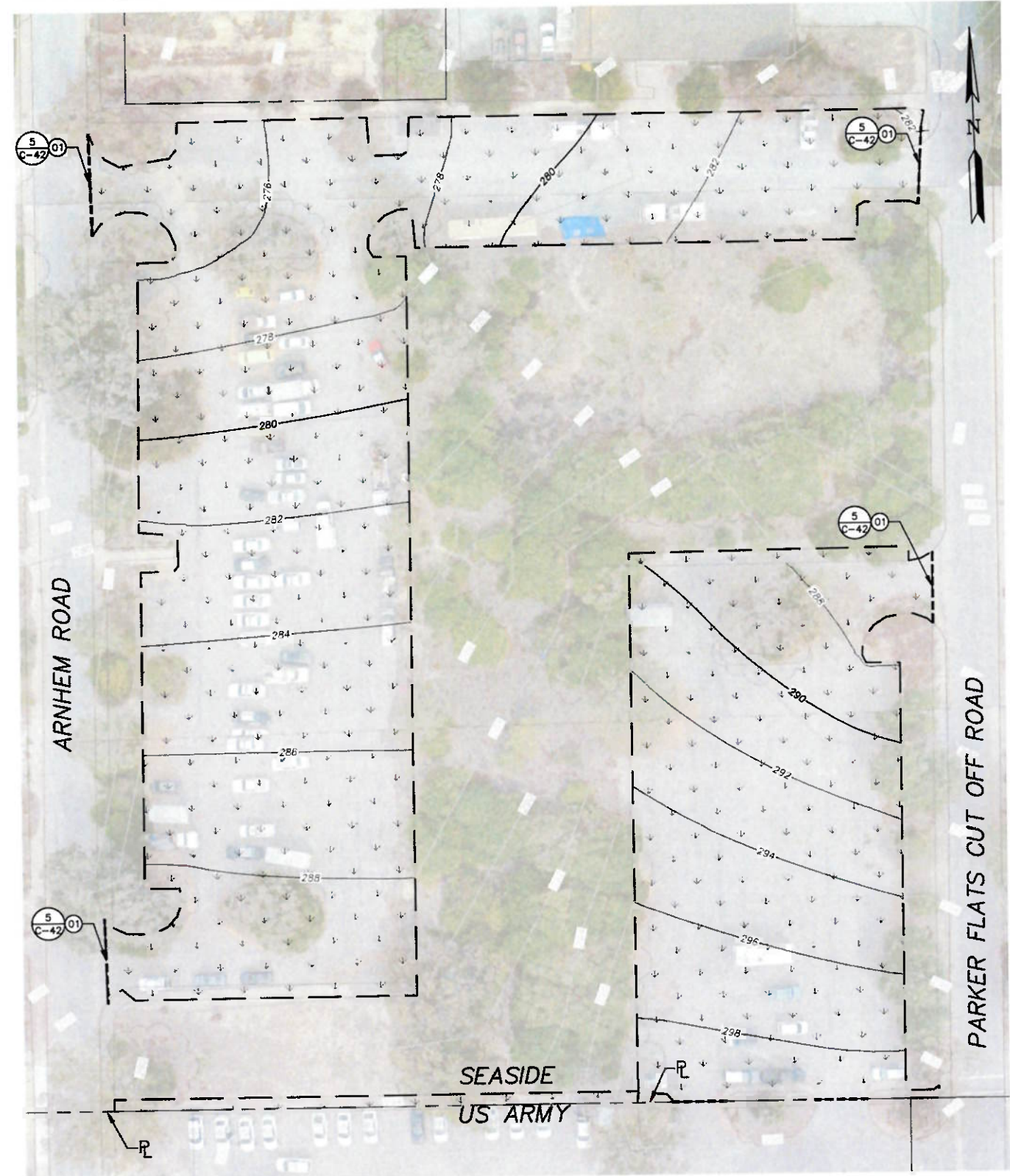
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UNDERGROUND SERVICE ALERT
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GRADING NOTES

1. EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
2. FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
3. BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
4. WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

- LIMITS OF WORK
- HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

- 01 CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.
2. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

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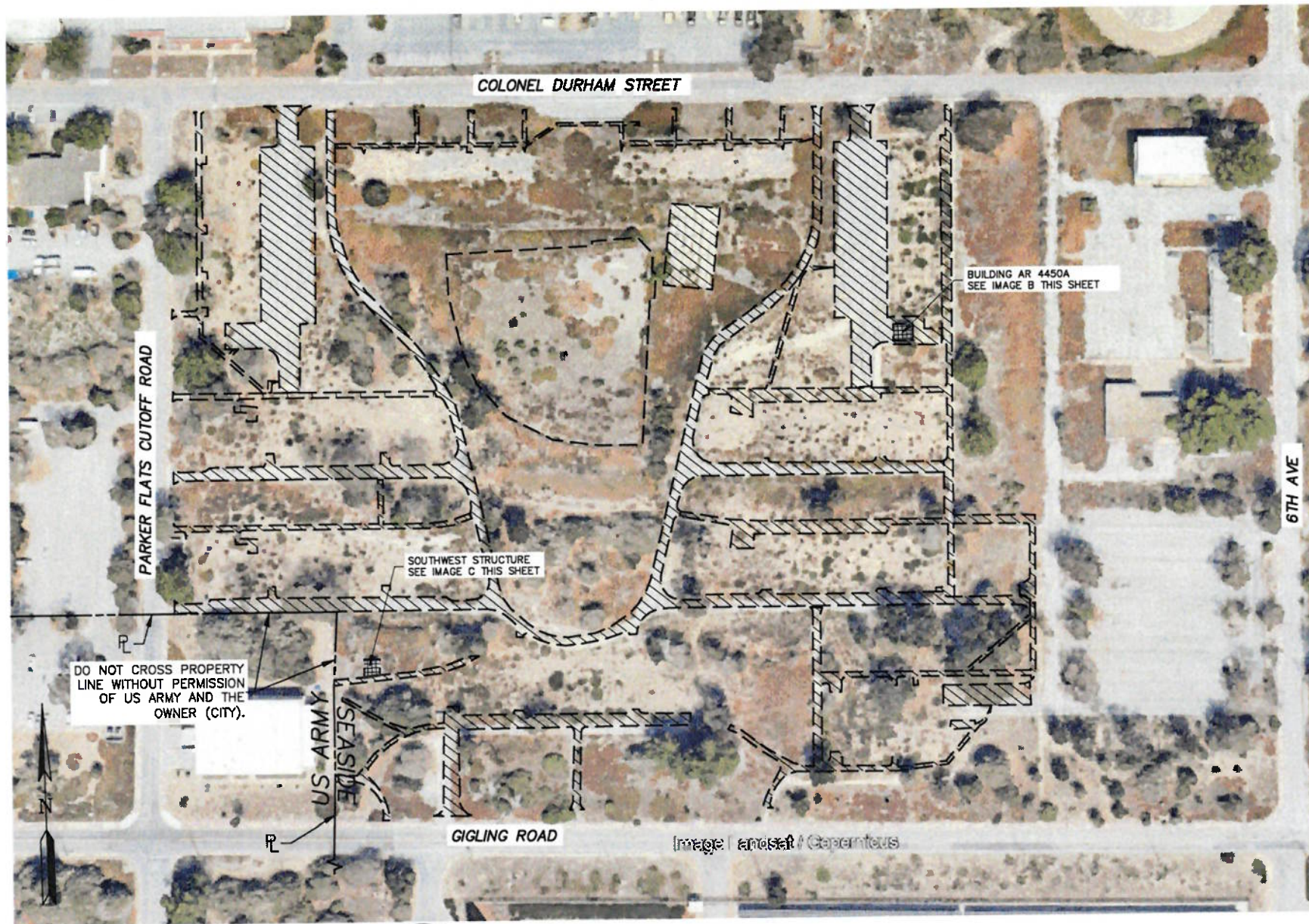


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		CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE, SEASIDE, CA 93855 (831) 899-6825	
SHEET TITLE: PARKING LOT 'B' POST-DEMOLITION GRADING PLAN		PROJECT NO.:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 29 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEM-FINAL ☐ OTHER		C-24	



A EAST PARKER FLATS AREA OVERHEAD VIEW
C-25 SCALE: NTS



B BUILDING AR 4450A CLOSEUP
C-25 SCALE: NTS



C SOUTHWEST STRUCTURE CLOSEUP
C-25 SCALE: NTS

DECONSTRUCTION AND DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH, DEBRIS, AND/OR RUBBISH REMOVAL AND PROPER DISPOSAL WITHIN LIMITS OF WORK.
- PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

LEGEND

- LIMITS OF WORK
- STRUCTURE TO BE REMOVED
SEE SITE SPECIFIC DEMOLITION PLANS
- EXISTING ASPHALT CONCRETE OR CONCRETE
HARDSCAPE TO BE DEMOLISHED
- EXISTING PROPERTY LINE (THIS SHEET ONLY)

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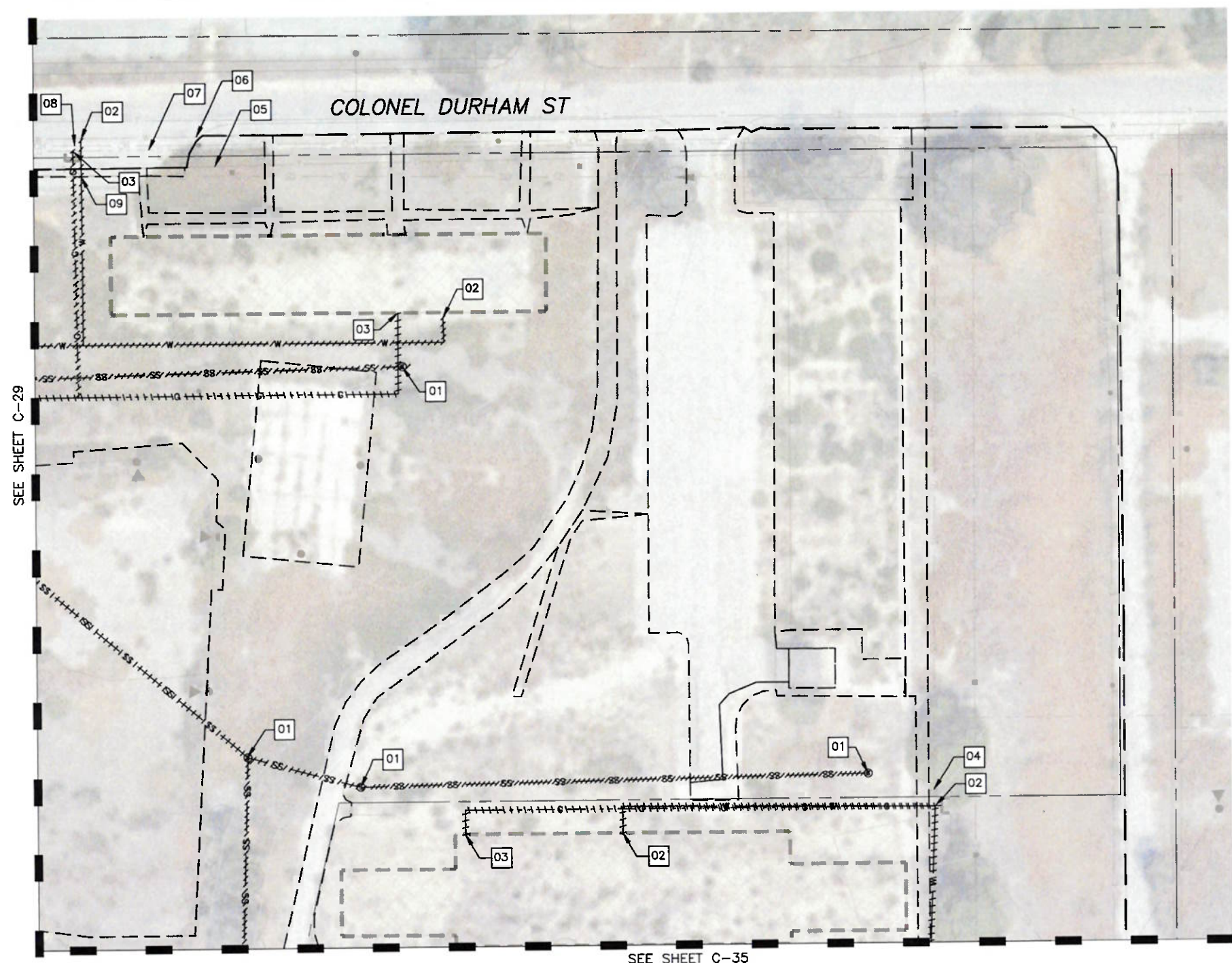


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SHEET TITLE: EAST PARKER FLATS EXISTING CONDITIONS	PROJECT NO.:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 30 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	C-25



UTILITY DEMOLITION AND DECOMMISSIONING NOTES:

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AID PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION. CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
4. CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.
5. THE CONTRACTOR SHALL TAKE OUT OF SERVICE THE WATER, WASTEWATER, STORMWATER, ELECTRICAL, GAS, AND COMMUNICATIONS TO THE PROPERTIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED SEWER MAINS, LATERALS, AND SELECTED MANHOLES.
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED WATER SERVICES.
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED GAS SERVICES

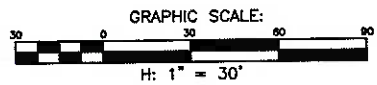
PROTECT IN PLACE

- 04 EXISTING STORM DRAIN MAIN
- 05 EXISTING UNDERGROUND TELECOM CONDUIT
- 06 EXISTING WATER MAIN
- 07 EXISTING GAS MAIN
- 08 EXISTING OVERHEAD ELECTRICAL LINE
- 09 EXISTING STORM DRAIN

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. REFER TO AS-BUILT PLANS "SURPLUS II UTILITY ABANDONMENT AND PROTECTION PLAN" INCLUDED IN APPENDIX 3 OF THE PROJECT SPECIFICATIONS FOR DETAILS ON THE EXTENTS OF UTILITY REMOVALS AND ABANDONMENT IN THIS AREA PERFORMED PREVIOUSLY BY OTHERS.

SEE SHEET C-35



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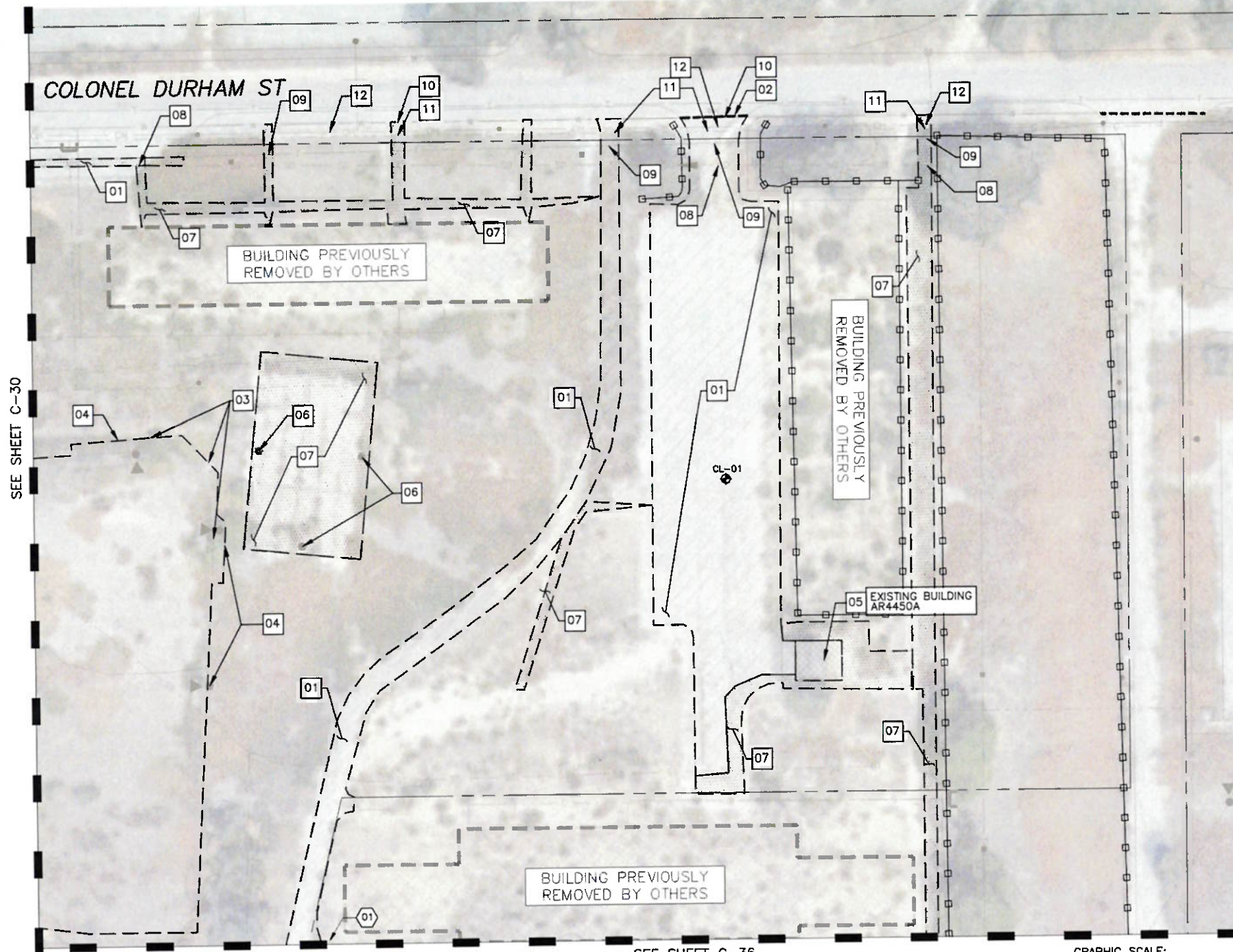


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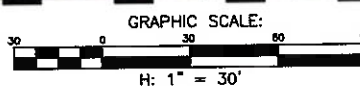
UNDERGROUND SERVICE ALERT
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	SHEET TITLE: EAST PARKER FLATS Q1 UTILITY DEMOLITION PLAN	PROJECT NO.:
	PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 31 of 48
	SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SDW-FINAL ☐ OTHER	C-26



SEE SHEET C-30

SEE SHEET C-36



A EXISTING AC PAVEMENT SECTION
SCALE: NTS

DECONSTRUCTION AND DEMOLITION NOTES

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF STRUCTURES, INCLUDING ROOF SYSTEMS, EXTERIOR WALLS, INTERIOR WALLS, CONCRETE SLABS, CONCRETE FOUNDATIONS, FOUNDATIONS OF OTHER MATERIAL(S), WINDOWS, DOORS, PLUMBING, MECHANICAL, COMMUNICATIONS, AND ELECTRICAL SYSTEMS.
4. MATERIAL OF THE APPROXIMATELY 18,732 SQUARE-FOOT PARKING LOT IS ASPHALT CONCRETE LAID OVER GRAVELLY SAND BASE.
5. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.

GENERAL KEYNOTES

(NOT EXHAUSTIVE. SEE DECONSTRUCTION AND DEMOLITION NOTES.)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, ASPHALT PAVED SURFACES, AND INGRESS/EGRESS FROM COLONEL DURHAM STREET.
- 02 SAWCUT EXISTING ASPHALT CONCRETE ALONG BACK OF EXISTING CONCRETE SIDEWALK
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CHAINLINK FENCE AND ANY ASSOCIATED POSTS OR FOOTINGS
- 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF STADIUM LIGHTS AND FOUNDATIONS
- 05 DEMOLISH, REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURE AR 4405A (SEE STRUCTURE AND EXISTING CONDITIONS ON SHEET C-25 FOR PHOTOGRAPHS)
- 06 DEMOLISH, REMOVE AND PROPERLY DISPOSE OF BASKETBALL HOOPS AND FOUNDATIONS
- 07 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, OR OTHER CONCRETE HARDSCAPE FEATURES

PROTECT IN PLACE

- 08 EXISTING STORM DRAIN MAIN
- 09 EXISTING UNDERGROUND TELECOM CONDUIT
- 10 EXISTING WATER MAIN
- 11 EXISTING GAS MAIN
- 12 EXISTING ELECTRICAL LINE

HAZARDOUS MATERIALS NOTES:

1. THE EAST PARKER FLATS AREA CONTAINS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD CONTAINING PAINT AND/OR MATERIALS, AND UNIVERSAL WASTE, SUSPECT PCBs, AND/OR OTHER HAZARDOUS MATERIALS.
2. SEE THE 'HAZARDOUS MATERIALS SURVEY REPORT' BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2023 (PROJECT NO. 2431283001), FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
3. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
4. THE EAST PARKER FLATS AREA HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.
5. SHOULD THE REMOVAL OF IDENTIFIED REGULATED ASBESTOS-CONTAINING MATERIALS (RACM) INVOLVE AT LEAST 160 SQUARE FEET OR 260 LINEAR FEET, THEN NOTIFICATION TO THE MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) AND CAL/OSHA MUST BE ACCOMPLISHED PRIOR TO THE INITIATION OF SUCH ACTIVITIES.
6. WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
7. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
4. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCP) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.

PROTECT VEGETATION

1. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION WITHIN THE EAST PARKER FLATS QUADRANT 2 AREA WITH THE EXCEPTION OF MINOR CLEARING AND GRUBBING AS REQUIRED TO PERFORM THE DEMOLITION WORK. IT IS ASSUMED ALL TREES CAN BE PROTECTED IN PLACE TO PERFORM THE DEMOLITION WORK AS DEFINED BY THIS SHEET.
2. CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN THIS AREA WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF SEASIDE.

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NO.	BY	DATE	DESCRIPTION
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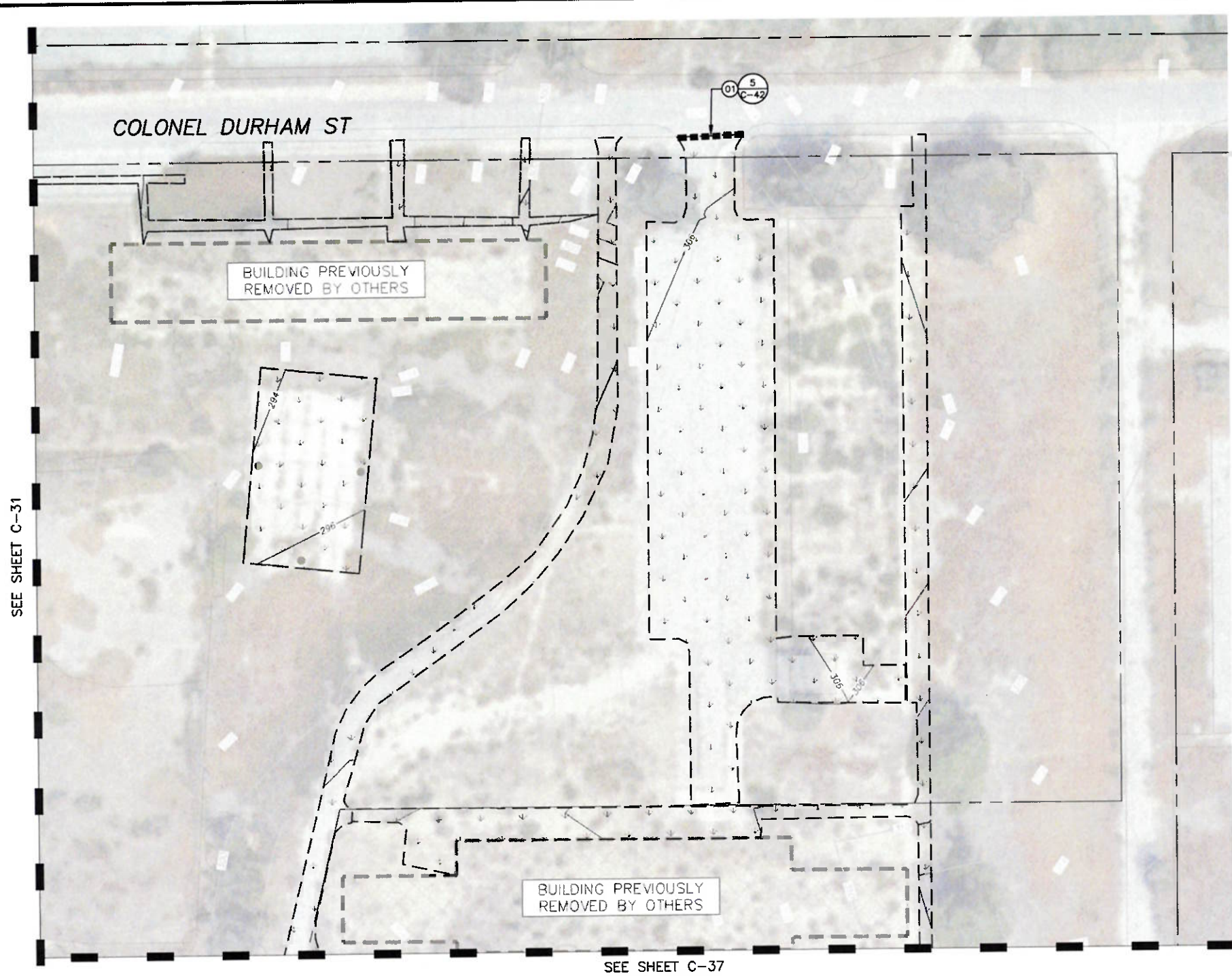
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UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: EAST PARKER FLATS Q1 DEMOLITION PLAN	PROJECT NO.: 32 of 48
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	
SHEET STATUS: ☒ PRELIMINARY ☒ FINAL ☐ SEM-FINAL ☐ OTHER	
C-27	

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GRADING NOTES

1. EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
2. FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
3. BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
4. WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

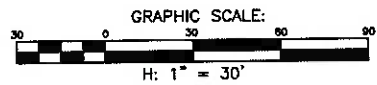
- LIMITS OF WORK
- HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

- 01 CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 329216 HYDROSEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.



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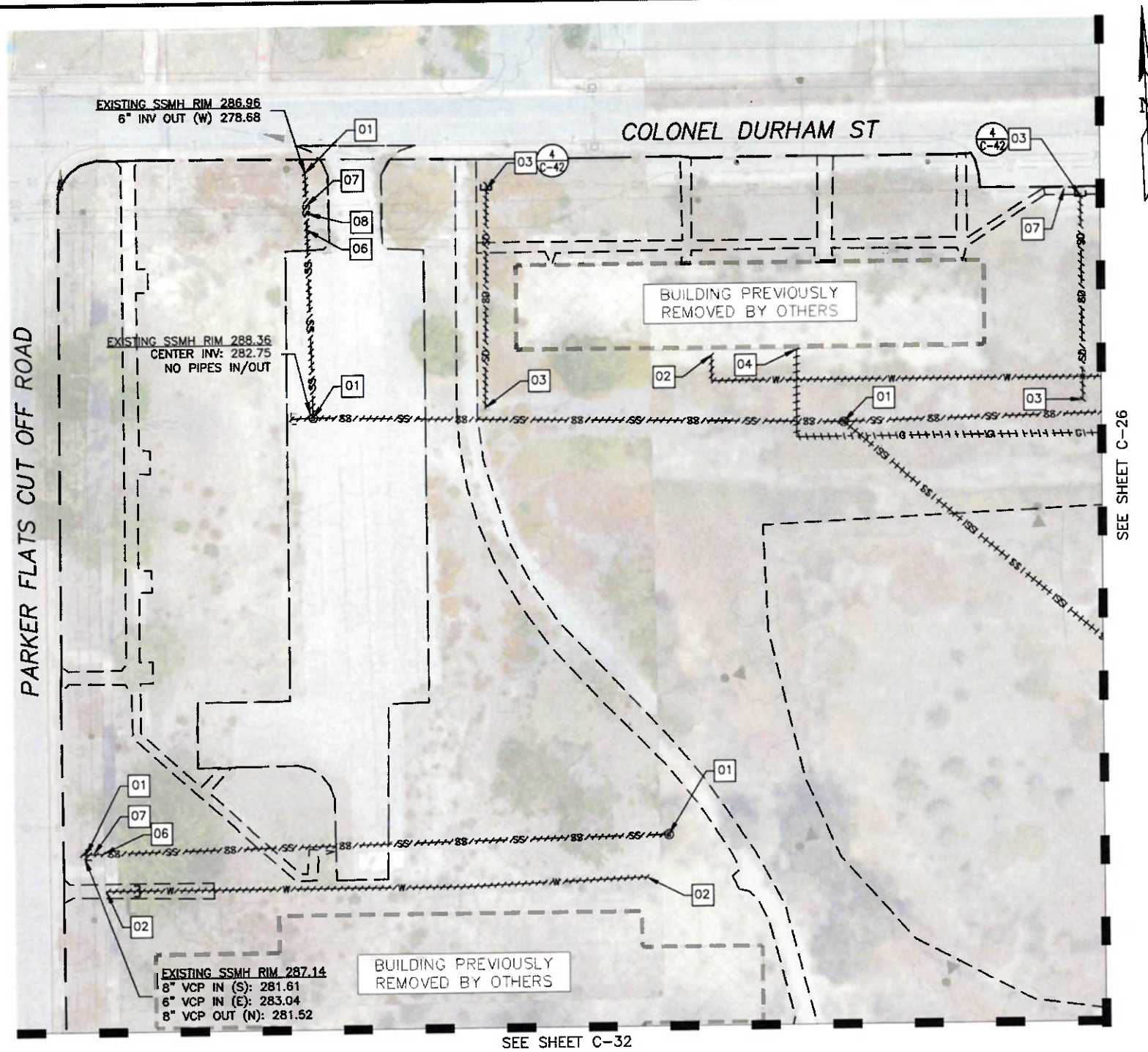


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 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: EAST PARKER FLATS Q1 POST-DEMOLITION GRADING PLAN	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	PROJECT NO: 33 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	
SHEET: C-28	



UTILITY DEMOLITION AND DECOMMISSIONING NOTES:

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION. CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
4. CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.
5. THE CONTRACTOR SHALL TAKE OUT OF SERVICE THE WATER, WASTEWATER, STORMWATER, ELECTRICAL, GAS, AND COMMUNICATIONS TO THE PROPERTIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).

GENERAL KEYNOTES

(NOT EXHAUSTIVE. SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES.)

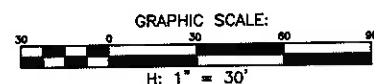
- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED SEWER MAINS, LATERALS, AND SELECTED MANHOLES.
- 02 TERMINATE SERVICE, CAP, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED POTABLE AND NON-POTABLE WATER SERVICES.
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STORMWATER AREA DRAINS AND ASSOCIATED STORM DRAIN PIPE. DISCONNECT FROM EXISTING STORM DRAIN MANHOLE PER DETAIL 4 ON SHEET C-42.
- 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED GAS SERVICE LINE.

PROTECT IN PLACE

- 05 EXISTING STORM DRAIN MAIN, STORM DRAIN PIPE AND STORM DRAIN GRATED INLET
- 06 EXISTING GAS MAINS
- 07 EXISTING TELECOM MAINS
- 08 EXISTING WATER MAIN

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. REFER TO AS-BUILT PLANS "SURPLUS II UTILITY ABANDONMENT AND PROTECTION PLAN" INCLUDED IN APPENDIX 3 OF THE PROJECT SPECIFICATIONS FOR DETAILS ON THE EXTENTS OF UTILITY REMOVALS AND ABANDONMENT IN THIS AREA PERFORMED PREVIOUSLY BY OTHERS.



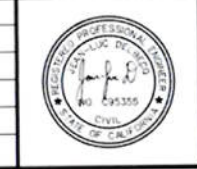
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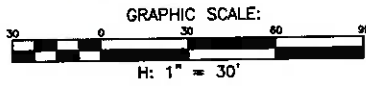
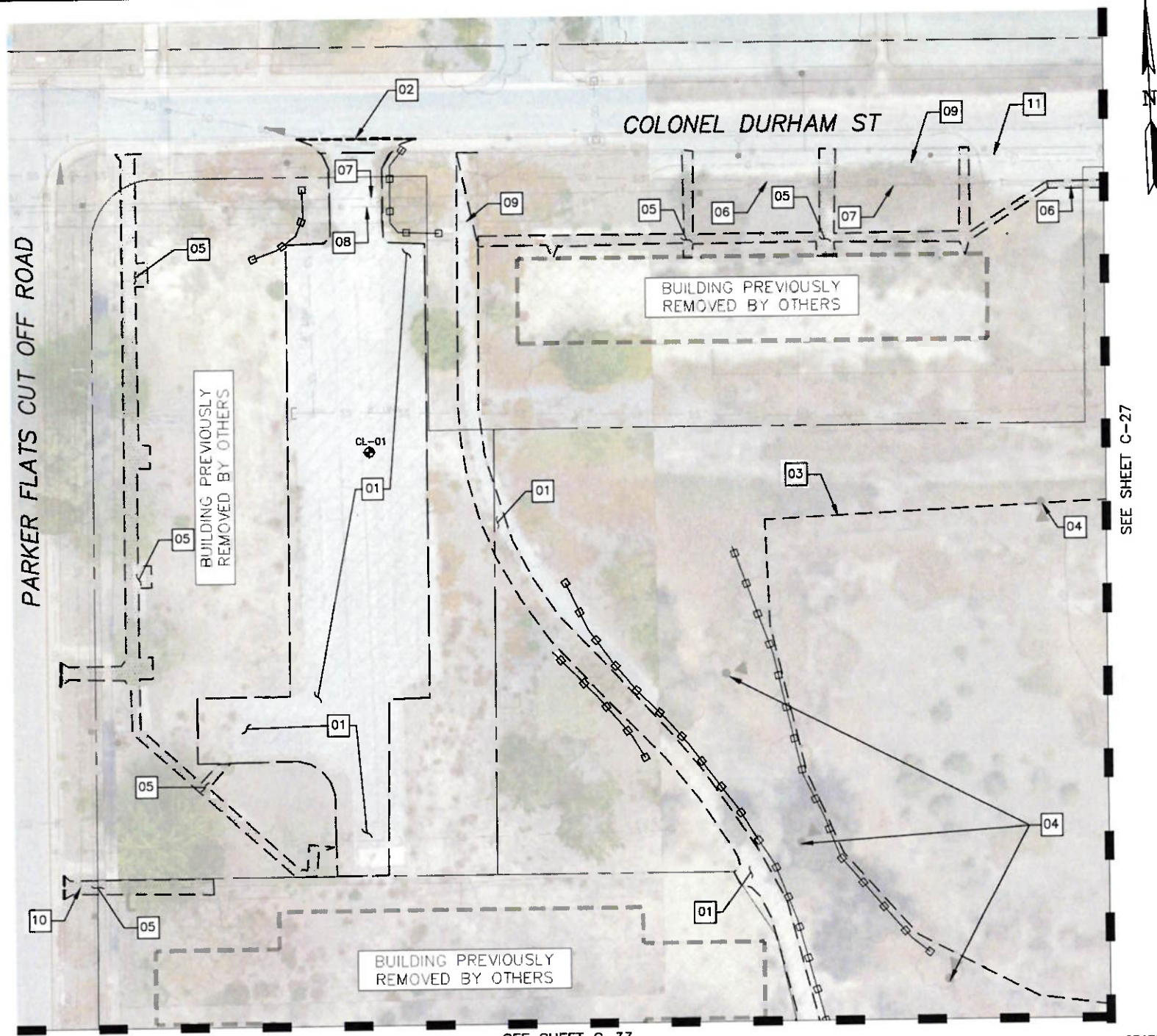


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UNDERGROUND SERVICE ALERT
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CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: EAST PARKER FLATS Q2 UTILITY DEMOLITION PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 34 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	C-29



PROTECT VEGETATION

1. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION WITHIN THE EAST PARKER FLATS QUADRANT 2 AREA WITH THE EXCEPTION OF MINOR CLEARING AND GRUBBING AS REQUIRED TO PERFORM THE DEMOLITION WORK. IT IS ASSUMED ALL TREES CAN BE PROTECTED IN PLACE TO PERFORM THE DEMOLITION WORK AS DEFINED BY THIS SHEET.
2. CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN THIS AREA WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF SEASIDE.

DECONSTRUCTION AND DEMOLITION NOTES

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF STRUCTURES, INCLUDING ROOF SYSTEMS, EXTERIOR WALLS, INTERIOR WALLS, CONCRETE SLABS, CONCRETE FOUNDATIONS, FOUNDATIONS OF OTHER MATERIAL(S), WINDOWS, DOORS, PLUMBING, MECHANICAL, COMMUNICATIONS, AND ELECTRICAL SYSTEMS.
4. MATERIAL OF THE APPROXIMATELY 18,732 SQUARE-FOOT PARKING LOT IS ASPHALT CONCRETE LAID OVER GRAVELLY SAND BASE.
5. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE DECONSTRUCTION AND DEMOLITION NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT PARKING LOT, PAVED SURFACES, AND INGRESS/EGRESS FROM COLONEL DURHAM STREET AND PARKER FLATS CUT OFF RD.
- 02 SAWCUT EXISTING ASPHALT CONCRETE
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CHAINLINK FENCE AND ANY ASSOCIATED POSTS AND FOOTINGS.
- 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF STADIUM LIGHTS, POLES, FOUNDATIONS.
- 05 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, OR OTHER CONCRETE HARDSCAPE FEATURES

PROTECT IN PLACE

- 06 EXISTING STORM DRAIN MAIN
- 07 EXISTING UNDERGROUND TELECOM CONDUIT
- 08 EXISTING WATER MAIN
- 09 EXISTING GAS MAIN
- 10 EXISTING SEWER MAIN
- 11 EXISTING OVERHEAD ELECTRICAL LINE

HAZARDOUS MATERIALS NOTES:

1. THE EAST PARKER FLATS AREA CONTAINS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD CONTAINING PAINT AND/OR MATERIALS, AND UNIVERSAL WASTE, SUSPECT PCBs, AND/OR OTHER HAZARDOUS MATERIALS.
2. SEE THE 'HAZARDOUS MATERIALS SURVEY REPORT' BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (PROJECT NO. 2431283001), FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
3. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
4. THE EAST PARKER FLATS AREA HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.
5. SHOULD THE REMOVAL OF IDENTIFIED REGULATED ASBESTOS-CONTAINING MATERIALS (RACM) INVOLVE AT LEAST 160 SQUARE FEET OR 260 LINEAR FEET, THEN NOTIFICATION TO THE MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) AND CAL/OSHA MUST BE ACCOMPLISHED PRIOR TO THE INITIATION OF SUCH ACTIVITIES.
6. WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
7. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
4. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.

 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: EAST PARKER FLATS Q2 DEMOLITION PLAN	PROJECT NO: 35 of 48
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SDM-FINAL ☐ OTHER	
SHEET: C-30	

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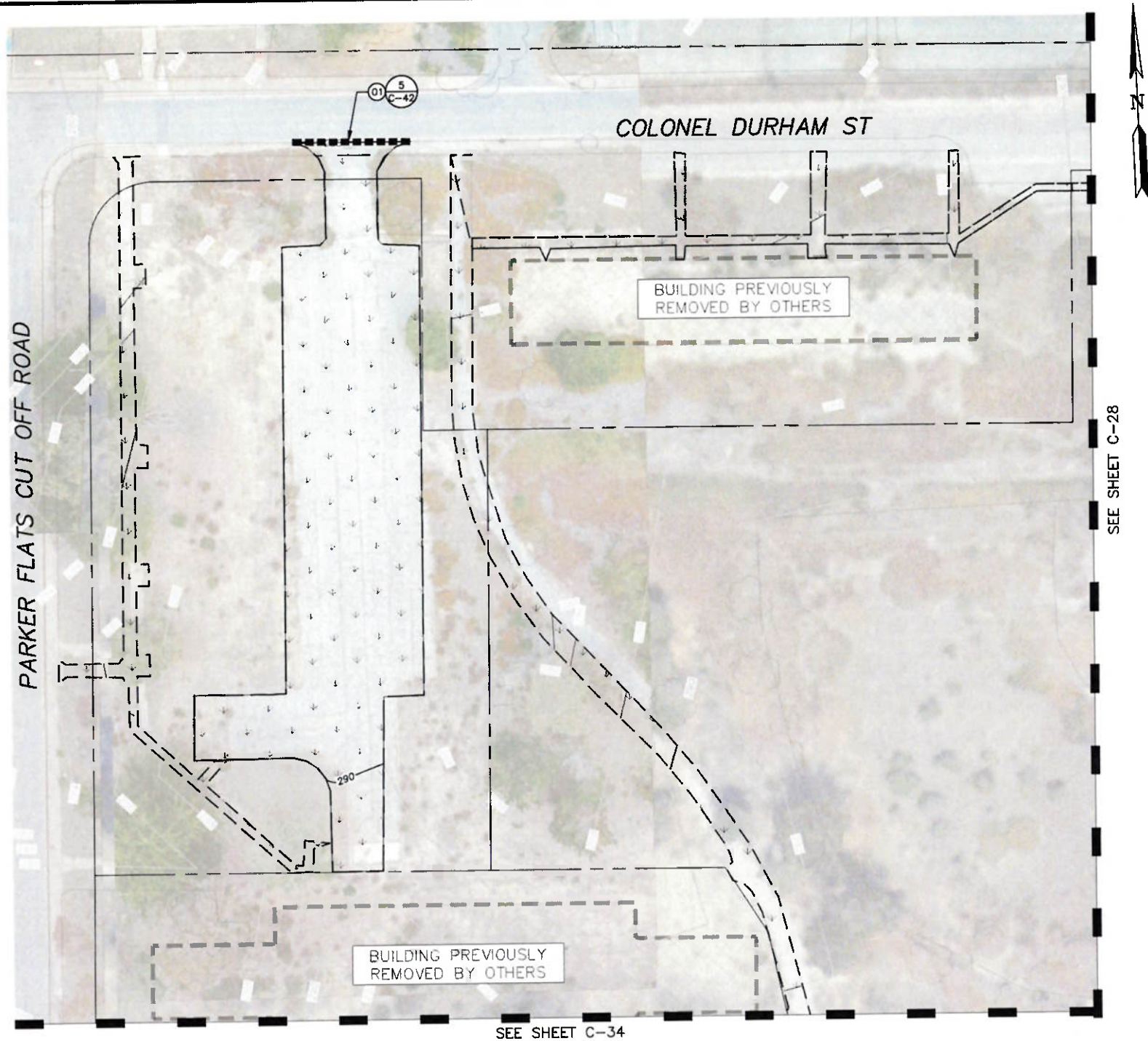
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UNDERGROUND SERVICE ALERT
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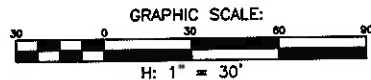


- GRADING NOTES**
- EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
 - FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
 - BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
 - WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

- LEGEND**
- LIMITS OF WORK
 - HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

- CONSTRUCTION NOTES**
- 01 CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.

- OTHER NOTES**
- PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.



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Harris & Associates
2375 NORTHSIDE DR, SUITE 125,
SAN DIEGO, CA 92108
WEAREHARRIS.COM

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DRAWN BY: JLD/AT
CHECKED BY: RGB/SA
DATE: 2025-05-16
JOB NO. 1800113002

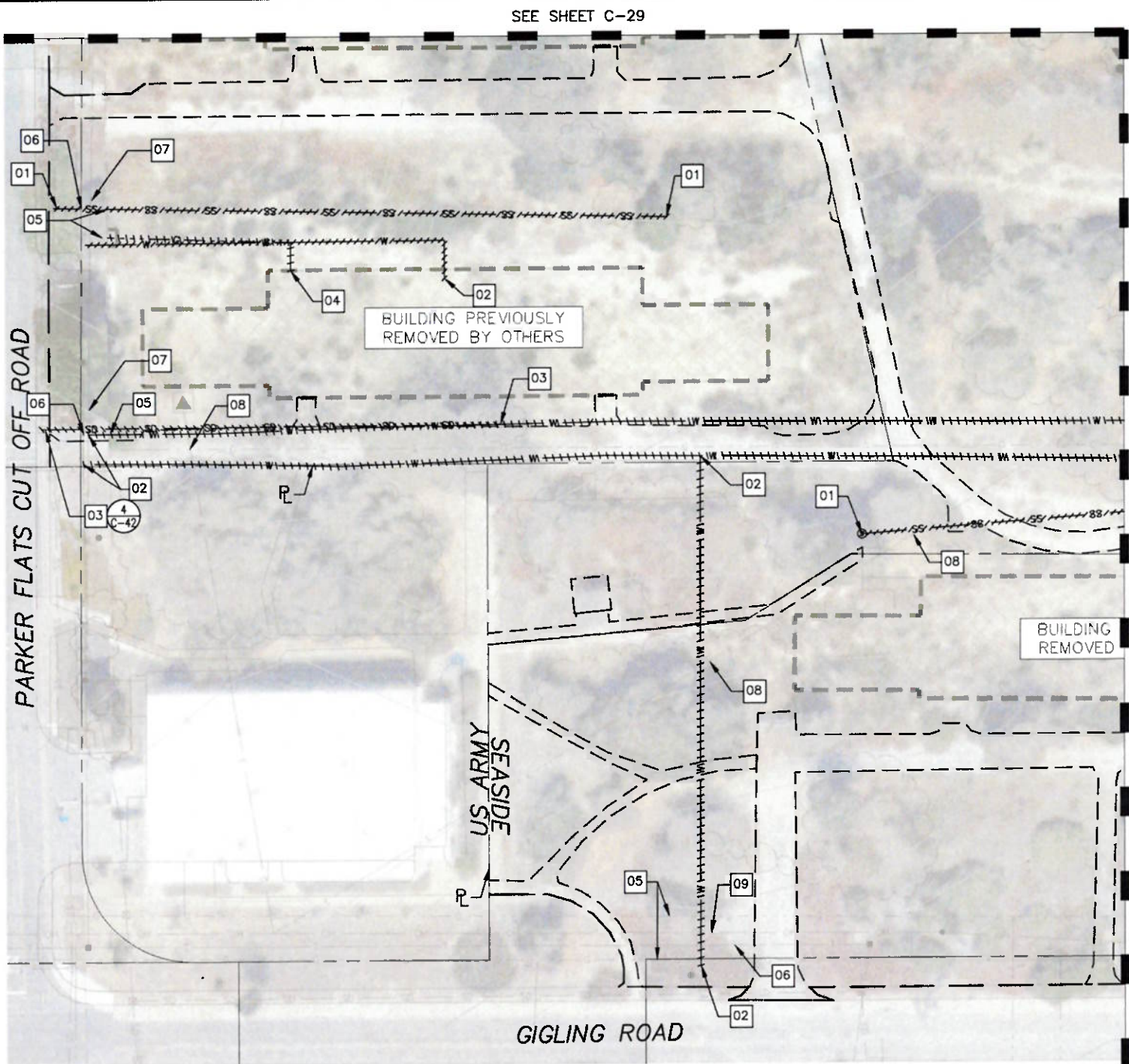


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 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: EAST PARKER FLATS Q2 POST-DEMOLITION GRADING PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 36 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	C-31

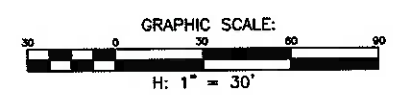


- UTILITY DEMOLITION AND DECOMMISSIONING NOTES:**
1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DEMOLITION AND DECOMMISSIONING. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
 2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION. CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
 3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
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 5. THE CONTRACTOR SHALL TAKE OUT OF SERVICE THE WATER, WASTEWATER, STORMWATER, ELECTRICAL, GAS, AND COMMUNICATIONS TO THE PROPERTIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).

- GENERAL KEYNOTES**
(NOT EXHAUSTIVE, SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES).
- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED SEWER MAINS, LATERALS, AND SELECTED MANHOLES
 - 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED POTABLE AND NON-POTABLE WATER SERVICES
 - 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STORM DRAIN MAIN AND INLET
 - 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED GAS SERVICE

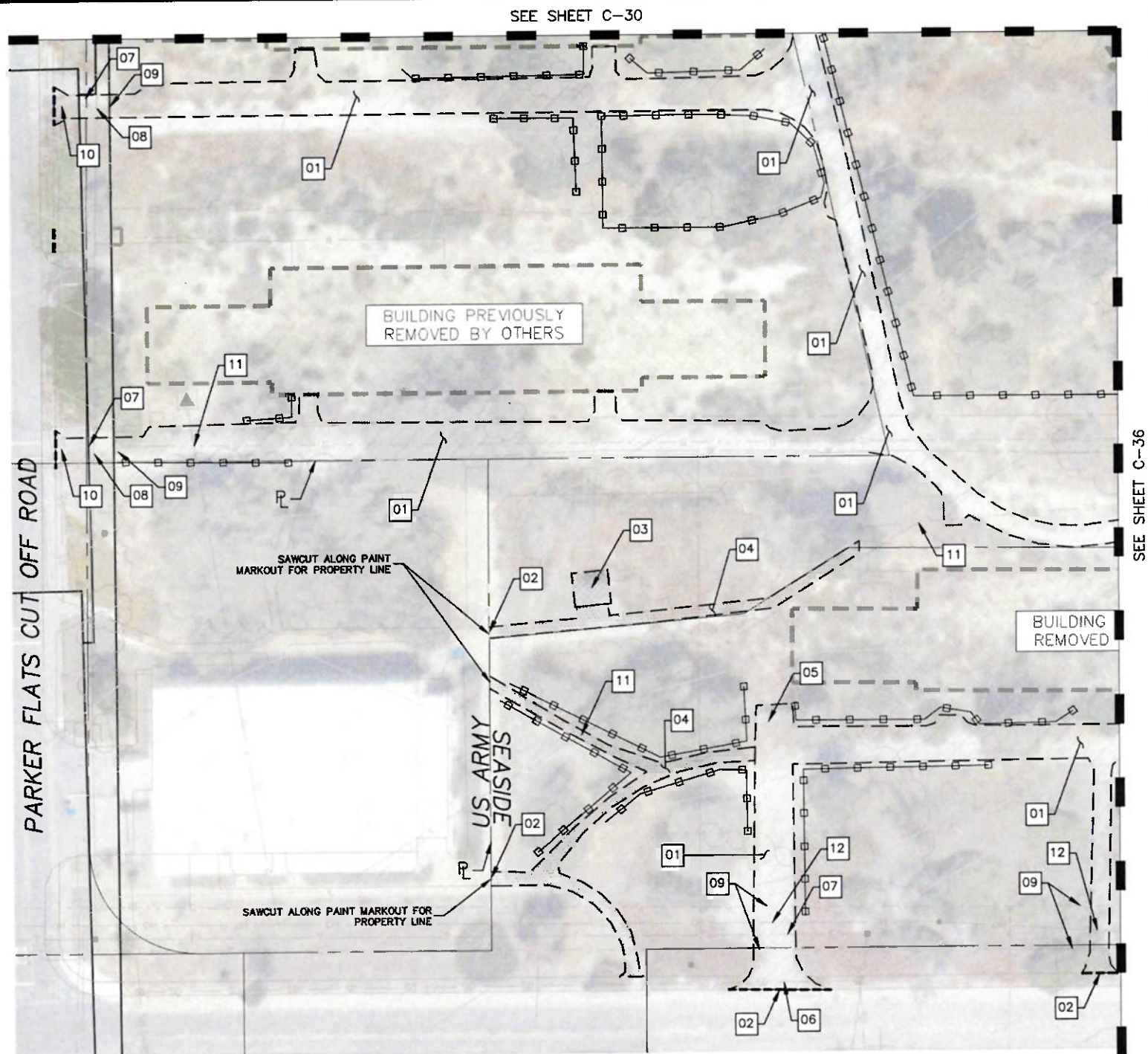
- PROTECT IN PLACE**
- 05 EXISTING GAS MAIN
 - 06 EXISTING TELECOM CONDUIT
 - 07 EXISTING WATER MAIN
 - 08 EXISTING UNDERGROUND ELECTRICAL CONDUIT
 - 09 EXISTING OVERHEAD ELECTRICAL LINE

- OTHER NOTES**
1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
 2. REFER TO AS-BUILT PLANS "SURPLUS II UTILITY ABANDONMENT AND PROTECTION PLAN" INCLUDED IN APPENDIX 3 OF THE PROJECT SPECIFICATIONS FOR DETAILS ON THE EXTENTS OF UTILITY REMOVALS AND ABANDONMENT IN THIS AREA PERFORMED PREVIOUSLY BY OTHERS.
 3. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.



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<table border="1"><thead><tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td></td><td></td><td>PHASE 1B RE-BID</td></tr></tbody></table>				NO.	BY	DATE	DESCRIPTION	1			PHASE 1B RE-BID	Harris & Associates 2375 NORTHSIDE DR, SUITE 125 SAN DIEGO, CA 92108 WEAREHARRIS.COM		DESIGNED BY: JLD DRAWN BY: JLD/AT CHECKED BY: RGB/SA DATE: 2025-05-16 JOB NO. 1800113002		NOTE: THIS DRAWING MAY BE A REDUCED SCALE PRINT OF THE ORIGINAL DRAWING (24X36). UTILIZE GRAPHIC SCALES TO VERIFY IF DRAWING IS A REDUCTION, AND ADJUST SCALES ACCORDINGLY TO THE GRAPHIC SCALES SHOWN.		UNDERGROUND SERVICE ALERT SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG	<table border="1"><tr><td colspan="2"></td><td colspan="2">CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825</td></tr><tr><td colspan="2">SHEET TITLE:</td><td colspan="2">EAST PARKER FLATS Q3 UTILITY DEMOLITION PLAN</td></tr><tr><td colspan="2">PROJECT TITLE:</td><td colspan="2">FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B</td></tr><tr><td colspan="2">SHEET STATUS:</td><td colspan="2">☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER</td></tr></table>				CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825		SHEET TITLE:		EAST PARKER FLATS Q3 UTILITY DEMOLITION PLAN		PROJECT TITLE:		FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET STATUS:		☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		PROJECT NO: SHEET: 37 of 48 C-32
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DECONSTRUCTION AND DEMOLITION NOTES

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2. THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE HARDSCAPE, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.

GENERAL KEYNOTES

(NOT EXHAUSTIVE. SEE DECONSTRUCTION AND DEMOLITION NOTES.)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT, AND PAVED SURFACES.
- 02 SAWCUT EXISTING ASPHALT CONCRETE
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING SHED STRUCTURE, SEE SHEET C-25 FOR PHOTOGRAPHS OF EXISTING CONDITIONS
- 04 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, OR OTHER CONCRETE HARDSCAPE FEATURES
- 05 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING REINFORCED CONCRETE TRASH ENCLOSURE, INCLUDING CONCRETE BLOCK WALL SECTIONS AND CONCRETE PAD

PROTECT IN PLACE

- 06 EXISTING STORM DRAIN MAIN
- 07 EXISTING TELECOM CONDUIT
- 08 EXISTING WATER MAIN
- 09 EXISTING GAS MAIN
- 10 EXISTING SEWER MAIN
- 11 EXISTING UNDERGROUND ELECTRICAL CONDUIT
- 12 EXISTING OVERHEAD ELECTRICAL LINE

HAZARDOUS MATERIALS NOTES:

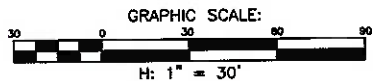
1. THE EAST PARKER FLATS AREA CONTAINS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD CONTAINING PAINT AND/OR MATERIALS, AND UNIVERSAL WASTE, SUSPECT PCBs, AND/OR OTHER HAZARDOUS MATERIALS.
2. SEE THE 'HAZARDOUS MATERIALS SURVEY REPORT' BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (PROJECT NO. 2431283001), FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
3. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
4. THE EAST PARKER FLATS AREA HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.
5. SHOULD THE REMOVAL OF IDENTIFIED REGULATED ASBESTOS-CONTAINING MATERIALS (RACM) INVOLVE AT LEAST 160 SQUARE FEET OR 260 LINEAR FEET, THEN NOTIFICATION TO THE MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) AND CAL/OSHA MUST BE ACCOMPLISHED PRIOR TO THE INITIATION OF SUCH ACTIVITIES.
6. WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
7. THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
4. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
6. PROPERTY LINES DO NOT FOLLOW PAVEMENT OR BUILT STRUCTURES CLEARLY. CONTRACTOR SHALL ENSURE NO WORK IS COMPLETED ON ARMY PROPERTY WITHOUT EXPLICIT PERMISSION FROM U.S. ARMY AND THE CITY OF SEASIDE.

PROTECT VEGETATION

1. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION WITHIN THE EAST PARKER FLATS QUADRANT 3 AREA WITH THE EXCEPTION OF MINOR CLEARING AND GRUBBING AS REQUIRED TO PERFORM THE DEMOLITION WORK. IT IS ASSUMED ALL TREES CAN BE PROTECTED IN PLACE TO PERFORM THE DEMOLITION WORK AS DEFINED BY THIS SHEET.
2. CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN THIS AREA WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF SEASIDE.



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CITY OF SEASIDE PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE: **EAST PARKER FLATS Q3 DEMOLITION PLAN**

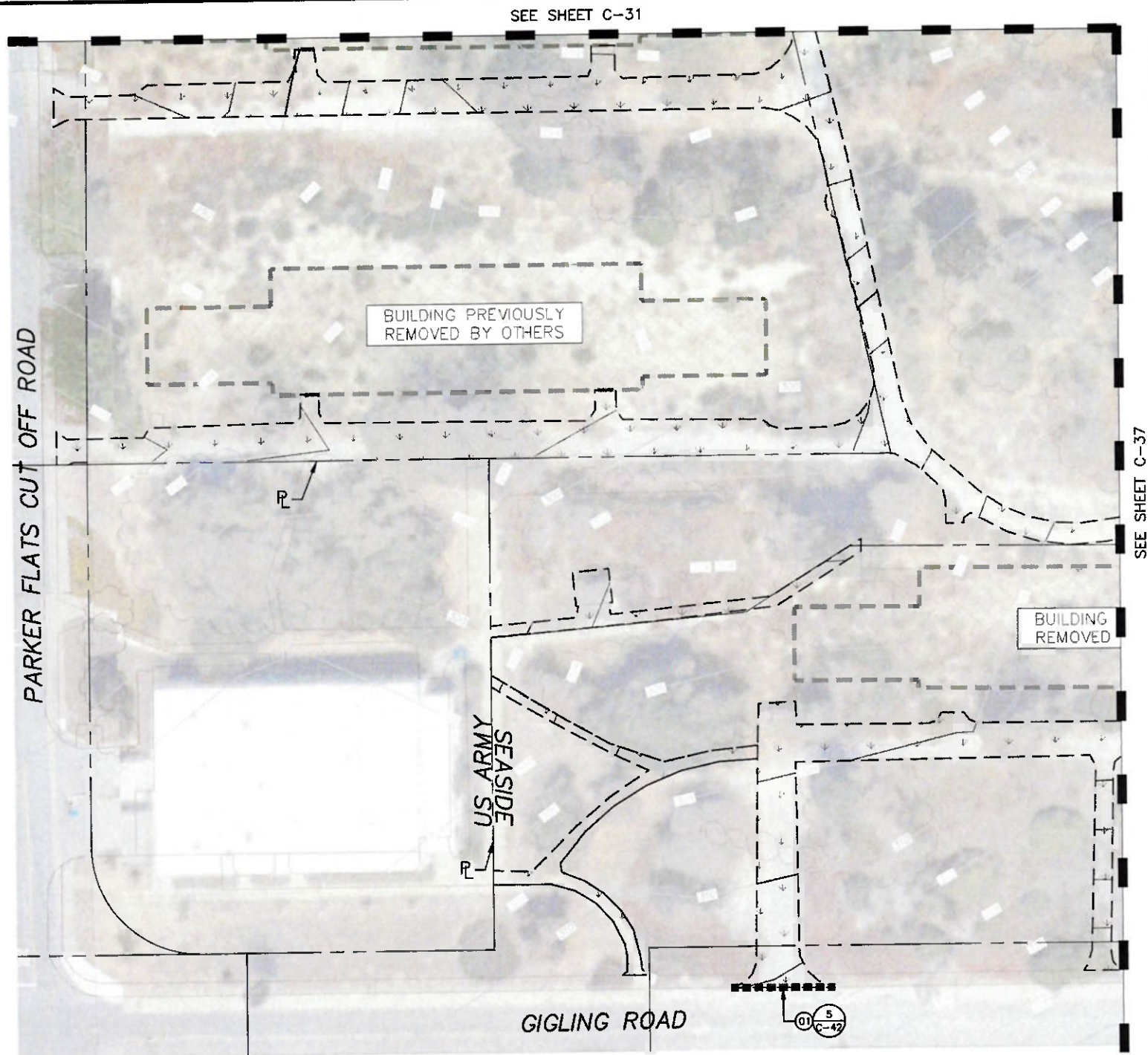
PROJECT TITLE: **FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B**

SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER

PROJECT NO:

SHEET: **38 of 48**

C-33



GRADING NOTES

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LEGEND

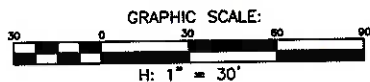
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CONSTRUCTION NOTES

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OTHER NOTES

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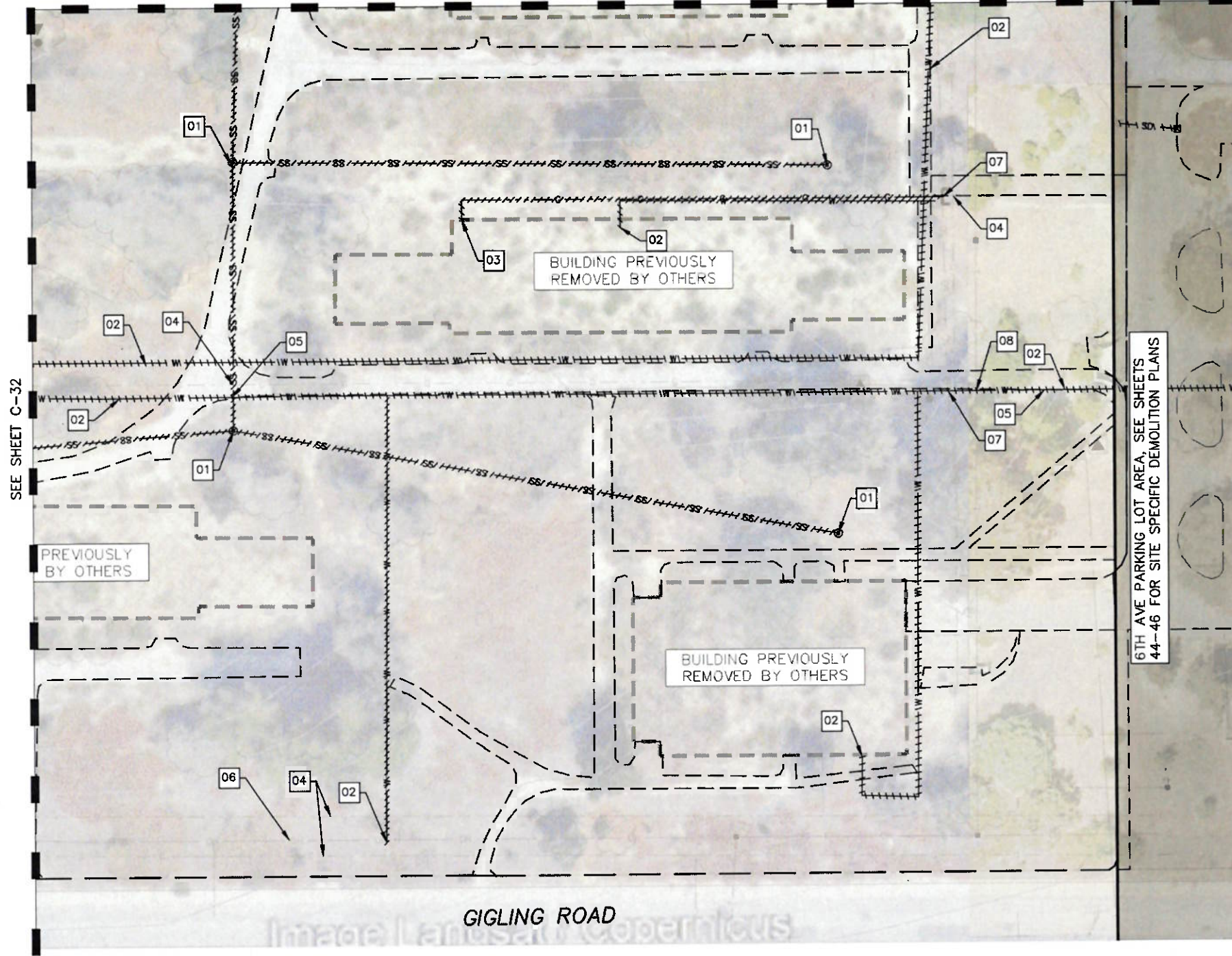
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SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	SHEET: C-34

SEE SHEET C-26



UTILITY DEMOLITION AND DECOMMISSIONING NOTES:

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(NOT EXHAUSTIVE, SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED SEWER MAINS, LATERALS, AND SELECTED MANHOLES.
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED POTABLE AND NON-POTABLE WATER SERVICES.
- 03 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED GAS SERVICE

PROTECT IN PLACE

- 04 EXISTING GAS MAINS
- 05 EXISTING UNDERGROUND ELECTRICAL CONDUIT
- 06 EXISTING OVERHEAD ELECTRICAL
- 07 EXISTING STORM DRAIN
- 08 EXISTING TELECOM CONDUIT

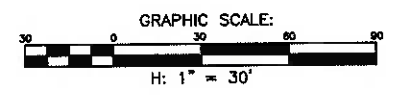
OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. REFER TO AS-BUILT PLANS "SURPLUS II UTILITY ABANDONMENT AND PROTECTION PLAN" INCLUDED IN APPENDIX 3 OF THE PROJECT SPECIFICATIONS FOR DETAILS ON THE EXTENTS OF UTILITY REMOVALS AND ABANDONMENT IN THIS AREA PERFORMED PREVIOUSLY BY OTHERS.

6TH AVE PARKING LOT AREA, SEE SHEETS 44-46 FOR SITE SPECIFIC DEMOLITION PLANS

SEE SHEET C-32

GIGLING ROAD



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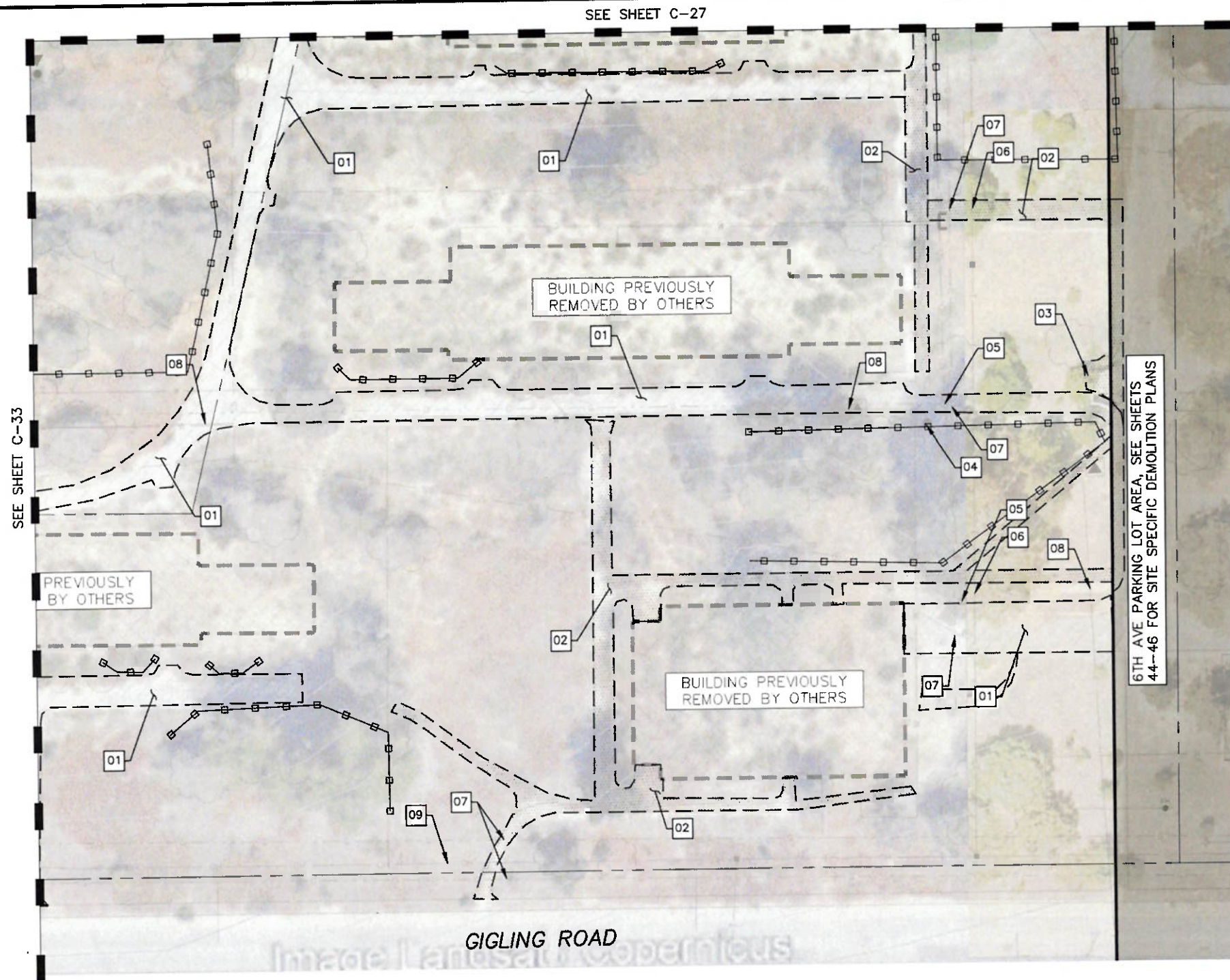


UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

CITY OF SEASIDE PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825

SHEET TITLE: EAST PARKER FLATS Q4 UTILITY DEMOLITION PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 40 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	C-35

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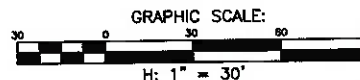


OTHER NOTES

- PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
- CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT PAVEMENT (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.

PROTECT VEGETATION

- CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION WITHIN THE EAST PARKER FLATS QUADRANT 4 AREA WITH THE EXCEPTION OF MINOR CLEARING AND GRUBBING AS REQUIRED TO PERFORM THE DEMOLITION WORK. IT IS ASSUMED ALL TREES CAN BE PROTECTED IN PLACE TO PERFORM THE DEMOLITION WORK AS DEFINED BY THIS SHEET.
- CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN THIS AREA WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF SEASIDE.



DECONSTRUCTION AND DEMOLITION NOTES

- THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
- THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE HARDSCAPE, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE DECONSTRUCTION AND DEMOLITION NOTES)

- DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT, AND PAVED SURFACES.
- DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, CONCRETE STAIRS, OR OTHER CONCRETE HARDSCAPE FEATURES
- DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING REINFORCED CONCRETE TRASH ENCLOSURE, INCLUDING CONCRETE BLOCK WALL SECTIONS AND CONCRETE PAD
- DEMOLISH, REMOVE AND PROPERLY DISPOSE OF EXISTING OVERHEAD LIGHT

PROTECT IN PLACE

- EXISTING STORM DRAIN
- EXISTING TELECOM CONDUIT
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRICAL CONDUIT
- EXISTING OVERHEAD ELECTRICAL

HAZARDOUS MATERIALS NOTES:

- THE EAST PARKER FLATS AREA CONTAINS ASBESTOS, LEAD-BASED PAINT AND/OR MATERIALS, LEAD CONTAINING PAINT AND/OR MATERIALS, AND UNIVERSAL WASTE, SUSPECT PCBs, AND/OR OTHER HAZARDOUS MATERIALS.
- SEE THE 'HAZARDOUS MATERIALS SURVEY REPORT' BY VISTA ENVIRONMENTAL CONSULTING DATED APRIL 17, 2025 (PROJECT NO. 2431283001), FOR THE CONTRACTOR'S RESPONSIBILITIES RELATED TO SAID WORK. THE REPORT SHALL BE READ AND UNDERSTOOD IN ITS ENTIRETY AND ALL WORK SHALL BE PERFORMED IN STRICT ADHERENCE TO THE REPORT.
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) MUST BE A CAL/OSHA REGISTERED AND CALIFORNIA STATE LICENSED (C-22) ASBESTOS ABATEMENT CONTRACTOR.
- THE EAST PARKER FLATS AREA HAS ASBESTOS CEMENT PIPE (ACP) ON-SITE, BELOW-GRADE WITHIN THE FOOTPRINT OF THE WORK.
- SHOULD THE REMOVAL OF IDENTIFIED REGULATED ASBESTOS-CONTAINING MATERIALS (RACM) INVOLVE AT LEAST 160 SQUARE FEET OR 260 LINEAR FEET, THEN NOTIFICATION TO THE MONTEREY BAY AIR RESOURCES DISTRICT (MBARD) AND CAL/OSHA MUST BE ACCOMPLISHED PRIOR TO THE INITIATION OF SUCH ACTIVITIES.
- WRITTEN NOTIFICATION TO CAL/OSHA MUST BE ACCOMPLISHED SHOULD LBP ACTIVITIES INVOLVE EQUAL TO OR MORE THAN 100 SQUARE FEET OR 100 LINEAR FEET OF REMOVAL IN ACCORDANCE WITH THE REQUIREMENTS OF 8 CCR 1532.1.
- THE CONTRACTOR (OR RETAINED SUBCONTRACTOR) SHALL STOP WORK IMMEDIATELY IF THEY ENCOUNTER ANY MATERIALS SUSPECTED TO CONTAIN HAZARDOUS MATERIALS AND NOTIFY OWNERS. ALL SUSPECT MATERIALS NOT TESTED SHALL BE ASSUMED TO BE HAZARDOUS UNTIL TESTED.

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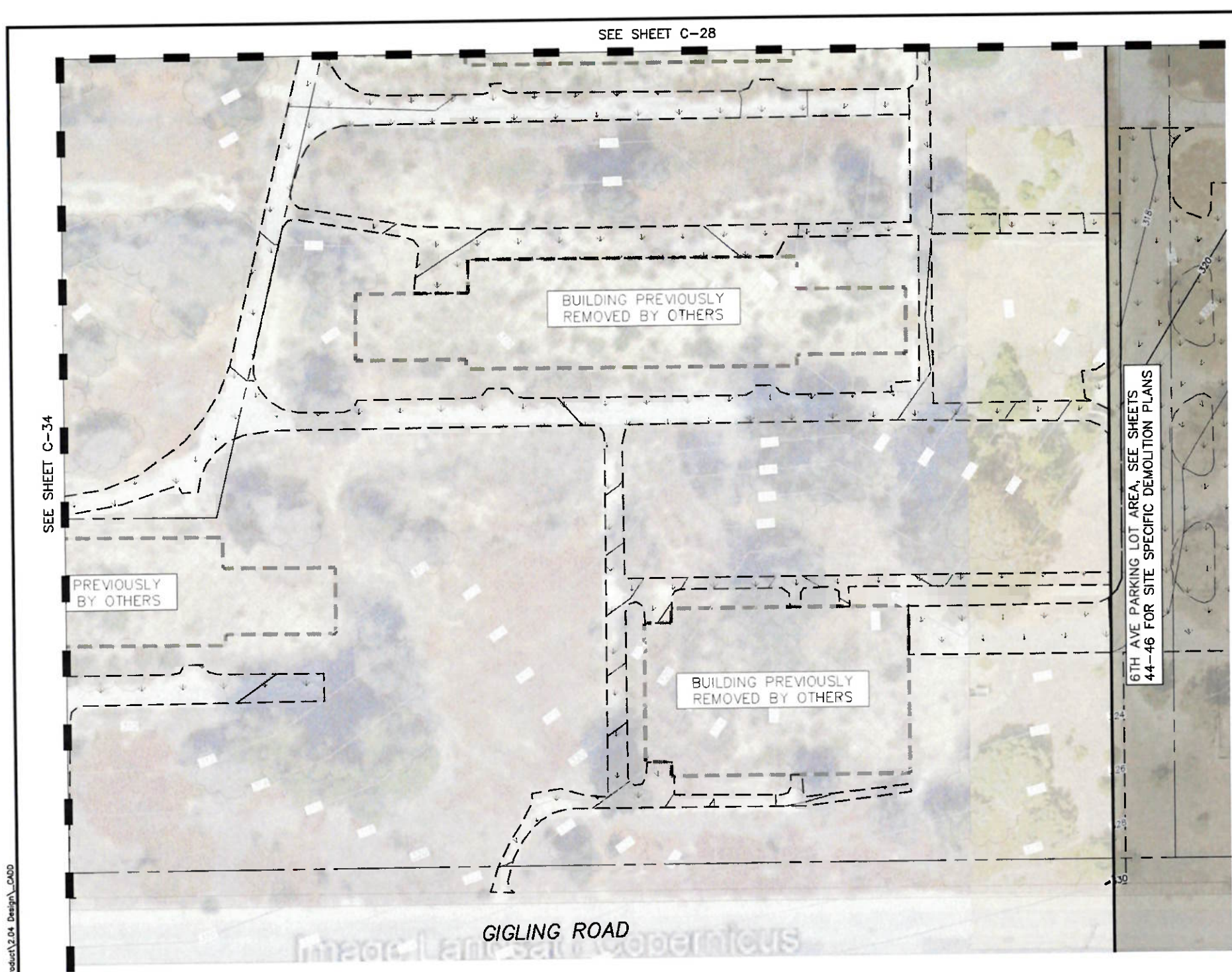


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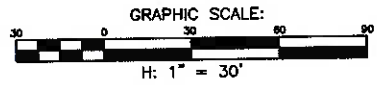


UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

		CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: EAST PARKER FLATS Q4 DEMOLITION PLAN		PROJECT NO.:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 41 of 48	
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER		C-36	



- GRADING NOTES**
- EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY. REFERENCES TO NAD83 WITH A ±2 FOOT LEVEL OF ACCURACY.
 - FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
 - BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
 - WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.
- LEGEND**
- LIMITS OF WORK
 - HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4
- OTHER NOTES**
- PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.



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 CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: EAST PARKER FLATS Q4 POST-DEMOLITION GRADING PLAN	PROJECT NO.:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 42 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER	SHEET: C-37



A 6TH AVE PARKING LOT SOUTH EAST VIEW
C-38 SCALE: NTS



B 6TH AVE PARKING LOT OVERHEAD VIEW
C-38 SCALE: NTS

EXISTING ASPHALT CONCRETE OR CONCRETE
HARDSCAPE TO BE DEMOLISHED

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ACCORDINGLY TO THE GRAPHIC
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I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @
1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.
WEB ADDRESS: WWW.DIGALERT.ORG

		CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: 6TH AVE PARKING LOT EXISTING CONDITIONS		PROJECT NO:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 43 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-38	

UTILITY DEMOLITION AND DECOMMISSIONING NOTES:

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. CITY OF SEASIDE MAKES NO WARRANTY OR REPRESENTATION OF EXISTING ABOVEGROUND CONDITIONS, AS-BUILT CONDITIONS, OR OTHER ABOVEGROUND ACTUAL CONDITIONS VERIFIABLE BY REASONABLE INDEPENDENT INVESTIGATION. THE CONTRACTOR SHALL CONFIRM AS-BUILT CONDITIONS BY PERFORMING THE REQUIRED INDEPENDENT UTILITY INVESTIGATION PRIOR TO BIDDING. THE CONTRACTOR MUST NOT RELY ON THE INFORMATION SUPPLIED BY OWNER REGARDING EXISTING CONDITIONS.
3. EXISTING UNDERGROUND FACILITIES SHOWN ON PLANS AT OR CONTIGUOUS TO THE SITE IS BASED ON INFORMATION FURNISHED TO CITY OF SEASIDE BY OTHERS (I.E. OWNERS OF SUCH UNDERGROUND FACILITIES LIKE AT&T, COMCAST, MCWD, PG&E, OR OTHERS).
4. CITY OF SEASIDE ASSUMES RESPONSIBILITY FOR ONLY THE GENERAL ACCURACY, COMPLETENESS, OR THOROUGHNESS OF INFORMATION REGARDING UNDERGROUND FACILITIES THAT ARE OWNED BY CITY OF SEASIDE. THIS EXPRESS ASSUMPTION OF RESPONSIBILITY APPLIES ONLY IF CONTRACTOR HAS CONDUCTED THE INDEPENDENT INVESTIGATION REQUIRED OF IT UNDER DOCUMENT 007200 (GENERAL CONDITIONS) AND DISCREPANCIES WERE NOT APPARENT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERPRETATION OR CONCLUSION DRAWN FROM THIS INFORMATION.
5. THE WORK SHALL INCLUDE DISCONNECTION, CAPPING, REMOVAL, AND DISPOSAL OF WATER, WASTEWATER, STORMWATER, GAS, ELECTRICAL, AND COMMUNICATION UTILITIES IN THEIR ENTIRETY, INCLUDING DEMOLITION, REMOVAL, AND PROPER DISPOSAL OF SAID SERVICES, LATERALS, MAINS, AND APPURTENANCES ON-SITE UP TO THE APPROPRIATE LOCATION THAT SERVES OTHERS/OTHER PROPERTIES (I.E. PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, TRANSMISSION MAINS, DISTRIBUTION MAINS, ETC), UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE OR TO BE RELOCATED BY OTHERS (UTILITY OWNERS).

GENERAL KEYNOTES

(NOT EXHAUSTIVE. SEE UTILITY DEMOLITION AND DECOMMISSIONING NOTES):

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ABANDONED POTABLE AND NON-POTABLE WATER SERVICES.
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING STORMWATER AREA DRAINS AND ASSOCIATED STORM DRAIN PIPE. DISCONNECT FROM EXISTING STORM DRAIN MANHOLE PER DETAIL 4 ON C-42.

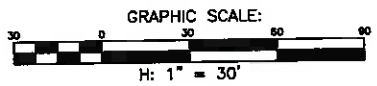
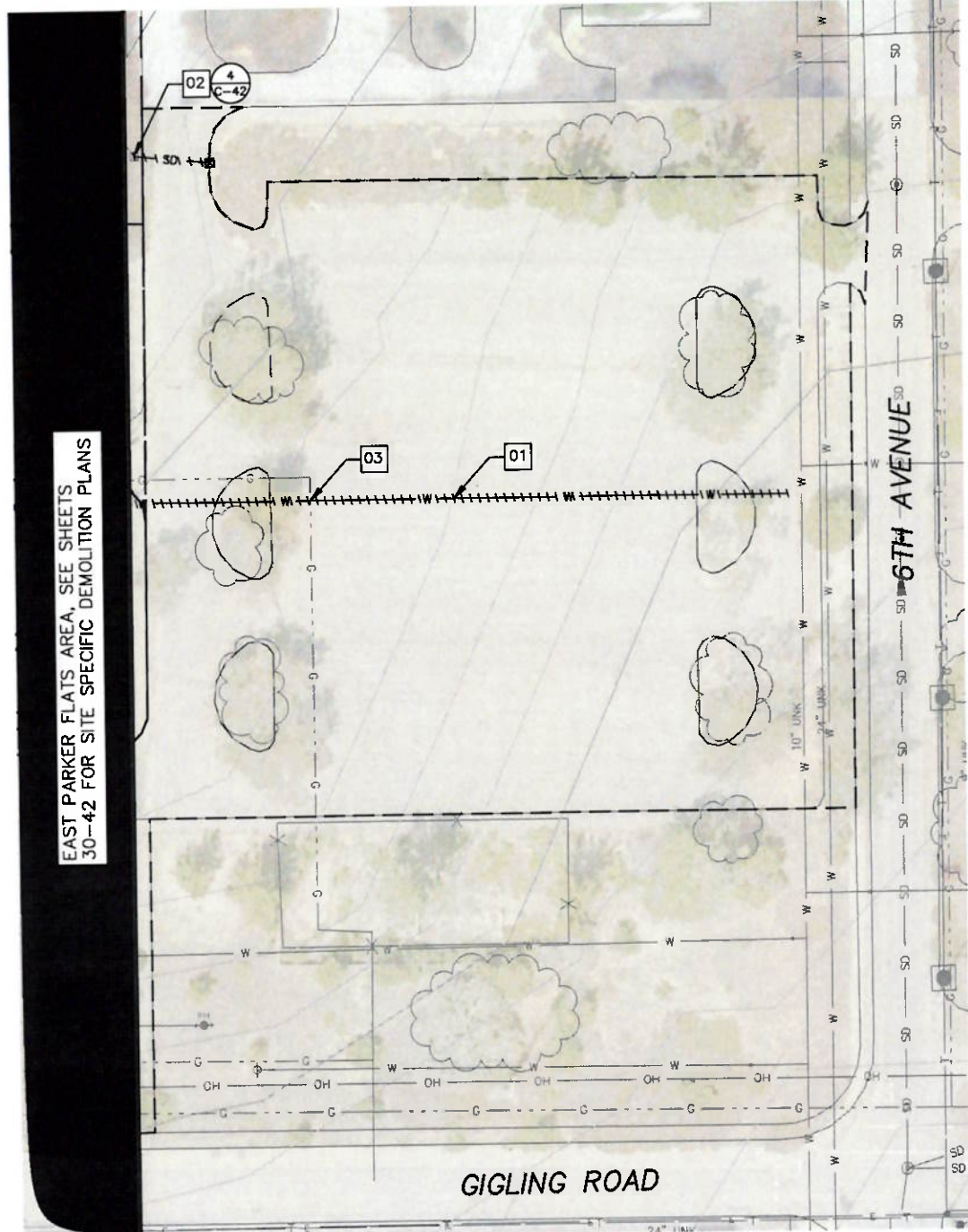
PROTECT IN PLACE

- 03 EXISTING GAS MAINS

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312318 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. REFER TO AS-BUILT PLANS "SURPLUS II UTILITY ABANDONMENT AND PROTECTION PLAN" INCLUDED IN APPENDIX 3 OF THE PROJECT SPECIFICATIONS FOR DETAILS ON THE EXTENTS OF UTILITY REMOVALS AND ABANDONMENT IN THIS AREA PERFORMED PREVIOUSLY BY OTHERS.

EAST PARKER FLATS AREA, SEE SHEETS 30-42 FOR SITE SPECIFIC DEMOLITION PLANS



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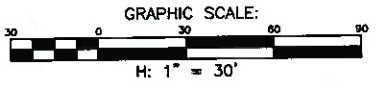
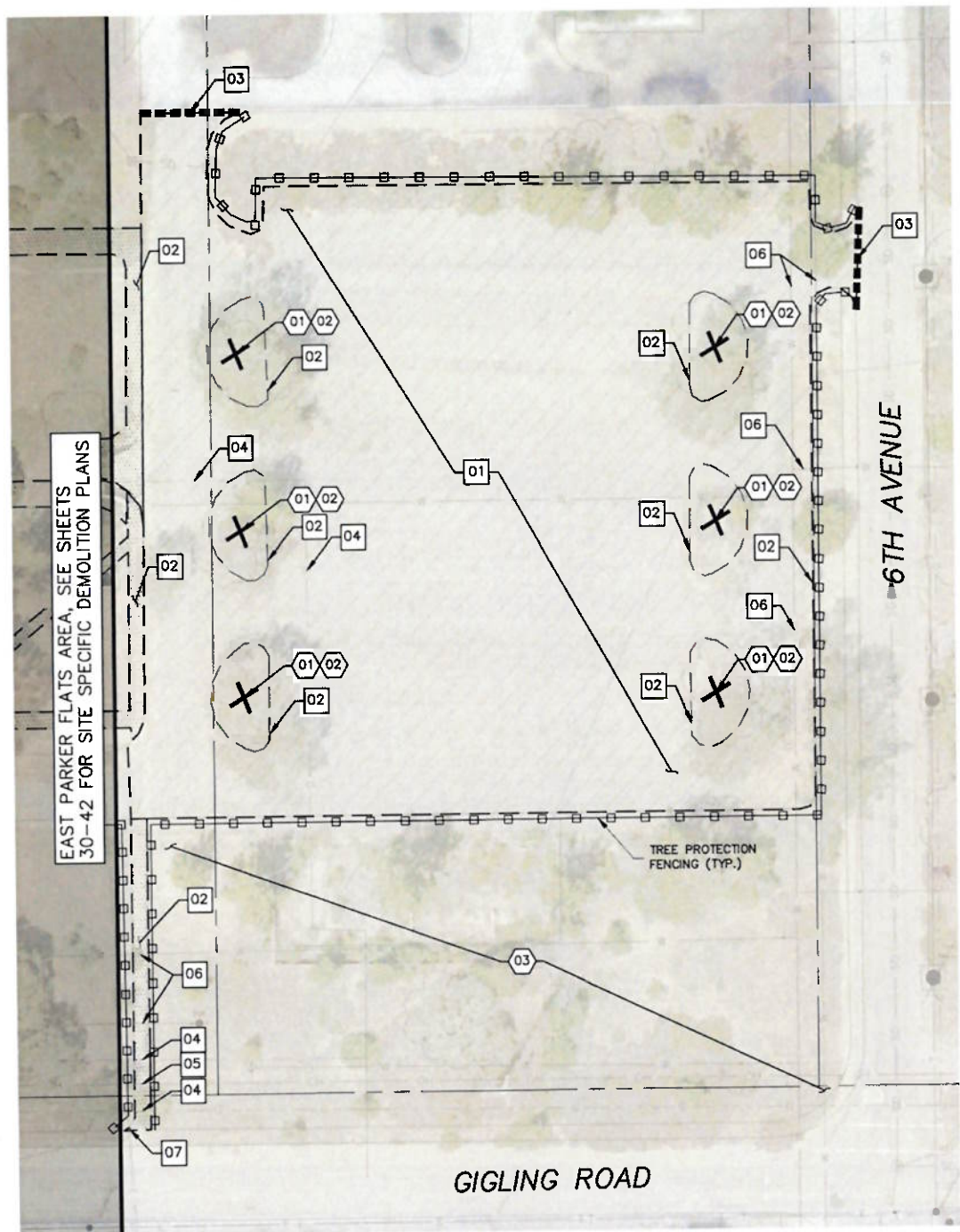
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SHEET TITLE: 6TH AVE PARKING LOT UTILITY DEMOLITION PLAN	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B	SHEET: 44 of 48
SHEET STATUS: ☒ PRELIMINARY ☐ FINAL ☐ SEMI-FINAL ☐ OTHER	C-39



DECONSTRUCTION AND DEMOLITION NOTES

1. THE CONSTRUCTION CONTRACT DOCUMENTS, INCLUDING THE FRONT-END DOCUMENTS, THESE CONSTRUCTION DRAWINGS, TECHNICAL SPECIFICATIONS, AND APPENDICES REPRESENT THE SCOPE OF WORK, BUT DO NOT IDENTIFY THE MEANS AND METHODS FOR DECONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SITE VISITS, OBSERVATIONS, AND INSPECTIONS ARE UNRELATED TO MEANS AND METHODS, AND REPRESENT ONLY AN EFFORT TO AND PURPOSE OF EVALUATING THE CONTRACTOR'S CONFORMANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL DEMOLISH THE PROPERTIES IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED FOR PROTECTING-IN-PLACE.
3. THE WORK SHALL INCLUDE REMOVAL AND DISPOSAL OF ASPHALT CONCRETE PARKING LOTS, CONCRETE, RETAINING WALLS, STEPS, EXCAVATION AND BACKFILL/FILL, AND ROUGH GRADING FOR MITIGATING SAFETY CONCERNS AND FACILITATING DRAINAGE.

GENERAL KEYNOTES

(NOT EXHAUSTIVE, SEE DECONSTRUCTION AND DEMOLITION NOTES)

- 01 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT, AND PAVED SURFACES.
- 02 DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF CONCRETE SIDEWALKS, CONCRETE CURB AND GUTTERS, CONCRETE PARKING BUMPERS, OR OTHER CONCRETE HARDSCAPE FEATURES
- 03 SAWCUT EXISTING ASPHALT CONCRETE

PROTECT IN PLACE

- 04 EXISTING GAS MAIN
- 05 EXISTING OVERHEAD ELECTRICAL
- 06 EXISTING WATER MAIN
- 07 EXISTING UNDERGROUND ELECTRICAL

REMOVE VEGETATION

- 01 REMOVE EXISTING TREE
- 02 REMOVE EXISTING SHRUB, OR CLUSTER OF SHRUBS

PROTECT VEGETATION:

- 03 UNIDENTIFIED VEGETATION

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 024100 DEMOLITION AND 312316 EXCAVATION FOR REQUIREMENTS RELATED TO THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY UTILITIES AND FACILITIES SUCH AS ELECTRICAL POWER, WATER, LIGHTING, AND TEMPORARY SANITARY FACILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SEASIDE REGARDING VEHICULAR ACCESS, PARKING, AND WASTE REMOVAL.
4. CONTRACTOR SHALL ACKNOWLEDGE THAT ASPHALT CONCRETE PAVEMENT AND PORTLAND CEMENT CONCRETE (PCC) INCLUDES ANY AND ALL AGGREGATE BASE MATERIAL(S) AND/OR SUBGRADE MATERIAL(S), INCLUDING GEOTEXTILE FABRIC (IF ANY) FROM PREVIOUS STABILIZATIONS AND REINFORCEMENT STEEL AS PART OF THE DEMOLITION, REMOVAL, AND PROPER DISPOSAL ACTIVITIES.
5. SEE SPECIFICATION 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL FOR DEFINITIONS, SUBMITTALS, PROCEDURES, AND IMPLEMENTATION REQUIREMENTS.

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NO.	BY	DATE	DESCRIPTION
1	JLD	2025-05-16	PHASE 1B RE-BID

Harris & Associates
2375 NORTHSIDE DR, SUITE 125,
SAN DIEGO, CA 92108
WEAREHARRIS.COM

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DRAWN BY: JLD/AT
CHECKED BY: RGB/SA
DATE: 2025-05-16
JOB NO. 1800113002



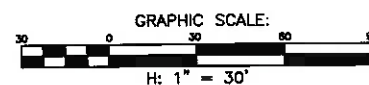
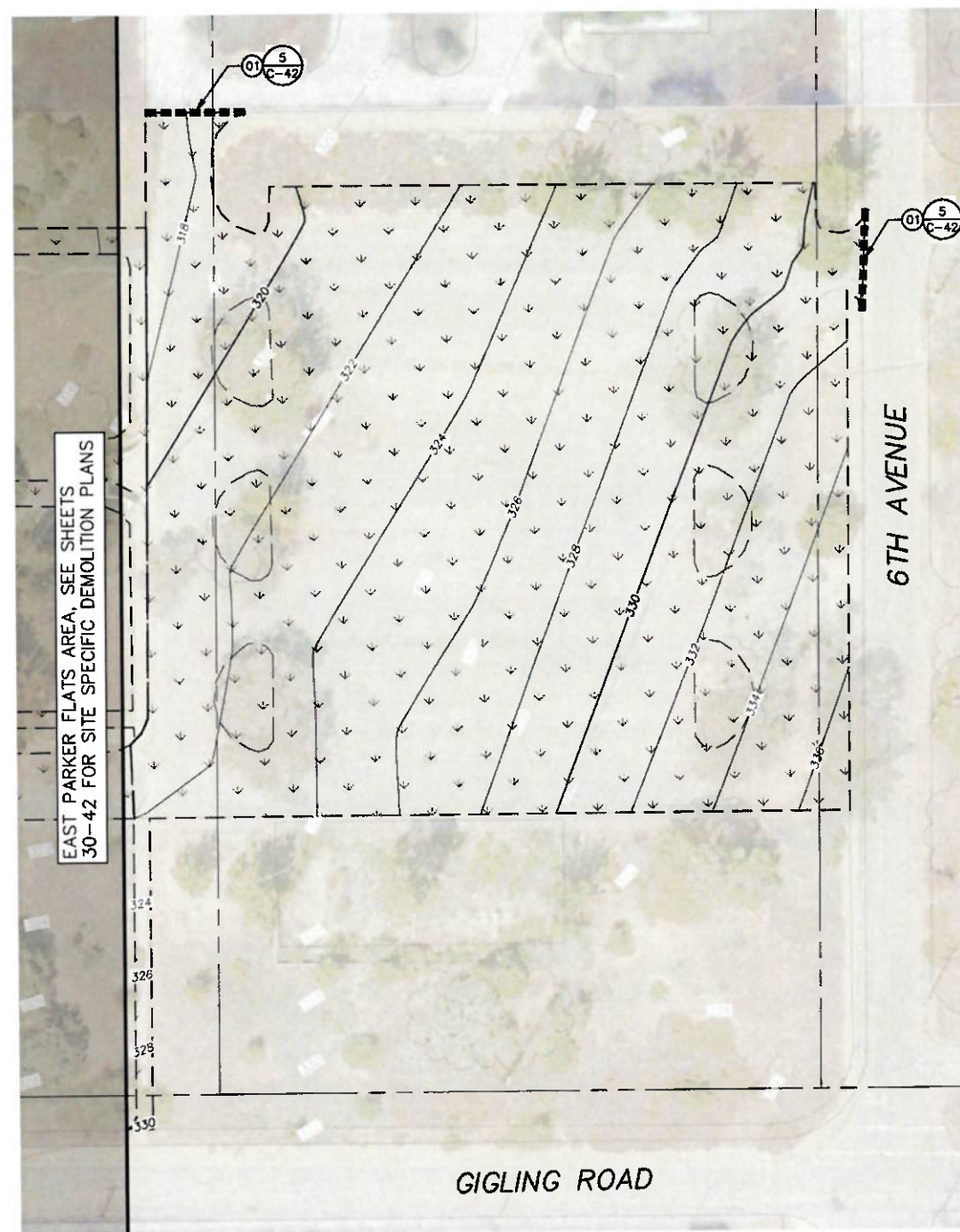
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UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

		CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
SHEET TITLE: 6TH AVE PARKING LOT DEMOLITION PLAN		PROJECT NO.:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 45 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-40	

S:\Projects\SEASIDE\1800113003 Demolition Project Phase 2\2.0 Work Product\2.04 Design\CADD



GRADING NOTES

1. EXISTING CONTOURS AND ELEVATIONS SHOWN FOR REFERENCE ONLY AND WERE BASED ON GIS INFORMATION PROVIDED BY THE CITY OF SEASIDE AND AERIAL PHOTOGRAPHY, REFERENCES TO NAD83 WITH A ± 2 FOOT LEVEL OF ACCURACY.
2. FINISHED GRADE IS APPROXIMATE. CONTRACTOR TO BACKFILL AND GRADE WHERE EXCAVATIONS OCCUR AND MATCH ADJACENT EXISTING SUBGRADE ELEVATIONS.
3. BACKFILL AND COMPACTION SHALL BE PLACED IN 6-INCH LIFTS AND COMPACTED TO 90% OF ITS PROCTOR DENSITY AS EVALUATED BY ASTM D1557. BACKFILL SHALL BE LEVEL WITH GROUND SURFACE. COMPACTION TESTING SHALL BE PERFORMED PER SPECIFICATIONS.
4. WHERE DEMOLITION ACTIVITIES OCCURRED AND EXPOSED SUB-GRADE REMAINS, PROVIDE HYDROSEEDING PER CASQA BMP EC-4.

LEGEND

- LIMITS OF WORK
- HYDROSEED PER CASQA BMP EC-4, SEE NOTE 4

CONSTRUCTION NOTES

- 01 CONSTRUCT TYPE "A" HOT MIX ASPHALT DIKE TO BRIDGE EXISTING CONCRETE CURBS AND GUTTERS TO ENSURE CONSISTENT FLOW LINE AND PREVENT SURFACE DRAINAGE FROM ENTERING THE DEMOLISHED AREAS. SEE DETAIL 5, SHEET C-42.

OTHER NOTES

1. PLEASE SEE SPECIFICATIONS 329219 SEEDING, 312200 GRADING, AND 312323 FILL FOR REQUIREMENTS RELATED TO THE WORK.

NO.	BY	DATE	DESCRIPTION
1	JLD	2025-05-16	PHASE 1B RE-BID

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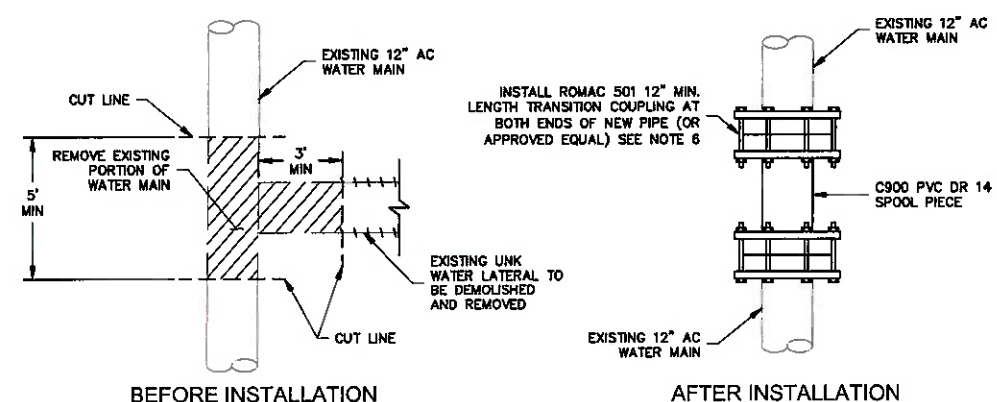


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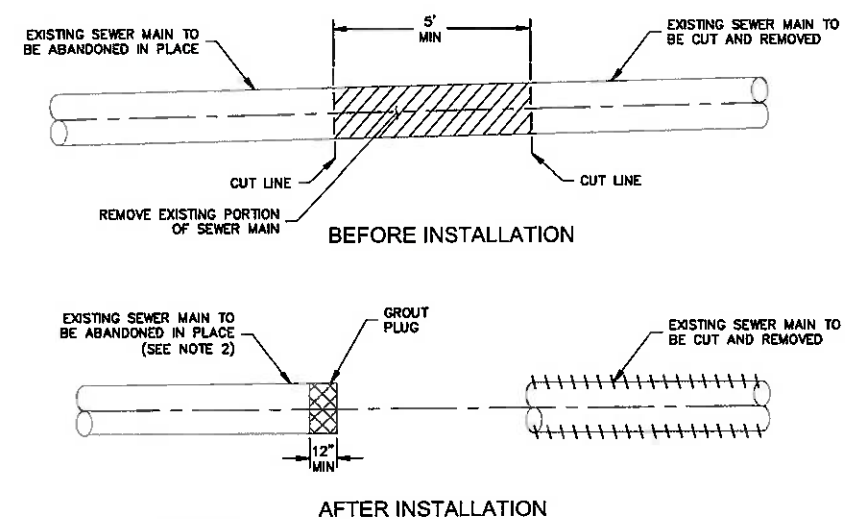
		CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE., SEASIDE, CA 93955 (831) 899-8825	
SHEET TITLE: 6TH AVE PARKING LOT POST-DEMOLITION GRADING PLAN		PROJECT NO:	
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 46 of 48	
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-41	



NOTES

1. CONTRACTOR SHALL CONTACT MARINA COAST WATER DISTRICT (MCWD) BEFORE WORK BEGINS. MCWD SHALL ISOLATE MAINS.
2. CONTRACTOR TO INSPECT PIPE FOR LEAKS AFTER INSTALLATION IS COMPLETE.
3. CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL.
4. ALL GROUT PLUGS SHALL BE CONCRETE, 2000 PSI 28 DAY COMPRESSIVE STRENGTH.
5. SEE SPECIFICATIONS FOR REMOVAL AND/OR HANDLING OF ASBESTOS CONTAINING MATERIAL.
6. CONTRACTOR TO INSTALL TRANSITION COUPLING PER MANUFACTURER'S RECOMMENDATIONS.
7. TRANSITION COUPLING SHALL BE WAX-TAPE COATED PER AWWA C217.
8. PIPE SHALL BE SANITIZED IN ACCORDANCE WITH MCWD SPECIFICATIONS PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL FOLLOW ALL MCWD STANDARDS AND PRACTICES WHILE WORKING ON MCWD UTILITIES.
10. CONTRACTOR SHALL BE CERTIFIED TO HANDLE ASBESTOS PIPE.

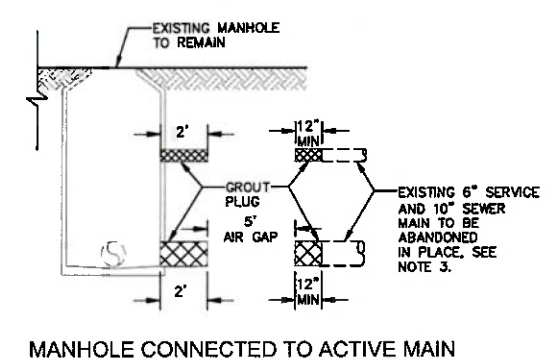
1 WATER MAIN STRAIGHT LINE REPAIR
NOT TO SCALE



NOTES

1. ALL GROUT PLUGS SHALL BE CONCRETE.
2. ABANDONED MAINS LARGER THAN 8" IN DIAMETER SHALL BE PLUGGED AND COMPLETELY FILLED WITH FLOWABLE FILL. MAINS 8" AND SMALLER SHALL BE GROUT PLUGGED AND LEFT EMPTY.
3. CONTRACTOR SHALL FOLLOW ALL MCWD STANDARDS AND PRACTICES WHILE WORKING ON MCWD UTILITIES.

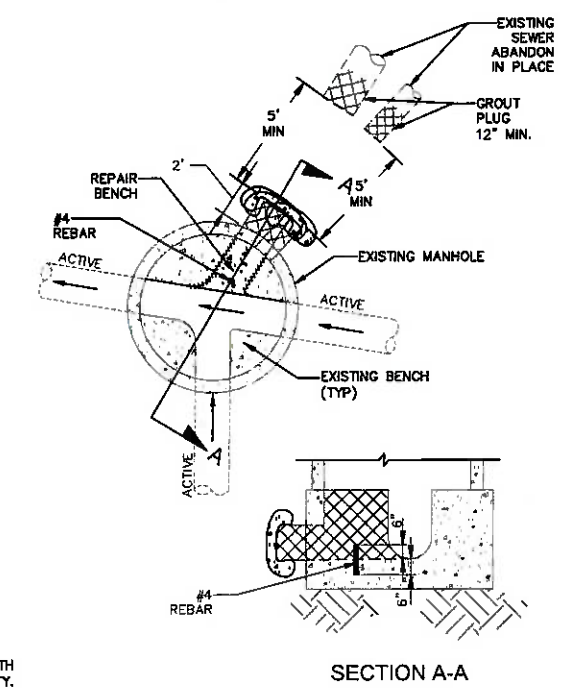
2 SEWER MAIN CUT AND PLUG
NOT TO SCALE



NOTES

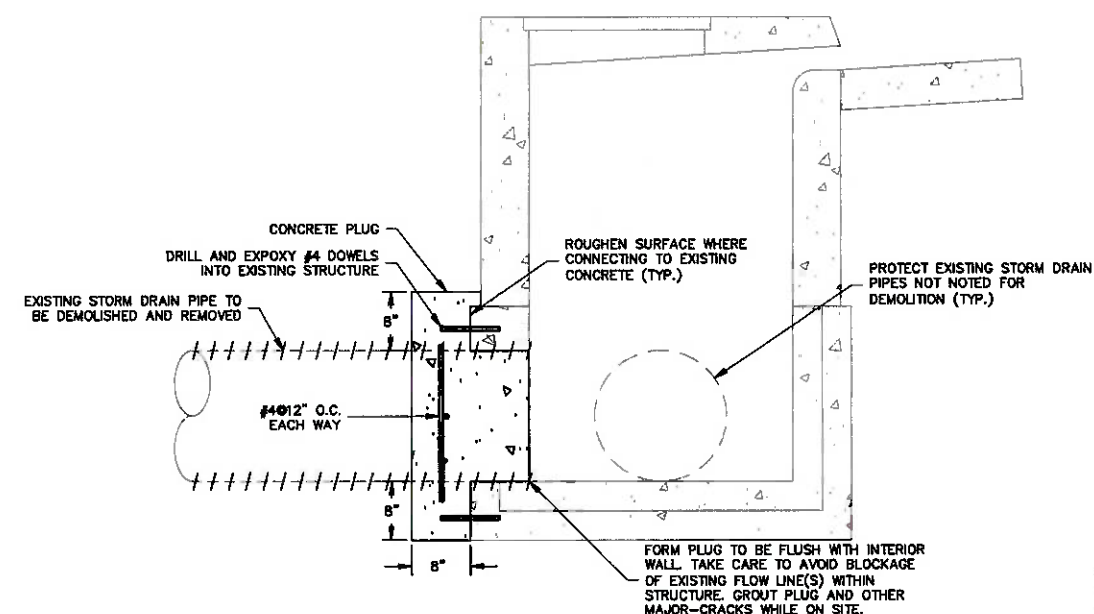
1. CONTRACTOR SHALL PLUG LATERALS TO BE ABANDONED WITH GROUT PLUG.
2. GROUT PLUG SHALL BE FLUSH WITH THE INSIDE OF THE MANHOLE.
3. ABANDONED SEWERS LARGER THAN 8" IN DIAMETER SHALL BE COMPLETELY FILLED WITH FLOWABLE FILL. SEWERS 8" AND SMALLER SHALL BE GROUT PLUGGED AND LEFT EMPTY.
4. CONTRACTOR SHALL FOLLOW ALL MCWD STANDARDS AND PRACTICES WHILE WORKING ON MCWD UTILITIES.

3 SEWER MANHOLE BENCH REPAIR AND SEWER PIPE CUT AND PLUG (CHAPEL)
NOT TO SCALE

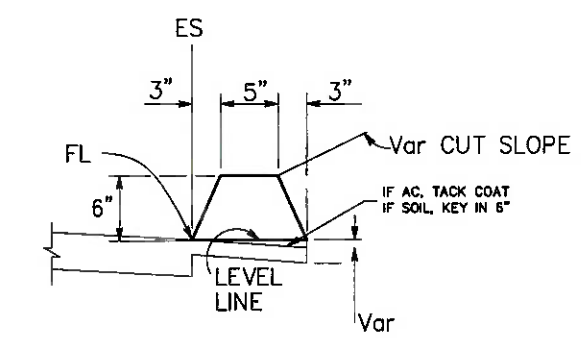


NOTES

1. NEW SHELF SHALL BE FULL DEPTH OF THE EXISTING CHANNEL.
2. USE 560-C 3250 PSI PER GREENBOOK FOR MANHOLE SHELF.



4 STORMWATER CATCH BASIN CUT AND PLUG
SCALE: 1" = 1'



5 TYPE A HOT MIX ASPHALT DIKE
CALTRANS STANDARD PLAN A87B; NOT TO SCALE

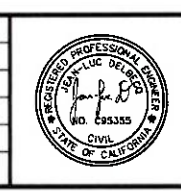
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NO.	BY	DATE	DESCRIPTION
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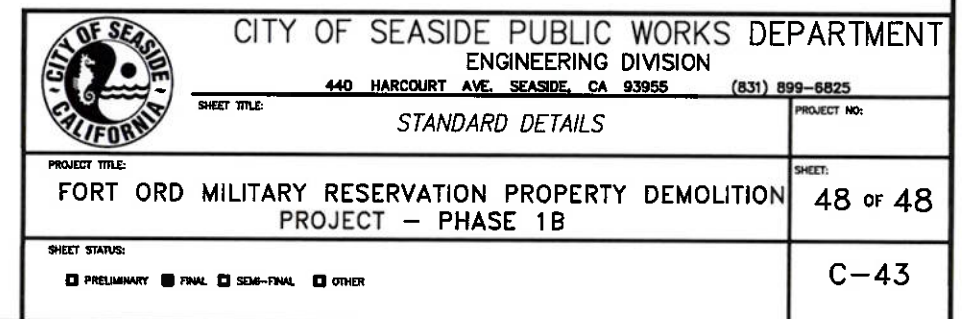
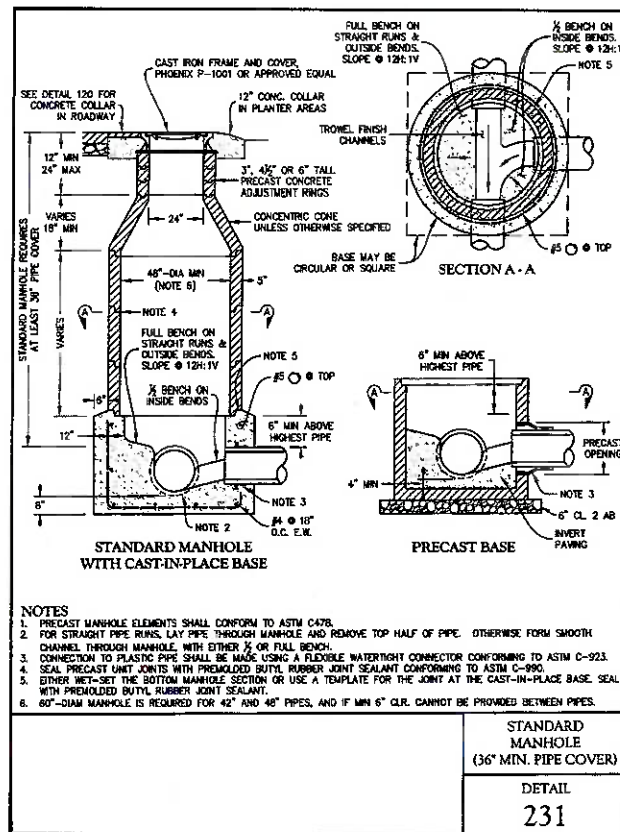
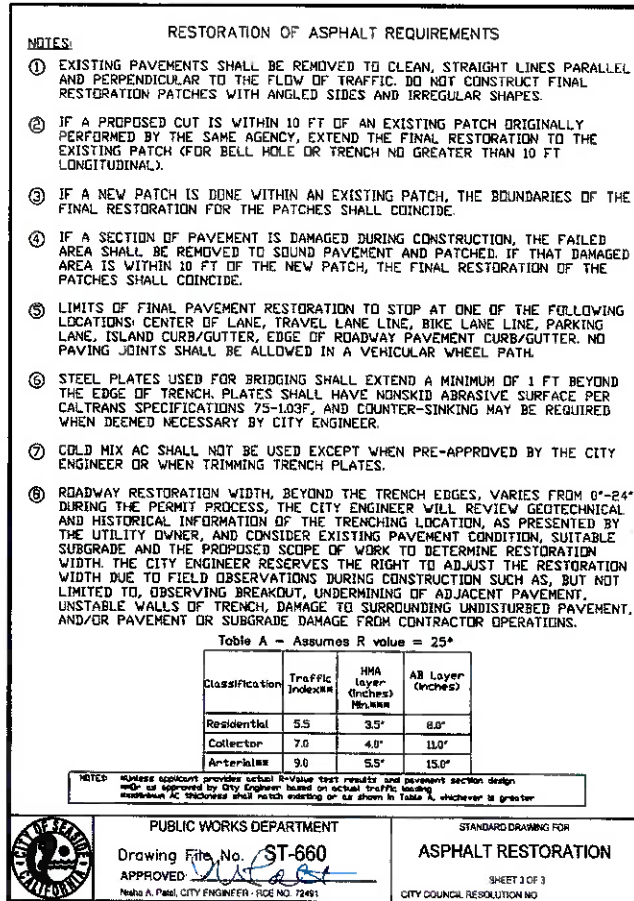
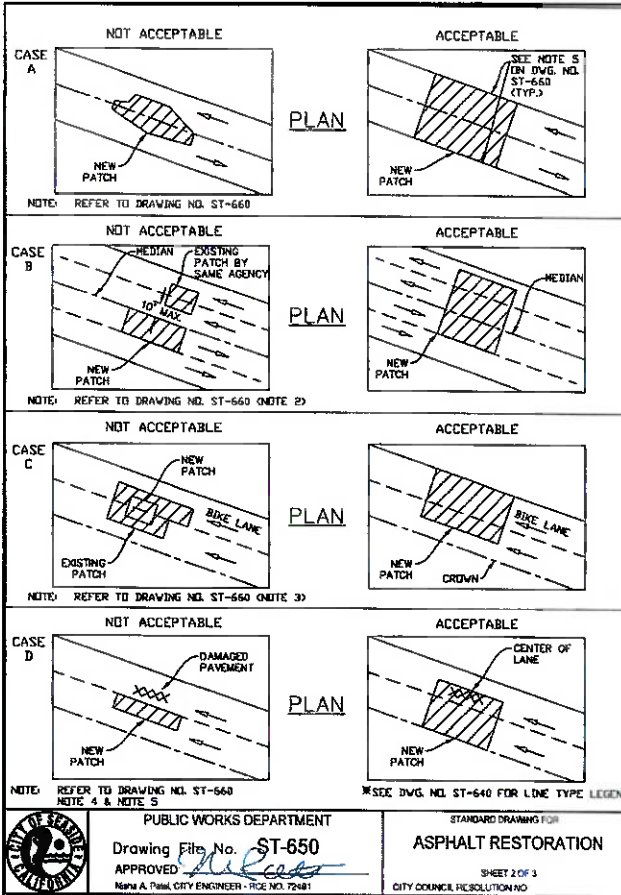
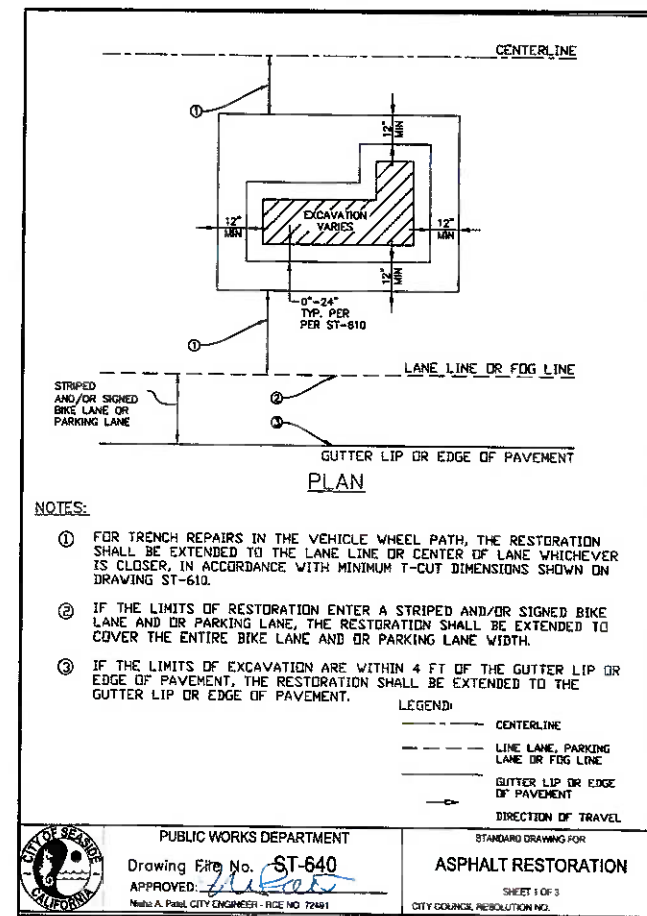
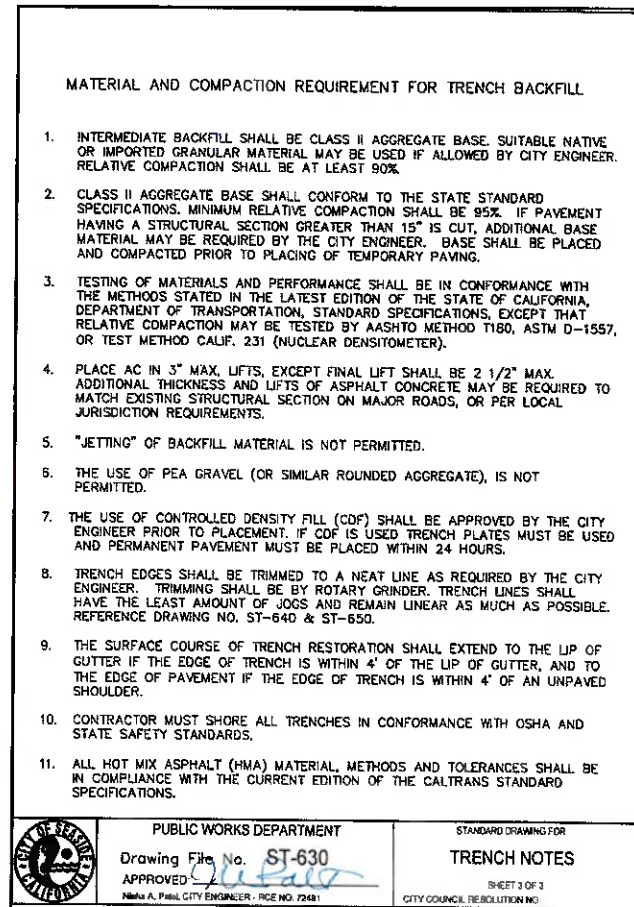
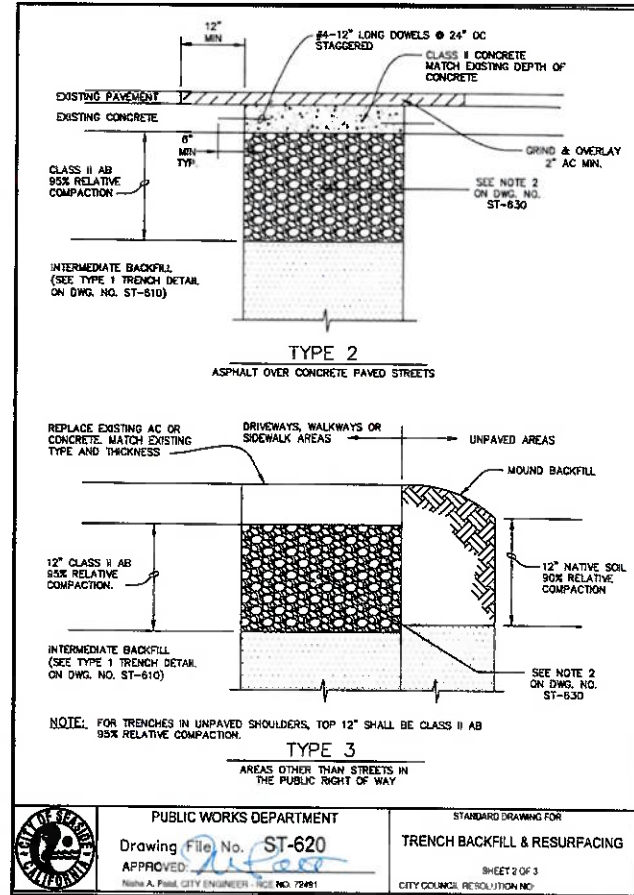
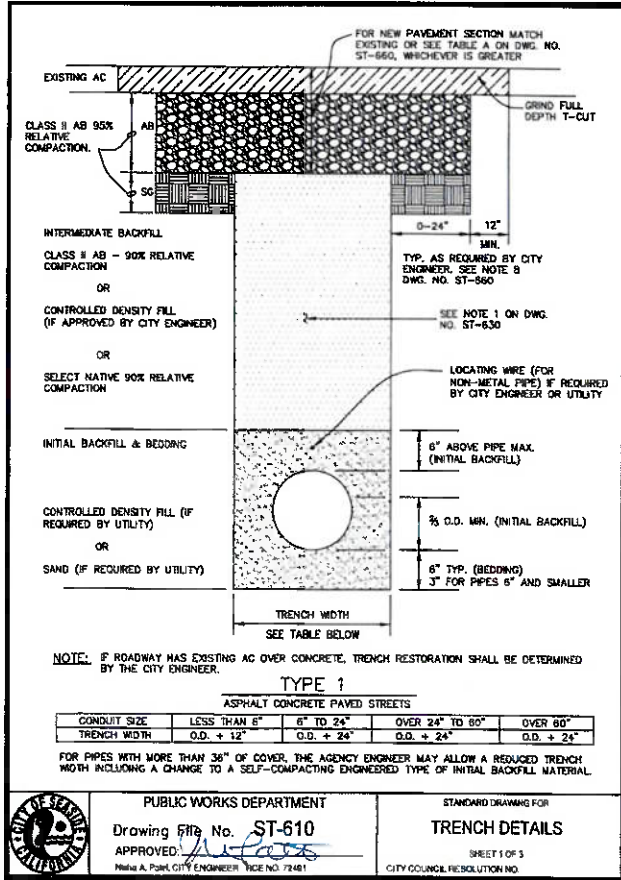


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	CITY OF SEASIDE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 440 HARCOURT AVE. SEASIDE, CA 93955 (831) 899-6825	
	SHEET TITLE: MISCELLANEOUS DETAILS	PROJECT NO:
PROJECT TITLE: FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT - PHASE 1B		SHEET: 47 of 48
SHEET STATUS: ☐ PRELIMINARY ☒ FINAL ☐ SEMI-FINAL ☐ OTHER		C-42



PROJECT MANUAL

for

**FORT ORD MILITARY RESERVATION PROPERTY
DEMOLITION PROJECT
PHASE 1B (Re-Bid)**

Seaside, CA

**CITY OF SEASIDE
DEPARTMENT OF PUBLIC WORKS**



City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Approved by: Thomas Korman PE, PLS
City Engineer / Public Works Director

Advertisement Date: Thursday, May 29, 2025

Bid Date: Thursday, June 19, 2025

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Division	Section	Title
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APPENDICES

1. Hazardous Material Survey Report: *Hazardous Materials Survey Report Former Fort Ord - Phase 1B: Areas 2 (Partial), 3, 4, 5, 6, 7, 8, and 10*, dated April 17, 2025.
2. "Attachment B" - Mitigation Monitoring and Reporting Program (Campus Town EIR) and Rare Plant Survey Exhibit
3. *Suplus II Utility Abandonment and Protection Plan* (Sewer and Water Capping As-Built for the Surplus II Area and East Parker Flats Cutoff Road Area)
4. *Sampling Locations and Analytical Results – Site 10 Main Garrison Fire Station*, Dated October 4, 2023.

END OF DOCUMENT

DOCUMENT 00 0115

LIST OF DRAWINGS

DRAWINGS: City of Seaside Fort Ord Military Reservation Property Demolition Project Phase 1B (re-bid)

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02	G-02	PROJECT NOTES AND REQUIREMENTS
03	G-03	SHEET INDEX MAP
04	C-01	FIRE STATION STRUCTURE SITE EXISTING CONDITIONS
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Fort Ord Military Reservation Property
Demolition Project
Phase 1B (Re-Bid)

May 2025

END OF DOCUMENT



DOCUMENT 00 1113

CITY OF SEASIDE
Notice Inviting Bids

FORT ORD MILITARY RESERVATION PROPERTY DEMOLITION PROJECT
PHASE 1B (RE-BID)

1. PUBLIC NOTICE IS HEREBY GIVEN that the City of Seaside will receive Bid proposals electronically via the City's e-Procurement Portal, PlanetBids, until **3:00 pm on Thursday, June 19, 2025** ("Bid Opening Date), at which time they will be electronically opened, read, and publicly available on the City's e-Procurement Portal.
2. PROJECT DESCRIPTION: This project includes the work to furnish all labor, services, material, tools, equipment, supplies, transportation, utilities, skills, and all other items and facilities necessary for the completion of the Fort Ord Military Reservation Property Demolition Project Phase 1B. The Work generally consists of decontamination, demolition, removal, and proper disposal of select buildings, structures, parking lots, improvements, utilities, and select vegetation located at:
 - a. Select portions of the Fire Station lot located at 4400 General Jim Moore Boulevard, south of Lightfighter Drive (440 sq-ft structure, 5,600 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials);
 - b. The abandoned Fast Food Restaurant and its property located at 4401 General Jim Moore Boulevard and Gigling Road (4,000 sq-ft structure and 56,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (water services, sewer laterals, gas service);
 - c. The parking lot 'A' located at the westerly corner of Gigling Road and Malmedy Road (159,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (storm drains and water services);
 - d. The 'Surplus II' area north of Gigling Road, and between Malmedy Road and Arhem Road (42,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials), and various utility service removals (water, gas, telecom, sewer, electrical) assumed to be abandoned-in-place previously as part of the previous structure demolition projects;
 - e. The Chapel and associated parking lot to the west located at the intersection of Malmedy Road and north of Colonel Durham Street (11,000 sq-ft asphalt concrete and 15,000 sq-concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials, 8,000 sq-ft structure) and onsite utility demolition and removal (storm drains, water services, sewer laterals, gas service, electrical service, telecom service);
 - f. The parking lot 'B' located between Arnhem Road and Parker Flats Cut Off Road to the west and east, and Gigling Road and Colonel Durham Street to the south and north (92,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and onsite utility demolition and removal (storm drains); and
 - g. The 'East Parker Flats Cut Off Road Demolition Area" area and including the 6th Ave. Parking Lot, north of Gigling Road, and between Parker Flats Cut Off Road to the west and 6th Avenue to the east (142,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and various utility service removals (water services and mains, sewer mains and manholes, gas services) assumed to be abandoned-in-place previously as part of previous structure demolition projects.

The demolition work shall include removal and disposal of the subject structures in their entirety to include roof structures, exterior walls, interior walls, concrete slabs and foundations, windows, doors, plumbing, mechanical, communications, and electrical systems. The site work includes removal and disposal of asphalt concrete parking lots, concrete, retaining walls, steps, excavation and backfill/fill, disconnection, capping, removal, and disposal of water, wastewater, gas, and electrical utilities, rough grading for mitigating safety concerns and facilitating drainage, and hydroseeding for final soil stabilization.

The Work includes hazardous materials removal and proper disposal, including asbestos, lead-based paint and/or materials, lead-containing paint, universal waste, suspect polychlorinated biphenyls (PCBs), and other hazardous materials. The Project footprint also includes asbestos cement pipe (ACP) on-site and below-grade. Proper handling of all hazardous materials including pressure treated wood, biohazards, refrigerants, chemicals, gases, etc. shall be the contractor's responsibility.

3. PRE-BID CONFERENCE: A mandatory pre-bid conference shall be held Tuesday, June 10th, 2025 at 10:00 AM, at the abandoned Burger King Fast Food Restaurant (4401 General Jim Moore Blvd, Seaside, CA 93955). Bidder is responsible to check PlanetBids for any updates to the status of the meeting. A reduced version of this project went to bid in January of this year. Bidders who attended either the Thursday January 9th Mandatory Pre-Bid Site Conference, or this June 10th Mandatory Pre-Bid Conference will be considered eligible to bid this project.
4. PROCUREMENT OF BIDDING DOCUMENTS: Specifications and instruction to Bidders and all necessary contract documents and forms are available online at the City's e-Procurement Portal, PlanetBids (<https://vendors.planetbids.com/portal/73033/portal-home>). In order to download project documents, the Bidder must register as a vendor, at no cost, through the City's e-Procurement Portal. Potential Bidders, Subcontractors, and supplies are responsible for reviewing the complete bidding documents, including all addenda, prior to submitting their bid via PlanetBids. They are also advised to check the City's e-Procurement Portal periodically and prior to submitting their bid. Prior to the Bid Opening Date, bids may be withdrawn through the City's e-Procurement Portal by means of the responding Contractor "unsubmitting" their proposal in PlanetBids. After withdrawing a previously submitted proposal, the responding Contractor may submit another proposal at any time up to the deadline for submitting proposals.
5. INSTRUCTIONS: The quantities shown in the proposal forms are approximate only and given as a basis for the comparison of bids. The City does not expressly or by implication assert that the actual amount of work will correspond herewith and reserves the right to increase or decrease the amount of any portion of the work or to omit portions of the work as may be deemed necessary.

Each bid must be accompanied by the prescribed bid bond in the amount equal to 10% of the bid. At the time of bid, a copy of the bid bond shall be uploaded in Planet Bids. The three lowest Bidders must also submit the original certified check, cashier's check, or bid bond, which must be received by the City no later than 4 p.m., five (5) calendar days following the bid opening date. The successful Bidder shall furnish a Labor and Materials Bond, a Performance Bond, and a Surety Bond.

The successful Bidder will be required to secure a City Business License before commencing work on the project and must possess a Class A General Contractors license at time of bid.

Notice is also hereby given that all Bidders may be required to furnish a sworn statement of their financial responsibility, technical ability and experience before award is made to any particular Bidder.

6. PREVAILING WAGE LAW: This is a prevailing wage job. Pursuant to Section 1773 of the Labor Code, the general prevailing wage rates in Monterey County, in which the work is to be done have been determined by the Director of the California Department of Industrial Relations. These wages are set forth in the General Prevailing Wage Rates, available from the California Department of Industrial Relations' Internet web site at <https://www.dir.ca.gov/oprl/2024-2/PWD/index.htm>.
7. CONTRACTOR REGISTRATION REQUIREMENTS: Subject to the requirements of Section 4104 of the Public Contract Code, a Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code, or by Section 10164 or 20103.5 of the Public Contract Code provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Provision is made for security substitution on payment withholdings as provided in Public Contract Code Sections 22200 and 22300.
8. RESERVATION OF RIGHTS: The City specifically reserves the right, in its sole discretion, to reject any or all Bids, to re-bid, or to waive minor irregularities or inconsequential defects in bidding.

ARTICLE 2 – LEGAL REQUIREMENTS

1. REQUIRED CONTRACTOR'S LICENSE(S): The following license(s) and certification(s) are required of the prime contractor to bid this contract.
 - A. California "Class A – General Engineering" with ASB – Asbestos Certification and HAZ – Hazardous Substance Removal Certification or;
 - B. California "Class C-21 Building Moving/Demolition Contractor" and California "Class C-22 Asbestos Abatement Contractor".

Prime contractors who do not hold the C-22 classification or the \$7058.5 asbestos certification and DOSH registration may bid on projects that include asbestos abatement work as long as they hold a subcontract with and the work is performed by an asbestos abatement contractor who is duly and properly licensed to perform such work. All subcontracting shall be subject to the rules and regulations of the California Contractors State License Board (CSLB).

2. LOWEST BID DETERMINATION: The determination of lowest bid shall be based upon: Base Contract Bid Only
3. PREVAILING WAGE LAWS: The successful Bidder must comply with all prevailing wage laws applicable to the Project, and related requirements contained in the Contract Documents. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are on file at <http://www.dir.ca.gov/OPRLIPWD/index.htm> and are deemed included in the Bidding Documents. Upon request, Owner will make available copies to any interested party. In addition, the successful Bidder shall post the applicable prevailing wage rates at the Site.
4. CONTRACTOR REGISTRATION REQUIREMENTS: No contractor or subcontractor may be listed on a bid proposal for a public works project or may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].
5. NOTICE OF COMPLIANCE MONITORING: This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

END OF DOCUMENT

DOCUMENT 00 2113

INSTRUCTIONS TO BIDDERS

Bids are requested by Owner, for a general construction contract, or work described in general, as set forth in Document 00 1113 (Notice Inviting Bids), and the following additional terms.

ARTICLE 1 - PROCEDURES FOR SUBMISSION OF BIDS

1.01 Pre-Bid Conference and Site Visit

- A. Owner will conduct mandatory Conference and Pre-Bid Site Visits at the dates, times and location indicated in Document 00 1113 (Notice Inviting Bids), to consider such matters as Bidders may request.
- B. The Site Visit may be the Bidders' only opportunity to investigate conditions at the Site. Other Pre-Bid Site Visits may be scheduled at Owner's sole discretion, depending on staff availability.

1.02 Required Pre-Bid Investigations

- A. Prior to submission of Bid, Bidder must conduct a careful examination of Bidding Documents and understand the nature, extent, and location of Work to be performed. Refer to Document 00 7200 (General Conditions) on required pre-bid investigations.
- B. Bidders may examine any available existing conditions information (e.g., record documents, specifications, studies, drawings of previous work), as well as applicable environmental assessment information (if any) regarding the Project, by giving Owner reasonable advanced notice. Owner will make copies available for a fee. A Bidder must give five (5) days advanced notice if copies are desired.

1.03 Registration

- A. Each bidder and any subcontractor listed in a bid proposal pursuant to California Public Contract Code Section 4104, must be currently registered with the Department of Industrial Relations and qualified to perform public work consistent with California Labor Code section 1725.5, except in limited circumstances as referenced in California Labor Code section 1771.1(a). No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

1.04 Bidder Questions and Answers

- A. Bidders must direct all questions about the meaning or intent of Bidding Documents to Owner in writing no later than the 7th day preceding the date set for the receipt of bids. No addenda will be issued to Bidders after the 3rd day preceding the date set for the receipt of Bids. Interpretations or clarifications considered necessary by Owner in response to such questions will be issued by written Addenda and posted to the City's website. It is the Contractors responsibility to check the City's website for Addendums. Owner may not answer questions received less than seven Days prior to the date for opening Bids. Submit questions online at the City's e-Procurement Portal, PlanetBids (<https://vendors.planetbids.com/portal/73033/portal-home>).
- B. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect, and Bidders shall not rely on oral statements.

1.05 Addenda

- A. Addenda may also be issued to modify the Bidding Documents as deemed advisable by Owner. Addenda shall be acknowledged by number in Document 00 4113 (Bid Form) and shall be part of the Contract Documents. A complete listing of Addenda may be secured from Owner.

2.01 Required Contents of Bid Submittals

- A. Document 00 4113 (Bid Form). Bidders must submit Bids on Document 00 4113 (Bid Form) in accordance with the provisions of Document 00 4113. Bidders must complete all Bid items and supply all information required by Bid documents and specifications.
- B. Document 00 4313 (Bond Accompanying Bid). Each Bid must be accompanied by the prescribed bid security in an amount equal to 10 percent of the total amount of the Bid, including the aggregate of all separate bid items and schedules covered by the Bid.
- C. Document 00 4314 (Bidder Registration and Experience Form). Bidders must submit Document 00 4314 (Bidder Registration and Experience Form), completed in accordance with the provisions of Document 00 4314.
- D. Document 00 4330 (Subcontractor List). Bidders must submit Document 00 4330 (Subcontractors List) completed in accordance with the provisions of Document 00 4330. The Subcontractors List must include the names and license numbers, of all subcontractors for those subcontractors who will perform any portion of work, including labor, rendering of service, or specially fabricating and installing a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in excess of one half of one percent (0.5%) of the total Bid amount. Any violation of this requirement may result in a Bid being deemed non-responsive and not being considered. The bidder shall install with his/her own work forces work amounting to not less than thirty percent (30%) of the total amount bid for this project and must submit a listing when requested of the actual subcontract amount to confirm compliance prior to award of the Bids.
- E. Document 00 4513 (Statement of Qualifications for Construction Work). Bidder must submit Document 00 4513 (Statement of Qualifications for Construction Work) in accordance with the provisions of Document 00 4513.
- F. Document 00 4519 (Non-Collusion Affidavit). Bidders must submit Document 00 4519 (Non-Collusion Affidavit) completed in accordance with the provisions of Document 00 4519.
- G. Document 00 4546 (Bidder Certifications). Bidders must submit Document 00 4546 (Bidder Certification) completed in accordance with the provisions of Document 00 4546.

ARTICLE 3 - BID OPENING AND EVALUATION

3.01 Determination of Apparent Low Bidder

- A. Owner will open each Bidders' Envelope at the time and place indicated in Document 00 1113 (Notice Inviting Bids), initially evaluate them for responsiveness, and determine an Apparent Low Bidder as specified herein.
- B. Apparent Low Bid will be determined solely on the total amount of all Bid items based on terms contained in Document 00 1113 (Notice Inviting Bids) and Document 00 4113 (Bid Form). All Bidders are required to submit Bids on all Bid items (including any alternates).
- C. If Apparent Low Bidder is determined to be non-responsive or non-responsible, then Owner may proceed to the next Apparent Low Bidder's Bid pursuant to any procedures determined in its reasonable discretion and proceed for all purposes as if this Apparent Low Bidder were the original Apparent Low Bidder.

3.02 Evaluation of Bids

- A. Bids must be full, complete, clearly written and using the required forms. Bidders shall make any change in the Bid by crossing out the original entry, entering and initialing the new entry. Bidder's failure to submit all required documents strictly as required entitles Owner at its sole discretion to reject the Bid as non-responsive. All Bidders must submit Bids containing each of the fully executed documents supplied in this Project Manual.
- B. In evaluating Bids, Owner will consider Bidders' qualifications, whether or not the Bids comply with the prescribed requirements, unit prices, and other data, as may be requested in Document 00 4113 (Bid Form) or prior to the Notice of Award.
- C. Owner may conduct reasonable investigations and reference checks of Bidder and other persons and organizations as Owner deems necessary to assist in the evaluation of any Bid and to establish Bidder's responsibility, qualifications, financial ability and ability to perform the Work in accordance with the Contract Documents to Owner's satisfaction within the prescribed time. Submission of a Bid constitutes Bidder's consent to the foregoing.
- D. Owner shall have the right to consider information provided by sources other than Bidder. Owner shall also have the right to communicate directly with Bidder's surety regarding Bidder's bonds.
- E. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between written words and figures will be resolved in favor of the words.
- F. Bids shall be deemed to include the written responses of the Bidder to any questions or requests for information of Owner made as part of Bid evaluation process after submission of Bid.

3.03 Reservation of Rights

- A. Owner reserves the right to reject any or all nonconforming, non-responsive, unbalanced, or conditional Bids, and to reject the Bid of any Bidder as non-responsive as a result of any error or omission in the Bid, or if Owner believes that it would not be in the best interest of Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. For purposes of this paragraph, an "unbalanced Bid" is one having nominal prices for some Bid items and enhanced prices for other Bid items.
- B. Owner may retain Bid securities and Bid bonds of other than the Apparent Low Bidder for a period of 90 Days after award or full execution of the Contract, whichever first occurs.
- C. Owner may reject any or all Bids and waive any informalities or minor irregularities in the Bids. Owner also reserves the right, in its discretion, to reject any or all Bids and to re-bid the Project.

ARTICLE 4 - MANDATORY BID PROTEST PROCEDURES:

4.01 Submission of Written Bid Protest

- A. Any Bid protest in connection with the construction contract or work described in general in Document 00 1113 (Notice Inviting Bids) must be submitted in writing to City Clerk's Office, 440 Harcourt Avenue Seaside, CA 93955, before 3:30 P.M. of the third Business Day following opening of the Bidders' envelopes.
- B. The initial protest document must contain a complete statement of the basis for the protest.
- C. The protest must refer to the specific portion of the document that forms the basis for the protest.
- D. The protest must include the name, address, and telephone number of the person representing the protesting party.
- E. Only Bidders who the Owner otherwise determines are responsive and responsible are eligible to protest a Bid; protests from any other party will not be considered. In order to determine whether a protesting Bidder is responsive and responsible, Owner may evaluate all information contained in any protesting Bidder's Bid and conduct the same investigation and evaluation as Owner is entitled to take regarding an Apparent Low Bidder.
- F. The party filing the protest must concurrently transmit a copy of the initial protest document and any attached documentation to all other parties with a direct financial interest that may be adversely affected by the outcome of the protest. Such parties shall include all other Bidders who appear to have a reasonable prospect of receiving an award depending upon the outcome of the protest.

4.02 Exclusive Remedy

- A. The procedure and time limits set forth in this paragraph are mandatory and are Bidder's sole and exclusive remedy in the event of Bid protest. Bidder's failure to comply with these procedures shall constitute a waiver of any right to further pursue the Bid protest, including filing a Government Code Claim or legal proceedings. A Bidder may not rely on a protest submitted by another Bidder but must timely pursue its own protest.

ARTICLE 5 - AWARD AND EXECUTION OF CONTRACT

5.01 Notice of Award and Submittal of Executed Contract Documents

- A. If Contract is to be awarded, it will be awarded to the lowest responsible responsive Bidder. Owner will issue Document 00 5100 Notice of Award. Such Award, if made, will be made within ninety (90) days after the opening of the Bid Proposals.
- B. Successful Bidder must execute and submit to Owner the "Required Contract Documents and Proof of Insurance" set forth below, by 5:00 p.m. of the 7th Calendar Day following the Notice of Award.

5.02 Required Contract Documents and Proof of Insurance

- A. Document 00 5200 (Agreement), fully executed by successful Bidder. Submit two originals, each bearing an original signature and initials on each page.
- B. Document 00 6113.13 (Construction Performance Bond), fully executed by successful Bidder and surety, in the amount set forth in Document 00 6113.13. Submit one original.
- C. Document 00 6113.16 (Construction Labor and Material Payment Bond), fully executed by successful Bidder and surety, in the amount set forth in Document 00 6113.16. Submit one original.
- D. Document 00 6536 (Guaranty), fully executed by successful Bidder.
- E. Insurance certificates and endorsements required by Document 00 7316 (Supplementary Conditions—Insurance): Submit one original set.

5.03 Failure to Execute and Deliver Documents:

- A. If Bidder to whom Contract is awarded, within the period described in this Document 00 2113, fails or neglects to execute and deliver all required Contract Documents and file all required bonds, insurance certificates, and other documents, Owner may, in its sole discretion, rescind the award, recover on Bidder's surety bond, or deposit Bidder's cashier's check or certified check for collection, and retain the proceeds thereof as liquidated damages for Bidder's failure to enter into the Contract Documents. Bidder agrees that calculating the damages Owner may suffer as a result of Bidder's failure to execute and deliver all required Contract Documents would be extremely difficult and impractical and that the amount of Bidder's required Bid security shall be the agreed and presumed amount of Owner's damages.
- B. Upon such failure to timely deliver all required Contract Documents as set forth herein, Owner may determine the next Apparent Low Bidder and proceed accordingly. Such Award, if made, will be made within ninety (90) days after the opening of the Bid Proposals.

ARTICLE 6 - GENERAL CONDITIONS AND REQUIREMENTS

6.01 Modification of Commencement of Work:

- A. Owner expressly reserves the right to modify the date for the Commencement of Work under the Contract and to independently perform and complete work related to Project. Owner accepts no responsibility to Contractor for any delays attributed to its need to complete independent work at the Site.
- B. Owner shall have the right to communicate directly with Apparent Low Bidder's proposed performance bond surety, to confirm the performance bond. Owner may elect to extend the time to receive faithful performance and labor and material payment bonds.

6.02 Conformed Project Manual:

- A. Following Award of Contract, Owner may prepare a conformed Project Manual reflecting Addenda issued during bidding, which will, failing objection, constitute the approved Project Manual.

6.03 Bonds:

- A. The successful Bidder shall furnish to the Owner a Performance Bond ensuring the performance of the Work in accordance with the Contract Documents and a Payment Bond ensuring the payment of all obligations arising from the Work. Sureties and Bonds shall comply with the requirements in the General Conditions and Supplementary Conditions. Bonds shall be delivered to the Owner at the time and place the Contract Agreement is executed unless otherwise provided in the Contract Documents or otherwise approved in writing by the Owner. Bonds shall conform exactly to the forms included in Section 00 6113.13 and 00 6113.16 of the Contract Documents.
- B. Failure to execute the bonds within the time specified shall allow the Owner to consider that the Bidder has abandoned the Contract, in which case the check or bidder's bond accompanying the bid shall be the property of the Owner.
- C. The Performance and Payment Bond(s) may be either a single bond or a separate Performance Bond and a Separate Payment (labor and materials) Bond. If a single bond is used, it must be in the amount of two hundred percent (200%) of the Total Bid, and if separate Bonds are used, each must be for one hundred percent (100%) of the Total Bid. The Bond covering payment must comply with Section 3248 of the California Civil Code.
- D. All bonds and endorsements thereto to be submitted pursuant to the terms of the Contract Documents must be written and issued by a company having a minimum of an "A" rating and of adequate financial category as rated by the current edition of Best's Key Rating Guide as published by A. M. Best Company, Oldwick, New Jersey 08858.

6.04 Wage Rates:

- A. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, and are pursuant to Section 1773 of the Labor Code and can be found at <http://www.dir.ca.gov/dlsr/PWD/Northern.html>.

6.05 Notice of Compliance Monitoring:

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

6.06 Ineligible Contractors and Subcontractors:

- A. Owner shall not accept a Bid from a Bidder who is ineligible to bid or work on, or be awarded, a public works project pursuant to California Labor Code section 1777.1 or 1777.7. Bidders and the Contractor who is awarded the project contract shall not utilize, or allow work by, any subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to California Labor Code Section 1777.1 or 1777.7. (See California Public Contract Code Section 6109.) The California Division of Labor Standards Enforcement publishes a list of debarred contractors and subcontractors on the Internet at www.dir.ca.gov/DLSE/debar.html.

6.07 Substitutions:

- A. Bidders must base their Bids on products and systems specified in Contract Documents or listed by name in Addenda. Owner will consider substitution requests only for "or equal items." Bidders wanting to use "or equal" item(s) may submit Document 00 6325 (Substitution Request Form) no later than 15 Calendar Days after Notice of Award. As a limitation on Bidder's privilege to request substitution of "or equal" items, Owner has found that certain items are designated as Owner standards and certain items are designated to match existing items in use on a particular public improvement either completed or in the course of completion or are available from one source. As to such items, Owner will not permit substitution. Such items are described in the Bidding Documents as "No substitutions allowed".

6.08 Definitions:

- A. All abbreviations and definitions of terms used in this Document 00 2113 are set forth in Document 00 7200 (General Conditions) and Section 01 4200 (References and Definitions).

END OF DOCUMENT

DOCUMENT 00 3132

EXISTING CONDITIONS

ARTICLE 1 - REPORTS AND INFORMATION ON EXISTING CONDITIONS

1.01 Inspection of Reports:

- A. Owner, its consultants, and prior contractors may have collected documents providing a general description of the Site and conditions of the Work. These documents may consist of geotechnical reports for and around the Site, contracts, contract specifications, tenant improvement contracts, as-built drawings, utility drawings, and information regarding Underground Facilities (collectively, "Existing Conditions Data".)
- B. Bidders may inspect Geotechnical and Existing Conditions Data. These documents are listed below and are available for review at the address identified therein. Copies may be obtained for the cost of reproduction and handling upon Bidder's payment for the costs.
 - 1. **None.** Only the Reports in the Appendices are available for review.
- C. Existing Conditions Data is for information only and does not describe labor, materials or equipment furnished by Contractor, but rather, information regarding conditions of the work. Such Existing Conditions Data is not a Contract Document.

ARTICLE 2 - USE OF EXISTING CONDITIONS DATA

2.01 Above-Ground Existing Conditions:

- A. Owner makes no warranty or representation of existing aboveground conditions, as-built conditions, or other aboveground actual conditions verifiable by reasonable independent investigation. These conditions are verifiable by Bidder by the performance of its own independent investigation that Bidder must perform prior to bidding and Bidder must not rely on the information supplied by Owner regarding existing conditions.
- B. Bidder represents and agrees that in submitting its Bid, it is not relying on any information regarding above-ground existing conditions supplied by Owner.

2.02 Underground Facilities:

- A. Information supplied regarding existing Underground Facilities at or contiguous to the Site is based on information furnished to Owner by others (e.g., the builders of such Underground Facilities or others).
- B. Owner assumes responsibility for only the general accuracy, completeness or thoroughness of information regarding Underground Facilities that are owned by Owner. This express assumption of responsibility applies only if Bidder has conducted the independent investigation required of it under Document 00 7200 (General Conditions) and discrepancies were not apparent. Bidder is solely responsible for any interpretation or conclusion drawn from this information.
- C. Owner is not responsible for information regarding Underground Facilities owned by others.

ARTICLE 3 - INVESTIGATIONS

3.01 Required Investigations:

- A. Before submitting a Bid, each Bidder shall be responsible to obtain such additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise, which may affect cost, progress, performance or furnishing of Work or which relate to any aspect of the means, methods, techniques, sequences or procedures of construction to be employed by Bidder and safety precautions and programs incident thereto or which Bidder deems necessary to determine its Bid for performing and furnishing the Work in accordance with the time, price and other terms and conditions of Contract Documents.

- B. Bidders shall advise Owner in writing during the Bid period of any questions, suppositions, inferences or deductions Bidders may have for Owner's review and response.
- C. Owner has provided time in the period prior to bidding for Bidder to perform these investigations.

3.02 Access to Site for Investigations:

- A. During the Pre-Bid Site Visit(s), Owner will provide each Bidder access to the Site to conduct such examinations, investigations, explorations, tests, and studies, as each Bidder deems necessary for submission of a Bid. Bidders must fill all holes, clean up, and restore the Site to its former conditions upon completion of such explorations, investigations, tests, and studies. Such investigations may be performed only under the provisions of Document 00 2113 (Instructions to Bidders) and Document 00 7200 (General Conditions) including, but not limited to, proof of insurance and obligation to indemnify against claims arising from such investigation work. Each Bidder shall supply all equipment required to perform any investigations as each Bidder deems necessary. Owner has the right to limit the number of pieces of machinery operating at one time due to safety concerns.

END OF DOCUMENT

DOCUMENT 004113

BID FORM

TO CITY OF SEASIDE

THIS BID IS SUBMITTED BY:

(Firm/Company Name)

Re: City of Seaside **Fort Ord Military Reservation Property Deconstruction and Demolition Project – Phase 1B** located in Seaside, California 93955.

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with the City of Seaside in the form included in the Contract Documents, Document 005200 (Agreement), to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Sum and within the Contract Time indicated in this Bid and in accordance with all other terms and conditions of the Contract Documents.
2. Bidder accepts all of the terms and conditions of the Contract Documents, Document 001000 (Notice Inviting Bids), and Document 002113 (Instructions to Bidders), including, without limitation, those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for 90 Days after the day of Bid opening, unless there is a bid protest, then 120 days after the day of bid opening.
3. In submitting this Bid, Bidder represents that Bidder has examined all of the Contract Documents, performed all necessary Pre-Bid investigations, received the Pre-Bid conference minutes (if any), and received the following Addenda:

Addendum Number	<u>ADDENDUM DATE</u>	Signature of Bidder

4. Based on the foregoing, Bidder proposes and agrees to fully perform the Work within the time stated and in strict accordance with the Contract Documents for the following sums of money listed in the following Schedule of Bid Prices:

SCHEDULE OF BID PRICES

All Bid items, including lump sums and unit prices, must be filled in completely. Bid items are described in Section 01 1100 (Summary of Work). Quote in figures only, unless words are specifically requested.

ITEM #	BID ITEM	EST. QTY.	UNIT	UNIT PRICE	TOTAL
1	Mobilization, Bonds, Permits, Insurance, and Demobilization	1	LS		
2	Traffic Control Planning and Implementation	1	LS		
3	SWPPP Implementation, QSP SWPPP Reporting, and Water Pollution and Erosion Control BMPs	1	LS		
4	Subsurface Utility Location and Potholing	1	LS		
5	Permit and Testing Allowance – Reimbursement for the Actual Cost of Required Permits and Laboratory Testing	---	ALW	\$20,000	\$20,000
<u>Fire Station (Site 02):</u>					
6	Structure/Building 4403A Demolition, Removal, and Proper Disposal	1	LS		
7	Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal	5,600	SF		
8	Concrete Hardscape Demolition, Removal, and Proper Disposal	40	CY		
9	Removal and Disposal of Base Materials Associated with Bid Items 7 and 8	237	TONS		
10	Electrical Service Disconnection, Demolition, Removal, and Proper Disposal	1	LS		
11	Remove Chain Link Fence and Motorized Gate	325	LF		
12	Remove Existing Gravel Stairs and Softscape	1	LS		
13	Remove Existing Gravel	1,590	SF		
14	Temporary Tree Protection Fencing	1,340	LF		
15	Sawcut Existing Pavement	63	LF		
16	Construct Type "A" Hot Mix Asphalt Dike	63	LF		
17	Trench Backfill, and Final Minor Site Grading and Preparation	1	LS		
18	Hydroseeding	10,500	SF		
<u>Fast Food Restaurant (Site 03):</u>					
19	Abandoned Fast Food Restaurant Structure/Building Demolition, Removal, and Proper Disposal	1	LS		
20	Proper Removal and Disposal of Asbestos-Containing Materials Associated with Bid Item No. 19	1	LS		

21	Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials Associated with the Fast Food Restaurant Site	1	LS		
22	Abatement and Disposal of other Hazardous Materials (Universal Waste)	1	LS		
23	Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 19 thru 22	1	LS		
24	Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal	56,000	SF		
25	Concrete Hardscape Demolition, Removal, and Proper Disposal	120	CY		
26	Removal and Disposal of Base Materials Associated with Bid Items 24 and 25	3,570	TONS		
27	Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal	130	LF		
28	Water Straight-Line Repair Connection	1	EA		
29	Sanitary Sewer System Utilities and Appurtenances Disconnection, Demolition, Removal, and Proper Disposal	252	LF		
30	Cut & Plug Sewer Lateral	1	EA		
31	Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets and Cleanouts	553	LF		
32	Construct Storm Drain Manhole (Per Detail 231 on Sheet C-43)	1	EA		
33	Onsite Gas Service Demolition, Removal, and Proper Disposal (Disconnection by Others - PG&E)	305	LF		
34	Demolition, Removal, and Disposal of Existing HVAC, Telecommunications, and Electrical Equipment Associated with Bid Item No. 19	1	LS		
35	Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents	1	LS		
36	Grease Interceptor Removal and Proper Disposal	2	EA		
37	Parking Lot Lights Demolition, Removal, and Proper Disposal	3	EA		
38	CMU Trash Enclosure Demolition, Removal, and Proper Disposal	86	LF		
39	Remove Existing Bollards	6	EA		
40	Sawcut Existing Pavement	71	LF		
41	Construct Type "A" Hot Mix Asphalt Dike	71	LF		
42	Trench Backfill, and Final Minor Site Grading and Preparation	1	LS		
43	Hydroseeding	66,000	LF		
44	Temporary Tree Protection Fencing	462	LF		

<u>Parking Lot 'A' (Site 04):</u>					
45	Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal	771	LF		
46	Water Straight-Line Repair Connection per Detail 1 on Sheet C-42	2	EA		
47	Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets and Cleanouts	109	LF		
48	Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42	2	EA		
49	Parking Lot Lights Demolition, Removal, and Proper Disposal	2	EA		
50	Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal	158,645	SF		
51	Concrete Hardscape Demolition, Removal, and Proper Disposal	144	CY		
52	Removal and Disposal of Base Materials Associated with Bid Items 50 and 51	8,491	TONS		
53	Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials Associated with the Parking Lot 'A' Site	1	LS		
54	Abatement and Disposal of other Hazardous Materials (PCBs, Heavy Metals, etc.)	1	LS		
55	Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 53 and 54	1	LS		
56	Sawcut Existing Pavement	142	LF		
57	Construct Type "A" Hot Mix Asphalt Dike	142	LF		
58	Demolish, Remove, and Properly Dispose of Existing Basketball Hoops, Poles, and Foundations	8	EA		
59	Remove and Properly Dispose of Existing Chain Link Fence	45	LF		
60	Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents	1	LS		
61	Trench Backfill, and Final Minor Site Grading and Preparation	1	LS		
62	Hydroseeding	167,200	SF		
63	Trench Restoration, and Replace Curb, Gutter, and Sidewalk	2	EA		
64	Temporary Tree Protection Fencing	1,588	LF		
<u>Surplus II Area:</u>					
65	Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal	1,490	LF		
66	Sanitary Sewer System Utilities and Appurtenances Demolition, Removal, and Proper Disposal	1,630	LF		

67	Abandoned Electrical Services and Appurtenances Demolition, Removal, and Proper Disposal	755	LF		
68	Abandoned Gas Services and Appurtenances Demolition, Removal, and Proper Disposal	1,556	LF		
69	Abandoned Telecom Services and Appurtenances Demolition, Removal, and Proper Disposal	655	LF		
70	Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal	41,560	SF		
71	Concrete Hardscape Demolition, Removal, and Proper Disposal	127	CY		
72	Removal and Disposal of Base Materials Associated with Bid Items 70 and 71	2,602	TONS		
73	Proper Removal and Disposal of Lead-Based Paint Materials Associated with the Surplus II Site	1	LS		
74	Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Item 73	1	LS		
75	Sawcut Existing Pavement	193	LF		
76	Construct Type "A" Hot Mix Asphalt Dike	193	LF		
77	CMU Trash Enclosure Demolition, Removal, and Proper Disposal	60	LF		
78	Demolish, Remove, and Properly Dispose of K8 Crash-Proof Fencing	204	LF		
79	Trench Backfill, and Final Minor Site Grading and Preparation	1	LS		
80	Hydroseeding	52,012	SF		
81	Temporary Tree Protection Fencing	2,785	LF		
<u>Chapel (Site 05):</u>					
82	Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal	65	LF		
83	Sanitary Sewer System Utilities and Appurtenances Disconnection, Demolition, Removal, and Proper Disposal	74	LF		
84	Sewer Disconnection from Manhole and Rechannelization per Detail 3 Sheet C-42	1	EA		
85	Electrical Services and Appurtenances Demolition, Removal, and Proper Disposal (Disconnection by Others - PG&E)	243	LF		
86	Gas Services and Appurtenances Demolition, Removal, and Proper Disposal (Disconnection by Others - PG&E)	176	LF		
87	Telecom Services and Appurtenances Demolition, Removal, and Proper Disposal	125	LF		
88	Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets and Cleanouts	137	LF		

89	Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42	1	EA		
90	Chapel Structure/Building Demolition, Removal, and Proper Disposal	1	LS		
91	Proper Removal and Disposal of Asbestos-Containing Materials Associated with Bid Item No. 90	1	LS		
92	Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials Associated with Chapel Site	1	LS		
93	Abatement and Disposal of other Hazardous Materials (PCBs, Heavy Metals, etc.)	1	LS		
94	Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 90 thru 93	1	LS		
95	Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal	10,877	SF		
96	Concrete Hardscape Demolition, Removal, and Proper Disposal	353	CY		
97	Removal and Disposal of Base Materials Associated with Bid Items 95 and 96	1,029	TONS		
98	Sawcut Existing Pavement	65	LF		
99	Construct Type "A" Hot Mix Asphalt Dike	65	LF		
100	Parking Lot Lights Demolition, Removal, and Proper Disposal	4	EA		
101	Stair Case and Associated Railing Demolition, Removal, and Proper Disposal	1	LS		
102	Brick Masonry Retaining Wall Demolition, Removal, and Proper Disposal	200	LF		
103	Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents	1	LS		
104	Trench Backfill, and Final Minor Site Grading and Preparation	1	LS		
105	Hydroseeding	53,700	SF		
106	Temporary Tree Protection Fencing	327	LF		
<u>Parking Lot 'B' (Site 06)</u>					
107	Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets and Cleanouts	54	LF		
108	Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42	1	EA		
109	Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal	91,593	SF		
110	Concrete Hardscape Demolition, Removal, and Proper Disposal	92	CY		
111	Removal and Disposal of Base Materials Associated with Bid Items 109 and 110	4,775	TONS		

112	Proper Removal and Disposal of Lead-Based Paint Materials Associated with the Parking Lot 'B' Site	1	LS		
113	Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Item 112	1	LS		
114	Stair Case and Associated Railing Demolition, Removal, and Proper Disposal	1	LS		
115	Sawcut Existing Pavement	206	LF		
116	Construct Type "A" Hot Mix Asphalt Dike	206	LF		
117	Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents	1	LS		
118	Trench Backfill, and Final Minor Site Grading and Preparation	1	LS		
119	Hydroseeding	97,088	SF		
120	Temporary Tree Protection Fencing	1,317	LF		
<u>East Parker Flats Cut Off Road Area and 6th Ave Parking Lot</u>					
121	Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal	5,211	LF		
122	Sanitary Sewer System Utilities and Appurtenances Disconnection, Demolition, Removal, and Proper Disposal	2,948	LF		
123	Abandoned Sanitary Sewer Manhole Demolition and Proper Disposal	12	EA		
124	Abandoned Gas Service Demolition, Removal, and Proper Disposal	1,124	LF		
125	Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets and Cleanouts	438	LF		
126	Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42	4	EA		
127	Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal	141,436	SF		
128	Concrete Hardscape Demolition, Removal, and Proper Disposal	400	CY		
129	Removal and Disposal of Base Materials Associated with Bid Items 127 and 128	8,436	TONS		
130	Sawcut Existing Pavement	226	LF		
131	Construct Type "A" Hot Mix Asphalt Dike	211	LF		
132	Remove and Properly Dispose of Chain Link Fence and Any Associated Posts or Footings	909	LF		
133	Demolish, Remove, and Properly Dispose of Existing Stadium Lights and Foundations	7	EA		
134	Demolish, Remove, and Properly Dispose of Existing Basketball Hoops, Poles, and Foundations	3	EA		

135	Structures/Buildings Demolition (2), Removal, and Proper Disposal	1	LS		
136	CMU Trash Enclosure Demolition, Removal, and Proper Disposal	48	LF		
137	Demolish, Remove, and Properly Dispose of Existing Overhead Light	1	EA		
138	Proper Removal and Disposal of Asbestos-Containing Materials Associated with the East Parker Flats Cutoff Road Area	1	LS		
139	Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials East Parker Flats Cutoff Road Area	1	LS		
140	Abatement and Disposal of other Hazardous Materials (PCBs, Heavy Metals, etc.) within the East Parker Flats Cutoff Road Area	1	LS		
141	Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 138 thru 140	1	LS		
142	Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents	1	LS		
143	Trench Backfill, and Final Minor Site Grading and Preparation	1	LS		
144	Hydroseeding	186,171	SF		
145	Temporary Tree Protection Fencing	5,148	LF		
TOTAL:					
The TOTAL BASE CONTRACT BID AMOUNT described in words is:					
_____ and ____/100 DOLLARS					

*Item not subject to unit price quantities "less than 75 percent or greater than 150 percent of the estimated quantities bid" as outlined in Section 012000, 1.03.B "Unit Price Items".

1. Subcontractors for work included in all Bid items are listed on Document 004330 (Subcontractors List) submitted herewith.
2. The undersigned Bidder understands that Owner reserves the right to reject this Bid.
3. If written notice of the acceptance of this Bid, hereinafter referred to as Notice of Award, is mailed or delivered to the undersigned Bidder within the time described in Paragraph 2 of this Document 004113 or at any other time thereafter before it is withdrawn, the undersigned Bidder will execute and deliver the documents required by Document 002113 (Instructions to Bidders) within the times specified therein.
4. Notice of Award or request for additional information may be addressed to the undersigned Bidder at the address set forth below.
5. The undersigned Bidder herewith encloses cash, a cashier's check, or certified check of or on a responsible bank in the United States, or a corporate surety bond furnished by a surety authorized to do a surety business in the State of California, in form specified in Document 002113 (Instructions to Bidders), in the amount of ten percent (10%) of the Total Bid Price and made payable to the City of Seaside.
6. The undersigned Bidder agrees to commence Work under the Contract Documents on the date established in Document 007200 (General Conditions) and to complete all Work within the time specified in Document 005200 (Agreement).
7. The undersigned Bidder agrees that, in accordance with Document 007200 (General Conditions), liquidated damages for failure to complete all Work in the Contract within the time specified in Document 005200 (Agreement) shall be as set forth in Document 005200.
8. The names of all persons interested in the foregoing Bid as principals are:

IMPORTANT NOTICE:

If Bidder or other interested person is a corporation, give the legal name of corporation, state where incorporated, and names of president and secretary thereof; if a partnership, give name of the firm and names of all individual co-partners composing the firm; if Bidder or other interested person is an individual, give first and last names in full.

NAME OF BIDDER: _____ licensed in accordance with
an act for the registration of Contractors, and with license number: _____, with
Expiration: _____.

(Place of Incorporation, if Applicable)

(Principal, Name/Title)

(Principal, Name/Title)

(Principal, Name/Title)

NOTE: If Bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If Bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business Address:

Contractor's Representative(s):

(Name/Title)

(Name/Title)

(Name/Title)

Officers Authorized to Sign Contracts

(Name/Title)

(Name/Title)

(Name/Title)

Telephone Number(s):

(Area Code) (Number)

(Area Code) (Number)

Fax Number(s):

(Area Code) (Number)

(Area Code) (Number)

Date of Bid:

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Signature of Bidder)

Name / Title

END OF DOCUMENT

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DOCUMENT 00 4313

BOND ACCOMPANYING BID

KNOW ALL BY THESE PRESENTS:

That the undersigned

(Name of Contractor)

as Principal and the undersigned as Surety are held and firmly bound unto Owner, the City of Seaside, as obligee, in the penal sum of (Dollar Amount In Words)

Dollars (\$_____) lawful money of the United States of America being at least ten percent (10%) of the aggregate amount of said Principal's base Bid, for the payment of which, well and truly to be made, we bind ourselves, our successors, executors, administrators, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal is submitting a Bid for **Fort Ord Military Reservation Property Demolition Project – Phase 1B** located in Seaside, California, 93955.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Bid submitted by the said Principal be accepted and the Contract be awarded to said Principal and said Principal shall within the required periods enter into the Contract so awarded and provide the required Construction Performance Bond, Construction Labor and Material Payment Bond, insurance certificates, Guarantee, and all other endorsements, forms, and documents required under Document 00 2000 (Instructions to Bidders), then this obligation shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument this _____ day of _____, 2025.
(Month)

(Corporate Seal)

By _____
Principal

Name /Title

By _____
Surety

Name /Title

(Corporate Seal)

By _____
Attorney in Fact

Name /Title

END OF DOCUMENT

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DOCUMENT 00 4314

BIDDER REGISTRATION FORM

INSTRUCTIONS

In order to register to undertake work for Owner, Bidder must:

- 1) Fill out this registration form completely; do not leave blanks.
- 2) Provide certificates of insurance or a letter evidencing coverage complying with Document 00 4513 (Statement of Qualifications).

INDEPENDENT CONTRACTOR REGISTRATION

Contractor's License # _____

Date: _____ Fed I.D. # _____

Full Corporate Name of Company: _____

Street Address: _____

Mailing Address: _____

Phone: _____ Fax: _____

Name of Principal Contact: _____

Type of Business: _____ Sole Proprietor _____ Partnership
 _____ Non-Profit 501(c)(3) _____ Corporation
 _____ other (please explain: _____)

INSURANCE

Workers' Compensation:

Carrier: _____

Address: _____

Phone and Fax: _____

Policy Number: _____

General Liability:

Carrier: _____

Address: _____

Phone and Fax: _____

Policy Number: _____

Policy Limits: \$ _____

A.M. Best Rating: _____

Automobile Liability:

Carrier: _____

Address: _____

Phone and Fax: _____

Policy Number: _____

Policy Limits: \$ _____

A.M. Best Rating: _____

All-risk Course of Construction (if applicable, as required by Document 00 7316 [Supplementary Conditions – Insurance]):

Carrier: _____

Address: _____

Phone and Fax: _____

Policy Number: _____

Policy Limits: \$ _____

A.M. Best Rating: _____

Professional Liability (if applicable, as required by Document 00 7316 [Supplementary Conditions – Insurance]):

Carrier: _____

Address: _____

Phone and Fax: _____

Policy Number: _____

Policy Limits: \$ _____

A.M. Best Rating: _____

**Pollution Legal Liability Insurance (if applicable, as required by Document 00 7316
[Supplementary Conditions – Insurance]):**

Carrier: _____

Address: _____

Phone and Fax: _____

Policy Number: _____

Policy Limits: \$ _____

A.M. Best Rating: _____

**BIDDER CERTIFIES, UNDER PENALTY OF PERJURY, THAT THE FOREGOING
INFORMATION IS CURRENT AND ACCURATE AND AUTHORIZES OWNER, AND ITS AGENTS AND
REPRESENTATIVES TO OBTAIN A CREDIT REPORT AND/OR VERIFY ANY OF THE ABOVE
INFORMATION.**

SIGNATURE

DATE

SAFETY EXPERIENCE

The following statements as to the Bidder's safety experience are submitted with the Bid, as part thereof, and the Bidder guarantees the truthfulness and accuracy of all information.

1. List Bidder's interstate Experience Modification Rate for the last three years.
[20_] _____ [20_] _____ [20_] _____
2. Use Bidder's last year's Cal/OSHA 200 log to fill in the following number of injuries and illnesses:
 - a. Number of lost workday cases _____
 - b. Number of medical treatment cases _____
 - c. Number of fatalities _____
3. Employee hours worked last year _____
4. State the name of Bidder's safety engineer/manager: _____

Attach a resume or outline of safety engineer/manager's safety and health qualifications and experience.

I CERTIFY, UNDER PENALTY OF PERJURY, THAT THE FOREGOING INFORMATION IS CURRENT AND ACCURATE AND I AUTHORIZE OWNER, AND ITS AGENTS AND REPRESENTATIVES TO OBTAIN A CREDIT REPORT AND/OR VERIFY ANY OF THE ABOVE INFORMATION.

BIDDER:

By: _____
Signature / Name

Its: _____
Title

Date _____

END OF DOCUMENT

DOCUMENT 00 4330

SUBCONTRACTORS LIST

Bidder submits the following information as to the subcontractors Bidder intends to employ if awarded the Contract.

Full Name of Subcontractor and Address of Mill or Shop	Description of Work: Reference To Bid Items	Subcontractor's License No.	Public Works Contractor Registration NO.	Value of Work (\$)

(Bidder to attach additional sheets if necessary)

END OF DOCUMENT

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DOCUMENT 004513

STATEMENT OF QUALIFICATIONS FOR CONSTRUCTION WORK

ARTICLE 1 – GENERAL INFORMATION

1.01 Minimum Bidder Qualifications.

- A. Bidders must be duly licensed in accordance with the California Business & Professions Code and have a history of work performance sufficient to meet the requirements of a responsible bidder in the California Public Contract Code Section 1104.
- B. The prime contractor must possess either a “Class A – General Engineering” or the licenses described in Document 00 1113. This contractor must have a minimum five (5) years experience as a continuously operating entity engaged in the performance of similar work and successfully completed ten (10) projects over the last 5 years.
- C. Bidders must demonstrate successful experience with type of work of this Project, to include, within the past year, completed one (1) deconstruction and demolition project of a similar nature and complexity, each with a contract dollar amount of at (i) least 75% of the amount of Bidder's Bid or (ii) 125% of such amount in the aggregate, and with a minimum combined amount for all such contracts of \$1 million.

1.02 Measurement.

- A. Bidder's compliance with the minimum qualification requirements will be measured by Bidder's experience as an operating entity and also by the experience of the supervisory personnel who will have responsible charge of the various major components of the Work.
- B. If Bidder subcontracts portions of the Work, Owner, in its determination of whether the minimum qualification requirements have been met, may consider the qualifications of the Subcontractor's supervisory personnel.
- C. The qualifications of the Key Personnel are to be submitted with the Statement of Qualifications (“SOQ”), by providing the information described in this Document 004513.

ARTICLE 2 – REQUIRED CONTENTS OF SOQ SUBMISSION

2.01 Transmittal Letter.

- A. The Transmittal Letter shall name the proposed prime contractor, its legal structure (i.e., corporation, partnership, limited partnership, joint venture). If a joint venture or partnership is proposed, Bidder shall identify partner and/or member of the joint venture and their roles and responsibilities.

2.02 Submittals:

- A. Completed Questionnaire. Bidder shall include a completed Statement of Qualification Questionnaire in the form attached to this Document 004513 as Attachment “A”.
- B. Resumes of Proposed Key Personnel. Bidder shall provide a resume for each named Key Personnel of Bidder, to include as necessary: Years of experience; Education - degrees, schools and years obtained; Professional Registrations; Fluency in English (Yes/No); At least two client references, including contact names, addresses and telephone numbers, and description of projects of a similar nature worked on in the past five years.
- C. NOT USED
- D. Surety Letter re: Capability to Provide Required Performance and Payment Bonds. Bidder shall include a letter from a surety duly licensed to do business in the State of California, having a financial rating from A.M. Best Company of A-, VII or better, that the surety has agreed to provide Bidder with the required performance and payment bonds in accordance with the requirements set forth in Documents 00 6113.13 (Construction Performance Bond) and 00 6113.16

(Construction Labor and material Payment bold), each in the penal sum of the Contractor's bid when submitted. Owner shall have the right to verify with the surety that the surety, based upon the Bid prices, will issue the required bonds under the conditions stated.

- E. Insurer Letter re: Capability to Provide the Required Insurance. Bidder shall provide a letter from an insurance underwriter, having a financial rating reasonably acceptable to Owner, confirming that the insurer will provide Bidder the required coverages and amounts specified in the Contract Documents.
- F. NOT USED;
- G. License: Evidence of a valid contractor's license and required licenses of all licensees of persons who are Key Personnel necessary to perform the Work.
- H. NOT USED.

2.03 Format.

- A. The SOQ shall be clear and concise to enable management-oriented personnel to make a thorough evaluation and arrive at a sound determination as to whether the SOQ meet Owner's requirement. To this end, the SOQ should be so specific, detailed and complete as to demonstrate clearly and fully that the Bidder has a thorough understanding of and has demonstrated knowledge of the requirements to perform the Work (or applicable portion thereof).
- B. Any explanation requested by a Bidder regarding the meaning or interpretation of this Document 00 4513 must be requested in writing and with sufficient time allowed for a reply to reach Bidder before the submission of its SOQ. Oral explanations or instructions will not be binding. Any information provided to any prospective Bidder concerning this Document 00 4513 will be furnished to all prospective Bidders as an Addendum to the Bidding Documents.

STATEMENT OF QUALIFICATION QUESTIONNAIRE FOLLOWS ON NEXT PAGE

ATTACHMENT "A" – Statement of Qualification Questionnaire

Bidders shall complete the entire Statement of Qualification Questionnaire and submit it in accordance with Document 00 2000 (Instructions to Bidders) and Document 00 4513 (Statement of Qualifications). Failure to complete the questionnaire or inclusion of any false statement(s) shall be ground for immediate disqualification.

CONTACT INFORMATION

Company Name: _____

Owner of Company: _____

Contact Person: _____

Address: _____

Phone: _____ Fax: _____

Address: _____

Department of Industrial Relations (DIR) Registration No.: _____

PART A: GENERAL INFORMATION

1. Does Bidder possess a valid and current California Contractor's license for the work proposed? Yes___No ___
2. Does Bidder have a minimum of \$2,000,000 liability insurance coverage? Yes___No ___
3. Has Bidder's License been revoked at any time in the last five years? Yes___No ___
4. Has Bidder been "default terminated" by an Owner (other than for convenience), or has a Surety completed a contract for Bidder within the last five years? Yes___No ___
5. Has Bidder been convicted more than twice for failure to pay prevailing wages in the last three years? Yes___No ___

Bidder may be disqualified if any answer to questions 1, or 2 is No.

Bidder may be disqualified if any answer to questions 3, 4, or 5 is Yes.

PART B: SAFETY, PREVAILING WAGE, DISPUTES AND BONDS**SAFETY**

1. Has Cal/OHSA, Federal OSHA, the EPA or any Air Quality Management Owner cited Bidder in the past five years?
Yes___No___ If yes, attach description of each citation.
2. How often does Bidder require documented safety meetings be held for:

Field Supervisor	Weekly_____	Bi-Weekly_____	Monthly_____	Less Than Monthly_____
Employees	Weekly_____	Bi-Weekly_____	Monthly_____	Less Than Monthly_____
New Hires	Weekly_____	Bi-Weekly_____	Monthly_____	Less Than Monthly_____
Subcontractors	Weekly_____	Bi-Weekly_____	Monthly_____	Less Than Monthly_____

3. How often does Bidder conduct documented safety inspections?
Quarterly _____ Semi-annually _____ Annually _____ Other _____
4. Does Bidder have home office safety representatives who visit/audit the job site?
Quarterly _____ Semi-annually _____ Annually _____ Other _____
5. What is Bidder's Interstate Experience Modification Rate? _____. (A rating in excess of 1 may constitute grounds for disqualification as non-responsible).

PREVAILING WAGE PROVISIONS

6. Has Bidder been fined, penalized or otherwise found to have violated any prevailing wage or labor code provision? If yes, attach description of each occurrence.
Yes _____ No _____

LICENSE PROVISIONS

7. Has Bidder changed names or license numbers in the past 5 years? If so, please state reason for change.
Yes _____ No _____ Reason: _____

DISPUTES

8. Has Bidder had any claims, litigation, or disputes ending in mediation or arbitration, or termination for cause associated with any project in the past 5 years? The Bidder may attach description of each instance including details of total claim amount, settlement amount, and Owner's name and phone number.
Yes _____ No _____

If yes, please describe the circumstances below:

BONDING

9. Bonding Capacity – Provide documentation from Bidder's surety identifying the following:
Name of bonding company/surety: _____
Name of Surety Agent: _____
Surety Agent address: _____
Surety Agent phone number: _____
Is surety a California-admitted surety? Yes _____ No _____
Is surety listed in the current edition of the California Department of the Treasury's Listing of approved sureties? Yes _____ No _____
List surety's A.M. Best Rating: _____

**PART C1: EXPERIENCE OF CONTRACTOR
CLASS A LICENSURE**

The nature of this Project requires prior similar experience for the firm and the Key Personnel assigned. Summarize similar project experience below and provide the detailed project information requested:

List three projects of similar size and scope to the Work of the Contract, completed in the past five (5) years, and indicate who were the superintendent, project manager and scheduler. NOTE: this listing will be used to assess compliance with the stated minimum qualifications in Paragraph 1.01C.

Project Name	Construction Cost (\$)	Year Completed	Name of Project Superintendent	Name of Project Manager	Name of Project Scheduler

List Key Personnel that will be assigned to the Work of the current Project and their experience/training with the projects listed above:

Project Manager: _____

Project Superintendent: _____

Project Scheduler: _____

Recent Projects.

Provide information about three (3) of its most currently completed projects. Names and references must be current and verifiable. This listing will be used to assess compliance with the stated minimum qualifications in Paragraph 1.01C. If a separate sheet is used, it must contain all of the following information:

1. Project Name: _____
 Location: _____
 Owner: _____
 Owner Contact (name and phone): _____
 Architect/Engineer: _____
 Architect/Engineer Contact (name and phone number): _____
 Const. Mgr. or Project Mgr. (name and phone number): _____
 Description of Project, Scope of Work Performed: _____

 Total Construction Cost: _____
 Total Change Order Amount: _____
 Did Change Orders exceed 10% of original contract sum? _____ If yes, please explain on separate sheet.
 Original Scheduled Date of Completion: _____
 Time Extensions Granted (number of Days): _____
 Actual Date of Completion: _____
 Number of Stop Notices filed by Subcontractors or Suppliers: _____
2. Project Name: _____
 Location: _____
 Owner: _____
 Owner Contact (name and phone): _____
 Architect/Engineer: _____
 Architect/Engineer Contact (name and phone number): _____
 Const. Mgr. or Project Mgr. (name and phone number): _____
 Description of Project, Scope of Work Performed: _____

Total Construction Cost: _____

Total Change Order Amount: _____

Did Change Orders exceed 10% of original contract sum? _____ If yes, please explain on separate sheet.

Original Scheduled Date of Completion: _____

Time Extensions Granted (number of Days): _____

Actual Date of Completion: _____

Number of Stop Notices filed by Subcontractors or Suppliers: _____

3. Project Name: _____

Location: _____

Owner: _____

Owner Contact (name and phone): _____

Architect/Engineer: _____

Architect/Engineer Contact (name and phone number): _____

Const. Mgr. or Project Mgr. (name and phone number): _____

Description of Project, Scope of Work Performed: _____

Total Construction Cost: _____

Total Change Order Amount: _____

Did Change Orders exceed 10% of original contract sum? _____ If yes, please explain on separate sheet.

Original Scheduled Date of Completion: _____

Time Extensions Granted (number of Days): _____

Actual Date of Completion: _____

Number of Stop Notices filed by Subcontractors or Suppliers: _____

**PART C2: EXPERIENCE OF BUILDING MOVING DEMOLITION CONTRACTOR
CLASS C-21 LICENSURES**

The nature of this Project requires prior similar experience for the firm and the Key Personnel assigned. Summarize similar project experience below and provide the detailed project information requested:

List three projects of similar size and scope to the Work of the Contract, completed in the past five (5) years, and indicate who were the superintendent, project manager and scheduler. NOTE: this listing will be used to assess compliance with the stated minimum qualifications in Paragraph 1.01C.

Project Name	Construction Cost (\$)	Year Completed	Name of Project Superintendent	Name of Project Manager	Name of Project Scheduler

List Key Personnel that will be assigned to the Work of the current Project and their experience/training with the projects listed above:

Project Manager: _____

Project Superintendent: _____

Project Scheduler: _____

Recent Projects.

Provide information about three (3) of its most currently completed projects. Names and references must be current and verifiable. This listing will be used to assess compliance with the stated minimum qualifications in Paragraph 1.01C. If a separate sheet is used, it must contain all of the following information:

1. Project Name: _____
 Location: _____
 Owner: _____
 Owner Contact (name and phone): _____
 Architect/Engineer: _____
 Architect/Engineer Contact (name and phone number): _____
 Const. Mgr. or Project Mgr. (name and phone number): _____
 Description of Project, Scope of Work Performed: _____

 Total Construction Cost: _____
 Total Change Order Amount: _____
 Did Change Orders exceed 10% of original contract sum? _____ If yes, please explain on separate sheet.
 Original Scheduled Date of Completion: _____
 Time Extensions Granted (number of Days): _____
 Actual Date of Completion: _____
 Number of Stop Notices filed by Subcontractors or Suppliers: _____
2. Project Name: _____
 Location: _____
 Owner: _____
 Owner Contact (name and phone): _____
 Architect/Engineer: _____
 Architect/Engineer Contact (name and phone number): _____
 Const. Mgr. or Project Mgr. (name and phone number): _____
 Description of Project, Scope of Work Performed: _____

Total Construction Cost: _____

Total Change Order Amount: _____

Did Change Orders exceed 10% of original contract sum? _____ If yes, please explain on separate sheet.

Original Scheduled Date of Completion: _____

Time Extensions Granted (number of Days): _____

Actual Date of Completion: _____

Number of Stop Notices filed by Subcontractors or Suppliers: _____

3. Project Name: _____

Location: _____

Owner: _____

Owner Contact (name and phone): _____

Architect/Engineer: _____

Architect/Engineer Contact (name and phone number): _____

Const. Mgr. or Project Mgr. (name and phone number): _____

Description of Project, Scope of Work Performed: _____

Total Construction Cost: _____

Total Change Order Amount: _____

Did Change Orders exceed 10% of original contract sum? _____ If yes, please explain on separate sheet.

Original Scheduled Date of Completion: _____

Time Extensions Granted (number of Days): _____

Actual Date of Completion: _____

Number of Stop Notices filed by Subcontractors or Suppliers: _____

DOCUMENT 00 4519

NON-COLLUSION AFFIDAVIT

PUBLIC CONTRACT CODE §7106

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

_____, being first duly sworn,
(Name of Principal of Bidder)

deposes and says that he or she is _____
(Office of Affiant)
of _____, the party
(Name of Bidder)

making the foregoing Bid, that the Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the Bid is genuine and not collusive or sham; that Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham Bid, and has not directly or indirectly colluded, conspired, connived or agreed with any bidder or anyone else to put in a sham Bid, or that anyone shall refrain from bidding, and that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the Bid price of Bidder or any other bidder, or to fix any overhead, profit or cost element of the Bid price, or of that of any other bidder, or to secure any advantage against Owner, or anyone interested in the proposed contract; that all statements contained in the Bid are true; and further, that Bidder has not, directly or indirectly, submitted its Bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, Bid depository, or to any member or agent thereof to effectuate a collusive or sham Bid.

Executed under penalty of perjury under the laws of the State of California:

(Name of Bidder)

(Signature of Principal)

(Name / Title of Principal)

Subscribed and sworn before me _____

This _____ day of _____, 2025

Notary Public of the State of _____

In and for the County of _____

My Commission expires _____ (Seal)

NOTE: If Bidder is a partnership or a joint venture, this affidavit must be signed and sworn to by every member of the partnership or venture.

NOTE: If Bidder [including any partner or venturer of a partnership or joint venture] is a corporation, this affidavit must be signed by the Chairman, President, or Vice President and by the Secretary, Assistant Secretary, Chief Financial Officer, or Assistant Treasurer.

NOTE: If Bidder's affidavit on this form is made outside the State of California, the official position of the person taking such affidavit shall be certified according to law.

END OF DOCUMENT

DOCUMENT 00 4546

BIDDER CERTIFICATIONS

TO BE EXECUTED BY ALL BIDDERS AND SUBMITTED WITH BID

The undersigned Bidder certifies to Owner as set forth in sections 1 through 6 below.

1. STATEMENT OF CONVICTIONS

By my signature hereunder, I hereby swear, under penalty of perjury, that no more than one final, unappealable finding of contempt of court by a Federal Court has been issued against Bidder within the past two years because of failure to comply with an order of a Federal Court or to comply with an order of the National Labor Relations Board.

2. CERTIFICATION OF WORKER'S COMPENSATION INSURANCE

By my signature hereunder, as the Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract.

3. CERTIFICATION OF PREVAILING WAGE RATES AND RECORDS

By my signature hereunder, as the Contractor, I certify that I am aware of the provisions of Section 1773 of the California Labor Code, which requires the payment of prevailing wage on public projects. Also, that the Contractor and any subcontractors under the Contractor shall comply with California Labor Code §1776, regarding wage records, and with California Labor Code §1777.5, regarding the employment and training of apprentices. It is the Contractor's responsibility to ensure compliance by any and all subcontractors performing work under this Contract.

4. CERTIFICATION OF COMPLIANCE WITH PUBLIC WORKS CHAPTER OF LABOR CODE

By my signature hereunder, as the Contractor, I certify that I am aware of Sections 1777.1 and 1777.7 of the California Labor Code and Contractor and Subcontractors and am eligible to bid and work on public works projects. Contractor warrants that it is currently registered with the Department of Industrial Relations and qualified to perform public work consistent with Labor Code section 1725.5. Contractor further warrants that any subcontractors who are subject to Public Contract code section 4104, are registered and qualified to perform public work consistent with Labor Code section 1725.5. No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. Bidder shall maintain a current DIR registration for the duration of the project.

5. CERTIFICATION OF NOTICE OF COMPLIANCE MONITORING

By my signature hereunder, as the Contractor, I certify that I am aware of Section 1771.4 of the California Labor Code and that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

6. CERTIFICATION OF ADEQUACY OF CONTRACT AMOUNT

By my signature hereunder, as the Contractor, pursuant to Labor Code Section 2810(a), I certify that, if awarded the Contract based on the undersigned's Bid, the Contract will include funds sufficient to allow the Contractor to comply with all applicable local, state, and federal laws or regulations governing the labor or services to be provided. I understand that Owner will be relying on this certification if it awards the Contract to the undersigned.

BIDDER:

(Name of Bidder)

Date: _____

By: _____
(Signature)

Name: _____
(Print Name)

Its: _____
(Title)

END OF DOCUMENT

DOCUMENT 00 5100

NOTICE OF AWARD

Dated _____

TO: _____

ADDRESS: _____

CONTRACT NO.: _____

CONTRACT FOR: The City of Seaside

Fort Ord Military Reservation Property Demolition Project – Phase 1B
in Seaside, California, 93955.

The Contract Sum of your contract is _____ Dollars (\$_____).

1. Two (2) copies of the proposed Contract Documents listed below accompany this Notice of Award.
2. You must comply with the following conditions precedent by **5:00 p.m.** of the **20th Day** following the date of this Notice of Award, that is, by **[Weekday], [Date], 2025**.
 - a. Deliver to Owner two fully executed counterparts of Document 00 5200 (Agreement). Each copy of Document 00 5200 (Agreement) must bear your original signature on the signature page and your initials on each page.
 - b. Deliver to Owner one originals of Document 00 6113.13 (Construction Performance Bond), executed by you and your surety.
 - c. Deliver to Owner one originals of Document 00 6113.16 (Construction Labor and Material Payment Bond), executed by you and your surety.
 - d. Deliver to Owner original set of the insurance certificates with endorsements required under Document 00 7316 (Supplementary Conditions – Insurance).
 - e. Deliver to Owner one original of Document 00 6536 (Guaranty), executed by you.
3. Failure to comply with these conditions within the time specified will entitle Owner to consider your Bid abandoned, to annul this Notice of Award, and to declare your Bid security forfeited.
4. Within 21 Days after you comply with the conditions in Paragraph 2 of this Document 00 5100, Owner will return to you one fully signed counterpart of Document 00 5200 (Agreement) with 2 copies of the Project Manual (including Specifications and Drawings) and 2 sets of full-size Drawings.
5. Before you may start any Work at the Site, you must attend a preconstruction conference and receive a written Notice to Proceed from Owner. The preconstruction conference may be arranged through **Andreas Baer, PE**. Questions regarding bonds and insurance and all other inquiries regarding the Project should be directed to **Andreas Baer, PE**.

6. Upon commencement of the Work, you and each of your Subcontractors shall certify and provide Owner copies of payroll records on forms provided by the Division of Labor Standards Enforcement, in accordance with California Labor Code §1776.

OWNER

BY: _____
(Title)

(Print Name)

AUTHORIZED BY CITY OF SEASIDE, MONTEREY COUNTY, CALIFORNIA RESOLUTION:

NO: _____

ADOPTED: _____, 2022

[Copy of Resolution Attached]

END OF DOCUMENT

DOCUMENT 00 5200

AGREEMENT

THIS AGREEMENT, dated this _____ day of [Month], 2025, by and between [Name of Contractor] whose place of business is located at [Address of Contractor] ("Contractor"), and the City of Seaside ("Owner"), acting under and by virtue of the authority vested in Owner by the laws of the State of California.

WHEREAS, Owner, by its Resolution No. [insert number] adopted on the [Date] day of [Month, Year] awarded to Contractor the following Contract:

CONTRACT NUMBER ____ - ____

**Fort Ord Military Reservation Property Demolition Project – Phase
1B in Seaside, California, 93955**

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, Contractor and Owner agree as follows:

ARTICLE 1 - SCOPE OF WORK OF THE CONTRACT

1.01 Work of the Contract

- A. Contractor shall complete all Work specified in the Contract Documents, in accordance with the Specifications, Drawings, and all other terms and conditions of the Contract Documents (Work).

1.02 Price for Completion of the Work

- A. Owner shall pay Contractor the following Contract Sum <<Amount in Word (\$)>> for completion of Work in accordance with Contract Documents as set forth in Contractor's Bid, attached hereto.

ARTICLE 2 - COMMENCEMENT AND COMPLETION OF WORK

2.01 Commencement of Work

- A. **At time of advertisement, the Notice of Award is expected to be issued on February 21, 2025.**
- B. Contractor shall commence Work on the date established in the Notice to Proceed.
- C. **At time of advertisement, the Notice to Proceed is expected to be issued on March 17, 2025.**
- D. Owner reserves the right to modify or alter the Commencement Date.

2.02 Completion of Work

- A. Contractor shall achieve Substantial Completion of the entire Work within **120 Calendar Days** from the Commencement Date and **15 Calendar Days** following substantial completion to achieve Final Completion.
- B. **At time of advertisement, Substantial Completion is July 23, 2025.**
- C. **At time of advertisement, Final Completion is August 12, 2025.**

ARTICLE 3 - PROJECT REPRESENTATIVES

3.01 Owner's Project Manager

- A. Owner has designated **Jean-Luc Delbecq, PE** as its Project Manager to act as Owner's Representative in all matters relating to the Project.
- B. City Manager shall have final authority over all matters pertaining to the Contract Documents and shall have sole authority to modify the Contract Documents on behalf of Owner, to accept work, and to make decisions or actions binding on Owner, and shall have sole signature authority on behalf of Owner.

- C. Owner may assign all or part of the Project Manager's rights, responsibilities and duties to a Construction Manager, or other Owner Representative.

3.02 Owner's Environmental Consultant

- A. **Vista Environmental Consulting** furnished the Report related to Hazardous Materials and shall have the rights assigned to observe, inspect, and enforce the requirements of those noted Reports.

3.03 Engineer

- A. **Harris & Associates** furnished the Plans and Technical Specifications and shall have the rights assigned to Engineer in the Contract Documents.

ARTICLE 4 - LIQUIDATED DAMAGES FOR DELAY IN COMPLETION OF WORK

4.01 Liquidated Damage Amounts

- A. As liquidated damages for delay Contractor shall pay Owner **Three Thousand Four Hundred Dollars (\$3,400)** for each calendar Day that expires after the time specified herein for Contractor to achieve Substantial Completion of the entire Work, until achieved.
- B. As liquidated damages for delay Contractor shall pay Owner **Three Thousand Four Hundred Dollars (\$3,400)** for each calendar Day that expires after the time specified herein for Contractor to achieve Final Completion of the entire Work, until achieved.

4.02 Scope of Liquidated Damages

- A. Measures of liquidated damages shall apply cumulatively.
- B. Limitations and stipulations regarding liquidated damages are set forth in Document 00 7200 (General Conditions).

ARTICLE 5 - CONTRACT DOCUMENTS

- 5.01 Contract Documents consist of the following documents, including all changes, Addenda, and Modifications thereto:

Document 00 0101	Title Page
Document 00 0110	Table of Contents
Document 00 0115	List of Drawings
Document 0 3132	Geotechnical Data and Existing Conditions
Document 00 5100	Notice of Award
Document 00 5200	Agreement
Document 00 5500	Notice to Proceed
Document 00 6113.13	Construction Performance Bond
Document 00 6113.16	Construction Labor and Material Payment Bond
Document 00 6290	Escrow Agreement for Security Deposits
Document 00 6325	Substitution Request Form
Document 00 6530	Release of Claims
Document 00 6536	Guaranty
Document 00 7200	General Conditions
Document 00 7316	Supplementary Conditions – Insurance and Indemnification
Document 00 9113	Addenda
Document 01 1100	General Requirements
Document 01 2000 through 32 9219	Technical Specifications
Drawings	
Hazardous Materials Survey Reports	
Storm Water Pollution Prevention Plan (SWPPP)	

- 5.02** There are no Contract Documents other than those listed above. The Contract Documents may only be amended, modified or supplemented as provided in Document 00 7200 (General Conditions).

ARTICLE 6 - MISCELLANEOUS

- 6.01** Terms and abbreviations used in this Agreement are defined in Document 00 7200 (General Conditions) and Section 01 4200 (References and Definitions) and will have the meaning indicated therein.
- 6.02** It is understood and agreed that in no instance are the persons signing this Agreement for or on behalf of Owner or acting as an employee, agent, or representative of Owner, liable on this Agreement or any of the Contract Documents, or upon any warranty of authority, or otherwise, and it is further understood and agreed that liability of Owner is limited and confined to such liability as authorized or imposed by the Contract Documents or applicable law.
- 6.03** In entering into a public works contract or a subcontract to supply goods, services or materials pursuant to a public works contract, Contractor or Subcontractor offers and agrees to assign to the awarding body all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. §15) or under the Cartwright Act (Chapter 2 (commencing with §16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time Owner tenders final payment to Contractor, without further acknowledgment by the parties.
- 6.04** Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are deemed included in the Contract Documents and on file at Owner's Office, and shall be made available to any interested party on request. Pursuant to California Labor Code §§ 1860 and 1861, in accordance with the provisions of Section 3700 of the Labor Code, every contractor will be required to secure the payment of compensation to his/her employees. Contractor represents that it is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and Contractor shall comply with such provisions before commencing the performance of the Work of the Contract Documents.
- 6.05** During the term of this Agreement, Contractor warrants that it is currently registered with the Department of Industrial Relations and qualified to perform public work consistent with Labor Code section 1725.5. Contractor further warrants that any subcontractors who are subject to Public Contract code section 4104, are registered and qualified to perform public work consistent with Labor Code section 1725.5.
- 6.06** This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
- 6.07** This Agreement and the Contract Documents shall be deemed to have been entered into in the County of Monterey, State of California, and governed in all respects by California law (excluding choice of law rules). The exclusive venue for all disputes or litigation hereunder shall be in the Superior Court for the County of Monterey.

IN WITNESS WHEREOF the parties have executed this Agreement in quadruplicate the day and year first above written.

CONTRACTOR: [CONTRACTOR'S NAME]

OWNER: The City of Seaside

By: _____
(Signature)

By: _____
(Signature)

(Print Name)

(Print Name)

Its: _____
Title (If Corporation: Chairman, President
or Vice President)

(Title)

Attest: _____
City Clerk Signature

By: _____
(Signature)

(Print Name)

(Name)

Its: _____
Title (If Corporation: Secretary, Assistant
Secretary, Chief Financial Officer or
Assistant Treasurer)

END OF DOCUMENT

DOCUMENT 00 5500

NOTICE TO PROCEED

Dated: _____, 2025

To: _____
(Contractor)

Address: _____

CONTRACT FOR: The City of Seaside, **Fort Ord Military Reservation Property Demolition Project – Phase 1B** located in Seaside, California, 93955

CONTRACT NO: <<XX>>

You are notified that the Contract Time under the above Contract will commence to run on _____. On that date, you are to start performing your obligations with respect to Work at the Site under the Contract Documents. In accordance with Article 2 of Document 00 5200 (Agreement), the dates of Substantial Completion and Final Completion for the entire Work are _____, and _____, respectively.

Before you may start any Work at the Site, you must:

1. Submit certified Safety Program/Plan and related information;
2. Storm Water Pollution Prevention Plan (SWPPP);
3. Injury Illness Prevention Plan;
4. Testing and Evaluation Programs (Air, Soil, Water Quality); and
5. Sampling, Handling, Testing, and Disposal of Debris.

OWNER

By: _____

Its: _____

END OF DOCUMENT

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DOCUMENT 00 6113.13

CONSTRUCTION PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

1.01 THAT WHEREAS, City of Seaside (Owner”), a municipality incorporated under the laws of the State of California, has awarded to (Name of Contractor)
_____ as Principal, Contract Number _____, dated the _____ day of _____, 2025 (the “Contract”), titled **Fort Ord Military Reservation Property Demolition Project – Phase 1B** in the amount of \$ _____, which Contract is by this reference made a part hereof, for the work of the following Contract:

This project includes the work to furnish all labor, services, material, tools, equipment, supplies, transportation, utilities, skills, and all other items and facilities necessary for the completion of the Fort Ord Military Reservation Property Demolition Project Phase 1B. The Work generally consists of decontamination, demolition, removal, and proper disposal of select buildings, structures, parking lots, improvements, utilities, and select vegetation located at:

- a. Select portions of the Fire Station lot located at 4400 General Jim Moore Boulevard, south of Lightfighter Drive (440 sq-ft structure, 5,600 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials);
- b. The abandoned Fast Food Restaurant and its property located at 4401 General Jim Moore Boulevard and Gigling Road (4,000 sq-ft structure and 56,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (water services, sewer laterals, gas service);
- c. The parking lot 'A' located at the westerly corner of Gigling Road and Malmedy Road (159,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (storm drains and water services);
- d. The 'Surplus II' area north of Gigling Road, and between Malmedy Road and Arhem Road (42,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials), and various utility service removals (water, gas, telecom, sewer, electrical) assumed to be abandoned-in-place previously as part of the previous structure demolition projects;
- e. The Chapel and associated parking lot to the west located at the intersection of Malmedy Road and north of Colonel Durham Street (11,000 sq-ft asphalt concrete and 15,000 sq-concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials, 8,000 sq-ft structure) and onsite utility demolition and removal (storm drains, water services, sewer laterals, gas service, electrical service, telecom service);
- f. The parking lot 'B' located between Arnhem Road and Parker Flats Cut Off Road to the west and east, and Gigling Road and Colonel Durham Street to the south and north (92,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and onsite utility demolition and removal (storm drains); and
- g. The 'East Parker Flats Cut Off Road Demolition Area' area and including the 6th Ave. Parking Lot, north of Gigling Road, and between Parker Flats Cut Off Road to the west and 6th Avenue to the east (142,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and various utility service removals (water services and mains, sewer mains and manholes, gas services) assumed to be abandoned-in-place previously as part of previous structure demolition projects.

The demolition work shall include removal and disposal of the subject structures in their entirety to include roof structures, exterior walls, interior walls, concrete slabs and foundations, windows, doors, plumbing, mechanical, communications, and electrical systems. The site work includes removal and disposal of asphalt concrete parking lots, concrete, retaining walls, steps, excavation and backfill/fill, disconnection, capping, removal, and disposal of water, wastewater, gas, and electrical utilities, rough grading for mitigating safety concerns and facilitating drainage, and hydroseeding for final soil stabilization.

The Work includes hazardous materials removal and proper disposal, including asbestos, lead-based paint and/or materials, lead-containing paint, universal waste, suspect polychlorinated biphenyls (PCBs), and other hazardous materials. The Project footprint also includes asbestos cement pipe (ACP) on-site and below-grade. Proper handling of all hazardous materials including pressure treated wood, biohazards, refrigerants, chemicals, gases, etc. shall be the contractor's responsibility.

- 1.02 AND WHEREAS, Principal is required to furnish a bond in connection with the Contract, guaranteeing the faithful performance thereof;
- 1.03 NOW, THEREFORE, we, the undersigned Principal and <<Name of Surety>> as Surety are held and firmly bound unto Owner in the sum of 100% OF THE CONTRACT PRICE to be paid to Owner or its successors and assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.
- 1.04 THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, or its heirs, executors, administrators, successors, or assigns approved by Owner, shall promptly and faithfully perform the covenants, conditions, and agreements of the Contract during the original term and any extensions thereof as may be granted by Owner, with or without notice to Surety, and during the period of any guarantees or warranties required under the Contract, and shall also promptly and faithfully perform all the covenants, conditions, and agreements of any alteration of the Contract made as therein provided, notice of which alterations to Surety being hereby waived, on Principal's part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify, defend, protect, and hold harmless Owner as stipulated in the Contract, then this obligation shall become and be null and void; otherwise it shall be and remain in full force and effect.
- 1.05 No extension of time, change, alteration, modification, or addition to the Contract, or of the work required thereunder, or work or actions by Owner to mitigate the damages resulting from any breach in performance by Contractor, shall release or exonerate Surety on this bond or in any way affect the obligation of this bond; and Surety does hereby waive notice of any such extension of time, change, alteration, modification, or addition.
- 1.06 Whenever Principal shall be and declared by Owner in default under the Contract, Surety shall promptly remedy the default, or shall promptly, and in no event later than thirty (30) days from notice:
- A. Undertake through its agents or independent contractors (but having qualifications and experience reasonably acceptable to Owner), to complete the Contract in accordance with its terms and conditions and to pay and perform all obligations of Principal under the Contract, including without limitation, all obligations with respect to warranties, guarantees, indemnities, and the payment of liquidated damages; or
 - B. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and, upon determination by Owner of the lowest responsible bidder, arrange for a contract between such bidder and Owner and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Sum, and to pay and perform all obligations of Principal under the Contract, including, without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages; but, in any event, Surety's total obligations hereunder shall not exceed the amount set forth in the third paragraph hereof. The term "balance of the Contract Sum," as used in this paragraph, shall mean the total amount payable by Owner to the Principal under the Contract and any amendments thereto, less the amount paid by Owner to Principal.

- 1.07** Surety's obligations hereunder are independent of the obligations of any other surety for the performance of the Contract, and suit may be brought against Surety and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing Owner's rights against the others.
- 1.08** Surety may not use Contractor to complete the Contract absent Owner's Consent. Owner shall have the right in its sole discretion to continue the work of the Contract, as necessary following a default and/or termination, as necessary to prevent risks of personal injury, property damage or delay to the Project.
- 1.09** No right of action shall accrue on this bond to or for the use of any person or corporation other than Owner or its successors or assigns.
- 1.10** Surety shall join in any proceedings brought under the Contract upon Owner's demand and shall be bound by any judgment.
- 1.11** Correspondence or claims relating to this bond shall be sent to Surety at the address set forth below.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2025.

CONTRACTOR AS PRINCIPAL

Company: _____ (Corp. Seal)
Signature: _____
Name and Title: _____
Address: _____

SURETY

Company: _____ (Corp. Seal)
Signature: _____
Name and Title: _____
Address: _____

END OF DOCUMENT

DOCUMENT 00 6113.16

CONSTRUCTION LABOR AND MATERIAL PAYMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

1.01 THAT WHEREAS, City of Seaside ("Owner") has awarded to <<(Name of Contractor)>> _____ as Principal, Contract Number _____ dated the _____ day of _____, 2025 (the "Contract"), titled **Fort Ord Military Reservation Property Demolition Project – Phase 1B** in the amount of \$ _____, which Contract is by this reference made a part hereof, for the work of the following Contract:

This project includes the work to furnish all labor, services, material, tools, equipment, supplies, transportation, utilities, skills, and all other items and facilities necessary for the completion of the Fort Ord Military Reservation Property Demolition Project Phase 1B. The Work generally consists of decontamination, demolition, removal, and proper disposal of select buildings, structures, parking lots, improvements, utilities, and select vegetation located at:

- a. Select portions of the Fire Station lot located at 4400 General Jim Moore Boulevard, south of Lightfighter Drive (440 sq-ft structure, 5,600 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials);
- b. The abandoned Fast Food Restaurant and its property located at 4401 General Jim Moore Boulevard and Gigling Road (4,000 sq-ft structure and 56,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (water services, sewer laterals, gas service);
- c. The parking lot 'A' located at the westerly corner of Gigling Road and Malmedy Road (159,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (storm drains and water services);
- d. The 'Surplus II' area north of Gigling Road, and between Malmedy Road and Arhem Road (42,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials), and various utility service removals (water, gas, telecom, sewer, electrical) assumed to be abandoned-in-place previously as part of the previous structure demolition projects;
- e. The Chapel and associated parking lot to the west located at the intersection of Malmedy Road and north of Colonel Durham Street (11,000 sq-ft asphalt concrete and 15,000 sq-ft concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials, 8,000 sq-ft structure) and onsite utility demolition and removal (storm drains, water services, sewer laterals, gas service, electrical service, telecom service);
- f. The parking lot 'B' located between Arnhem Road and Parker Flats Cut Off Road to the west and east, and Gigling Road and Colonel Durham Street to the south and north (92,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and onsite utility demolition and removal (storm drains); and
- g. The 'East Parker Flats Cut Off Road Demolition Area' area and including the 6th Ave. Parking Lot, north of Gigling Road, and between Parker Flats Cut Off Road to the west and 6th Avenue to the east (142,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and various utility service removals (water services and mains, sewer mains and manholes, gas services) assumed to be abandoned-in-place previously as part of previous structure demolition projects.

The demolition work shall include removal and disposal of the subject structures in their entirety to include roof structures, exterior walls, interior walls, concrete slabs and foundations, windows, doors, plumbing, mechanical, communications, and electrical systems. The site work includes removal and disposal of asphalt concrete parking lots, concrete, retaining walls, steps, excavation and backfill/fill, disconnection, capping, removal, and disposal of water, wastewater, gas, and electrical utilities, rough grading for mitigating safety concerns and facilitating drainage, and hydroseeding for final soil stabilization.

The Work includes hazardous materials removal and proper disposal, including asbestos, lead-based paint and/or materials, lead-containing paint, universal waste, suspect polychlorinated biphenyls (PCBs), and other hazardous materials. The Project footprint also includes asbestos cement pipe (ACP) on-site and below-grade. Proper handling of all hazardous materials including pressure treated wood, biohazards, refrigerants, chemicals, gases, etc. shall be the contractor's responsibility.

- 1.02 AND WHEREAS, Principal is required to furnish a bond in connection with the Contract to secure the payment of claims of laborers, mechanics, material suppliers, and other persons as provided by law;
- 1.03 NOW, THEREFORE, we, the undersigned Principal and (Name of Surety), as Surety, are held and firmly bound unto Owner in the sum of 100% OF THE CONTRACT PRICE (\$), for which payment well and truly to be made we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.
- 1.04 THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, or its executors, administrators, successors, or assigns approved by Owner, or its subcontractors shall fail to pay any of the persons named in California Civil Code §9100, or amounts due under the State of California Unemployment Insurance Code with respect to work or labor performed under the Contract, or for any amounts required to be deducted, withheld, and paid over to the State of California Employment Development Department from the wages of employees of Principal and subcontractors pursuant to Section 13020 of the State of California Unemployment Insurance Code with respect to such work and labor, that Surety will pay for the same in an amount not exceeding the sum specified in this bond, plus reasonable attorneys' fees, otherwise the above obligation shall become and be null and void.
- 1.05 This bond shall inure to the benefit of any of the persons named in California Civil Code §9100, as to give a right of action to such persons or their assigns in any suit brought upon this bond. The intent of this bond is to comply with the California Mechanic's Lien Law.
- 1.06 Surety, for value received, hereby expressly agrees that no extension of time, change, modification, alteration, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder, shall in any way affect the obligation of this bond; and it does hereby waive notice of any such extension of time, change, modification, alteration, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder.
- 1.07 Surety's obligations hereunder are independent of the obligations of any other surety for the payment of claims of laborers, mechanics, material suppliers, and other persons in connection with Contract; and suit may be brought against Surety and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing Owner's rights against the other.
- 1.08 Correspondence or claims relating to this bond shall be sent to Surety at the address set forth below.

May 2025

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2025.

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

Signature

Name

Title

Street Address

City, State, Zip Code

SURETY

Company: (Corp. Seal)

Signature

Name

Title

Street Address

City, State, Zip Code

END OF DOCUMENT

DOCUMENT 00 6290

ESCROW AGREEMENT FOR SECURITY DEPOSIT IN LIEU OF RETENTION

California Public Contract Code §22300

THIS ESCROW AGREEMENT ("Escrow Agreement") is made and entered into this _____ day of _____, 2025, by and between the City of Seaside, ("Owner"), whose address is 440 Harcourt Avenue, Seaside CA 93955, (Name of Contractor) _____ ("Contractor"), whose place of business is located at (Contractor's Address) _____, and [] Owner, as escrow agent OR [] (Name of Bank) _____, a state or federally chartered bank in the State of California, whose place of business is located at _____ ("Escrow Agent").

For the consideration hereinafter set forth, Owner, Contractor and Escrow Agent agree as follows:

1. Pursuant to California Public Contract Code §22300, Contractor has the option to deposit securities with Escrow Agent as a substitute for retention earnings required to be withheld by Owner pursuant to Contract Number _____ entered into between Owner and Contractor for the **Fort Ord Military Reservation Demolition Project – Phase 1B** located in SEASIDE, CA, 93955, in the amount of \$ _____ dated _____, 2025 (the "Contract"). Alternatively, on written request of Contractor, Owner shall make payments of the retention earnings directly to Escrow Agent. When Contractor deposits the securities as a substitute for Contract earnings, Escrow Agent shall notify Owner within ten Days of the deposit. The market value of the securities at the time of substitution shall be at least equal to the cash amount then required to be withheld as retention under terms of Contract between Owner and Contractor. Securities shall be held in name of _____, and shall designate Contractor as the beneficial owner.
2. Owner shall make progress payments to Contractor for those funds which otherwise would be withheld from progress payments pursuant to Contract provisions, provided that Escrow Agent holds securities in form and amount specified in Paragraph 1 of this Document 00 6290.
3. When Owner makes payment(s) of retention earned directly to Escrow Agent, Escrow Agent shall hold said payment(s) for the benefit of Contractor until the time that the escrow created under this Escrow Agreement is terminated. Contractor may direct the investment of the payments into securities. All terms and conditions of this Escrow Agreement and the rights and responsibilities of the parties shall be equally applicable and binding when Owner pays Escrow Agent directly.
4. Contractor shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administering the Escrow Account, and all expenses of Owner. Such expenses and payment terms shall be determined by Owner, Contractor, and Escrow Agent.
5. Interest earned on securities or money market accounts held in escrow and all interest earned on that interest shall be for sole account of Contractor and shall be subject to withdrawal by Contractor at any time and from time to time without notice to Owner.
6. Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written authorization from Owner to Escrow Agent that Owner consents to withdrawal of amount sought to be withdrawn by Contractor.
7. Owner shall have the right to draw upon the securities in event of default by Contractor. Upon seven Days written notice to Escrow Agent from Owner of the default, Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by Owner.

8. Upon receipt of written notification from Owner certifying that the Contract is final and complete, and that Contractor has complied with all requirements and procedures applicable to the Contract, Escrow Agent shall release to Contractor all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payments of fees and charges.
9. Escrow Agent shall rely on written notifications from Owner and Contractor pursuant to Paragraphs 5 through 8, inclusive, of this Document 00 6290 and Owner and Contractor shall hold Escrow Agent harmless from Escrow Agent's release and disbursement of securities and interest as set forth.
10. Names of persons who are authorized to give written notice or to receive written notice on behalf of Owner and on behalf of Contractor in connection with the foregoing, and exemplars of their respective signatures are set forth below. Either Owner or Contractor may change the names of the person they each authorize to give notice under this Escrow Agreement by providing written notice to the other of such change, along with an exemplar of the person's signature.

ON BEHALF OF OWNER:

Title

Name

Signature

Address

City/State/Zip Code

ON BEHALF OF CONTRACTOR:

Title

Name

Signature

Address

City/State/Zip Code

ON BEHALF OF ESCROW AGENT:

Title

Name

Signature

Address

City/State/Zip Code

May 2025

IN WITNESS WHEREOF, the parties have executed this Escrow Agreement by their proper officers on the date first set forth above.

OWNER

Title

Name

Signature

CONTRACTOR

Title

Name

Signature

ATTEST

Signature

Print Name

City Clerk

ESCROW AGENT

Title

Print Name

Signature

REVIEWED AS TO FORM:

Counsel for Owner

Print Name

Date

At the time the Escrow Account is opened, Owner and Contractor shall deliver to Escrow Agent a fully executed counterpart of this Document 00 6290.

Escrow Agreement for Security
Deposit in Lieu of Retention

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City of Seaside
Fort Ord Military Reservation Property
Demolition Project
Phase 1B (Re-Bid)

END OF DOCUMENT

DOCUMENT 00 6325**SUBSTITUTION REQUEST FORM**

To: The City of Seaside, Owner

(831) 899-6825**PROJECT:****Contractor:****Owner Project No:**Substitution
Request By:**Firm:**

Transmittal Record	Attn:	Firm:	Date Sent:	Date Rec'd:	Date Due:
Contractor to Owner					
Contractor to Architect					
Owner / Architect to Consultant					
Architect to Owner Representative					
Owner Representative to Contractor					

We hereby submit for your consideration the following product instead of the specified item for the Project:

Section I Drawing	Article	Specified Item
Proposed Substitution:		

We have (a) attached manufacturer's literature, including complete technical data and laboratory test results, if applicable, (b) attached an explanation of why proposed substitution is a true equivalent to specified item, (c) included complete information on changes to Contract Documents that the proposed substitution will require for its proper installation, and (d) filled in the blanks below:

Contractor to complete questions that follow and certifies to the accuracy of all answers:

A.	Does the substitution affect dimensions shown on Drawings? Yes___/ No . If No, please explain proposed mitigation and why substitution is equivalent to originally specified item:
B.	Will the undersigned pay for changes to the building design, including engineering and detailing costs caused by the requested substitution? Yes___/ No . If No, please state reasons explain why substitution is equivalent to originally specified item:
C.	What effect does the substitution have on other trades? No effect:___/ Some effect . If substitution will affect other trades, please explain the effect and why substitution is equivalent to originally specified item:
D.	Will substitution cause change to Project Schedule, or to critical delivery dates? Add? Shorten? If the substitution will add to schedule dates or affect critical activities, please explain why substitution is equivalent to originally specified item:
E.	Please describe differences between proposed substitution and specified item? Please explain and identify any and all differences, and please explain why substitution is equivalent to originally specified item:
F.	What is the Cost Differential to Contractor in original specified item and proposed substitution including all mark-ups? [If substitution requested during bid period, skip this question.]

G.	Are Manufacturer's guarantees for the proposed item the same as for item specified? Yes ____; No ____ . If No, please explain why substitution is equivalent to originally specified item:
H.	Contractor accepts full responsibility for delays caused by redesign of other items of the Work necessitated by substitution? Yes ____/ No ____ . If No, please state reasons and explain why substitution is equivalent to originally specified item:
I.	Contractor states that the function, appearance and quality are equivalent or superior to the specified item? Yes ____/ No ____ . If No, please explain why substitution is equivalent to originally specified item:

We certify that the function, appearance, and quality of the proposed substitution are equivalent or superior to those of the specified item, except as we may specifically state otherwise in this request.

Submitted by: _____ Signature: _____

Firm: _____ Date: _____

Address: _____ Phone/ Fax: _____

Remarks: _____

Owner Representative

Response:

- ☐ Accepted
- ☐ Not Accepted
- ☐ Accepted As Noted
- ☐ Received Too Late

Response:

- ☐ Accepted
- ☐ Not Accepted
- ☐ Accepted As Noted
- ☐ Received Too Late

Remarks: _____

Remarks: _____

By: _____

By: _____

END OF DOCUMENT

DOCUMENT 00 6530

AGREEMENT AND RELEASE OF ANY AND ALL CLAIMS
[Public Code § 7100]

THIS AGREEMENT AND RELEASE OF ANY AND ALL CLAIMS ("Agreement and Release"), made and entered into this [date] day of [Month], [Year], by and between the City of Seaside ("Owner"), and [Name of Contractor] ("Contractor"), whose place of business is at [Address of Contractor].

RECITALS

- A. Owner and Contractor entered into Contract Number [AGxx.xxx] (the "Contract") for Fort Ord Military Reservation Property Deconstruction and Demolition Project Phase 1B located in Seaside, CA.
- B. The Work under the Contract has been completed.

AGREEMENT

NOW THEREFORE, it is mutually agreed between Owner and Contractor as follows:

- 1. Contractor will not be assessed liquidated damages except as detailed below:

Original Contract Sum	\$ _____
Modified Contract Sum	\$ _____
Payment to Date	\$ _____
Liquidated Damages	\$ _____
Payment Due to Contractor	\$ _____

- 2. Subject to the provisions of this Agreement and Release, Owner with forthwith pay to Contractor the sum of [\$ _____ dollars and _____ Cents (\$ _____)] under the Contract, less any amounts withheld under the Contract or represented by any Notice to Withhold Funds on file with Owner as of the date of such payment.
- 3. Contractor acknowledges and hereby agrees that there are no unresolved or outstanding claims in dispute against Owner arising from the Contract, except for the claims described in Paragraph 4 of this Document 00 6530. It is the intention of the parties in executing this Agreement and Release that this Agreement and Release shall be effective as a full, final and general release of all claims, demands, actions, causes of action, obligations, costs, expenses, damages, losses and liabilities of Contractor against Owner, and all of its agents, employees, consultants, inspectors, representatives, assignees and transferees, except for the Disputed Claims set forth in Paragraph 4 of this Document 00 6530. Nothing in this Agreement and Release shall limit or modify Contractor's continuing obligations described in Paragraph 6 of this Document 00 6530.
- 4. The following claims submitted under Document 00 7200 (General Conditions), Article 12,

Agreement and Release of
Any and All Claims

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City of Seaside
Fort Ord Military Reservation Property
Demolition Project
Phase 1B (Re-Bid)

are disputed (hereinafter, the "Disputed Claims") and are specifically excluded from the operation of this Agreement and Release.

[insert information in Chart Below, affix attachments if necessary]

Claim No.	Date Submitted	Description of Claim	Amount of Claim

5. Consistent with California Public Contract Code §710, Contractor hereby agrees that, in consideration of payment set forth in Paragraph 2 of this Document 00 6530, Contractor hereby releases and forever discharges Owner, and all of its agents, employees, consultants, inspectors, assignees and transferees from any and all liability, claims, demands, actions or causes of action of whatever kind or nature arising out of or in any way concerned with the Work under the Contract.
6. Guarantees and warranties for the Work, and any other continuing obligation of Contractor, shall remain in full force and effect as specified in the Contract Documents.
7. Contractor shall immediately defend, indemnify and hold harmless Owner, and of the Owner's representatives, Project Manager, and all of their agents, employees, consultants, inspectors, assignees and transferees, from any and all claims, demands, actions, causes of action, obligations, costs, expenses, damages, losses and liabilities that may be asserted against them by any of Contractor's suppliers and/or Subcontractors of any tier and/or any suppliers to them for any and all labor, materials, supplies and equipment used, or contemplated to be used in the performance of the Contract, except for the Disputed Claims set forth in Paragraph 4 of this Document 00 6530.
8. Contractor hereby waives the provisions of California Civil Code §1542, which provide as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER, MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

9. The provisions of this Agreement and Release are contractual in nature and not mere recitals and shall be considered independent and severable, and if any such provision or any part thereof shall be at any time held invalid in whole or in part under any federal, state, county, municipal or other law, ruling, or regulation, then such provision, or part thereof shall remain in force and effect only to the extent permitted by law, and the remaining provisions of this Agreement and Release shall also remain in full force and effect, and shall be enforceable.
10. Contractor represents and warrants that it is the true and lawful owner of all claims and other matters released pursuant to this Agreement and Release, and that it has full right, title and authority to enter into this instrument. Each party represents and warrants that it

Agreement and Release of
Any and All Claims

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City of Seaside
Fort Ord Military Reservation Property
Demolition Project
Phase 1B (Re-Bid)

has been represented by counsel of its own choosing in connection with this Agreement and Release.

11. All rights of Owner shall survive completion of the Work or termination of the Contract, and execution of this Agreement and Release.

CONTRACTOR: [CONTRACTOR'S NAME]

By: _____
(Signature)

Its: _____
Title (If Corporation: Chairman, President
or Vice President)

OWNER: The City of Seaside

By: _____
(Signature)

(Print Name)

(Title)

By: _____
(Signature)

Its: _____
Title (If Corporation: Secretary, Assistant
Secretary, Chief Financial Officer or
Assistant Treasurer)

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DOCUMENT 00 6536

GUARANTY

TO: The City of Seaside ("Owner"), for construction of **Fort Ord Military Reservation Property Demolition Project – Phase 1B** located in Seaside, California.

The undersigned guarantees all construction performed on this Project and also guarantees all material and equipment incorporated therein in addition to submitting to Owner a Surety Bond in a sum equal to one hundred percent of the Contract price, prior to the date of recording the notice of completion.

Contractor hereby grants to Owner for a period of one year following the date of Final Acceptance of the Work completed, or such longer period specified in the Contract Documents, its unconditional warranty of the quality and adequacy of all of the Work including, without limitation, all labor, materials and equipment provided by Contractor and its Subcontractors of all tiers in connection with the Work.

Neither final payment nor use nor occupancy of the Work performed by the Contractor shall constitute an acceptance of Work not done in accordance with this Guaranty or relieve Contractor of liability in respect to any express warranties or responsibilities for faulty materials or workmanship. Contractor shall remedy any defects in the Work and pay for any damage resulting therefrom, which shall appear within one year, or longer if specified, from the date of Final Acceptance of the Work completed.

If within one year after the date of Final Acceptance of the Work completed, or such longer period of time as may be prescribed by laws or regulations, or by the terms of Contract Documents, any Work is found to be Defective, Contractor shall promptly, without cost to Owner and in accordance with Owner's written instructions, correct such Defective Work. Contractor shall remove any Defective Work rejected by Owner and replace it with Work that is not Defective, and satisfactorily correct or remove and replace any damage to other Work or the work of others resulting therefrom. If Contractor fails to promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the Defective Work corrected or the rejected Work removed and replaced. Contractor shall pay for all claims, costs, losses and damages caused by or resulting from such removal and replacement. Where Contractor fails to correct Defective Work, or defects are discovered outside the correction period, Owner shall have all rights and remedies granted by law.

Inspection of the Work shall not relieve Contractor of any of its obligations under the Contract Documents. Even though equipment, materials, or Work required to be provided under the Contract Documents have been inspected, accepted, and estimated for payment, Contractor shall, at its own expense, replace or repair any such equipment, material, or Work found to be Defective or otherwise not to comply with the requirements of the Contract Documents up to the end of the guaranty period.

All abbreviations and definitions of terms used in this Agreement shall have the meanings set forth in the Contract Documents.

The foregoing Guaranty is in addition to any other warranties of Contractor contained in the Contract Documents, and not in lieu of, any and all other liability imposed on Contractor under the Contract Documents and at law with respect to Contractor's duties, obligations, and performance under the Contract Documents. In the event of any conflict or inconsistency between the terms of this Guaranty and any warranty or obligation of the Contractor under the Contract Documents or at law, such inconsistency or conflict shall be resolved in favor of the higher level of obligation of the Contractor.

Date: _____, 2025

Contractor's name

By: _____
Signature

Print Name

Title

Street Address

City, State, Zip code

END OF DOCUMENT

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GENERAL CONDITIONS

ARTICLE 1 - INTERPRETATION OF CONTRACT DOCUMENTS

1.01 Interpretation Of Documents

- A. Contract Documents are complementary; what is called for by one is as binding as if called for by all.
- B. Individual Contract Documents subdivide at first level into Articles, and then into paragraphs.

1.02 Order Of Precedence Of Documents

- A. In the case of discrepancy or ambiguity in the Contract Documents, the following order of precedence shall prevail:
 - 1. Modifications in inverse chronological order (i.e., most recent first), and in the same order as specific portions they are modifying;
 - 2. Agreement Forms (Document 00 5200), and terms and conditions referenced therein;
 - 3. Supplementary General Conditions (Document 00 7201 et seq), if included;
 - 4. General Conditions (Document 00 7200);
 - 5. Division 1 Specifications, if included;
 - 6. Drawings and Technical Specifications (Division 2 and above);
 - 7. Written numbers over figures, unless obviously incorrect;
 - 8. Figured dimensions over scaled dimensions;
 - 9. Large-scale Drawings over small-scale Drawings.
- B. Any conflict between Drawings and Technical Specifications (Division 2 and above) will be resolved in favor of the document of the latest date (i.e., the most recent document), and if the dates are the same or not determinable, then in favor of Specifications.
- C. Any conflict between a bill or list of materials shown in the Contract Documents and the actual quantities required to complete Work required by Contract Documents, will be resolved in favor of the actual quantities.
- D. All Technical Specifications included in the Project manual shall be included within the Contract Documents unless identified otherwise.

ARTICLE 2 - PRE-BID INVESTIGATIONS

2.01 Pre-Bid Investigations Required

- A. Prior to and as a condition of submitting a Bid and executing Document 00 5200 (Agreement), Contractor shall make reasonable efforts to investigate fully the Work of the Contract. Contractor shall visit the Site, examine thoroughly and understand fully the nature and extent of the Contract Documents, Work, Site, locality, actual conditions and as-built conditions.
- B. Contractor's investigation shall include, without limitation, requesting and thoroughly examining of all reports of exploration and tests of subsurface conditions, as-built drawings, drawings, product specification(s) or reports, made available by Owner for contracting purposes or during Contractor's pre-bid investigations, of existing above ground and (to the extent applicable) below ground conditions (together, "Existing Conditions Data"), including, as applicable, Underground Facilities, geotechnical data, as-built data, utility surveys, record documents of all types, hazardous materials surveys, or similar materials which may appear or be referenced in the Project Manual or the in the Contract Documents, and all local conditions, and federal, state and local laws and regulations that in any manner may affect cost, progress, performance or furnishing of Work or which relate to any aspect of the means, methods, techniques, sequences or procedures of construction to be employed by Contractor and safety precautions and programs incident thereto.
- C. Contractor's investigations shall consider fully the fact that Existing Conditions Data is in many cases based on information furnished to Owner by others (e.g., the prior owner or builders), and that due to their age or their chain of custody since preparation, may not meet current industry standards for accuracy. Contractor shall also: (i.) provide Owner with prompt written notice of all

conflicts, errors, ambiguities, or discrepancies of any type, that it discovered in or among the Contract Documents and the Existing Conditions Data, and (ii.) subject to Owner's approval, conduct any such additional or supplementary examinations, investigations, explorations, tests, studies and data compilations, concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise, which Contractor may deem necessary in order to perform and furnish the Work in accordance with the terms and conditions of Contract Documents.

- D. During performance of the Contract, Contractor will be charged with knowledge of all information that it should have learned in performing these pre-bid investigations and other obligations, and shall not be entitled to Change Orders (time or compensation) due to any information, error, inconsistency, omission, or conditions that Contractor should have known as a part of this Work. Contractor shall be responsible for the resultant losses, including, without limitation, the cost of correcting Defective Work.

2.02 Limited Reliance Permitted On Owner's Existing Conditions Data

- A. Regarding aboveground and as-built conditions shown on the Contract Documents or supplied by Owner, such information has been compiled in good faith, however, Owner does not expressly or impliedly warrant or represent that such information is correctly shown or indicated, or otherwise complete for construction purposes. Contractor must independently verify such information as part of its pre-bid investigations, and where conditions are not reasonably verifiable or discrepancies are identified, bring such matters to Owner's attention through written question issued during the bid period. In executing Document 00 5200 (Agreement), Contractor shall rely on the results of its own independent investigation and shall not rely on Owner-supplied information regarding aboveground conditions and as-built conditions, and Contractor shall accept full responsibility for its verification work sufficient to complete the Work as intended.
- B. Regarding subsurface conditions other than Underground Facilities shown on the Contract Documents or otherwise supplied by Owner, Contractor may rely only upon the general accuracy of actual reported depths, actual reported character of materials, actual reported soil types, actual reported water conditions, or actual obstructions shown or indicated in the Contract Documents. Owner is not responsible for the completeness of any subsurface condition information, Contractor's conclusions or opinions drawn from any subsurface condition information, or subsurface conditions that are not specifically shown. (For example, Owner is not responsible for soil conditions in areas contiguous to areas where a subsurface condition is shown.)

2.03 Pre-Bid Investigation Requirements For Excavation And Utilities Relocation Projects

- A. As part of its pre-bid investigations for Projects involving excavation and/or relocation of existing utilities, Contractor shall make reasonable efforts to verify information regarding Underground Facilities, including but not limited to, requesting additional information or verification of information as necessary.
- B. Because of the nature and location of Owner and the Project, the existence of Underground Facilities is deemed inherent in the Work of the Contract, as is the fact that Underground Facilities are not always accurately shown or completely shown on as-built records, both as to their depth and location. Contractor shall, therefore, take care to note the existence and potential existence of Underground Facilities, in particular, above and below grade structures, drainage lines, storm drains, sewers, water, gas, electrical, chemical, hot water, and other similar items and utilities. Contractor shall carefully consider all supplied information, request additional information Contractor may deem necessary, and visually inspect the Site for above ground indications of Underground Facilities (such as, for example not by way of limitation, the existence of existing service laterals, appurtenances or other types of utilities, indicated by the presence of an underground transmission main or other visible facilities, such as buildings, new asphalt, meters and junction boxes, on or adjacent to the Site). Contractor shall also consider local underground conditions and typical practices for Underground Facilities, either through its own direct knowledge or through its subcontractors, and fully consider this knowledge in assessing the existing information and the reasonableness of its reliance.

ARTICLE 3 - SUBCONTRACTORS

3.01 Subcontractor Listing Law

- A. Contractor shall comply with the Subcontractor Listing law, California Public Contract Code §§4101 et seq. Contractor shall not substitute any other person or firm in place of any Subcontractor listed in the Bid except as may be allowed by law.
- B. Subcontractors shall not assign or transfer their subcontracts or permit them to be performed by any other contractor without Owner's written approval. At Owner's request, Contractor shall provide Owner with a complete copy of all executed subcontracts or final commercial agreements with Subcontractors and/or suppliers.

3.02 Subcontracts

- A. Subcontract agreements shall preserve and protect the rights of Owner under the Contract Documents so that subcontracting will not prejudice such rights. To the extent of the Work to be performed by a Subcontractor, Contractor shall require the Subcontractor's written agreement (1) to be bound to the terms of Contract Documents and (2) to assume vis-à-vis Contractor all the obligations and responsibilities that Contractor assumes toward Owner under the Contract Documents. (These agreements include for example, and not by way of limitation, all warranties, claims procedures and rules governing submittals of all types to which Contractor is subject under the Contract Documents.)
- B. Contractor shall provide for the assignment to Owner of all rights any Subcontractor (of any tier) may have against any manufacturer, supplier, or distributor for breach of warranties and guarantees relating to the Work performed by the Subcontractor under the Contract Documents. Subcontracts shall provide and acknowledge Owner as an intended third-party beneficiary of each subcontract and supply contract (of any tier).

ARTICLE 4 - DRAWINGS AND SPECIFICATIONS

4.01 Intent Of Drawings And Specifications

- A. Contractor shall interpret words or phrases used to describe Work (including services), materials, or equipment that have well-known technical or construction industry or trade meaning in accordance with that meaning. Drawings' intent specifically includes the intent to depict construction that complies with all applicable laws, codes and standards.
- B. As part of the "Work," Contractor shall provide all labor, materials, equipment, machinery, tools, facilities, services, employee training and testing, hoisting facilities, Shop Drawings, storage, testing, security, transportation, disposal, the securing of all necessary or required field dimensions, the cutting or patching of existing materials, notices, permits, documents, reports, agreements and any other items required or necessary to timely and fully complete Work described and the results intended by Contract Documents and, in particular, Drawings and Specifications. Divisions and Specification Sections and the identification on any Drawings shall not control Contractor in dividing Work among Subcontractors or suppliers or delineating the Work to be performed by any specific trade.
- C. Contractor shall perform reasonably implied parts of Work as "incidental work" although absent from Drawings and Specifications. Incidental work includes any work not shown on Drawings or described in Specifications that is necessary or normally or customarily required as a part of the Work shown on Drawings or described in Specifications. Incidental work includes any work necessary or required to make each installation satisfactory, legally operable, functional, and consistent with the intent of Drawings and Specifications or the requirements of Contract Documents. Contractor shall perform incidental work without extra cost to Owner. Incidental work shall be treated as if fully described in Specifications and shown on Drawings, and the expense of incidental work shall be included in price Bid and Contract Sum.

4.02 Checking Of Drawings And Specifications

- A. Before undertaking each part of Work, Contractor shall carefully study and compare Contract Documents and check and verify pertinent figures shown in the Contract Documents and all applicable field measurements. Contractor shall be responsible for any errors that might have been avoided by such comparison. Figures shown on Drawings shall be followed; Contractor shall not scale measurements. Contractor shall promptly report to Owner, in writing, any conflict, error, ambiguity or discrepancy that Contractor may discover. Contractor shall obtain a written interpretation or clarification from Owner before proceeding with any Work affected thereby. Contractor shall provide Owner with a follow-up correspondence every ten Days until it receives a satisfactory interpretation or clarification.

4.03 Interpretation Of Drawings And Specifications

- A. A typical or representative detail on Drawings shall constitute the standard for workmanship and material throughout corresponding parts of Work. Where necessary, and where reasonably inferable from Drawings, Contractor shall adapt such representative detail for application to such corresponding parts of Work. The details of such adaptation shall be subject to prior approval by Owner. Repetitive features shown in outline on Drawings shall be in exact accordance with corresponding features completely shown.
- B. Should any discrepancy appear or any misunderstanding arise as to the import of anything contained in Drawings and Specifications, or should Contractor have any questions or requests relating to Drawings or Specifications, Contractor shall refer the matter to Owner, in writing, with a copy to the Architect/Engineer. Owner will issue with reasonable promptness written responses, clarifications or interpretations as Owner may determine necessary, which shall be consistent with the intent of and be reasonably inferable from Contract Documents. Such written clarifications or interpretations shall be binding upon Contractor. If Contractor believes that a written response, clarification or interpretation justifies an adjustment in the Contract Sum or Contract Time, Contractor shall give Owner prompt written notice. If the parties are unable to agree to the amount or extent of the adjustment, if any, then Contractor shall perform the Work in conformance with Owner's response, clarification, or interpretation and may make a written claim for the adjustment as provided in Article 12.
- C. The following general specifications shall apply wherever in the Specifications, or in any directions given by Owner in accordance with or supplementing Specifications, it is provided that Contractor shall furnish materials or manufactured articles or shall do Work for which no detailed specifications are shown. Materials or manufactured articles shall be of the best grade, in quality and workmanship, obtainable in the market from firms of established good reputation. If not ordinarily carried in stock, the materials or manufactured articles shall conform to industry standards for first class materials or articles of the kind required, with due consideration of the use to which they are to be put. Work shall conform to the usual standards or codes, such as those cited herein, for first class work of the kind required. Contractor shall specify in writing to Owner the materials to be used or Work to be performed under this Paragraph ten Business Days prior to furnishing such materials or performing such Work.

4.04 Use Of Drawings And Specifications.

- A. Drawings, Specifications and other Contract Documents were prepared for use for Work of Contract Documents only. No part of Contract Documents shall be used for any other construction or for any other purpose except with the written consent of Owner. Any unauthorized use of Contract Documents is prohibited and at the sole liability of the user.

ARTICLE 5 - COMMENCEMENT OF THE WORK

5.01 Submission Of Required Schedules

- A. Contractor shall submit to Owner in draft for review and discussion at the Preconstruction Conference, and in final prior to the first payment application, the following schedules:
 1. Schedule of Values

2. Progress Schedule, and
 3. Schedule of Submittals.
- B. No progress payment shall be due or owing to Contractor until such schedules are submitted to and acceptable to Owner and/or Architect/Engineer as meeting the requirements of the Contract Documents. In Owner's sole discretion, Owner may elect to instead withhold a portion of any progress payment for unacceptable compliance with contract requirements for such schedules.
- C. Owner's acceptance of Contractor's schedules will not create any duty of care or impose on Owner any responsibility for the sequencing, scheduling or progress of Work nor will it interfere with or relieve Contractor from Contractor's full responsibility therefore.

5.02 Commencement Date Of Contract Time

- A. The Contract Time will commence to run on the 60th Day after the issuance of the Notice of Award or, if a Notice to Proceed is given, on the date indicated in the Notice to Proceed.
- B. Owner may give a Notice to Proceed at any time within 60 Days after the Notice of Award. Contractor shall not do any Work at the Site prior to the date on which the Contract Time commences to run.

ARTICLE 6 - CONTRACTOR'S ORGANIZATION AND EQUIPMENT

6.01 Contractor's Legal Address

- A. Address and facsimile number given in Contractor's Bid are hereby designated as Contractor's legal address and facsimile number. Contractor may change its legal address and facsimile number by notice in writing, delivered to Owner, which in conspicuous language advises Owner of a change in legal address or facsimile number, and which Owner accepts in writing. Delivery to Contractor's legal address or depositing in any post office or post office box regularly maintained by the United States Postal Service, in a wrapper with postage affixed, directed to Contractor at legal address, or of any drawings, notice, letter or other communication, shall be deemed legal and sufficient service thereof upon Contractor. Facsimile to Contractor's designated facsimile number of any letter, memorandum, or other communication on standard or legal sized paper, with proof of facsimile transmission, shall be deemed legal and sufficient service thereof upon Contractor.

6.02 Contractor's Superintendents Or Forepersons

- A. Contractor shall at all times be represented on Site by one or more superintendents or forepersons authorized and competent to receive and carry out any instructions that Owner may give, and shall be liable for faithful observance of instructions delivered to Contractor or to authorized representative or representatives on Site.

6.03 Proficiency In English

- A. Supervisors, security guards, safety personnel and employees who have unescorted access to the Site shall possess proficiency in the English language in order to understand, receive and carry out oral and written communications or instructions relating to their job functions, including safety and security requirements.

6.04 Contractor's And Subcontractors' Employees

- A. Contractor shall employ, and shall permit its Subcontractors to employ, only competent and skillful personnel to do Work. If Owner notifies Contractor that any of its employees, or any of its Subcontractors' employees on Work is incompetent, unfaithful, disorderly or profane, or fails to observe customary standards of conduct or refuses to carry out any provision of the Contract Documents, or uses threatening or abusive language to any person on Work representing Owner, or violates sanitary rules, or is otherwise unsatisfactory, and if Owner requests that such person be discharged from Work, then Contractor or its Subcontractor shall immediately discharge such person from Work and the discharged person shall not be re-employed on the Work except with consent of Owner.

6.05 Contractor's Use Of The Site

- A. Contractor shall not make any arrangements with any person to permit occupancy or use of any land, structure or building within the limits of the Work, for any purpose whatsoever, either with or without compensation, in conflict with any agreement between Owner and any Owner, former Owner or tenant of such land, structure or buildings. Contractor may not occupy Owner-owned property outside the limit of the Work as indicated on the Drawings unless it obtains prior approval from Owner.

6.06 Contractor's Site Office

- A. Unless expressly provided otherwise in the Contract Documents, Contractor shall provide a site office staffed by a resident project manager or job superintendent.

ARTICLE 7 - OWNER'S ADMINISTRATION OF WORK

7.01 Owner's Representative(s)

- A. Owner's Representative(s) will have limited authority to act on behalf of Owner as set forth in the Contract Documents.
- B. Except as otherwise provided in these Contract Documents or subsequently identified in writing by Owner, Owner will issue all communications to Contractor through Owner's Representative, and Contractor shall issue all communications to Owner through Owner's Representative in a written document delivered to Owner.
- C. Should any direct communications between Contractor and Owner's consultants, architects or engineers not identified in Article 2 of Document 00 5200 (Agreement) occur during field visits or by telephone, Contractor shall immediately confirm them in a written document copied to Owner.

7.02 Owner's Observation Of The Work

- A. Work shall be performed under Owner's general observation and administration. Contractor shall comply with Owner's directions and instructions in accordance with the terms of Contract Documents, but nothing contained in these General Conditions shall be taken to relieve Contractor of any obligations or liabilities under the Contract Documents. Owner's failure to review or, upon review, failure to object to any aspect of Work reviewed, shall not be deemed a waiver or approval of any non-conforming aspect of Work.
- B. Subject to those rights specifically reserved in the Contract Documents, Owner will not supervise, or direct, or have control over, or be responsible for, Contractor's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, or Contractor's failure to comply with laws and regulations applicable to the furnishing or performance of Work. Owner will not be responsible for Contractor's failure to perform or furnish the Work in accordance with Contract Documents.

7.03 Architect/Engineer's Observation Of Work

- A. Owner may engage an Architect/Engineer, an independent consultant or Project Manager (collectively for purposes of this Paragraph, "Project Manager/Architect") to assist in administering the Work. If so engaged, Project Manager/Architect will advise and consult with Owner, but will have authority to act on behalf of Owner only to extent provided in the Contract Documents or as set forth in writing by Owner. Project Manager/Architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with Work. Project Manager/Architect will not be responsible for or have control over the acts or omissions of Contractor, Subcontractors or their agents or employees, or any other persons performing Work.
- B. Project Manager/Architect may review Contractor's Submittals, such as Shop Drawings, Product Data, and Samples, but only for conformance with design concept of Work and with information given in the Contract Documents.

- C. Project Manager/Architect may visit the Site at intervals appropriate to stage of construction to become familiar generally with the progress and quality of Work and to determine in general if Work is proceeding in accordance with Contract Documents. Based on its observations, Project Manager/Architect may recommend to Owner that it disapproves or rejects Work that Project Manager/Architect believes to be Defective or will not produce a complete Project that conforms to Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated by Contract Documents. Owner will also have authority to require special inspection or testing of Work, whether or not the Work is fabricated, installed or completed.
- D. Project Manager/Architect may conduct inspections to recommend to Owner the dates that Contractor has achieved Substantial Completion and Final Acceptance, and will receive and forward to Owner for review written warranties and related documents required by Contract Documents.

7.04 Owner's And Architect/Engineer's Exercise Of Contract Responsibilities

- A. Owner, Project Manager, Architect/Engineer and all Owner's representatives, in performing their duties and responsibilities under the Contract Documents, accept no duties, responsibilities or duty of care, nor may the same be implied or inferred, towards Contractor, any Subcontractor, sub-Subcontractor or supplier, except those set forth expressly in the Contract Documents.

7.05 Owner's Right Of Access To The Work

- A. During performance of Work, Owner and its agents, consultants, and employees may at any time enter upon Work, shops or studios where any part of the Work may be in preparation, or factories where any materials for use in Work are being or are to be manufactured, and Contractor shall provide proper and safe facilities for this purpose, and shall make arrangements with manufacturers to facilitate inspection of their processes and products to such extent as Owner's interests may require. Other contractors performing work for Owner may also enter upon Work for all purposes required by their respective contracts. Subject to the rights reserved in the Contract Documents, Contractor shall have sole care, custody, and control of the Site and its Work areas.

7.06 Owner's Right Of Separate Construction

- A. Owner may perform with its own forces, construction or operations related to the Project, or the Site during Contractor's operations. Owner may also award separate contracts in connection with other portions of the Project or other construction or operations, on the Site or areas contiguous to the Site, under conditions similar to these Contract Documents, or may have utility Owners perform other work.
- B. Contractor shall adjust its schedule and fully coordinate with and shall afford all other contractors, utility districts and Owner (if Owner is performing work with its own forces), proper and safe access to the Site, and reasonable opportunity for the installation and storage of their materials. Contractor shall ensure that the execution of its Work properly connects and coordinates with others' work, do all cutting, fitting and patching of the Work that may be required to make its several parts come together properly and integrate with such other work, and shall cooperate with them to facilitate the progress of the Work.
- C. To the extent that any part of Contractor's Work is to interface with work performed or installed by other contractors or utility owners, Contractor shall inspect and measure the in-place work. Contractor shall promptly report to Owner in writing any defect in in-place work that will impede or increase the cost of Contractor's interface unless corrected.

ARTICLE 8 - CONTRACTOR'S PROSECUTION AND PROGRESS OF THE WORK

8.01 Contractor To Supervise The Work

- A. Subject to those rights specifically reserved in the Contract Documents, Contractor shall supervise, direct, have control over, and be responsible for, Contractor's means, methods, techniques,

sequences or procedures of construction, safety precautions and programs incident thereto, and compliance with laws and regulations applicable to the furnishing or performance of Work.

- B. Contractor shall keep on the Site at all times during Work progress a competent resident Superintendent, who shall not be replaced without Owner's express written consent. The Superintendent shall be Contractor's representative at the Site and shall have complete authority to act on behalf of Contractor. All communications to and from the Superintendent shall be as binding as if given to or by Contractor.
- C. Contractor shall supervise, inspect, and direct Work competently and efficiently, devoting the attention and applying such personal skills and expertise as may be required and necessary to perform Work in accordance with Contract Documents. Contractor shall be solely responsible for and have control and charge of construction means, methods, techniques, sequences and procedures, safety precautions and programs in connection with the Work. Contractor shall be responsible to see that the completed Work complies accurately with Contract Documents.
- D. Contractor is fully responsible for Contractor's own acts and omissions. Contractor is responsible for all acts and omissions of its Subcontractors, suppliers, and other persons and organizations performing or furnishing any of the Work, labor, materials, or equipment under a direct or indirect contract with Contractor.
- E. Contractor shall conduct monthly Contractor Safety Committee meetings, and weekly toolbox safety talks.

8.02 Contractor To Maintain Cost Data

- A. Contractor shall maintain full and correct information as to the number of workers employed in connection with each subdivision of Work, the classification and rate of pay of each worker in form of certified payrolls, the cost to Contractor of each class of materials, tools and appliances used by Contractor in Work, and the amount of each class of materials used in each subdivision of Work. Contractor shall provide Owner with monthly summaries of this information. If Contractor maintains or is capable of generating summaries or reports comparing actual Project costs with Bid estimates or budgets, Contractor shall provide Owner with a copy of such report upon Owner's request.
- B. Contractor shall maintain daily job reports recording all significant activity on the job, including the number of workers on Site, Work activities, problems encountered and delays. Contractor shall provide Owner with copies for each Day Contractor works on the Project, to be delivered to Owner either the same Day or the following morning before starting work at the Site. Contractor shall take pre-construction and monthly progress photographs of all areas of the Work. Contractor shall maintain copies of all correspondence with Subcontractors and records of meetings with Subcontractors.
- C. Owner shall have the right to audit and copy Contractor's books and records of any type, nature or description relating to the Project (including but not limited to financial records reflecting in any way costs claimed on the Project), and to inspect the Site, including Contractor's trailer, or other job Site office, and this requirement shall be contained in the subcontracts of Subcontractors working on Site. By way of example, Owner shall have the right to inspect and obtain copies of all Contract Documents, planning and design documents, Bid proposal and negotiation documents, cost records and job cost variance reports, design modification proposals, value engineering or other cost reduction proposals, revisions made to the original design, job progress reports, photographs, and as-built drawings maintained by Contractor. Owner and any other applicable governmental entity shall have the right to inspect all information and documents maintained hereunder at any time during the Project and for a period of five years following Final Completion, in accordance with the provisions of Section 8546.7 of the California Government Code. This right of inspection shall not relieve Contractor of its duties and obligations under the Contract Documents. This right of inspection shall be specifically enforceable in a court of law, either independently or in conjunction with enforcement of any other rights in the Contract Documents.

8.03 Contractor To Supply Sufficient Workers And Materials

- A. Unless otherwise required by Owner under the terms of Contract Documents, Contractor shall at all times keep on the Site materials and employ qualified workers sufficient to prosecute Work at a

rate and in a sequence and manner necessary to complete Work within the Contract Time. This obligation shall remain in full force and effect notwithstanding disputes or claims of any type.

- B. At any time during progress of Work should Contractor directly or indirectly (through Subcontractors) refuse, neglect, or be unable to supply sufficient materials or employ qualified workers to prosecute the Work as required, then Owner may require Contractor to accelerate the Work and/or furnish additional qualified workers or materials as Owner may consider necessary, at no cost to Owner. If Contractor does not comply with the notice within three Business Days of date of service thereof, Owner shall have the right (but not a duty) to provide materials and qualified workers to finish the Work or any affected portion of Work, as Owner may elect. Owner may, at its discretion, exclude Contractor from the Site, or portions of the Site or separate work elements during the time period that Owner exercises this right. Owner will deduct from moneys due or which may thereafter become due under the Contract Documents, the sums necessary to meet expenses thereby incurred and paid to persons supplying materials and doing Work. Owner will deduct from funds or appropriations set aside for purposes of Contract Documents the amount of such payments and charge them to Contractor as if paid to Contractor. Contractor shall remain liable for resulting delay, including liquidated damages and indemnification of Owner from claims of others.
- C. Exercise by Owner of the rights conferred upon Owner in this subparagraph is entirely discretionary on the part of Owner. Owner shall have no duty or obligation to exercise the rights referred to in this subparagraph and its failure to exercise such rights shall not be deemed an approval of existing Work progress or a waiver or limitation of Owner's right to exercise such rights in other concurrent or future similar circumstances. (The rights conferred upon Owner under this subparagraph are, like all other such rights, cumulative to Owner's other rights under any provision of the Contract Documents.)

8.04 Contractor To Maintain Project Record Documents

- A. Contractor shall maintain in a safe place at the Site one record copy of all Drawings, Specifications, Addenda, Contract Modifications, Change Orders, Work Directives, Force Account orders, and written interpretations and clarifications in good order and annotated to show all as-built changes made during construction. These Project Record Documents, together with all approved Samples and a counterpart of all approved Shop Drawings, shall be maintained and available to Owner for reference. Upon completion of the Work, Contractor shall deliver to Owner, the Project Record Documents, Samples and Shop Drawings and as-built drawings.
- B. Throughout Contractor's performance of the Work of the Project, Contractor shall maintain construction records to include: shop drawings; product data/material data sheets; samples; submittal; purchases; materials; equipment; inspections; applicable handbooks; applicable codes and standards; maintenance and operating manuals and instructions; RFI Log; Submittal Log; other related documents and revisions which arise out of the Construction Contracts. Contractor shall maintain records of principal building layout lines, elevations for the bottom of footings, floor levels, and key site elevations (certified by a qualified surveyor or professional engineer). Contractor shall make all records available to Owner. At the completion of the Project, Contractor shall deliver all such records to the Owner to have a complete set of record as-built drawings.

8.05 Contractor To Not Disrupt Owner Operation

- A. Contractor shall schedule and execute all Work in a manner that does not interfere with or disrupt Owner operations, including but not limited to, parking, utilities (electricity, gas, water), noise, access by employees and administration, access by vendors, physicians, patients and any other person or entity using Owner facilities or doing business with Owner. Contractor shall produce and supply coordination plans and requests to Owner, following Owner procedures, for all necessary interference of construction with Owner, which Owner will reasonably cooperate with.

8.06 Contractor To Provide Temporary Facilities And Controls

- A. Unless expressly provided otherwise in the Contract Documents, Contractor shall provide all temporary utilities (including without limitation electricity, water, natural gas), lighting, heating, cooling and ventilating devices, telephone, sanitary facilities, barriers, fences and enclosures, tree

and plant protection, fire protection, pollution, erosion, Storm Water Pollution Prevention controls, noise and traffic control, and any other necessary services required for construction, testing or completion of the Work.

ARTICLE 9 - WARRANTY, GUARANTY, AND INSPECTION OF WORK

9.01 Warranty And Guaranty

- A. General Representations and Warranties: Contractor represents and warrants that it is and will be at all times fully qualified and capable of performing every Phase of the Work and to complete Work in accordance with the terms of Contract Documents. Contractor warrants that all construction services shall be performed in accordance with generally accepted professional standards of good and sound construction practices and all requirements of Contract Documents. Contractor warrants that Work, including but not limited to each item of materials and equipment incorporated therein, shall be new, of suitable grade of its respective kind for its intended use, and free from defects in design, engineering, materials, construction and workmanship. Contractor warrants that Work shall conform in all respects with all applicable requirements of federal, state and local laws, applicable construction codes and standards, licenses, and permits, Drawings and Specifications and all descriptions set forth therein, and all other requirements of Contract Documents. Contractor shall not be responsible, however, for the negligence of others in the specification of specific equipment, materials, design parameters and means or methods of construction where that is specifically shown and expressly required by Contract Documents.
- B. Extended Guarantees: Any guarantee exceeding two years provided by the supplier or manufacturer of any equipment or materials used in the Project shall be extended for such term. Contractor expressly agrees to act as co-guarantor of such equipment and materials and shall supply Owner with all warranty and guarantee documents relative to equipment and materials incorporated in the Project and guaranteed by their suppliers or manufacturers.
- C. Environmental and Toxics Warranty: The covenants, warranties and representations contained in this Paragraph are effective continuously during Contractor's Work on the Project and following cessation of labor for any reason including, but not limited to, Project completion. Contractor covenants, warrants and represents to Owner that:
 - 1. To Contractor's knowledge after due inquiry, no lead or Asbestos-containing materials were installed or discovered in the Project at any time during Contractor's construction thereof. If any lead or Asbestos-containing materials were discovered, Contractor made immediate written disclosure to Owner.
 - 2. To Contractor's knowledge after due inquiry, no electrical transformers, light fixtures with ballasts or other equipment containing PCBs are or were located on the Project at any time during Contractor's construction thereof.
 - 3. To Contractor's knowledge after due inquiry, no storage tanks for gasoline or any other toxic substance are or were located on the Project at any time during Contractor's construction thereof. If any such materials were discovered, Contractor made immediate written disclosure to Owner.
 - 4. Contractor's operations concerning the Project are and were not in violation of any applicable environmental federal, state, or local statute, law or regulation dealing with hazardous materials substances or toxic substances and no notice from any governmental body has been served upon Contractor claiming any violation of any such law, ordinance, code or regulation, or requiring or calling attention to the need for any Work, repairs, construction, alteration, or installation on or in connection with the Project in order to comply with any such laws, ordinances, codes, or regulations, with which Contractor has not complied. If there are any such notices with which Contractor has complied, Contractor shall provide Owner with copies thereof.

9.02 Inspection Of Work

- A. Work and materials, and manufacture and preparation of materials, from beginning of construction until Final Completion and acceptance of Work, shall be subject to inspection and rejection by Owner, its agents, representatives or independent contractors retained by Owner to perform inspection services, or governmental agencies with jurisdictional interests. Contractor shall provide them proper and safe conditions for such access and advise them of Contractor's Site safety procedures and program so that they may comply therewith as applicable. Upon request or where specified, Owner shall be afforded access for inspection at the source of supply, manufacture or assembly of any item of material or equipment, with reasonable accommodations supplied for making such inspections.
- B. Contractor shall furnish, in such quantities and sizes as may be required for proper examination and tests, Samples or test specimens of all materials to be used or offered for use in connection with Work. Contractor shall prepare Samples or test specimens at its expense and furnish them to Owner. Contractor shall submit all Samples in ample time to enable Owner to make any necessary tests, examinations, or analyses before the time it is desired to incorporate the material into the Work.
- C. Contractor shall give Owner timely notice of readiness of Work for all required inspections, tests or approvals, and shall cooperate with inspection and testing personnel to facilitate required inspections or tests.
- D. If applicable laws or regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested or approved by an employee or other representative of such public body, Contractor shall assume full responsibility for arranging and obtaining such inspections, tests or approvals, and furnish Owner with the required certificates of inspection, or approval. Owner will pay the cost of initial testing and Contractor shall pay all costs in connection with any follow-up or additional testing. Contractor shall also be responsible for arranging and obtaining and shall pay all costs in connection with any inspections, tests or approvals required for the acceptance of materials or equipment to be incorporated in the Work, or of materials, mix designs, or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in the Work.
- E. If Contractor covers any Work, or the work of others, prior to any required inspection, test or approval without written approval of Owner, Contractor shall uncover the Work at Owner's request. Contractor shall bear the expense of uncovering Work and replacing Work. In any case where Contractor covers Work contrary to Owner's request, Contractor shall uncover Work for Owner's observation or inspection at Owner's request. Contractor shall bear the cost of uncovering Work.
- F. Whenever required by Owner, Contractor shall furnish tools, labor and materials necessary to make examination of Work that may be completed or in progress, even to extent of uncovering or taking down portions of finished Work. Should Work be found unsatisfactory, cost of making examination and of reconstruction shall be borne by Contractor. If Work is found to be satisfactory, Owner, in manner herein prescribed for paying for alterations, Modifications, and extra Work, except as otherwise herein specified, will pay for examination.
- G. Inspection of the Work by or on behalf of Owner, or Owner's failure to do so, shall not under any circumstances be deemed a waiver or approval of any non-conforming aspect of the Work. Contractor shall have an absolute duty, in the absence of a written Change Order signed by Owner, to perform Work in conformance with the Contract Documents and to immediately correct Defective Work immediately upon Contractor's knowledge.
- H. Any inspection, evaluation, or test performed by or on behalf of Owner relating to the Work is solely for the benefit of Owner, and shall not be relied upon by Contractor. Contractor shall not be relieved of the obligation to perform Work in accordance with the Contract Documents, nor relieved of any guaranty, warranty, or other obligation, as a result of any inspections, evaluations, or tests performed by Owner, whether or not such inspections, evaluations, or tests are permitted or required under the Contract Documents. Contractor shall be solely responsible for testing and inspecting Work already performed to determine whether such Work is in proper condition to receive later Work.

9.03 Correction Of Defective Work

- A. Owner may direct Contractor to correct any Defective Work or remove it from the Site and replace it with Work that is not Defective and satisfactorily correct or remove and replace any damage to other Work or the work of others resulting from the correction or removal. Contractor shall be responsible for any and all claims, costs, losses and damages caused by or resulting from such correction or removal. A Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work and the Contract Sum. If the parties are unable to agree to the amount of an appropriate decrease in the Contract Sum, Owner may decide the proper amount or, in its discretion may elect to leave the Contract Sum unchanged and deduct from monies due Contractor, all such claims, costs, losses and damages caused by or resulting from the correction or removal. If Contractor disagrees with Owner's calculations, it may make a claim as provided in Article 12 of this Document 00 7200. Owner's rights under this Paragraph shall be in addition to any other rights it may have under the Contract Documents or by law.
- B. If Contractor fails to supply sufficient skilled workers, suitable materials or equipment, or to furnish or perform the Work in such a way that the completed Work will conform to Contract Documents, Owner may order Contractor to replace any such Defective Work, or stop any portion of Work to permit Owner (at Contractor's expense) to replace such Defective Work. These Owner rights are entirely discretionary on the part of Owner, and shall not give rise to any duty on the part of Owner to exercise the rights for the benefit of Contractor or any other party.

9.04 Acceptance And Correction Of Defective Work By Owner

- A. Owner may in its sole discretion elect to accept Defective Work. Contractor shall pay all claims, costs, losses and damages attributable to Owner's evaluation of and determination to accept such Defective Work. If Owner accepts any Defective Work prior to final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work and the Contract Sum. If the parties are unable to agree to the amount of an appropriate decrease in the Contract Sum, Owner may deduct from monies due Contractor, all claims, costs, losses, damages, expenses and liabilities attributable to the Defective Work. If Contractor disagrees with Owner's calculations, Contractor may make a claim as provided in Article 12 of this Document 00 7200. If Owner accepts any Defective Work after final payment, Contractor shall pay to Owner, an appropriate amount as determined by Owner.
- B. Owner may correct and remedy deficiency if, after five Days' written notice to Contractor, Contractor fails to correct Defective Work or to remove and replace rejected Work; or provide a plan for correction of Defective Work acceptable to Owner; or perform Work in accordance with Contract Documents. In connection with such corrective and remedial action, Owner may exclude Contractor from all or part of the Site; take possession of all or part of Work and suspend Contractor's Work related thereto; take possession of all or part of Contractor's tools, appliances, construction equipment and machinery at the Site; and incorporate in Work any materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere. Contractor shall allow Owner, its representatives, agents, employees, and other contractors and Project Manager/Architect's consultants' access to the Site to enable Owner to exercise the rights and remedies under this Paragraph. Contractor shall be responsible for all claims, costs, losses, damages, expenses and liabilities incurred or sustained by Owner in exercising such rights and remedies. A Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to Work and the Contract Sum. If the parties are unable to agree to the amount of an appropriate decrease in the Contract Sum, Owner may deduct from moneys due Contractor, all claims, costs, losses and damages caused by or resulting from the correction or removal. If Contractor disagrees with Owner's calculations, Contractor may make a claim as provided in Article 12.

9.05 Rights Upon Inspection, Correction Or Acceptance

- A. Contractor shall not be allowed an extension of Contract Time because of any delay in the performance of Work attributable to the exercise by Owner of its rights and remedies under this Article. Where Owner exercises its rights under this Article, it retains and may still exercise all other rights it has by law or under the Contract Documents including, but not limited to, the right to

terminate Contractor's right to proceed with the Work under the Contract Documents for cause and/or make a claim or back charge where a Change Order cannot be agreed upon.

- B. Inspection by Owner or its authorized agents or representatives shall not relieve Contractor of its obligation to have furnished material and workmanship in accordance with Contract Documents. Payment for Work completed through periodic progress payments, final payment or otherwise shall not operate to waive Owner's right to require full compliance with Contract Documents and shall in no way be deemed as acceptance of any defective Work paid therefor. Contractor's obligation to complete the Work in accordance with Contract Documents shall be absolute, unless Owner agrees otherwise in writing.

9.06 Proof Of Compliance Of Contract Provisions

- A. In order that Owner may determine whether Contractor has complied or is complying with requirements of Contract Documents not readily enforceable through inspection and tests of Work and materials, Contractor shall at any time, when requested, submit to Owner properly authenticated documents or other satisfactory proofs of compliance with all applicable requirements.
- B. Before commencing any portion of Work, Contractor shall inform Owner in writing as to time and place at which Contractor wishes to commence Work, and nature of Work to be done, in order that proper provision for inspection of Work may occur, and to assure measurements necessary for record and payment. Information shall be given to Owner a reasonable time in advance of time at which Contractor proposes to begin Work, so that Owner may complete necessary preliminary work without inconvenience or delay to Contractor.

9.07 Correction Period And Project Warranty Period:

- A. If within two years after the date of Final Acceptance, or such longer period of time as may be prescribed by laws, regulations or by the terms of Contract Documents or any extended warranty or guaranty, any Work (completed or incomplete) is found to be Defective, Contractor shall promptly without cost to Owner and in accordance with Owner's written instructions, correct such Defective Work. Contractor shall remove any Defective Work rejected by Owner and replace it with Work that is not Defective, and satisfactorily correct or remove and replace any damage to other Work or the work of others resulting therefrom. If Contractor fails to promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the Defective Work corrected or the rejected Work removed and replaced. Contractor shall pay for all claims, costs, losses and damages caused by or resulting from such removal and replacement. Where Contractor fails to correct Defective Work, or defects are discovered outside the correction period, Owner shall have all rights and remedies granted by law.
- B. In special circumstances where a part of the Work is occupied or a particular item of equipment is placed in continuous service before Final Acceptance of all the Work, the correction period for that part of Work or that item may start to run from an earlier date if so provided by Change Order.
- C. Where Defective Work or rejected Work (and damage to other Work resulting therefrom) has been corrected, removed, or replaced under this provision after the commencement of the correction period, the correction period hereunder with respect to such Work shall be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

9.08 No Waiver

- A. Neither recordation of Final Acceptance nor final certificate for payment nor provision of the Contract nor partial or entire use or occupancy of premises by Owner shall constitute acceptance of Work not done in accordance with Contract Documents nor relieve Contractor of liability in respect to express warranties or responsibility for faulty materials or workmanship.
- B. If, after installation, operation, or use of materials or equipment to be provided under Contract proves to be unsatisfactory to Owner, Owner shall have right to operate and use materials or equipment until said materials and equipment can, without damage to Owner, be taken out of service for correction or replacement. Period of use of Defective materials or equipment pending

correction or replacement shall in no way decrease guarantee period required for acceptable corrected or replaced items of materials or equipment.

- C. Nothing in the Contract Documents shall be construed to limit, relieve, or release Contractor's, Subcontractors', and equipment suppliers' liability to Owner for damages sustained as result of latent defects in materials or equipment caused by negligence of Contractor, its agents, suppliers, employees, or Subcontractors.

ARTICLE 10 - MODIFICATIONS OF CONTRACT DOCUMENTS

10.01 Owner's Right To Direct Changed Work.

- A. Owner may, without notice to the sureties and without invalidating the Contract, make changes in the Work ("Changed Work"), including without limitation: alterations, deviations, additions to, or deletions from Contract Documents; increase or decrease the quantity of any item or portion of the Work; expand, reduce or otherwise change the Contract Time; delete any item or portion of the Work; and require extra Work. Contractor shall perform such Work under applicable provisions of the Contract Documents, unless specifically provided otherwise at the time the change is ordered. In the case of any ordered extra Work, Owner reserves the right to furnish all or portions of associated labor, material, and equipment, which Contractor shall accept and use without payment for costs, markup, profit, or otherwise for such Owner-furnished labor, materials, and equipment.
- B. If Changed Work is of such a nature as to increase or decrease the time or cost of any part of Work, price fixed in Contract shall be increased or decreased by amount as the Contractor and Owner may agree upon as reasonable and proper allowance for increase or decrease in cost of Work using the cost guidelines set forth in this Article, and absent such agreement, then as Owner may direct (with Contractor retaining its rights under Article 12 herein).

10.02 Required Documentation For Changed Work

- A. Changes affecting the Contract Time or Contract Sum of the Work shall be set forth in a written Change Order or Change Directive that shall specify:
 - 1. The Work performed in connection with the change to be made;
 - 2. The amount of the adjustment of the Contract Sum, if any, and the basis for compensation for the Work ordered; and
 - 3. The extent of the adjustment in the Contract Time, if any.
- B. A Change Order or Change Directive will become effective when signed by Owner, notwithstanding that Contractor has not signed it. A Change Order will become effective without Contractor's signature, provided Owner indicates same thereon (by indicating it as a "unilateral change order").
- C. All changes in any plans and specifications approved by any authority with jurisdiction may also require addenda or change orders approved by that authority.
- D. Where Owner requests, a performance bond rider covering the changed Work must be executed and delivered to Owner before proceeding with the changed Work or shortly in time thereafter.

10.03 Procedures And Pricing Of Changed Work

- A. Procedures for changed work and pricing of changed work, claims and all forms of extra compensation, are set forth in Section 01 2600 (Modification Procedures).

ARTICLE 11 - TIME ALLOWANCES

11.01 Time Allowances

- A. Time is of the essence. Contract Time may only be changed by Change Order, and all time limits stated in the Contract Documents are to mean that time is of the essence.

11.02 Excusable Delay And Inexcusable Delay Defined.

- A. Excusable Delay. Subject to the provisions on Notice of Delay below, Contract Time may be adjusted in an amount equal to the time lost due to:

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1. Changes in the Work ordered by Owner ("**Changes**");
 2. Acts or neglect by Owner, Architect, any Owner Representative, utility owners or other contractors performing other work, not permitted or provided for in the Contract Documents, provided that Contractor has performed its responsibilities under the Contract Documents (including but not limited to pre-bid investigations) ("**Acts or Neglect**"); or
 3. Fires, floods, epidemics, abnormal weather conditions beyond the parameters otherwise set forth in this Article, earthquakes, civil or labor disturbances, or acts of God (together, "force majeure events"), provided damages resulting therefrom are not the result of Contractor's failure to protect the Work as required by Contract Documents ("**Force Majeure**").
- B. Inexcusable Delay. Contract Time shall not be extended for any period of time where Contractor (and/or any Subcontractor) is delayed or prevented from completing any part of the Work due to a cause that is within Contractor's risk or responsibility under the Contract Documents. Delays attributable to or within the control of a Subcontractor, or its subcontractors, or supplier, are deemed delays within the control of Contractor.
- C. Float. Float shall be treated as a Project resource. Contractor shall not be entitled to a time extension for impacts that consume float, but do not impact the critical path.

11.03 Notice Of Delay

- A. Within seven Days of the beginning of any delay (excepting adverse weather delays), Contractor shall notify Owner in writing, by submitting a notice of delay that shall describe the anticipated delays resulting from the delay event in question. If Contractor requests an extension of time, Contractor shall submit a TIE within ten days of the notice of delay. Owner will determine all claims and adjustments in the Contract Time. No claim for an adjustment in the Contract Time will be valid and such claim will be waived if not submitted in accordance with the requirements of this subparagraph. In cases of substantial compliance with the seven-day notice requirement here (but not to exceed twenty-one days from the beginning of the delay event), Owner may in its sole discretion recognize a claim for delay accompanied with the proper TIE, provided Contractor also shows good faith and a manifest lack of prejudice to Owner from the late notice.

11.04 Compensable Time Extensions

- A. Subject to other applicable provisions of the Contract Documents, Contractor may be entitled to adjustment in Contract Sum in addition to Contract Time for:
1. Excusable delay caused solely by Changes in the Work ordered by Owner, as provided above, and/or
 2. Excusable delay caused solely by Acts or Neglect by Owner or other person, as provided above.

11.05 Non-Compensable Time Extensions

- A. Subject to other applicable provisions of the Contract Documents, Contractor may be entitled to adjustment in Contract Time only, without adjustment in Contract Sum, for
1. Periods of excusable delay caused solely by weather or Force Majeure events as provided above in this Article, or
 2. Periods of concurrent delay, where delay results from two or more causes, one of which is compensable (resulting from Changes or Acts or Neglect as set forth above in this Article), and the other of which is non-compensable or unexcusable, such as: acts or neglect of Contractor, Subcontractors or others for whom Contractor is responsible; other acts, omissions and conditions which would not entitle Contractor to adjustment in Contract Time; adverse weather; and/or actions of Force Majeure as provided above in this Article.

11.06 Adverse Weather

- A. Adverse weather delays may be allowed only if the number of workdays of adverse weather exceeds the parameters listed or referenced immediately below in this subparagraph and

Contractor proves that adverse weather actually caused delays to work on the critical path. Contractor shall give written notice of intent to claim an adverse weather day within one Day of the adverse weather day occurring.

- B. Claims for extension of time for rain delay will not be granted unless the number of days work is prevented by rain exceeds 110% of the average number of rain days expected for the period of the Contract Time, based on the records of the National Oceanic & Atmospheric Administration (NOAA) weather station closest to the Project Site, as measured and reported by NOAA. (For example, for California, Oregon and Washington, these figures are contained in the ">=0.10 inch" column at the applicable weather station's "General Climate Summary Table" for "Precipitation" at <http://www.wrcc.dri.edu/Climsum.html>), pro-rated in the individual month Contractor starts and finishes Work. Delays due to adverse weather conditions will not be allowed for weather conditions that fall within these parameters.
- C. In order to qualify as an adverse weather delay with respect to the foregoing parameters, (i.) daily rainfall must exceed .1 inch, and/or (ii.) daily snowfall must exceed 1.0 inch or more, at the NOAA station located closest to the Project site, as measured and reported by NOAA. Notwithstanding these allowances, Contractor shall at all times employ all available mitigation measures to enable Work to continue, Contractor shall take reasonable steps to mitigate potential weather delays, such as dewatering the Site, lime treatment, and covering Work and material that could be affected adversely by weather. Failure to do so shall be cause for Owner to not grant a time extension due to adverse weather, where Contractor could have avoided or mitigated the potential delay by exercising reasonable care.
- D. Contractor shall include the foregoing precipitation parameters as a monthly activity in its progress schedule. As Work on the critical path is affected by precipitation, Contractor shall notify Owner and request that the days be moved to the affected activities. Any adverse weather days remaining shall be considered Project float available to either Owner or Contractor.
- E. Adverse weather delay for precipitation shall be recognized for the actual period of time Contractor proves it was delayed by precipitation exceeding the specified parameters. For example, and not by way of limitation, if precipitation exceeding the specified parameters does not in fact delay Contractor's progress on the critical path, then no time extension shall be recognized; and conversely, if Contractor proves to Owner's satisfaction that precipitation exceeding the specified parameters causes delay to Contractor for a period longer than the number of precipitation days incurred (e.g., if it rains or snows during grading work), then Contractor shall be entitled to a time extension equal to the actual period of such delay.
- F. During unfavorable weather, wet ground, or other unsuitable construction conditions, Contractor shall employ best practices to protect the Work, manage the construction site and rainwater during inclement weather. Persons performing the Work shall examine surfaces to receive their Work and shall report in writing to Contractor, with copy to Owner representative and the Architect conditions detrimental to the Work. Failure to examine and report discrepancies makes the Contractor responsible, at no increase in Contract Sum, for corrections Owner may require. Commencement of Work constitutes acceptance of surface.

11.07 Liquidated Damages

- A. Time is of the essence. Execution of Contract Documents by Contractor shall constitute its acknowledgement that Owner will actually sustain damages in the form of Contract administration expenses (such as Project management and consultant expenses) in the amount fixed in the Contract Documents for each and every Day during which completion of Work required is delayed beyond expiration of time fixed for completion plus extensions of time allowed pursuant to provisions hereof.
- B. Contractor and Owner agree that because of the nature of the Project, it would be impractical or extremely difficult to fix the amount of such actual damages incurred by Owner because of a delay in completion of all or any part of the Work. Contractor and Owner agree that specified measures of liquidated damages shall be presumed to be the amount of such damages actually sustained by Owner, and that because of the nature of the Project, it would be impracticable or extremely difficult to fix the actual damages.

- C. Liquidated damages for delay shall cover administrative, overhead, interest on bonds, and general loss of public use damages suffered by Owner as a result of delay. Liquidated damages shall not cover the cost of completion of the Work, damages resulting from Defective Work, lost revenues or costs of substitute facilities, or damages suffered by others who then seek to recover their damages from Owner (for example, delay claims of other contractors, subcontractors, tenants, or other third-parties), and defense costs thereof. Owner may deduct from any money due or to become due to Contractor subsequent to time for completion of entire Work and extensions of time allowed pursuant to provisions hereof, a sum representing then-accrued liquidated damages.

ARTICLE 12 - CLAIMS BY CONTRACTOR

12.01 Obligation to File Claims for Disputed Work

- A. Should it appear to Contractor that the Work to be performed or any of the matters relative to the Contract Documents are not satisfactorily detailed or explained therein, or should any questions arise as to the meaning or intent of the Contract Documents, or should any dispute arise regarding the true value of any work performed, work omitted, extra work that the Contractor may be required to perform, time extensions, payment to the Contractor during performance of this Contract, performance of the Contract, and/or compliance with Contract procedures, or should Contractor otherwise seek extra time or compensation FOR ANY REASON WHATSOEVER, then Contractor shall first follow procedures set forth in the Contract (including but not limited to other Articles of this Document 00 7200 and Section 01 2600.) If a dispute remains, then Contractor shall give written notice to Owner that expressly invokes this Article 12. Owner shall decide the issue in writing within 15 days; and Owner's written decision shall be final and conclusive. If Contractor disagrees with Owner's decision, or if Contractor contends that Owner failed to provide a decision timely, then Contractor's SOLE AND EXCLUSIVE REMEDY is to promptly file a written claim setting forth Contractor's position as required herein.

12.02 Form And Contents Of Claim

- A. Contractor's written claim must identify itself as a "Claim" under this Article 12 and must include the following: (1) a narrative of pertinent events; (2) citation to contract provisions; (3) theory of entitlement; (4) complete pricing of all cost impacts; (5) a time impact analysis of all time delays that shows actual time impact on the critical path; (6) documentation supporting items 1 through 5; a verification under penalty of perjury of the claim's accuracy. The Claim shall be submitted to Owner within thirty (30) calendar days of receiving Owner's written decision, or the date Contractor contends such decision was due, and shall be priced like a change order according to Section 01 2600, and must be updated monthly as to cost and entitlement if a continuing claim. Routine contract materials, for example, correspondence, RFI, Change Order requests, or payment requests shall not constitute a claim. Contractor shall bear all costs incurred in the preparation and submission of a claim.

12.03 Administration During/After Claim Submission

- A. Owner may render a final determination based on the Claim or may in its discretion conduct an administrative hearing on Contractor's claim, in which case Contractor shall appear, participate, answer questions and inquiries, and present any further evidence or analysis requested by Owner prior to rendering a final determination. Should Owner take no action on the Claim within 45 days of submission, it shall be deemed denied.
- B. Notwithstanding and pending the resolution of any claim or dispute, Contractor shall diligently prosecute the disputed work to final completion in accordance with Owner's determination.
- C. After their submission, claims less than \$375,000 shall also be subject to the Local Agency Disputes Act.

12.04 Compliance

- A. The provisions of this Article 12 constitute a non-judicial claim settlement procedure that, pursuant to Section 930.2 of the California Government Code, shall constitute a condition precedent to

submission of a valid Government Code Claim under the California Government Code. Contractor shall bear all costs incurred in the preparation, submission and administration of a claim. Any claims presented in accordance with the Government Code must affirmatively indicate Contractor's prior compliance with the claims procedure herein and the previous dispositions under Paragraph 12.3 above of the claims asserted. Pursuant to Government Code Section 930.2, the one-year period in Government Code section 911.2 shall be reduced to 150 days from either accrual of the cause of action, substantial completion or termination of the contract, whichever occurs first; in all other respects, the Government Code shall apply unchanged.

- B. Failure to submit and administer claims as required in Article 12 shall waive Contractor's right to claim on any specific issues not included in a timely submitted claim. Claim(s) or issue(s) not raised in a timely protest and timely claim submitted under this Article 12 may not be asserted in any subsequent litigation, Government Code Claim, or legal action.
- C. Owner shall not be deemed to waive any provision under this Article 12, if at Owner's sole discretion, a claim is administered in a manner not in accord with this Article 12. Waivers or modifications of this Article 12 may only be made a signed change order approved as to form by legal counsel for both Owner and Contractor; oral or implied modifications shall be ineffective.

ARTICLE 13 - UNDERGROUND CONDITIONS

13.01 Contractor To Locate Underground Facilities.

- A. During construction, Contractor shall comply with Government Code Sections 4216 to 4216.9, and in particular Section 4216.2 which provides, in part: "Except in an emergency, every person planning to conduct any excavation shall contact the appropriate regional notification center at least two working days, but no more than 14 calendar days, prior to commencing that excavation, if the excavation will be conducted in an area which is known, or reasonably should be known, to contain subsurface installations other than the underground facilities owned or operated by the excavator, and, if practical, the excavator shall delineate with white paint or other suitable markings the area to be excavated. The regional notification center shall provide an inquiry identification number to the person who contacts the center and shall notify any member, if known, who has a subsurface installation in the area of the proposed excavation."
- B. Contractor shall contact USA, and schedule the Work to allow ample time for the center to notify its members and, if necessary, for any member to field locate and mark its facilities. Contractor is charged with knowledge of all subsurface conditions reflected in USA records. Prior to commencing excavation or trenching work, Contractor shall provide Owner with copies of all USA records secured by Contractor. Contractor shall advise Owner of any conflict between information provided in the Drawings and that provided by USA records. Contractor's excavation shall be subject to and comply with the Contract Documents.
- C. Contractor shall also investigate the existence of existing service laterals, appurtenances or other types of utilities, indicated by the presence of an underground transmission main or other visible facilities, such as buildings, new asphalt, meters and junction boxes, on or adjacent to the Site, even if not shown or indicated in the Drawings or that provided by USA records. Contractor shall immediately secure all such available information and notify Owner and the utility owner, in writing, of its discovery.

13.02 Contractor To Protect Underground Facilities.

- A. At all times during construction, all operating Underground Facilities shall remain in operation, unless the Contract Documents expressly indicate otherwise. Contractor shall maintain such Underground Facilities in service where appropriate; shall repair any damage to them caused by the Work; and shall incorporate them into the Work, including reasonable adjustments to the design location (including minor relocations) of the existing or new installations. Contractor shall take immediate action to restore any in service installations damaged by Contractor's operations.
- B. Prior to performing Work at the Site, Contractor shall lay out the locations of Underground Facilities that are to remain in service and other significant known underground installations indicated by the

Underground Facilities Data. Contractor shall further locate, by carefully excavating with small equipment, potholing and principally by hand, all such utilities or installations that are to remain and that are subject to damage. If additional utilities whose locations are unknown are discovered, Contractor shall immediately report to Owner for disposition of the same. Additional compensation or extension of time on account of utilities not shown or otherwise brought to Contractor's attention, including reasonable action taken to protect or repair damage, shall be determined as provided in this Document 00 7200.

- C. If during construction, an Underground Facility is uncovered or revealed at or contiguous to the Site which was not shown or indicated in the materials supplied by Owner for bidding or in information on file at USA or otherwise reasonably available to Contractor, then Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby (and in no event later than seven Days), and prior to performing any Work in connection therewith (except in an emergency), identify the owner of such Underground Facility and give written notice to that owner and to Owner. During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.
- D. The cost of all of the following will be included in the Contract Sum and Contractor shall have full responsibility for (a) reviewing and checking all available information and data including, but not limited to, information made available for bidding and information on file at USA; (b) locating all Underground Facilities shown or indicated in the Contract Documents, available information, or indicated by visual observation including, but not limited to, and by way of example only, engaging qualified locating services and all necessary backhoeing and potholing; (c) coordination of the Work with the owners of such Underground Facilities during construction; and (d) the safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.
- E. Consistent with California Government Code §4215, as between Owner and Contractor, Owner will be responsible for the timely removal, relocation, or protection of existing main or trunk line utility facilities located on the Site only if such utilities are not identified in the Contract Documents or information made available for bidding. Owner will compensate for the cost of locating and repairing damage not due to Contractor's failure to exercise reasonable care, removing and relocating such main or trunk line utility facilities not indicated in the Contract Documents or information made available for bidding with reasonable accuracy, and equipment on the Project necessarily idled during such Work. Contractor shall not be assessed liquidated damages for delay in completion of the Project, when such delay was caused by the failure of Owner or the utility to provide for removal or relocation of such utility facilities.

13.03 Concealed Or Unknown Conditions

- A. If either of the following conditions is encountered at Site when digging trenches or other excavations that extend deeper than four feet below the surface, Contractor shall give a written Notice of Differing Site Conditions to Owner promptly before conditions are disturbed, except in an emergency as set forth in this Document 00 7200, and in no event later than seven Days after first observance of:
 - 1. Subsurface or Latent physical conditions which differ materially from those indicated in the Contract Documents; or
 - 2. Unknown physical conditions of an unusual nature or which differ materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents.
- B. In response to Contractor's Notice of Differing Site Conditions under this Paragraph, Owner will investigate the identified conditions, and if they differ materially and cause increase or decrease in Contractor's cost of, or time required for, performance of any part of the Work, Owner will negotiate the appropriate change order following the procedures set forth in the Contract Documents. If Owner determines that physical conditions at the Site are not Latent or are not materially different from those indicated in Contract Documents or that no change in terms of the Contract Documents

is justified, Owner will so notify Contractor in writing, stating reasons (with Contractor retaining its rights under Article 12 of this Document 00 7200.)

- C. Contractor shall not be entitled to any adjustment in the Contract Sum or Contract Time regarding claimed Latent or materially different Site conditions (whether above or below grade) if Contractor knew or should have known of the existence of such conditions at the time Contractor submitted its Bid, failed to give proper notice, or relied upon information, conclusions, opinions or deductions of the kind that the Contract Documents preclude reliance upon.
- D. Regarding Underground Facilities, Contractor shall be allowed an increase in the Contract Sum or an extension of the Contract Time, or both, to the extent that they are attributable to the existence of any Underground Facility that is owned and was built by Owner only where the Underground Facility:
 - 1. Was not shown or indicated in the Contract Documents or in the information supplied for bidding purposes or in information on file at USA; and
 - 2. Contractor did not know of it; and
 - 3. Contractor could not reasonably have been expected to be aware of it or to have anticipated it from the information available. (For example, if surface conditions such as pavement repairs, valve covers, or other markings, indicate the presence of an Underground Facility, then an increase in the Contract Sum or an extension of the Contract Time will not be due, even if the Underground Facility was not indicated in the Contract Documents, in the information supplied to Contractor for bidding purposes, in information on file at USA, or otherwise reasonably available to Contractor.)
- E. Contractor shall bear the risk that Underground Facilities not owned or built by Owner may differ in nature or locations shown in information made available by Owner for bidding purposes, in information on file at USA, or otherwise reasonably available to Contractor. Underground Facilities are inherent in construction involving digging of trenches or other excavations on Owner's Project, and Contractor is to apply its skill and industry to verify the information available.
- F. Contractor's compensation for claimed Latent or materially different Site conditions shall be limited to the actual, reasonable, incremental increase in cost of that portion of the Work, resulting from the claimed Latent or materially different Site conditions. Such calculation shall take into account the estimated value of that portion of the Work and the actual value of that portion of the Work, using for guidance Contractor's or its subcontractor's bid amount and actual amounts incurred for that portion of the Work and the reasonable expectation (if any) of differing or difficult site conditions in the Work area based on the available records and locale of the Work. For example, if Contractor excavates in an area unexpected, then such costs would be recoverable entirely; while if Contractor extends an existing excavation, then such costs would be recoverable if the resulting excavation costs in that work area exceeded the reasonable expectations therefore.

13.04 Notice Of Hazardous Waste Or Materials Conditions

- A. Contractor shall give a written Notice of Hazardous Materials Condition to Owner promptly, before any of the following conditions are disturbed (except in an emergency as set forth in this Document 00 7200), and in no event later than 24 hours after first observance of any:
 - 1. Material that Contractor believes may be hazardous waste or hazardous material, as defined in Section 25117 of the Health and Safety Code (including, without limitation, Asbestos, lead, PCBs, petroleum and related hydrocarbons, and radioactive material) that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law ("hazardous material"); or
 - 2. Other material that may present an imminent substantial danger to persons or property exposed thereto in connection with Work at the Site ("other materials").
- B. Except as otherwise provided in the Contract Documents or as provided by applicable law, Contractor shall not be required to give any notice for the disturbance or observation of any such hazardous materials or other materials where such matter is disturbed or observed as part of the scope of Work under the Contract Documents (such as hazardous waste or hazardous material

- investigation, remediation or disposal activities which are identified as the subject of Work under the Contract Documents), where Contractor complies with all requirements in the Contract Documents and applicable law respecting such materials.
- C. Contractor's Notice of Hazardous Materials Condition shall indicate whether the hazardous materials or other materials were shown or indicated in the Contract Documents to be within the scope of Work, and whether the hazardous materials or other materials were brought to the Site by Contractor, its Subcontractors, suppliers, or anyone else for whom Contractor is responsible.
 - D. Contractor shall not be entitled to any adjustment in the Contract Sum or Contract Time regarding claimed hazardous waste or materials if:
 - 1. Contractor knew of the existence of such hazardous materials or other materials at the time Contractor submitted its Bid; or
 - 2. Contractor should have known of the existence of such hazardous material or other materials as a result of its having the responsibility to obtain additional or supplementary examinations, investigation, explorations, tests, studies, and data concerning the conditions at or contiguous to the Site prior to submitting its Bid; or
 - 3. Contractor failed to give the written notice within the required timeframe set forth below.
 - E. If Owner determines that conditions involve hazardous materials or other materials and that a change in Contract Document terms is justified, Owner will issue either a Request for Proposal or Construction Change Directive under the procedures described in the Contract Documents. If Owner determines that conditions do not involve hazardous materials or other materials or that no change in Contract Document terms is justified, Owner will notify Contractor in writing, stating the reasons for its determination.
 - F. In addition to the parties' other rights under this Document 00 7200, if Contractor does not agree to resume Work based on a reasonable belief that it is unsafe, or does not agree to resume Work under special conditions, Owner may order the disputed portion of Work deleted from the Work, or performed by others, or Owner may invoke its right to terminate Contractor's right to proceed under the Contract Documents in whole or in part, for convenience or for cause as the facts may warrant.
 - G. If Contractor does not agree with any Owner determination of any adjustment in the Contract Sum or Contract Time under this Article, Contractor may make a claim as provided in Article 12 of this Document 00 7200.

ARTICLE 14 - LEGAL AND MISCELLANEOUS

14.01 Laws And Regulations

- A. Contractor shall keep fully informed of and shall comply with all laws, ordinances, regulations and orders of any properly constituted authority affecting the Contract Documents, Work and persons connected with Work, and shall protect and indemnify Owner and its officers, employees, consultants and agents against any claim or liability, including attorney's fees, arising from or based on violation of law, ordinance, regulation or order, whether by Contractor or by Subcontractors, employees or agents. Authorized persons may at any time enter upon any part of Work to ascertain compliance of all applicable laws, ordinances, regulations and orders.

14.02 Permits And Taxes

- A. Contractor shall procure all permits and licenses applicable to the Work (including environmental matters to the extent applicable); pay all charges and fees, including fees for street opening permits; comply with, implement and acknowledge effectiveness of all permits; initiate and cooperate in securing all required notifications or approvals therefore; and give all notices necessary and incident to due and lawful prosecution of Work, unless otherwise provided herein. Owner will pay applicable building permits, sanitation and water fees for the completed construction, except as otherwise provided in the Contract Documents. Contractor shall pay all sales and/or use taxes levied on materials, supplies, or equipment purchased and used on or incorporated into Work, and all other taxes properly assessed against equipment or other property used in connection with Work, without any increase in the Contract Sum. Contractor shall make necessary arrangements

with proper authorities having jurisdiction over roads, streets, pipelines, navigable waterways, railroads, and other works in advance of operations, even where Owner may have already obtained permits for the Work.

14.03 Communications And Information Distribution

- A. All communications recognized under the Contract Documents shall be in writing, in the form of a serialized document, by type of communication. For example, RFI's shall be serialized beginning with RFI No. 1; payment applications shall be serialized beginning with Payment Application No. 1, submittals shall be serialized per specification section and transmitted with transmittal sheets beginning with Transmittal No. 1; and correspondence shall be serialized beginning with letter No. 1. Contractor may propose other record management and identification systems or protocols, intended to facilitate orderly transmittal of project information, storage and retrieval of such information, which Owner will review consistent with these stated objectives, and accept or reject in its sole discretion.
- B. Documents Requiring Signatures. All documents requiring signatures for approval prior to implementing action, as stipulated in other portions of Contract Documents, shall require a manually signed, serialized letter delivered to the other party at its address for notice otherwise specified in the Contract Documents, either personally or by mail.
- C. Electronic data transfer of such correspondence will serve to expedite preliminary concurrence of information, only. Receipt of "hard copy" signature on forms is required prior to implementing action or work as the conditions may require. For example, change orders and authorizations for extra cost, require signatures. A party may acknowledge receipt of PDF copies of required correspondence by e-mail, but in the absence of such acknowledgment, mail or personal delivery is required.
- D. All emails shall be copied to Owner's and Contractor's Project Representative. Owner reserves the right to preclude e-mail communication, in whole or in part, as Project needs may require. Communication between Owner and Contractor shall not be via Twitter, Facebook, or other types of instant text message systems. Any such communications shall be inadmissible for any purpose related to this Contract.

14.04 Suspension Of Work

- A. Owner may, without cause, order Contractor in writing to suspend, delay or interrupt Work in whole or in part for such period of time as Owner may determine. An adjustment shall be made for increases in cost of performance of Work of the Contract Documents caused by any such suspension, delay or interruption, calculated using the measures set forth in Section 01 2600 (Modification Procedures). No adjustment shall be made to extent that performance is, was or would have been so suspended, delayed or interrupted by another cause for which Contractor is responsible.

14.05 Termination Of Contract For Cause

- A. The Contractor shall be in default of the Contract Documents and Owner may terminate the Contractor's right to proceed under the Contract Documents, for cause, in whole or in part, should the Contractor commit a material breach of the Contract Documents and not cure such breach within ten (10) calendar days of the date of notice from Owner to the Contractor demanding such cure; or, if such breach is curable but not curable within such ten (10) day period, within such period of time as is reasonably necessary to accomplish such cure. (In order for the Contractor to avail itself of a time period in excess of 10 calendar days, the Contractor must provide Owner within the ten (10) day period with a written plan acceptable to Owner that demonstrates actual resources, personnel and a schedule to promptly to cure said breach, and then diligently commence and continue such cure according to the written plan).
- B. In the event of termination by Owner for cause as provided herein, the Contractor shall deliver to Owner possession of the Work in its then condition, including but not limited to, all designs, engineering, Project records, cost data of all types, plans and specifications and contracts with vendors and subcontractors, all other documentation associated with the Project, and all

construction supplies and aids dedicated solely to performing the Work which, in the normal course of construction, would be consumed or only have salvage value at the end of the construction period. The Contractor shall remain fully liable for the failure of any Work completed and materials and equipment provided through the date of such termination to comply with the provisions of the Contract Documents. The provisions of this Section shall not be interpreted to diminish any right which Owner may have to claim and recover damages for any breach of the Contract Documents or otherwise, but rather, the Contractor shall compensate Owner for all loss, cost, damage, expense, and/or liability suffered by Owner as a result of such termination and/or failure to comply with the Contract Documents.

- C. In the event a termination for cause is later determined to have been made wrongfully or without cause, then the termination shall be treated as a termination for convenience, and the Contractor shall have no greater rights than it would have had following a termination for convenience. Any Contractor claim arising out of a termination for cause shall be made in accord with Article 12 herein. No other loss, cost, damage, expense or liability may be claimed, requested or recovered by the Contractor.

14.06 Termination Of Contract For Convenience

- A. Owner may terminate performance of the Work under the Contract Documents in accordance with this clause in whole, or from time to time in part, whenever Owner shall determine that termination is in Owner's best interest. Termination shall be effected by Owner delivering to the Contractor notice of termination specifying the extent to which performance of the Work under the Contract Documents is terminated, and the effective date of the termination.
- B. Contractor shall comply strictly with Owner's direction regarding the effective date of the termination, the extent of the termination, and shall stop work on the date and to the extent specified.
- C. Contractor shall be entitled to a total payment on account of the Contract work so terminated measured by (i.) the actual cost to Contractor of Work actually performed, up to the date of the termination, with profit and overhead limited to twelve percent (12%) of actual cost of work performed, up to but not exceeding the actual contract value of the work completed as measured by the Schedule of Values and Progress Schedule, (ii.) offset by payments made and other contract credits. In connection with any such calculation, however, Owner shall retain all rights under the Contract Documents, including but not limited to claims, indemnities, or setoffs.
- D. Under no circumstances may Contractor recover legal costs of any nature, nor may Contractor recover costs incurred after the date of the termination.

14.07 Contingent Assignment Of Subcontracts

- A. Contractor hereby assigns to Owner each Subcontract for a portion of the Work, provided that:
 1. The assignment is effective only after Owner's termination of Contractor's right to proceed under the Contract Documents (or portion thereof relating to that Subcontract) as set forth herein.
 2. The assignment is effective only for the Subcontracts which Owner expressly accepts by notifying the Subcontractor in writing;
 3. The assignment is subject to the prior rights, if any, of the Surety, obligated by Document 00 6113.13 (Construction Performance Bond) provided under the Contract Documents, where the Surety exercises its rights to complete the Contract;
 4. After the effectiveness of an assignment, Contractor shall, at its sole cost and expense (except as otherwise provided in this Document 00 7200), sign all instruments and take all actions reasonably requested by Owner to evidence and confirm the effectiveness of the assignment in Owner; and
 5. Nothing in this Paragraph shall modify or limit any of Contractor's obligations to Owner arising from acts or omissions occurring before the effectiveness of any Subcontract assignment, including but not limited to all defense, indemnity and hold-harmless obligations arising from or related to the assigned Subcontract.

14.08 Remedies And Contract Integration

- A. Subject to Contract Documents provisions regarding Contractor claims, claim review, and claim resolution, and subject to the limitations therein, the exclusive jurisdiction and venue for resolving all claims, counter claims, disputes and other matters in question between Owner and Contractor arising out of or relating to Contract Documents, any breach thereof or the Project shall be the applicable court of competent jurisdiction located in the State and County where the Project is located. All Owner remedies provided in the Contract Documents shall be taken and construed as cumulative and not exclusive; that is, in addition to each and every other remedy herein provided; and in all instances Owner shall have any and all other equitable and legal rights and remedies which it would have according to law.
- B. The Contract Documents, any Contract Modifications and Change Orders, shall represent the entire and integrated agreement between Owner and Contractor regarding the subject matters hereof and thereof and shall constitute the exclusive statement of the terms of the parties' agreement. The Contract Documents, and any Contract Modifications and Change Orders, shall supersede any and all prior negotiations, representations or agreements, written or oral, express or implied, that relate in any way to the subject matter of the Contract Documents or written Modifications. Owner and Contractor represent and agree that, except as otherwise expressly provided in the Contract Documents, they are entering into the Contract Documents and any subsequent written Modification in sole reliance upon the information set forth or referenced in the Contract Documents or Contract Modifications; the parties are not and will not rely on any other information, which shall be inadmissible in any proceeding to enforce these documents.
- C. Either party's waiver of any breach or failure to enforce any of the terms, covenants, conditions or other provisions of the Contract Documents at any time shall not in any way affect, limit, modify or waive that party's right thereafter to enforce or compel strict compliance with every term, covenant, condition or other provision hereof, any course of dealing or custom of the trade or oral representations notwithstanding.
- D. Neither acceptance of the whole or any part of Work by Owner nor any verbal statements on behalf of Owner or its authorized agents or representatives shall operate as a waiver or modification of any provision of the Contract Documents, or of any power reserved to Owner herein nor any right to damages provided in the Contract Documents.

14.09 Interpretation.

- A. Should any part, term or provision of this Agreement or any of the Contract Documents, or any document required herein or therein to be executed or delivered, be declared invalid, void or unenforceable, all remaining parts, terms and provisions shall remain in full force and effect and shall in no way be invalidated, impaired or affected thereby. If the provisions of any law causing such invalidity, illegality or unenforceability may be waived, they are hereby waived to the end that this Agreement and the Contract Documents may be deemed valid and binding agreements, enforceable in accordance with their terms to the greatest extent permitted by applicable law. In the event any provision not otherwise included in the Contract Documents is required to be included by any applicable law, that provision is deemed included herein by this reference (or, if such provision is required to be included in any particular portion of the Contract Documents, that provision is deemed included in that portion).
- B. Contract Documents shall not be construed to create a contractual relationship of any kind between (1) Project Manager or any Owner's representative and Contractor; (2) Owner and/or its Representatives and a Subcontractor, sub-Subcontractor, or supplier of any Project labor, materials, or equipment; or (3) between any persons or entities other than Owner and Contractor.

14.10 Patents

- A. Fees or claims for any patented invention, article or arrangement that may be used upon or in any manner connected with performance of the Work or any part thereof shall be included in the Bid price for doing the Work. Contractor shall defend, indemnify and hold harmless Owner and each of its officers, employees, consultants and agents, including, but not limited to, the Board and each Owner's Representative, from all damages, claims for damages, costs or expenses in law or equity, including attorney's fees, arising from or relating to any claim that any article supplied or to be supplied under the Contract Documents infringes on the patent rights, copyright, trade name, trademark, service mark, trade secret or other intellectual property right of any person or persons or that the person or entity supplying the article does not have a lawful right to sell the same. Such costs or expenses for which Contractor agrees to indemnify and hold harmless the above indemnities include but are not limited to any and all license fees, whether such fees are agreed by any indemnitee or ordered by a court or administrative body of any competent jurisdiction.

14.11 Substitution For Patented And Specified Articles

- A. Except as noted specifically in the instructions to Bidders or in Contract Documents, whenever in Specifications, material or process is designated by patent or proprietary name or by name of manufacturer, such designation shall be deemed to be used for purpose of facilitating description of material and process desired, and shall be deemed to be followed by the words "or Approved Equal" and Contractor may offer any substitute material or process that Contractor considers "equal" in every respect to that so designated and if material or process offered by Contractor is, in opinion of Owner, Equal in every respect to that so designated, its use will be approved. However, Contractor may utilize this right only by timely submitting Document 00 6325 (Substitution Request Form) as provided in Document 00 2113 (Instructions to Bidders). A substitution will be approved only if it is a true "or equal" item in every aspect of its design and quality, including but not limited to its dimensions, weights, service requirements, durability, functioning, impact on contiguous construction elements, overall schedule and design.

14.12 Interest Of Public Officers

- A. No representative, officer, or employee of Owner no member of the governing body of the locality in which the Project is situated, no member of the locality in which Owner was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Project, during the tenure of the official or for one year thereafter, shall, as principal, agent, attorney or otherwise, be directly or indirectly interested, in the Contract Documents or the proceeds thereof.

14.13 Limit Of Liability

- A. Owner, and each of its officers, board members, employees, consultants and agents including, but not limited to, project manager and each other owner representative, shall have no liability to contractor for special, consequential, or incidental damages, except to the limited extent that these contract documents or applicable public contracting statutes may specify their recovery.

ARTICLE 15 - WORKING CONDITIONS AND PREVAILING WAGES**15.01 Use Of Site/Sanitary Rules**

- A. All portions of the Work shall be maintained at all times in neat, clean and sanitary condition. Contractor shall furnish toilets for use of Contractor's and Subcontractors' employees on the Site where needed, and their use shall be strictly enforced. All toilets shall be properly secluded from public observation, and shall be located, constructed and maintained subject to Owner's approval.
- B. Contractor shall confine construction equipment, the storage of materials and equipment and the operations of workers to the Site and land areas identified in and permitted by Contract Documents and other land and areas permitted by applicable laws and regulations, rights of way, permits and easements or as designated by Owner, and shall not unreasonably encumber the premises with construction equipment or other materials or equipment. Contractor shall assume full responsibility

for any damage to any such land or area, any improvement located thereon, or to Owner or occupant thereof resulting from the performance of Work.

- C. During the progress of the Work, Contractor shall keep the Site and the Project free from accumulations of waste materials, rubbish and other debris resulting from the Work. At the completion of the Work, Contractor shall clean the site, remove all waste materials, rubbish and debris from and about the Site as well as all tools, appliances, construction equipment and machinery and surplus materials. Contractor shall leave the premises clean and ready for occupancy by Owner at Substantial Completion of Work. Contractor shall restore to original condition all property not designated for alteration by Contract Documents.
- D. Contractor shall not load nor permit any part of any structure or pavement to be loaded in any manner that will endanger the structure or pavement, nor shall Contractor subject any part of Work or adjacent property to stresses or pressures that will endanger it. Contractor shall conduct all necessary existing conditions investigation regarding structural, mechanical, electrical or any other system existing, shall perform Work consistent with such existing conditions, and shall have full responsibility for insufficiencies or damage resulting from insufficiencies of existing systems, equipment or structures to accommodate performing the Work.

15.02 Protection Of Work, Persons, And Property

- A. Contractor shall be responsible for initiating, maintaining and supervising all safety and site security precautions and programs in connection with Work, and shall develop and implement a site security and safety plan throughout construction. Contractor shall comply with all safety requirements specified in any safety program established by Owner, or required by state, federal or local laws and ordinances. Contractor shall be responsible for all theft or damage to Work, property or structures, and all injuries to persons, either on the Site or constituting the Work (e.g., materials in transit), arising from the performance of Work of the Contract Documents from a cause.
- B. Contractor shall comply with all applicable laws and regulations of any public body having jurisdiction for safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection. Contractor shall notify Owners of adjacent property and of Underground Facilities and utility Owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation and replacement of their property.
- C. Contractor shall remedy all damage, injury or loss to any property referred to above in this Article, caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, supplier, or any other person or organization directly or indirectly employed by any of them to perform or furnish any Work or anyone for whose acts any of them may be liable. Contractor's duties and responsibility for safety and for protection of Work shall continue until such time as all the Work is completed and Final Acceptance of the Work. Owner and its agents do not assume any responsibility for collecting any indemnity from any person or persons causing damage to Contractor's Work.
- D. Contractor shall designate a qualified and experienced safety representative at the Site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.
- E. Owner may, at its option, retain such moneys due under the Contract Documents as Owner deems necessary until any and all suits or claims against Contractor for injury to persons or property shall be settled and Owner receives satisfactory evidence to that effect.
- F. Work within the right-of-way lines of the city and/or Owner and/or State shall be done in accordance with the standards and specifications of the controlling agency. Permit for such work shall be obtained and paid for by the Contractor before executing the work within such right-of-ways.

15.03 Responsibility For Safety And Health

- A. Contractor shall ensure that its and each tier of Subcontractors' employees, agents and invitees comply with applicable health and safety laws while at the Site. These laws include the Occupational Safety and Health Act of 1970 and rules and regulations issued pursuant thereto, and Owner's safety regulations as amended from time to time. Contractor shall comply with all Owner directions regarding protective clothing and gear.

- B. Contractor shall be fully responsible for the safety of its and its Subcontractors' employees, agents and invitees on the Site. Contractor shall notify Owner, in writing, of the existence of hazardous conditions, property or equipment at the Site that are not under Contractor's control. Contractor shall be responsible for taking all the necessary precautions against injury to persons or damage to the property of Contractor, Subcontractors or persons from recognized hazards until the responsible party corrects the hazard.
- C. Contractor shall confine all persons acting on its or its Subcontractors' behalf to that portion of the Site where Work under the Contract Documents is to be performed, Owner-designated routes for ingress and egress thereto, and any other Owner-designated area. Except those routes for ingress and egress over which Contractor has no right of control, within such areas, Contractor shall provide safe means of access to all places at which persons may at any time have occasion to be present.

15.04 Emergencies

- A. In emergencies affecting the safety or protection of persons or Work or property at the Site or adjacent thereto, Contractor, without special instruction or authorization from Owner, is obligated to act to prevent threat and damage, injury or loss, until directed otherwise by Owner. Contractor shall give Owner prompt written notice if Contractor believes that any significant changes in Work or variations from Contract Documents have been caused thereby. If Owner determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Change Order or Construction Change Directive will be issued to document the consequences of such action.

15.05 Use Of Roadways And Walkways

- A. Contractor shall not unnecessarily interfere with use of any roadway, walkway or other facility for vehicular or pedestrian traffic. Before beginning any interference and only with Owner's prior concurrence, Contractor may provide detour or temporary bridge for traffic to pass around or over the interference, which Contractor shall maintain in satisfactory condition as long as interference continues. Unless otherwise provided in the Contract Documents, Contractor shall bear the cost of these temporary facilities.

15.06 Nondiscrimination

- A. No person or entity shall discriminate in the employment of persons upon public works because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sexual preference, or gender of such persons, except as provided in Section 12940 of the California Government Code. Every contractor for public works violating the provisions of Section 1735 of the California Labor Code is subject to all the penalties imposed for a violation of Chapter 1, Part 7, Division 2 of the California Labor Code.

15.07 Registration

- A. Each bidder and any subcontractor listed in a bid proposal pursuant to California Public Contract Code Section 4104, must be currently registered with the Department of Industrial Relations and qualified to perform public work consistent with California Labor Code section 1725.5, except in limited circumstances as referenced in California Labor Code section 1771.1(a). No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

15.08 Prevailing Wages And Working Hours

- A. Contractor shall pay to persons performing labor in and about Work provided for in the Contract Documents an amount equal to or more than the general prevailing rate of per diem wages for (1) work of a similar character in the locality in which the Work is performed and (2) legal holiday and overtime work in said locality. The per diem wages shall be an amount equal to or more than the stipulated rates contained in a schedule that has been ascertained and determined by the Director

of the State Department of Industrial Relations and Owner to be the general prevailing rate of per diem wages for each craft or type of workman or mechanic needed to execute this Contract. Contractor shall also cause a copy of this determination of the prevailing rate of per diem wages to be posted at each Site.

- B. Contractor shall forfeit, as a penalty to Owner, Fifty Dollars (\$50.00) for each laborer, workman, or mechanic employed in performing labor in and about the Work provided for in the Contract Documents for each Day, or portion thereof, that such laborer, workman or mechanic is paid less than the said stipulated rates for any Work done under the Contract Documents by him or her or by any Subcontractor under him or her, in violation of Articles 1 and 2 of Chapter 1 of Part 7 of Division II of the California Labor Code. The sums and amounts which shall be forfeited pursuant to this Paragraph and the terms of the California Labor Code shall be withheld and retained from payments due to Contractor under the Contract Documents, pursuant to this Document 00 7200 and the California Labor Code, but no sum shall be so withheld, retained or forfeited except from the final payment without a full investigation by either the State Department of Industrial Relations or by Owner. The Labor Commissioner pursuant to California Labor Code §1775 shall determine the final amount of forfeiture.
- C. Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, provision that Subcontractor shall pay persons performing labor or rendering service under subcontract or other arrangement not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the Work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed in the California Labor Code.
- D. Contractor stipulates that it shall comply with all applicable wage and hour laws, including without limitation, California Labor Code §§ 1776 and 1810-1815. Failure to so comply shall constitute a default under this Contract.
- E. Contractor and its Subcontractors shall be responsible for compliance with Labor Code §§ 1810-1815.
 - 1. Eight hours of labor performed in execution of the Contract constitutes a legal day's work. The time of service of any workman employed on the Project is limited and restricted to 8 hours during any one calendar day, and 40 hours during any one calendar week.
 - 2. Contractor and its Subcontractors shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him or her in connection with the Project. The record shall be kept open at all reasonable hours to the inspection Owner and to the Division of Labor Standards Enforcement.
 - 3. Contractor or its Subcontractors shall, as a penalty to Owner, forfeit twenty-five dollars (\$25) for each worker employed in the execution of the Contract Documents by the respective Contractor or Subcontractor for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Labor Code §§ 1810-1815.
 - 4. Work performed on the Project by employees of Contractor or its Subcontractors in excess of 8 hours per day, and 40 hours during any one week, shall be permitted upon compensation for all hours worked in excess of 8 hours per day at not less than 1 1/2 times the basic rate of pay.
- F. Contractor and its Subcontractors shall be responsible for compliance with Labor Code Section 1776.
 - 1. Contractor and Subcontractors must keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the Work of the Contract Documents. Each payroll record shall contain or be verified by a written declaration as required by Labor Code Section 1776.

2. The payroll records enumerated above must be certified and shall be available for inspection at all reasonable hours at the principal office of the Contractor as required by Labor Code Section 1776.
 - a. Contractor shall inform Owner of the location of records enumerated above, including the street address, city and county, and shall, within five working days, provide a notice of a change of location and address.
 - b. Contractor or Subcontractor has 10 days in which to comply subsequent to receipt of a written notice requesting the records enumerated above. In the event that the Contractor or Subcontractor fails to comply with the ten-day period, he or she shall, as a penalty to Owner on whose behalf the contract is made or awarded, forfeit \$100.00 for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from progress payments then due. Contractor is not subject to a penalty assessment pursuant to this Paragraph due to the failure of a Subcontractor to comply with this Paragraph.
3. Contractor at Owner's request shall, also deliver certified payrolls to Owner with each Application for Payment as set forth above in this Document 00 7200 (General Conditions).

15.09 Compliance Monitoring By Department of Industrial Relations

- A. This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

15.10 Environmental Controls

- A. Contractor shall comply with all rules, regulations, ordinances, and statutes that apply to any Work performed under the Contract Documents including, without limitation, any toxic, water, stormwater management and soil pollution controls and air pollution controls specified in California Government Code §11017. Contractor shall be responsible for insuring that Contractor's Employees, Subcontractors, and the public are protected from exposure to airborne hazards or contaminated water, soil, or other toxic materials used during or generated by activities on the Site or associated with the Project.

15.11 Shoring Safety Plan

- A. Any conflict between this Paragraph and Division 2 of the Specifications shall be resolved in favor of the most stringent requirement.
- B. At least five Days in advance of any excavation five feet or more in depth, Contractor shall submit to Owner a detailed plan showing the shoring, bracing and sloping design (including calculations) and other provisions to be made for worker protection from the hazard of caving ground during the excavation, as required by California Labor Code §6705. A civil or structural engineer registered in California shall prepare and sign any plan that varies from the shoring system standards established by the State Construction Safety Orders.
- C. During the course of Work, Contractor shall be responsible for determining where sloping, shoring, and/or bracing is necessary and the adequacy of the design, installation, and maintenance of all shoring and bracing for all excavation, including any excavation less than five feet in depth. Contractor will be solely responsible for any damage or injuries that may result from excavating or trenching. Owner's acceptance of any drawings showing the shoring or bracing design or Work schedule shall not relieve Contractor of its responsibilities under this Paragraph.
- D. Appoint a qualified supervisory employee who shall be responsible to determine the sloping or shoring system to be used depending on local soil type, water table, stratification, depth, etc.

END OF DOCUMENT

DOCUMENT 00 7316

SUPPLEMENTARY CONDITIONS – INSURANCE AND INDEMNIFICATION

ARTICLE 1 - INSURANCE

- 1.01** At or before the date specified in Document 00 2113 (Instructions to Bidders), Contractor shall furnish to the City of Seaside ("Owner") satisfactory proof that Contractor has taken out for the entire period covered by the Contract the following classes of insurance in the form and with limits and deductibles specified below, unless otherwise specified in Contract Documents:
- A. Comprehensive General Liability Insurance covering claims for personal injury, bodily injury and property damage arising out of the Work and in a form providing coverage not less than that of a Standard Commercial General Liability Insurance policy ("Occurrence Form"). Such insurance shall provide for all operations and include independent contractors, products liability, completed operations for one year after Final Completion and acceptance of the final payment for the Work, contractual liability, and coverage for explosion, collapse, and underground hazards. The limits of such insurance shall not be coverage of less than \$2,000,000 each occurrence, \$4,000,000 general aggregate limit, and \$4,000,000 aggregate for products and completed operations. The policies shall be endorsed to provide Broad Form Property Damage Coverage.
 - B. Comprehensive Automobile Liability Insurance covering all owned, non-owned, and hired vehicles. Such insurance shall provide coverage not less than the standard Comprehensive Automobile Liability policy with limits not less than \$1,000,000 each person Bodily Injury, \$1,000,000 each occurrence Bodily Injury, and \$1,000,000 each occurrence Property Damage.
 - C. All-Risk Course of Construction Insurance including damage to property owned by Owner, Contractor or third parties caused by fire. Insurance shall be in the amount of 100 percent of the completed value of the Work to be performed under this Contract. Deductible shall not exceed \$10,000.00. Each loss shall be borne by Contractor.
 - D. Workers' Compensation Insurance for all persons whom the Contractor may employ in carrying out Work contemplated under Contract Documents, in accordance with the Act of Legislature of State of California, known as "Workers' Compensation Insurance and Safety Act," approved May 26, 1913, and all acts amendatory or supplemental thereto, in the statutory amount.
 - E. **[Option]** Environmental Impairment Liability Insurance covering bodily injury and property damage utilizing an occurrence policy form, in an amount no less than [\$1,000,000] combined single limit for each occurrence.
- 1.02** All policies of insurance shall be placed with insurers acceptable to Owner. The insurance underwriter(s) for all insurance policies except Workers' Compensation shall have an A. M. Best Company rating of [A-, VIII] or better, unless otherwise specified in Contract Documents. Required minimum amounts of insurance may be increased should conditions of Work, in opinion of Owner, warrant such increase. Contractor shall increase required insurance amounts upon direction by Owner.
- 1.03** Required Endorsements: The policies required under Document 00 7200 (General Conditions) and this Document 00 7316 shall be endorsed as follows:
- A. Name Owner, its elected and/or appointed governing body and boards, employees, representatives, consultants, and agents, and Project Manager as additional insureds, but only with respect to liability arising out of the activities of the named insured.
 - B. Each such policy shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limit of the insurance company's liability required hereunder. Should any of the policies identified herein contain a "cross-suits" exclusion, such exclusion must not apply to any additional insureds.
 - C. Insurance shall be primary to Owner and no other insurance or self-insured retention carried or held by Owner shall be called upon to contribute to a loss covered by insurance for the named insured.

- 1.04 Certificates of insurance and endorsements shall have clearly typed thereon Owner Contract Number and title of Contract Documents. Written notice of cancellation, non-renewal, or reduction in coverage of any policy shall be mailed to Owner (Attention: Owner Risk Manager / Purchasing Agent) at the address listed in Document 00 5200 (Agreement), 60 Days in advance of the effective date of the cancellation, non-renewal, or reduction in coverage. Written notice of cancellation for non-payment shall be mailed within 10 Days of cancellation. Contractor shall maintain insurance in full force and effect during entire period of performance of Contract Documents. Contractor shall keep insurance in force during warranty and guarantee periods, except that Contractor may discontinue All-Risk Course of Construction Insurance after Final Payment. At time of making application for extension of time, and during all periods exceeding the Contract Time resulting from any cause, Contractor shall submit evidence that insurance policies will be in effect during requested additional period of time. Upon Owner's request, Contractor shall submit to Owner, within 30 Days, copies of the actual insurance policies or renewals or replacements.
- 1.05 Contractor shall pay all insurance premiums, including any charges for required waivers of subrogation or the endorsement of additional insureds. If Contractor fails to maintain insurance, Owner may take out comparable insurance, and deduct and retain amount of premium from any sums due Contractor under Contract Documents.
- 1.06 If injury occurs to any employee of Contractor, Subcontractor or sub-subcontractor for which the employee, or the employee's dependents in the event of employee's death, is entitled to compensation from Owner under provisions of the Workers' Compensation Insurance and Safety Act, as amended, or for which compensation is claimed from Owner, Owner may retain out of sums due Contractor under Contract Documents, amount sufficient to cover such compensation, as fixed by the Act, as amended, until such compensation is paid, or until it is determined that no compensation is due. If Owner is compelled to pay compensation, Owner may, in its discretion, either deduct and retain from the Contract Sum the amount so paid, or require Contractor to reimburse Owner.
- 1.07 Nothing herein shall be construed as limiting in any way the extent to which Contractor or any Subcontractor may be held responsible for payment of damages resulting from their operations.
- 1.08 All Subcontractors shall maintain the same insurance required to be maintained by Contractor with respect to their portions of the Work unless otherwise indicated in Contract Documents, and Contractor shall cause the Subcontractors to furnish proof thereof to Owner within ten Days of Owner's request.
- 1.09 The following provisions apply to any licensed professional engaged by Contractor to perform portions of the Work ("Professional").
 - A. Each Professional shall maintain the following insurance, unless otherwise specified in Contract Documents:
 1. Professional Liability Insurance, insuring against professional errors and omissions arising from Professional's Work on the Project, in an amount not less than ~~\$1,000,000~~ combined single limit for each occurrence. If Professional cannot provide an occurrence policy, Professional shall provide insurance covering claims made as a result of performance of Work on this Project and shall maintain such insurance in effect for not less than two years following Final Completion of the Project.
 2. Professional shall satisfy all other provisions of this Document 00 7316 relating to that insurance, including without limitation providing required insurance certificates (containing the required endorsements) before commencing its Work on the Project.

ARTICLE 2 - RESPONSIBILITY OF CONTRACTOR AND INDEMNIFICATION

- 2.01** Owner and each of its officers, employees, consultants and agents including, but not limited to, the Board, Project Manager and each Owner's Representative, shall not be liable or accountable in any manner for loss or damage that may happen to any part of the Work; loss or damage to materials or other things used or employed in performing the Work; injury, sickness, disease, or death of any person; or damage to property resulting from any cause whatsoever except their sole negligence, willful misconduct or active negligence, attributable to performance or character of the Work, and Contractor releases all of the foregoing persons and entities from any and all such claims.
- 2.02** To the furthest extent permitted by law (including without limitation California Civil Code §2782), Contractor shall assume defense of, and indemnify and hold harmless, Owner and each of its officers, employees, consultants and agents, including but not limited to the Board, Project Manager and each Owner's Representative, from claims, suits, actions, losses and liability of every kind, nature and description, including but not limited to claims and fines of regulatory agencies and attorney's fees and consultant's fees, directly or indirectly arising out of, connected with or resulting from performance of the Work, failure to perform the Work, or condition of the Work which is caused in whole or part by any act or omission of Contractor, Subcontractors, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, resulting from any cause whatsoever except their sole negligence, willful misconduct or active negligence.
- 2.03** With respect to third-party claims against Contractor, Contractor waives any and all rights to any type of express or implied indemnity against Owner and each of its officers, employees, consultants and agents including, but not limited to Owner, the Board, Project Manager and each Owner's Representative. Owner shall provide timely notice to Contractor of any third-party claim relating to the Contract Documents, in accordance with Section 9201 of the California Public Contract Code.
- 2.04** Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of Contractor, its Subcontractors of any tier, or the officers or agents of any of them.
- 2.05** To the furthest extent permitted by law (including, without limitation, Civil Code §2782), the indemnities, releases of liability and limitations of liability, claims procedures, and limitations of remedy expressed throughout Contract Documents shall apply even in the event of breach of Contract, negligence (active or passive), fault or strict liability of the party(ies) indemnified, released, or limited in liability, and shall survive the termination, rescission, breach, abandonment, or completion of the Work or the terms of the Contract Documents. If Contractor fails to perform any of these defense or indemnity obligations, Owner may in its discretion back charge Contractor for Owner's costs and damages resulting therefrom and withhold such sums from progress payments or other Contract moneys which may become due.
- 2.06** The indemnities in the Contract Documents shall not apply to any indemnified party to the extent of its sole negligence or willful misconduct; nor shall they apply to Owner or other indemnified party to the extent of its active negligence.

END OF DOCUMENT

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DOCUMENT 00 9113

ADDENDA

CONTRACT NUMBER xx-xx

CITY OF SEASIDE

FORT ORD MILITARY RESERVATION PROPERTY

DEMOLITION PROJECT

PHASE 1B

located in

SEASIDE, CALIFORNIA, 93955

[DOCUMENT TO BE COMPLETED AS ADDENDA DURING BID PERIOD]

END OF DOCUMENT

DIVISION 1 GENERAL REQUIREMENTS

SECTION 011100

SUMMARY

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes Summary of Work and Work Restrictions including:

1. Work Covered By Contract Documents
2. Bid Items
3. Time of Completion / Liquidated Damages
4. Work Sequence
5. Work Days and Hours
6. Shutdown for Discovery of Cultural Resources
7. Partial Occupancy/Utilization Requirements
8. Contractor Use of Site
9. Project Site Maintenance
10. Construction Staking and Monument Protection
11. Protection of Existing Structures and Underground Facilities
12. Actual Damages for Permit Violations
13. Protection of Existing Trees During Construction
14. Construction Water
15. Work Performed by the Owner
16. Conditions of Use
17. Contractor's Responsibilities

1.02 WORK COVERED BY CONTRACT DOCUMENTS

Work comprises of the construction of Owner's **Fort Ord Military Reservation Property Demolition Project Phase 1B** in Seaside, California.

This project includes the work to furnish all labor, services, material, tools, equipment, supplies, transportation, utilities, skills, and all other items and facilities necessary for the completion of the Fort Ord Military Reservation Property Demolition Project Phase 1B. The Work generally consists of decontamination, demolition, removal, and proper disposal of select buildings, structures, parking lots, improvements, utilities, and select vegetation located at:

- a. Select portions of the Fire Station lot located at 4400 General Jim Moore Boulevard, south of Lightfighter Drive (440 sq-ft structure, 5,600 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials);
- b. The abandoned Fast Food Restaurant and its property located at 4401 General Jim Moore Boulevard and Gigling Road (4,000 sq-ft structure and 56,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (water services, sewer laterals, gas service);
- c. The parking lot 'A' located at the westerly corner of Gigling Road and Malmedy Road (159,000 sq-ft asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials) and onsite utility demolition and removal (storm drains and water services);
- d. The 'Surplus II' area north of Gigling Road, and between Malmedy Road and Arhem Road (42,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, associated base materials), and various utility service removals (water, gas, telecom, sewer, electrical) assumed to be abandoned-in-place previously as part of the previous structure demolition projects;
- e. The Chapel and associated parking lot to the west located at the intersection of Malmedy Road and north of Colonel Durham Street (11,000 sq-ft asphalt concrete and 15,000 sq-concrete pavement,

miscellaneous Portland cement concrete improvements, associated base materials, 8,000 sq-ft structure) and onsite utility demolition and removal (storm drains, water services, sewer laterals, gas service, electrical service, telecom service);

- f. The parking lot 'B' located between Arnhem Road and Parker Flats Cut Off Road to the west and east, and Gigling Road and Colonel Durham Street to the south and north (92,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and onsite utility demolition and removal (storm drains); and
- g. The 'East Parker Flats Cut Off Road Demolition Area' area and including the 6th Ave. Parking Lot, north of Gigling Road, and between Parker Flats Cut Off Road to the west and 6th Avenue to the east (142,000 sq-ft of asphalt concrete pavement, miscellaneous Portland cement concrete improvements, and associated base materials), and various utility service removals (water services and mains, sewer mains and manholes, gas services) assumed to be abandoned-in-place previously as part of previous structure demolition projects.

The demolition work shall include removal and disposal of the subject structures in their entirety to include roof structures, exterior walls, interior walls, concrete slabs and foundations, windows, doors, plumbing, mechanical, communications, and electrical systems. The site work includes removal and disposal of asphalt concrete parking lots, concrete, retaining walls, steps, excavation and backfill/fill, disconnection, capping, removal, and disposal of water, wastewater, gas, and electrical utilities, rough grading for mitigating safety concerns and facilitating drainage, and hydroseeding for final soil stabilization.

The Work includes hazardous materials removal and proper disposal, including asbestos, lead-based paint and/or materials, lead-containing paint, universal waste, suspect polychlorinated biphenyls (PCBs), and other hazardous materials. The Project footprint also includes asbestos cement pipe (ACP) on-site and below-grade. Proper handling of all hazardous materials including pressure treated wood, biohazards, refrigerants, chemicals, gases, etc. shall be the contractor's responsibility.

- A. The Work of this Contract comprises construction of all the Work indicated, described in the Specifications, or otherwise required by the Contract Documents. Unless provided otherwise in the Contract Documents, all risk of loss to Work covered by Contract Documents shall rest with Contractor until Final Acceptance of the Work. Cost of maintenance of systems and equipment prior to Final Acceptance will be considered as included in prices Bid and no direct or additional payment will be made therefore.
- B. For all Bid items, furnish and install all Work indicated and described in Specifications and all other Contract Documents. Work and requirements applicable to each individual Bid item, or unit of Work, shall be deemed incorporated into the description of each Bid item (whether Lump Sum or Unit Price). Any Bid item may be deleted from the Work and Contract Sum, in total or in part, prior to or after award of Contract without compensation in any form or adjustment of other Bid items or prices therefore.
- C. Allowance Work shall be done as Change Orders and as specified in Section 01 2600 (Modification Procedures). Identify Allowance Items (See Document 00 4113 [Bid Form]) work on the Progress Schedules and on Applications for Payment. The Amount given on Document 00 4113 (Bid Form) under each Allowance Item is the sum of money set aside for each Allowance Item. These amounts shall be included in the Contract Sum on the Bid Form. If the cost of Work done under any Allowance Item is less than the amount given on the Bid Form under that Allowance Item, the Contract Sum shall be reduced by the difference between the amount given in the Bid Form and the cost of Work actually done.

1.03 BID ITEMS

GENERAL:

Bid Item 1 – Mobilization, Bonds, Permits, Insurance, and Demobilization – The lump sum bid price for this item shall constitute full compensation for mobilization and demobilization including but not limited to equipment shipping and delivery, equipment set up, materials shipping and delivery, obtaining jurisdictional permits, trash cleanup and debris removal (onsite, existing), removal of equipment, and project closeout. The Mobilization/Demobilization bid item shall not be in excess of six percent (6%) of the total bid schedule. Twenty-five percent (25%) of the total Mobilization / Demobilization bid price shall be considered the cost of Demobilization and will not be paid until completion of the work.

Bid Item 2 – Traffic Control Planning and Implementation – The lump sum bid price for this item shall constitute full compensation for traffic control, including but not limited to preparation of temporary traffic control plans and temporary traffic detour plans, notifying and managing public and safety personnel (fire, police), notifying and managing utility services of controls and detours, parking restrictions, and providing flagmen, warning signs, cones, warning devices and other such labor, materials, and equipment, including any incidentals to perform and complete the Work in accordance with the Contract Documents. Temporary traffic control plans and/or temporary detour plans shall be prepared and signed by a licensed civil engineer.

Bid Item 3 – SWPPP Implementation, QSP SWPPP Reporting, and Water Pollution and Erosion Control BMPs – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment for erosion control; preparation, reporting, and documentation as required for SWPPP implementation, including any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 4 – Subsurface Utility Location and Potholing – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 5 – Permit and Testing Allowance - Reimbursement for the Actual Cost of Required Permits and Laboratory Testing– This reimbursement allowance is designated for reimbursement of actual costs of construction permits and laboratory testing. Permit will be required from the Monterey Bay Air Resources District (MBARD).

FIRE STATION (SITE 02):

Bid Item 6 – Structure/Building 4403A Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 7 – Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per square-foot of asphalt concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 8 – Concrete Hardscape Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per cubic-yard of Portland cement concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 9 – Removal and Disposal of Base Materials Associated with Bid Items 7 and 8 – The unit bid price for this item shall be measured by tonnage of base materials removed and disposed of as verified by weight tickets and/or waste manifests, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 10 – Electrical Service Disconnection, Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 11 – Remove Chain Link Fence and Motorized Gate – The unit bid price for this item shall be per linear-foot of fencing removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 12 – Remove Existing Gravel Stairs and Softscape – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 13 – Remove Existing Gravel Stairs – The unit bid price for this item shall be per square-foot of gravel removed, and shall constitute full compensation for labor, materials, and equipment, and any

incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 14 – Temporary Tree Protection Fencing – The unit bid price for this item shall be per linear-foot of fencing installed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 15 – Sawcut Existing Pavement – The unit bid price for this item shall be per linear-foot of sawcut, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 16 – Construct Type "A" Hot Mix Asphalt Dike – The unit bid price for this item shall be per linear-foot of dike constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 17 – Trench Backfill, and Final Minor Site Grading and Preparation – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 18 – Hydroseeding – The unit bid price for this item shall be per square-foot of hydroseeding completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

FAST FOOD RESTAURANT (SITE 03):

Bid Item 19 – Abandoned Fast Food Restaurant Structure/Building Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 20 – Proper Removal and Disposal of Asbestos-Containing Materials Associated with Bid Item No. 19 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 21 – Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials Associated with the Fast Food Restaurant Site – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 22 – Abatement and Disposal of other Hazardous Materials (PCBs, Heavy Metals, etc.) – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 23 – Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 19 thru 22 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 24 – Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per square-foot of asphalt concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 25 – Concrete Hardscape Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per cubic-yard of Portland cement concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 26 – Removal and Disposal of Base Materials Associated with Bid Items 24 and 25 – The unit bid price for this item shall be measured by tonnage of base materials removed and disposed of as verified by weight tickets and/or waste manifests, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 27 – Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 28 – Water Straight-Line Repair Connection – The unit bid price for this item shall be per each repair completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals, including MCWD requirements, to perform and complete the Work in accordance with the Contract Documents.

Bid Item 29 – Sanitary Sewer System Utilities and Appurtenances Disconnection, Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 30 – Cut & Plug Sewer Lateral – The unit bid price for this item shall be per each repair completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals, including MCWD requirements, to perform and complete the Work in accordance with the Contract Documents.

Bid Item 31 – Stormwater Utilities Disconnection, Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets, Cleanouts, and Manholes – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 32 – Construct Storm Drain Manhole (Per Detail 231 on Sheet C-43) – The unit bid price for this item shall be per each storm drain manhole constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals required to perform and complete the Work in accordance with the Contract Documents.

Bid Item 33 – Onsite Gas Service Demolition, Removal, and Proper Disposal (Disconnection by Others - PG&E) – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 34 – Demolition, Removal, and Disposal of Existing HVAC, Telecommunications, and Electrical Equipment Associated with Bid Item No. 19 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 35 – Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 36 – Grease Interceptor Removal and Proper Disposal – The unit bid price for this item shall be per each grease interceptor or grease trap removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 37 – Parking Lot Lights Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be for each overhead parking light removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 38 – CMU Trash Enclosure Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per linear-foot of CMU enclosure removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 39 – Remove Existing Bollards – The unit bid price for this item shall be per each bollard removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 40 – Sawcut Existing Pavement – The unit bid price for this item shall be per linear-foot of sawcut, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 41 – Construct Type "A" Hot Mix Asphalt Dike – The unit bid price for this item shall be per linear-foot of dike constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 42 – Trench Backfill, and Final Minor Site Grading and Preparation – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 43 – Hydroseeding – The unit bid price for this item shall be per square-foot of hydroseeding completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 44 – Temporary Tree Protection Fencing – The unit bid price for this item shall be per linear-foot of fencing installed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

PARKING LOT 'A' (SITE 04):

Bid Item 45 – Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 46 – Water Straight-Line Repair Connection per Detail 1 on Sheet C-42 – The unit bid price for this item shall be per each repair completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals, including MCWD requirements, to perform and complete the Work in accordance with the Contract Documents.

Bid Item 47 – Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets, Cleanouts, and Manholes – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 48 – Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42 – The unit bid price for this item shall be for each storm drain disconnection completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 49 – Parking Lot Lights Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be for each overhead parking light removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 50 – Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per square-foot of asphalt concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 51 – Concrete Hardscape Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per cubic-yard of Portland cement concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 52 – Removal and Disposal of Base Materials Associated with Bid Items 50 and 51 – The unit bid price for this item shall be measured by tonnage of base materials removed and disposed of as verified by weight tickets and/or waste manifests, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 53 – Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials Associated with the Parking Lot ‘A’ Site – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 54 – Abatement and Disposal of other Hazardous Materials (PCBs, Heavy Metals, etc.) – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 55 – Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 53 and 54 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 56 – Sawcut Existing Pavement – The unit bid price for this item shall be per linear-foot of sawcut, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 57 – Construct Type "A" Hot Mix Asphalt Dike – The unit bid price for this item shall be per linear-foot of dike constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 58 – Demolish, Remove, and Properly Dispose of Existing Basketball Hoops The unit bid price for this item shall be per each basketball hoop removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 58 – Remove and Properly Dispose of Existing Chain Link Fence – The unit bid price for this item shall be per linear foot of fencing removed and associated posts and footings, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 60 – Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 61 – Trench Backfill, and Final Minor Site Grading and Preparation – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 62 – Hydroseeding – The unit bid price for this item shall be per square-foot of hydroseeding completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 63 – Trench Restoration, and Replace Curb, Gutter, and Sidewalk – The unit bid price for this item shall be per each location where trench restoration and curb, gutter, and sidewalk repairs are necessary (2 Location at the Parking Lot 'A' Site along Malmedy Road), and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 64 – Temporary Tree Protection Fencing – The unit bid price for this item shall be per linear-foot of fencing installed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

SURPLUS II AREA:

Bid Item 65 – Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 66 – Sanitary Sewer System Utilities and Appurtenances Disconnection, Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 67 – Abandoned Electrical Services and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 68 – Abandoned Gas Services and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 69 – Abandoned Telecom Services and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 70 – Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per square-foot of asphalt concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 71 – Concrete Hardscape Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per cubic-yard of Portland cement concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 72 – Removal and Disposal of Base Materials Associated with Bid Items 70 and 71 – The unit bid price for this item shall be measured by tonnage of base materials removed and disposed of as verified by weight tickets and/or waste manifests, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 73 – Proper Removal and Disposal of Lead-Based Paint Materials Associated with the Surplus II Site – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 74 – Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Item 73 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 75 – Sawcut Existing Pavement – The unit bid price for this item shall be per linear-foot of sawcut, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 76 – Construct Type "A" Hot Mix Asphalt Dike – The unit bid price for this item shall be per linear-foot of dike constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 77 – CMU Trash Enclosure Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per linear-foot of CMU enclosure removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 78 – Demolish, Remove, and Properly Dispose of K8 Crash-Proof Fencing – The unit bid price for this item shall be per linear-foot of K8 Crash-Proof Fencing removed, including cables, railing, posts, post foundations / footings, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 79 – Trench Backfill, and Final Minor Site Grading and Preparation – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 80 – Hydroseeding – The unit bid price for this item shall be per square-foot of hydroseeding completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 81 – Temporary Tree Protection Fencing – The unit bid price for this item shall be per linear-foot of fencing installed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

CHAPEL (SITE 05):

Bid Item 82 – Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 83 – Sanitary Sewer System Utilities and Appurtenances Disconnection, Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 84 – Sewer Disconnection from Manhole and Rechannalization per Detail 3 Sheet C-42 – The unit bid price for this item shall be measured by each sewer disconnection and rechannalization completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 85 – Electrical Services and Appurtenances Demolition, Removal, and Proper Disposal (Disconnection by Others - PG&E) – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 86 – Gas Services and Appurtenances Demolition, Removal, and Proper Disposal (Disconnection by Others - PG&E) – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 87 – Telecom Servies and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 88 – Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets, Cleanouts, and Manholes – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 89 – Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42 – The unit bid price for this item shall be for each storm drain disconnection completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 90 – Chapel Structure/Building Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 91 – Proper Removal and Disposal of Asbestos-Containing Materials Associated with Bid Item No. 90 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 92 – Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials Associated with the Chapel Site – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 93 – Abatement and Disposal of other Hazardous Materials (PCBs, Heavy Metals, etc.) – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 94 – Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 90 thru 93 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 95 – Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per square-foot of asphalt concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 96 – Concrete Hardscape Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per cubic-yard of Portland cement concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 97 – Removal and Disposal of Base Materials Associated with Bid Items 95 and 96 – The unit bid price for this item shall be measured by tonnage of base materials removed and disposed of as verified by weight tickets and/or waste manifests, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 98 – Sawcut Existing Pavement – The unit bid price for this item shall be per linear-foot of sawcut, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 99 – Construct Type "A" Hot Mix Asphalt Dike – The unit bid price for this item shall be per linear-foot of dike constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 100 – Parking Lot Lights Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be for each overhead parking light removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 101 – Stair Case and Associated Railing Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 102 – Brick Masonry Retaining Wall Demolition, Removal, and Proper Disposal - The unit bid price for this item shall be per each linear foot of retaining wall demolished and removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 103 – Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 104 – Trench Backfill, and Final Minor Site Grading and Preparation – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 105 – Hydroseeding – The unit bid price for this item shall be per square-foot of hydroseeding completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 106 – Temporary Tree Protection Fencing – The unit bid price for this item shall be per linear-foot of fencing installed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

PARKING LOT 'B' (SITE 06):

Bid Item 107 – Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets, Cleanouts, and Manholes – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 108 – Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42 – The unit bid price for this item shall be for each storm drain disconnection completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 109 – Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per square-foot of asphalt concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 110 – Concrete Hardscape Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per cubic-yard of Portland cement concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 111 – Removal and Disposal of Base Materials Associated with Bid Items 109 and 110 – The unit bid price for this item shall be measured by tonnage of base materials removed and disposed of as verified by weight tickets and/or waste manifests, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 112 – Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials Associated with the Parking Lot ‘B’ Site – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 113 – Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Item 112 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 114 – Stair Case and Associated Railing Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 115 – Sawcut Existing Pavement – The unit bid price for this item shall be per linear-foot of sawcut, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 116 – Construct Type "A" Hot Mix Asphalt Dike – The unit bid price for this item shall be per linear-foot of dike constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 117 – Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 118 – Trench Backfill, and Final Minor Site Grading and Preparation – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 119 – Hydroseeding – The unit bid price for this item shall be per square-foot of hydroseeding completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 120 – Temporary Tree Protection Fencing – The unit bid price for this item shall be per linear-foot of fencing installed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

EAST PARKER FLATS CUT OFF ROAD AREA AND 6TH AVE PARKING LOT:

Bid Item 121 – Water System Utilities (Including Asbestos-Cement Piping) and Appurtenances Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 122 – Sanitary Sewer System Utilities and Appurtenances Disconnection, Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 123 – Abandoned Sanitary Sewer Manhole Demolition and Proper Disposal – The unit bid price for this item shall be per each abandoned sanitary sewer manhole that is demolished and removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 124 – Abandoned Gas Service Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per linear-foot of gas service line demolished and removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 125 – Stormwater Utilities Demolition, Removal, and Proper Disposal, Including Onsite Drainage Inlets, Cleanouts, and Manholes – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 126 – Storm Drain Disconnection from Storm Drain Manhole per Detail 4 on Sheet C-42 – The unit bid price for this item shall be for each storm drain disconnection completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 127 – Asphalt Concrete Pavement Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per square-foot of asphalt concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 128 – Concrete Hardscape Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per cubic-yard of Portland cement concrete removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 129 – Removal and Disposal of Base Materials Associated with Bid Items 127 and 128 – The unit bid price for this item shall be measured by tonnage of base materials removed and disposed of as verified by weight tickets and/or waste manifests, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 130 – Sawcut Existing Pavement – The unit bid price for this item shall be per linear-foot of sawcut, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 131 – Construct Type "A" Hot Mix Asphalt Dike – The unit bid price for this item shall be per linear-foot of dike constructed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 132 – Remove Chain Link Fence – The unit bid price for this item shall be per linear-foot of fencing removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 133 – Demolish, Remove, and Properly Dispose of Existing Stadium Lights – The unit bid price for this item shall be for each stadium light removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 134 – Demolish, Remove, and Properly Dispose of Existing Basketball Hoops, Poles, and Foundations – The unit bid price for this item shall be for each basketball hoop removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 135 – Structures/Buildings (2) Demolition, Removal, and Proper Disposal – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work, including demolition and removal of two (2) structures in the East Parker Flats Cut Off Road Area, in accordance with the Contract Documents.

Bid Item 136 – CMU Trash Enclosure Demolition, Removal, and Proper Disposal – The unit bid price for this item shall be per linear-foot of CMU enclosure removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 137 – Demolish, Remove, and Properly Dispose of Existing Overhead Light – The unit bid price for this item shall be for each overhead light removed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 138 – Proper Removal and Disposal of Asbestos-Containing Materials Associated with the East Parker Flats Cutoff Road Area – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 139 – Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials East Parker Flats Cutoff Road Area – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 140 – Abatement and Disposal of other Hazardous Materials (PCBs, Heavy Metals, etc.) within the East Parker Flats Cutoff Road Area – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 141 – Waste Characterization Sampling and Segregation Activities (Hazardous Materials), As Required by Law for Materials Associated with Bid Items 138 thru 140 – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 142 – Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within Demolition Extents – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 143 – Trench Backfill, and Final Minor Site Grading and Preparation – The lump sum bid price for this item shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 144 – Hydroseeding – The unit bid price for this item shall be per square-foot of hydroseeding completed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

Bid Item 145 – Temporary Tree Protection Fencing – The unit bid price for this item shall be per linear-foot of fencing installed, and shall constitute full compensation for labor, materials, and equipment, and any incidentals to perform and complete the Work in accordance with the Contract Documents.

1.03 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Time of Completion: One-Hundred and Twenty (120) consecutive calendar days from the Notice to Proceed.
- B. The Contractor shall pay to the Owner a sum of Three Thousand Four Hundred Dollars (\$3,400.00) per day, for each and every calendar days delay in finishing the work in excess of the number of working days prescribed above.

1.04 WORK UNDER OTHER CONTRACTS

- A. The Owner anticipates work under other contracts at the Fort Ord Military Reservation sites simultaneously with this Project.
 - I. None.

1.05 WORK SEQUENCE

- A. Construct work in stages and at times to accommodate Owner operation requirements during the construction period; coordinate construction schedule and operations with Owner.
- B. The allowable working conditions stated below are requirements by the Owner. Any requested change must be approved by the Owner. The Contractor may request a change in the allowable working conditions by submitting a written request to the Owner with a minimum 48 hours' notice.
 - 1. The Contractor shall coordinate all work with the Owner at (831) 899-6884.
 - 2. The Contractor shall sequence the work as follows, although not all items have been identified:
 - I. Proper Removal and Disposal of Asbestos-Containing Materials
 - II. Proper Removal and Disposal of Lead-Based Paint and Lead-Containing Materials;
 - III. Proper Removal and Disposal of Other Hazardous Materials Abatement(Universal Waste Materials, PCBs, Ozone-Depleting Devices, Miscellaneous);
 - IV. Waste Characterization Sampling and Segregation Activities (Hazardous Materials);
 - V. Removal of Existing Landscaping, Including Trees, Bushes, Shrubs, and Unknown Vegetation Within 5'-0" of Structure/Building (Level With Ground Surface, Does Not Include Root Systems);
 - VI. Structure/Building Deconstruction, Demolition, Removal, and Proper Disposal;
 - VII. Utilities (Including Asbestos-Cement Piping) Demolition, Removal, and Proper Disposal;
 - VIII. Asphalt Concrete Pavement and Concrete Hardscape Demolition, Removal, and Proper Disposal;
 - IX. Final Site Grading, Preparation, Stabilization;
 - X. Type "A" Asphalt Concrete Berm/Dike.

1.06 WORK DAYS AND HOURS

- A. Work Days and hours: Monday – Friday inclusive, 8:00 a.m. – 5:00 p.m. local time, excluding holidays as outlined in Section 01 4200.
- B. Work at the Site on weekends or holidays is not permitted, unless the Contractor requests otherwise from Owner in writing at least 48 hours in advance and Owner approves in its sole discretion.

1.07 SHUTDOWN FOR DISCOVERY OF CULTURAL RESOURCES

- A. If discovery is made of items of historical archaeological or paleontological interest, immediately cease all Work in the area of discovery. Archaeological indicators may include, but are not limited to, dwelling sites, locally darkened soils, stone implements or other artifacts, fragments of glass or ceramics, animal bones, human bones, and fossils. After cessation of excavation, immediately contact Owner. Do not resume Work until authorization is received from Owner. When resumed, excavation or other activities shall be as directed by Owner.

1.08 PARTIAL OCCUPANCY/UTILIZATION REQUIREMENTS

- A. Prior to date of Final Acceptance of the Work by Owner, all necessary repairs or renewals in Work or part thereof so used, not due to ordinary wear and tear, but due to Defective materials or workmanship or to operations of Contractor, shall be made at expense of Contractor, as required in Document 00 7200 (General Conditions).

1.10 CONTRACTOR USE OF SITE

- A. Confine operations at Site to areas permitted by Contract Documents, permits, ordinances, and laws. Do not unreasonably encumber Site with materials or equipment.
- B. Assume full responsibility for protection and safekeeping of products stored on premises. Move any stored products that interfere with operations of Owner or other contractor.
- C. Coordinate parking, storage, staging, and Work areas with Owner. Use of the work area is permitted

only for the purposes necessary to perform the work. If practicable, dispose of construction debris concurrently with its removal. If stockpiling is necessary, dispose of stockpiles weekly. Parking and storage will be confined to the areas designated for storage or otherwise approved by the Owner. Do not store construction materials in the drip line of any tree.

- D. Prior to commencement of Work or excavation, Contractor and Owner shall jointly survey the area adjacent to the Project area making permanent note and record of such existing damage such as cracks, sags or other similar damage. This record shall serve as a basis for determination of subsequent damage to structures, conditions or other existing improvements due to Contractor's operations. All parties making the survey shall sign the official record of existing damage. Cracks, sags or damage of any nature to the adjacent Project area, not noted in the original survey but subsequently noted, shall be reported immediately to Owner.
- E. The Contractor shall follow all city ordinances in force during the duration of this Contract.
- F. It is essential that the Contractor perform the Work with as little interference and disturbance as possible to the surrounding neighborhood.
- G. When suspect materials, outside the scope of Work, are encountered during the Work or restoration process, the Contractor shall immediately contact the Project Manager for evaluation and approval of the methods for dealing with the material.

1.11 PROJECT SITE MAINTENANCE

A. Disposal of Material –

1. Unless otherwise shown on the plans or specified herein, all excess materials and materials removed from existing improvements shall become the property of, and be disposed by the Contractor. The Contractor shall be responsible for all costs associated with disposing all excess materials in a safe and legal manner. No material shall be placed on private or public property without prior approval from the Owner and the property owner. The Contractor shall not allow and refuse, excavated material, surplus concrete or mortar, or any associated washings, to be disposed upon paved streets, into manholes or into the Owner's storm drain system.
2. Contractor shall establish a system for daily collection and disposal of waste materials from construction areas and elsewhere on the site. Contractor shall handle waste materials that are hazardous, dangerous, or unsanitary separately from inert waste by containerizing appropriately. Burning or burying of waste materials on site will not be permitted. No extra payment will be made for handling/disposal of hazardous material.

B. Cleanup and Dust Control –

1. At all times during construction, including weekends and holidays, and throughout all phases of construction, including work suspensions and until final acceptance of the project, the Contractor shall keep the work site clean and free from rubbish, debris, and prevent the formation of an airborne dust nuisance.
2. Materials and equipment shall be removed from the site as soon as they are no longer necessary. Upon completion of the work and before final inspection, the entire site shall be cleared of equipment, unused materials, and rubbish so as to present a satisfactory clean and neat appearance. All cleanup costs shall be absorbed in the Contractor's bid.
3. The Contractor shall abate dust nuisance by cleaning, sweeping, and sprinkling with water, those excavated areas of dirt or other materials which are prone to causing dust, within both the project site and the storage or staging area. If required or directed by the Engineer, the Contractor shall provide an approved water truck of large capacity with spraying capability.
4. The Contractor shall be required to apply water for dust control immediately during construction efforts within one (1) hour after notification by the Engineer that an airborne nuisance exists. If dust control is not adequate in the opinion of the Engineer, the Engineer will have this work done by others and will deduct such cost from the total contract price.
5. All hauling trucks or other construction vehicles leaving the site shall be cleaned of mud or dirt clinging to the exterior body surfaces or wheel rims before travelling on public streets outside the work limits. All trucks coming to or leaving the site with materials or loose debris shall be loaded in a manner which will prevent the dropping of materials or debris on public streets. Spillage resulting from hauling operations along or across any public traveled way shall be removed immediately at the Contractor's expense.

6. When construction operations cause dirt to be deposited on public streets, the Contractor shall immediately remove such material. Streets shall be cleaned by street sweeping, rather than flushing, so as to prevent material from entering the storm drain system.
 7. Excess excavated material shall be removed from the site immediately. Sufficient material may remain for use as backfill if permitted by the specifications. Forms and form lumber shall be removed from the site as soon as practicable after stripping.
 8. Failure of the Contractor to comply with the Engineer's cleanup orders may result in an order to suspend work until the condition is corrected. No additional compensation will be allowed as a result of such suspension.
- C. Air Pollution Control: The Contractor shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.
- D. Noise Control: The Contractor shall make every reasonable effort to control noise generated as a result of construction to the satisfaction of the Engineer. Use of an air compressor, jackhammer or other loud, vibrating sound generating devices shall be limited to operations between the hours of 8:00 a.m. and 4:30 p.m. unless otherwise authorized by the Engineer.
- E. Sanitation: The Contractor shall provide and maintain enclosed toilets for the use of employees engaged in the work. These accommodations shall be maintained in a neat and sanitary condition. They shall also comply with all applicable laws, ordinances and regulations pertaining to the public health and sanitation of dwellings and camps.
- F. Temporary Light and Power: The Contractor shall at his own expense furnish, install, maintain, and remove all temporary light and power, including piping, wiring, lamps, and other equipment, necessary for the work.
- G. Storm Water Pollution Control
1. Storm Water Pollution Control work shall consist of following Best Management Practices (BMP) for storm water pollution prevention, submitting a Water Pollution Control Plan in compliance with the most current NPDES requirements, including the preparation of a Storm Water Pollution Prevention Plan (SWPPP) if warranted by the project type, size or risk level; and constructing those facilities which may be required to provide prevention, control, and abatement of water pollution.
 2. In compliance with State and Federal regulations on construction storm water management and non-point source pollution control, no pollutants will be allowed to enter the storm drainage system. The Contractor shall be responsible for containing and removing any waste from the Contractor's construction operations using the appropriate BMP. The Contractor shall be responsible for cleaning catch basins of solid or liquid waste materials originating from the Contractor's operation before this material migrates further into the storm drain system.
 3. Violation of this provision shall cause the Owner to issue a stop-work notice and take necessary action to require the Contractor to correct and comply with regulations. All costs related to the stop-work action and corrective work to come into compliance shall be fully borne by the Contractor.
 4. All construction efforts shall be conducted in a manner which prevents the release of hazardous material or hazardous waste into the soil or groundwater, and minimizes the discharge of pollutants into the storm drain system.

1.12 CONSTRUCTION STAKING AND MONUMENT PROTECTION

- A. Contractor shall provide its own survey staking. Provide Owner with Contractor's survey staking information in writing within 3 Business Days after it becomes available to Contractor.
- B. Contractor shall be responsible for laying out the Work, shall protect and preserve the established construction stakes and property monuments, and shall make no changes or relocations without the prior written approval of Owner. Whenever Contractor knows or reasonably should know that any Work activity is likely to damage or destroy any construction stakes or property monuments, or require relocation because of necessary changes in grades or locations, Contractor shall replace or repair construction stake or property monuments at Contractor's expense.
- C. Costs associated with the above survey staking and monument protection shall be included in the various related items of work.

1.13 PROTECTION OF EXISTING STRUCTURES AND UNDERGROUND FACILITIES

- A. The Drawings may indicate existing above- and below-grade structures, drainage lines, storm drains, sewers, water lines, gas lines, electrical lines, hot water lines, and other similar items and underground facilities that are unknown to Owner. At least 2 Business Days, or as otherwise noted, prior to commencement of excavation, notify the owners of the following Underground Facilities:

1. Electric and Gas: PG&E Salinas District
Dispatcher: 1 (800) 743-5000
Engineering: 1 (800) 743-5000
2. Sewer lines: Marina Coast Water District
11 Reservation Road, Marina, 93933
Phone: (831) 384-6131
3. Water lines: Marina Coast Water District
11 Reservation Road, Marina, 93933
Phone: (831) 384-6131
4. Communication: AT&T
196 Suburban Rd., San Luis Obispo, 93401
Phone: (831) 905-8165

Comcast
Phone: (925) 424-0278

- B. Where overhead service to a structure, known to receive service, does not exist, then underground service shall be assumed to exist.
- C. Attention is also directed to the existence of overhead power and telephone lines.
- D. Perform potholing by hand within 24 inches (in any direction) of the Underground Facilities. This may be done on an area-by-area basis, but shall be accomplished at least 7 Days in advance of the date of construction within such area.
- E. In addition to reporting, if a utility is damaged, Contractor must take appropriate action as provided in Document 00 7200 (General Conditions).
- F. Additional compensation or extension of time on account of utilities not indicated or otherwise brought to Contractor's attention including reasonable action taken to protect or repair damage shall be determined as provided in Document 00 7200 (General Conditions).

1.14 PERMITS

- A. The Contractor shall, at the Contractor's expense, obtain all necessary permits and licenses for the construction of each part of the Public improvement, give all necessary notices, and pay all fees and taxes required by law. The Contractor shall obtain and maintain in effect a business license from the Owner until the Owner has accepted the Public Improvements in their entirety.
- B. Permits, agreements, or written authorizations that are known by Owner to apply to this Project are listed below:
1. Storm Water Pollution Prevention – Cities NPDES Permit
 2. Cal/OSHA Permit. Obtain, as applicable, permit(s) as required by Cal/OSHA for the following:
 - a. Construction of trenches or excavations that are five feet or more in depth and into which a person is required to descend.
 3. The local Cal/OSHA district office is located at:
Fremont District Office
39141 Civic Center Drive, Suite 310
Fremont, CA 94538
(510) 794-2521

- C. All other permits that may be required, have not been applied for and shall be obtained by Contractor. Applicable permit fees will be reimbursed to the extent specified in Document 00 7200 (General Conditions).

1.15 ACTUAL DAMAGES FOR PERMIT VIOLATIONS

- A. In addition to damages which are impracticable or extremely difficult to determine, for which liquidated damages will be assessed as described in Document 00 5200 (Agreement) and Document 00 7200 (General Conditions), Owner may incur actual damages, including fines imposed by any regulatory agency, where the violations result from Contractor's activities.
- B. Contractor shall be liable for and shall pay Owner the amount of any actual losses in addition to liquidated damages or other remedies provided by the Contract Documents.
- C. The amount of liquidated damages provided in Document 00 5200 (Agreement) and Document 00 7200 (General Conditions) is not intended to include, nor does the amount include, any damages incurred by Owner for reasons other than those listed in that paragraph. Any money due or to become due to Contractor may be retained by Owner to cover both the liquidated and the actual damages described above and, should such money not be sufficient to cover such damages, Owner shall have the right to recover the balance from Contractor or its sureties.

1.16 PROTECTION OF EXISTING TREES DURING CONSTRUCTION ACTIVITIES

- A. The Contractor shall protect all existing trees on the job site from construction activities, starting from within the drip lines of each tree, except for those trees specifically identified for removal and disposal. The Owner reserves the right to issue a stop-working notice if it is determined that the Contractor's negligence has caused damage to existing trees not intended for removal and disposal.
- B. For trees to be protected-in-place, care must be taken when digging near any existing tree to minimize harm to the tree. Excavation must be done by hand until below the root zone. If any roots 2" or greater in diameter are encountered, they must be protected from damage. If the work cannot proceed without damaging such roots, the Engineer must be notified at once.
- C. No storage of materials; disposal of paints, solvents or other noxious materials; no unnecessary operation of equipment or parked cars shall be allowed within the drop line of any trees.

1.17 CONSTRUCTION WATER

- A. The Owner will charge the Contractor for the water used based on the rates specified in the FY 19-20 "Schedule of Fees and Charges", available at the Owner's website, <http://www.ci.seaside.ca.us>. The Contractor is required to place a refundable deposit with the City of Seaside Municipal Water System to obtain a water meter; it is the Contractor's responsibility to return the undamaged water meter to the Water Department at the conclusion of the project.

1.18 WORK TO BE DONE BY THE OWNER

- A. The Owner will be responsible for the following items of work on the project:
 - 1. Construction Management and Inspection.
 - 2. Environmental Monitors for Permitting and Compliance (Mitigation Measures).
 - 3. Review and Transmit Analytical Data to the Contractor.
 - 4. Sign Any Required Waste Manifests (As the Generator).
 - 5. Geotechnical and Soil Sampling, Reporting, and Compaction Testing.

1.19 CONDITIONS OF USE

- A. The Contractor shall assume full responsibility for the protection and safekeeping of project materials, tools, and equipment stored on premises. Any stored products interfering with Owner operations shall be moved by the Contractor at his/her expense. The Contractor shall obtain and pay for use of any additional storage or work area for operations.
- B. The Owner will require the following of the Contractor in addition to the requirements shown and described elsewhere in these documents:
 - 1. The Contractor shall designate a person to contact should a problem arise during non-working hours or days. The Owner shall be given that person's name, phone number, and e-mail address.

1.20 CONTRACTOR'S RESPONSIBILITIES

- A. Unless noted otherwise, the Contractor shall provide and pay for:
 - 1. Compliance with Contract Documents.
 - 2. Labor, supervision, materials, and equipment.
 - 3. Tools, construction equipment, and machinery.
 - 4. Utilities required for construction.
 - 5. All other facilities and services necessary for proper execution and completion of work.
- B. Pay all required sales, consumer, and use taxes.
- C. Conform to the requirements of all permits including, but not limited to any construction permits associated with the project.
- D. The Contractor acknowledges and is familiar with the existing site condition constraints, topographic features, and overall geographical locations of the project.
- E. Secure and pay for, as necessary for proper execution and completion of the work, applicable permits and licenses.
- F. Comply with Codes, ordinances, rules, regulations, orders, and other legal requirements of public authorities, which bear performance on the work.
- G. Promptly submit written notice to the Owner of observed variance of Contract documents from legal requirements.
- H. The Contractor shall be responsible for all costs associated with the containment and disposal of waste (hazardous / non-hazardous) that may result from execution of this project.
- I. The Contractor shall provide their own power, fuel, and power supplies.

PART 2 – PRODUCTS

2.01 PRODUCTS ORDERED IN ADVANCE

- A. As provided in Document 00 7200 (General Conditions) and Section 00 2113 (Measurement and Payment), and subject to all other provisions of the Contract Documents, Owner will pay for the following materials and equipment prior to incorporation into the Work:
 - 1. None

PART 3 – EXECUTION – NOT USED

END OF SECTION

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 2000

MEASUREMENT AND PAYMENT

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes description of requirements and procedures for determining amount of Work performed and for obtaining payment for Work performed.

1.02 REFERENCES

- A. California Public Contract Code
- B. Code of Civil Procedures
- C. Government Code

1.03 COMPOSITION AND SCOPE OF CONTRACT SUM

A. Scope of Contract Sum

- 1. The Contract Sum for performance of the Work under Contract Documents, or under any Bid item, allowance, or Alternate, shall include full compensation for all Work required under the Contract Documents, including without limitation, all labor, materials, taxes, transport, handling, storage, supervision, administration, and all other items necessary for the satisfactory completion of the Work, whether or not expressly specified or indicated, incidental work and unexpected expenses, and all terms, conditions, requirements and limitations set forth in the Contract Documents.
- 2. Contract Sum may be expressed as lump sum, unit price, GMP, allowance, or combination thereof.

B. Unit Price items

- 1. Quantity of Work to be paid for under any item for which a unit price is fixed in Contract Documents shall be determined by Owner based on, so far as practicable, actual number of units satisfactorily completed, as determined by Owner and certified by Contractor, within prescribed or ordered limits, and no payment will be made for Work unsatisfactorily performed or done outside of limits.
- 2. Unit Prices shall apply to Work covered by unit prices so long as actual quantities performed on the Project are not less than 75 percent or greater than 150 percent of the estimated quantities bid or otherwise stated in the Contract Documents. If actual quantities exceed these parameters, then the unit price shall be adjusted by an amount to reflect the Contractor's incremental cost differential resulting from increased or decreased economies of scale.

C. Lump Sum Items

- 1. When estimated quantity for specific portion of Work is not indicated and/or Work is designated as lump sum, payment will be on a lump sum basis for Work satisfactorily completed in accordance with Contract Documents.
- 2. Payment for lump sum Work, or items of Work subject to a lump sum (e.g. without limitation, change order work), shall be made on the basis of satisfactory completion of such Work or work item, earned in progressive stages in accordance with the Contract Documents, up to but not exceeding the Contractor's percentage completion of the Work or item.
- 3. Lump sum items shall be paid based upon the approved Schedule of Values, which shall be used to measure progressive payments based upon satisfactory progress towards completion of the item.

D. Allowance Items

1. Allowances: Allowance Work will be authorized by Owner in writing, following change order procedures to determine cost, supporting documentation and authorization to proceed. Unused allowance amounts at Contract completion shall reduce the Contract price accordingly.

1.04 PAYMENT PROCEDURES**A. Schedule of Values:**

1. Within ten Days from issuance of Notice of Award and prior to the Contractor's first Application for Payment, Contractor shall submit a detailed breakdown of its Bid by scheduled Work items and/or activities, including coordination responsibilities and Project Record Documents responsibilities. Where more than one Subcontractor comprises the work of a Work item or activity, the Schedule of Values shall show a separate line item for each subcontract. Contractor shall furnish such breakdown of the total Contract Sum by assigning dollar values (cost estimates) to each applicable Progress Schedule network activity, which cumulative sum equals the total Contract Sum. This breakdown shall be referred to as the Schedule of Values.
2. Contractor's overhead, profit, insurance, cost of bonds (except to the extent expressly identified in a Bid item) and/or other financing, as well as "general conditions costs," (e.g., Site cleanup and maintenance, temporary roads and access, off-Site access roads, temporary power and lighting, security, and the like), shall be prorated through all activities so that the sum of all the Schedule of Values line items equals Contractor's total Contract Sum, less any allowances designated by Owner. Scheduling, record documents and quality assurance control shall be separate line items.
3. Owner will review the breakdown in conjunction with the Progress Schedule to ensure that the dollar amounts of this Schedule of Values are, in fact, reasonable cost allocations for the Work items listed. Upon favorable review by Owner, Owner will accept this Schedule of Values for use. Owner shall be the sole judge of fair market cost allocations.
4. Owner will reject any attempt to increase the cost of early activities, i.e., "front loading," resulting in a complete reallocation of moneys until such "front loading" is corrected. Repeated attempts at "front loading" may result in suspension or termination of the Work for default, or refusal to process progress payments until such time as the Schedule of Values is acceptable to Owner.

B. Contractor's Requests for Progress Payments

1. If requested by Contractor, progress payments will be made monthly, under the following conditions:
 - a. On or before the 25th Day of each month, Contractor shall submit to Owner one copy of an Application for Payment for the cost of the Work put in place during the period from the last Day of the previous month to the end of the current month, along with one copy of an updated Progress Schedule. Such Applications for Payment shall be for the expected total value of activities completed or partially completed, based upon Schedule of Values prices (or Bid item prices if unit price) of all labor and materials incorporated in the Work up until midnight of the last Day of that one month period, less the aggregate of previous payments. Accumulated retainage shall be shown as separate item in payment summary. Owner and Contractor will reconcile any differences in the field, based on the reconciled monthly report sheets. If Contractor is late submitting its Application for Payment, that Application may be processed at any time during the succeeding one-month period, resulting in processing of Contractor's Application for Payment being delayed for more than a Day for Day basis.
 - b. Except as otherwise provided in a labor compliance program applicable to the Work

(if any) or as otherwise required by Owner, concurrently with each Application for Payment, Contractor shall submit to the Owner the Contractor's and its Subcontractors' certified payroll records required to be maintained pursuant to Labor Code Section 1776 for all labor performed during pay periods ending during the period covered by the Application for Payment.

- c. No progress payment will be processed prior to Owner receiving all requested, acceptable schedule update information and certified payrolls, and in Owner's sole and absolute discretion, Owner may deny the entire Application for Payment for noncompliance.
- d. Each Application for Payment shall list each Change Order and Construction Change Directive ("CCD") executed prior to date of submission, including the Change Order/CCD Number, and a description of the Work activities, consistent with the descriptions of original Work activities. Contractor shall submit a monthly Change Order/CCD status log to Owner.
- e. If Owner requires substantiating data, Contractor shall submit information requested by Owner, with cover letter identifying Project, Application for Payment number and date, and detailed list of enclosures. Contractor shall submit one copy of substantiating data and cover letter for each copy of Application for Payment submitted.
- f. If Contractor fails or refuses to participate in monthly Work reconciliations or other construction progress evaluation with Owner, Contractor shall not receive current payment until Contractor has participated fully in providing construction progress information and schedule update information to Owner.

C. Owner's Review of Progress Payment Applications

1. Owner will review Contractor's Application for Payment following receipt and during the Progress Schedule and Billing Meeting. If adjustments need to be made to percent of completion of each activity, Owner will make appropriate notations and return to Contractor. Contractor shall revise and resubmit. All parties shall update percentage of completion values in the same manner, i.e., express value of an accumulated percentage of completion to date.
2. If Owner determines that portions of the Application for Payment are not proper or not due under the Contract Documents, then Owner may approve the other portions of the Application for Payment, and in the case of disputed items or Defective Work not remedied, may withhold up to 150 percent of the disputed amount from the progress payment.
3. Pursuant to California Public Contract Code §20104.50, if Owner fails to make any progress payment within 30 Days after receipt of an undisputed and properly submitted Application for Payment from Contractor, Owner shall pay interest to the Contractor equivalent to the legal rates set forth in subdivision (a) of Section 685.010 of the California Code of Civil Procedure. The 30-Day period shall be reduced by the number of Days by which Owner exceeds the seven-Day return requirement set forth herein.
4. As soon as practicable after approval of each Application for Payment for progress payments, Owner will pay to Contractor in manner provided by law, an amount equal to 95 percent (95%) of the amounts otherwise due as provided in the Contract Documents, or a lesser amount if so provided in Contract Documents and by law, provided that payments may at any time be withheld if, in judgment of Owner, Work is not proceeding in accordance with Contract, or Contractor is not complying with requirements of Contract, or to comply with stop notices or to offset liquidated damages accruing or expected. In Owner's sole discretion, if Contractor has failed to comply with either its Progress Schedule update or project record documents requirements, Owner may retain an additional 5% of any earned amounts until such requirements are satisfied.
5. Before any progress payment or final payment is due or made, Contractor shall submit satisfactory evidence that Contractor is not delinquent in payments to employees, Subcontractors, suppliers, or creditors for labor and materials incorporated into Work. This specifically includes, without limitation, conditional lien release forms for the current progress payment and unconditional release forms for past progress payments. This also includes copies of certified payroll from contractor and subcontractors for the current payment period.

D. Payment for Material and Equipment Not Yet Incorporated Into the Work

1. No payment shall be made for materials or equipment not yet incorporated into the Work, except as specified elsewhere in the Contract Documents or as may be agreed to by Owner in its sole discretion. Where Contractor requests payment on the basis of materials and equipment not incorporated in the Work, Contractor must satisfy the following conditions:
2. The materials and/or equipment shall be delivered and suitably stored at the Site or at another local location agreed to in writing, for example, a mutually acceptable bonded and insured warehouse.
3. Full title to the materials and/or equipment shall vest in Owner at the time of delivery to the Site, warehouse or other storage location. Obtain a negotiable warehouse receipt, endorsed over to Owner for materials and/or equipment stored in an off-site warehouse. No payment will be made until such endorsed receipts are delivered to Owner.
4. Stockpiled materials and/or equipment shall be available for Owner inspection, but Owner shall have no obligation to inspect them and its inspection or failure to inspect shall not relieve Contractor of any obligations under the Contract Documents. Materials and/or equipment shall be segregated and labeled or tagged to identify these specific Contract Documents.
5. After delivery of materials and/or equipment, if any inherent or acquired defects are discovered, defective materials and/or equipment shall be removed and replaced with suitable materials and/or equipment at Contractor's expense.
6. At Contractor's expense, insure the materials and/or equipment against theft, fire, flood, vandalism, and malicious mischief, as well as any other coverages required under the Contract Documents.
7. Contractor's Application for Payment shall be accompanied by a bill of sale, invoice or other documentation warranting that Owner has received the materials and equipment free and clear of all liens and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect Owner interest therein, all of which must be satisfactory to Owner. This documentation shall include, but not be limited to, conditional releases of mechanics' liens and stop notices from all those providing materials and equipment as to which the Application for Payment relates, as well as unconditional releases of the same from the same as to the previous Application for Payment for which they have not already been provided. Amounts previously paid for materials and equipment prior to incorporation into the Work shall be deducted from amounts otherwise due Contractor as they are incorporated.

1.05 FINAL PAYMENT

A. Final Payment

1. As soon as practicable after all required Work is completed in accordance with Contract Documents, including punchlist, testing, record documents and Contractor maintenance after Final Acceptance, Contractor shall submit its Application for Final Payment.
2. Provided Contractor has met all conditions required for Final payment, Owner will pay to Contractor, in manner provided by law, unpaid balance of Contract Sum of Work (including, without limitation, retentions), or whole Contract Sum of Work if no progress payment has been made, determined in accordance with terms of Contract Documents, less sums as may be lawfully retained under any provisions of Contract Documents or by law.

B. Final Accounting

1. Prior progress payments and change orders shall be subject to audit and correction in the final payment.
2. Contractor and each assignee under an assignment in effect at time of final payment shall execute and deliver at time of final payment, and as a condition precedent to final payment, Document 00 6530 (Agreement and Release of Claims).

1.06 SUBSTITUTION OF SECURITIES

A. **Public Contract Code Section 22300.** In accordance with the provisions of Public Contract Code Section 22300, substitution of securities for any moneys withheld under Contract Documents to ensure performance is permitted under following conditions:

1. At request and expense of Contractor, securities listed in Section 16430 of the Government Code, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by Contractor and Owner which are equivalent to the amount withheld under retention provisions of Contract shall be deposited with Controller or with a state or federally chartered bank in California, as the escrow agent, who shall then pay such moneys to Contractor. Upon satisfactory completion of Contract, securities shall be returned to Contractor.
2. Alternatively, Contractor may request and Owner shall make payment of retentions earned directly to the escrow agent at the expense of Contractor. At the expense of Contractor, Contractor may direct the investment of the payments into securities and receive the interest earned on the investments upon the same terms provided for securities deposited by Contractor. Upon satisfactory completion of the work of the Contract Documents, Contractor shall receive from escrow agent all securities, interest, and payments received by the escrow agent from Owner. Contractor shall then pay to each Subcontractor, not later than 10 Days after receipt of the payment, the respective amount of interest earned, net of costs attributed to retention withheld from each Subcontractor, on the amount of retention withheld to insure the performance of Contractor.
3. Contractor shall be beneficial owner of securities substituted for moneys withheld and shall receive any interest thereon.
4. Contractor may enter into an escrow agreement, form included in Contract Documents, as authorized under Public Contract Code Section 22300, specifying amount of securities to be deposited, terms and conditions of conversion to cash in case of default of Contractor, and termination of escrow upon completion of Contract Documents.
5. Public Contract Code Section 22300, in effect on Bid Day, is hereby incorporated in full by this reference and shall supersede anything inconsistent therewith.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 2600

MODIFICATION PROCEDURES

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes requirements that supplement the paragraphs of Document 00 7200 (General Conditions).
- B. Description of procedures for modifying the Contract Documents and determining costs for changes in contract amounts.

1.02 PROCEDURES FOR CONTRACTOR INITIATED CHANGE ORDER

A. Contractor-Initiated Change Proposal Request (CPR) and Procedures:

- 1. Contractor may initiate changes by submitting a Change Proposal Request ("CPR").
- 2. Whenever Contractor elects or is entitled to submit a CPR, Contractor shall prepare and submit to Owner for consideration a CPR using the form included in this Project Manual. All CPRs must contain a complete breakdown of costs of credits, deducts and extras; itemizing materials, labor, taxes, Markup and any requested changes to Contract Time. All Subcontractor Work shall be so indicated. Individual entries on the CPR form shall include applicable Schedule of Values code, with all amounts determined as provided herein. After receipt of a CPR with a detailed breakdown, Owner will act promptly thereon.
- 3. If Owner accepts a CPR, Owner will prepare a Change Order for Owner and Contractor signatures.
- 4. If CPR is not acceptable to Owner because it does not agree with Contractor's proposed cost and/or time, Owner will provide comments thereto. Contractor will then, within seven (7) Days (except as otherwise provided herein), submit a revised CPR.
- 5. When necessity to proceed with a change does not allow Owner sufficient time to conduct a proper check of a CPR (or revised CPR), Owner may issue a Change Directive (CD) as provided below.

B. Contractor-Initiated Request for Information (RFI) Procedures, Requirements and Limitations:

- 1. Contractor may submit RFI's for clarifications in Owner-prepared Contract Documents, which may result in the Contractor submitting a CPR.
- 2. Whenever Contractor requires information regarding the Project or Owner-prepared Contract Documents, or receives a request for such information from a Subcontractor, Contractor may prepare and deliver an RFI to Owner. Contractor shall use RFI format provided on approval by Owner. Contractor shall not issue an RFI to Owner solely to clarify Contractor-prepared Construction Documents. Contractor must submit time critical RFIs at least 30 days before scheduled start date of the affected Work activity. Contractor shall reference each RFI to an activity of Progress Schedule and shall note time criticality of the RFI, indicating time within which a response is required. Contractor's failure to reference RFI to an activity on the Progress Schedule and note time criticality on the RFI shall constitute Contractor's waiver of any claim for time delay or interruption to the Work resulting from any delay in responding to the RFI.
- 3. Contractor shall be responsible for its costs to implement and administer RFIs throughout the Contract duration. Regardless of the number of RFIs submitted, Contractor shall not be entitled to additional compensation for the effort required to submit the RFIs. Contractor shall be responsible for Owner's administrative costs for answering RFIs where the answer could reasonably be found by reviewing the Contract Documents, as determined by

Owner; at Owner discretion, such costs may be deducted from progress payments or final payment.

4. Owner will respond within ten (10) days from receipt of RFI with a written response to Contractor. Contractor shall distribute response to all appropriate Subcontractors.
5. If Contractor is satisfied with the response and does not request a change in Contract Sum or Contract Time, then the response shall be executed without a change.
6. If Contractor believes the response is incomplete, Contractor shall issue another RFI (with the same RFI number with the letter "A" indicating it is a follow-up RFI) to Owner clarifying original RFI. Additionally, Owner may return RFI requesting additional information should original RFI be inadequate in describing condition.

C. Time Requirements:

1. If Contractor believes that an Owner response to an RFI, submittal or other Owner direction, results in change in Contract Sum or Contract Time, Contractor shall notify Owner with the issuance of a preliminary CPR within ten Days after receiving Owner's response or direction, and in no event after starting the disputed work or later than the time allowed under Article 12 of Document 00 7200 (General Conditions). If Contractor also requests a time extension, or has issued a notice of delay or otherwise requests a time extension with a CPR, then Contractor shall submit the TIE required herein concurrently with the CPR and in no event later than ten Days after providing the notice of delay.
2. If Contractor requires more time to accurately identify the required changes to the Contract Sum or Contract Time, Contractor may submit an updated and final CPR and TIE within 14 days of submitting the preliminary CPR.
3. If Owner agrees with Contractor's CPR and/or TIE, then Owner will prepare a Change Order for Owner and Contractor signatures. If Owner disagrees with Contractor, then Contractor may give notice of potential claim as provided in Article 12 of Document 00 7200 (General Conditions), and proceed thereunder.
4. Contractor must submit CPRs, notices of potential claim or Claims within the required time periods. Any failure to do so waives Contractor's right to submit a CPR or file a Claim.

D. Cost Estimate Information:

1. Contractor and subcontractors shall, upon Owner's request, permit inspection of the original unaltered cost estimates, subcontract agreements, purchase orders relating to the change, and documents substantiating all costs associated with its CPR or Claims arising from changes in the Work.

1.03 PROCEDURES FOR OWNER INITIATED CHANGE ORDERS

A. Owner Initiated Change Directives (CD):

1. Owner may, by Change Directive ("CD") or initially by Instruction Bulletin or by following the procedures for disputed work herein, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, with or without adjustment to Contract Sum or Contract Time.
2. If at any time Owner believes in good faith that a timely Change Order will not be agreed upon using the foregoing procedures, or at any other time, Owner may issue a CD with its recommended cost and/or time adjustment (if any). Upon receipt of CD, Contractor shall promptly proceed with the change of Work involved and respond to Owner within ten (10) Days.
3. Contractor's response must be any one of following:
 - a. Return CD signed, thereby accepting Owner response, including adjustment to time and cost (if any).
 - b. Submit a (revised if applicable) Cost Proposal with supporting documentation (if applicable, reference original Cost Proposal number followed by letter A, B, etc. for each revision), if Owner so requests.

- c. Give notice of intent to submit a claim as described in Article 12 of Document 00 7200 (General Conditions), and submit its claim as provided therein.
4. If CPR or the CD provides for an adjustment to any Contract Sum, the adjustment shall be based on one of the following methods:
 - a. Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation.
 - b. Contractor to proceed on cost reimbursable (force account) basis while negotiating towards a firm price.
 - c. Cost to be determined in a manner agreed.
5. Change Directive signed by Contractor indicates the agreement of Contractor therewith, including adjustment in Contract Sum or the method for determining them. Such agreement shall be effective immediately and shall be finalized as a Change Order. Where Owner authorizes CD work on a time and materials basis up to a maximum amount, then Contractor shall promptly advise Owner upon reaching 75% of such maximum amount, otherwise Contractor shall accept fully the risk of completing the CD work without exceeding such maximum amount.
6. If Contractor does not respond promptly or disagrees with the method for adjustment (or non-adjustment) in the Contract Sum, the method and the adjustment shall be determined by Owner on the basis of the Contract Documents and the reasonable expenditures and savings of those performing the Work attributable to the change. If the parties still do not agree on the proper adjustment due to a Change Directive, Contractor may file a Claim per Article 12 of Document 00 7200 (General Conditions) and/or Owner may direct the changed work through a unilateral change order. Contractor shall keep and present an itemized accounting in a manner consistent with the SOV, together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this paragraph shall be limited to those provided herein.
7. Pending final determination of cost to Owner, Contractor may include amounts not in dispute in its Applications for Payment. The amount of credit to be allowed by Contractor to Owner for a deletion or change which results in a net decrease in the Contract Sum shall be actual net cost as confirmed by Owner. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for Markup shall be figured on the basis of net increase, if any, with respect to that change.

B. Owner Initiated Change Order (CO) or Request for Proposal (RFP):

1. Owner may initiate changes in the Work or Contract Time by issuing a Request for Proposal ("RFP") or Change Order ("CO") to Contractor.
2. Owner may issue an RFP to Contractor. Any RFP will detail all proposed changes in the Work and request a quotation of changes in Contract Sum and Contract Time from Contractor.
3. In response to an RFP, Contractor shall furnish a Change Proposal Request (CPR) within twenty-one (21) Business Days of Owner's RFP. Upon approval of CPR, Owner may issue a Change Directive directing Contractor to proceed with extra Work.
4. If the parties agree on price and time for the work, the Owner will issue a Contact Change Order. If the parties do not agree on the price or time for a CPR, Owner may either issue a CD or decide the issue per Article 12 of Document 00 7200 (General Conditions). Contractor shall perform the changed Work notwithstanding any claims or disagreements of any nature.

1.04 PROCEDURES THAT APPLY TO CONTRACTOR- AND OWNER-INITIATED CHANGE ORDERS

A. Adjustment of Schedules to Reflect Change Orders or CDs:

1. Contractor shall revise Schedule of Values and Application for Payment forms to record each authorized Change Order or CD as a separate line item and adjust the Contract Sum as shown thereon prior to the next monthly pay period.
2. Contractor shall revise the Progress Schedules prior to the next monthly pay period, to reflect CO or CD.
3. Contractor shall enter changes in Project Record Documents prior to the next monthly pay period.

B. Required Documentation for Adjustments to Contract Amounts:

1. For all changes and cost adjustments requested, Contractor shall provide documentation of change in Contract Amounts asserted, with sufficient data to allow evaluation of the proposal.
2. In all requests for compensation, cost proposals, estimates, claims and any other calculation of costs made under the Contract Documents, Contractor shall breakout and quantify costs of labor, equipment and materials identified herein, for Contractor and subcontractors of any tier.
3. Contractor shall, on request, provide additional data to support computations for:
 - a. Quantities of products, materials, labor and equipment.
 - b. Taxes, insurance, and bonds.
 - c. Justification for any change in Contract Time and new Progress Schedule showing revision due, if any.
 - d. Credit for deletions from Contract, similarly documented.
4. Contractor shall support each claim or computation for additional cost, with additional information including:
 - a. Origin and date of claim or request for additional compensation.
 - b. Dates and times Work was performed and by whom.
 - c. Time records and wage rates paid.
 - d. Invoices and receipts for products, materials, equipment and subcontracts, similarly documented.
 - e. Credit for deletions from Contract, similarly documented.

C. Responses and Disputes:

1. For all responses for which the Contract Documents do not provide a specific time period, recipients shall respond within a reasonable time.
2. For all disputes arising from the procedures herein, Contractor shall follow Article 12 of Document 00 7200 (General Conditions).

1.05 COST DETERMINATION FOR CHANGES IN CONTRACT AMOUNTS

A. Calculation of Total Cost of Extra Work:

1. Total cost of changed Work, extra Work or of Work omitted shall be the sum of three components defined immediately below as: Component 1 (Direct Cost(s)); Component 2 (Markup); and, Component 3 (bonds, insurance, taxes)
2. Component 1: Direct Cost(s) of labor, equipment and materials, is calculated based upon actually incurred (or omitted) labor costs, material costs and equipment rental costs, as defined herein;
3. Component 2: Markup on such actually incurred Direct Costs, is applied in the percentages identified below; and
4. Component 3: Actual additional costs for any additionally required insurance, bonds, and/or taxes, defined herein, is calculated without Markup.

1.06 MEASUREMENT OF DIRECT COST OF CONSTRUCTION (COST COMPONENT NO. 1)**A. Composition of Component 1 (Direct Cost of Construction):**

1. Component 1 has four subcomponents, also referred to as "LEMS":
 - a. Labor (Component 1A)
 - b. Equipment (Component 1B)
 - c. Materials (Component 1C)
 - d. Subcontractors (Component 1D)

B. Measurement of Cost of Labor (Component 1A):

1. Cost of Labor shall be calculated as: Cost of labor for workers (including forepersons when authorized by Owner) used in actual and direct performance of the subject work, whether employer is Contractor, Subcontractor or other forces, in the sum of the following:
 - a. Actual Wages: Actual wages paid shall include any employer payments to or on behalf of workers for health and welfare, pension, vacation, and similar purposes.
 - b. Labor surcharge: Payments imposed by local, county, state, and federal laws and ordinances, and other payments made to, or on behalf of, workers, other than actual wages as defined, such as worker's compensation insurance. Such labor surcharge shall not exceed generally accepted standards in the State for labor rates in effect on date upon which extra Work is accomplished.
 - c. Cost of labor shall include no other costs, fees or charges.
2. Labor cost for operators of equipment owned and operated by Contractor or any Subcontractor, shall be no more than rates of such labor established by collective bargaining agreements for type of worker and location of Work, whether or not owner- operator (i.e., Contractor or Subcontractor) is actually covered by such an agreement.
3. Cost of labor shall be recorded and documented in certified payroll records, maintained in the form customary and/or required in the State, delivered to Owner weekly.

C. Measurement of Cost of Equipment (Component 1B):

1. Measurement of Component 1B (Cost of Equipment). Cost of Equipment shall be calculated as: Cost of Equipment used in actual and direct performance of the subject work, whether by Contractor, Subcontractor or other forces. Cost of Equipment shall be calculated as herein described.
2. For rented equipment, cost will be based on actual rental invoices, appropriate for the use and duration of the work. Equipment used on extra Work shall be of proper size and type. If, however, equipment of unwarranted size or type and cost is used, cost of use of equipment shall be calculated at rental rate for equipment of proper size and type, as determined by Owner.
3. Equipment rental cost for Contractor or Subcontractor-owned equipment, shall be determined by reference to, and not in excess of, the generally accepted standards in the State for equipment rental rates in effect on date upon which extra Work is accomplished. If there is no applicable rate for an item of equipment, then payment shall be made for Contractor- or Subcontractor-owned equipment at rental rate listed in the most recent edition of the CalTrans Standard Schedules and Specifications, and absent a rental rate therein, then the Association of Equipment Distributors (AED) book.
4. In all cases, rental rates paid shall be deemed to cover cost of fuel, oil, lubrication, supplies, small tools, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance, and all incidentals.
5. Unless otherwise specified, manufacturer's ratings, and manufacturer-approved modifications, shall be used to classify equipment for determination of applicable rental rates. Individual pieces of equipment or tools not listed in said publication and having a replacement value of \$100 or less, whether or not consumed by use, shall be considered to be small tools and no payment will be made therefore as payment is included in payment for labor. Rental time will not be allowed while equipment is inoperative due to breakdowns.

6. For equipment on Site, rental time to be paid for equipment shall be time equipment is in operation on extra Work being performed or on standby as approved by Owner. The following shall be used in computing rental time of equipment:
 - a. When hourly rates are listed, less than 30 minutes of operation shall be considered to be ½ hour of operation.
 - b. When daily rates are listed, less than four hours of operation shall be considered to be ½ Day of operation.
 - c. Rates shall correspond to actual rates paid by Contractor, i.e., if Contractor pays lower weekly or monthly rates, then same shall be charged to Owner.
7. For equipment that must be brought to Site to be used exclusively on extra Work, cost of transporting equipment to Site and its return to its original location shall be determined as follows:
 - a. Owner will pay for costs of loading and unloading equipment.
 - b. Cost of transporting equipment in low bed trailers shall not exceed hourly rates charged by established haulers.
 - c. Cost of transporting equipment shall not exceed applicable minimum established rates of California Public Utilities Commission or appropriate State Dept. of Transportation.
 - d. Owner will not make any payment for transporting and loading and unloading equipment if equipment is used on Work in any other way than upon extra Work.
 - e. Rental period may begin at time equipment is unloaded at Site of extra Work and terminate at end of the performance of the extra Work or Day on which Owner directs Contractor to discontinue use of equipment, whichever first occurs. Excluding Saturdays, Sundays, and Owner legal holidays, unless equipment is used to perform extra Work on such Days, rental time to be paid per Day shall be four hours for zero hours of operation, six hours for four hours of operation and eight hours for eight hours of operation, time being prorated between these parameters. Hours to be paid for equipment that is operated less than eight hours due to breakdowns, shall not exceed eight less number of hours equipment is inoperative due to breakdowns.
8. Employee vehicles are not part of Component 1A, rather, are included within Component 2 (Markup).
9. Equipment costs shall include no other costs, fees or charges.

D. Measurement of Cost of Material (Component 1C):

1. Cost of Material shall be calculated as herein described. Cost of such materials will be cost to purchaser (Contractor, Subcontractor or other forces) from supplier thereof, except as the following are applicable:
2. If cash or trade discount by actual supplier is offered or available to purchaser, it shall be credited to Owner notwithstanding fact that such discount may not have been taken.
3. For materials salvaged upon completion of Work, salvage value of materials shall be deducted from cost, less discounts, of materials.
4. If cost of a material is, in opinion of Owner, excessive, then cost of material shall be deemed to be lowest current wholesale price at which material is available in quantities concerned delivered to Site, less any discounts as provided in this Paragraph.
5. Material costs shall include no other costs, fees or charges.

E. Measurement of Cost of Subcontractors (Component 1D):

1. Where reimbursed or calculated per the terms of the Contract Documents, change order or Change Directive, cost of Subcontractors shall be calculated as amounts earned by Subcontractors procured in compliance with the Contract Documents and approved by the Owner, provided such subcontractor earned amounts meet the following requirements:

- a. Such amounts are earned under the terms of the Subcontracts and the Work complies with the terms of the Contract Documents;
- b. Such amounts are properly requested, documented and permitted under the terms of the subcontract(s) and the Contract Documents.
- c. Total cost to Owner of Direct Costs of Construction (labor, equipment, materials), Markup, and costs of bonds, insurance and taxes, conform to contract limitations (i.e., totals paid by Owner do not exceed the 20% Markup limitation.).

1.07 MEASUREMENT AND PAYMENT OF MARK UP (COST COMPONENT 2)

A. Markup Percentages for Changed Work (Component 2):

1. Markup on Direct Cost of labor and materials for extra Work shall be 15%. Markup on Direct Cost of equipment for extra Work shall be 15%.
2. When extra Work is performed by Subcontractors, regardless of the number of tiers, total Markup on "Component 1" Direct Costs shall not exceed 20%. Contractor and its Subcontractors shall divide the 20% as they may agree.
3. Under no circumstances shall the total Markup on any extra Work exceed twenty (20) percent, stated as a percent of the Direct Cost of labor, equipment and materials. This limitation shall apply regardless of the actual number of subcontract tiers.
4. On proposals covering both increases and decreases in Contract Sum, Markup shall be allowed on the net increase only as determined above. When the net difference is a deletion, no percentage for Markup shall be allowed, but rather an appropriate percentage deduction shall be issued in the amount of the net difference.

B. Measurement and Payment of Mark Up (Component 2):

1. Mark Up (Component 2) provides complete compensation to Contractor for:
 - a. All Contractor profit;
 - b. All Contractor home-office overhead;
 - c. All Contractor assumption of risk assigned to Contractor under the Contract Documents;
 - d. Subject to the qualifications below regarding self-performed work, all General Conditions and General Requirements.
2. Profit. Compensation for profit included within Component 2 (Mark Up), includes without limitation: Fees of all types, nature and description; and Profit and margins of all types, nature and description.
3. Home Office Expenses. Compensation for home office expenses included within Component 2 (Mark Up), includes without limitation: Salaries and other compensation of any type of Contractor's personnel (management, administrative and clerical), and all direct and indirect operating, travel, payroll, safety, storage, quality control, maintenance and overhead costs of any nature whatsoever, incurred by Contractor at any location other than the Project specific site office, including without limitation, Contractor's principal or branch offices; insurance premiums other than those for Project specific insurance directed by the Owner in a change order; all hardware, software, supplies and support personnel necessary or convenient for Contractor's capture, documentation and maintenance of its costs and cost accounting data and cost accounting and control systems and work progress reporting.
4. Assumption of Risk. Compensation for Contractor's assumption of risk under the Contract Documents, included within Component 2 (Mark Up), includes without limitation loss, cost, damage, expense or liability resulting directly or indirectly from any of the following causes ("unallowable costs"), for Contractor and subcontractors of any tier: noncompliance with the Contract Documents, fault or negligence, defective or non-conforming Work, by Contractor or any Subcontractor or Vendor of any tier or anyone directly or indirectly employed by any of them, or for whose acts or omissions any of them are responsible or liable at law or under the Contract Documents; cost overruns of any type; costs in excess

of any lump sum, not to exceed amount or GMP; costs resulting from bid or “buy out” errors, unallocated scope, or incomplete transfer of scope or contract terms to subcontractors; any costs incurred by Contractor relating to a Change in the Work without a Change Order or Change Directive in accordance with the Contract Documents; costs for work or materials for which no price is fixed in the Contract Documents, unless it is expressly specified that such work or material is to be paid for as extra work.

5. General Conditions and Division 1 General Requirements. Compensation for Contractor's General Conditions and General Requirements Costs included within Component 2 (Mark Up), includes compensation to Contractor for: Contractor's direct costs, without overhead or profit, for salaries and related forms of compensation and employer's costs for labor and personnel costs, of Contractor's employees and subconsultant's employees (if any), while and only to the extent they are performing Work at the Project Site. Personnel and Work compensated by this Component include without limitation: All required Project management responsibilities; all on-site services; monthly reporting and scheduling; routine field inspection of Work; general superintendence; general administration and preparation of cost proposals, schedule analysis, change orders and other supporting documentation as necessary; salaries of project superintendent, project engineers, project managers, safety manager, other manager, timekeeper, and secretaries; all cost estimates and updates thereto; development, validation and updates to the project schedule; surveying; estimating. Compensation for Contractor's General Requirements Costs included within Component 2 (Mark Up), compensates Contractor for its “General Requirements” Costs, including without limitation: all scheduling hardware, software, licenses, equipment, materials and supplies; purchase, lease or rental, build out, procurement, supporting equipment and maintenance of temporary on-Site facilities, Project field and office trailers and other temporary facilities, office equipment and supporting utilities; platforms, fencing, cleanup and jobsite security; temporary roads, parking areas, temporary security or safety fencing and barricades, etc.; all Contractor's motor vehicles used by any Contractor's personnel, and all costs thereof; all health and safety requirements, required by law or Owner procedures; all surveying; all protection of Work; handling and disposal fees; final cleanup; repair or maintenance; other incidental Work; all items, activities and function similar to any of those described above; all travel, entertainment, lodging, board and the like.
6. Personnel compensated by the Markup Component do not include workers of foreman level or below in the case of self-performed work; rather, such personnel shall be treated as a Direct Cost of Construction. Costs compensated by the Markup component do not include temporary measures specifically required by the changed work, not otherwise required or ongoing in the prosecution of the Work, that commence specifically to support the changed work and conclude with the completion of the changed work. Such costs shall be treated as Direct Costs of Construction. Examples of General Requirements costs that this component may not cover are the following: temporary barricades or fencing of specific areas required specifically for the changed work; cranes required specifically for the changed work; extra security required specifically for the changed work.

1.08 MEASUREMENT AND PAYMENT OF BONDS INSURANCE TAXES (COMPONENT 3)

A. Measurement of Bonds, Insurance, Taxes (Component 3):

1. Component 3 (Bonds, Insurance, Taxes) consists of the cost of bonds, insurance and taxes, also referred to as “BIT”. All State sales and use taxes, applicable County and applicable City sales taxes, shall be included. Federal and Excise tax shall not be included.
2. There is no mark up on BIT.

1.09 EFFECT OF PAYMENT**A. Change Order Compensation is All Inclusive.**

1. Except as provided expressly below regarding changes that extend the Contract Time, payment of calculated cost of extra work constitutes full and complete compensation for costs or expense arising from the extra Work, and is intended to be all inclusive.
2. Payment for Direct Cost of Construction (Component 1 or LEMS) is intended to be all-inclusive. Any costs or risks not delineated within cost of labor, equipment or materials herein, shall be deemed to be within the costs and risks encompassed by the applicable Markups and unallowable in any separate amount.
3. Payment of Markup (Component 2) is intended to be all-inclusive. Contractor waives claims for any further or different payment of cost and risk items delineated herein, other than the allowable percentage markup on costs set forth in the Contract Documents; such separate, further or different cost or risk items shall be unallowable, waived and liquidated within the allowable percentage markup.
4. Contractor shall recover no other costs or markups on extra work of any type, nature or description.

B. Exception for Changes Extending the Contract Time.

1. Where a change in the Work extends the Contract Time, Contractor may request and recover additional, actual direct costs, provided Contractor can demonstrate such additional costs are (i.) actually incurred performing the Work, (ii.) not compensated by the Markup allowed, and (iii) directly result from the extended Contract Time. Contractor shall make such request and provide such documentation following all required procedures, documentation and time requirements in the Contract Documents, and subject to all contract limitations of liability. Contractor may not seek or recover such costs using formulas (e.g., Eichleay).

C. Limits of Liability I Accord and Satisfaction.

1. The foregoing limits of compensation apply in all cases of claims for changed Work, whether calculating Change Proposal Requests, Change Orders or CDs, or calculating claims and/or damages of all types, and applies even in the event of fault, negligence, strict liability, or tort claims of all kinds, including strict liability or negligence. Contractor may recover no other costs arising out of or connected with the performance of extra Work, of any nature.
2. Under no circumstances may Contractor claim or recover special, incidental or consequential damages against Owner, its representatives or agents, whether arising from breach of contract, negligence, strict liability or other tort or legal theory, unless specifically and expressly authorized in the Contract Documents.
3. No change in Work shall be considered a waiver of any other condition of Contract Documents. No claim shall be made for anticipated profit, for loss of profit, for damages, or for extra payment whatever, except as expressly provided for in Contract Documents.
4. Accord and Satisfaction: Every Change Order and accepted CD shall constitute a full accord and satisfaction, and release, of all Contractor (and if applicable, Subcontractor) claims for additional time, money or other relief arising from or relating to the subject matter of the change including, without limitation, impacts of all types, cumulative impacts, inefficiency, overtime, delay and any other type of claim. Contractor may elect to reserve its rights to disputed claims arising from or relating to the changed Work at the time it signs a Change Order or approves a CD, but must do so expressly in a writing delivered concurrently with the executed Change Order or approved CD, and must also submit a Claim for the reserved disputed items pursuant to Article 12 of Document 00 7200 (General Conditions) no later than thirty (30) days after Contractor's first written notice of its intent to reserve rights. Execution of any Change Order or CD shall constitute Contractor's representation of its agreement with this provision.

1.10 MISCELLANEOUS REQUIREMENTS

A. Owner-Furnished Materials.

1. Owner reserves right to furnish materials as it deems advisable, and Contractor shall have no claims for costs and Markup on such materials.

B. Records And Certification.

1. All charges shall be recorded daily and summarized in Change Proposal Request form attached hereto. Contractor or authorized representative shall complete and sign form each day. Contractor shall also provide with the form: the names and classifications of workers and hours worked by each; an itemization of all materials used; and a list by size type and identification number of equipment and hours operated.
2. Owner shall have the right to audit all records in possession of Contractor relating to activities covered by Contractor's claims for modification of Contract, including CD Work. This right shall be specifically enforceable, and any failure of Contractor to voluntarily comply shall be deemed an irrevocable waiver and release of all claims then pending that were or could have been subject to Article 12 of Document 00 7200 (General Conditions).

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

[COST PROPOSAL FORM FOLLOWS ON NEXT PAGE]

COST PROPOSAL (CP)

Owner **[Insert Project Name]**
 Contract Number _____

CP Number: _____
 Date: _____
 In Response To _____
 Bulletin #, etc.

To: **[Insert Name of Owner]**
 Attention: **[_____]**
[Insert Owner's Address]
 Phone: (____)____-_____
 Fax: (____)____-_____

From: **[Insert Contractor's Name/Address]**

This Cost Proposal is in response to the above-referenced _____ **[insert Bulletin, etc. as applicable]**.

Brief description of change(s): _____

ITEM DESCRIPTION	PRIME CONTRACTOR	SUB 1	SUB 2	SUB 3	SUB 4	TOTAL
MATERIAL						
LABOR						
EQUIPMENT						
Other (Specify) Extended Overhead						
TOTAL COST						
Subcontractor's Overhead & Profit 15 percent						
Contractor's Overhead & Profit 15 percent						
Overhead & Profit to Contractor for Subcontractor's Work 5 percent						
(percent of Total Cost above not including any Overhead & Profit – may not exceed 20%)						
GRAND TOTAL						
REQUESTED CHANGE IN CONTRACT TIME (DAYS) (Time Impact Evaluation Enclosed)						

By Contractor:
 Modification Procedures

Signature:
 01 2600 - 11

Date:
 City of Seaside
 Fort Ord Military Reservation Property
 Demolition Project
 Phase 1B (Re-Bid)

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 3119

PROJECT MEETINGS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes description of required project meetings.

1.02 PRECONSTRUCTION CONFERENCE

- A. Preconstruction Conference. Owner will call for and administer Preconstruction Conference at time and place to be announced (usually the week prior to start of Work at the Site). Contractor, all major Subcontractors, and major suppliers shall attend Preconstruction Conference. Agenda may include, but not be limited to, the following items:

1. Schedules
2. Personnel and vehicle permit procedures
3. Use of premises
4. Location of the Contractor's on-Site facilities
5. Security
6. Housekeeping
7. Submittal and RFI procedures
8. Inspection and testing procedures, on-Site and off-Site
9. Utility shutdown procedures
10. Control and reference point survey procedures
11. Injury and Illness Prevention Program
12. Contractor's Initial Progress Schedule
13. Contractor's Schedule of Values
14. Contractor's Schedule of Submittals
15. Jurisdictional agency requirements

- B. The Contractor shall deliver the following submittals at the preconstruction meeting:

1. Schedules
2. Water Pollution Control Plan (BMPs)
3. Safety Plan
4. Sample Resident Notification Letter
5. Any submittal requiring prompt review due to required lead times

1.03 WEEKLY PROJECT MEETINGS

- A. Owner will schedule and administer weekly progress meetings throughout duration of Work. Progress meetings will be held weekly unless otherwise directed by Owner. Meetings shall be held at Owner's Offices unless otherwise specified in Contract Documents.

1. Owner's Representative will prepare agenda and distribute it 2 Days in advance of meeting to the Contractor.
2. Participants with agenda items shall present them.
3. The Architect/Engineer and other responsible entities shall attend meetings unless otherwise specified in Contract Documents or provided by Owner.
4. Owner shall record and distribute the meeting minutes. Minutes shall be distributed by the Owner to the Contractor within 3 business days after the meeting. Contractor shall distribute the minutes to those affected by decisions made at meeting. Attendees shall have 5 business days to submit comments or additions to the minutes. Minutes shall

- constitute final memorialization of results of meeting.
5. Progress meetings shall be attended by Contractor's job superintendent, major Subcontractors and suppliers, Owner, and others as appropriate to agenda topics for each meeting.
 6. Agenda may contain the following items, as appropriate:
 - a. Review, revise as necessary, and approve previous meeting minutes
 - b. Review of Work progress since last meeting
 - c. Status of Construction Work Schedule, delivery schedules, adjustments
 - d. Submittal, RFI, and Change Order status
 - e. Review of the Contractor's safety program activities and results, including report on all serious injury and/or damage accidents
 - f. Other items affecting progress of Work

1.04 PROGRESS SCHEDULE AND BILLING MEETINGS

- A. A meeting will be held on approximately the 20th of each month to review the schedule update submittal and progress payment application.
- B. At this meeting, at a minimum, the following items will be reviewed:
 1. Percent complete of each activity;
 2. Time impact evaluations for Change Orders and Time Extension Request;
 3. Actual and anticipated activity sequence changes;
 4. Actual and anticipated duration changes; and
 5. Actual and anticipated Contractor delays.
- C. These meetings are considered a critical component of overall monthly schedule update submittal and Contractor shall have appropriate personnel attend. At a minimum, Contractor's General Superintendent and Scheduler shall attend these meetings.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 3230

PROGRESS SCHEDULES AND SUBMITTALS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes description of requirements and procedures for submitting progress schedules and submittals.

1.02 CONTRACTOR TO SUBMIT PROGRESS SCHEDULES

- A. Contractor shall submit original (baseline) progress schedule before or at the pre-construction meeting for review by the Owner.
- B. Baseline Progress Schedule shall show Contractor's construction and procurement activities, including but not limited to, equipment procurement and delivery (Contractor and Owner supplied), activities with Subcontractors and suppliers, major submittal reviews, commissioning of systems, use of major equipment on site, and necessary interface with Owner and third parties required to complete the Work in a timely manner and in accordance with Contract Time.

1.03 SCHEDULE REQUIREMENTS.

- A. Unless Owner agrees in writing otherwise, progress schedule shall be on Microsoft Project, Primavera P6, Suretrack, or equivalent software, as Owner may specify, which Contractor shall prepare and supply to Owner, with all datapoint entries completed for start dates, necessary work activities, durations (not longer than 21 calendar days) and logic ties.
- B. Contractor's progress schedule may be in the form of a CPM (arrow) diagram or, if Owner agrees in writing, a bar chart. The hard copies of the schedule supplied to Owner shall indicate the critical path of the Work (in red) and shall show a logical progression of the Work through completion within Contract Time.
- C. Unless Owner agrees in writing otherwise, progress schedule shall also show early and late start and finish dates and total available float (float to the successor activity's late start date) for each activity. Owner has no obligation to accept an early completion schedule.

1.04 MONTHLY UPDATES

- A. Contractor's progress schedule shall be updated monthly to reflect actual progress. The schedule shall be subject to Owner's review and acceptance for use in monitoring Contractor's Work and evaluating Applications for Payment.
- B. Contractor shall supply Owner with an electronic copy of the updated progress schedule with each monthly payment application. Contractor shall provide Owner with two-week lookahead schedules weekly, showing in detail and activities and resources scheduled for the immediate two-week period.

1.05 RECOVERY SCHEDULE

- A. Owner may request a recovery schedule should Contractor fall 21 or more Days behind any schedule Milestone, which schedule shall show Contractor's plan and resources committed to retain Contract completion dates.
- B. The recovery schedule shall show the intended critical path. If Owner requests, Contractor shall also:
 - 1. Secure and demonstrate appropriate Subcontractor and supplier consent to the recovery Schedule.
 - 2. Submit a narrative explaining trade flow and construction flow changes and man-hour loading assumptions for major Work activities and/or Subcontractors.

1.06 TIME IMPACT EVALUATION ("TIE") FOR CHANGE ORDERS, TIME EXTENSIONS AND DELAYS:

- A. When Contractor requests a time extension for any reason, Contractor shall submit a TIE that includes both a written narrative and a schedule diagram depicting how the changed Work or other impact affects other schedule activities. The schedule diagram shall show how Contractor proposes to incorporate the changed Work or other impact in the schedule and how it impacts the current Schedule update critical path or otherwise. Contractor is also responsible for requesting time extensions based on the TIE's impact on the critical path. The diagram shall be tied to the main sequence of scheduled activities to enable Owner to evaluate the impact of changed Work to the scheduled critical path.
- B. Contractor is responsible for all costs associated with the preparation of TIE's, and the process of incorporating TIE's into the current schedule update. Provide Owner with four copies of each TIE.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 3300

SUBMITTALS

PART 1 – PART 1 GENERAL

1.01 SUMMARY

- A. Section includes description of requirements and procedures for submittals. Please refer to the technical specifications and/or plans for any additional submittals not specifically mentioned in this section.

1.02 SCHEDULE OF SUBMITTALS

- A. Contractor shall prepare for Owner's review and acceptance prior to commencement of work on the Site, for purposes of contract administration, a schedule of submittals (also referred to as a submittal register) required to complete the Work, prepared by Contractor and accepted by Owner for contract administration. Schedule of submittals shall include, for each submittal: the specification or drawing reference requiring the submittal, if applicable; the material, item, or process for which the submittal is required; the submittal number and identifying title of the submittal; the Contractor's anticipated submission date and the approval need date.
- B. Contractor shall update monthly the schedule of submittals to reflect actual submission and acceptance dates for submittals. Review by Owner of schedule of submittals does not excuse Contractor of obligation to supply, schedule and coordinate all submittals required by the Contract Documents.
- C. Following is a list of anticipated submittals. Please refer to the technical specifications and incorporated Reports (i.e. Hazardous Materials Survey Report) for any additional submittals not specifically mentioned in this section.
 - 1. Safety Plan (See Section 09970)
 - 2. Water Pollution Control Plan / Spill Prevention Plan (See Section 09970)
 - 3. Injury Illness Prevention Plan / Worker Protection Program (See Section 09970)
 - 4. Testing and Evaluation Programs (Air, Soil, Water Quality) (See Section 09970)
 - 5. Sampling, Handling, Testing and Disposal of Debris (See Section 09970)
 - 6. Tests, Certificates
 - 7. Record Drawings

1.03 CONTRACTOR TO SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SUBMITTALS.

- A. Contractor shall review for compliance with Contract Documents, approve and submit to Owner Shop Drawings, Product Data, Samples and similar submittals required by Contract Documents.
- B. Contractor shall schedule and submit concurrently submittals covering component items forming a system or items that are interrelated. Contractor shall include certifications to be submitted with the pertinent drawings at the same time.
- C. Contractor shall coordinate scheduling, sequencing, preparing and processing of all submittals with performance of work so that work will not be delayed by submittal processing.

Submittals

01 3300-1

City of Seaside
Fort Ord Military Reservation Property
Demolition Project
Phase 1B (Re-Bid)

- D. Submittals shall specifically identify any Work depicted that does not conform to the Contract Documents.

1.04 OWNER REVIEW OF SHOP DRAWINGS, PRODUCT DATA AND SUBMITTALS.

- A. After review by Owner of each Submittal, material will be returned to Contractor with actions defined as follows:
 - 1. NO EXCEPTIONS TAKEN - Accepted subject to its compatibility with general design concept of the Work, future Submittals and additional partial Submittals for any portions of the Work not covered in this Submittal. Does not constitute acceptance or deletion of specified or required items not shown on the Submittal.
 - 2. MAKE CORRECTIONS NOTED (NO RESUBMISSIONS REQUIRED) - Same as item 1 above, except that minor corrections as noted shall be made by Contractor.
 - 3. REVISE AS NOTED AND RESUBMIT - Rejected because of major inconsistencies or errors that shall be resolved or corrected by Contractor prior to subsequent review by Owner.
 - 4. REJECTED - RESUBMIT - Submitted material does not conform to Drawings and/or Specifications in major respect, i.e.: wrong size, model, capacity, or material.
- B. Favorable review will not constitute acceptance by Owner of any responsibility for the accuracy, coordination, or completeness of the Submittals. Accuracy, coordination, and completeness of Submittals shall be sole responsibility of Contractor, including responsibility to back-check comments, corrections, and modifications from Owner's review before fabrication. Contractor, Subcontractors, or suppliers may prepare Submittals, but Contractor shall ascertain that Submittals meet requirements of Contract Documents, while conforming to structural space and access conditions at point of installation. Owner's review will be only to assess if the items covered by the Submittals will, after installation or incorporation in the Work, conform to the information given in the Contract Documents and be compatible with the design concept of the completed Project as indicated by the Contract Documents. Favorable review of Submittal, method of Work, or information regarding materials and equipment Contractor proposes to furnish shall not relieve Contractor of responsibility for errors therein and shall not be regarded as assumption of risks or liability by Owner, or any officer or employee thereof, and Contractor shall have no claim under Contract Documents on account of failure or partial failure or inefficiency or insufficiency of any plan or method of Work or material and equipment so accepted. Favorable review shall be considered to mean merely that Owner has no objection to Contractor using, upon Contractor's own full responsibility, plan or method of Work proposed, or furnishing materials and equipment proposed.
- C. Unless otherwise specified, Owner's review will not extend to the means, methods, techniques, sequences, or procedures of construction or to safety precautions or programs incident thereto. The review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.
- D. Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been favorably reviewed by the Owner; otherwise, any such Work is at Contractor's sole risk.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 4100

REGULATORY REQUIREMENTS

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes:

1. Regulatory requirements applicable to Contract Documents
2. Required provisions under Local Agency Disputes Act
3. Required references under federal law

1.02 GENERAL

A. Compliance with Laws

1. Conform to all applicable codes, laws, ordinances, rules and regulations, which shall have full force and effect as though printed in full in these Specifications. Codes, laws, ordinances, rules, regulations and ordinances (**Regulatory Requirements**) are not furnished to Contractor, because Contractor is assumed to be familiar with these requirements.
2. Any listing of Regulatory Requirements for hazardous waste abatement Work in the Contract Documents is supplied to Contractor as a courtesy and shall not limit Contractor's responsibility for complying with all applicable Regulatory Requirements having application to the Work. Where conflict among the Regulatory Requirements or with these Specifications occurs, the most stringent requirements shall be used.
3. Specific reference in the Specifications to codes and regulations or requirements of regulatory agencies shall mean the latest printed edition of each adopted by the regulatory agency in effect at the time of the opening of Bids, except as may be otherwise specifically stated in the Contract Documents.

B. Precedence

1. Where specified requirements differ from Regulatory Requirements, the more stringent requirements shall take precedence. Where Drawings or Specifications require or describe products or execution of better quality, higher standard or greater size than required by Regulatory Requirements, then Drawings and Specifications shall take precedence so long as such increase is legal. Where no requirements are identified on Drawings or in Specifications, comply with all Regulatory Requirements of governing authorities having jurisdiction.
2. Should any conditions develop not covered by the Contract Documents wherein the finished Work will not comply with current codes, a Change Order detailing and specifying the required Work shall be submitted to and approved by Owner before proceeding with the Work.

1.03 REGULATORY REQUIREMENTS

A. Applicable Codes

1. Codes that apply to Contract Documents include all Codes applicable to construction, including, but not limited to, the following:
 - a. California Building Code (2016 Edition or latest applicable code) as amended by applicable local ordinances for all construction work.

- b. California Electrical Code (2016 Edition or latest applicable code) as amended by applicable local ordinances for all construction work.
- c. California Plumbing Code (2016 Edition or latest applicable code) as amended by applicable local ordinances for plumbing, sewage disposal and health requirements.
- d. California Mechanical Code (2016 Edition or latest applicable code) as amended by applicable local ordinances for all construction work.
- e. International Fire Code (2016 Edition or latest applicable code) as amended by applicable local ordinances for all construction work.
- f. California Administrative Code Titles 15, 19 and 24 (with California amendments), and Americans with Disabilities Act (ADA) accessibility guidelines, whichever is more stringent.
- g. All State laws and City and County Ordinances, rules of the State or City or County Health Departments, rules of the National Board of Fire Underwriters and National Fire Protection Associations, and local power company regulations for mechanical and electrical work.

B. Applicable Laws, Statutes, Ordinances, Rules, And Regulations

- 1. During prosecution of Work to be done under Contract Documents, Contractor shall comply with applicable laws, ordinances, rules and regulations, including, but not limited to, the following:
 - a. Federal:
 - 1) Americans With Disabilities Act of 1990
 - 2) 29 CFR, Section 1910.1001, Asbestos
 - 3) 40 CFR, Subpart M, National Emission Standards for Asbestos
 - 4) Executive Order 11246
 - 5) Federal Endangered Species Act
 - 6) Clean Water Act
 - b. State of California:
 - 1) California Code of Regulations, Titles 5, 8, 17, 19, 21, 22, 24 and 25
 - 2) California Public Contract Code
 - 3) California Health and Safety Code
 - 4) California Government Code
 - 5) California Labor Code
 - 6) California Civil Code
 - 7) California Code of Civil Procedure
 - 8) CPUC General Order 95, Rules for Overhead Electric Line Construction
 - 9) CPUC General Order 128, Rules for Construction of Underground Electric Supply and Communications Systems
 - 10) Cal/OSHA
 - 11) OSHA: Hazard Communications Standards
 - 12) California Endangered Species Act
 - 13) Water Code
 - 14) Fish and Game Code
 - c. State of California Agencies:
 - 1) State and Consumer Services Agency
 - 2) Office of the State Fire Marshall
 - 3) Office of Statewide Health Planning and Development
 - 4) Department of Fish and Game
 - 5) All Air Quality Management Districts with jurisdiction
 - 6) All Regional Water Quality Control Boards with jurisdiction
 - 7) Division of the State Architect (if having jurisdiction)

- d. All Local Agencies with jurisdiction (cities, counties, fire departments)

C. Change Orders and Claims:

1. The California Public Contract Code, including but not limited to Section 7105(d)(2), and the California Government Code Section 930.2 et seq., apply to all contract procedures for changes, time extensions, change orders (time or compensation) and claims.
2. Any change, waiver, or omission to implement contract change order and claim procedures shall have no legal effect unless expressly permitted in a fully executed change order approved by Contractor and Owner and approved as to form by their respective legal counsel.

D. Required Provisions On Contract Claim Resolution

1. The California Public Contract Code specifies required provisions on resolving contract claims less than \$375,000, which are set forth below, and constitute a part of this Contract.
2. For the purposes of this section, "Claim" means a separate demand by Contractor of \$375,000 or less for (1) a time extension, (2) payment or money or damages arising from Work done by or on behalf of Contractor arising under the Contract Documents and payment of which is not otherwise expressly provided for or the Claimant is not otherwise entitled to, or (3) an amount the payment of which is disputed by Owner. In order to qualify as a Claim, the written demand must state that it is a Claim submitted under paragraph 12 of Document 00 7200 (General Conditions) and be submitted in compliance with all requirements of Document 00 7200 (General Conditions), paragraph 12. Separate Claims which total more than \$375,000 do not qualify as a "separate demand of \$375,000 or less," as referenced above, and are not subject to this section.
3. A voucher, invoice, payment application, or other routine or authorized form of request for payment is not a Claim for purposes of this section. If such request is disputed as to liability or amount, then the disputed portion of the submission may be converted to a Claim under this section by submitting a separate claim in compliance with Contract Documents claim submission requirements.
4. Caution. This section does not apply to tort claims and nothing in this section is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 and Chapter 2 of Part 3 of Division 3.6 of Title 1 of the California Government Code.
5. Procedure:
 - a. The Claim must be in writing, submitted in compliance with all requirements of Document 00 7200 (General Conditions), paragraph 12, including, but not limited to, the time prescribed by and including the documents necessary to substantiate the Claim, pursuant to Document 00 7200 (General Conditions), paragraph 12.3. Claims must be filed on or before the day of final payment. Nothing in this section is intended to extend the time limit or supersede notice requirements for the filing of claims as set forth in Document 00 7200 (General Conditions), paragraph 12 or elsewhere in the Contract Documents.
 - b. For Claims of fifty thousand dollars (\$50,000) or less, Owner shall respond in writing within forty-five (45) days of receipt of the Claim, or Owner may request in writing within thirty (30) days of receipt of the Claim, any additional documentation supporting the Claim or relating to any defenses or claims Owner may have against Claimant. If additional information is thereafter required, it shall be requested and provided in accordance with this section upon mutual agreement of Owner and Claimant. Owner's written response to the Claim, as further documented, shall be submitted to Claimant within fifteen (15) days after receipt of further documentation or within a period of time no greater than taken by Claimant in producing the additional information, whichever is greater.
 - c. For Claims over Fifty Thousand Dollars (\$50,000) and less than or equal to \$375,000: Owner shall respond in writing within sixty (60) days of receipt of the

Claim, or Owner may request in writing within thirty (30) days of receipt of the Claim, any additional documentation supporting the Claim or relating to any defenses or claims Owner may have against Claimant. If additional information is thereafter required, it shall be requested and provided in accordance with this section, upon mutual agreement of Owner and Claimant; Owner's written response to the Claim, as further documented, shall be submitted to Claimant within thirty (30) days after receipt of further documentation or within a period of time no greater than taken by Claimant in producing the additional information, whichever is greater.

- d. Meet and Confer: If Claimant disputes Owner's written response, or Owner fails to respond within the time prescribed above, Claimant shall notify Owner, in writing, either within fifteen (15) days of receipt of Owner's response or within fifteen (15) days of Owner's failure to timely respond, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon demand Owner will schedule a meet and confer conference within thirty (30) days for settlement of the dispute.
- e. Following the meet and confer conference, if the Claim or any portion remains in dispute, Claimant may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the California Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time Claimant submits its written claim as set forth herein, until the time that Claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.

E. Compliance With Americans With Disabilities Act

- 1. Contractor acknowledges that, pursuant to the Americans with Disabilities Act (ADA), programs, services and other activities provided by a public entity to the public, whether directly or through a Contractor, must be accessible to the disabled public. Contractor shall provide the services specified in the Contract Documents in a manner that complies with the ADA and any and all other applicable federal, state and local disability rights legislation. Contractor agrees not to discriminate against disabled persons in the provision of services, benefits or activities provided under the Contract Documents and further agrees that any violation of this prohibition on the part of Contractor, its employees, agents or assigns shall constitute a material breach of the Contract Documents.

F. Compliance With IRCA

- 1. Contractor acknowledges that Contractor, and all subcontractors hired by Contractor to perform services under this Agreement, are aware of and understand the immigration Reform and Control Act ("IRCA"). Contractor is and shall remain in compliance with the IRCA and shall ensure that any subcontractors hired by Contractor to perform services under this Agreement are in compliance with the IRCA. In addition, Contractor agrees to indemnify, defend and hold harmless Owner, its agents, officers and employees, from any liability, damages or causes of action arising out of or relating to any claims that Contractor's employees, or employees of any subcontractor hired by Contractor, are not authorized to work in the United States for Contractor or its subcontractor and/or any other claims based upon alleged IRCA violations committed by Contractor or Contractor's subcontractors.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 4200

REFERENCES AND DEFINITIONS

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

1. Reference standards, abbreviations, symbols, and definitions used in Contract Documents.
2. Full titles are given in this Section for standards cited in other Sections of Specifications.

**1.02 REFERENCE TO STANDARDS AND SPECIFICATIONS OF TECHNICAL SOCIETIES;
REPORTING AND RESOLVING DISCREPANCIES**

A. References

1. Reference to standards, specifications, manuals, or codes of any technical society, organization, or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard, specification, manual, code, or laws or regulations in effect at the time of opening of Bids, except as may be otherwise specifically stated in the Contract Documents.
2. If during the performance of the Work, Contractor discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents or between the Contract Documents and any provision of any such law or regulation applicable to the performance of the Work or of any such standard, specification, manual, or code or of any instruction of any supplier, Contractor shall report it in writing at once to Owner's Representative and Architect/Engineer, and Contractor shall not proceed with the Work affected thereby until consent to do so is given by Owner.

B. Precedence

1. Except as otherwise specifically stated in the Contract Documents or as may be provided by Change Order, CCD, or Supplemental Instruction, the provisions of the Contract Documents shall take precedence in resolving any conflict, error, ambiguity, or discrepancy between the provisions of the Contract Documents and:
 - a. The provisions of any such standard, specification, manual, code, or instruction (whether or not specifically incorporated by reference in the Contract Documents); or
 - b. The provisions of any such laws or regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such law or regulation).
2. No provision of any such standard, specification, manual, code, or instruction shall be effective to change the duties and responsibilities of Owner, Owner's Representative, Architect/Engineer or Contractor, or any of their subcontractors, consultants, agents, or employees, from those set forth in the Contract Documents, nor shall it be effective to assign to Owner, Architect/Engineer, or any of their consultants, agents, representatives or employees any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility inconsistent with the provisions of the Contract Documents.

C. Referenced Grades, Classes, and Types:

1. Where an alternative or optional grade, class, or type of product or execution is included in a reference but is not identified in Drawings or in Specifications, provide the highest, best, and greatest of the alternatives or options for the intended use and prevailing conditions.

D. Edition Date of References:

1. When an edition or effective date of a reference is not given, it shall be understood to be the current edition or latest revision published as of the date of opening Bids.
2. All amendments, changes, errata and supplements as of the effective date shall be included.

- E. ASTM and ANSI References:** Specifications and Standards of the American Society for Testing and Materials (ASTM) and the American National Standards Institute (ANSI) are identified in the Drawings and Specifications by abbreviation and number only and may not be further identified by title, date, revision, or amendment. It is presumed that Contractor is familiar with and has access to these nationally- and industry-recognized specifications and standards.

1.03 DEFINITIONS

A. Meaning of Words and Phrases

Wherever any of the words or phrases defined below, or a pronoun used in place thereof, is used in any part of the Contract Documents, it shall have the meaning here set forth. Where abbreviations and symbols are used, such abbreviations and symbols shall be given their common meaning in the construction industry. In the Contract Documents, the neuter gender includes the feminine and masculine, and the singular number includes the plural.

While Owner has made an effort to identify all defined terms with initial caps, the following definitions shall apply regardless of case unless the context otherwise requires:

1. Addenda: Written or graphic instruments issued prior to the opening of Bids, which clarify, correct, or change the bidding requirements or the Contract Documents. Addenda shall not include the minutes of the Pre-Bid Conference and/or Site Visit.
2. Agreement (Document 00 5200): Agreement is the basic Contract Document that binds the parties to construction Work. Agreement defines relationships and obligations between Owner and Contractor and by reference incorporates Conditions of Contract, Drawings, and Specifications and contains Addenda and all Modifications subsequent to execution of Contract Documents.
3. Alternate: Work added to or deducted from the base Bid, if accepted by Owner.
4. Application for Payment: Written application for monthly or periodic progress or final payment made by Contractor complying with the Contract Documents.
5. Approved Equal: Approved in writing by Owner as being of equivalent quality, utility and appearance.
6. Architect/Engineer: If used elsewhere in the Contract Documents, "Architect/Engineer" shall mean a person (or that person's firm) holding a valid California State Architect's or Engineer's license representing the Owner in the administration of the Contract Documents. Architect/Engineer may be an employee of or an independent consultant to Owner. When Architect/Engineer is referred to within the Contract Documents and not an employee of Owner, Architect/Engineer shall be construed to include employees of Architect/Engineer and/or employees that Architect/Engineer supervises. When the designated Architect/Engineer is an employee of Owner, his or her authorized representatives on the Project will be included under the term Architect/Engineer. If Architect/Engineer is an employee of Owner, Architect/Engineer is the beneficiary of all

Contractor obligations to Owner, including without limitation, all releases and indemnities. Architect/Engineer may also be referred to as Architect or Engineer.

7. Asbestos: Any material that contains more than one percent asbestos and is friable or is releasing asbestos fibers into the air above current action levels established by OSHA or Cal/OSHA.
8. Bid: The offer or proposal of the Bidder submitted on the prescribed form(s) setting forth the prices for the Work to be performed.
9. Bidder: One who submits a Bid.
10. Bidding Documents: All documents comprising the Project Manual (including all documents and Specification Sections listed in Document 00 0110 [Table of Contents]), including documents supplied for bidding purposes only and Contract Documents.
11. Board: The governing body of the Owner.
12. Business Day: Any Day other than Saturday, Sunday, and the following days that have been designated as holidays by Owner. If a holiday falls on a Saturday, the preceding Friday will be the holiday. If a holiday falls on a Sunday, the following Monday will be the holiday.
 - a. New Year's Day, January 1;
 - b. Martin Luther King Jr.'s Birthday, third Monday in January;
 - c. Presidents' Day, third Monday in February;
 - d. Cesar Chavez Day, March 31;
 - e. Memorial Day, last Monday in May;
 - f. Juneteenth, June 19;
 - g. Independence Day, July 4;
 - h. Labor Day, first Monday in September;
 - i. Veterans' Day, November 11;
 - j. Thanksgiving Day, as designated by the President;
 - k. The Day following Thanksgiving Day;
 - l. The Day preceding Christmas Day, December 24;
 - m. Christmas Day, December 25; and
 - n. Each day appointed by the Governor of California and formally recognized by the Governing Board as a day of mourning, thanksgiving, or special observance.
13. By Owner: Work that will be performed by Owner or its agents at the Owner's expense.
14. By Others: Work that is outside scope of Work to be performed by Contractor under this Contract, which will be performed by Owner, other contractors, or other means.
15. Change Order: A written instrument prepared by Owner and signed by Owner and Contractor, stating their agreement upon all of the following:
 - a. a change in the Work;
 - b. the amount of the adjustment in the Contract Sum, if any; and
 - c. the amount of the adjustment in the Contract Time, if any.
16. Code Inspector: A local or state agency responsible for the enforcement of applicable codes and regulations.
17. Concealed: Work not exposed to view in the finished Work, including within or behind various construction elements.
18. Construction Change Directive ("CCD"): A written order prepared and signed by Owner, directing a change in the Work and stating a proposed basis for adjustment, if any, in the Contract Sum or Contract Time, or both.
19. Contract Amount: a change order price, line item price, Contract Sum, or other price assigned to a scope of work.
20. Contract Conditions or Conditions of the Contract: Consists of two parts: General Conditions and Supplementary Conditions.

- a. General Conditions are general clauses that are common to the Owner Contracts, including Document 00 7200 (General Conditions).
 - b. Supplementary Conditions modify or supplement General Conditions to meet specific requirements for Contract Documents, including Document 00 7201 (Supplementary Conditions).
21. Contract Documents and Contract: Contract Documents and Contract shall consist of the documents identified as the Contract Documents in Document 00 5200 (Agreement), plus all changes, Addenda, and modifications thereto.
22. Contract Modification: Either:
- a. a written amendment to Contract signed by Contractor and Owner; or
 - b. a Change Order; or
 - c. a Construction Change Directive; or
 - d. a written directive for a minor change in the Work issued by Owner.
23. Contract Sum: The sum stated in the Agreement and, including authorized adjustments, the total amount payable by Owner to Contractor for performance of the Work and the Contract Documents. The Contract Sum is also sometimes referred to as the Contract Price or the Contract Amount.
24. Contract Time: The number or numbers of Days or the dates stated in the Agreement to achieve Substantial Completion of the Work or designated Milestones; and/or to achieve Final Completion of the Work so that it is ready for final payment and is accepted.
25. Contractor: The person or entity identified as such in the Agreement and referred to throughout the Contract Documents as if singular in number and neutral in gender. The term "Contractor" means the Contractor or its authorized representative.
26. Contractor's Employees: Persons engaged in execution of Work under Contract as direct employees of Contractor, as Subcontractors, or as employees of Subcontractors.
27. Day: One calendar day of 24 hours measured from midnight to the next midnight, unless the word "day" is specifically modified to the contrary.
28. Defective: An adjective which, when modifying the word "Work," refers to Work that is unsatisfactory or unsuited for the use intended, faulty, or deficient, that does not conform to the Contract Documents, or does not meet the requirements of any inspection, reference standard, test or approval referred to in the Contract Documents (including but not limited to approval of Samples and "or equal" items), or has been damaged prior to final payment (unless responsibility for the protection thereof has been assumed by Owner). Unapproved substitutions are defective. Owner is the judge of whether Work is Defective.
29. Division of State Architect: A division of the State of California providing, design and construction oversight for K-12 schools and community colleges, and developing and maintaining accessibility standards and codes utilized in public and private buildings throughout the State of California.
30. Drawings: The graphic and pictorial portions of Contract Documents, wherever located and whenever issued, showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.
31. Equal: Equal in opinion of Owner. Burden of proof of equality is responsibility of Contractor.
32. Final Acceptance or Final Completion: Owner's acceptance of the Work as satisfactorily completed in accordance with Contract Documents. Requirements for Final Acceptance/Final Completion include, but are not limited to:
- a. Final cleaning is completed.
 - b. All systems having been tested and accepted as having met requirements of Contract Documents.
 - c. All required instructions and training sessions having been given by Contractor.

- d. All Project Record Documents having been submitted by Contractor, reviewed by Owner, and accepted by Owner.
 - e. All punch list Work, as directed by Owner, having been completed by Contractor.
 - f. Generally all Work, except Contractor maintenance after Final Acceptance/Final Completion, having been completed to satisfaction of Owner.
33. Force Account: Work directed to be performed without prior agreement as to lump sum or unit price cost thereof, and which is to be billed at cost for labor, materials, equipment, taxes, and other costs, plus a specified percentage for overhead and profit.
 34. Exposed: Work exposed to view in the finished Work, including behind louvers, grilles, registers and various other construction elements.
 35. Furnish: Supply only, do not install.
 36. Indicated: Shown or noted on the Drawings.
 37. Install: Install or apply only, do not furnish.
 38. Latent: Not apparent by reasonable inspection, including but not limited to, the inspections and research required as a condition to bidding under Document 00 7200 (General Conditions).
 39. Law: Unless otherwise limited, all applicable laws including without limitation all federal, state, and local laws, statutes, standards, rules, regulations, ordinances, and judicial and administrative decisions.
 40. Lead: Any material with a detectable lead in excess of the reporting limits of 0.010% of weight.
 41. Material: This word shall be construed to embrace machinery, manufactured articles, materials of construction (fabricated or otherwise), and any other classes of material to be furnished in connection with Contract, except where a more limited meaning is indicated by context.
 42. Milestone: A principal event specified in Contract Documents relating to an intermediate completion date or time prior to Substantial Completion of all Work.
 43. Modification: Same as Contract Modification.
 44. Not in Contract or "NIC": Work that is outside the scope of Work to be performed by Contractor under Contract Documents.
 45. Notice of Completion: Shall have the meaning provided in California Civil Code §3093, and any successor statute.
 46. Off Site: Outside geographical location of the Project.
 47. Owner: Owner is defined in Document 00 5200 (Agreement).
 48. Owner-Furnished, Contractor Installed: Items furnished by Owner at its cost for installation by Contractor at its cost under Contract Documents.
 49. Owner's Representative(s): See Document 00 5200 (Agreement).
 50. Partial Utilization: Use by Owner of a substantially completed part of the Work for the purpose for which it is intended (or a related purpose) prior to Substantial Completion of all of the Work.
 51. PCBs: Polychlorinated byphenyls.
 52. Phase: A specified portion of the Work (if any) specifically identified as a Phase in Document 00 5200 (Agreement) or Document 01 1100 (Summary). For this Project, "Phase 1" does not represent a "portion", but a designation for sequencing in the overall development for Campus Town.
 53. Product Data: That information (brochures, catalog sheets, manufacturer's cut sheets, etc.) supplied by vendors having technical and commercial characteristics of the supplied equipment or materials and accompanying commercial terms such as warranties, instructions, and manuals.

54. Progress Report: A periodic report submitted by Contractor to Owner with progress payment invoices accompanying progress schedule. See Document 00 7200 (General Conditions).
55. Project: Total construction of which Work performed under Contract Documents may be whole or part.
56. Project Manager: If used elsewhere in the Contract Documents, "Project Manager" shall mean a person representing the Owner in the administration of the Contract Documents. Project Manager may be an employee of or an independent consultant to Owner. When Project Manager is referred to within the Contract Documents and no Project Manager has in fact been designated, then the matter shall be referred to Owner. The term Project Manager shall be construed to include employees of Project Manager and/or employees that Project Manager supervises. When the designated Project Manager is an employee of Owner, his or her authorized representatives on the Project will be included under the term Project Manager. If Project Manager is an employee of Owner Project Manager is the beneficiary of all Contractor obligations to Owner, including without limitation, all releases and indemnities.
57. Project Manual: Project Manual consists of Bidding Requirements, Agreement, Bonds, Certificates, Contract Conditions, Drawings, and Specifications.
58. Project Record Documents: All Project deliverables required under the Contract Documents, including without limitation, as built drawings; Installation, Operation, and Maintenance Manuals; and Machine Inventory Sheets.
59. Provide: Furnish and install.
60. Request for Information ("RFI"): A document prepared by Contractor requesting information regarding the Project or Contract Documents. The RFI system is also a means for Owner to submit Contract Document clarifications or supplements to Contractor.
61. Request for Proposals ("RFP"): A document issued by Owner to Contractor whereby Owner may initiate changes in the Work or Contract Time as provided in Contract Documents.
62. Request for Substitution ("RFS"): A document prepared by Contractor requesting substitution of materials as permitted and to the extent permitted in Contract Documents.
63. RFI-Reply: A document consisting of supplementary details, instructions, or information issued by Owner that clarifies or supplements Contract Documents, and with which Contractor shall comply. RFI-Replies do not constitute changes in Contract Sum or Contract Time except as otherwise agreed in writing by Owner. RFI-Replies will be issued through the RFI administrative system.
64. Samples: Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and which establish the standards by which such portion of the Work will be judged.
65. Shop Drawings: All drawings, diagrams, illustrations, schedules, and other data or information which are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work.
66. Shown: As indicated on Drawings.
67. Site: The particular geographical location of Work performed pursuant to the Contract Documents.
68. Specifications: The written portion of the Contract Documents consisting of requirements for materials, equipment, construction systems, standards, and workmanship for the Work; performance of related services.
69. Specified: As written in Specifications.
70. Subcontractor: A person or entity that has a direct contract with Contractor to perform a portion of the Work at the Site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and neutral in gender and means a

Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

71. Substantial Completion: The Work (or a specified part thereof) has progressed to the point where, in the opinion of Owner as evidenced by a notice or certificate of Substantial Completion, the Work is sufficiently complete, in accordance with Contract Documents, so that the Work (or specified part) can be utilized for the purposes for which it is intended, and unperformed or incomplete work elements are minor in nature; or if no such certificate is issued, when the Work (or specified part) is complete and ready for final payment as evidenced by written recommendation of Owner for final payment. The terms "Substantially Complete" and "Substantially Completed" as applied to all or part of the Work refer to Substantial Completion thereof.
72. Supplemental Instruction: A written directive from Owner to Contractor ordering alterations or Modifications that do not result in change in Contract Sum or Contract Time, and do not substantially change Drawings or Specifications.
73. Testing and Special Inspection Agency: An independent entity engaged to inspect and/or test the workmanship, materials, or manner of construction of buildings or portions of buildings, to determine if such construction complies with the Contract Documents and applicable codes.
74. Underground Facilities: All pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels or other such facilities or attachments, and any encasements containing such facilities that have been installed underground to furnish any of the following services or materials: Electricity, gases, chemicals, steam, liquid petroleum products, telephone or other communications, cable television, sewage and drainage removal, traffic or other control systems, or water.
75. Unit Price Work: Shall be the portions of the Work for which a unit price is provided in Document 00 5200 (Agreement) or Section 01 1100 (Summary).
76. Work: The entire completed construction, or the various separately identifiable parts thereof, required to be furnished under the Contract Documents within the Contract Time. Work includes and is the result of performing or furnishing labor and furnishing and incorporating materials and equipment into the construction, and performing or furnishing services and furnishing documents, all as required by the Contract Documents including everything shown in the Drawings and set forth in the Specifications. Wherever the word "work" is used, rather than the word "Work," it shall be understood to have its ordinary and customary meaning.

B. Other Defined Terms

The following terms are not necessarily identified with initial caps; however they shall have the meaning set forth below:

1. Wherever words "as directed," "as required," "as permitted," or words of like effect are used, it shall be understood that direction, requirements, or permission of Owner is intended. Words "sufficient," "necessary," "proper," and the like shall mean sufficient, necessary, or proper in judgment of Owner. Words "approved," "acceptable," "satisfactory," "favorably reviewed," or words of like import, shall mean approved by, or acceptable to, or satisfactory to, or favorably reviewed by Owner.
2. Wherever the word "may" or "ought" is used, the action to which it refers is discretionary. Wherever the word "shall" or "will" is used, the action to which it refers is mandatory.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 7700

CONTRACT CLOSEOUT

PART 1 - GENERAL

1.01 SUMMARY

A. Section describes requirements and procedures for:

1. Substantial Completion
2. Final Completion
3. Close Out
4. Warranties

1.02 SUBSTANTIAL COMPLETION

A. Removal of Temporary Construction Facilities and Project Cleaning.

1. Prior to Substantial Completion inspection: remove temporary materials, equipment, services, and construction; clean all areas affected by the Work; clean and repair damage caused by installation or use of temporary facilities; restore permanent facilities used during construction to specified condition.

B. Procedure for Substantial Completion

1. When Contractor considers Work or designated portion of the Work as Substantially Complete, submit written notice to Owner, with list of items remaining to be completed or corrected and explanation of why such items do not prevent Owner's beneficial use and occupancy of the Work for its intended purposes. Within reasonable time, Owner will inspect to determine status of completion.
2. Should Owner determine that Work is not Substantially Complete, Owner will promptly notify Contractor in writing, listing all defects and omissions. Contractor shall remedy deficiencies and send a second written notice of Substantial Completion. Owner will reinspect the Work. If deficiencies previously noted are not corrected on reinspection, then pay the cost of the reinspection.
3. When Owner concurs that Work is Substantially Complete, Owner will issue a written notice or certificate of Substantial Completion, accompanied by Contractor's list of items to be completed or corrected as verified by Owner.
4. A punch list examination will be performed upon Substantial Completion. One follow-up review of punch list items for each discipline will be provided. If further Site visits are required to review punch list items due to incompleteness of the Work by Contractor, Contractor will reimburse Owner for costs associated with these visits.

1.03 FINAL COMPLETION

A. Requirements

1. Final Completion occurs when Work meets requirements for Owner's Final Acceptance.

B. Procedure

1. When Contractor considers Work is Finally Complete, submit written certification that:
 - a. Contractor has inspected Work for compliance with Contract Documents, and all requirements for Final Acceptance have been met.

- b. Except for Contractor maintenance after Final Acceptance, Work has been completed in accordance with Contract Documents and deficiencies listed with Certificate of Substantial Completion have been corrected.
 - c. Project Record Documents are completed and turned over to Owner, and Work is complete and ready for final inspection.
 2. In addition to submittals required by Contract Documents, provide submittals required by governing authorities and submit final statement of accounting giving total adjusted Contract Sum, previous payments, and sum remaining due.
 3. Should Owner determine that Work is incomplete or Defective, Owner promptly will so notify Contractor, in writing, listing the incomplete or Defective items. Contractor shall promptly remedy the deficiencies and notify the Owner when it is ready for reinspection.

C. Final Adjustments of Accounts:

1. Submit a final statement of accounting to Owner, showing all adjustments to the Contract Sum and complete and execute Document 00 6530 (Agreement and Release of Claims).
2. If so required, Owner shall prepare a final Change Order for submittal to Contractor, showing adjustments to the Contract Sum that were not previously made into a Contract Modification.

D. Warranties

1. Submit material prior to final Application for Payment. For items of Work delayed materially beyond Date of Substantial Completion, provide updated Submittal within 14 Days after acceptance, listing date of acceptance as start of warranty period.
2. Warranty Forms: Submit drafts to Owner for approval prior to execution. Forms shall not detract from or confuse requirements or interpretations of Contract Documents.
3. Rejection of Warranties: Owner reserves right to reject unsolicited and coincidental product warranties that detract from or confuse requirements or interpretations of Contract Documents.
4. Term of Warranties: For materials and workmanship, warranty period shall be two years minimum from date of Final Completion of entire Work except where:
 - a. Detailed Specifications for certain materials, equipment or systems require longer warranty periods.
 - b. Materials, equipment or systems are put into beneficial use of Owner prior to Final Completion as agreed to in writing by Owner.

E. Warranty of Title:

1. No material, supplies, or equipment for Work under Contract shall be purchased subject to any chattel mortgage, security agreement, or under a conditional sale or other agreement by which an interest therein or any part thereof is retained by seller or supplier. Contractor warrants good title to all material, supplies, and equipment installed or incorporated in Work and agrees upon completion of all Work to deliver premises, together with improvements and appurtenances constructed or placed thereon by Contractor, to Owner free from any claim, liens, security interest, or charges, and further agrees that neither Contractor nor any person, firm, or corporation furnishing any materials or labor for any Work covered by Contract shall have right to lien upon premises or improvement or appurtenances thereon. Nothing contained in this paragraph, however, shall defeat or impair right of persons furnishing materials or labor under bond given by Contractor for their protection or any rights under law permitting persons to look to funds due Contractor in hands of Owner.

- F. Turn-In.** Contract Documents will not be closed out and final payment will not be made until all keys issued to Contractor during prosecution of Work and letters from property owners, pursuant to Contract Documents, are turned in to Owner.

- G. **Release of Claims.** Contract Documents will not be closed out and final payment will not be due or made until Document 00 6530 (Agreement and Release of Claims) is completed and executed by Contractor and Owner.
- H. **Fire Inspection Coordination.** Coordinate fire inspection and secure sufficient notice to Owner to permit convenient scheduling (if applicable).
- I. **Building Inspection Coordination.** Coordinate with Owner a final inspection for the purpose of obtaining an occupancy certificate (if applicable).

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION

**SECTION 015000
TEMPORARY FACILITIES AND CONTROLS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Temporary utilities.
- B. Temporary sanitary facilities.
- C. Temporary Controls: Barriers, enclosures, and fencing.
- D. Security requirements.
- E. Vehicular access and parking.
- F. Waste removal facilities and services.

1.02 RELATED REQUIREMENTS

- A. Section 015100 - Temporary Utilities.
- B. Section 015500 - Vehicular Access and Parking.

1.03 TEMPORARY UTILITIES - SEE SECTION 015100

- A. Provide and pay for all electrical power, lighting, and water required for construction purposes.
- B. Existing facilities may not be used.

1.04 TEMPORARY SANITARY FACILITIES

- A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
- B. Maintain daily in clean and sanitary condition.

1.05 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
- B. Provide barricades required by governing authorities for public rights-of-way.
- C. Provide protection for plants designated to remain. Replace damaged plants.
- D. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.06 FENCING

- A. Provide 6 foot high fence around construction site; equip with vehicular and pedestrian gates with locks.
 - 1. For the Abandoned Fast Food Restaurant Site and Chapel Site, fencing surrounding the entire site is required. For all other sites, fencing / barriers may be limited to ingress / egress points, unless otherwise directed by the City of Seaside.
 - 2. The existing chain-link fencing surrounding the parking lot at the Fire Station Site may be utilized during demolition activities, but will

1.07 SECURITY - SEE SECTION 013553

- A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

1.08 VEHICULAR ACCESS AND PARKING - SEE SECTION 015500

- A. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.
- B. Coordinate access and haul routes with governing authorities and Owner.

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- C. Provide and maintain access to fire hydrants, free of obstructions.
 - D. Provide means of removing mud from vehicle wheels before entering streets.
 - E. Designated existing on-site roads may be used for construction traffic.
 - F. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off-site parking.

1.09 WASTE REMOVAL

- A. See Section 017419 - Construction Waste Management and Disposal, for additional requirements.
- B. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- C. Provide containers with lids. Remove trash from site periodically.
- D. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.
- E. Open free-fall chutes are not permitted.

1.10 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary utilities, equipment, facilities, materials, prior to Date of Substantial Completion inspection.
- B. Remove underground installations to a minimum depth of 2 feet. Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 015000

**SECTION 015100
TEMPORARY UTILITIES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Temporary Utilities: Provision of electricity and water.

1.02 RELATED REQUIREMENTS

- A. Section 015000 - Temporary Facilities and Controls:

1.03 REFERENCE STANDARDS

- A. 29 CFR 1926 - Safety and Health Regulations for Construction; Current Edition.

1.04 TEMPORARY ELECTRICITY

- A. Cost: By Contractor.

1.05 TEMPORARY WATER SERVICE

- A. Cost of Water Used: By Contractor.
- B. Provide and maintain suitable quality water service for construction operations at time of project mobilization.
- C. Connect to existing water source.
 - 1. Exercise measures to conserve water.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 015100

**SECTION 015500
VEHICULAR ACCESS AND PARKING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Access roads.
- B. Parking.
- C. Existing pavements and parking areas.
- D. Construction parking controls.
- E. Flag persons.
- F. Haul routes.
- G. Traffic signs and signals.
- H. Maintenance.
- I. Removal, repair.
- J. Mud from site vehicles.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Temporary Construction: Contractor's option.

2.02 SIGNS, SIGNALS, AND DEVICES

- A. Traffic Cones and Drums, Flares and Lights: As approved by local jurisdictions.
- B. Flag Person Equipment: As required by local jurisdictions.

PART 3 EXECUTION

3.01 PREPARATION

- A. Clear areas, provide surface and storm drainage of road, parking, area premises, and adjacent areas.

3.02 ACCESS ROADS

- A. Use of designated existing on-site streets and driveways for construction traffic is permitted.
- B. Extend and relocate as work progress requires, provide detours as necessary for unimpeded traffic flow.
- C. Provide unimpeded access for emergency vehicles. Maintain 20 foot width driveways with turning space between and around combustible materials.
- D. Provide and maintain access to fire hydrants free of obstructions.

3.03 PARKING

- A. Use of designated areas of existing parking facilities by construction personnel is permitted.
- B. Arrange for temporary parking areas to accommodate use of construction personnel.
- C. When site space is not adequate, provide additional off-site parking.

3.04 CONSTRUCTION PARKING CONTROL

- A. Control vehicular parking to prevent interference with public traffic and parking, access by emergency vehicles, and Owner's operations.
- B. Prevent parking on or adjacent to access roads or in non-designated areas.

3.05 FLAG PERSONS

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- A. Provide trained and equipped flag persons to regulate traffic when construction operations or traffic encroach on public traffic lanes.

3.06 HAUL ROUTES

- A. Consult with authority having jurisdiction, establish public thoroughfares to be used for haul routes and site access.
- B. Confine construction traffic to designated haul routes.
- C. Provide traffic control at critical areas of haul routes to regulate traffic, to minimize interference with public traffic.

3.07 TRAFFIC SIGNS AND SIGNALS

- A. At approaches to site and on site, install at crossroads, detours, parking areas, and elsewhere as needed to direct construction and affected public traffic.
- B. Relocate as work progresses, to maintain effective traffic control.

3.08 MAINTENANCE

- A. Maintain traffic and parking areas in a sound condition.
- B. Maintain existing paved areas used for construction; promptly repair breaks, potholes, low areas, standing water, and other deficiencies, to maintain paving and drainage in original, or specified, condition.

3.09 REMOVAL, REPAIR

- A. Remove underground work and compacted materials to a depth of 2 feet; fill and grade site as specified.
- B. Repair existing facilities damaged by use, to original condition.
- C. Remove equipment and devices when no longer required.
- D. Repair damage caused by installation.

3.10 MUD FROM SITE VEHICLES

- A. Provide means of removing mud from vehicle wheels before entering streets.

END OF SECTION 015500

SECTION 015723.02
TEMPORARY STORM WATER POLLUTION CONTROL (SWPPP)
(GREATER THAN ONE ACRE OF DISTURBED SOIL) – SWPPP REQUIRED

PART 1 GENERAL

1.01 SUMMARY

- A. This section describes the temporary storm water pollution control requirements for construction sites that involve the disturbance of one acre or greater of soil or disturbs less than one acre of soil but is part of a larger common plan of development. These requirements and constraints are in addition to those appearing elsewhere in the Specifications or any regulation, codes, certificates, notices, etc. that may be required by jurisdictions that have authority over the Work.

1.02 RELATED SECTIONS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.03 SCOPE OF WORK

- A. A This Project is covered under the National Pollution Discharge Elimination System (NPDES) General Permit For Stormwater discharges Associated With Construction And Land Disturbance Activities (General Permit) Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ-NPDES No. CAS000002 (CGP) and a Waste Discharge Identification Number (WDID#) has been issued by the State (WDID# 9 37C397554). The project been assigned a Risk Level 1. The Contractor is responsible for maintaining compliance with the CGP and all activities described in this Section through completion of punch list activities. The Work also includes the following:
1. The Contractor will be responsible for preparing and finalizing a Storm Water Pollution Prevention Plan (SWPPP) for the Project.
 2. Implementation and maintenance of the approved SWPPP that is in conformance with the requirements of a Risk Level 1 project, as specified in the CGP. The SWPPP and BMPs shall apply to all construction related areas and activities associated with the Project as shown on the Contract Drawings and as specified in these Specifications, such as staging areas, equipment and material storage sites, waste management areas, temporary plant sites, and borrow pit operations which may be outside the construction limits and shall remain and be maintained until the completion of all punch list items.
 3. Implementation and maintenance of Storm Water Pollution Prevention Best Management Practices (BMPs) as described in the approved SWPPP for the Project.
 4. Performance of storm water inspections that is in conformance with the requirements of a Risk Level 1 project, as specified in the CGP.
 5. Preparation and submittal of a close-out report.

1.04 SUBMITTALS

- A. A Contractor shall submit the following requiring the City's review and approval.
1. Storm Water Pollution Prevention Plan
 2. Amendments to the Storm Water Prevention Plan
 3. End of Project Storm Water Compliance Report, with copies of the inspection reports.

1.05 REFERENCES

- A. The publication and guidance listed below form a part of these Specifications to the extent referenced. These items are referred to in the text by the basic designation only.
1. State Water Resources Control Board Construction Stormwater Program,
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html. –

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- Supplemental guidance on preparation of a California NPDES Construction Activities Storm Water General Permit SWPPP (General Construction Storm Water Permit),
 2. State Water Resources Stormwater Multiple Application Reports and Tracking System (SMARTs) <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>
 3. and Water Pollution Control webpage, <https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks> – Supplemental guidance on the preparation of a SWPPP found in the Storm Water Pollution Prevention Plan (SWPPP) and Water Pollution Control Program (WPCP) Preparation Manual. BMP guidance and details are available in the Caltrans Storm Water Quality Handbooks, Construction Site Best Management Practices (BMPs) Manual. Guidance is also provided for construction storm water monitoring,
 4. Construction BMP Handbook, <https://www.casqa.org/resources/bmp-handbooks> - Supplemental guidance on the installation and maintenance of common erosion and sediment control BMPs, good housekeeping BMPs, waste management BMPs, and other commonly used practices for construction sites in California.

1.06 REGULATIONS

- A. Comply with all applicable federal, state, and local regulations, including but not limited to air, water, environmental, transport and disposal regulations. Specific regulations applicable to discharges to storm water conveyance system for this Project include the following:
 1. National Pollution Discharge Elimination System (NPDES) General Permit For Stormwater discharges Associated With Construction And Land Disturbance Activities Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ NPDES No. CAS000002 (CGP) as amended, and/or modified. (Dischargers that obtained permit coverage under the 2009 permit prior to the 2022 permit's effective date, may continue coverage under the 2009 permit for up to two years after the 2022 permit's effective date. On September 1, 2025, all existing Notices of Intent covered under the 2009 permit will be administratively terminated, and new permit coverage under the 2022 permit must be obtained if construction is still active).
 2. National Pollution Discharge Elimination System (NPDES) General Permit For Stormwater discharges Associated With Construction And Land Disturbance Activities (General Permit) Order WQ 2022-0057-DWQ NPDES No. CAS000002 (2022 CGP) as amended, and/or modified.

1.07 STORM WATER POLLUTION PREVENTION PLAN

- A. Submit Storm Water Prevention Plan (SWPPP) conforming to the requirements of this Section as part of the Technical Specifications.
 1. The Contractor shall submit the SWPPP and the following information to the Engineer prior to the Pre-Construction Conference for approval.
 - a. Work shall not be started until the SWPPP has been approved by the City and accepted by the Engineer.
 - b. Contractor is to provide the SMARTs account user name for the project Qualified SWPPP developer (QSD) and Qualified SWPPP Practitioner (QSP) to the Engineer.
 - c. Subsequent modifications and amendments to the SWPPP are subject to the review and approval by the City and accepted by the Engineer.
- B. SWPPP: The Contractor shall submit a site specific SWPPP that includes all applicable phases of construction activity, including but not limited to pre-earth work, demolition, clearing, grading and land development, excavating, filling, construction, paving, the installation of structures at water course and final site stabilization.
 1. The SWPPP shall include, but not be limited to, site information, identification of potential pollutants, and identification of appropriate storm water pollution prevention BMPs to be

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- utilized by the Contractor throughout the duration of the Project, designed to meet the Numeric Action Levels (NALs) as required by the CGP.
2. The SWPPP must identify the responsible personnel for permit compliance.
 3. The SWPPP shall also include provisions for BMP maintenance, inspection and repair, and employee training.
 4. As applicable, the SWPPP shall include a plan for storm water sampling and reporting.
 5. SWPPP BMPs shall include erosion and sediment controls, materials and waste management controls, non-stormwater controls, and post-construction storm water management controls.
 6. The SWPPP shall also include site drawings with details of appropriate BMPs to be implemented and their locations for each phase of construction activity. As with the SWPPP itself, these site plans shall be updated as necessary when changes occur.
- C. Qualifications of the Qualified SWPPP Developer (QSD): The SWPPP and amendments shall be prepared by a Qualified SWPPP Developer (QSD) as defined in the CGP
- D. Qualifications of the Contractor's Qualified SWPPP Developer (QSD): The Contractor must retain a QSD from the beginning of the project until the NOT is approved.
- E. Qualifications of the Contractor's Qualified SWPPP Practitioner (QSP): The Contractor must retain a designated Qualified SWPPP Practitioner (QSP) to implement, document, and maintain CGP compliance at the site. The QSP is responsible for site visual inspections, documentation, and any sampling and analysis. The QSP must meet the qualifications of a "Qualified SWPPP Practitioner" as defined in the CGP. The QSP must have the authority to implement and make field decisions to maintain compliance with the CGP. Documentation of QSP qualifications is to be included in the SWPPP.
- F. Qualified SWPPP Practitioner (QSP) Delegate: The Port may authorize a QSP to delegate visual inspections, sampling, and/or SWPPP and BMP implementation activities to others (delegates) (e.g., superintendent, project manager, foreman, contractor, coworker) that have received training for their respective tasks. A QSP opting to delegate tasks to others shall provide the following training based on the guidelines set by the Construction General Permit Training Team:
- a. Foundational training for all delegates regarding stormwater compliance roles and responsibilities, forecast information, and documentation and reporting procedures; and
 - b. Site-specific training regarding visual inspections, sampling procedures, and/or SWPPP and BMP implementation activities relevant to the delegate's assigned responsibilities.
2. Prior to a delegate conducting any tasks, the QSP must determine that the delegate(s) can perform and have a competent understanding of the visual inspection, sampling, and/or SWPPP and BMP implementation tasks prior to fully delegating the responsibility to the individual.
 3. The current delegate(s), including name, email, and phone number, must be maintained in a training log, included as an attachment to the SWPPP, prior to the delegate performing the delegated function; and the delegate(s) must have a system used to record and report issues back to the QSP within 24 hours of when a corrective action is needed.
 4. The City may at any time revoke an approval to delegate QSP tasks to another individual based on site conditions, BMP implementation or compliance issues on the site.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Types: Materials shall be as shown and specified in the publications listed above.

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- B. Availability: The Contractor shall have adequate materials on site to deploy BMPs to protect the exposed portions of the site and to prevent sediment and pollutant discharges from the site.

PART 3 EXECUTION

3.01 GENERAL

- A. The regulations listed in this Section prohibit degradation of water quality and require prevention or control of discharges from construction sites and construction activities for all City of Seaside projects.
- B. A copy of the current approved plan shall be maintained on site at all times.
- C. The Contractor shall implement appropriate BMPs to prevent and/or control potential discharges and to protect the storm water conveyance system from any and all activities with the potential to release materials directly or indirectly into the storm water conveyance system.
- D. If a selected BMP fails, it shall be repaired and modified, if necessary, or replaced with an acceptable alternate as soon as it is safe to do so.
- E. Upon Project Completion, the Contractor shall prepare a storm water close-out report that satisfies the annual reporting requirements contained in Section XVI of the CGP.
- F. The Contractor is required to submit the original implemented SWPPP and any amendments along with all inspection reports and sampling data at Project Completion.

3.02 AUTHORITY OF THE ENGINEER AND CITY STAFF

- A. The Engineer has the authority to limit the surface area of soils exposed by clearing and grubbing, excavation, borrow, and fill operations, and to direct the Contractor to provide immediate, permanent, or temporary BMPs to minimize pollutant transport. The Engineer has the authority to require BMPs to be installed or maintained by the Contractor at any time and to stop or delay work that could result in pollutant transport, until such time as the Contractor provides adequate BMP protection.

3.03 BEST MANAGEMENT PRACTICES (BMPS)

- A. The Contractor shall provide an effective combination of erosion and sediment control BMPs, Non-Storm Water Management BMPs, Materials, and Waste Management BMPs.
 - 1. Erosion control BMPs include, but are not limited to, scheduling, slope roughening, preservation of existing vegetation, hydraulic mulches, temporary seeding, soil stabilizers and binders, bonded fiber matrix (BFM), erosion control blankets, and plastic covers. Temporary sediment control BMPs include but are not limited to linear sediment barriers (such as slit fence, fiber rolls, and gravel bag berms), sediment traps, storm drain inlet protection, tracking controls, and dust control.
 - 2. Non-storm water management BMPs include but are not limited to: pavement cutting, vehicle and equipment cleaning, vehicle and equipment fueling and maintenance.
 - 3. Materials and Waste Management BMPs include, but are not limited to, material storage, stockpiles, spill prevention and control, cleanup, and concrete waste management.
- B. Routine site visual inspections are to be carried out by the QSP, or QSP Delegate, as required by the CGP and as described in the approved SWPPP. The site is to be inspected and BMPs are to be evaluated weekly before, during and after a Qualifying Precipitation Event. Required site visual inspections are to be carried out for the duration of the Project and through approval of the Notice of Termination (NOT). The site visual inspections are to be documented and inspection reports are to be maintained on the site.

3.04 COORDINATION

- A. Contractor shall coordinate with the Engineer for the turnover of the SWPPP. The Contractor shall work with the City in systematically implementing the Contractor BMPs..

3.05 TRAINING

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- A. Contractor shall ensure that training on this special condition is given to all employees and subcontractors involved in construction activities. This training shall include, but not be limited to, the location of the storm drains on the job site; the direct link between the stormdrain system and the bay; potential pollutants; and BMP installation, inspection, maintenance, and repair.

3.06 UNAUTHORIZED DISCHARGES

- A. No discharges of any material may enter the storm water conveyance system including process and wash waters, dust, petroleum products, soil, or debris. The rinsing of paint or cementitious products into storm drains is prohibited. The Contractor shall be responsible for cleanup, mitigation, and penalties resulting from failure to implement and maintain appropriate BMPs for pollution prevention.

3.07 NOTIFICATION

- A. The Contractor shall notify the Engineer immediately of any unauthorized releases to the storm drain. The Contractor shall immediately document all unauthorized releases including but not limited to the time, date and duration, material released, and action taken to stop discharge and prevent future discharges. Documentation shall be provided to the Engineer and included in the SWPPP.

3.08 CLEANUP

- A. All temporary BMPs and unsalvageable materials used in the storm water pollution prevention program shall be removed and properly disposed of at the completion of Work.

END OF SECTION 015723.02

**SECTION 017419
CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL**

PART 1 GENERAL

1.01 WASTE MANAGEMENT REQUIREMENTS

- A. Owner requires that this project generate the least amount of trash and waste possible.
- B. Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.
- C. Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.
- D. Contractor shall submit Waste Disposal Reports; all landfill disposal, recycling, salvage, and reuse must be reported regardless of to whom the cost or savings accrues; use the same units of measure on all reports.
- E. Methods of trash/waste disposal that are not acceptable are:
 - 1. Burning on the project site.
 - 2. Burying on the project site.
 - 3. Dumping or burying on other property, public or private.
 - 4. Other illegal dumping or burying.
 - 5. Incineration, either on- or off-site.
- F. Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

1.02 RELATED REQUIREMENTS

- A. Section 012500 - Substitution Procedures.
- B. Section 013000 - Administrative Requirements: Additional requirements for project meetings, reports, submittal procedures, and project documentation.
- C. Section 015000 - Temporary Facilities and Controls: Additional requirements related to trash/waste collection and removal facilities and services.
- D. Section 016000 - Product Requirements: Waste prevention requirements related to product substitutions.
- E. Section 311000 - Site Clearing: Handling and disposal of land clearing debris.

1.03 DEFINITIONS

- A. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.
- B. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.
- C. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.
- D. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.
- E. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.
- F. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.

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- G. Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.
 - H. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.
 - I. Return: To give back reusable items or unused products to vendors for credit.
 - J. Reuse: To reuse a construction waste material in some manner on the project site.
 - K. Salvage: To remove a waste material from the project site to another site for resale or reuse by others.
 - L. Sediment: Soil and other debris that has been eroded and transported by storm or well production run-off water.
 - M. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.
 - N. Toxic: Poisonous to humans either immediately or after a long period of exposure.
 - O. Trash: Any product or material unable to be reused, returned, recycled, or salvaged.
 - P. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

1.04 SUBMITTALS

- A. Waste Disposal Reports: Submit with details of quantities of trash and waste, means of disposal or reuse, and costs; show both totals to date and since last report.
 - 1. Submit updated Report with each Application for Progress Payment; failure to submit Report will delay payment.
 - 2. Submit Report on a form acceptable to Owner.
 - 3. Landfill Disposal: Include the following information:
 - a. Identification of material.
 - b. Amount, in tons or cubic yards, of trash/waste material from the project disposed of in landfills.
 - c. State the identity of landfills, total amount of tipping fees paid to landfill, and total disposal cost.
 - d. Include manifests, weight tickets, receipts, and invoices as evidence of quantity and cost.
 - 4. Other Disposal Methods: Include information similar to that described above, as appropriate to disposal method.

PART 2 PRODUCTS (NOT USED)

2.01 PRODUCT SUBSTITUTIONS

- A. See Section 016000 and Section 012500.
- B. For each proposed product substitution, submit the following information in addition to requirements specified in Section 016000:
 - 1. Relative amount of waste produced, compared to specified product.
 - 2. Cost savings on waste disposal, compared to specified product, to be deducted from the Contract Price.
 - 3. Proposed disposal method for waste product.
 - 4. Markets for recycled waste product.

PART 3 EXECUTION

3.01 WASTE MANAGEMENT PROCEDURES

-
- A. See Section 015000 for additional requirements related to trash/waste collection and removal facilities and services.

3.02 WASTE MANAGEMENT PLAN IMPLEMENTATION

- A. Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.
- B. Communication: Distribute copies of the Waste Management Plan to job site foreman, each subcontractor, Owner, and Engineer.
- C. Instruction: Provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the project.
- D. Meetings: Discuss trash/waste management goals and issues at project meetings.
 - 1. Prebid meeting.
 - 2. Preconstruction meeting.
 - 3. Regular job-site meetings.
- E. Facilities: Provide specific facilities for separation and storage of materials for recycling and trash disposal, for use by all contractors.
 - 1. Provide containers as required.
 - 2. Provide adequate space for pick-up and delivery and convenience to subcontractors.
 - 3. Keep recycling and trash/waste bin areas neat and clean and clearly marked in order to avoid contamination of materials.
- F. Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.
- G. Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

END OF SECTION 017419

**SECTION 024100
DEMOLITION**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Building demolition excluding removal of hazardous materials and toxic substances.
- B. Selective demolition of built site elements.
- C. Selective demolition of building elements for alteration purposes.
- D. Abandonment and removal of existing utilities and utility structures.

1.02 RELATED REQUIREMENTS

- A. Section 011000 - Summary: Description of items to be salvaged or removed for re-use by Contractor.
- B. Section 015000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- C. Section 015713 - Temporary Erosion and Sediment Control.
- D. Section 017419 - Construction Waste Management and Disposal: Limitations on disposal of removed materials; requirements for recycling.
- E. Section 311000 - Site Clearing: Vegetation and existing debris removal.
- F. Section 312200 - Grading: Fill material for filling holes, pits, and excavations generated as a result of removal operations.
- G. Section 312323 - Fill: Filling holes, pits, and excavations generated as a result of removal operations.

1.03 REFERENCE STANDARDS

- A. 29 CFR 1926 - Safety and Health Regulations for Construction; Current Edition.
- B. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2022, with Errata (2021).

1.04 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Site Plan: Indicate:
 - 1. Vegetation to be protected.
 - 2. Areas for temporary construction and field offices.
 - 3. Areas for temporary and permanent placement of removed materials.
- C. Demolition Plan: Submit demolition plan as required by OSHA and local AHJs.
 - 1. Indicate extent of demolition, removal sequencing, bracing and shoring, and location and construction of barricades and fences.
 - 2. Demolition firm qualifications.
- D. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

1.05 QUALITY ASSURANCE

- A. Demolition Firm Qualifications: Company specializing in the type of work required.
 - 1. Minimum of 5 years of documented experience.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 DEMOLITION

- A. Remove the entire building designated as the Fire Station Building 4403A located at 4403 General Jim Moore Boulevard; the abandoned Fast Food Restaurant located at 4401 General Jim Moore Boulevard; the Chapel located north of the intersection of Colonel Durham Street and Arnhem Road; the Building 4450A located southwest of the intersection of Colonel Durham Street and 6th Avenue; and the shed structure located northeast of the intersection of Gigling Road and Parker Flats Cutoff Road, within the East Parker Flats Cutoff area, in Seaside, CA 93955.
- B. Remove all paving and curbs within site boundaries.
- C. Remove foundation walls and footings to whatever depth is required to perform the work, or a minimum of 2 feet below finished grade, whichever is greater.
- D. Remove concrete slabs on grade within site boundaries.
- E. Remove utility mains, utility services, utility laterals, manholes and manhole covers, curb inlets and catch basins, handholes, boxes, and all applicable utility appurtenances, unless otherwise noted on the plans (i.e. protect-in-place utilities).
- F. Remove fences and gates.
- G. Remove creosote-treated wood utility poles.
- H. Remove other items indicated, for salvage, relocation, and recycling.

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 - 1. Obtain required permits.
 - 2. Comply with applicable requirements of NFPA 241.
 - 3. Use of explosives is not permitted.
 - 4. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 - 5. Provide, erect, and maintain temporary barriers and security devices.
 - 6. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
 - 7. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
 - 8. Do not close or obstruct roadways or sidewalks without permits from authority having jurisdiction.
 - 9. Conduct operations to minimize obstruction of public and private entrances and exits. Do not obstruct required exits at any time. Protect persons using entrances and exits from removal operations.
 - 10. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon, or limit access to their property.
- B. Do not begin removal until receipt of notification to proceed from Owner.
- C. Do not begin removal until vegetation to be relocated has been removed and vegetation to remain has been protected from damage.
- D. Protect existing structures and other elements to remain in place and not removed.
 - 1. Provide bracing and shoring.
 - 2. Prevent movement or settlement of adjacent structures.
 - 3. Stop work immediately if adjacent structures appear to be in danger.

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- E. Minimize production of dust due to demolition operations. Do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.
 - F. If hazardous materials are discovered during removal operations, stop work and notify Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.
 - G. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.

3.03 EXISTING UTILITIES

- A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.
- B. Protect existing utilities to remain from damage.
- C. Do not disrupt public utilities without permit from authority having jurisdiction.
- D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.
- E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.
- F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
- G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
- H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone. Identify and mark, in same manner as other utilities to remain, utilities to be reconnected.

3.04 SELECTIVE DEMOLITION FOR ALTERATIONS

- A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.
 - 1. Verify construction and utility arrangements are as indicated.
 - 2. Report discrepancies to Engineer before disturbing existing installation.
 - 3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
 - B. Remove existing work as indicated and required to accomplish new work.
 - 1. Remove items indicated on drawings.
 - C. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, Telecommunications, and Gas): Remove existing systems and equipment as indicated.
 - 1. Maintain existing active systems to remain in operation, and maintain access to equipment and operational components.
 - 2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
 - 3. Verify that abandoned services serve only abandoned facilities before removal.
 - 4. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings. Remove back to source of supply where possible, otherwise cap stub and tag with identification.
 - D. Protect existing work to remain.
 - 1. Prevent movement of structure. Provide shoring and bracing as required.
 - 2. Perform cutting to accomplish removal work neatly and as specified for cutting new work.
 - 3. Repair adjacent construction and finishes damaged during removal work.
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4. Patch to match new work.

3.05 DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from site.
- B. Remove materials not to be reused on site; comply with requirements of Section 017419 - Waste Management.
- C. Leave site in clean condition, ready for subsequent work.
- D. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION 024100

- D. Waste Manifests: Submit for approval at the pre-construction meeting a filled out hazardous and/or non-hazardous waste manifest form(s). Obtain necessary information for this purpose from the Owner. Give a copy of the Waste Manifest and the weight ticket from the landfill to the Owner's Environmental Consultant for each required shipment.
- E. Notify the Owner and the Owner's Observation Service in writing 48 hours in advance of the time when contaminated materials are to be removed from the site.
- F. The Contractor shall be responsible for safe handling and transportation of hazardous waste generated by this Contract to the designated Waste Site.
- G. The Contractor shall hold the Owner and Owner's Environmental Service harmless for claims, damages, losses, and expenses against them, including attorney's fees arising out of or resulting from asbestos spills on the site or spills en route to the disposal site.

3.07 AIR MONITORING

A. Area Air Monitoring:

- 1. Throughout the abatement process area air monitoring may be performed by the Owner's Environmental Consultant to ensure Work is done in conformance with fiber concentration limits of this section.
- 2. If area air monitoring results analyzed by Phase Contrast Microscopy, NIOSH 7400 Methodology, outside the Work Area are in excess of 0.01 fibers per cubic centimeters (f/cc) of air, the Contractor shall make changes in work procedures to assure compliance with these minimum standards.

B. Personnel Air Monitoring:

- 1. The Contractor shall submit written reports to the Owner's Environmental Consultant of the Contractor's personnel air monitoring within twenty-four hours of the end of the previous day's shift. Personnel air monitoring shall not exceed the levels recommended for the type of respiratory protection in use.

C. Air Clearance Sampling:

- 1. Air clearance release criteria is when all of the samples collected in each work area are equal to or below 0.01 fibers per cubic centimeters (f/cc) of air analyzed by Phase Contrast Microscopy (PCM) Methodology. The owner will be responsible for one set of clearances inside each work area with a 24 hour turnaround time. If the first set of air clearances fails to meet release criteria, the Contractor shall re-clean the work area(s) and additional air clearance sampling will be performed. Additionally, the Contractor could choose to have the samples not meeting clearance criteria analyzed by Transmission Electron Microscopy (TEM), AHERA Methodology, at their cost. The Contractor will be responsible for all costs incurred for the cleaning of the contamination, Owners Environmental Consultant's time to observe re-cleaning and perform sampling, and analytical costs for additional sampling at a less than 12 hour turnaround time.

3.08 CLEAN UP

- A. Maintain a clean project site during and upon completion of Work of this Section. Cleaning shall be in accordance with the General Requirements and Conditions.

END OF SECTION

APPENDIX A Tables

AREA 2
(Partial)

AREA 2: HARDSCAPE ASBESTOS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 9 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

AREA 2: BUILDING 4403A ASBESTOS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 4 samples collected and analyzed.

AREA 3

AREA 3: BUILDING 4405 AND HARDSCAPE ASBESTOS MATERIALS SUMMARY

Asbestos

HOMO. ID	MATERIAL	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
AA	Mastic	Gray & Black, Roof	Throughout Roof - Patches, Penetrations and Seams	Class II	Category I - Non-Friable	150 SF

Subsurface asbestos cement piping is assumed throughout the area.

AREA 4

AREA 4 ASBESTOS MATERIALS SUMMARY

Asbestos

4A

- No asbestos was detected in the 7 samples collected and analyzed.

4B

- No asbestos was detected in the 5 samples collected and analyzed.

4C

- No asbestos was detected in the 6 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

AREA 5

AREA 5: BUILDING AND HARDSCAPE ASBESTOS MATERIALS SUMMARY

HOMO. ID	MATERIAL	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
A	Wallboard/Joint Compound	White/White	East Wing: Throughout Ceilings	Class II	NA (Composite <1% by Point Count, Wallboard=ND, Joint Compound=2%)	4,100 SF
D	Vinyl Floor Tile/Mastic	9" Green/Black	West Wing: Throughout Under Carpeting And Wooden Alter. East Wing: NE Hallway Closet. This Material Is On Concrete Subflooring.	Class II	Category I - Non-Friable	4,980 SF
E	Mastic	Black & Yellow, Carpet	West Wing: Lobby Under Ceramic Tile Flooring. East Wing: Throughout Except Kitchen And NE Hallway Closet	Class II	Category I - Non-Friable	3,250 SF
I	Vinyl Floor Tile/Mastic	12" Beige, Stone Pattern/Yellow & Black	Kitchen	Class II	Category I - Non-Friable	500SF
R	Sealant	Gray, Window Frames & Wall Seams	Exterior Throughout	Class II	Category I - Non-Friable	960LF (80 SF)
Z	Vinyl Sheet Flooring/Mastic	Beige/Black, Patch	Kitchen	Class II	Category I - Non-Friable	45 SF
CC	Sealant	White, Goopy, Interior Door Frame	Interior Throughout	Class II	Category I - Non-Friable	360 LF (30 SF)
DD	Sealant	Black, Flue at Wall	Basement - NE Wall	Class II	Category I - Non-Friable	2 SF
HH	Sealant	Black, Flashing	Roof Around Steeple	Class II	Category I - Non-Friable	84 LF (7 SF)
JJ	Parapet	Black, Built-up	Steeple Roof	Class II	Category I - Non-Friable	135 SF

Subsurface asbestos cement piping is assumed throughout the area.

AREA 6

AREA 6 ASBESTOS MATERIALS SUMMARY

Asbestos

6A

- No asbestos was detected in the 5 samples collected and analyzed.

6B

- No asbestos was detected in the 5 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

AREA 7

AREA 7 ASBESTOS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 6 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

AREA 8

AREA 8 - AR4450A ASBESTOS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 20 samples collected and analyzed.

AREA 8 HARDSCAPE AND BALLPARK ASBESTOS MATERIALS SUMMARY

Asbestos

Hardscape

- No asbestos was detected in the 11 samples collected and analyzed.

Ballpark

HOMO. ID	MATERIAL	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
Assumed	Insulators	Unknown	Stadium Light Pole	Class II	Category II - Non-Friable	20 SF (20 EA)
Assumed	Insulation Paper	9" Green/Black	West Wing: Throughout Under Carpeting And Wooden Alter. East Wing: NE Hallway Closet. This Material Is On Concrete Subflooring.	Class II	Friable (RACM when Removed)	75 SF

Subsurface asbestos cement piping is assumed throughout the area.

AREA 10

AREA 10 ASBESTOS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 11 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

SECTION 02 83 33

REMOVAL AND DISPOSAL OF MATERIAL CONTAINING LEAD

PART 1 – GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Removal and disposal of material containing lead.
- B. Related Sections:
 - 1. 02 82 13 Asbestos Abatement.
 - 2. 02 84 16 Hazardous Materials Removal and Disposal.

1.02 SCOPE OF WORK

- A. The work includes all demolition, removal, storage, transportation, waste characterization and disposal of all lead containing or contaminated building materials, articles, and items as specified, shown or reasonably implied in the contract documents, or discovered during work activities.
 - 1. Lead-Based Paint (LBP) and Lead-Based Materials (LBM) are defined as paint, coatings, and materials containing $\geq 5,000$ parts per million (ppm), 0.5% by weight, or ≥ 1.0 mg/cm² of lead.
 - 2. Lead-Containing Surface Coating (LCSC) is defined as materials with any detectable concentrations of lead.
- B. For a listing of LBP, LBM, and LCSC identified and Lead Waste Characterization Estimates at the Project Site refer to Vista Environmental Consulting's report titled "Hazardous Materials Survey Report, Former Fort Ord - Phase 1B: Areas 2 (Partial), 3, 4, 5, 6, 7, 8, and 10, Seaside, California" dated April 17, 2025, and Appendix A Tables.
- C. The contractor is to review all contract documents and reports and field verify quantities and location of lead related work. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's Environmental Consultant, prior to bidding.
- D. The contractor shall make sure that LBP, LBM, and LCSC does not contaminate areas outside the regulated work areas. These areas include, but are not limited to, the interior of the buildings or the environment outside the buildings. If such contamination occurs, the contractor shall incur all costs associated with the decontamination of the areas. These costs include, but are not limited to, the Owner's Environmental Consultant fees and analytical fees deemed necessary by the Owner.
- E. If non-manual methods of asbestos removal are used the contractor shall guarantee that the water and/or blast media does not penetrate the building envelope. The building envelope includes, but is not limited to, the perimeter walls. The contractor is responsible for all waste disposal testing of blast media and filtered water to meet DTSC and local water authority requirements.

- F. Schedule of work shall be an 8-hour shift, Monday to Friday during normal working hours (0700 to 1900) unless a 48 hour notice is given in writing to the Owner and Environmental Consultant 48 hours in advance and is approved by the Owner.
- G. The Work includes, but is not limited to, the demolition, removal, cleaning, and disposal of the following lead containing/contaminated materials:
 - 1. Lead-Based Paint, Coatings, Ceramic Tiles, and Toilets
 - 2. Lead-Based Material – Solid Lead Components: Floor Drains and Pipe Coverings
 - 3. Lead-Containing Surface Coatings, Ceramic Tiles, and Toilets
 - 4. Materials that can be cleaned of all residue and will be disposed of as general construction debris.
 - 5. All materials used for work area preparation.
 - 6. All discarded personnel protective equipment.
 - 7. Other materials discovered during selective demolition and new work activities.
- H. If demolition activities include the application of heat, all surfaces covered with lead or other toxic preservatives, including coatings which generate toxic substances upon heating, shall be stripped for a distance of at least twelve inches in all directions from the area of heat application prior to heat application.
- I. All removal, manual demolition, and clean-up of lead-based paint and lead-based shall be performed by a state-licensed contractor, using CDPH-certified workers with at least one CDPH-certified Supervisor. The abatement Contractor and Workers shall also meet the certification and training requirements of Federal EPA Renovation, Repair and Painting Rule 40 CFR 745.80.
- J. All removal and disturbance of lead-containing materials (not meeting the definition of “lead-based”) as defined in 8 CCR 1532.1, may be performed by a state-licensed contractor, using lead-trained workers with certification of training meeting the requirements of 8 CCR 1532.1. Abatement contractor’s workforce shall be supervised by experienced persons trained, knowledgeable and qualified in the techniques of lead abatement, handling and disposal of lead-containing and/or lead-contaminated materials, and the subsequent cleaning of contaminated areas. For this work the contractor and on-site supervisor shall meet the certification and training requirements of the Federal EPA Renovation, Repair and Painting Rule 40 CFR 745.80.
- K. It is not the responsibility of the Owner’s Environmental Consultant to supervise the Contractor; nor to direct the Contractor’s work effort; nor to assume the management of, or responsibility for, the Contractor’s health and/or safety practices, nor its waste management, nor its regulatory compliance. At all times, the Contractor shall be solely responsible for the quality and execution of all phases and aspects of the work.

1.03 REFERENCES

- A. The following references are not an exhaustive list of all applicable federal, state, and local regulations, standards, laws, ordinances, and codes applicable to lead related construction work. The contractor shall perform all lead related work in accordance with the most recent edition of all applicable federal, state, and local regulations, standards, laws, ordinances, and codes and, where conflicts occur, the most stringent requirements shall be adhered to.
 - 1. Code of Federal Regulations (CFR);
 - a. 29 CFR 1910.12 - Construction Work.

- b. 29 CFR 1910.134 - Subpart I, Personal Protective Equipment.
 - c. 29 CFR 1910.145 - Specifications for Accident Prevention Signs and tags.
 - d. 29 CFR 1910.1025 - Lead, General Industry.
 - e. 29 CFR 1910.1020 - Access to Employee Exposure and Medical Records.
 - f. 29 CFR 1910.1200 - Hazard Communication
 - g. 29 CFR 1926.55 - Gases, Vapors, Fumes, Dusts and Mists
 - h. 29 CFR 1926.62 - Lead – Construction Industry
 - i. 40 CFR 61 - Subpart A and Subpart M, USEPA, National Emission Standards for Hazardous Air Pollutants (NESHAPS).
 - j. 40 CFR 745.80 - Federal EPA Renovation, Repair and Painting Rule
 - 2. California Code of Regulations (CCR):
 - a. Title 8, Section 1532.1 - Lead in the Construction Industry
 - b. Title 8, Section 1537 - Welding, Cutting, and Heating of Coated Metals
 - c. Title 8, Section 5216 - General Industry Safety Orders, Lead Regulations.
 - d. Title 8, Section 5144 - Respiratory Protection
 - e. Title 8, Section 5194 - Hazard Communication
 - f. Title 8, Section 3204 - Access to Employee Exposure and Medical Records
 - g. Title 8, Section 1500 - 1938 – Construction Safety Orders
 - h. Title 8, Section 3200 - 6184 – General Industry Safety Orders
 - i. Title 17 Sections 35001 - 36100 - Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards
 - j. Title 22, Division 4.5, Environmental Health Standards for the Management of Hazardous Waste
 - 3. California Health & Safety Code:
 - a. 17920.10 – Lead Hazards
 - B. Local Regulations
- 1.04 NOTIFICATIONS
- A. Contractor shall make all required written notifications to regulatory agencies including the following (If Applicable):
 - 1. California Division of Occupational Safety and Health
 - 2. California Department of Public Health

1.05 PROCEDURES

- A. Contractor shall perform all Work in compliance with the most recent edition of all applicable federal, state, and local regulations, standards and codes governing lead abatement.
 - 1. Requirements include obtaining permits, licenses, inspections, releases and similar documentation, as well as payments, statements and similar requirements associated with codes, regulations, and standards.
- B. Regulations, Standards, and Codes (General):
 - 1. General applicability of federal, state, and local regulations, standards and codes governing lead abatement, except to the extent that more explicit or more stringent requirements are written directly into the contract documents, all applicable regulations, standards, and codes have the same force and effect and are made a part of the contract documents as if copied directly into the contract documents, or as if published copies are bound herewith.
- C. Contractor Responsibility: The Contractor shall assume full responsibility and liability for compliance with all applicable federal, state, and local regulations pertaining to work practices and protection of workers, visitors to the site, and persons occupying areas adjacent to the site. The contractor is responsible for providing training, medical examinations and maintaining training/medical records of personnel as required by the applicable federal, state, and local regulations. The Contractor shall hold the Owner and the Environmental Consultant harmless for failure to comply with any applicable lead abatement, safety, health or other regulation on the part of himself, his employees, or his subcontractors.

1.06 SUBMITTALS

- A. Requirements are as set forth in Division 1 Specification Section for items required to be submitted under this section.
- B. Prior to commencement of work, the Contractor shall submit copies to the Owner or Owner's Environmental Consultant, documentation for approval that includes, without limitation, the following:
 - 1. Copies of licenses and registrations required including subcontractors licenses.
 - 2. The Contractor shall specify in writing which contractors will be performing work that impacts painted and coated surfaces. This list shall match the name of the contractor with the work task they will be performing that impacts painted and coated surfaces.
 - 3. Transportation: Submit proof that the Contractor or subcontractor is a registered hazardous waste transporter with the State of California and Department of Toxic Substances.
 - 4. Waste Sites: Submit for approval the name, class, address, EPA I.D. number and telephone number of waste site(s) to be utilized for disposal.
 - 5. Copies of written notification to the following regulatory agencies:
 - a. California Division of Occupational Safety and Health
 - b. California Department of Public Health
 - 6. Proof of legal right to use patented equipment or processes.

7. Manufacturer's certification that HEPA vacuums, differential pressure air filtration devices and other local exhaust ventilation equipment conform to ANSI Z9.2-2006.
 8. Full manufacturer's product data and material safety data sheets for all chemical products to be used on site and maintain current information on site at all times
 9. A construction schedule indicating milestones and dates of completion for each phase of the Work. Submit the schedule to Owner or their Environmental Consultant for review prior to the Pre-Construction Meeting.
 10. Documentation that Contractor's employees performing removal, disposal, and air sampling operations have received training in accordance with Title 8, Section 1532.1, Federal EPA Renovation, Repair and Painting Rule 40 CFR 745.80, and Title 17, Sections 35001-36100.
 11. Documentation, from a Physician, that all Contractor's employees or agents who may be exposed to airborne lead in excess of background levels have received medical surveillance in accordance with Title 8, Section 1532.1 to determine whether they are physically capable of working while wearing the respirator required without suffering adverse health effects. The Contractor must be aware of and provide information to the examining physician about unusual conditions in the workplace environment (e.g. high temperatures, humidity, chemical contaminants) that may impact on the employee's ability to perform work activities.
 12. Documentation, from a Physician, that all Contractor's employees or agents who may be exposed to lead contaminated dust have received a comprehensive medical examination as required by Title 8, Section 1532.1. In addition, the Contractor is to provide Blood Lead Tests on each employee within a two-week period prior to the commencement of said work and within a two-week period of the completion of this project.
 13. Documentation of respirator fit testing for all Contractor employees and agents who must enter the work area. This fit testing shall be in accordance with qualitative or quantitative procedures as required by Title 8, Sections 1532.1 & 5144 regulations and conducted at least annually.
 14. An emergency preparedness plan as required by Article 1.09 - EMERGENCY PLANNING.
 15. A site specific work plan based on scope of work, detailing removal methods to be utilized and measures to prevent the release of lead containing/contaminated materials to soil, water, air, and other environmental media. Include a diagram showing containment set-up, decontamination unit(s), location of negative air machine and exhaust placement.
 16. Master schedule, showing phasing, number of shifts, time for air clearances, tear down and manpower loading to be utilized for the duration of the project.
 17. Copies of all transport manifests, trip tickets and disposal receipts for all waste materials removed from the work area within 48 hours of the transport, to the Owner or Owner's Environmental Consultant.
- C. During abatement activities, Contractor shall submit to Owner or Owner's Environmental Consultant documentation that includes, without limitation, the following:
1. Copies of the work area entry/exit log book daily. Log book must record name, affiliation, time in, and time out for each entry into the work area.
 2. Post on site (within 48 hours) results of all required OSHA air monitoring.

3. Copies of all accident/incident reports where injury or damage has occurred on or to the Owner's property within 2 hours.

1.07 NOTICES

- A. Post in the clean room area of the worker decontamination enclosure a list containing the names, and telephone numbers of Owner or Owner's Environmental Consultant.
- B. Post in the clean room area of the worker decontamination enclosure, or other approved prominent location, a list of all persons authorized to enter the work area.
- C. Additional postings shall include:
 1. Visitor Entry and Exit Log.
 2. Employee Daily Sign in Log.
 3. Entry and Exit Procedures.
 4. Emergency Procedures.
 5. As required by the Department of Labor.
 6. As required by the Federal EPA Renovation, Repair and Painting Rule.

1.08 SITE USE AND SECURITY

- A. Confine operations at the site to the areas permitted under the Contract. Portions of the site beyond which areas on which work is indicated are not to be disturbed.
- B. The work area shall be restricted only to authorized, trained and protected personnel, including Contractor, Contractor's employees, Owner's employees, Owner's Environmental Consultant, Federal, State, and Local inspectors.
- C. Entry into the work area by unauthorized individuals shall be reported immediately to the Owner's Environmental Consultant.
- D. Contractor shall be responsible for project area security during abatement operations in order to protect work efforts and equipment. Contractor shall remove wastes and clean areas prior to leaving the area each day. Contractor is responsible for any containment or equipment left beyond the scheduled shift.

1.09 EMERGENCY PLANNING

- A. Emergency planning and procedures shall be developed by Contractor prior to abatement initiation.
- B. Emergency procedures shall be in written form and prominently posted. Contractor shall ensure that all persons entering the work area read these procedures and understand the Project site layout, location of emergency exits and emergency procedures.
- C. Emergency planning shall include considerations of fire, explosion, electrical hazards, slips, trips and falls, confined spaces, earthquakes and heat related injury. Written procedures shall be developed and employee training in procedures shall be provided by Contractor.
- D. Employees shall be trained in evacuation procedures in the event of work place emergencies.

1. For non-life threatening situations, employees injured or otherwise incapacitated shall decontaminate following normal procedures with assistance from fellow workers, if necessary, before exiting the work
2. For life threatening injury or illness, worker decontamination shall take least priority. After measures to stabilize the injured worker, remove him from the work place and secure proper medical treatment.
 - a. Telephone numbers of all emergency response personnel shall be prominently posted in the clean and equipment rooms.

1.10 FIRE PROTECTION

- A. All plastic, spray-on strippable coatings, and structural materials used in the removal and disposal of material containing lead process shall be UL approved and certified as fire retardant or noncombustible.
- B. Wood shall be pressure treated and certified as fire retardant.
- C. Safety Data Sheets (SDS) for fire retardant materials shall be made available upon request
- D. All combustible rubbish and debris, including properly bagged lead associated waste shall be properly disposed of at the end of each working day.
- E. A minimum of one (1) 4A/60BC dry-chemical extinguisher shall be maintained at each of the following locations:
 1. At each corner of the work area. Where no clear corners exist, four (4) extinguishers shall be placed around the exterior wall of the work area so that they are approximately 25 percent of the total distance apart.
 - a. Exception: Where total contained work area is less than 1,000 square feet, two (2) 4A/60BC extinguishers shall be provided. All extinguishers shall be clearly identified with red tape.
 2. Contractor shall ensure that on site personnel are aware of the location and proper use of all extinguishers and other fire/life safety equipment.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. General: Contractor shall carefully adhere to the following:
 1. All plastic, spray-on strippable coatings and structural materials used shall be UL certified as fire retardant or non-combustible.
 2. Deliver all materials in the original packages, containers, or bundles bearing the name of the manufacturer and brand name (where applicable).
 3. Polyethylene sheeting utilized for worker decontamination enclosures and barriers shall be black or opaque in color and shall be a minimum of 6 mil. thick.
 4. Disposal bags shall be minimum 6 mil polyethylene, as required by Title 8, Section 1532.1 and Title 22 Sections 66262.31 and 66262.32.
 5. Stick on labels as per EPA, DTSC, DOT and/or CAL/OSHA requirements for disposal drums.

6. Warning signs as required by CAL/OSHA shall be utilized at each regulated work area.
7. Postings at all entrances to the structure(s) undergoing disturbance of lead-based or lead containing paint as per Title 8, Section 1532.1, Title 17, Sections 35000-36100 and 40 CFR 745.80.

B. Lead Removal:

1. Furnish all SDS sheets for applicable materials. Non-phosphate based cleaning agents, such as "Lead Dissolve" or equivalent, shall be used for clean-up applications.

2.02 EQUIPMENT

A. General:

1. Respirators shall be furnished to the abatement workers by Contractor. The respirators shall have been tested and approved by National Institute of Occupational Safety and Health (NIOSH) for use in lead-contaminated atmospheres.
2. Contractor shall provide full body disposable protective clothing, including head, body, and foot coverings to all workers and visitors working in and/or inspecting the work area where exposure to lead dust may exist, in sizes adequate to accommodate movement without tearing.
3. Additional safety equipment (e.g. hard hats, eye, safety, and disposable gloves), as necessary, shall be furnished to all workers and authorized visitors and shall comply with Title 8, Sections 1500-1938 and 3200-6184.
4. Nonskid footwear shall be worn by all abatement workers. Disposable clothing shall be adequately sealed to the footwear to prevent body contamination.
5. Furnish a sufficient supply of disposable mops, rags, and sponges for work area decontamination.

B. Removal:

1. A sufficient supply of scaffolds, ladders, lifts and hand tools (e.g., scrapers, wire cutters, brushes, utility knives, wire saws, etc.) shall be furnished as needed.
2. Rubber dustpans and rubber squeegees shall be furnished for cleanup.
3. Brushes utilized for removing loose lead containing material shall have nylon or fiber bristles, not metal.
4. A sufficient supply of HEPA filtered vacuum systems shall be furnished during cleanup.

C. Enclosure:

1. Powered tools equipped with HEPA filtered local exhaust ventilation shall be utilized during the installation of enclosures and supports if there is any need to disturb lead-containing materials during this process. As an alternative, lead material may be partially removed following controlled removal procedures approved by the Owner or their Environmental Consultant.

PART 3 – EXECUTION

3.01 LBP/LBM/LCSC REMOVAL PREPARATION:

- A. All work which disturbs LBP, LBM, or LCSC, must be performed using "Lead-Safe Work Practices" per Title 17 Sections 35000-36100 and 40 CFR 745.80.
- B. All lead abatement workers shall be provided, at a minimum, with the following:
 - 1. A clean changing area.
 - 2. Wash basins equipped with soap, clean water and towels.
 - 3. Proper respiratory protection.
 - 4. Training on proper techniques in decontamination and personal hygiene requirements.
 - 5. Training on the health hazards of lead exposure including ingestion of lead-contaminated food.
- C. Removal Preparation:
 - 1. Set up a lead control area by cordoning abatement area off with warning tape bearing bold, 2 inch lettering stating the following: "WARNING LEAD WORK AREA POISON NO SMOKING OR EATING" or as required by local ordinances.
 - 2. Install remote worker decontamination unit described below or as agreed upon with the Owner or the Owner's Environmental Consultant.
 - 3. Workers shall don personnel protective equipment as required.
 - 4. Pre-clean all vertical and horizontal surfaces within the work area using a HEPA-filtered vacuum and/or wet cleaning (with non-phosphate detergents) as appropriate. Contractor shall not use any methods that would raise dust such as dry sweeping or otherwise disturb LBP/LBM/LCSC during the pre-cleaning phase.
 - 5. HEPA vacuum all surfaces below for a distance of three feet in all directions from the intended building component on which removal is to be conducted, removing all pre-existing paint debris.
 - 6. Place 6-mil polyethylene sheeting on the floors and all openings into the work area. Openings include, but are not limited to, doors, windows, and HVAC supply/return grills.
 - 7. Perform removal activities in accordance with this specification.

3.02 LBP/LBM/LCSC REMOVAL PROCEDURES

- A. Prior to the start of work the Contractor shall submit to the Owner or the Owner's Environmental Consultant, for approval, a site specific work plan detailing LBP/LBM/LCSC removal methods to be utilized and measures to prevent the release of lead contaminated materials to soil, water, air, and other environmental media.
- B. Lead glazed ceramic tiles shall be removed substantially intact using methods that reduce the amount of airborne lead particulates generated and the amount of waste for disposal.
- C. For health and safety reasons the following LBP/LBM/LCSC removal methods shall not be used:

1. Chemical removal methods that produce liquid waste that is regulated under present United States Environmental Protection Agency, RCRA, state and local hazardous waste regulations, unless approved by the Owner.
2. Burning of lead based paint with a heat guns operating at temperatures greater than 1,100° F, an open flame torch, or equivalent method that will generate airborne lead fumes/particles.
3. Dry sanding lead based paint with an abrasive electric or air-powered sander without a HEPA exhaust tool or HEPA vacuum filtration equipment.
4. Uncontained water blasting.

3.03 LEAD WASTE HANDLING PROCEDURES

- A. Maintain surfaces within the lead control area free of accumulations of paint chips and dust. Restrict the spread of dust and debris; keep waste from being distributed over the work area. Do not dry sweep or use compressed air to clean up the area. At the end of each work shift and when the lead removal operation has been completed, clean the area of visible lead paint contamination by vacuuming with a HEPA filtered vacuum cleaner and/or wet mopping the area.
- B. All disposable personal protective equipment, respirator cartridges, and HEPA vacuum filters shall be disposed of upon completion of the work shift and when the lead removal operation has been completed.
- C. All removed LBP/LBM/LCSC, lead-contaminated clothing and equipment, and lead-containing dust/debris shall be placed into a 55-gallon drum that meets the requirements of 49 CFR 178, Title 22, Sections 66263.10 - 66263.58 and any other applicable state regulations.
 1. Waste streams shall be segregated for required disposal testing. Contractor is responsible to test said materials in accordance with all Federal, State and local laws. Contractor must separate non-hazardous waste from hazardous waste. Contractor is to test all wastewater prior to release into the sanitary sewer drain in accordance with local and State water standards. The Owner's Environmental Consultant must be notified in writing at least 48 hours in advance of testing, so testing can be verified. A copy of the test results and waste profiles shall be sent to the Owner and Owner's Environmental Consultant prior to waste removal.
 2. Properly label each drum to identify the type of waste per 49 CFR 172, Title 22, Sections 66263.10 - 66263.58 and any other applicable state regulations, and the date lead-contaminated wastes were first put into the drum.
- D. The Contractor shall make provisions for the safe storage of waste on site while waste characterization is being performed and until transport off site for disposal. All wastes must be transported for disposal within 90 days of the generation. For health and safety reasons, waste storage areas must be treated as lead control areas with restricted access.
- E. All lead waste or lead-contaminated waste shall be characterized by performing TTLC, STLC and/or TCLP tests prior to disposal. TCLP results indicating 5 mg/l or more lead shall be disposed of as RCRA regulated hazardous waste. Lead waste characterization and disposal shall be the responsibility of the Contractor and shall be performed while the Owner's Environmental Consultant is present.

3.04 TRANSPORTATION OF LEAD WASTE

- A. The transporter of the hazardous waste shall comply with requirements of Title 22, Sections 66263.10 - 66263.58 and with applicable provisions of hazardous materials regulations adopted

by the Department of California Highway Patrol, Title 13, Division 2, Chapter 6, Article 3, commencing with section 1160, pursuant to Vehicle Code Sections 27903, 34500, 34501, and 31309, governing containers, packing, labels, marking, vehicle placards, shipping papers, loading, shipping certificates and incident reporting.

3.05 LEAD WORK AREA CLEAN UP PROCEDURE

- A. After all removal activities on the LBP/LBM/LCSC have been completed from the specified building components, the Contractor shall clean all identified surfaces and remove any "settled" lead dust/debris. The following procedures shall be used:
 - 1. HEPA vacuum all surfaces in the work area including woodwork, walls, windows, window wells, and floors.
 - 2. Wash all surfaces in the work area with a solution containing non-phosphate detergents. Prepare solution using hot water. Workers shall use towels, sponges, and mops to clean all surfaces including all areas that had been covered with polyethylene sheeting. Cleaning shall start at the ceiling and work down to the floors. Mix up a new cleaning solution frequently so it remains relatively clean.
 - 3. Discard all items used for cleaning (towels, sponges, rags, mop heads, etc.) in a plastic bag for later disposal into steel drums.
 - 4. After the surfaces have dried, HEPA vacuum all surfaces a second time until no dust or residue can be seen.

3.06 FINAL INSPECTION

- A. The following two inspections shall be performed by the Owner or their Environmental Consultant with the assistance of the General Contractor:
 - 1. A visual inspection after all LBP/LBM/LCSC removal work is completed. This inspection will determine that all required surfaces have been properly stabilized. The inspection will occur at a minimum of 24 hours after all wet methods have been used to assure that delamination caused by the water has not occurred. The General Contractor shall sign off in writing that the paint has been sufficiently stabilized and the remaining paints and coatings are ready for repainting.
 - 2. After the final cleanup of the work areas a visual inspection will be conducted to ensure that all settled dust and lead containing/contaminated debris has been removed.

3.07 LEAD WORKER DECONTAMINATION SYSTEMS

- A. Worker decontamination enclosure systems shall be provided for all locations where workers will enter or exit the work area. As a minimum, one system at a single location is required.
- B. Worker decontamination enclosure systems constructed at the Project site shall utilize 6 mil black or opaque polyethylene sheeting, or other approved materials for privacy.
- C. Alternate methods of providing Decontamination facilities may be submitted to the Owner or their Environmental Consultant for approval. Do not proceed with any such method(s) without the written authorization.
 - 1. Prior to the receipt of negative exposure assessments as required in Title 8, Section 1532.1, the worker decontamination enclosure system shall consist of at least a clean

room, wash room, and an equipment room, each separated from the other and from the work area by airlocks.

2. Clean rooms shall be sized to adequately accommodate the work crew. Space for storing respirators shall be provided in this area. Clean work clothes, clean disposable clothing, replacement filters for respirators, towels and other necessary items shall be provided in adequate supply at the clean room. A location for posting notices shall also be provided in this area.
3. Wash room shall contain one or more washbasins as necessary to adequately accommodate workers. An adequate supply of soap, shampoo and towels shall be supplied by Contractor and available at all times.
4. The equipment room shall be used for storage of equipment and tools at the end of a shift after they have been decontaminated using a HEPA filtered vacuum and/or wet cleaning techniques as appropriate. Replacement filters (in sealed containers until used) for filtration equipment, extra tools, containers or surfactant and other materials and equipment that may be required during the abatement may also be stored here as needed. A walk off pan (a small children's swimming pool or equivalent filled with water shall be located in the room for workers to clean off foot coverings after leaving the work area and prevent excessive contamination of the worker decontamination enclosure system. A drum lined with a 6 mil polyethylene bag for collection of disposable clothing shall be located in this room. Contaminated footwear shall be stored in this area for reuse the following workday.

3.08 ALTERNATE PROCEDURES

- A. If specified procedures cannot be utilized, a request shall be made in writing to the Owner or Owner's Environmental Consultant providing details of the problem encountered and recommended alternatives.
- B. Alternative procedures shall provide equivalent or greater protection than procedures that are replaced.
- C. Any alternative procedure must be approved in writing by the Owner or the Owner's Environmental Consultant prior to the implementation of the procedure and must have no additional cost impacts.

3.09 OWNER PERFORMED SAMPLING AND TESTING

- A. The Owner may, at its discretion, perform environmental air, soil, and/or wipe sampling for lead. Contractor shall control lead levels following the completion of LBP/LCSC related work in the work boundary or lead control area and at all times outside the work boundary or lead control area so that the airborne lead level, soil levels, and ground surface levels do not exceed established background or regulatory levels.
- B. Wipe and Soil clearance sampling may be performed within the controlled work areas following completion of all lead-related impact and decontamination efforts.
 1. Release Criteria: Decontamination of the work site is complete when each of at least two samples per work area are analyzed and reveal lead concentrations below those set forth by CDPH in 17 CCR 35001, et. seq. Generally, this shall be <5 micrograms of lead per square foot of area on interior floors and 400 parts per million of lead in soil.
 2. If these conditions are not met then the decontamination is incomplete and the cleaning procedures shall be repeated. The area shall be re-tested by the Owner's Environmental

Consultant at the contractor's expense at no additional cost to Owner until satisfactory levels are obtained.

3.10 OSHA PERSONNEL AIR MONITORING

- A. The contractor is responsible for providing daily OSHA compliance monitoring as required by Title 8, Section 1532.1.
 - 1. At minimum, Contractor shall conduct breathing zone personal air monitoring of each and every different job category/task (i.e. preparation, wet scraping, feathering, priming, clean-up, etc.). Breathing zone shall be considered an area within a hemisphere, forward of the shoulders, with a radius of 6 to 9 inches from the center at the nose or mouth of an employee.
 - 2. Monitoring shall be conducted by a qualified professional experienced and knowledgeable about the methods of air monitoring and in accordance with Title 8, Section 1532.1.
 - 3. Monitoring shall be performed daily until an NEA has been established for each and every different job category/task.
 - 4. Monitoring results and appropriate laboratory analysis reports shall be submitted to Owner or Owner's Environmental Consultant within forty-eight (48) hours of the monitoring work.

END OF SECTION

APPENDIX A Tables

AREA 2
(Partial)

AREA 2: HARDSCAPE LEAD MATERIALS SUMMARY

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	1	mg/cm²
Outside	Curb	Concrete	Blue	Deteriorated	0.02	mg/cm ²
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	3.5	mg/cm²
Outside	Wall	Concrete	White	Deteriorated	0.01	mg/cm ²
Outside	Wall	Concrete	Black	Deteriorated	0.7	mg/cm ²

Bold = Lead-based

Lead Waste Characterization Estimate

- No waste characterization sampling was performed on the hardscape.

AREA 2: BUILDING 4403A LEAD MATERIALS SUMMARY

Lead Paint and Materials

- No lead was detected in the 3 XRF readings collected.

Lead Waste Characterization Estimate

- No waste characterization sampling was performed because the building was still occupied at the time and sampling would have destroyed finishes and the building envelope.

AREA 3

AREA 3: BUILDING 4405 AND HARDSCAPE LEAD MATERIALS SUMMARY

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Bollard	Metal	Yellow	Deteriorated	1.5	mg/cm²
Outside	Door Frame	Metal	Brown	Intact	0.19	mg/cm ²
Outside	Gutter	Metal	Brown	Intact	0.01	mg/cm ²
Inside	Pipe	Metal	White	Intact	0.03	mg/cm ²
Inside	Wall	Ceramic	Beige	Intact	0.05	mg/cm ²
Inside	Wall	Ceramic	Tan	Intact	9.7	mg/cm²
Inside	Wall	Ceramic	Brown	Intact	9.3	mg/cm²
Inside	Wall	Ceramic	Brown, Light	Intact	10.1	mg/cm²
Inside	Floor	Ceramic	Brown	Intact	0.01	mg/cm ²
Inside	Floor Drain	Metal	Green	Intact	16	mg/cm²
Outside	Bollard	Metal	Yellow	Deteriorated	2	mg/cm²

Bold = Lead-based

Lead Waste Characterization Estimate

SAMPLE #	DESCRIPTION	LOCATION	RESULT	UNITS
4405-PBW-01	Stone Flooring 36%, CMU/Brick 34%, Roofing 17%, Wood Unpainted 7%, Wallboard 3%, Wood Painted 3% by Weight	Interior and Exterior	19	mg/kg

The sample results was below the Title 22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes TTLC level.

AREA 4

AREA 4 LEAD MATERIALS SUMMARY

Lead Paint and Materials

4A

- No lead was detected in the 5 XRF readings collected.

4B

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	0.3	mg/cm ²

4C

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	5.1	mg/cm²
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	4.1	mg/cm²
Outside	Floor Stripe	Asphalt	White	Deteriorated	0.04	mg/cm ²
Outside	Curb	Concrete	Yellow	Deteriorated	2.7	mg/cm²
Outside	Curb	Concrete	White	Deteriorated	1.2	mg/cm²

Bold = Lead-based

AREA 5

AREA 5: BUILDING AND HARDSCAPE LEAD MATERIALS SUMMARY

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Inside	Vent	Metal	Red	Intact	0.02	mg/cm ²
Inside	Window	Wood	Varnish	Intact	0.11	mg/cm ²
Inside	Window Frame	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Floor	Vinyl	Green	Intact	0.16	mg/cm ²
Inside	Radiator	Metal	White	Intact	0.1	mg/cm²
Inside	Cabinet	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Door	Wood	Varnish	Intact	0.05	mg/cm ²
Inside	Door Frame	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Window Frame	Wood	White	Intact	0.04	mg/cm ²
Inside	Toilet	Porcelain	White	Intact	7.7	mg/cm²
Inside	Urinal	Porcelain	White	Intact	0.02	mg/cm ²
Inside	Sink	Porcelain	White	Intact	0.01	mg/cm ²
Inside	Floor Drain	Metal	Brown, Light	Intact	9.9	mg/cm²
Inside	Wall	Ceramic	White	Intact	0.03	mg/cm ²
Inside	Stall	Metal	Pink	Intact	0.17	mg/cm ²
Inside	Stall	Metal	White	Intact	0.02	mg/cm ²
Inside	Counter	Ceramic	White	Intact	0.01	mg/cm ²
Outside	Hand Rail	Metal	Red	Deteriorated	0.3	mg/cm ²
Outside	Door Frame	Metal	Beige	Deteriorated	0.2	mg/cm ²
Outside	Window	Wood	White	Deteriorated	5.7	mg/cm²
Outside	Window Frame	Wood	White	Deteriorated	1.7	mg/cm²
Outside	Window Panel	Wood	Red	Deteriorated	3.6	mg/cm²
Outside	Hand Rail	Metal	Beige	Intact	0.28	mg/cm ²
Outside	Door	Metal	Beige	Deteriorated	0.8	mg/cm ²
Outside	Door Frame	Metal	Beige	Deteriorated	0.7	mg/cm ²
Inside	Boiler	Metal	Blue	Intact	0.01	mg/cm ²
Inside	Pump	Metal	Red	Intact	0.7	mg/cm ²
Outside	Window	Wood	Beige	Intact	8.9	mg/cm²
Outside	Hand Rail	Metal	Red	Deteriorated	0.3	mg/cm ²
Outside	Hand Rail	Metal	Red	Deteriorated	0.11	mg/cm ²
Outside	Curb	Concrete	Blue	Deteriorated	0.04	mg/cm ²

AREA 5: BUILDING AND HARDSCAPE LEAD MATERIALS SUMMARY

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	0.5	mg/cm ²

Bold = Lead-based

Lead Waste Characterization Estimate

SAMPLE #	DESCRIPTION	LOCATION	RESULT	UNITS
5-PBW-01	CMU 95%, Roofing 2%, Wood Unpainted 2%, Wood Painted 1%, by Weight	Interior and Exterior	18	mg/kg

The sample results was below the Title 22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes TTLC level.

AREA 6

AREA 6 LEAD MATERIALS SUMMARY

Lead Paint and Materials

6A

- No lead was detected in the 2 XRF readings collected.

6B

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
OUTSIDE	CURB	CONCRETE	YELLOW	DETERIORATED	3.8	mg/cm ²
OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	3	mg/cm ²
OUTSIDE	CURB	CONCRETE	WHITE	DETERIORATED	1.3	mg/cm ²

Bold = Lead-based

AREA 7

AREA 7

LEAD MATERIALS SUMMARY

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Green	Deteriorated	2.3	mg/cm²
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	0.24	mg/cm ²

Bold = Lead-based

AREA 8

AREA 8

HARDSCAPE AND BALLPARK

LEAD MATERIALS SUMMARY

Lead Paint and Materials

Hardscape

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	3.6	mg/cm ²
Outside	Curb	Concrete	Yellow	Deteriorated	1.6	mg/cm ²
Outside	Curb	Concrete	White	Deteriorated	1.9	mg/cm ²
Outside	Curb	Concrete	Red	Deteriorated	0.08	mg/cm ²

Bold = Lead-based

Ballpark

- No lead paint or materials were identified.

AREA 8 - AR4450A

LEAD MATERIALS SUMMARY

Lead Paint and Materials

Lead

Sample #	Component	Substrate	Color	Location	Result	Units
4450A-PB01	Walls	Wood	Beige	Exterior	6.3	wt%
4450A-PB02	Windows	Wood	Brown	Exterior & Interior	4	wt%
4450A-PB03	Floor	Vinyl	Brown	Interior	170	mg/kg

Bold = Lead Based

AREA 10

AREA 10

LEAD MATERIALS SUMMARY

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	1.6	mg/cm ²
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	8.5	mg/cm ²

Bold = Lead-based

SECTION 02 84 16

HAZARDOUS MATERIALS REMOVAL AND DISPOSAL

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Hazardous materials removal and disposal
- B. Related Sections:
 - 1. 02 82 13 Asbestos Abatement.
 - 2. 02 83 33 Removal and Disposal of Material Containing Lead.

1.02 SCOPE OF WORK

- A. All work shall be supervised by experienced certified persons trained, knowledgeable and qualified in the techniques of hazardous materials abatement, and handling of hazardous waste, hazardous containing and contaminated materials and the subsequent cleaning of hazardous material contaminated areas.
- B. For a listing of hazardous materials identified at the Project Site refer to Vista Environmental Consulting's report titled Vista Environmental Consulting's report titled "Hazardous Materials Survey Report, Former Fort Ord - Phase 1B: Areas 2 (Partial), 3, 4, 5, 6, 7, 8, and 10, Seaside, California" dated April 17, 2025 and Appendix A Tables.
- C. The contractor is to review all contract documents and reports, and field verify quantities and locations of asbestos related work. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's Environmental Consultant, prior to bidding.
- D. Schedule of work shall be an 8-hour shift, Monday to Friday during normal working hours (0700 to 1900) unless a 48 hour notice is given in writing to the Owner and Environmental Consultant 48 hours in advance and is approved by the Owner.
- E. Handling and management of hazardous waste shall be performed by personnel trained to the requirements of 29 CFR 1910. 120(p)(8) & (q); 22 CCR 66265.16 and 66273.36. The Contractor shall provide documentation that such training has been provided to its employees pursuant to 29 CFR 1910.120(p)(8) & (q).
- F. Contractor shall furnish all labor, materials, services, insurance (specifically covering the handling of hazardous waste), disposal and/or recycling of said waste, waste characterization of all potentially hazardous materials and equipment which is specified, shown or reasonably implied in project documents or discovered during demolition activities.
- G. The contractor shall make sure that hazardous materials do not contaminate areas outside the regulated work areas. These areas include, but are not limited to, the interior of the buildings or the environment outside the buildings. If such contamination occurs, the contractor shall incur all costs associated with the decontamination of the areas. These costs include, but are not limited to, the Owner's Environmental Consultant fees and analytical fees deemed necessary by the Owner.

H. The work, in general, includes, but is not limited to, the following;

1. The removal, handling, transportation, and recycling or disposal of all materials that meet the definition of hazardous or extremely hazardous waste, as defined in Title 22, Division 4.5 et seq. of the California Code of Regulations (CCR) or is otherwise regulated by local, state or federal law and is not covered by related sections. This includes, but is not limited to:
 - a. Ballasts from light fixtures. All light fixtures are to be visually inspected, prior to removal or retrofitting, to determine if they contain PCB's or are classified as electronic waste.
 - 1) Ballasts that are unmarked or not labeled as electronic ballasts should be considered PCB-containing and properly handled.
 - 2) Ballasts marked No PCB's or PCB Free should be considered as such.
 - 3) Ballasts marked or labeled as electronic ballasts shall be considered electronic waste and handled as such.
 - b. Oil-based transformers in the path of construction. All oil-based transformers are assumed to contain PCB's unless analytical testing proves otherwise.
 - c. Fluorescent light tubes and other non-incandescent lamps (e.g. Metal Halide, Mercury Vapor, High Pressure Sodium, Halogen and Compact Fluorescent) from light fixtures.
 - d. Mercury containing switching devices found in thermometers, thermostats and other equipment controls.
 - e. Batteries contained in equipment or building systems such as emergency lighting, fire alarm systems, hard wired exit signs, or free-standing.
 - f. Electronic waste, such as computer systems, communications equipment, electronic light ballasts, fire life and safety systems, televisions, and other electronic devices. This includes any device with a "printed" circuit board.
 - g. Other materials classified as Universal Wastes per Title 22 CCR Sections 66273.1-66273.90.
 - h. Ozone depleting chemicals found in Heating, Ventilation, and Air Conditioning (HVAC) systems, water fountains/coolers, and fire suppression systems.
 - i. Radiation containing devices such as smoke detectors and non-hard wired fire exit signs.
 - j. Treated wood waste.
2. Placement of all contaminated items generated as a result of work activities and clean up in approved storage containers;
3. Marking and labeling of all hazardous Articles and Items for storage and disposal purposes;
4. Transportation of all hazardous waste, items and containers to disposal facility or, to an approved and permitted off-site processing site for recycling;
5. Labeling and record keeping in accordance with all applicable laws and regulations;

6. Prepare manifests and all other required documentation for transportation, processing and disposal of hazardous waste for signature by the Owner's Environmental Consultant.
- I. Contractor is responsible for profiling all waste streams. Results must be submitted to the Environmental Consultant for verification of proper disposal.
- J. It is not the responsibility of the Owner's Environmental Consultant to supervise the Contractor; nor to direct the Contractor's work effort; nor to assume the management of, or responsibility for, the Contractor's health and/or safety practices, nor its waste management, nor its regulatory compliance. At all times, the Contractor shall be solely responsible for the quality and execution of all phases and aspects of the work.

1.03 QUALITY ASSURANCE

- A. Work under this Contract is unique, in that it includes the handling and transportation of highly toxic substances and materials requiring special expertise. Therefore, the Contractor or his Agent must meet specific qualifications.
 1. Single Party Responsibility: The firm performing the work of this contract shall be responsible for, and accomplish, all hazardous materials related activities as noted in the contract documents and included herein.
 2. License Requirements: Any Contractor or his Agent performing work on this contract must be currently licensed by the State of California, for the transporting, handling and hauling of hazardous and extremely hazardous wastes as required for the work to be performed.
 3. Qualifications Statement: Provide a Statement of Qualifications to the Owner or Owner's Environmental Consultant for review and acceptance. The statement shall provide sufficient data and information to prove to the satisfaction of the Owner's Environmental Consultant that the firm performing the work of this contract is fully experienced in the handling, transportation and storage of hazardous waste and contaminated articles and items.
 - a. The statement shall, at a minimum, provide the following information and data regarding work experience with hazardous waste:
 - 1) Show, that as a major activity of work, the firm proposing to perform work of this contract has been engaged in hazardous waste related activities, including the removal, spill clean-up, transportation and disposal of high and low concentration toxic fluids and solids.
 - 2) Provide data proving experience on a minimum of three prior projects involving the type of activities as noted in this specification section during the last two years.
 - 3) Provide proof of current licensing for the transportation and hauling of extremely hazardous wastes as required in this specification section.
 4. If the Contractor or his Agent does not meet the pre-qualification specified herein, a qualified alternative should be provided at no additional cost to the client.

1.04 GENERAL REQUIREMENTS

- A. Insurance: Refer to General and Supplementary Conditions for insurance requirements.

- B. Regulations: All work shall comply with the United States Environmental Protection Agency (EPA) rules and regulations governing hazardous waste: Title 40 CFR, 239 - 282, as well as the United States Department of Transportation Hazmat Safety Regulations Title 49, CFR, Parts 100-185 as published in the most recently published edition of the Federal Register. Additionally, all work and work related practices should comply with applicable federal, state and local rules and regulations including, but not limited to, Title 40, CFR Part 761--Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution In Commerce, And Use Prohibitions; the California Department of Industrial Relations, Title 8 CCR, Division 1, Chapter 4; California Department of Public Health, Title 22 CCR, Division 4.5; and the California Health and Safety Code. Where conflicts occur, compliance will be based upon the most stringent for the location and activity being conducted.
- C. Coordination with Electrical Trades: All hazardous waste related work activities to be accomplished under this contract shall be closely coordinated with the electrical work to minimize potential toxic exposure as well as minimize service interruptions.
- D. Scheduling of Work: Prior to commencing any work, thoroughly inspect the work area and prepare a schedule which lists anticipated time frames and sequence of operations for the various work activities. The schedule shall include activities such as, removal of equipment, spill clean-up, removal of all hazardous waste containing or contaminated articles, items and containers from the work to on-site long-term storage facilities or off-site disposal facility. The schedule shall also include intended routing for all hazardous waste items to be removed from the work area and transported to on site long-term storage facilities or off-site disposal facility. Work activities, sequence of work, required service interruptions and routing scheme should be coordinated with the Owner or Owner's Environmental Consultant. Schedules of disconnections, hazardous waste related activities, and re-energization shall be presented to the Owner or Owner's Environmental Consultant for approval at least two weeks in advance of commencing any work. All other electrical work shall be accomplished before starting removal stages of hazardous waste work. Schedule shall be tightly held to and coordinated with the Owner or Owner's Environmental Consultant.
- E. Work Plan: Prior to the start of work the Contractor performing the work of this Contract shall develop, together with applicable subcontractors, a site specific work plan and submit to the Owner's Environmental Consultant for approval. This work plan shall, at a minimum, specify procedures, products and materials for containment of the regulated work area, removal of hazardous waste containing/contaminated liquids and solids, decontamination and disposal of the equipment which contained the hazardous wastes, waste storage containers, spill clean-up, personnel decontamination, emergencies, first aid and temporary on site waste storage. This work plan shall also include the names and day time phone numbers of all key personnel, the location of all required on site documentation and emergency/first aid equipment and delineation of the regulated work area. A generalized, "boilerplate" type of plan will not be acceptable.

1.05 SUBMITTALS

- A. Requirements are as set forth in Division 1 Specification Sections for items required to be submitted under this section.
- B. Complete lists of all materials and equipment proposed for use in the work. List shall include such items as protective clothing, respiratory protection, absorbents, solvents, waste storage containers, Article and Item containers, and all appurtenances. A current safety data sheet (SDS) shall be submitted for each item for which a SDS is available. For items for which no SDS is available, the name of manufacturer, brand name and catalog number of each item where applicable shall be submitted.

- C. A detailed site specific work plan based on scope of work. Method and procedures for preventing Work Area access to unauthorized personnel and protection workers, visitors, employees and spaces outside the Work Area from exposure to contamination.
- D. Hazardous waste hauler's license number, EPA identification number, registered registration with the State of California and Department of Toxic Substances Control and Department of Transportation (DOT).
- E. Waste Sites: Submit for approval the name, class, address, EPA I.D. number and telephone number of hazardous and non-hazardous waste site(s) to be utilized for disposal.
- F. Waste Profiles: Submit all waste profiles and waste evaluation analytical results.
- G. A contingency plan covering accidental hazardous waste spills and worker exposure to hazardous waste.
- H. Copies of all transport manifests, trip tickets and disposal receipts for all hazardous waste materials removed from the work area within 48 hours of the transport, to the Environmental Consultant.

1.06 SAFETY PROCEDURES AND WORKER PROTECTION

- A. Take all precautions and measures required to protect employees, inspection personnel, Owner's on site personnel and the general public from exposure to hazardous waste solids, liquids and vapors.
 - 1. All personnel authorized for entry into work areas shall be instructed in the proper procedures for working with or around electrical hazards energized equipment and hazardous waste containing/contaminated materials.
 - 2. All electrical equipment upon which hazardous waste related activities are to be performed shall be de-energized, locked out/tagged out and permanently disconnected from any power source prior to the commencement of the work.
 - 3. Consumption of food or tobacco products shall not be permitted in any of the project work areas where hazardous wastes, volatile solvents and/or other hazardous materials are present. Additionally, no open flames will be permitted in these same areas. Signage to this effect shall be provided for each work area.
 - 4. The Contractor performing the work of this Contract shall develop, together with applicable subcontractors, a contingency plan covering accidental hazardous waste spills and worker exposure to hazardous waste. Separate sections of the plan shall address unique conditions and emergency resources at the facility under the Contract. A generalized, "boilerplate" type of plan will not be acceptable. The submittal shall also include a separate section to describe the hauler's spill contingency plan and avoidance procedures.
- B. Work Area Protection and Marking: Prior to commencing any hazardous waste related work activities provide barricades and warning signs or warning tape to clearly identify and effectively guard against unauthorized entry into work area.
 - 1. Place barricades or otherwise demarcate to maintain a minimum of 25-feet from all perimeters of the work being conducted to the barricades, where feasible.
 - a. Warning tape: Warning tape bearing bold, 2 inch lettering stating the following: "DANGER - KEEP OUT - TOXIC CHEMICAL WORK AREA" or as required by local ordinances.

- b. Signs: Warning signs shall be suspended from rope and placed at intervals of approximately 10 feet. Warning signs for work area shall be approximately 18 inches square with yellow background and 1 inch black letters. Signs shall read: "DANGER - KEEP OUT - TOXIC CHEMICAL WORK AREA".
 2. All equipment such as tools, containers, etc., shall be confined to the work area until work is complete, containers are sealed and equipment properly decontaminated and safely stored for transport.
 - C. Protective Clothing and Equipment: All workers will follow applicable Federal and State regulations regarding the work activities, including but not limited to OSHA regulations, fall protection standards, respiratory protection, ladder/scaffolding safety, training requirements, personal air monitoring, and personal protective equipment (PPE). At all times when hazardous waste fluids or mixtures in any volume are not sealed in drums, containers or electrical equipment, workers shall wear:
 1. Gloves impermeable to both hazardous waste and the clean-up agent in use.
 2. Disposable, full body suit, impermeable to both hazardous waste and the clean-up agent in use.
 3. Appropriate eye protection to insure that eyes are protected from liquid splatter or exposure to concentrated vapors or fumes.
 4. Respiratory protection appropriate for the concentration of the hazardous material(s) and atmosphere present. Supplied air must meet requirements for Grade D air, at a minimum.
 - a. The Contractor shall provide protective clothing, eye protection, and breathing apparatus as required for authorized inspection personnel upon request.
 - D. Personnel Protection and Procedures: The hazardous waste work area shall at no time be left unattended from the commencement of remediation work and until all hazardous waste and incidentals have been sealed in approved containers. If immediate transportation to the hazardous waste storage facility or disposal facility is not feasible, the work area must be secured in a manner approved by the Owner or Owner's Environmental Consultant.
 1. During work procedures and at all times when hazardous waste containing/contaminated fluids in any volume are not sealed in drums, containers or electrical equipment, all personnel entering the regulated work area must don protective clothing and equipment. Upon exiting the work area, all disposable protective clothing shall be placed in appropriate waste storage drums and sealed, for subsequent transportation to the on-site storage facility or disposal facility.
 2. Workers with cuts or scratches shall seal these wounds sufficiently to prevent accidental contact of the hazardous materials within the regulated work area prior to entering the regulated work area. Similarly, workers who accidentally incur minor cuts or scratches in the course of work activities shall immediately leave the work area, follow appropriate medical decontamination for known hazards and/or seek medical attention, before returning to the work area.
 3. The contractor shall develop and submit to the Owner's Environmental Health and Safety Department for approval a Health & Safety Plan (HASP) specific to the work activities.
 4. All SDS for materials used on this project shall be submitted to the Owner's Environmental Health and Safety Department for approval.
 5. The contractor is responsible for providing daily OSHA compliance monitoring as required by CCR Title 8 and 29 CFR, for the hazardous materials work being performed.

6. The first day's samples for all personal air monitoring shall be submitted to the laboratory on a rush basis to ensure rapid reporting of the initial exposure level and to adjust PPE, appropriately.

1.07 SITE USE AND SECURITY

- A. The work area shall be restricted only to authorized, trained and protected personnel, including Contractor, Contractor's employees, Owner's employees, Owner's Environmental Consultant, federal, state, and local inspectors.
- B. Entry into the work area by unauthorized individuals shall be reported immediately to the Owner's Environmental Consultant.
- C. Contractor shall be responsible for project area security during abatement operations in order to protect work efforts and equipment. Contractor shall remove wastes and clean areas prior to leaving the area each day. Contractor is responsible for any containment or equipment left beyond the scheduled shift.

1.08 EMERGENCY PLANNING

- A. Emergency planning and procedures shall be developed by Contractor prior to abatement initiation.
- B. Emergency procedures shall be in written form and prominently posted. Contractor shall ensure that all persons entering the work area read these procedures and understand the Project site layout, location of emergency exits and emergency procedures.
- C. Emergency planning shall include considerations of fire, explosion, electrical hazards, slips, trips and falls, confined spaces, earthquakes and heat related injury. Written procedures shall be developed and employee training in procedures shall be provided by Contractor.
- D. Employees shall be trained in evacuation procedures in the event of work place emergencies.
 1. For non-life threatening situations, employees injured or otherwise incapacitated shall decontaminate following normal procedures with assistance from fellow workers, if necessary, before exiting the work place to obtain proper medical treatment.
 2. For life threatening injury or illness, worker decontamination shall take least priority. After measures to stabilize the injured worker, remove him from the work place and secure proper medical treatment.
 - a. Telephone numbers of all emergency response personnel shall be prominently posted in the clean and equipment rooms.
- E. Employees shall be trained in the location and proper use of all extinguishers and other fire/life safety equipment.

PART 2 – PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. Storage Containers:

1. All hazardous waste fluids, hazardous waste-contaminated fluids, including flush and cleaning solvents and mixtures, shall be stored in sealed DOT approved closed top drums or other waste container approved for storage of these materials.
2. All hazardous waste solid wastes and items including disposable items used in the course of the work such as rags, absorbents, protective clothing, etc., shall be stored in sealed DOT approved closed top type drums or other waste container approved for storage of these materials.
3. Any hazardous waste article container, other than approved DOT drums, intended for storage, shall be submitted to the Owner or Owner's Environmental Consultant for approval.

B. Solvents, Cleaning Agents and Absorbents:

1. Solvents: An appropriate solvent in which hazardous wastes are shown to be soluble in. Care should be taken to limit the complexity of the waste stream. In all cases where solvents are used in the course of work, proper ventilation shall be provided by the Contractor to insure that resulting fumes/vapors are not dispersed to occupied building areas either as a result of natural convection or via air intakes for building ventilation systems. The manufacturer's recommendations for application and requirements of Cal/OSHA shall be strictly observed.
2. Cleaning Agent: An appropriate cleaning agent in which hazardous wastes are shown to be soluble in. Care should be taken to limit the complexity of the waste stream. Numerous, non-toxic, cleaning agents shown to meet or exceed the solubility requirement above are commercially available. In all cases where cleaners are used in the course of work, proper ventilation shall be provided by the Contractor to insure that resulting fumes/vapors are not dispersed to occupied building areas either as a result of natural convection or via air intakes for building ventilation systems. The manufacturer's recommendations for application and requirements of Cal/OSHA shall be strictly observed.
3. Absorbents: An appropriate absorbent for the hazardous waste being collected/contained. Care should be taken to limit the complexity of the waste stream. Numerous, non-toxic, absorbents shown to meet or exceed the solubility requirement above are commercially available. The manufacturer's recommendations for use or application and requirements of Cal/OSHA shall be strictly observed.

PART 3 – EXECUTION

3.01 SPILL CLEAN-UP, CONTAINERIZATION AND MARKING

A. Clean-Up of Work Area, Hazardous Waste Articles and Spills:

1. Equipment and Tools: After the last hazardous waste has been removed and all fluids and solids cleaned from remaining fixtures and surfaces, all tools and equipment used in the work shall be decontaminated and properly stored for reuse.
 - a. All non-permeable tools that may have come in contact with hazardous waste at any concentration shall be thoroughly double washed/rinsed with an appropriate cleaning agent, wiped clean and properly stored.
2. Hazardous Waste Contaminated Articles: All exterior surfaces of equipment that may have come in contact with hazardous waste or contaminated solids or fluids either during the course of work activities or due to past leaks shall be double washed/rinsed, at a minimum, with an appropriate cleaning agent and wiped clean.
3. Solid Impenetrable Surfaces: All metal surfaces and surfaces with impervious liners which have come in contact with hazardous waste or hazardous waste mixtures in the course of the work or as a result of past leaks shall be thoroughly cleaned using a combination of absorbents and solvents or cleaning agents. Minimum cleaning requirements for these surfaces include removal of bulk material and two rinses with the cleaning agent of the surface or surfaces, which come in contact with hazardous waste or hazardous waste mixtures in the course of the work or as a result of past leaks.
 - a. The work area shall be effectively ventilated during operations such that vapors used in decontamination and cleaning are not vented to occupied building areas. Upon completion of hazardous waste-related activities, if fumes or vapors are still present in levels, which could impede breathing or be considered toxic under state and/or NIOSH standards, the Contractor shall provide additional ventilation to accelerate drying.
 - b. Auxiliary breathing apparatus may only be used by personnel trained in the use of this equipment, medically cleared to wear this equipment and experienced in conducting the required work activities while wearing equipment, which could impede safe work practices.
4. Soils and Porous Materials: The U.S. EPA, Region IX, regards soil, asphalt, wood, cement and un-sealed concrete as porous materials that absorb hazardous waste. Where practicable, these materials must be removed when they are within the spill or contamination boundary.
5. Decontamination Verification: Completion of decontamination activities will be verified by the Owner's Environmental Consultant collecting an appropriate number and type of samples for specific hazardous waste and surfaces. Contractor is responsible for all costs associated with spill clean-up oversight and sampling.

B. Containerization and Marking:

1. All liquids generated as a result of work activities and clean-up operations shall be placed in appropriate waste containers and the containers sealed.
2. All solids such as absorbents, rags, disposable protective clothing, soils, and other incidentals shall be placed in appropriate waste containers and the containers sealed.

3. All drums (and Article containers where used) shall be permanently marked as to specific contents and the first date of accumulation. In addition, each drum (and container) shall be marked with the appropriate labels as per 40 CFR Part 273, 49 CFR Part 178, 40 CFR Part 262 and Title 22 CCR Section 66262.34.

3.02 HANDLING AND TRANSPORTATION TO STORAGE FACILITIES

A. Handling:

1. Drums: All closed and open top drums must be permanently sealed and marked prior to loading on transport vehicle. Filled drums shall be loaded on the transport vehicle by any of the following methods:
 - a. By a hoist or lift truck utilizing a two-point drum lifter.
 - b. By a hoist or lift truck provided with a band-around type drum lifter, or;
 - c. By a lift truck lifting the drums from underneath by a pallet attached to the drum by a banding arrangement.
2. Drums shall not be lifted by:
 - a. Any rope, chain or cloth slings tied about the drum.
 - b. Placement of drums on bare lift truck forks.
 - c. Forcing drums between forks of a lift truck, or;
 - d. Any commercial drum lifters exerting force on the sides of a drum.
3. All drums or article containers shall be secured to the transport vehicle to prevent movement in transit.

3.03 TRANSPORTATION TO DISPOSAL FACILITY

A. General: All Hazardous Waste Articles removed and all drums containing liquids, solids and incidentals shall be transported to the off-site hazardous waste approved and permitted recycling/disposal facility.

1. The firm performing the work of this Section shall be licensed for the transportation and hauling of hazardous or extremely hazardous wastes as appropriate. The firm shall provide a route plan, which clearly identifies the routes he proposes to follow while transporting hazardous waste items from the various work sites (points of generation) to the off-site facilities.
2. A minimum of two operators shall be in attendance at all times when hazardous waste items are being transported, loaded and unloaded.
3. Once waste containers are full and ready for offsite disposal notify the Owner's Environmental Specialist at 916-732-5335.

B. Application of the Rules in This Part - General Provisions:

1. The rules in this section apply to each motor carrier engaged in the transportation of hazardous materials by a motor vehicle which must be marked or placarded in accordance with 49 CFR Parts 171 and 177 and:
 - a. Each officer or employee of the carrier who performs supervisory duties related to the transportation of hazardous wastes and hazardous materials.

- b. Each person who operates or who is in charge of motor vehicle(s) transporting hazardous materials.
- C. Compliance with Federal Motor Carrier Safety Regulations:
 - 1. A motor carrier driver or other person must comply with the rules when he/she is transporting hazardous materials by a motor vehicle, which must be marked or placarded in accordance with 49 CFR Parts 171 and 177.
- D. State and Local Laws, Ordinances and Regulations:
 - 1. Every motor vehicle transporting or storing Articles and Items containing hazardous materials must be operated and parked in compliance with the laws, ordinances and regulations of the state jurisdiction of which it is being operated in, unless they are at variance with specific regulations of the Department of Transportation which are applicable to the operation of that vehicle which impose a more stringent obligation or restraint.
- E. Attendance and Surveillance of Motor Vehicles:
 - 1. A motor vehicle, which contains hazardous material, which is located on a public street or highway or the shoulder of a public highway, must be attended by its driver. However, the vehicle need not be attended while its driver is performing duties, which are necessary to his duties as the operator of the vehicle. For purpose of this section:
 - a. A motor vehicle is attended when the person in charge of the vehicle is on the vehicle, awake, or is within one hundred feet of the vehicle and has it within his unobstructed field of view.
 - b. A qualified representative of a motor carrier is a person who:
 - 1) Has been designated by the carrier to attend the vehicle;
 - 2) Is aware of the nature of the hazardous materials contained in the vehicle he attends to;
 - 3) Has been instructed in the procedures he must follow in emergencies and;
 - 4) Is authorized to move the vehicle and has the means and ability to do so.
- F. Parking:
 - 1. A motor vehicle, which contains or hazardous materials, must not be parked on or within five feet of the traveled portion of public street or highway except for brief periods when the necessities of operation require the vehicle to be parked and make it impractical to stop the vehicle in any other place.
- G. Routes:
 - 1. Unless there is no practicable alternative, a motor vehicle which contains hazardous materials must be operated over routes which do not go through or near heavily populated areas, places where crowds are assembled, tunnels, narrow streets, or alleys. Operating convenience is not a basis for determining whether it is practicable to operate a motor vehicle in accordance with this paragraph.
- H. Fires/Open Flames:
 - 1. A motor vehicle containing hazardous materials must not be operated near an open fire unless its driver has first taken precautions to ascertain that the vehicle can safely pass the fire without stopping.

- a. A motor vehicle containing hazardous materials must not be parked within three hundred feet of an open fire.
- I. Smoking:
 - 1. No person may smoke or carry a lighted cigarette, cigar, or pipe, on or within twenty-five (25) feet of any contractor's vehicle, which contains flammable materials (flushing solvents), or an empty tank motor vehicle, which has been used to transport flammable materials.
- J. Fueling:
 - 1. When a motor vehicle, which contains hazardous materials, is being fueled:
 - a. Its engine must not be operating and;
 - b. A person must be in control of the fueling process at the point where the fuel tank is filled.
- K. Tires:
 - 1. If a motor vehicle which contains hazardous materials is equipped with dual tires on any axle, its driver must stop the vehicle in a safe location at least once during each two hours or one hundred miles of travel, whichever is less, and must examine the tires. The driver must also examine the vehicle tires at the beginning of each trip and each time the vehicle is parked.
 - 2. If, as the result of an examination pursuant to the preceding paragraph of this section, or otherwise, a tire is found to be flat, leaking or improperly inflated the driver must cause the tire to be repaired, replaced, or properly inflated before the vehicle is driven. However, the vehicle may be driven to the nearest safe place to perform the required repair, replacement, or inflation. If, as the result of an examination a tire is found to be overheated the tire will be removed and placed at a safe distance from the vehicle. The driver shall not operate the vehicle until the cause of the overheating is corrected.
- L. Binding and Tie-Down:
 - 1. If a motor vehicle transports hazardous materials all containers must be properly secured in place to insure that no equipment items or containers can be loose or unsafely placed into the transport vehicle. This may include chaining, roping or strapping and winching. The driver of the vehicle must stop the vehicle in a safe location at least once during each two hours or one hundred miles of travel whichever is less and inspect the contents of the shipment. At the time of inspection if any form of binding is found to be loose the driver shall immediately take action to remedy the situation for safe transportation.
 - 2. Any equipment, drums, or other Articles carried in an open, flatbed or stake type truck shall be covered with a tarp to protect it from the elements.
- M. Hazardous Waste Instruction and Documents:
 - 1. A motor carrier that transports "Hazardous Waste" must furnish the driver of each motor vehicle in which the waste is transported the following documents:
 - a. A copy of these rules.
 - b. A document containing instructions on procedures to be followed in the event of accident or delay. The documents must include the names and telephone numbers of persons to be contacted, and the substance of the hazardous wastes being

transported, and the precautions to be taken in emergencies such as fires, accident or leakages.

- c. Manifest and permit documents described in these specifications and required for waste transport.

N. Marking of Vehicles:

- 1. A motor vehicle being operated must be marked if that vehicle is:
 - a. Transporting hazardous materials of a kind that require the vehicle to be marked or placarded in accordance with 49 CFR Parts 171 and 177 and;
 - b. Commercial vehicles must display the name or trade name of the carrier operating the vehicle. These vehicles must display markings, which designate the carrier as being a commercial vehicle "for hire".

3.04 HAZARDOUS WASTE DISPOSAL AND RECYCLING

- A. The Contractor shall recycle or treat and dispose of all collected hazardous wastes collected and generated during the execution of this Contract including those Articles, fluids, etc. set forth in PART 1 GENERAL of these specifications.
- B. Except as may be otherwise specifically directed by the Owner or Owner's Environmental Consultant, the Contractor shall recycle or treat and dispose of the waste materials as governed by Title 40 CFR, 239 - 282, Title 22 CCR Division 4.5, and other federal, state, local regulations and subsequent amendments:
 - 1. By disposal, incineration or recycling at a facility approved for such use by the U.S. Environmental Protection Agency, and all other controlling regulatory agencies and bodies of the state, county and municipality of that facility's location all hazardous waste fluids, flushing fluids, and other hazardous waste contaminants. Waste contaminated solids are also to be incinerated as suitable and allowed for this type of disposal.
- C. All hazardous wastes generated as part of these operations will be likewise disposed of by the Contractor in a legal manner and said disposal is included in the Contractor's total work item fee.
- D. The Contractor shall not sell, transfer, or recover any material from the wastes received from the Owner without their prior written consent.

3.05 MANIFEST AND RECORDS

- A. The Contractor shall provide the Owner or Owner's Environmental Consultant with a compliance certificate verifying that all waste received by it has been properly recycled or treated and disposed.
- B. The Contractor shall provide the Owner or Owner's Environmental Consultant copies of all manifests, permits, weight tickets or other documents currently in effect relating to the specific hazardous wastes to be transported, recycled or treated and disposed hereunder except as otherwise stated in this Section. The Contractor shall also promptly furnish to the Owner or Owner's Environmental Consultant copies of all new or renewal permits or other documents applicable to this agreement as soon as the Contractor receives same.
- C. The Contractor shall furnish completed U.S. EPA approved Uniform Hazardous Waste Manifest for all Hazardous Waste Articles to be collected from the facility at which the removal and decontamination occurred. These manifests shall accompany the waste loads to disposal and be properly completed by the hauler and disposal agent as required by federal and state

hazardous waste management law. The final manifest and weight ticket shall then be returned by registered mail to the Owner or Owner's Environmental Consultant within the designated time period specified by federal law.

- D. It shall be the responsibility of the Owner to finalize their hazardous waste records regarding the removal and final disposition of hazardous waste articles.
- E. The contract work will not be considered complete nor will the Owner make final payment until the Owner or Owner's Environmental Consultant receives certifications of proper disposal, incineration and/or recycling.

3.06 PLACEMENT IN STORAGE AND RECORDS

A. Unloading and Placement in Storage:

- 1. Transport vehicles shall be unloaded utilizing the same equipment and methods as for loading.
- 2. Drums and articles shall be placed in the storage facility in locations as directed by the Owner or Owner's Environmental Consultant.
 - a. Articles shall be placed such that ample clearance is provided around equipment to facilitate future inspection.
 - b. Drums shall be placed on pallets of sufficient strength to withstand double stacking. Drums shall not be stacked at time of storage unless space is limited as determined by the Owner or Owner's Environmental Consultant. Where stacking of drums is necessary, pallets shall be placed between the drum layers.
- 3. Immediately following unloading of the hazardous waste transport vehicle, the cargo area shall be inspected to check for any fluid leaks. If any fluids are found, the source of the leaking drum or items shall be identified and sealed.
 - a. The contaminated cargo area shall be thoroughly double washed/rinsed clean with absorbents, solvents and liquid cleaner. Cleaning agents, solvents and solids shall be placed in proper drums for disposal.

B. Records: Upon completion of all hazardous waste work related activities the Contractor shall provide a complete record of such activities and storage data to the Safety Officer or other administrator responsible for hazardous wastes at the site. In addition, two copies of the record shall be transmitted to the Owner or Owner's Environmental Consultant. The record shall include the following data:

- 1. Name of the firm performing the work of this Section and technician in charge:
- 2. Drums (and Article Containers where applicable):
 - a. Drum size (30 or 55 gallon).
 - b. Identification of contents, i.e., for liquids, flush solvents, cleaning solvents for solids, rags, absorbents, soil, etc.
 - c. Weight in pounds and gallons of contents of each drum (or container).
 - d. Date placed in storage.

3.07 ALTERNATE PROCEDURES

- A. If specified procedures cannot be utilized, a request shall be made in writing to the Owner or Owner's Environmental Consultant providing details of the problem encountered and recommended alternatives.
- B. Alternative procedures shall provide equivalent or greater protection than procedures that are replaced.
- C. Any alternative procedure must be approved in writing by the Owner or the Owner's Environmental Consultant prior to the implementation of the procedure and must have no additional cost impacts.

3.08 OWNER PERFORMED SAMPLING AND TESTING

- A. The Owner may, at its discretion, perform environmental air, soil, and/or wipe sampling as appropriate or required for the hazardous materials work performed. Contractor shall control hazardous materials following the completion of related work in the work boundary or control area and at all times outside the work boundary or control area so that the airborne levels, soil levels, and ground surface levels do not exceed established background or regulatory levels for the hazardous material for which work is performed.

3.09 OSHA PERSONNEL AIR MONITORING

- A. The contractor is responsible for providing daily OSHA compliance monitoring as required by CCR Title 8 and 29 CFR, for the hazardous materials work being performed.
 - 1. At minimum, Contractor shall conduct breathing zone personal air monitoring of each and every different job category/task (i.e. preparation, wet scraping, feathering, priming, clean-up, etc.). Breathing zone shall be considered an area within a hemisphere, forward of the shoulders, with a radius of 6 to 9 inches from the center at the nose or mouth of an employee.
 - 2. Monitoring shall be conducted by a qualified professional experienced and knowledgeable about the methods of air monitoring and in accordance with Title 8 and 29 CFR.
 - 3. Monitoring results and appropriate laboratory analysis reports shall be submitted to Owner or Owner's Environmental Consultant within twenty four (24) hours of the receipt of the analytical results.

END OF SECTION

APPENDIX A Tables

AREA 2
(Partial)

AREA 2: HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

- No other hazardous materials were identified.

AREA 2: BUILDING 4403A HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

- No other hazardous materials were identified.

AREA 3

AREA 3: BUILDING 4405 AND HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Fluorescent Tubes (4' Length)	Universal Waste	129
Other Non-Incandescent Lamps	Universal Waste	18
Batteries: Emergency Lights, Exit Signs, Alarm	Universal Waste	7
Audio/Visual Equipment	Universal Waste	5
Light Fixture Ballasts	Polychlorinated Biphenyls or E-Waste	69
Refrigerator	Ozone Depleting Chemicals	3
HVAC	Ozone Depleting Chemicals	5

AREA 4

AREA 4 HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

4A

- No other hazardous materials were identified.

4B

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Other Non-Incandescent Lamps	Universal Waste	2
Electronics	Electronic Waste	7
Tires	Petrochemicals	9
Appliances	Ozone Depleting Chemicals Electronic Waste	6

4C

- No other hazardous materials were identified.

AREA 5

AREA 5: BUILDING AND HARDSCAPE OTHER HAZARDOUS MATERIALS SUMMARY

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Fluorescent Tubes (4' Length)	Universal Waste	50
Other Non-Incandescent Lamps	Universal Waste	10
Batteries: Emergency Lights, Exit Signs, Alarm	Universal Waste	7
Audio/Visual Equipment	Universal Waste	19
Light Fixture Ballasts	Polychlorinated Biphenyls or E-Waste	25
Water Fountain/Coolers	Ozone Depleting Chemicals	1

AREA 6

AREA 6 HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

6A

- No other hazardous materials were identified.

6B

- No other hazardous materials were identified.

AREA 7

AREA 7 HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

- No other hazardous materials were identified.

AREA 8

AREA 8
HARDSCAPE AND BALLPARK
HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

Hardscape

- No other hazardous materials were identified.

Ballpark

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Other Non-Incandescent Lamps	Universal Waste	90
Stadium Light Poles	Chemically Treated Wood	8

AREA 8 - AR4450A

HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

- 260 fluorescent light tubes (Universal Waste) and 4 light fixture ballasts (Suspect PCBs) were visually identified inside the building

AREA 10

AREA 10 HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

- No other hazardous materials were identified.

**SECTION 311000
SITE CLEARING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Clearing and protection of vegetation.
- B. Removal of existing debris.

1.02 RELATED REQUIREMENTS

- A. Section 017000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products.
- B. Section 017419 - Construction Waste Management and Disposal: Limitations on disposal of removed materials; requirements for recycling.
- C. Section 024100 - Demolition: Removal of built elements and utilities.
- D. Section 312200 - Grading: Fill material for filling holes, pits, and excavations generated as a result of removal operations.

1.03 SUBMITTALS

- A. Site Plan: Showing:
 - 1. Vegetation removal limits.
 - 2. Areas for temporary construction and field offices.

1.04 QUALITY ASSURANCE

- A. Clearing Firm: Company specializing in the type of work required.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Fill Material: As specified in Section 312200 - Grading

PART 3 EXECUTION

3.01 SITE CLEARING

- A. Minimize production of dust due to clearing operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

3.02 EXISTING UTILITIES AND BUILT ELEMENTS

- A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
- B. Protect existing utilities to remain from damage.
- C. Do not disrupt public utilities without permit from authority having jurisdiction.
- D. Protect existing structures and other elements that are not to be removed.

3.03 VEGETATION

- A. Scope: Remove trees, shrubs, brush, and stumps.
- B. Do not remove or damage vegetation beyond the limits indicated on drawings.
 - 1. Exception: Specific trees and vegetation indicated on drawings to be removed.
- C. Install substantial, highly visible fences to prevent inadvertent damage to vegetation to remain:
 - 1. At vegetation removal limits.
 - 2. Around trees to remain within vegetation removal limits; locate no closer to tree than at the drip line.

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3. Around other vegetation to remain within vegetation removal limits.
- D. In areas where vegetation must be removed but no construction will occur other than minor demolition work, remove vegetation with minimum disturbance of the subsoil.
 - E. Vegetation Removed: Do not burn, bury, landfill, or leave on site, except as indicated.
 1. Chip, grind, crush, or shred vegetation for mulching, composting, or other purposes; preference should be given to on-site uses.
 2. Trees: Sell if marketable; if not, treat as specified for other vegetation removed; remove stumps and roots to depth of 18 inches.
 3. Existing Stumps: Treat as specified for other vegetation removed; remove stumps and roots to depth of 18 inches.
 4. Sod: Re-use on site if possible; otherwise sell if marketable, and if not, treat as specified for other vegetation removed.
 5. Fill holes left by removal of stumps and roots, using suitable fill material, with top surface neat in appearance and smooth enough not to constitute a hazard to pedestrians.
 - F. Dead Wood: Remove all dead trees (standing or down), limbs, and dry brush on entire site; treat as specified for vegetation removed.
 - G. Restoration: If vegetation outside removal limits or within specified protective fences is damaged or destroyed due to subsequent construction operations, replace at no cost to Owner.

3.04 DEBRIS

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION 311000

**SECTION 312200
GRADING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Removal of topsoil.
- B. Rough grading the site.
- C. Finish grading.

1.02 RELATED REQUIREMENTS

- A. Section 311000 - Site Clearing.
- B. Section 312316 - Excavation.
- C. Section 312316.26 - Rock Removal.
- D. Section 312323 - Fill: Filling and compaction.

1.03 PRICE AND PAYMENT PROCEDURES

- A. See Section 012200 - Unit Prices, for general requirements relating to unit prices for this work.

1.04 SUBMITTALS

- A. Project Record Documents: Accurately record actual locations of utilities remaining by horizontal dimensions, elevations or inverts, and slope gradients.

1.05 QUALITY ASSURANCE

- A. Perform Work in accordance with State of California, Highway Department standards.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that survey bench mark and intended elevations for the Work are as indicated.
- B. Verify the absence of standing or ponding water.

3.02 PREPARATION

- A. Identify required lines, levels, contours, and datum.
- B. Stake and flag locations of known utilities.
- C. Locate, identify, and protect from damage above- and below-grade utilities to remain.
- D. Notify utility company to remove and relocate utilities.
- E. Provide temporary means and methods to remove all standing or ponding water from areas prior to grading.
- F. Protect site features to remain, including but not limited to bench marks, survey control points, existing structures, fences, sidewalks, paving, and curbs, from damage by grading equipment and vehicular traffic.
- G. Protect trees to remain by providing substantial fencing around entire tree at the outer tips of its branches; no grading is to be performed inside this line.

3.03 ROUGH GRADING

- A. Remove topsoil from areas to be further excavated, re-landscaped, or re-graded, without mixing with foreign materials.
- B. Do not remove topsoil when wet.

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- C. Remove subsoil from areas to be further excavated, re-landscaped, or re-graded.
 - D. Do not remove wet subsoil , unless it is subsequently processed to obtain optimum moisture content.
 - E. When excavating through roots, perform work by hand and cut roots with sharp axe.
 - F. See Section 312323 for filling procedures.
 - G. Stability: Replace damaged or displaced subsoil to same requirements as for specified fill.
 - H. Remove and replace soils deemed unsuitable by classification and which are excessively moist due to lack surface water control.

3.04 SOIL REMOVAL

- A. Stockpile excavated topsoil on site.
- B. Stockpile excavated subsoil on site.
- C. Stockpiles: Use areas designated on site; pile depth not to exceed 8 feet; protect from erosion.

3.05 FINISH GRADING

- A. Before Finish Grading:
 - 1. Verify building and trench backfilling have been inspected.
 - 2. Verify subgrade has been contoured and compacted.
- B. Remove debris, roots, branches, stones, in excess of 1/2 inch in size. Remove soil contaminated with petroleum products.
- C. In areas where vehicles or equipment have compacted soil, scarify surface to depth of 3 inches.
- D. Fine grade topsoil to eliminate uneven areas and low spots. Maintain profiles and contour of subgrade.
- E. Lightly compact placed topsoil.
- F. Maintain stability of topsoil during inclement weather. Replace topsoil in areas where surface water has eroded thickness below specifications.
- G. Slope edges of excavated areas for ingress / egress per OSHA 1926 Subpart P App B - Sloping and Benching.

3.06 REPAIR AND RESTORATION

- A. Existing Facilities, Utilities, and Site Features to Remain: If damaged due to this work, repair or replace to original condition.
- B. Other Existing Vegetation to Remain: If damaged due to this work, replace with vegetation of equivalent species and size.

3.07 FIELD QUALITY CONTROL

- A. See Section 312323 for compaction density testing.

3.08 CLEANING

- A. Remove unused stockpiled topsoil and subsoil. Grade stockpile area to prevent standing water.
- B. Leave site clean and raked.

END OF SECTION 312200

**SECTION 312316
EXCAVATION**

PART 1 GENERAL

1.01 RELATED REQUIREMENTS

- A. Section 015713 - Temporary Erosion and Sediment Control: Slope protection and erosion control.
- B. Section 024100 - Demolition: Shoring and underpinning existing structures.
- C. Section 311000 - Site Clearing: Vegetation and existing debris removal.
- D. Section 312200 - Grading: Grading.
- E. Section 312323 - Fill: Fill materials, backfilling, and compacting.

1.02 REFERENCE STANDARDS

- A. 29 CFR 1926 - Safety and Health Regulations for Construction; Current Edition.

1.03 SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Temporary Support and Excavation Protection Plan.
- C. Project Record Documents: Record drawings at project closeout according to 017000 - Execution and Closeout Requirements. Show locations of installed support materials left in place, including referenced locations and depths, on drawings.

1.04 QUALITY ASSURANCE

- A. Temporary Support and Excavation Protection Plan:
 - 1. Indicate sheeting, shoring, and bracing materials and installation required to protect excavations and adjacent structures and property.
 - 2. Bracing and shoring design to meet requirements of OSHA's Excavation Standard, 29 CFR 1926, Subpart P.
- B. Designer Qualifications: For design of temporary shoring and bracing, employ a Professional Engineer experienced in design of this type of work and licensed in the State in which the Project is located.
- C. Shoring Installer Qualifications: Company specializing in performing the shoring and bracing work of this section with minimum 5 years of documented experience.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Bedding and Fill to Correct Over-Excavation:
 - 1. See Section 312323 for bedding and corrective fill materials at general excavations.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that survey bench mark and intended elevations for the work are as indicated.
- B. Survey existing adjacent structures and improvements and establish exact elevations at fixed points to act as benchmarks.

3.02 PREPARATION

- A. Identify required lines, levels, contours, and datum locations.
- B. See Section 311000 for clearing, grubbing, and removal of existing debris.
- C. Locate, identify, and protect utilities that remain and protect from damage.

-
- D. Notify utility company to remove and relocate utilities.
 - E. Protect bench marks, survey control points, existing structures, fences, sidewalks, paving, and curbs from excavating equipment and vehicular traffic.
 - F. Grade top perimeter of excavation to prevent surface water from draining into excavation. Provide temporary means and methods, as required, to maintain surface water diversion until no longer needed, or as directed by Engineer.

3.03 TEMPORARY EXCAVATION SUPPORT AND PROTECTION

- A. Excavation Safety: Comply with OSHA's Excavation Standard, 29 CFR 1926, Subpart P.
 - 1. Excavations in stable rock or in less than 5 feet in depth in ground judged as having no cave-in potential do not require excavation support and protection systems.
 - 2. Depending upon excavation depth, time that excavation is open, soil classification, configuration and slope of excavation sidewalls, design and provide an excavation support and protection system that meets the requirements of 29 CFR 1926, Subpart P:
 - a. Sloping and benching systems.
 - b. Support systems, shield systems, and other protective systems.
- B. Excavation support and protection systems not required to remain in place may be removed subject to approval of Owner or Owner's Representative.
 - 1. Remove temporary shoring and bracing in a manner to avoid harmful disturbance to underlying soils and damage to buildings, structures, pavements, facilities and utilities.

3.04 EXCAVATING

- A. Excavate to accommodate construction operations.
 - 1. Excavate to the length and width required to safely install, adjust, and remove any forms, bracing, or supports necessary for the installation of the work.
- B. Notify Engineer of unexpected subsurface conditions and discontinue affected Work in area until notified to resume work.
- C. Do not interfere with 45 degree bearing splay of foundations.
- D. Provide temporary means and methods, as required, to remove all water from excavations until directed by Engineer. Remove and replace soils deemed suitable by classification and which are excessively moist due to lack of dewatering or surface water control.

3.05 SUBGRADE PREPARATION

- A. See Section 312323 for subgrade preparation at general excavations.

3.06 FILLING AND BACKFILLING

- A. Do not fill or backfill until all debris, water, unsatisfactory soil materials, obstructions, and deleterious materials have been removed from excavation.
- B. See Section 312323 for fill, backfill, and compaction requirements at general excavations.
- C. See Section 312200 for rough and final grading and topsoil replacement requirements.

3.07 REPAIR

- A. Correct areas that are over-excavated and load-bearing surfaces that are disturbed; see Section 312323.

3.08 CLEANING

- A. Remove excess excavated material from site.

3.09 PROTECTION

- A. Divert surface flow from rains or water discharges from the excavation.

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- B. Prevent displacement of banks and keep loose soil from falling into excavation; maintain soil stability.
 - C. Protect open excavations from rainfall, runoff, freezing groundwater, or excessive drying so as to maintain foundation subgrade in satisfactory, undisturbed condition.
 - D. Protect bottom of excavations and soil adjacent to and beneath foundation from freezing.
 - E. Keep excavations free of standing water and completely free of water during concrete placement.

END OF SECTION 312316

**SECTION 312323
FILL**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Filling holes, pits, and excavations generated as a result of removal (demolition) operations.

1.02 RELATED REQUIREMENTS

- A. Section 015713 - Temporary Erosion and Sediment Control: Slope protection and erosion control.
- B. Section 312200 - Grading: Site grading.
- C. Section 312316 - Excavation: Removal and handling of soil to be re-used.

1.03 DEFINITIONS

- A. Finish Grade Elevations: Indicated on drawings.

1.04 REFERENCE STANDARDS

- A. AASHTO T 180 - Standard Method of Test for Moisture-Density Relations of Soils Using a 4.54-kg (10-lb) Rammer and a 457-mm (18-in.) Drop; 2022, with Errata .
- B. ASTM D698 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ (600 kN-m/m³)); 2012 (Reapproved 2021).
- C. ASTM D1556/D1556M - Standard Test Method for Density and Unit Weight of Soil in Place by Sand-Cone Method; 2015, with Editorial Revision (2016).
- D. ASTM D1557 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kN-m/m³)); 2012 (Reapproved 2021).
- E. ASTM D2167 - Standard Test Method for Density and Unit Weight of Soil in Place by the Rubber Balloon Method; 2015.
- F. ASTM D6938 - Standard Test Methods for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth); 2023.

1.05 SUBMITTALS

- A. Product Data for Manufactured Fill.
- B. Soil Samples: 10 pounds sample of each type of fill; submit in air-tight containers to testing laboratory.
- C. Materials Sources: Submit name of imported materials source.
- D. Fill Composition Test Reports: Results of laboratory tests on proposed and actual materials used, including manufactured fill.
- E. Compaction Density Test Reports.

1.06 QUALITY ASSURANCE

- A. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. When necessary, store materials on site in advance of need.
- B. When fill materials need to be stored on site, locate stockpiles where indicated.
 - 1. Separate differing materials with dividers or stockpile separately to prevent intermixing.
 - 2. Prevent contamination.
 - 3. Protect stockpiles from erosion and deterioration of materials.

PART 2 PRODUCTS

2.01 FILL MATERIALS

- A. General Fill: Complying with State of California Highway Department standard.

2.02 SOURCE QUALITY CONTROL

- A. Where fill materials are specified by reference to a specific standard, test and analyze samples for compliance before delivery to site.
- B. If tests indicate materials do not meet specified requirements, change material and retest.
- C. Provide materials of each type from same source throughout the Work.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that survey bench marks and intended elevations for the Work are as indicated.
- B. Identify required lines, levels, contours, and datum locations.
- C. See Section 312200 for additional requirements.
- D. Verify areas to be filled are not compromised with surface or ground water.

3.02 PREPARATION

- A. Scarify and proof roll subgrade surface to a depth of 6 inches to identify soft spots.
- B. Cut out soft areas of subgrade not capable of compaction in place. Backfill with general fill.
- C. Compact subgrade to density equal to or greater than requirements for subsequent fill material.
- D. Until ready to fill, maintain excavations and prevent loose soil from falling into excavation.

3.03 FILLING

- A. Fill to contours and elevations indicated using unfrozen materials.
- B. Employ a placement method that does not disturb or damage other work.
- C. Systematically fill to allow maximum time for natural settlement. Do not fill over porous, wet, frozen or spongy subgrade surfaces.
- D. Maintain optimum moisture content of fill materials to attain required compaction density.
- E. Slope grade away from building minimum 2 inches in 10 feet, unless noted otherwise. Make gradual grade changes. Blend slope into level areas.
- F. Correct areas that are over-excavated.
 - 1. Other areas: Use general fill, flush to required elevation, compacted to minimum 90 percent of maximum dry density.
- G. Compaction Density Unless Otherwise Specified or Indicated:
 - 1. At all locations: 90 percent of maximum dry density.
- H. Reshape and re-compact fills subjected to vehicular traffic.
- I. Maintain temporary means and methods, as required, to remove all water while fill is being placed as required, or until directed by the Engineer. Remove and replace soils deemed unsuitable by classification and which are excessively moist due to lack of dewatering or surface water control.

3.04 FILL AT SPECIFIC LOCATIONS

- A. Use general fill unless otherwise specified or indicated.

3.05 TOLERANCES

- A. Top Surface of General Filling: Plus or minus 1 inch from required elevations.

3.06 FIELD QUALITY CONTROL

- A. Soil Fill Materials:
 - 1. Perform compaction density testing on compacted fill in accordance with ASTM D1556, ASTM D2167, or ASTM D6938.
 - 2. Evaluate results in relation to compaction curve determined by testing uncompacted material in accordance with ASTM D698 ("standard Proctor"), ASTM D1557 ("modified Proctor"), or AASHTO T 180.
 - 3. If tests indicate work does not meet specified requirements, remove work, replace and retest.
 - 4. Frequency of Tests: 3.

3.07 CLEANING

- A. See Section 017419 - Construction Waste Management and Disposal, for additional requirements.
- B. Remove unused stockpiled materials, leave area in a clean and neat condition. Grade stockpile area to prevent standing surface water.
- C. Leave borrow areas in a clean and neat condition. Grade to prevent standing surface water.

END OF SECTION 312323

**SECTION 329219
SEEDING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Placing topsoil.
- B. Hydroseeding.

1.02 REFERENCE STANDARDS

- A. Unless otherwise shown or specified, all materials and methods shall conform to the appropriate current sections of the State of California, Department of Transportation Standard Specifications (Caltrans Standard Specifications) as they reasonably apply to this work, except for measurement and payment requirements.
- B. California Stormwater Quality Association (CASQA) Construction BMP Handbook.
 - 1. BMP EC-4: Hydroseeding – Temporary Erosion Control.
- C. ASTM D7322/D7322M - Standard Test Method for Determination of Erosion Control Product (ECP) Ability to Encourage Seed Germination and Plant Growth Under Bench-Scale Conditions; 2017.

1.03 DEFINITIONS

- A. Weeds: Include Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lambsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Perennial Sorrel, and Brome Grass.

1.04 QUALITY ASSURANCE

- A. Seed must not contain prohibited noxious weed seed and/or more than 1.0 percent total weed seed by weight.
- B. Cellulose Fiber shall be certified to indicate that laboratory and field testing of the product has been accomplished and meets all requirements specified herein based on testing. Weight specifications from the supplier for this material shall refer only to air dry weight of the fiber material.
- C. been accomplished and meets all requirements specified herein based on testing. Weight Seed shall be delivered in original sealed packages bearing supplier's certificate – lab analysis for purity, germination, weed seed content, and inert material. Seed bags shall include manufacturer's tags in conformance with Federal Seed Act (FSA) and applicable state laws. Wet, moldy, or otherwise damaged seed will be rejected by the Owner's Representative.
- D. Fertilizers and manufactured amendments are to be delivered to the site in the original, unopened containers, each bearing the manufacturer's guaranteed analysis. Materials which become caked or contaminated making them unsuitable for use will not be accepted.
 - 1. Fertilizers shall comply with the requirements of the Fertilizing Materials Inspection Program of the California Department of Food and Agriculture.
- E. Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp is subject to approval by the Owners Representative.

1.05 SUBMITTALS

- A. Documents:
 - 1. Qualifications / current licenses / previous experience of the hydroseeding company.
 - 2. Description of hydraulic equipment proposed to be used.

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3. Hydroseeding Schedule. For projects with non-continuous installations of hydroseed, submit all proposed installation dates. See discussion for non-irrigated hydroseed elsewhere in this specification
 4. Dated letter from the seed supplier indicating availability of proposed seed mix and sources, and suggested substitutions if any.
 5. Product cut-sheets on fiber, fertilizer, tackifier, inoculant
 6. Prior to installation - seed labels for each native plant species in the supplied hydroseed mix.
- B. Samples:
1. Fiber: 4 oz sample – if not a pre-approved product as noted. For pre-approved products submit only produce data sheet.
 2. Tackifier / binder: 4 oz sample – if not a pre-approved product as noted. For pre-approved products submit only product data sheet.
- C. Delivery tags for fiber, binder, fertilizer, seed, and inoculant as delivered to the Site for the Project.

PART 2 PRODUCTS

2.01 REGULATORY REQUIREMENTS

- A. Provide certificate of compliance from authority having jurisdiction indicating approval of seed mixture.

2.02 SEED MIXTURE

- A. Standard Hydroseeding Slurry:
1. Seed mix as specified @ 40 bulk lbs/acre.
 2. Fiber as specified @ 2,000 lbs/acre.
 3. Tackifier/binder as specified @ 100 lbs/acre.
 4. Inoculant as specified @ 60 lbs/acre.
 5. Organic Fertilizer as specified @ 1,000 lbs/acre.
- B. Seed Mixture Species Options:
1. Achillea Millefolium
 2. Bromus Carinatus 'Cucamonga'
 3. Elymus Glauca
 4. Eriogonum Fasciculatum Polifolium
 5. Eschscholzia Californicum
 6. Festuca Idahoensis
 7. Hordeum Brachyantherum Californicum
 8. Lasthenia Californica
 9. Layia Platyglossa
 10. Lupinus Bicolor
 11. Lupinus Succulentis
 12. Melica Imperfecta
 13. Muhlenbergia Rigens
 14. Nassella Pulchra
 15. Stipa Pulchra (de-awned)
 16. Vulpia Microstachys
- C. Fiber: 100% natural wood or paper fiber mulch, free from synthetic paper or plastic materials.
1. Fiber must disperse into a uniform slurry when mixed with water.
 2. Colored with a non-toxic, water-soluble green dye to provide a proper visual gauge for metering of material over ground surfaces.

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3. Manufactured in such a manner that after addition and agitation in slurry tanks with fertilizer, seed, water and other approved additives, the fibers in the material will become uniformly suspended to form a homogeneous slurry; and that when hydraulically sprayed on the ground, the material will form a blotter-like ground cover impregnated uniformly with seed; and which after application, will allow the absorption of moisture and allow the rainfall to percolate to the underlying soil.
 4. Materials that inhibit germination or growth will not be permitted in the mixture.
 5. Thermally refined / processed wood products: Rainier Fiber by Rainer Veneer, Profile Wood by Profile Products or approved equal.
- D. Tackifier/Binder: 100% psyllium fiber derived from the outer coating of the Plantago seed. Available in powder form and packed in clearly marked bags stating the contents of each package. The tackifier will require no curing time, shall remain soft and rewettable, and shall not inhibit seed germination. All ingredients shall be biodegradable. Pre-approved products:
1. Ecology Control M-Binder by S&S Seeds, Inc, Carpinteria, CA (805)684-0436.
 2. Plantago Binder by Northstar Impex Corp. Moreno Valley CA (951)486-0441.
 3. Approved equal.
- E. Inoculant: AM-120 mycorrhizal inoculum. Pre-approved products:
1. AM-120 Standard by Reforestation Technologies International (RTI), Gilroy CA, (408) 848-9604, and distributed by Pacific Coast Seed, Inc. Tracy, CA (925) 373-4417 and S&S Seeds, Carpinteria, CA (805) 684-0436
 2. Approved equal.
- F. Organic Fertilizer: 7-2-1 (N-P-K) fertilizer.

PART 3 EXECUTION

3.01 PREPARATION

- A. Where appropriate and feasible, soil should be prepared to receive the seed by disking or otherwise scarifying the surface to eliminate crust, improve air and water infiltration and create a more favorable environment for germination and growth.
- B. Carry out hydroseeding during a windless period using approved equipment and materials.

3.02 HYDROSEEDING

- A. Apply seeded slurry with a hydraulic seeder at a rate which allows 100 seeds per sq ft.
- B. Do not hydroseed area in excess of that which can be mulched on same day.
- C. Immediately following seeding, apply mulch to a thickness of 1/8 inches. Maintain clear of shrubs and trees.
- D. Apply water with a fine spray immediately after each area has been mulched. Saturate to 4 inches of soil.
- E. Following germination, immediately re-seed areas without germinated seeds that are larger than 4 by 4 inches.
- F. Protect all newly seeded areas by erecting a 36" high plastic snow fence with appropriate stakes at the edges of pathways along these areas to prevent trampling. Keep fence in place for the duration of the maintenance period.
- G. Apply with hydraulic spray equipment that mixes fiber, tackifier, fertilizer, and other erosion control materials specified. If applying hydroseed, add seed to hydromulch. Seed may be dry applied to small areas not accessible by hydroseeding equipment if authorized.
- H. Add water to hydromulch and hydroseed materials as recommended by the manufacturer and mix sufficiently to ensure an even application. A dispersing agent may be added to the mixture if authorized.

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- I. Equipment must have a built-in continuous agitation and discharge system capable of producing a homogeneous mixture and a uniform application rate. The tank must have a minimum capacity of 1,000 gallons. You may use a smaller tank if authorized.
 - J. Apply materials in locations, rates, and number of applications shown and as follows:
 - 1. Start application within 60 minutes after adding seed to the tank.
 - 2. Apply in successive passes as necessary to achieve the specified application rate.
 - 3. Apply all hydromulch or hydroseed materials shown for a single area within 72 hours.
 - K. If hydromulch or hydroseed materials are applied to areas covered by RECP, apply hydromulch and hydroseed materials to the rolled product as follows:
 - 1. Verify the RECP is in uniform contact with the slope surface.
 - 2. Spray materials into the RECP perpendicular to the slope and integrate well.
 - 3. Do not displace or damage the RECP.

3.03 CHEMICALS

- A. Herbicides: Verify compatibility, dosage and other application procedures with the manufacturer. All chemicals shall be applied by a pest control operator licensed in the State of California.
 - 1. Do not use chemicals stated by their manufacturers to be harmful to aquatic life in any areas draining directly to aquatic / riparian areas.
 - 2. Do not mix the herbicide with surfactants in dry upland areas.

3.04 MAINTENANCE

- A. Immediately reseed areas that show bare spots.

END OF SECTION 329219

APPENDIX 1

HAZARDOUS MATERIALS SURVEY REPORT



Hazardous Materials Survey Report
Former Fort Ord - Phase 1B: Areas 2 (Partial), 3, 4, 5, 6, 7, 8, and 10
Seaside, California



Prepared for:



440 Harcourt Ave.
Seaside, CA 93955

Prepared By:
Vista Environmental Consulting
2984 Teagarden Street
San Leandro, CA 94577

April 17, 2025
Project No. 2531283001

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Asbestos Sampling Inventory
Sample and Asbestos-Containing Material Locations Drawings
Photo Documentation (If Applicable)
Asbestos Analytical Reports
Lead XRF Sequential Reports
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B. Vista Certifications

EXECUTIVE SUMMARY

Vista Environmental Consulting (Vista) performed a pre-demolition hazardous materials survey for the Phase 1B Areas at the Former Fort Ord, Seaside, California (Project Site). The Phase 1B Areas include part of Area 2, Area 3, Area 4, Area 5, Area 6, Area 7, Area 8, and Area 10 (Figure 1). The surveys were performed on the following dates:

- Area 2 Building 4403A and Hardscape: April 21, 2021 and April 29, 2021
- Area 3 Building and Hardscape: April 23, 2021
- Area 4 Hardscape: April 28, 2021
- Area 5 Building and Hardscape: April 22, 2021
- Area 6 Hardscape: April 29, 2021
- Area 7 Hardscape: April 28, 2021 and May 10, 2021
- Area 8 Hardscape: April 28, 2021 and May 10, 2021, Building AR 4450A: January 14, 2019 (FORA Project)
- Area 10 Hardscape: May 10, 2021

The buildings of Phase 1B are part of Fort Ord which is a former United States Army post on the Monterey Bay coast which closed in 1994. The Army left behind approximately 1,600 buildings ranging in age from the early 1900's to the late 1980's. Many of the buildings are currently in a state of disrepair. These buildings are set for demolition in an effort to redevelop the area.

The survey was performed to identify and sample accessible, suspect asbestos-containing materials, representative building components for the presence of lead-containing surface coatings/lead-based paints (LCSC/LBP), Polychlorinated Biphenyls (PCBs) in light fixture ballasts, and other hazardous materials that may be in the path of construction for the demolition project. Vista also performed waste characterization estimate sampling for lead in the building of Areas 3, 5 and 8 (AR4450A).

The results of the survey indicate the following:

Location	Asbestos	Lead-Based Paint and/or Materials	Lead-Containing Paint and/or Materials	Exceeds Title 22 Disposal Levels for Lead or Needs Additional Analysis	Universal Waste, Suspect PCBs, and Other Hazardous Materials
Area 2 Building 4403A	No	No	No	NA	No
Area 2 Hardscape (Partial)	No	No	No	NA	No

Location	Asbestos	Lead-Based Paint and/or Materials	Lead-Containing Paint and/or Materials	Exceeds Title 22 Disposal Levels for Lead or Needs Additional Analysis	Universal Waste, Suspect PCBs, and Other Hazardous Materials
Area 3 Building 4405	☑	☑	☑	No	☑
Area 3 Hardscape	No	☑	No	NA	☑
Area 4 Hardscape	No	☑	☑	NA	☑
Area 5 Building	☑	☑	☑	No	☑
Area 5 Hardscape	No	No	☑	NA	☑
Area 6 Hardscape	No	☑	No	NA	No
Area 7 Hardscape	No	☑	☑	NA	No
Area 8 Building AR 4450A	No	☑	☑	☑	☑
Area 8 Hardscape & Ballpark	☑	☑	☑	NA	☑
Area 10 Hardscape	No	☑	No	NA	No

Subsurface utility piping is assumed to be present throughout the Project Site.

The Hazardous Materials Summary, Asbestos Sampling Inventory, Sample and Asbestos-Containing Materials Locations Drawings, Photo Documentation (If Applicable), Asbestos Analytical Reports, Lead XRF Sequential Reports, and Waste Characterization Analytical Reports (If Applicable) for each area can be found in *Appendix A – Hazardous Materials Area Data*. The areas are listed in numeric order.

Asbestos was found Building 4405 in Area 3 and the Building in Area 5. Asbestos cement and tar wrapped piping is assumed subsurface below the hardscape of all areas. Prior to activities which will disturb identified or assumed asbestos, a Cal/OSHA registered and California licensed asbestos contractor must be utilized for abatement of asbestos that will be impacted. Should the removal of identified regulated asbestos-containing materials (RACM) involve at least 160 square feet or 260 linear feet, then notification to the Monterey Bay Air Resources District (MBARD) and Cal/OSHA must be accomplished prior to the initiation of such activities.

Lead was found in all buildings and hardscape areas surveyed except Building 4403A in Area 2. Lead XRF Sequential Reports may have duplicate reading numbers if XRF testing was done over multiple days and the XRF readings were downloaded and erased daily from the XRF device. XRF reading numbers may not start at reading number 1 if multiple buildings were surveyed on the same day. In the Lead XRF Sequential Reports some reading numbers may be deleted due to incomplete data collection. When this occurs, the testing combination is repeated until a successful reading is obtained.

All activities involving potential and identified lead-containing surfaces should be conducted in accordance with California Health & Safety Code sections 17920.10 and 10525, 10525.7, Title 8, California Code of Regulations (CCR), Section 1532.1.

In addition, all removal activities involving identified lead-based paints (LBP) must be conducted in accordance with Title 17, CCR, Division 1, Chapter 8, Sections 35001 through 36100, which proscribes the use of California Department of Public Health (CDPH) certified workers, work practices, and other requirements.

Written notification to Cal/OSHA must be accomplished should LBP activities involve equal to or more than 100 square feet or 100 linear feet of removal in accordance with the requirements of 8 CCR 1532.1.

Any welding, cutting or heating of metal surfaces containing surface coatings should be conducted in accordance with 8 CCR 1537 Welding, Cutting, and Heating of Coated Metals, which require surfaces covered with toxic preservatives, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application, or 8 CCR 1536 Ventilation Requirements for Welding, Brazing, and Cutting.

Proper waste characterization and disposal of lead and other heavy metal contaminated debris or rinsate from mechanical equipment should be conducted in accordance with 22 CCR Division 4, Chapter 30, and the California Health and Safety Code, Section 25157.8.

Other hazardous wastes were found in Areas 3, Area 4, Area 5 and Area 8. All potential and identified Universal Waste materials (UW) impacted by the work should be removed and recycled or disposed of in accordance with the UW guidelines established by the DTSC, as stated in 22 CCR Sections 66261.9 and 66273.1 thru 66273.90.

All ballasts must be visually inspected prior to disposal to determine if they contain PCB's. Those ballasts marked No PCB's or PCB Free can be considered as such as should be treated as UW - electronic waste. All PCB-containing devices, including, but not limited to ballasts should be removed or have the oils removed and properly handled, collected, stored, transported and recycled or disposed of by an approved recycling or disposal facility in accordance with the requirements of Title 22 CCR 67426.1.

Devices containing ozone depleting chemicals, petroleum or other chemicals, should be collected, waste characterized, disposed or recycled according to California rules and regulations.

After demolition, the resulting wastes may be hazardous under California and federal RCRA standards for lead and/or other metals and therefore require proper handling, packaging, labeling, and transportation under a proper manifest to a permitted hazardous waste storage, treatment and disposal facility.

The waste characterization estimate data found in this report are estimates only and cannot be used in place of waste characterization sampling after the buildings are demolished and waste streams are segregated. Further, all surface preparation, paint removal wastes, and paint debris on the ground must be considered RCRA Class I hazardous wastes unless sampling proves otherwise.

Should materials similar to those identified in this report, or if other forms of suspect hazardous materials are encountered, contractors should be instructed to immediately cease work activities which may initiate an exposure episode, and notify the appropriate management personnel.

Report prepared for the Company by:

A handwritten signature in black ink, appearing to read 'C. Burns', is written over a light gray circular stamp.

Christopher R. Burns
Senior Project Manager
CAC #92-0224
LRCIA #6938

1.0 INTRODUCTION

Vista Environmental Consulting (Vista) performed a pre-demolition hazardous materials survey for the Phase 1B Areas at the Former Fort Ord, Seaside, California (Project Site). The Phase 1B Areas include part of Area 2, Area 3, Area 4, Area 5, Area 6, Area 7, Area 8, and Area 10 (Figure 1). The surveys were performed on the following dates:

- Area 2 Building 4403A and Hardscape: April 21, 2021 and April 29, 2021
- Area 3 Building and Hardscape: April 23, 2021
- Area 4 Hardscape: April 28, 2021
- Area 5 Building and Hardscape: April 22, 2021
- Area 6 Hardscape: April 29, 2021
- Area 7 Hardscape: April 28, 2021 and May 10, 2021
- Area 8 Hardscape: April 28, 2021 and May 10, 2021, Building AR 4450A: January 14, 2019 (FORA Project)
- Area 10 Hardscape: May 10, 2021

Site Background

Areas 2 (Partial), 3, 4, 5, 6, 7, 8 and 10 are part of Fort Ord which is a former United States Army post on the Monterey Bay coast which closed in 1994. Fort Ord was established in 1917, originally as Camp Gigling, as a military training base for infantry troops. In 1917, the East Garrison area and nearby lands on the east side of Fort Ord were purchased to use as a maneuver and training ground for field artillery and cavalry troops stationed at the Presidio of Monterey. In the late 1930s, the administrative buildings, barracks, mess halls, tent pads, and a sewage treatment plant were constructed. In 1938, additional agricultural property was purchased for the development of the Main Garrison. At the same time, beachfront property to the west was donated to the Army. Camp Gigling became Camp Ord in 1939 and then became Fort Ord in 1940. The Main Garrison was constructed between 1940 and the 1960s, starting in the northwest corner of the base and expanding southward and eastward.

In 1990, the US Secretary of Defense announced that the military would begin a process to reduce the number of nationwide military installations and Fort Ord was one of the bases named for closure. In 1991, it was formally announced that Fort Ord would be downsized and the Defense Base Realignment and Closure Commission (BRAC91) recommended that Fort Ord be closed. The closure of most of the former Ford Ord was completed in 1994.

The Army left behind approximately 1,600 buildings ranging in age from the early 1900's to the late 1980's. Many of the buildings are currently in a state of disrepair. These buildings are set for demolition in an effort to redevelop the area.

Buildings Background

Phase 1 B Areas 2 (Partial), 3, and 5 are comprised of 3 buildings (1 each area) including a wood framed shed (Building 4403A), a masonry/wood framed former fast food restaurant (Building 4405), and a a masonry/wood framed former Church. Hardscape areas for parking are around all buildings. Area 4, 6, 7 and 10 are hardscape areas of parking and walkways. Area 8 has 1 small wooden building (AR4450 A), a ballpark area, a hardscape areas of parking and walkways.

Area 2 (Partial)

Building 4403A is a 440 square foot shed with an unknown construction dates. It is located at the Presidio of Monterey Fire Department on General Jim Moore Boulevard. It is wood framed and sided and the roof is pitched and 3-Tab shingle.

Area 3

Building 4405 is a 3,347 square feet former Exchange Café and fast food restaurant that was built in 1992. It is located on the southwest side of the Project Site on the corner of General Jim Moore Boulevard and Gigling Road. It has a mix of masonry and wood framed walls with a concrete foundation. The roof is both flat built-up and pitched 3-tab shingle.

Area 5

Building 5 is an 8,220 square foot Church with an unknown construction date. It is located on the east side of the Project Site on Gigling Road. It has masonry walls and a concrete foundation including a basement a perimeter horizontal pipe chase. The roof is pitched and 3-Tab shingle except for the steeple which is built up.

Area 8

Building AR4450A is a square foot wood shed that was formally adjacent to an armory building that was previously demolished. Its construction appears to be from the 1940's.

Survey

The purpose of this survey was to identify hazardous building materials so they can be removed, waste characterized, and properly disposed of prior to being impacted by demolition activities. The data provided in this report can assist all parties involved in this project to make informed

decisions with regards to regulatory compliance and the health and safety of their employees.

This survey included the following:

- Visible and accessible suspect asbestos-containing materials (ACM) were assessed and sampled to determine asbestos content.
- Representative painted and coated building components were assessed and categorized based upon standard selective demolition practices and sampled for lead content which can be used for worker protection estimates.
- Waste characterization estimate sampling for lead.
- Visible and accessible materials with the potential to have hazardous properties that are regulated and are commonly found in buildings were assessed, but not sampled. These materials include, but are not limited to:
 - Universal Waste (UW) materials, such as non-incandescent lamps, batteries, mercury-containing devices, and electronic waste; Batteries include, but are not limited to those found in exit signs, emergency lights, fire alarm systems, and back-up power systems;
 - Polychlorinated biphenyls (PCBs) containing devices such as lamp ballasts, wet-type transformers, and hydraulic systems.
 - Devices which may contain ozone depleting chemicals, such as Heating, Ventilation and Air Conditioning (HVAC) systems, refrigerators, freezers, and water coolers/fountains;

2.0 METHODOLOGY

The asbestos survey was performed by Christopher Burns, a State of California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant (CAC) #92-0224. Assisting on the survey was Javier Rocha, a Cal/OSHA Certified Site Surveillance Technician (CSST) #02-3244. The lead paint screening survey was conducted by Christopher Burns, who has a Lead-Related Construction Certificate as an Inspector/Assessor (LRCIA) #6938 issued by the State of California Department of Public Health (CDPH). Please see Appendix B for Curt Vista Certification documentation.

Sub-surface areas were not included as part of this survey, hence no excavation was conducted to discover buried asbestos utility piping concealed below the surface. The Project Site conditions may change from those outlined in this report as a result of natural and man-made causes.

2.1 Asbestos

The asbestos survey was performed generally in accordance with the AHERA protocol (40 CFR Part 763, Subpart E). Visual identification was performed by assessing visible and accessible structural, architectural, and mechanical components for the presence of suspect ACM at the Project Site. The survey of all buildings were destructive in nature to meet MBARD's definition of "Thoroughly Inspect".

This ACM survey was conducted in the following manner:

- Suspect ACM was categorized into homogeneous materials. A homogeneous material is defined as being a surfacing material, thermal system insulation, or miscellaneous material which is uniform in color and texture. It may also be additionally subcategorized using the date of installation, when available.
- A sampling scheme was developed based upon the location and quantity of the suspect homogeneous ACM. A rough order of magnitude estimate of each suspect homogeneous ACM was calculated and recorded for future reference. A sampling scheme, including a specific number of samples per suspect homogeneous ACM, was calculated prior to sampling.
- Sampling guidelines established by the United States Environmental Protection Agency (USEPA) were utilized for sampling each suspected homogeneous ACM. Methods described in Appendix K of 8 California Code of Regulation (CCR) 1529 were utilized in the collection of each suspect homogeneous ACM sample.
- Trained California asbestos certified personnel, using appropriate sampling tools and 3" long stainless steel cores, sterile leak-tight Whirl-pak® containers or equivalent, collected building materials that were suspected to contain ACM.
- Each suspect ACM sample was collected and sealed in a container and appropriately labeled with a unique sample identification number and recorded on an asbestos bulk sampling log. Each log contains a chain-of-custody to assure the proper transition of the samples from VISTA to the analytical laboratory.
- Sampling tools were decontaminated by using a clean wet cloth between the collection of each suspect sample to prevent the possibility of cross contamination to subsequent suspect ACM samples.

Suspect ACM samples were delivered, under proper chain-of-custody protocol, to SGS Forensic Laboratories (Forensic) located at 3777 Depot Road, suite 409, Hayward, California, 94545 (510-887-8828). Forensic is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) and the California Environmental Laboratory Accreditation Program (Cal-

ELAP). The samples were submitted for analysis by Polarized Light Microscopy (PLM) utilizing dispersion staining techniques in accordance with the EPA's "Method for the Determination of Asbestos in Bulk Building Materials" U.S. EPA/600/R-93/116, Visual Area Estimate, dated July 1993 and adopted by the NVLAP as Test Method Code 18/A01.

2.2 *Lead*

Vista's lead construction screening survey used an X-Ray Fluorescence (XRF) direct read spectrum analyzer device to take readings of representative painted and coated surfaces for evaluation of lead levels for worker health and safety and preliminary waste characterization prior to construction activities. The device used was a NITON Corporation XRF Spectrum Analyzer, Model XLP- 300 A. This device is a solid-state detector optimized for lead L-shell and K-shell X-ray detection and uses a 40 mCi ¹⁰⁹Cd (1,480 Mbq) isotope for an excitation source.

This survey was a limited screening for the purpose of characterizing the lead content in paint and coatings likely to be disturbed during work activities. For this purpose, XRF analysis was used to screen for lead levels and provides results that are generally representative of typical conditions but are not inclusive of all painted/coated surfaces present at the Project Site. This survey was not a surface by surface inspection as outlined in the U.S. Department of Housing and Urban Development (HUD) Guidelines For the Evaluation and Control of Lead-Based Paint Hazards in Housing pursuant to Title X of the Housing and Community Development Act of 1992. These analytical data can be helpful in evaluation of lead-related environmental risks in general, but cannot be used to calculate worker exposures and are not a substitute for employee exposure monitoring or waste stream sampling.

Lead-Based Paint (LBP) is defined by CDPH as any paint containing lead levels exceeding 0.5 wt % (or 5000 parts per million) via paint chip sampling or 1.0 milligrams per centimeter squared (mg/cm²) or greater via X-Ray Fluorescence (XRF) direct read instrument sampling. Cal/OSHA rules apply to "any detectable concentration of lead" without a specified detection level.

Lead XRF Sequential Reports may have duplicate reading numbers if XRF testing was done over multiple days and the XRF readings were downloaded and erased from the XRF device. XRF reading numbers may not start at reading number 1 if multiple buildings were surveyed on the same day. In the Lead XRF Sequential Reports some reading numbers may be deleted due to incomplete data collection. When this occurred, the testing combination was repeated until a successful reading was obtained.

2.3 Other Hazardous Materials

Devices with potential hazardous materials were visually identified during the survey walk-through and their quantities were estimated and recorded. No attempt was made to disassemble devices or sample suspect materials within the devices. For example, fluorescent light fixtures must be presumed to contain Universal Waste lamps, and ballasts which contain PCB oil are electronic waste, pending removal and disassembly of each unit to determine explicit product specific information that proves otherwise.

2.4 Waste Characterization Estimate

Building components were classified and estimates of percentage by weight of the component materials were calculated. Painted and unpainted metal were not included, because metal is usually salvaged and recycled during demolition projects. Asbestos-containing materials were not included since these materials must be removed prior to demolition activities. Concrete was not included since this material is usually salvaged and recycled. Materials stored on the Project Site that were not part of the building structure were also not accessed. All samples were analyzed for lead content

Samples were delivered, under proper chain-of-custody protocol, to Forensic. This laboratory is accredited under American Industrial Hygiene Association (AIHA), the Environmental Lead Laboratory Accreditation Program (ELLAP), and the California Department of Public Health (CDPH) for multiple metals analysis. The TTLC (Total Threshold Limit Concentration) samples were analyzed by EPA Method 2050B/7000B for metals by Flame Atomic Absorption (FAA).

3.0 RESULTS

The following buildings were surveyed and contain the following hazardous materials:

Location	Asbestos	Lead-Based Paint and/or Materials	Lead-Containing Paint and/or Materials	Exceeds Title 22 Disposal Levels for Lead or Needs Additional Analysis	Universal Waste, Suspect PCBs, and Other Hazardous Materials
Area 2 Building 4403A	No	No	No	NA	No
Area 2 Hardscape (Partial)	No	No	No	NA	No
Area 3 Building 4405	☒	☒	☒	No	☒
Area 3 Hardscape	No	☒	No	NA	☒

Location	Asbestos	Lead-Based Paint and/or Materials	Lead-Containing Paint and/or Materials	Exceeds Title 22 Disposal Levels for Lead or Needs Additional Analysis	Universal Waste, Suspect PCBs, and Other Hazardous Materials
Area 4 Hardscape	No	☒	☒	NA	☒
Area 5 Building	☒	☒	☒	No	☒
Area 5 Hardscape	No	No	☒	NA	☒
Area 6 Hardscape	No	☒	No	NA	No
Area 7 Hardscape	No	☒	☒	NA	No
Area 8 Building AR 4450A	No	☒	☒	☒	☒
Area 8 Hardscape and Ballpark	☒	☒	☒	NA	☒
Area 10 Hardscape	No	☒	No	NA	No

Subsurface utility piping is assumed to be present throughout the Project Site.

The Hazardous Materials Summary, Asbestos Sampling Inventory, Sample and Asbestos-Containing Materials Locations Drawings, Photo Documentation (If Applicable), Asbestos Analytical Reports, Lead XRF Sequential Reports, and Waste Characterization Analytical Reports (If Applicable) for each area can be found in *Appendix A – Hazardous Materials Area Data*. The areas are listed in numeric order.

4.0 RECOMMENDATIONS

4.1 Asbestos

The results of the survey indicate that asbestos-containing materials **are present** at the Project Site in Area 3, Building 4405, Area 5, Building, and Area 8, Ballpark stadium lights. Subsurface asbestos utility piping is assumed present in all areas.

Work performed during any activities that disturb the asbestos-containing materials identified in this report must be done in compliance with the most recent edition of all applicable federal, state, and local regulations, standards, and codes governing abatement, transport, and disposal of asbestos-containing materials. These include, but are not limited to, the following:

- CCR, Title 8, Chapter 3.2, Subchapter 2, Article 2.5 - Registration Asbestos-Related Work Sections 341.6 through 341.14
- CCR, Title 8, Section 1529 - Asbestos in the Construction Industry
- MBARD Rule 424, National Emission Standards For Hazardous Air Pollutants (NESHAPS)
- 40 CFR Part 763 - Subpart E, Asbestos Containing Materials in Schools (ASHERA)
- California Code of Regulations, Title 17, Section 93015

Prior to activities which will disturb identified or assumed asbestos, a Cal/OSHA registered and California licensed asbestos contractor must be utilized for abatement of asbestos that will be impacted. Vista recommends that all abatement operations be conducted under the direction of a California Certified Asbestos Consultant.

Should the removal of identified regulated asbestos-containing materials (RACM) involve at least 160 square feet or 260 linear feet, then notification to the Monterey Bay Air Resources District (MBARD) and Cal/OSHA must be accomplished prior to the initiation of such activities.

Materials encountered in the buildings that are not part of this report must be properly sampled for the content of asbestos or assumed to be asbestos containing prior to any disturbance.

4.2 *Lead*

The results of the survey indicate that lead-based paint and materials and lead-containing paints **are present** at the Project Site.

At present there is no state or federal regulation requiring mandatory lead removal or abatement prior to disturbance of building materials with identified lead paint or coatings. However, there are applicable Cal/OSHA worker protection and training requirements, Cal/EPA waste disposal requirements, CDPH requirements for public and residential buildings, and SB 460 lead hazard regulations that apply to lead-related construction activities, abatement activities and their associated wastes. The following is a brief discussion and summary of applicable regulatory requirements:

♦ **Cal/OSHA:** Title 8, California Code of Regulation (CCR), Section 1532.1 (8 CCR 1532.1) governs occupational exposure to lead. This regulation requires that prior to initiation of certain activities, referred to as “trigger tasks”, workers must be trained, medically evaluated, and properly fitted with respiratory protection and protective clothing until statistically reliable

personal eight-hour time weighted average (TWA) results indicate lead exposure levels below the Personal Exposure Limit (PEL) for each unique task which disturbs lead-based and lead-containing coatings. This process is known as a Negative Exposure Assessment or NEA.

If the result of the exposure assessment is above the Action Level (AL) additional monitoring is required and if the result is above the PEL additional exposure monitoring, worker protection (including respirator protection and PPE), training and medical requirements apply. However even where the NEA criteria is met, certain hazard communication training and work practice controls still apply where lead is disturbed. “Trigger tasks” are tasks that are assumed to exceed the PEL pending an exposure assessment and they encompass the majority of construction activities that disturb surface coatings. Examples of “trigger” tasks range from manual paint scraping as a lower expected exposure up to hot work and abrasive blasting as the highest expected exposures, and include any non-listed task that the employer determines may potentially expose employees to lead levels above the AL.

“OSHA does not consider any method that relies solely on the analysis of bulk materials or surface content of lead (or other toxic material) to be acceptable for safely predicting employee exposure to airborne contaminants. Without air monitoring results or without the benefit of historical or objective data (including air sampling which clearly demonstrates that the employee can not be exposed above the action level during any process, operation, or activity) the analysis of bulk or surface samples can not be used to determine employee exposure.”- OSHA Standard Interpretation May 8, 2000.

OSHA states that these rules apply to “any detectable concentration of lead” without a specified detection level. Due to the Consumer Product Safety Commission currently allowing paint to contain up to 90 parts per million (ppm) or 0.009 wt% of lead, the variation of lead content due to aging and weathering, and the variation of detection limits associated with analysis of bulk materials, such as paint chips and surface content analysis via XRF, it is recommended that all painted or coated surfaces be treated as potentially containing lead. Positive analytical results by either method can be used to indicate that detectable lead is present but negative results cannot be interpreted as conclusively demonstrating the absence of lead.

Analytical data from analysis of bulk materials or surface content of lead can be helpful in evaluation of lead-related environmental risks in general but cannot be used to calculate worker exposures and are not a substitute for employee exposure monitoring. As a result, any employee that works around potential lead-based or lead-containing coatings must have HAZCOM training and personal exposure air monitoring is additionally required for employees that disturb such

coatings. Significant additional certification, notification, and work practices are required for materials found to be lead-based.

Any welding, cutting or heating of metal surfaces containing surface coatings should be conducted in accordance with 29 CFR 1926.354 and 8 CCR 1537. These regulations require surfaces covered with toxic preservatives, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.

♦ **Cal/EPA** through the Division of Toxic Substance Control (DTSC) regulates disposal of lead hazardous waste (22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes). DTSC has issued guidance indicating that architectural debris with intact lead paint is normally expected to be handled as general construction waste. However, waste stream segregation and analysis is still required for all lead painted or coated debris regardless of if the paint or coating is intact on a building component or not. The resulting wastes may be hazardous under California and federal RCRA standards for lead and therefore require proper handling, packaging, labeling, and transportation under a proper manifest to a permitted hazardous waste storage, treatment and disposal facility.

♦ **CDPH:** The Department of Public Health (CDPH) has specific requirements (Title 17 Sections 35001 thru 36100 et. al.) for hazard assessment and work in public or residential structures in regards to lead-based paint. These regulations require special certifications, work practices, and notification for such activities.

♦ **Senate Bill 460 (SB 460):** An act to amend Section 1941.1 of the Civil Code, and to amend Sections 17961, 17980, and 124130 of, and to add Sections 17920.10, 105251, 105252, 105253, 105254, 105255, 105256, and 105257 to, the Health and Safety Code, relating to lead abatement. This bill allows for fines and criminal penalties to be levied on any person who is found to have performed lead abatement without containment or created a measurable “lead hazard” based upon current CDPH standards. A “lead hazard” means deteriorated lead-based paint, lead contaminated dust, lead contaminated soil, disturbing lead-based paint or presumed lead-based paint without containment, or any other nuisance which may result in persistent and quantifiable lead exposure.

Vista recommends that all parties coming into contact with paint that has detectable lead content follow all applicable federal, state and local regulations relating to employee health and safety and proper disposal of generated wastes.

4.3 *Other Hazardous Materials*

The results of the survey indicate that other hazardous materials **are present** at the Project Site.

All potential and identified Universal Waste materials (UW) impacted by the work should be removed and recycled or disposed of in accordance with the UW guidelines established by the DTSC, as stated in 22 CCR Sections 66261.9 and 66273.1 thru 66273.90.

Vista's limited visual survey indicated that light fixtures with ballasts that may contain PCB oil are present. However, due to the limited nature of the random spot checks, Vista recommends that all ballasts be visually inspected prior to disposal to determine if they contain PCB's. Those ballasts marked No PCB's or PCB Free can be considered as such as should be treated as UW - electronic waste.

Devices containing ozone depleting chemicals, chemically treated wood, low-level radiation, and halon should be collected, waste characterized, disposed or recycled according to California rules and regulations.

All personnel who perform hazardous materials work must be trained and qualified to do so. They must also follow the most current OSHA regulations including 29 CFR 1910.120 and 8 CCR 5192, Hazardous Waste Operations and Emergency Response, as well as other applicable federal, state and local laws and regulations. All biological contamination removal and clean up related work shall be conducted in accordance with the all applicable Federal, State, and Local regulations.

4.4 *Waste Characterization Estimate*

Waste stream segregation and analysis is required in accordance with 22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes for all paint or coating debris regardless of if the paint or coating is intact. The resulting wastes may be hazardous under California and federal RCRA standards for lead and/or other metals and therefore require proper handling, packaging, labeling, and transportation under a proper manifest to a permitted hazardous waste storage, treatment and disposal facility.

The waste characterization estimate data found in this report are estimates only and cannot be used in place of waste characterization sampling after the buildings are demolished and the waste streams are segregated. Further, all surface preparation, paint removal wastes, and paint debris on the ground must be considered RCRA Class I hazardous wastes unless sampling proves otherwise.

5.0 LIMITATIONS & EXCLUSIONS

Quantities and locations are based upon areas that were accessed. Materials similar those in this report may be present in areas which were not accessed. Because of this Vista recommends including line item pricing, allowances, and/or additive/deductive wording to bid sheets for unforeseen conditions.

All material quantities reported herein are rough order of magnitude estimates and should not be used for bidding purposes. Contractors are responsible for accurately determining quantities and locations of materials identified. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, PRIOR to bidding.

Respectfully Submitted,
Vista Environmental Consulting

Reviewed and Approved



Christopher R. Burns
Senior Project Manager
CAC #92-0224
LRCIA #6938



Charles R. Bove
Principal
CAC #92-0160

FIGURE 1
SITE PLAN



ASBESTOS DATA KEY

Bulk Sample Log showing Building # (5) Homo. ID ("A") and sample # (01)

LOCATION: Seaside (BUILDING - 5)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	A	01	wb/se	white/puffie	CEILINGS	
5	A	02	↓	↓	↓	

Sample Analysis (Bulk & Point Count) showing Building # (5) Homo. ID ("A") and sample # (01)

Date(s) Collected: 04/22/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer
5-A01	12414102		
Layer: White Drywall			ND
Layer: White Joint Compound		Chrysotile	Trace
Total Composite Values of Fibrous Components:		Asbestos (Trace)	
Cellulose (20 %)			
5-A02	12414103		
Layer: White Drywall			ND
Layer: White Joint Compound		Chrysotile	2 %
Layer: Paint			ND
Total Composite Values of Fibrous Components:		Asbestos (Trace)	
Cellulose (20 %)			

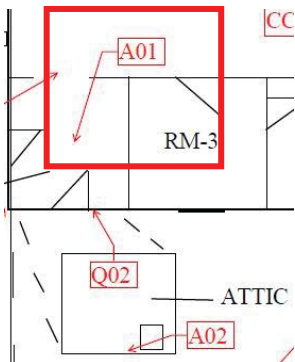
Asbestos Summary for Building 5, Showing Homogenous ID "A"

Asbestos

HOMO. ID	MATERIAL	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
A	Wallboard/Joint Compound	White/White	East Wing: Throughout Ceilings	Class II	NA (Composite <1% by Point Count, Wallboard=ND, Joint Compound=2%)	4,100 SF

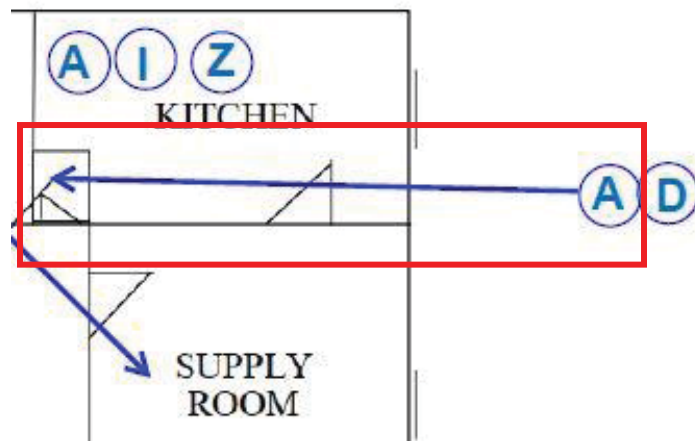
Sample Location Drawing for Building 5 –

Tag (A01) Combines Homogeneous ID (A) and Sample # (01)



Material Location Drawing for Building 5

Bubble identifies location of Homogeneous Material by ID # (A)



APPENDIX A
AREA DATA

AREA 2: BUILDING 4403A



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

MBARD classifications are based upon the material's condition at the time of the survey or as rendered as a result of standard manual removal/demolition techniques. The use of "mechanical means", non-standard or other aggressive removal/demolition techniques may result in a different classification. MBARD & Cal-OSHA classifications are based on the materials being >1% asbestos pending further analytical data that proves otherwise.

AREA 2: BUILDING 4403A HAZARDOUS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 4 samples collected and analyzed.

Lead Paint and Materials

- No lead was detected in the 3 XRF readings collected.

Lead Waste Characterization Estimate

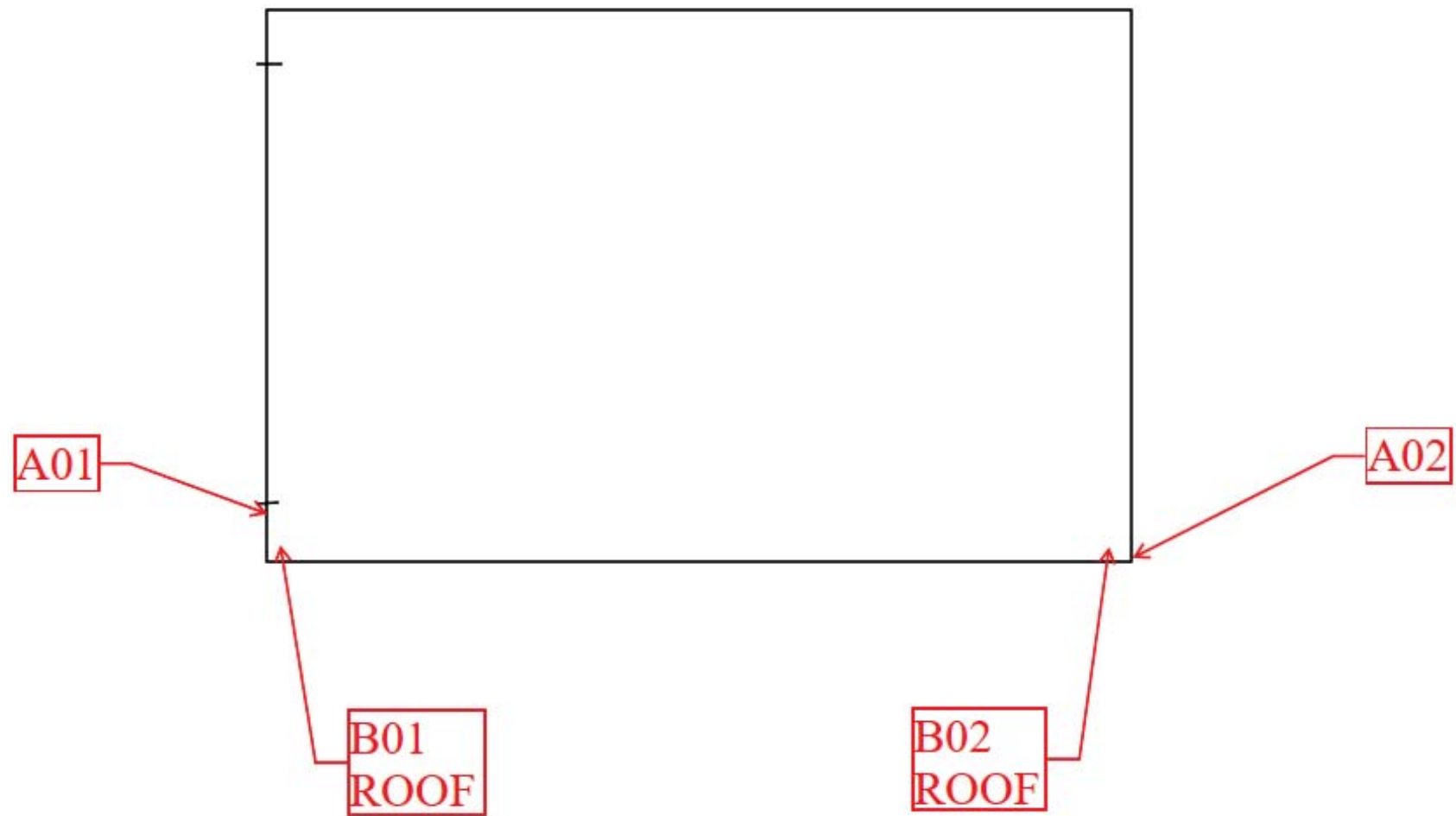
- No waste characterization sampling was performed because the building was still occupied at the time and sampling would have destroyed finishes and the building envelope.

Other Hazardous Materials

- No other hazardous materials were identified.

AREA 2: BUILDING 4403A
ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Paint	White & Beige, Exterior	2
B	Roofing	Black, 3 Tab Shingle	2



LEGEND	
	-ASBESTOS SAMPLE LOCATION





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SAN LEANDRO, CA 94577
510-346-8860

PROJECT TITLE
**CITY OF SEASIDE
FORMER FORT ORD - PHASE I**

SHEET TITLE
**AREA 2: BUILDING 4403A
ASBESTOS SAMPLING LOCATIONS**

SCALE:
DRAWN BY:
CHECKED BY:
PROJECT No.
DATE:
DRAWING No.

FIGURE
1

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317001
Date Received: 04/23/21
Date Analyzed: 04/26/21
Date Printed: 04/26/21
First Reported: 04/26/21

Job ID/Site: 211283001 - City of Seaside, Seaside (Building-4403A)

SGSFL Job ID: L1161
Total Samples Submitted: 4
Total Samples Analyzed: 4

Date(s) Collected: 04/21/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4403A-A-01	12414096						
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
4403A-A-02	12414097						
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
4403A-B-01	12414098						
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (40 %)	Fibrous Glass (15 %)						
4403A-B-02	12414099						
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (40 %)	Fibrous Glass (15 %)						



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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ASBESTOS BULK SAMPLE LOG

OFFICE	510.346.8860
FAX	888.653.8889

DATE: 04/21/21

PROJECT NUMBER: 211283001

CAC OR SST No: 02-3244

[illegible]

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com

Questions call: Office 510.346.8860 Cell 925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1

TRANSFER SIGNATURE

2

TRANSFER SIGNATURE

3

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PAGE 1 OF 1

PRINTED NAME Luis J. Rocha DATE/TIME 04/21/21 / 1500

PRINTED NAME

DATE/TIME

0/0

PRINTED NAME

DATE/TIME

PRINTED NAME _____

DATE/TIME

**City of Seaside
Area 2 - Building 4403A
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
1			SHUTTER_CAL					1.91	cps
2			CALIBRATE				Positive	1.1	mg/cm ²
3			CALIBRATE				Positive	1	mg/cm ²
4			CALIBRATE				Positive	1.1	mg/cm ²
23	4403A	OUTSIDE	WALL	WOOD	BEIGE	INTACT	Negative	0	mg/cm ²
24	4403A	OUTSIDE	WALL	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
25	4403A	OUTSIDE	DOOR	METAL	BEIGE	INTACT	Negative	0	mg/cm ²
41			CALIBRATE				Positive	1.1	mg/cm ²
42			CALIBRATE				Positive	1.1	mg/cm ²
43			CALIBRATE				Positive	1.1	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

AREA 2: HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

AREA 2: HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 9 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

Lead Paint and Materials

- No lead was detected in the 1 XRF reading taken.

Lead Waste Characterization Estimate

- No waste characterization sampling was performed on the hardscape.

Other Hazardous Materials

- No other hazardous materials were identified.

AREA 2: HARDSCAPE ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
MM	Asphalt	Black	3
NN	Concrete	Gray, Parking Curb	2
OO	Concrete	Gray, Curb	2
PP	Concrete Masonry Unit/Mortar	Gray/Gray	2



LEGEND	
	-ASBESTOS SAMPLE LOCATION





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510-346-8860

PROJECT TITLE
CITY OF SEASIDE
FORMER FORT ORD - PHASE I

SHEET TITLE
AREA 2: HARDSCAPE
ASBESTOS SAMPLING LOCATIONS

SCALE:
DRAWN BY:
CHECKED BY:
PROJECT No.
DATE:
DRAWING No.

FIGURE
1

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317309
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (4400)

SGSFL Job ID: L1161
Total Samples Submitted: 9
Total Samples Analyzed: 9

Date(s) Collected: 04/29/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4400-MM01	12416943						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4400-MM02	12416944						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4400-MM03	12416945						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4400-NN01	12416946						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4400-NN02	12416947						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4400-OO01	12416948						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4400-OO02	12416949						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317309

Date Printed: 05/03/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4400-PP01	12416950						
Layer: Grey Cementitious Material			ND				
Layer: Grey Mortar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4400-PP02	12416951						
Layer: Grey Cementitious Material			ND				
Layer: Grey Mortar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Sealife

DATE: 04/29/21

LOCATION: Seaside (4400)

PROJECT NUMBER: 211283001

SAMPLED BY: JK

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4400	MM	01	ASPHALT	BLACK	PARKING LOT	
4400	MM	02	↓	↓	↓	
4400	MM	03	↓	↓	↓	
4400	NN	01	CONCRETE	GRAY	PARKING CURBS	
4400	NN	02	↓	↓	↓	
4400	OO	01	CONCRETE	GRAY	CURBS	
4400	OO	02	↓	↓	↓	
4400	PP	01	CMU/HORTAR	GRAY/GRAY	WALL	
4400	PP	02	↓	↓	↓	
9			SAMPLES			

ANALYTICAL METHOD: PLM 400-PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

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04/30/21-1000
DATE/TIME

2.

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PRINTED NAME

DATE/TIME

3.

[Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 1

**City of Seaside
Area 2 Hardscape (Partial)
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
210			SHUTTER_CAL					1.9	cps
211			CALIBRATE				Positive	1.1	mg/cm ²
212			CALIBRATE				Positive	1.1	mg/cm ²
213			CALIBRATE				Positive	1.1	mg/cm ²
309	2	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
313			CALIBRATE				Positive	1.1	mg/cm ²
314			CALIBRATE				Positive	1.1	mg/cm ²
316			CALIBRATE				Positive	1.2	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

AREA 3: BUILDING 4405 AND HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

MBARD classifications are based upon the material's condition at the time of the survey or as rendered as a result of standard manual removal/demolition techniques. The use of "mechanical means", non-standard or other aggressive removal/demolition techniques may result in a different classification. MBARD & Cal-OSHA classifications are based on the materials being >1% asbestos pending further analytical data that proves otherwise.

AREA 3: BUILDING 4405 AND HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Asbestos

HOMO. ID	MATERIAL	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
AA	Mastic	Gray & Black, Roof	Throughout Roof - Patches, Penetrations and Seams	Class II	Category I - Non-Friable	150 SF

Subsurface asbestos cement and tar wrapped piping is assumed throughout the area.

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Bollard	Metal	Yellow	Deteriorated	1.5	mg/cm²
Outside	Door Frame	Metal	Brown	Intact	0.19	mg/cm ²
Outside	Gutter	Metal	Brown	Intact	0.01	mg/cm ²
Inside	Pipe	Metal	White	Intact	0.03	mg/cm ²
Inside	Wall	Ceramic	Beige	Intact	0.05	mg/cm ²
Inside	Wall	Ceramic	Tan	Intact	9.7	mg/cm²
Inside	Wall	Ceramic	Brown	Intact	9.3	mg/cm²
Inside	Wall	Ceramic	Brown, Light	Intact	10.1	mg/cm²
Inside	Floor	Ceramic	Brown	Intact	0.01	mg/cm ²
Inside	Floor Drain	Metal	Green	Intact	16	mg/cm²
Outside	Bollard	Metal	Yellow	Deteriorated	2	mg/cm²

Bold = Lead-based

Lead Waste Characterization Estimate

SAMPLE #	DESCRIPTION	LOCATION	RESULT	UNITS
4405-PBW-01	Stone Flooring 36%, CMU/Brick 34%, Roofing 17%, Wood Unpainted 7%, Wallboard 3%, Wood Painted 3% by Weight	Interior and Exterior	19	mg/kg

The sample results was below the Title 22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes TTLC level.

AREA 3: BUILDING 4405 AND HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

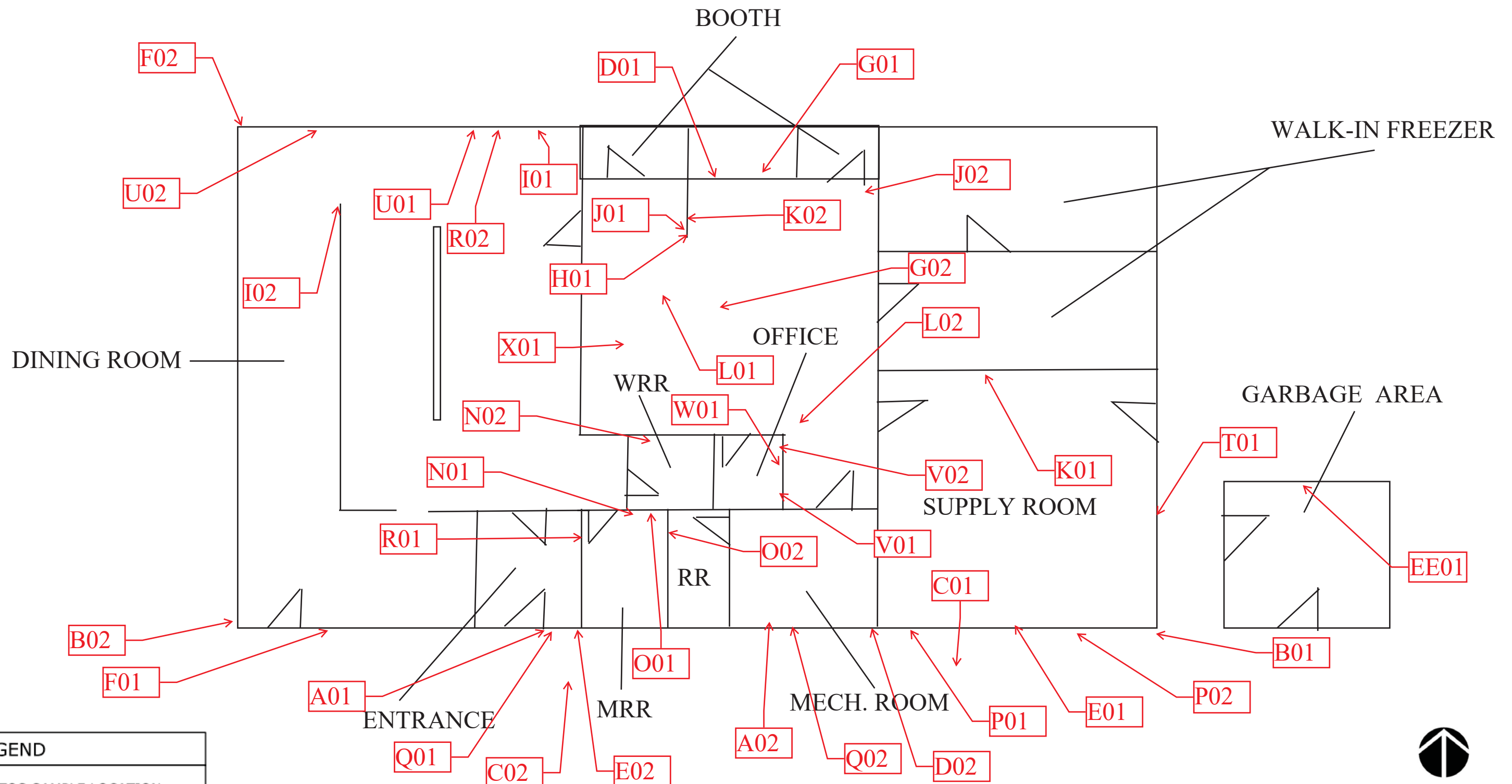
MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Fluorescent Tubes (4' Length)	Universal Waste	129
Other Non-Incandescent Lamps	Universal Waste	18
Batteries: Emergency Lights, Exit Signs, Alarm	Universal Waste	7
Audio/Visual Equipment	Universal Waste	5
Light Fixture Ballasts	Polychlorinated Biphenyls or E-Waste	69
Refrigerator	Ozone Depleting Chemicals	3
HVAC	Ozone Depleting Chemicals	5

AREA 3: BUILDING 4405 AND HARDSCAPE ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Mortar/Grout	Gray/Gray, Walkway Brick	2
B	Concrete	Gray, Foundation	2
C	Concrete	Gray, Walkway	2
D	Mortar/Grout	Gray/Gray, Brick Wall	2
E	Paint	Beige & Tan, Exterior Wood	2
F	Sealant	Black, Store Front	2
G	Jacketing	White, Pipe	2
H	Wallboard/Joint Compound	White/White	1
I	Mortar/Grout/Mastic	Gray/Gray/Yellow, Dining Base & Floor	2
J	Mortar/Grout	White/White, Kitchen Floor	2
K	Mortar/Grout	Gray/White, 4" Ceramic Wall	2
L	Acoustic Ceiling Panel	2' x 4' White, Solid	2
M	Roofing	White, Membrane	1
N	Mortar/Grout	Gray/White, Stone Walls	2
O	Wallboard/Joint Compound	Green/White, Restrooms	2
P	Sealant	Gray, Exterior Perimeter	2
Q	Vapor Barrier	Black, Exterior Siding	2
R	Vapor Barrier	Black, Interior Wainscot	2
S	Mastic	Black, Flashing Roof	2
T	Sealant	Gray, Door Frame & Brick Wall	1
U	Mastic	Brown/White	2
V	Mastic	Black, Tar & Gravel	2
W	Sealant	Gray, Plastic Wainscot Seams	1

AREA 3: BUILDING 4405 AND HARDSCAPE ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
X	Wallboard/Joint Compound	Brown/White	1
Y	Roofing	Black, Tar & Gravel	2
Z	Parapet/Base	Gray & Black, Built-up	2
AA	Mastic	Gray & Black, Roof	2
BB	Mastic	Black, HVAC	1
CC	Underlayment	Black, Wood Shingle	2
DD	Roofing	Black, 3 Tab Remnant under Underlayment	1
EE	Mortar/Concrete Masonry Unit	Gray/Gray	1
FF	Asphalt	Black	3
GG	Concrete	Gray, Curb	2



LEGEND

-ASBESTOS SAMPLE LOCATION



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SAN LEANDRO, CA 94577
510-346-8860

PROJECT TITLE

CITY OF SEASIDE
FORMER FORT ORD - PHASE I

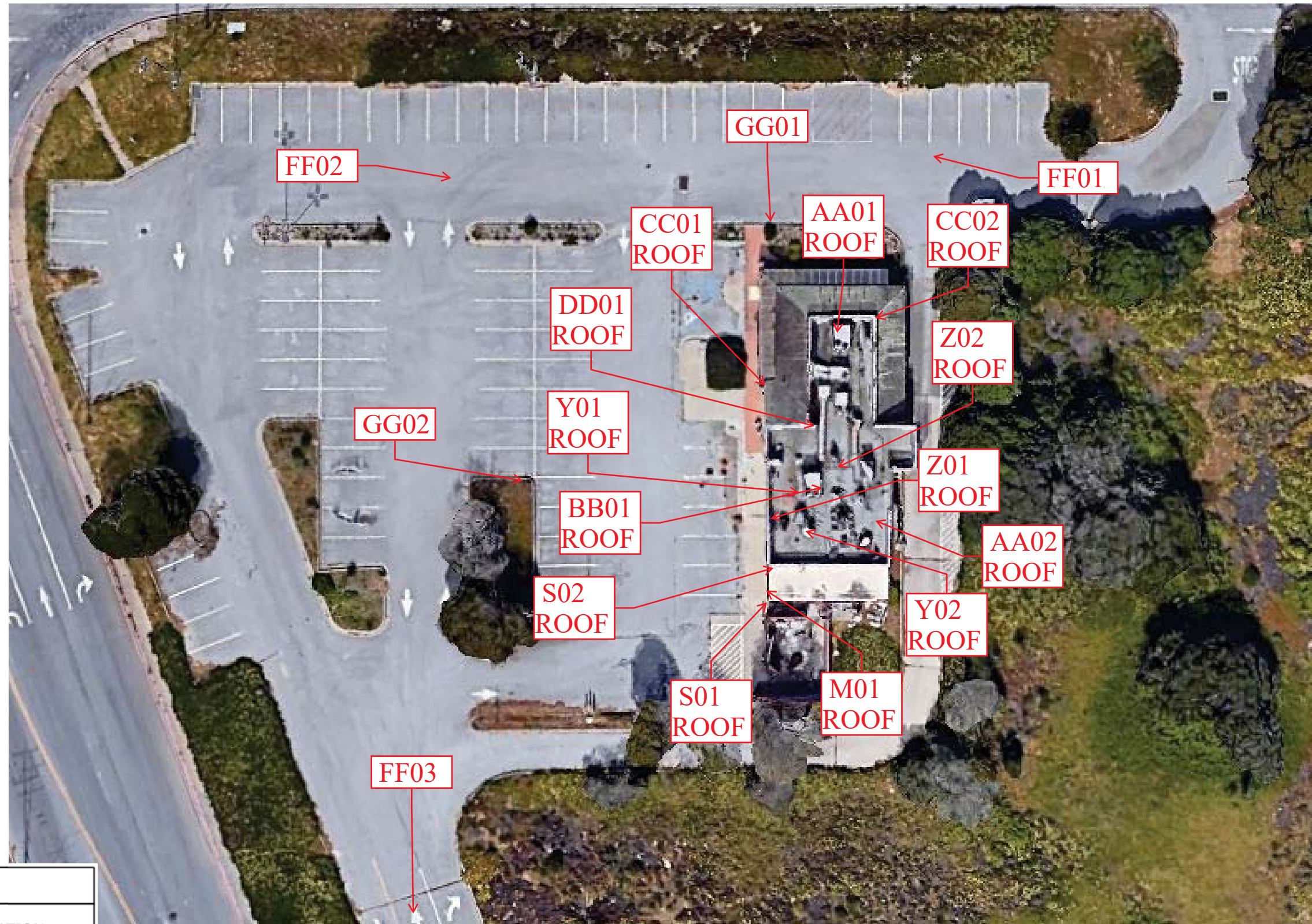
SHEET TITLE

AREA 3: BUILDING 4405 ASBESTOS SAMPLING LOCATIONS

SCALE:
DRAWN BY:
CHECKED BY:
PROJECT No.
DATE:
DRAWING No.

FIGURE

1



LEGEND	
	-ASBESTOS SAMPLE LOCATION



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PROJECT TITLE

**CITY OF SEASIDE
FORMER FORT ORD - PHASE I**

SHEET TITLE

**AREA 3: HARDSCAPE AND ROOF
ASBESTOS SAMPLING LOCATIONS**

SCALE:
DRAWN BY:
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PROJECT No.
DATE:
DRAWING No.

FIGURE

2



LEGEND

HOMO. ID	MATERIAL	DESCRIPTION
AA	Mastic	Gray & Black, Roof





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PROJECT TITLE

CITY OF SEASIDE
FORMER FORT ORD - PHASE I

SHEET TITLE

AREA 3: BUILDING 4405 ROOF
ASBESTOS MATERIAL LOCATIONS

SCALE:

DRAWN BY:

CHECKED BY:

PROJECT No.

DATE:

DRAWING No.

FIGURE

3

AREA 3: BUILDING 4405 AND HARDSCAPE PHOTO DOCUMENTATION



AA - Asbestos Roof Mastic



Lead-Based Ceramic Tile

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B316998
Date Received: 04/23/21
Date Analyzed: 04/26/21
Date Printed: 04/26/21
First Reported: 04/26/21

Job ID/Site: 211283001 - City of Seaside, Seaside (Building-4405)

SGSFL Job ID: L1161
Total Samples Submitted: 53
Total Samples Analyzed: 53

Date(s) Collected: 04/23/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-A-01	12413997						
Layer: Grey Mortar			ND				
Layer: Grey Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-A-02	12413998						
Layer: Grey Mortar			ND				
Layer: Grey Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-B-01	12413999						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-B-02	12414000						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-C-01	12414001						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-C-02	12414002						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-D-01	12414003						
Layer: Red Cementitious Material			ND				
Layer: Grey Mortar			ND				
Layer: Grey Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B316998

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-D-02	12414004						
Layer: Red Cementitious Material			ND				
Layer: Grey Mortar			ND				
Layer: Grey Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-E-01	12414005						
Layer: Tan Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-E-02	12414006						
Layer: Tan Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-F-01	12414007						
Layer: Black Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-F-02	12414008						
Layer: Black Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-G-01	12414009						
Layer: Yellow Fibrous Material			ND				
Layer: White Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (10 %) Fibrous Glass (90 %)							
4405-G-02	12414010						
Layer: Yellow Fibrous Material			ND				
Layer: White Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (10 %) Fibrous Glass (90 %)							
4405-H-01	12414011						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %) Fibrous Glass (10 %)							

Client Name: Vista Environmental Consultants

Report Number: B316998

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-I-01	12414012						
Layer: Grey Mortar			ND				
Layer: Grey Grout			ND				
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-I-02	12414013						
Layer: Grey Mortar			ND				
Layer: Grey Grout			ND				
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-J-01	12414014						
Layer: White Mortar			ND				
Layer: White Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-J-02	12414015						
Layer: White Mortar			ND				
Layer: White Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-K-01	12414016						
Layer: Grey Mortar			ND				
Layer: White Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-K-02	12414017						
Layer: Grey Mortar			ND				
Layer: White Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-L-01	12414018						
Layer: White Drywall			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
4405-L-02	12414019						
Layer: White Drywall			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						

Client Name: Vista Environmental Consultants

Report Number: B316998

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-M-01	12414020						
Layer: Beige Semi-Fibrous Material			ND				
Layer: White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (25 %)	Fibrous Glass (5 %)						
4405-N-01	12414021						
Layer: Grey Mortar			ND				
Layer: White Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-N-02	12414022						
Layer: Grey Mortar			ND				
Layer: White Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-O-01	12414023						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
4405-O-02	12414024						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
4405-P-01	12414025						
Layer: Grey Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-P-02	12414026						
Layer: Grey Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-Q-01	12414027						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (90 %)							
4405-Q-02	12414028						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (90 %)							

Client Name: Vista Environmental Consultants

Report Number: B316998

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-R-01	12414029						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (90 %)							
4405-R-02	12414030						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (90 %)							
4405-S-01	12414031						
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-S-02	12414032						
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-T-01	12414033						
Layer: Grey Non-Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-U-01	12414034						
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-U-02	12414035						
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-V-01	12414036						
Layer: White Non-Fibrous Material			ND				
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-V-02	12414037						
Layer: White Non-Fibrous Material			ND				
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B316998

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-W-01	12414038						
Layer: Grey Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-X-01	12414039						
Layer: Brown Drywall			ND				
Layer: White Joint Compound			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %) Fibrous Glass (10 %)							
4405-Y-01	12414040						
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %) Fibrous Glass (40 %)							
Comment: Bulk complex sample.							
4405-Y-02	12414041						
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %) Fibrous Glass (40 %)							
Comment: Bulk complex sample.							
4405-Z-01	12414042						
Layer: White Roof Shingle			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (30 %) Fibrous Glass (25 %)							
4405-Z-02	12414043						
Layer: White Roof Shingle			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (30 %) Fibrous Glass (25 %)							

Client Name: Vista Environmental Consultants

Report Number: B316998

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-AA-01	12414044						
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							
4405-AA-02	12414045						
Layer: Grey Mastic		Chrysotile	10 %				
Total Composite Values of Fibrous Components:		Asbestos (10%)					
Cellulose (Trace)							
4405-BB-01	12414046						
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (10 %)							
4405-CC-01	12414047						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (90 %)							
4405-CC-02	12414048						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (90 %)							
4405-DD-01	12414049						
Layer: White Roof Shingle			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %) Fibrous Glass (50 %)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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VISTA ENVIRONMENTAL
CONSULTING

ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 4/23/21

LOCATION: Seaside BUILDING-4405

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4405	A	01	MORTAR/GROUT	GRAY/GRAY	WALKWAY BRICK	
4405	A	02	↓	↓	↓	
4405	B	01	CONCRETE	GRAY	FOUNDATION	
4405	B	02	↓	↓	↓	
4405	C	01	CONCRETE	GRAY	WALKWAY	
4405	C	02	↓	↓	↓	
4405	D	01	MORTAR/GROUT/BRICK	GRAY/GRAY/RED	WALL	
4405	D	02	↓	↓	↓	
4405	E	01	PAINT	BEIGE & TAN	EXTERIOR	
4405	E	02	↓	↓	↓	

ANALYTICAL METHOD: PLM 400 PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY

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PAGE 1 OF 6

Chris J. Rocha 04/23/21 - 1000
PRINTED NAME DATE/TIME
D/O 1245
PRINTED NAME DATE/TIME
APR 23 REC'D
PRINTED NAME DATE/TIME



2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 4/23/21

LOCATION: Seaside

(BUILDING 4405)

PROJECT NUMBER: 211283001

SAMPLED BY: DR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4405	F	01	SLATANT	BLACK	STORE FRONT	
4405	F	02	↓	↓	↓	
4405	G	01	JACKETING	YELLOW & WHITE	PIPES	
4405	G	02	↓	↓	↓	
4405	H	01	WB/SC	WHITE/WHITE		
4405	I	01	MORTAR/GROUT/PAIS	GRAY/GRAY/YELLOW	DINING FLOOR ROOM & BASE	
4405	I	02	↓	↓	↓	
4405	J	01	MORTAR/GROUT	WHITE/WHITE	KITCHEN FLOOR	
4405	J	02	↓	↓	↓	
4405	K	01	MORTAR/GROUT	GRAY/WHITE	4" CERAMIC WALL	

ANALYTICAL METHOD: PLM ~~400 PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

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Questions call: Office 510.346.8860 Cell 925.348.5361

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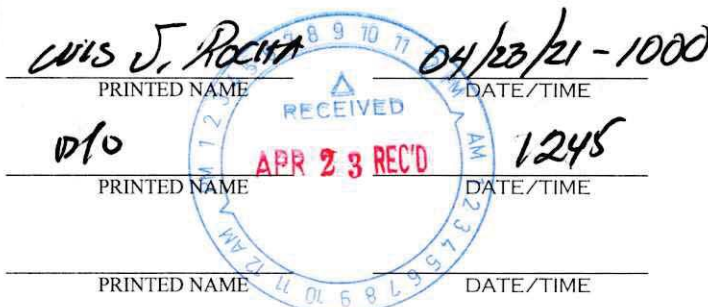
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ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/23/21

LOCATION: Seaside BUILDING - 4405

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4405	K	02	↓	↓	↓	
4405	L	01	ACP	2'X4' WHITE, SOLID	KITCHEN	
4405	L	02	↓	↓	↓	
4405	M	01	ROOFING	WHITE & WHITE	MEMBRANE	
4405	N	01	MORTAR/ GROUT	GRAY/WHITE	RR'S WALL	
4405	N	02	↓	↓	↓	
4405	O	01	WB/SC	GREEN/WHITE	WALLS	
4405	O	02	↓	↓	↓	
4405	P	01	SEALANT	GRAY	EXTERIOR	
4405	P	02	↓	↓	↓	

ANALYTICAL METHOD: PLM 400PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
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ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 4/23/21

LOCATION: Seaside

(BUILDING- 4405)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4405	Q	01	VAPOR BARRIER	BLACK	EXTERIOR	
4405	Q	02	↓	↓	↓	
4405	R	01	VAPOR BARRIER	BLACK	INTERIOR	
4405	R	02	↓	↓	↓	
4405	S	01	MASTIC	BLACK	FLASHING	
4405	S	02	↓	↓	↓	
4405	T	01	SEALANT	GRAY	DF & SLATS	
4405	U	01	MASTIC	YELLOW	WOOD UNISCOT	
4405	U	02	↓	↓	↓	
4405	V	01	MASTIC	YELLOW	PLASTIC UNISCOT	

ANALYTICAL METHOD: PLM 400 PTCOUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

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Questions call: Office_510.346.8860 Cell_925.348.5361

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VISTA ENVIRONMENTAL
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ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/23/21

LOCATION: Seaside

BUILDING - 4405

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4405	V	02	↓	↓	↓	
4405	W	01	SEALANT	GRAY	WASCOT SEAMS	
4405	X	01	WO/SC	BROWN/WHITE		
4405	Y	01	ROOFING	BLACK & BLACK	T & G	
4405	Y	02	↓	↓	↓	
4405	Z	01	PARADET/PAVE	GRAY/BLACK	BUILT-UP	
4405	Z	02	↓	↓	↓	
4405	AA	01	MASTIC	GRAY & BLACK	ROOF	
4405	AA	02	↓	↓	↓	
4405	BB	01	MASTIC	BLACK	HVAC ROOF	

ANALYTICAL METHOD: PLM 400 PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

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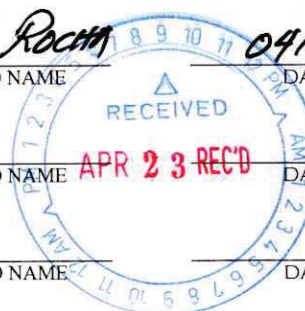
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OFFICE	510.346.8860
FAX	888.653.8889

DATE: 04/23/21

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(BUILDING-4405)

PROJECT NUMBER: 211283001

52

CAC OR SST No: 02-3244

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Questions call: Office 510.346.8860 Cell 925.348.5361

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Miss J. Rodin

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1995

04/23/21-1000

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1245-

DATE/TIME

DATE/TIME

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317332
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (4405)

SGSFL Job ID: L1161
Total Samples Submitted: 6
Total Samples Analyzed: 6

Date(s) Collected: 04/28/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4405-EE-01	12417130						
Layer: Grey Cementitious Material			ND				
Layer: Grey Mortar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-FF-01	12417131						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-FF-02	12417132						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-FF-03	12417133						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-GG-01	12417134						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4405-GG-02	12417135						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317332

Date Printed: 05/03/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
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Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/28/21

LOCATION: Seaside (4405)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4405	LEE	01	MORTAR/CMU	GRAY/GRAY	WALL	
4405	FF	01	ASPHALT	BLACK	PARKING LOT	
4405	FF	02	↓	↓	↓	
4405	FF	03	↓	↓	↓	
4405	GG	01	CONCRETE	GRAY	PARKING LOT CURB	
4405	GG	02	↓	↓	↓	

6 SAMPLES

ANALYTICAL METHOD: PLM ~~400 P/COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1. [Signature]
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2. [Signature]
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PAGE 1 OF 1

Luis J. Rocha 04/28/21/1700
PRINTED NAME DATE/TIME
D/O 140pm
PRINTED NAME DATE/TIME
APR 30 REC'D
PRINTED NAME DATE/TIME

**City of Seaside
Area 3 - Building 4405
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
174			SHUTTER_CAL					1.87	cps
175			CALIBRATE				Positive	1.1	mg/cm ²
176			CALIBRATE				Positive	1.1	mg/cm ²
178			CALIBRATE				Positive	1.1	mg/cm ²
179	4405	OUTSIDE	WALL	WOOD	BEIGE	INTACT	Negative	0	mg/cm ²
180	4405	OUTSIDE	TRIM	WOOD	BROWN, LIGHT	INTACT	Negative	0	mg/cm ²
181	4405	OUTSIDE	DOWNSPOUT	METAL	BROWN	INTACT	Negative	-0.26	mg/cm ²
182	4405	OUTSIDE	BOLLARD	METAL	YELLOW	DETERIORATED	Positive	1.5	mg/cm ²
183	4405	OUTSIDE	DOOR	WOOD	BROWN	INTACT	Negative	0	mg/cm ²
184	4405	OUTSIDE	DOOR FRAME	METAL	BROWN	INTACT	Negative	0.19	mg/cm ²
185	4405	OUTSIDE	FLASHING	METAL	BROWN	INTACT	Negative	0	mg/cm ²
186	4405	OUTSIDE	GUTTER	METAL	BROWN	INTACT	Negative	0.01	mg/cm ²
187	4405	OUTSIDE	DOOR	METAL	BROWN	INTACT	Negative	0	mg/cm ²
188	4405	OUTSIDE	DOOR FRAME	METAL	BROWN	DETERIORATED	Negative	0	mg/cm ²
189	4405	INSIDE	WALL	DRYWALL	RED	INTACT	Negative	0	mg/cm ²
190	4405	INSIDE	WAINSCOT	WOOD	VARNISH	INTACT	Negative	0	mg/cm ²
191	4405	INSIDE	CEILING	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
192	4405	INSIDE	COLUMN	DRYWALL	RED	INTACT	Negative	0	mg/cm ²
193	4405	INSIDE	FLOOR	CERAMIC	BROWN, LIGHT	INTACT	Negative	0	mg/cm ²
194	4405	INSIDE	BEAM	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
195	4405	INSIDE	CEILING	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
196	4405	INSIDE	PIPE	METAL	WHITE	INTACT	Negative	0.03	mg/cm ²
197	4405	INSIDE	WALL	CERAMIC	BEIGE	INTACT	Negative	0.05	mg/cm ²
198	4405	INSIDE	WALL	CERAMIC	TAN	INTACT	Positive	9.7	mg/cm ²
199	4405	INSIDE	WALL	CERAMIC	BROWN	INTACT	Positive	9.3	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

**City of Seaside
Area 3 - Building 4405
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
200	4405	INSIDE	WALL	CERAMIC	BROWN, LIGHT	INTACT	Positive	10.1	mg/cm ²
201	4405	INSIDE	FLOOR	CERAMIC	BROWN	INTACT	Negative	0.01	mg/cm ²
202	4405	INSIDE	DOOR	METAL	GRAY	INTACT	Negative	0	mg/cm ²
203	4405	INSIDE	DOOR FRAME	METAL	GRAY	INTACT	Negative	0	mg/cm ²
204	4405	INSIDE	DOOR FRAME	METAL	BLACK	INTACT	Negative	0	mg/cm ²
205	4405	INSIDE	FLOOR DRAIN	METAL	GREEN	INTACT	Positive	16	mg/cm ²
206			CALIBRATE				Positive	1.1	mg/cm ²
207			CALIBRATE				Positive	1	mg/cm ²
208			CALIBRATE				Positive	1.1	mg/cm ²
210			SHUTTER_CAL					1.9	cps
211			CALIBRATE				Positive	1.1	mg/cm ²
212			CALIBRATE				Positive	1.1	mg/cm ²
213			CALIBRATE				Positive	1.1	mg/cm ²
228	4405	OUTSIDE	BOLLARD	METAL	YELLOW	DETERIORATED	Positive	2	mg/cm ²
229	4405	OUTSIDE	POLE	METAL	RED	DETERIORATED	Negative	0	mg/cm ²
230	4405	OUTSIDE	POLE	METAL	BLUE	DETERIORATED	Negative	0	mg/cm ²
231	4405	OUTSIDE	CURB	WOOD	RED	DETERIORATED	Negative	0	mg/cm ²
232	4405	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
233	4405	OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	Negative	0	mg/cm ²
234	4405	OUTSIDE	FLOOR STRIPE	ASPHALT	BLUE	DETERIORATED	Negative	0	mg/cm ²
235	4405	OUTSIDE	CURB	CONCRETE	BLUE	DETERIORATED	Negative	0	mg/cm ²
236			CALIBRATE				Positive	1.2	mg/cm ²
237			CALIBRATE				Positive	1.1	mg/cm ²
238			CALIBRATE				Positive	1.1	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

Metals Analysis of Bulks - TTLC

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: M233610
Date Received: 05/03/21
Date Analyzed: 05/04/21
Date Printed: 05/04/21
First Reported: 05/04/21

Job ID / Site: 211283001 - City of Seaside- Former Fort Ord, 4405
Date(s) Collected: 04/30/21

SGSFL Job ID: L1161
Total Samples Submitted: 1
Total Samples Analyzed: 1

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
4405-PBW-01	30887939	Pb	19	mg/kg	7	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.



Kevin Poon, Laboratory Analyst, Hayward Laboratory

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Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.



Client Name & Address: Vista Environmental Consulting, Inc. 2984 Teagarden Street San Leandro, CA 94577		PO / Job#: 211283001 Date: 4/30/21	
Contact: Chris Burns Phone: (510) 346-8860 Fax: (888) 296-0271 E-mail: chrisburns@vista-env.com & molli@vista-env.com		Turn Around Time: Same Day / 1Day / 2Day / 3Day / 4Day / 5Day ☐ PCM: ☐ NIOSH 7400A / ☐ NIOSH 7400B ☐ Rotometer ☐ PLM: ☐ Standard / ☐ Point Count 400 - 1000 / ☐ CARB 435 ☐ TEM Air: ☐ AHERA / ☐ Yamate2 / ☐ NIOSH 7402 ☐ TEM Bulk: ☐ Quantitative / ☐ Qualitative / ☐ Chatfield ☐ TEM Water: ☐ Potable / ☐ Non-Potable / ☐ Weight % ☐ TEM Microvac: ☐ Qual(+/-) / ☐ D5755(str/area) / ☐ D5756(str/mass) ☐ IAQ Particle Identification (PLM LAB) ☐ PLM Opaques/Soot ☐ Particle Identification (TEM LAB) ☐ Special Project ☒ Metals Analysis: Method: Waste TTLC Matrix: Solid Analytes: PB	
Site: City of Seaside - Former Fort Ord Site Location: 4405		Comments: Hold for Possible STLC & TCLP 1 Sample made up of 5 subsamples at 9064 et below	
Report Via: ☐ Fax ☐ E-Mail ☐ Verbal			

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY				Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
4405-PBW-01	4/30/21	Stone Floor 36%, CMU/Brick 34%, Roofing 17%, Wood Unpainted 7%, Wallboard 3%,	A P C				
		Wood Painted 3% (subsamples)	A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				

1 Sample

Sampled By: Chris Burns		Date: 4/30/21	Time: 0900
Shipped Via: ☐ Fed Ex ☐ DHL ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:			
Relinquished By:	Relinquished By:	Relinquished By:	
Date / Time: 4/30/21 1200	Date / Time:	Date / Time:	
Received By:	Received By:	Received By:	
Date / Time: 5/3/21 1049	Date / Time:	Date / Time:	
Condition Acceptable? ☐ Yes ☐ No	Condition Acceptable? ☐ Yes ☒ No	Condition Acceptable? ☐ Yes ☐ No	

RECEIVED
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 3:45 PM
 D/O
 Cym

AREA 4: HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

AREA 4

HAZARDOUS MATERIALS SUMMARY

Asbestos

4A

- No asbestos was detected in the 7 samples collected and analyzed.

4B

- No asbestos was detected in the 5 samples collected and analyzed.

4C

- No asbestos was detected in the 6 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

Lead Paint and Materials

4A

- No lead was detected in the 5 XRF readings collected.

49B

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	0.3	mg/cm ²

Bold = Lead-based

4C

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	5.1	mg/cm²
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	4.1	mg/cm²
Outside	Floor Stripe	Asphalt	White	Deteriorated	0.04	mg/cm ²

AREA 4 HAZARDOUS MATERIALS SUMMARY

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Yellow	Deteriorated	2.7	mg/cm ²
Outside	Curb	Concrete	White	Deteriorated	1.2	mg/cm ²

Bold = Lead-based

Other Hazardous Materials

4A

- No other hazardous materials were identified.

4B

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Other Non-Incandescent Lamps	Universal Waste	2
Electronics	Electronic Waste	7
Tires	Petrochemicals	9
Appliances	Ozone Depleting Chemicals Electronic Waste	6

4C

- No other hazardous materials were identified.

AREA 4 ASBESTOS SAMPLING INVENTORY

4A

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black	3
B	Concrete	Gray, Basketball Basket Base	2
C	Concrete	Gray, Stairs	2

4B

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black	3
B	Concrete	Gray, Curb	2

4C

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black	3
B	Concrete	Gray, Curb	2
C	Mastic	Black, Reflector	1





Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317317
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (4A)**SGSFL Job ID:** L1161**Date(s) Collected:** 04/28/2021**Total Samples Submitted:** 7**Total Samples Analyzed:** 7

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4A-A01	12416992						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4A-A02	12416993						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4A-A03	12416994						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4A-B01	12416995						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4A-B02	12416996						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4A-C01	12416997						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4A-C02	12416998						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317317

Date Printed: 05/03/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
-----------	------------	------------------	---------------------	------------------	---------------------	------------------	---------------------



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seal Beach

DATE: 04/28/21

LOCATION: Seaside (4A)

PROJECT NUMBER: 211283001

SAMPLED BY: JK

CAC OR SST NO: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4A	A	01	ASPHALT	BLACK	PARKING LOT	
4A	A	02	↓	↓	↓	
4A	A	03	↓	↓	↓	
4A	B	01	CONCRETE	GRAY	BASKETBALL BASE	
4A	B	02	↓	↓	↓	
4A	C	01	CONCRETE	GRAY	STAIRS	
4A	C	02	↓	↓	↓	
7 SAMPLES						

ANALYTICAL METHOD: PLM 400PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office 510.346.8860 Cell 925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

TRANSFER SIGNATURE

Luis J. Rocha
PRINTED NAME

04/28/21-1700
DATE/TIME

2.

TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

3.

TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 1

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317328
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (4B)

SGSFL Job ID: L1161
Total Samples Submitted: 5
Total Samples Analyzed: 5

Date(s) Collected: 04/02/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4B-A-01	12417104						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4B-A-02	12417105						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4B-A-03	12417106						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4B-B-01	12417107						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4B-B-02	12417108						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/12

LOCATION: Seaside (4B)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4B	A	01	ASPHALT	BLACK	PARKING LOT	
4B	A	02				
4B	A	03				
4B	B	01	CONCRETE	GRAY	PARKING LOT CURBS	
4B	B	02				

55 SAMPLES

ANALYTICAL METHOD: PLM 400 PFCOUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY

1.

[Signature]
TRANSFER SIGNATURE

2.

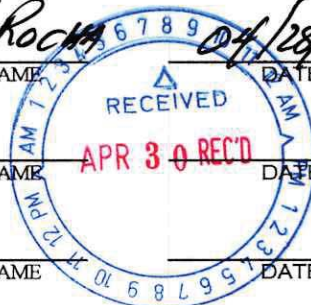
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PAGE 1 OF 1

Luis J. Rocha 04/28/21-1700
PRINTED NAME DATE/TIME
0/0 140pm
PRINTED NAME DATE/TIME
PRINTED NAME DATE/TIME



Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317331
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (4C)

SGSFL Job ID: L1161
Total Samples Submitted: 6
Total Samples Analyzed: 6

Date(s) Collected: 04/28/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4C-A-01	12417124						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4C-A-02	12417125						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4C-A-03	12417126						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4C-B-01	12417127						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4C-B-02	12417128						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4C-C-01	12417129						
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (10 %)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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Client Name: Vista Environmental Consultants

Report Number: B317331

Date Printed: 05/03/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
-----------	------------	------------------	---------------------	------------------	---------------------	------------------	---------------------



2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/28/21

LOCATION: Seaside (4C)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4C	A	01	ASPHALT	BLACK	PARKING LOT	
4C	A	02	↓	↓	↓	
4C	A	03	↓	↓	↓	
4C	B	01	CONCRETE	GRAY	PARKING LOT CURBS	
4C	B	02	↓	↓	↓	
4C	C	01	MASTIC	BLACK	REFLECTORS	

6 SAMPLES

ANALYTICAL METHOD: PLM 400-PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

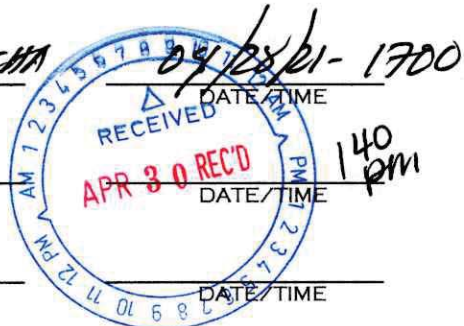
SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

Joseph Roche
TRANSFER SIGNATURE

Luis J. Rocha
PRINTED NAME



2.

Cym
TRANSFER SIGNATURE

D/O
PRINTED NAME

3.

TRANSFER SIGNATURE

PRINTED NAME

PAGE 1 OF 1

**City of Seaside
Area 4A
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
210			SHUTTER_CAL					1.9	cps
211			CALIBRATE				Positive	1.1	mg/cm ²
212			CALIBRATE				Positive	1.1	mg/cm ²
213			CALIBRATE				Positive	1.1	mg/cm ²
214	4A	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
215	4A	OUTSIDE	FLOOR STRIPE	ASPHALT	BLACK	DETERIORATED	Negative	0	mg/cm ²
216	4A	OUTSIDE	WALL	WOOD	BLUE	INTACT	Negative	0	mg/cm ²
217	4A	OUTSIDE	BEAM	WOOD	GRAY	DETERIORATED	Negative	0	mg/cm ²
218	4A	OUTSIDE	BACKBOARD	METAL	WHITE	DETERIORATED	Negative	0	mg/cm ²
236			CALIBRATE				Positive	1.2	mg/cm ²
237			CALIBRATE				Positive	1.1	mg/cm ²
238			CALIBRATE				Positive	1.1	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

**City of Seaside
Area 4B
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
210			SHUTTER_CAL					1.9	cps
211			CALIBRATE				Positive	1.1	mg/cm ²
212			CALIBRATE				Positive	1.1	mg/cm ²
213			CALIBRATE				Positive	1.1	mg/cm ²
219	4B	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
220	4B	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
221	4B	OUTSIDE	CURB	CONCRETE	RED	DETERIORATED	Negative	0	mg/cm ²
222	4B	OUTSIDE	CURB	CONCRETE	RED	DETERIORATED	Negative	0.3	mg/cm ²
236			CALIBRATE				Positive	1.2	mg/cm ²
237			CALIBRATE				Positive	1.1	mg/cm ²
238			CALIBRATE				Positive	1.1	mg/cm ²

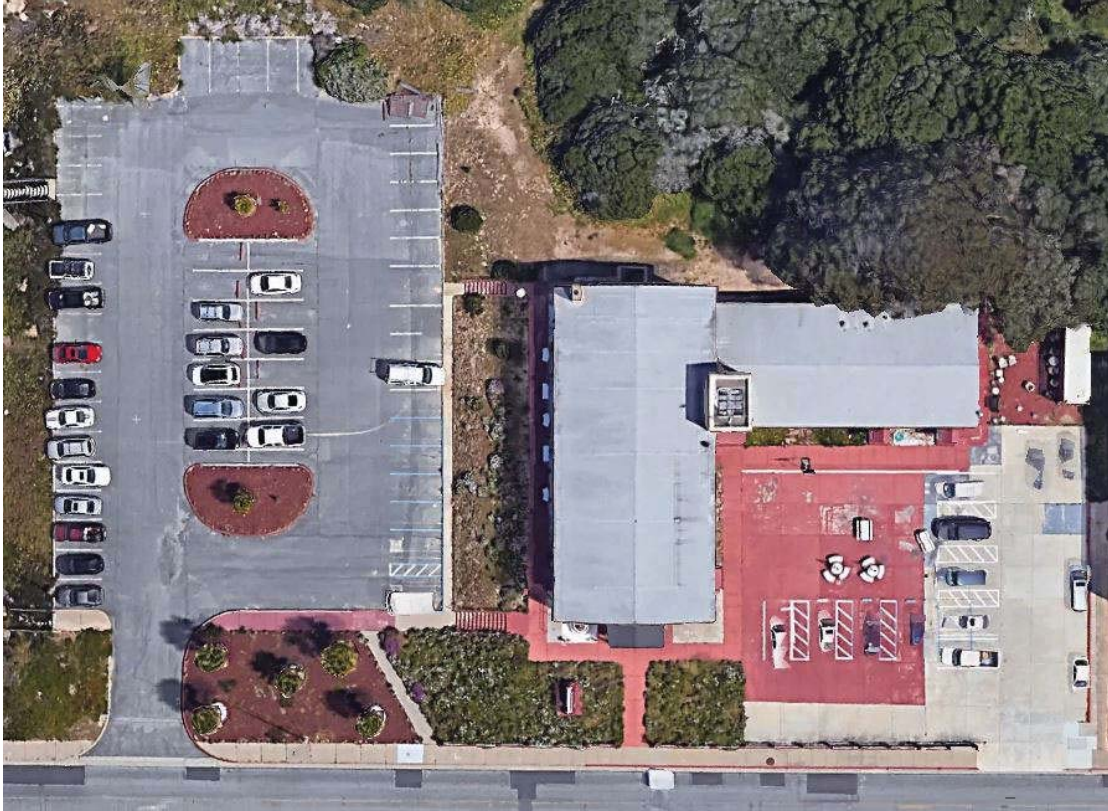
This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

**City of Seaside
Area 4C
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
210			SHUTTER_CAL					1.9	cps
211			CALIBRATE				Positive	1.1	mg/cm ²
212			CALIBRATE				Positive	1.1	mg/cm ²
213			CALIBRATE				Positive	1.1	mg/cm ²
223	4C	OUTSIDE	CURB	CONCRETE	RED	DETERIORATED	Positive	5.1	mg/cm²
224	4C	OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	Positive	4.1	mg/cm²
225	4C	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0.04	mg/cm ²
226	4C	OUTSIDE	CURB	CONCRETE	YELLOW	DETERIORATED	Positive	2.7	mg/cm²
227	4C	OUTSIDE	CURB	CONCRETE	WHITE	DETERIORATED	Positive	1.2	mg/cm²
236			CALIBRATE				Positive	1.2	mg/cm ²
237			CALIBRATE				Positive	1.1	mg/cm ²
238			CALIBRATE				Positive	1.1	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

AREA 5: BUILDING AND HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

MBARD classifications are based upon the material's condition at the time of the survey or as rendered as a result of standard manual removal/demolition techniques. The use of "mechanical means", non-standard or other aggressive removal/demolition techniques may result in a different classification. MBARD & Cal-OSHA classifications are based on the materials being >1% asbestos pending further analytical data that proves otherwise.

AREA 5: BUILDING AND HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Asbestos

HOMO. ID	MATERIAL	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
A	Wallboard/Joint Compound	White/White	East Wing: Throughout Ceilings	Class II	NA (Composite <1% by Point Count, Wallboard=ND, Joint Compound=2%)	4,100 SF
D	Vinyl Floor Tile/Mastic	9" Green/Black	West Wing: Throughout Under Carpeting And Wooden Alter. East Wing: NE Hallway Closet. This Material Is On Concrete Subflooring.	Class II	Category I - Non-Friable	4,980 SF
E	Mastic	Black & Yellow, Carpet	West Wing: Lobby Under Ceramic Tile Flooring. East Wing: Throughout Except Kitchen And NE Hallway Closet	Class II	Category I - Non-Friable	3,250 SF
I	Vinyl Floor Tile/Mastic	12" Beige, Stone Pattern/Yellow & Black	Kitchen	Class II	Category I - Non-Friable	500SF
R	Sealant	Gray, Window Frames & Wall Seams	Exterior Throughout	Class II	Category I - Non-Friable	960LF (80 SF)
Z	Vinyl Sheet Flooring/Mastic	Beige/Black, Patch	Kitchen	Class II	Category I - Non-Friable	45 SF
CC	Sealant	White, Goopy, Interior Door Frame	Interior Throughout	Class II	Category I - Non-Friable	360 LF (30 SF)
DD	Sealant	Black, Flue at Wall	Basement - NE Wall	Class II	Category I - Non-Friable	2 SF
HH	Sealant	Black, Flashing	Roof Around Steeple	Class II	Category I - Non-Friable	84 LF (7 SF)
JJ	Parapet	Black, Built-up	Steeple Roof	Class II	Category I - Non-Friable	135 SF

Subsurface asbestos cement and tar wrapped piping is assumed throughout the area.

AREA 5: BUILDING AND HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Inside	Vent	Metal	Red	Intact	0.02	mg/cm ²
Inside	Window	Wood	Varnish	Intact	0.11	mg/cm ²
Inside	Window Frame	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Floor	Vinyl	Green	Intact	0.16	mg/cm ²
Inside	Radiator	Metal	White	Intact	0.1	mg/cm²
Inside	Cabinet	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Door	Wood	Varnish	Intact	0.05	mg/cm ²
Inside	Door Frame	Wood	Varnish	Intact	0.03	mg/cm ²
Inside	Window Frame	Wood	White	Intact	0.04	mg/cm ²
Inside	Toilet	Porcelain	White	Intact	7.7	mg/cm²
Inside	Urinal	Porcelain	White	Intact	0.02	mg/cm ²
Inside	Sink	Porcelain	White	Intact	0.01	mg/cm ²
Inside	Floor Drain	Metal	Brown, Light	Intact	9.9	mg/cm²
Inside	Wall	Ceramic	White	Intact	0.03	mg/cm ²
Inside	Stall	Metal	Pink	Intact	0.17	mg/cm ²
Inside	Stall	Metal	White	Intact	0.02	mg/cm ²
Inside	Counter	Ceramic	White	Intact	0.01	mg/cm ²
Outside	Hand Rail	Metal	Red	Deteriorated	0.3	mg/cm ²
Outside	Door Frame	Metal	Beige	Deteriorated	0.2	mg/cm ²
Outside	Window	Wood	White	Deteriorated	5.7	mg/cm²
Outside	Window Frame	Wood	White	Deteriorated	1.7	mg/cm²
Outside	Window Panel	Wood	Red	Deteriorated	3.6	mg/cm²
Outside	Hand Rail	Metal	Beige	Intact	0.28	mg/cm ²
Outside	Door	Metal	Beige	Deteriorated	0.8	mg/cm ²
Outside	Door Frame	Metal	Beige	Deteriorated	0.7	mg/cm ²
Inside	Boiler	Metal	Blue	Intact	0.01	mg/cm ²
Inside	Pump	Metal	Red	Intact	0.7	mg/cm ²
Outside	Window	Wood	Beige	Intact	8.9	mg/cm²
Outside	Hand Rail	Metal	Red	Deteriorated	0.3	mg/cm ²
Outside	Hand Rail	Metal	Red	Deteriorated	0.11	mg/cm ²
Outside	Curb	Concrete	Blue	Deteriorated	0.04	mg/cm ²
Outside	Curb	Concrete	Red	Deteriorated	0.5	mg/cm ²

AREA 5: BUILDING AND HARDSCAPE HAZARDOUS MATERIALS SUMMARY

Bold = Lead-based

Lead Waste Characterization Estimate

SAMPLE #	DESCRIPTION	LOCATION	RESULT	UNITS
5-PBW-01	CMU 95%, Roofing 2%, Wood Unpainted 2%, Wood Painted 1%, by Weight	Interior and Exterior	18	mg/kg

The sample results was below the Title 22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes TTLC level.

Other Hazardous Materials

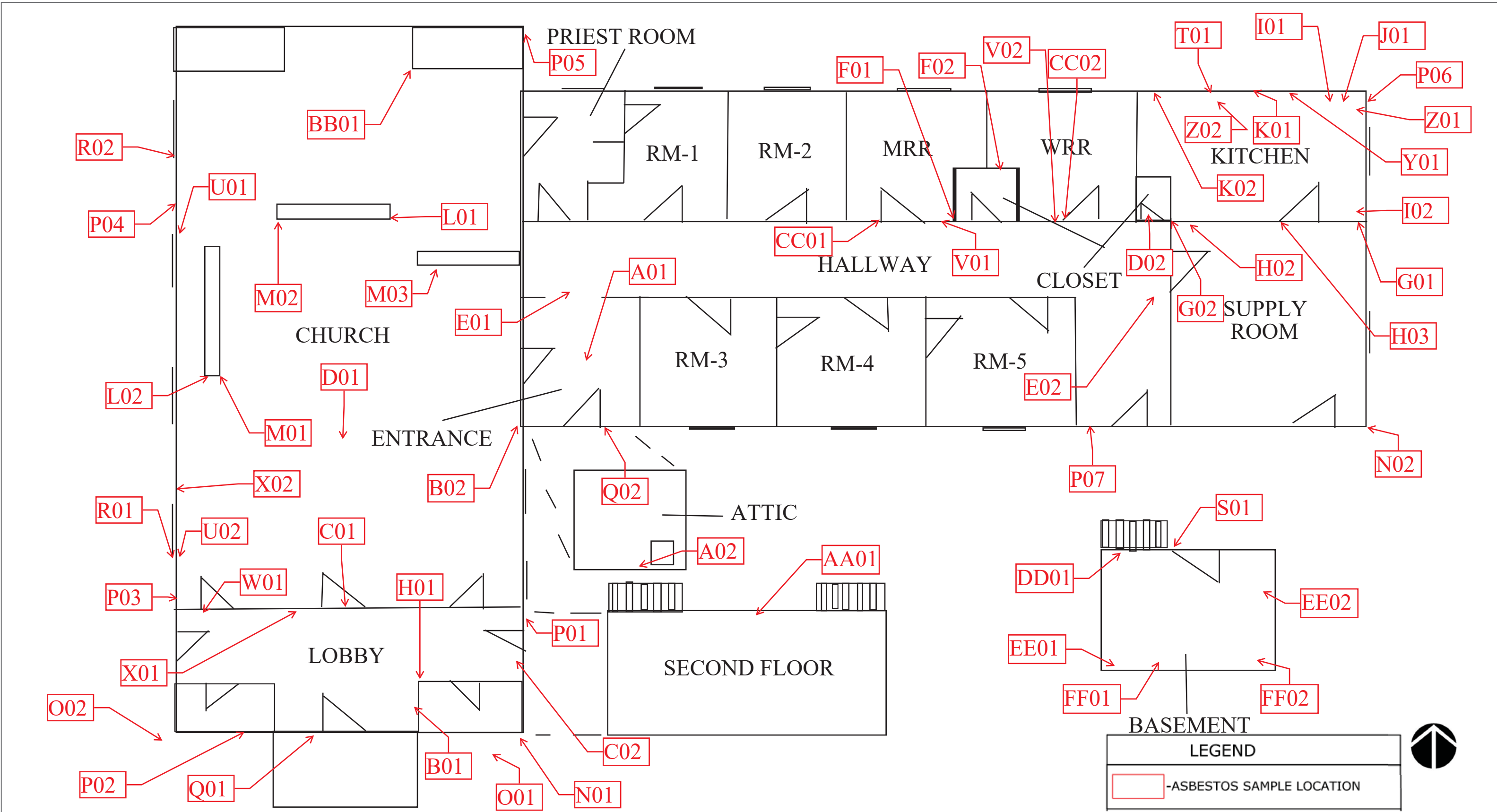
MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Fluorescent Tubes (4' Length)	Universal Waste	50
Other Non-Incandescent Lamps	Universal Waste	10
Batteries: Emergency Lights, Exit Signs, Alarm	Universal Waste	7
Audio/Visual Equipment	Universal Waste	19
Light Fixture Ballasts	Polychlorinated Biphenyls or E-Waste	25
Water Fountain/Coolers	Ozone Depleting Chemicals	1

AREA 5: BUILDING AND HARDSCAPE ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Wallboard/Joint Compound	White/White	2
B	Paint/Mortar/Concrete Masonry Unit	White/Gray/Gray	2
C	Mortar/Grout/Mastic	Gray/Tan/Black, Stone Floor	2
D	Vinyl Floor Tile/Mastic	9" Green/Black	2
E	Mastic	Black & Yellow, Carpet	2
F	Mortar/Grout	Gray/Gray, 1" Ceramic Floor	2
G	Wallboard/Joint Compound	White/White, Textured H	2
H	Texture Coat	White, Small	3
I	Vinyl Floor Tile/Mastic	12" Beige, Stone Pattern/Yellow & Black	2
J	Vinyl Floor Tile/Mastic	12" Maroon/Black, Patch	1
K	Mortar/Grout	White/Tan, 4" Ceramic Backsplash	2
L	Wallboard/Joint Compound	White/White, Textured M	1
M	Texture Coat	White, Medium	3
N	Concrete	Gray, Foundation	2
O	Concrete	Red, Walkway	2
P	Texture Coat	White, Exterior Concrete Masonry Unit	7
Q	Sealant	Black, Door Frames	2
R	Sealant	Gray, Window Frames & Wall Seams	2
S	Gasket	White, Light	1
T	Sealant	White, Wall Remnants	1
U	Sealant	Beige, Wood & Metal Window Seams	2
V	Concrete Masonry Unit/Mortar	Beige & Green/Gray, Base/Walls	2
W	Mastic	Yellow, Ceramic Tile Base	1

AREA 5: BUILDING AND HARDSCAPE ASBESTOS SAMPLING INVENTORY

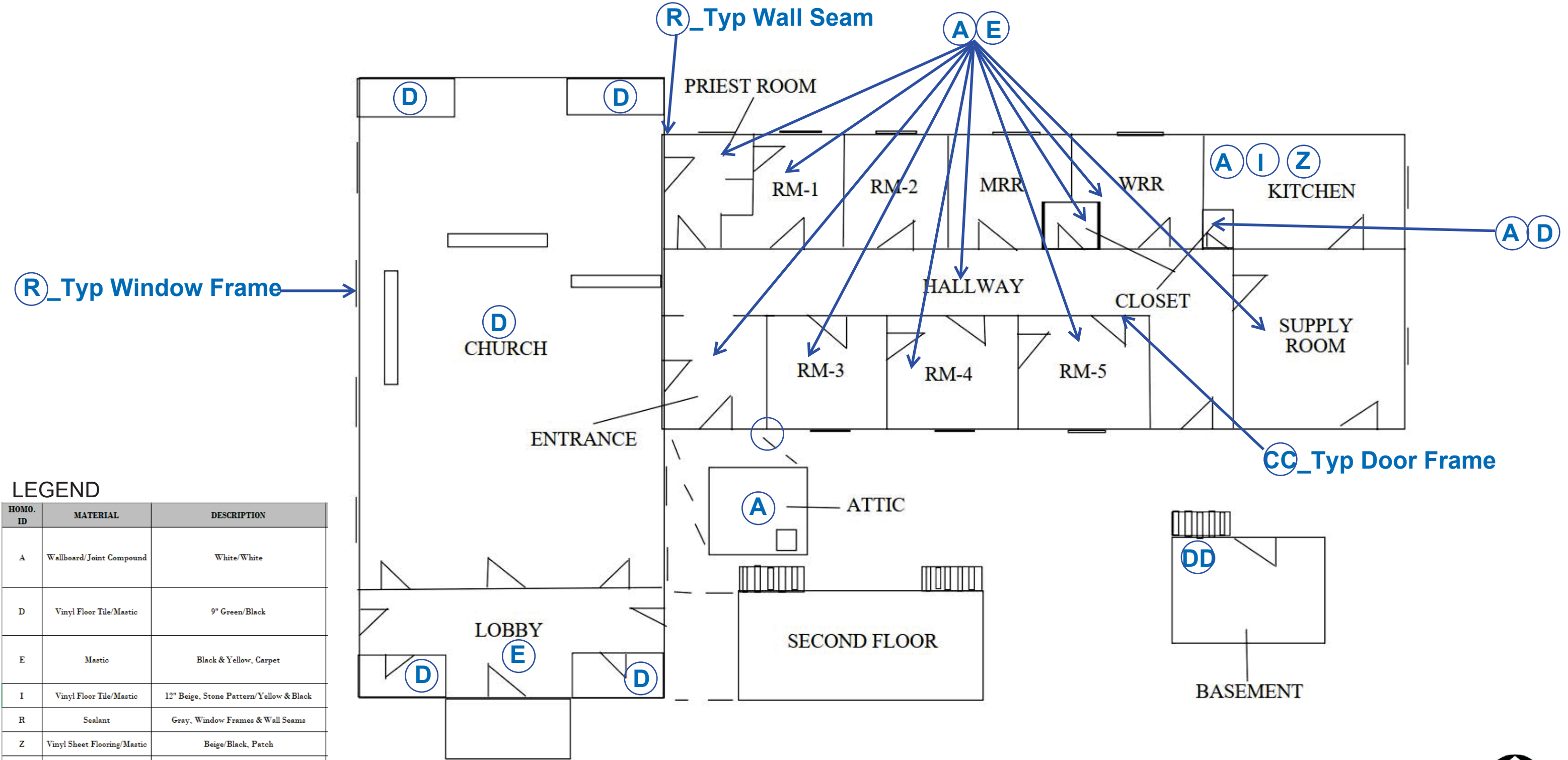
HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
X	Mastic	Yellow, Wainscot, Carpet	2
Y	Basecove/Mastic	4" White/White	1
Z	Vinyl Sheet Flooring/Mastic	Beige/Black, Patch	2
AA	Mastic	White, Wood Panel	1
BB	Mastic	Yellow, Carpet Wall	1
CC	Sealant	White, Goopy, Interior Door Frame	2
DD	Sealant	Black, Flue at Wall	1
EE	Jacketing	White, Fiberglass at Pipe	2
FF	Jacketing	White, Fiberglass Elbow	2
GG	Roofing/Underlayment	Black/Black, 3 Tab Shingle	2
HH	Sealant	Black, Flashing	2
II	Roofing	Black, Tar & Gravel	1
JJ	Parapet	Black, Built-up	1
KK	Asphalt	Black	3
LL	Concrete	Gray, Curb	2
MM	Mastic	Gray & Black	1
NN	Texture Coat	White on Concrete	3
OO	Brick/Mortar	Red/Gray, Fence	2





LEGEND
 -ASBESTOS SAMPLE LOCATION





LEGEND

HOMO. ID	MATERIAL	DESCRIPTION
A	Wallboard/Joint Compound	White/White
D	Vinyl Floor Tile/Mastic	9" Green/Black
E	Mastic	Black & Yellow, Carpet
I	Vinyl Floor Tile/Mastic	12" Beige, Stone Pattern/Yellow & Black
R	Sealant	Gray, Window Frames & Wall Seams
Z	Vinyl Sheet Flooring/Mastic	Beige/Black, Patch
CC	Sealant	White, Goopy, Interior Door Frame
DD	Sealant	Black, Flue at Wall





VISTA ENVIRONMENTAL CONSULTING

www.vista-env.com
2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577
510-346-8860

PROJECT TITLE

CITY OF SEASIDE
FORMER FORT ORD - PHASE I

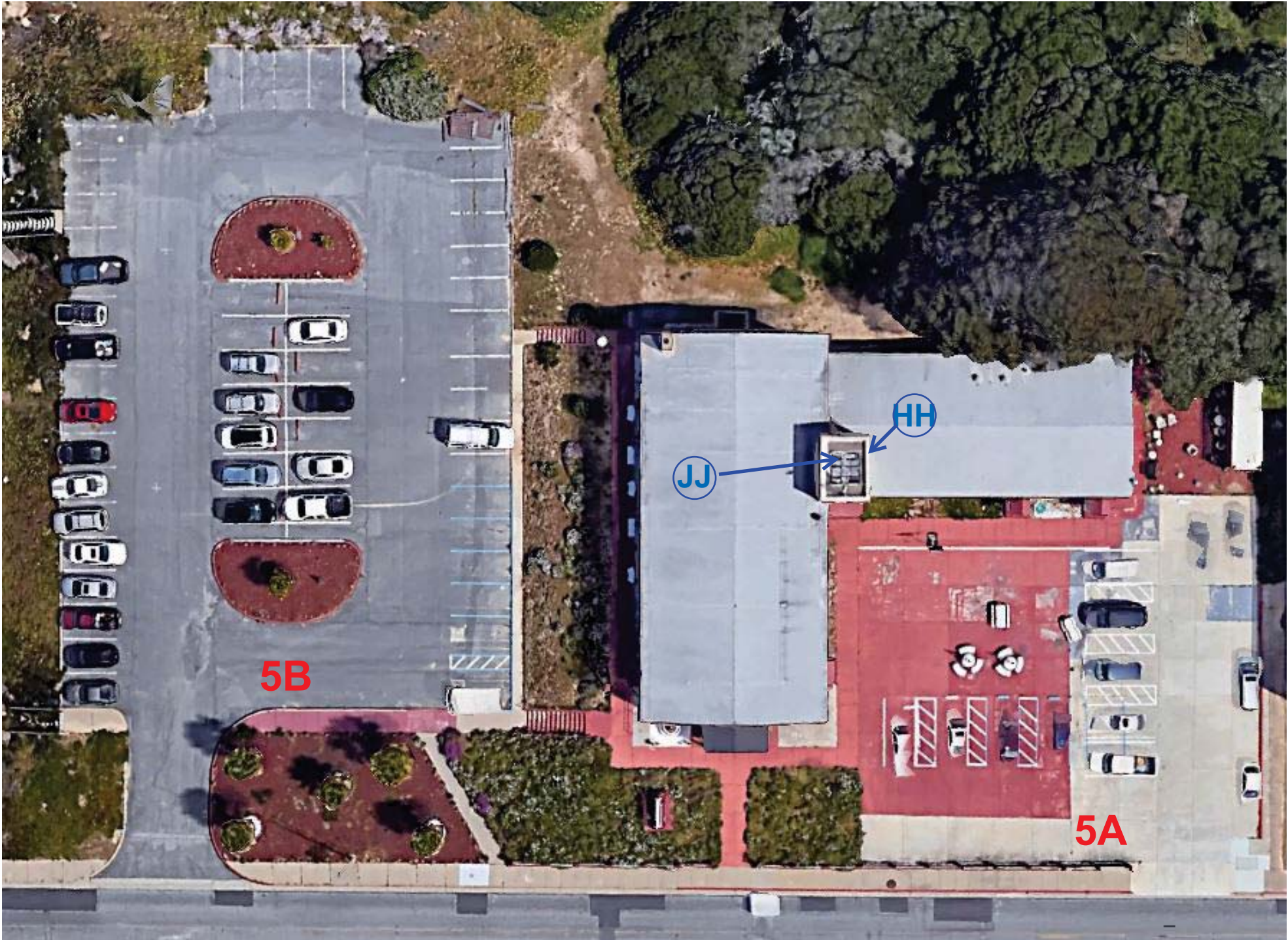
SHEET TITLE

AREA 5: BUILDING
ASBESTOS MATERIAL LOCATIONS

SCALE:
DRAWN BY:
CHECKED BY:
PROJECT No.
DATE:
DRAWING No.

FIGURE

3



LEGEND

HOMO. ID	MATERIAL	DESCRIPTION
HH	Sealant	Black, Flashing
JJ	Parapet	Black, Built-up





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CONSULTING

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510-346-8860

PROJECT TITLE

CITY OF SEASIDE
FORMER FORT ORD - PHASE I

SHEET TITLE

AREA 5: HARDSCAPE AND ROOF
ASBESTOS MATERIAL LOCATIONS

SCALE:
DRAWN BY:
CHECKED BY:
PROJECT No.
DATE:
DRAWING No.

FIGURE

4

AREA 5: BUILDING AND HARDSCAPE PHOTO DOCUMENTATION



A - Asbestos Wallboard/Joint Compound



D - Asbestos Floor Tile & Mastic (under Altar)



E - Asbestos Black Mastic (Under Carpeting)



E - Asbestos Black Mastic (Under Ceramic)

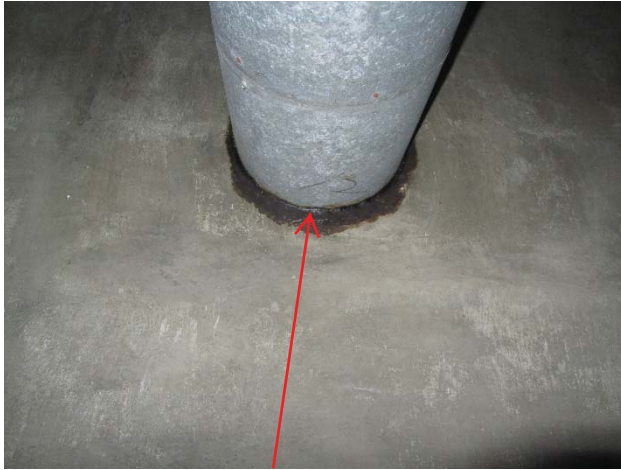


I & Z - Asbestos Black Mastic (Kitchen)



CC - Asbestos White Interior Door Frame Sealant

AREA 5: BUILDING AND HARDSCAPE PHOTO DOCUMENTATION



DD - Asbestos Black Flue Sealant (Basement)

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317005
Date Received: 04/23/21
Date Analyzed: 04/26/21
Date Printed: 04/26/21
First Reported: 04/26/21

Job ID/Site: 211283001 - City of Seaside, Seaside (Building-5)

SGSFL Job ID: L1161
Total Samples Submitted: 67
Total Samples Analyzed: 67

Date(s) Collected: 04/22/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-A01	12414102						
Layer: White Drywall			ND				
Layer: White Joint Compound		Chrysotile	Trace				
Total Composite Values of Fibrous Components:		Asbestos (Trace)					
Cellulose (20 %)							
5-A02	12414103						
Layer: White Drywall			ND				
Layer: White Joint Compound		Chrysotile	2 %				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (Trace)					
Cellulose (20 %)							
5-B01	12414104						
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-B02	12414105						
Layer: Grey Mortar			ND				
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-C01	12414106						
Layer: White Ceramic Tile			ND				
Layer: Grey Non-Fibrous Material			ND				
Layer: Tan Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-C02	12414107						
Layer: Grey Non-Fibrous Material			ND				
Layer: Tan Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-D01	12414108						
Layer: Green Tile		Chrysotile	2 %				
Layer: Black Mastic		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
Cellulose (Trace)							
5-D02	12414109						
Layer: Green Tile		Chrysotile	2 %				
Layer: Black Mastic		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
Cellulose (Trace)							
5-E01	12414110						
Layer: Tan/Black Mastic		Chrysotile	2 %				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
5-E02	12414111						
Layer: Tan/Black Mastic		Chrysotile	2 %				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
5-F01	12414112						
Layer: Grey Mortar			ND				
Layer: Tan Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-F02	12414113						
Layer: Grey Mortar			ND				
Layer: Tan Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-G01	12414114						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							
5-G02	12414115						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-H01	12414116						
Layer: White Drywall			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							
5-H02	12414117						
Layer: White Drywall			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							
5-H03	12414118						
Layer: White Drywall			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							
5-I01	12414119						
Layer: Brown Tile			ND				
Layer: Yellow Mastic			ND				
Layer: Black Mastic		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (Trace)					
Cellulose (Trace)							
5-I02	12414120						
Layer: Brown Tile			ND				
Layer: Yellow Mastic			ND				
Layer: Black Mastic		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (Trace)					
Cellulose (Trace)							
5-J01	12414121						
Layer: Purple Tile			ND				
Layer: Tan Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-K01	12414122						
Layer: White Mortar			ND				
Layer: Tan Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-K02	12414123						
Layer: White Mortar			ND				
Layer: Tan Grout			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-L01	12414124						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
5-L02	12414125						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
5-M01	12414126						
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							
5-M02	12414127						
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-M03	12414128						
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-N01	12414129						
Layer: Grey Cementitious Material			ND				
Layer: Tan Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-N02	12414130						
Layer: Grey Cementitious Material			ND				
Layer: Tan Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-O01	12414131						
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-O02	12414132						
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-P01	12414133						
Layer: Tan Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-P02	12414134						
Layer: Tan Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-P03	12414135						
Layer: Tan Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-P04	12414136						
Layer: Tan Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-P05	12414137						
Layer: Tan Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-P06	12414138						
Layer: Tan Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-P07	12414139						
Layer: Tan Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-Q01	12414140						
Layer: Black Non-Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-Q02	12414141						
Layer: Black Non-Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-R01	12414142						
Layer: Grey Non-Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-R02	12414143						
Layer: Grey Non-Fibrous Material		Chrysotile	2 %				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
Cellulose (Trace)							
5-S01	12414144						
Layer: Tan Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-T01	12414145						
Layer: White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-U01	12414146						
Layer: White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-U02	12414147						
Layer: White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-V01	12414148						
Layer: Grey Mortar			ND				
Layer: Beige Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-V02	12414149						
Layer: Grey Mortar			ND				
Layer: Beige Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-W01	12414150						
Layer: Beige Ceramic Tile			ND				
Layer: Grey Non-Fibrous Material			ND				
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-X01	12414151						
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-X02	12414152						
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-Y01	12414153						
Layer: White Non-Fibrous Material			ND				
Layer: Clear Mastic			ND				
Layer: White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-Z01	12414154						
Layer: Beige Sheet Flooring			ND				
Layer: Fibrous Backing			ND				
Layer: White Mastic			ND				
Layer: Grey Non-Fibrous Material			ND				
Layer: Black Mastic		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (Trace)					
Cellulose (5 %)	Fibrous Glass (5 %)						
5-Z02	12414155						
Layer: Beige Sheet Flooring			ND				
Layer: Fibrous Backing			ND				
Layer: White Mastic			ND				
Layer: Grey Non-Fibrous Material			ND				
Layer: Black Mastic		Chrysotile	5 %				
Total Composite Values of Fibrous Components:		Asbestos (Trace)					
Cellulose (5 %)	Fibrous Glass (5 %)						
5-AA01	12414156						
Layer: White Mastic			ND				
Layer: Tan Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (90 %)							
5-BB01	12414157						
Layer: Yellow Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
5-CC01	12414158						
Layer: Grey Semi-Fibrous Material		Chrysotile	10 %				
Total Composite Values of Fibrous Components:		Asbestos (10%)					
5-CC02	12414159						
Layer: Grey Semi-Fibrous Material		Chrysotile	10 %				
Total Composite Values of Fibrous Components:		Asbestos (10%)					
5-DD01	12414160						
Layer: Black Fibrous Material		Chrysotile	80 %				
Total Composite Values of Fibrous Components:		Asbestos (80%)					

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-EE01	12414161						
Layer: White Fibrous Material			ND				
Layer: Tan Mastic			ND				
Layer: Foil			ND				
Layer: Black Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
5-EE02	12414162						
Layer: White Fibrous Material			ND				
Layer: Tan Mastic			ND				
Layer: Foil			ND				
Layer: Black Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
5-FF01	12414163						
Layer: White Semi-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (80 %)							
5-FF02	12414164						
Layer: White Semi-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (80 %)							
5-GG01	12414165						
Layer: Stones			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)	Fibrous Glass (5 %)						
5-GG02	12414166						
Layer: Stones			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)	Fibrous Glass (5 %)						
5-HH01	12414167						
Layer: Black Semi-Fibrous Material		Chrysotile	5 %				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (5%)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317005

Date Printed: 04/26/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-HH02	12414168						
Layer: Black Semi-Fibrous Material		Chrysotile	5 %				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (5%)					
Cellulose (Trace)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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Bulk Asbestos Point Count Analysis

(NESHAP Final Rule, 40 CFR, Part 61)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: N013878
Date Received: 04/27/21
Date Analyzed: 04/29/21
Date Printed: 04/29/21

Job ID/Site: 211283001 - City of Seaside, Seaside (Building-5)

SGSFL Job ID: L1161

PLM Report Number: B317005

Total Samples Submitted: 2

Total Samples Analyzed: 2

Sample Preparation and Analysis:

The NESHAP Final Rule does not define the preparation method for multi-layered samples. In order to determine the composite quantity of asbestos, the volume percent of each layer is determined, the asbestos containing layers are analyzed by point counting and the composite quantity of asbestos is calculated. The NESHAP Final Rule can not be applied to matrices that dissolve in refractive index liquid. This includes tar, mastic or adhesive typically found on the back of floor tiles. According to the NESHAP Final Rule, point count data is only necessary when the visual estimate of asbestos is below 10%.

Sample ID	Lab Number	Layer Description
5-A01	12414102	Composite of ALL Layers White Drywall White Joint Compound

Point Count Results:

Number of asbestos points counted: 0
Number of non-empty points: 400
Layer percentage of entire sample: 100
Percent asbestos in layer: < 1

Asbestos type(s) detected: Chrysotile

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 1%.

5-A02	12414103	Composite of ALL Layers White Drywall White Joint Compound Paint
--------------	----------	--

Point Count Results:

Number of asbestos points counted: 0
Number of non-empty points: 400
Layer percentage of entire sample: 100
Percent asbestos in layer: < 1

Asbestos type(s) detected: Chrysotile

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 1%.



Bulk Asbestos Point Count Analysis

(NESHAP Final Rule, 40 CFR, Part 61)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: N013878
Date Received: 04/27/21
Date Analyzed: 04/29/21
Date Printed: 04/29/21

Job ID/Site: 211283001 - City of Seaside, Seaside (Building-5)

SGSFL Job ID: L1161

PLM Report Number: B317005

Total Samples Submitted: 2

Total Samples Analyzed: 2

Sample Preparation and Analysis:

The NESHAP Final Rule does not define the preparation method for multi-layered samples. In order to determine the composite quantity of asbestos, the volume percent of each layer is determined, the asbestos containing layers are analyzed by point counting and the composite quantity of asbestos is calculated. The NESHAP Final Rule can not be applied to matrices that dissolve in refractive index liquid. This includes tar, mastic or adhesive typically found on the back of floor tiles. According to the NESHAP Final Rule, point count data is only necessary when the visual estimate of asbestos is below 10%.

Sample ID	Lab Number	Layer Description
-----------	------------	-------------------

Note: Point count results are reported to the nearest percent per EPA method.

Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification (LOQ) = 1%. Trace denotes the presence of asbestos below the LOQ. ND = None Detected.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside (BUILDING - 5)

PROJECT NUMBER: 211283001

SAMPLED BY: JK

CAC OR SST No: 02-3294

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	A	01	WB/SC	WHITE/WHITE	CETLINGS	
5	A	02				
5	B	01	PAINT/MORTAR/CMU	WHITE/GRAY/GRAY	WALLS	
5	B	02				
5	C	01	MORTAR/GROUT/MAS	GRAY/TAN/BLACK	12" STORE FLOOR	
5	C	02				
5	D	01	VFT/MAS	9" GREEN/BLACK		
5	D	02				
5	E	01	MASTIC	YELLOW & BLACK	FLOOR	
5	E	02				

ANALYTICAL METHOD: PLM 400 PTCOUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office 510.346.8860 Cell 925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

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LUIS J. ROCHA
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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside

(BUILDING - 5)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	F	01	MORTAR/GROUT	GRAY/GRAY	1" CERAMIC FLOOR	
5	F	02	↓	↓	↓	
5	G	01	WB/5c	WHITE/WHITE	TEXTURED (H)	
5	G	02	↓	↓	↓	
5	H	01	TEXTURE COAT	WHITE/SHAL	w/c	
5	H	02	↓	↓	↓	
5	H	03	↓	↓	↓	
5	I	01	VFT/MAS	12" PATTERN/	YELLOW & BLACK	
5	I	02	↓	↓		
5	J	01	VFT/MAS	12" MAROON/	BLACK	

ANALYTICAL METHOD: PLM ~~400 FT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside (BUILDING-5)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	K	01	MORTAR/GROUT	WHITE/TAN	4" CERAMIC TILE WALL	
5	K	02	↓	↓	↓	
5	L	01	WB/SC	WHITE/WHITE	TEXTURED (M)	
5	L	02	↓	↓	↓	
5	M	01	TEXTURE COAT	WHITE, MEDIUM	PONY WALLS	
5	M	02	↓	↓	↓	
5	M	03	↓	↓	↓	
5	N	01	CONCRETE	GRAY	FOUNDATION	
5	N	02	↓	↓	↓	
5	O	01	CONCRETE	RED	WALKWAY	

ANALYTICAL METHOD: PLM ~~400PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

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Questions call: Office 510.346.8860 Cell 925.348.5361

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside

(BUILDING - 5)

PROJECT NUMBER: 211283001

SAMPLED BY: SR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	0	02	↓	↓	↓	
5	P	01	TEXTURE COAT	WHITE	EXTERIOR CMU	
5	P	02	↓	↓	↓	
5	P	03	↓	↓	↓	
5	P	04	↓	↓	↓	
5	P	05	↓	↓	↓	
5	P	06	↓	↓	↓	
5	P	07	↓	↓	↓	
5	Q	01	SEALANT	BLACK	DOOR FRAMES	
5	Q	02	↓	↓	↓	

ANALYTICAL METHOD: PLM 400-PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

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Questions call: Office_510.346.8860 Cell_925.348.5361

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside (BUILDING - 5)

PROJECT NUMBER: 211283001

SAMPLED BY: SR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	R	01	SEALANT	GRAY	WINDOW FRAMES & WALL SEAMS	
5	R	02	↓	↓	↓	
5	S	01	GASKET	WHITE	EXTERIOR LIGHT	
5	T	01	SEALANT	WHITE	EXTERIOR WALL	
5	U	01	SEALANT	BEIGE	WOOD FRAME & METAL WINDOW SEAMS	
5	U	02	↓	↓	↓	
5	V	01	CMU/MORTAR	BEIGE & GREEN/GRAY	WALLS & BASE	
5	V	02	↓	↓	↓	
5	W	01	MASTIC	YELLOW	CERAMIC TILE BASE	
5	X	01	MASTIC	YELLOW	WASCOT CARPET	

ANALYTICAL METHOD: PLM 400 PPM COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

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Questions call: Office 510.346.8860 Cell 925.348.5361

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VISTA ENVIRONMENTAL
CONSULTING

ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside (BUILDING-5)

PROJECT NUMBER: 211283001

SAMPLED BY: SR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	X	02	↓	↓	↓	
5	Y	01	BASECOAT/MAS	4" WHITE/WHITE		
5	Z	01	VSF/MAS	BLISE/BLACK	UNDER (5)	
5	Z	02	↓	↓	↓	
5	AA	01	MASTIC	WHITE	WOOD PANEL	
5	BB	01	MASTIC	YELLOW	CARPET WALL	
5	CC	01	SEALANT	WHITE	GOSBY, INT. DOOR FRAMES	
5	CC	02	↓	↓	↓	
5	DD	01	SEALANT	BLACK	FLUE @ WALL	
5	EE	01	JACKETING	WHITE	FIBERGLASS PIPES	

ANALYTICAL METHOD: PLM 400 PTCOUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

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Questions call: Office 510.346.8860 Cell 925.348.5361

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside (BUILDING - 5)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	EE	02	↓	↓	↓	
5	FF	01	JACKETING	WHITE	FIBER GLASS ELBOWS	
5	FF	02	↓	↓	↓	
5	GG	01	ROOFING UNDER-LAYMENT	BLACK/BLACK	3 TAB SHINGLES	
5	GG	02	↓	↓	↓	
5	HH	01	SEALANT	BLACK	FLASHING	
5	HH	02	↓	↓	↓	

ANALYTICAL METHOD: PLM 400 PTC COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

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APR 23 2021



Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317310
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (5)**SGSFL Job ID:** L1161**Date(s) Collected:** 04/29/2021**Total Samples Submitted:** 13**Total Samples Analyzed:** 13

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-KK01	12416952						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-KK02	12416953						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-KK03	12416954						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-LL01	12416955						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-LL02	12416956						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-M01	12416957						
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (10 %)							
5-NN01	12416958						
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants**Report Number:** B317310**Date Printed:** 05/03/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
5-NN02	12416959						
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-NN03	12416960						
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-OO01	12416961						
Layer: Grey Mortar			ND				
Layer: Red Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-OO02	12416962						
Layer: Grey Mortar			ND				
Layer: Red Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
5-II01	12416963						
Layer: Stones			ND				
Layer: Black Semi-Fibrous Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Fibrous Glass (10 %)							
5-JJ01	12416964						
Layer: Grey Mastic		Chrysotile	10 %				
Layer: Stones			ND				
Layer: Black Semi-Fibrous Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (9%)					
Cellulose (Trace)		Fibrous Glass (2 %)					



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



VISTA ENVIRONMENTAL
CONSULTING

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Sealife

DATE: 04/29/21

LOCATION: Seaside

(5)

PROJECT NUMBER: 211283001

SAMPLED BY: JK

CAC OR SST NO: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
5	KK	01	ASPHALT	BLACK	WEST PARKING LOT	
5	KK	02	↓	↓	↓	
5	KK	03	↓	↓	↓	
5	LL	01	CONCRETE	GRAY	CURBS	
5	LL	02	↓	↓	↓	
5	MM	01	MASTIC	GRAY/BLACK	ROOF	
5	NN	01	TEXTURE COAT	WHITE	ON CONCRETE	
5	NN	02	↓	↓	↓	
5	NN	03	↓	↓	↓	
5	OO	01	BRICK/MORTAR	RED/GRAY	WALL	

ANALYTICAL METHOD: PLM 400 PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1. [Signature]
TRANSFER SIGNATURE

LUIS S. ROCHA
PRINTED NAME

04/30/21-1000
DATE/TIME

2. [Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

3. [Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 2

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE	510.346.8860
FAX	888.653.8889

CLIENT: City of Seaside

DATE: 04/30/21

LOCATION: Seaside (5)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

[illegible]ANALYTICAL METHOD: PLM ~~400PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

CHAIN OF CUSTODY:

1. 
TRANSFER SIGNATURE

TRANSFER SIGNATURE

Цель 5. Рост

PRINTED NAME

04/30/21-1000
DATE/TIME

DATE/TIME

2.

2. _____
TRANSFER SIGNATURE

TRANSFER SIGNATURE

PRINTED NAME _____

DATE/TIME

3.

3. _____
TRANSFER SIGNATURE

TRANSFER SIGNATURE

PRINTED NAME _____

DATE/TIME

PAGE 2 OF 2

**City of Seaside
Area 5
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
58			SHUTTER_CAL					2.08	cps
59			CALIBRATE				Positive	1.1	mg/cm ²
60			CALIBRATE				Positive	1	mg/cm ²
61			CALIBRATE				Positive	1.2	mg/cm ²
62	5	INSIDE	WALL	CONCRETE	WHITE		Negative	0	mg/cm ²
63	5	INSIDE	WALL	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
64	5	INSIDE	DOOR	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
65	5	INSIDE	DOOR FRAME	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
66	5	INSIDE	TRIM	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
67	5	INSIDE	TRIM	WOOD	RED	INTACT	Negative	0	mg/cm ²
68	5	INSIDE	VENT	METAL	RED	INTACT	Negative	0.02	mg/cm ²
69	5	INSIDE	CEILING	DRYWALL	WHITE	INTACT	Negative	0	mg/cm ²
70	5	INSIDE	DOOR	METAL	BLACK	INTACT	Negative	0	mg/cm ²
71	5	INSIDE	WALL	DRYWALL	GREEN, LIGHT	INTACT	Negative	0	mg/cm ²
72	5	INSIDE	HAND RAIL	WOOD	WHITE	INTACT	Negative	0	mg/cm ²
73	5	INSIDE	WALL	WOOD	VARNISH	INTACT	Negative	0	mg/cm ²
74	5	INSIDE	WINDOW	WOOD	VARNISH	INTACT	Negative	0.11	mg/cm ²
75	5	INSIDE	WINDOW FRAME	WOOD	VARNISH	INTACT	Negative	0.03	mg/cm ²
76	5	INSIDE	WALL	WOOD	RED	INTACT	Negative	0	mg/cm ²
77	5	INSIDE	FLOOR	CERAMIC	BEIGE	INTACT	Negative	0	mg/cm ²
78	5	INSIDE	FLOOR	VINYL	GREEN	INTACT	Negative	0.16	mg/cm ²
79	5	INSIDE	RADIATOR	METAL	WHITE	INTACT	Negative	0.1	mg/cm ²
80	5	INSIDE	CABINET	WOOD	VARNISH	INTACT	Negative	0.03	mg/cm ²
81	5	INSIDE	BASEBOARD	CERAMIC	GREEN	INTACT	Negative	0	mg/cm ²
82	5	INSIDE	DOOR	WOOD	VARNISH	INTACT	Negative	0.05	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

**City of Seaside
Area 5
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
83	5	INSIDE	DOOR FRAME	WOOD	VARNISH	INTACT	Negative	0.03	mg/cm ²
84	5	INSIDE	DOOR	WOOD	RED	INTACT	Negative	0	mg/cm ²
85	5	INSIDE	WINDOW FRAME	WOOD	WHITE	INTACT	Negative	0.04	mg/cm ²
86	5	INSIDE	TOILET	PORCELAIN	WHITE	INTACT	Positive	7.7	mg/cm ²
87	5	INSIDE	URINAL	PORCELAIN	WHITE	INTACT	Negative	0.02	mg/cm ²
88	5	INSIDE	SINK	PORCELAIN	WHITE	INTACT	Negative	0.01	mg/cm ²
89	5	INSIDE	FLOOR	CERAMIC	BROWN, LIGHT	INTACT	Negative	0	mg/cm ²
90	5	INSIDE	FLOOR DRAIN	METAL	BROWN, LIGHT	INTACT	Positive	9.9	mg/cm ²
91	5	INSIDE	WALL	CERAMIC	WHITE	INTACT	Negative	0.03	mg/cm ²
92	5	INSIDE	FLOOR	CERAMIC	GREEN	INTACT	Negative	0	mg/cm ²
93	5	INSIDE	THRESHOLD	CERAMIC	GREEN	INTACT	Negative	0	mg/cm ²
94	5	INSIDE	STALL	METAL	PINK	INTACT	Negative	0.17	mg/cm ²
95	5	INSIDE	STALL	METAL	WHITE	INTACT	Negative	0.02	mg/cm ²
96	5	INSIDE	DOOR	METAL	WHITE	INTACT	Negative	0	mg/cm ²
97	5	INSIDE	WALL	DRYWALL	WHITE	INTACT	Negative	0	mg/cm ²
98	5	INSIDE	COUNTER	CERAMIC	WHITE	INTACT	Negative	0.01	mg/cm ²
99	5	INSIDE	FLOOR	VINYL	BROWN	INTACT	Negative	0	mg/cm ²
100	5	INSIDE	FLOOR	VINYL	RED	INTACT	Negative	0	mg/cm ²
101	5	INSIDE	FLOOR	VINYL	BEIGE	INTACT	Negative	0	mg/cm ²
102	5	OUTSIDE	FLOOR	CONCRETE	RED	INTACT	Negative	0	mg/cm ²
103	5	OUTSIDE	FLOOR	CONCRETE	WHITE	DETERIORATED	Negative	0	mg/cm ²
104	5	OUTSIDE	WALL	CONCRETE	BEIGE	INTACT	Negative	0	mg/cm ²
105	5	OUTSIDE	FOUNDATION	CONCRETE	BEIGE	DETERIORATED	Negative	0	mg/cm ²
106	5	OUTSIDE	COLUMN	WOOD	RED	DETERIORATED	Negative	0	mg/cm ²
107	5	OUTSIDE	HAND RAIL	METAL	RED	DETERIORATED	Negative	0.3	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

**City of Seaside
Area 5
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
108	5	OUTSIDE	DOOR	METAL	WHITE	DETERIORATED	Negative	0	mg/cm ²
109	5	OUTSIDE	DOOR FRAME	METAL	BEIGE	DETERIORATED	Negative	0.2	mg/cm ²
110	5	OUTSIDE	WINDOW	WOOD	WHITE	DETERIORATED	Positive	5.7	mg/cm ²
111	5	OUTSIDE	WINDOW FRAME	WOOD	WHITE	DETERIORATED	Positive	1.7	mg/cm ²
112	5	OUTSIDE	WINDOW PANEL	WOOD	RED	DETERIORATED	Positive	3.6	mg/cm ²
113	5	OUTSIDE	HAND RAIL	METAL	BEIGE	INTACT	Negative	0.28	mg/cm ²
114	5	OUTSIDE	DOOR	METAL	BEIGE	DETERIORATED	Negative	0.8	mg/cm ²
115	5	OUTSIDE	DOOR FRAME	METAL	BEIGE	DETERIORATED	Negative	0.7	mg/cm ²
116	5	INSIDE	BOILER	METAL	BLUE	INTACT	Negative	0.01	mg/cm ²
117	5	INSIDE	PUMP	METAL	RED	INTACT	Negative	0.7	mg/cm ²
118	5	INSIDE	CABINET	METAL	SILVER	INTACT	Negative	0	mg/cm ²
119	5	OUTSIDE	WINDOW	WOOD	BEIGE	INTACT	Positive	8.9	mg/cm ²
120	5	OUTSIDE	DOWNSPOUT	METAL	BEIGE	INTACT	Negative	0	mg/cm ²
121			CALIBRATE				Positive	1.1	mg/cm ²
122			CALIBRATE				Positive	1	mg/cm ²
123			CALIBRATE				Positive	1.1	mg/cm ²
250			SHUTTER_CAL					2.06	cps
251			CALIBRATE				Positive	1	mg/cm ²
252			CALIBRATE				Positive	1.2	mg/cm ²
253			CALIBRATE				Positive	1.2	mg/cm ²
254	5A	OUTSIDE	CURB	CONCRETE	RED	DETERIORATED	Negative	0	mg/cm ²
255	5A	OUTSIDE	FLOOR	CONCRETE	BLUE	DETERIORATED	Negative	0	mg/cm ²
256	5A	OUTSIDE	PARKING STRIPE	CONCRETE	WHITE	INTACT	Negative	0	mg/cm ²
257	5A	OUTSIDE	PARKING STRIPE	CONCRETE	BLUE	DETERIORATED	Negative	0	mg/cm ²
258	5A	OUTSIDE	PARKING STRIPE	CONCRETE	YELLOW	DETERIORATED	Negative	0	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

**City of Seaside
Area 5
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
259	5A	OUTSIDE	FLOOR	CONCRETE	RED	DETERIORATED	Negative	0	mg/cm ²
260	5A	OUTSIDE	POST	CONCRETE	WHITE	INTACT	Negative	0	mg/cm ²
261	5A	OUTSIDE	RETAINING WALL	CONCRETE	RED	INTACT	Negative	0	mg/cm ²
262	5A	OUTSIDE	RETAINING WALL	BRICK	RED	INTACT	Negative	0	mg/cm ²
263	5A	OUTSIDE	SIGN	BRICK	RED	INTACT	Negative	0	mg/cm ²
264	5A	OUTSIDE	SIGN	CONCRETE	RED	INTACT	Negative	0	mg/cm ²
265	5A	OUTSIDE	FLOOR	CONCRETE	RED	INTACT	Negative	0	mg/cm ²
266	5A	OUTSIDE	HAND RAIL	METAL	RED	DETERIORATED	Negative	0.3	mg/cm ²
267	5B	OUTSIDE	HAND RAIL	METAL	RED	DETERIORATED	Negative	0.11	mg/cm ²
268	5B	OUTSIDE	STAIRS	CONCRETE	RED	DETERIORATED	Negative	0	mg/cm ²
269	5B	OUTSIDE	FLOOR	CONCRETE	RED	DETERIORATED	Negative	0	mg/cm ²
270	5B	OUTSIDE	CURB	CONCRETE	BLUE	DETERIORATED	Negative	0.04	mg/cm ²
271	5B	OUTSIDE	CURB	CONCRETE	RED	DETERIORATED	Negative	0.5	mg/cm ²
272	5B	OUTSIDE	PARKING STRIPE	ASPHALT	BLUE	DETERIORATED	Negative	0	mg/cm ²
273	5B	OUTSIDE	PARKING STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
274	5B	OUTSIDE	BENCH	WOOD	GREEN	INTACT	Negative	0	mg/cm ²
288			CALIBRATE				Positive	1.1	mg/cm ²
289			CALIBRATE				Positive	1.1	mg/cm ²
290			CALIBRATE				Positive	1.3	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

Metals Analysis of Bulks - TTLC

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: M233611
Date Received: 05/03/21
Date Analyzed: 05/04/21
Date Printed: 05/04/21
First Reported: 05/04/21

Job ID / Site: 211283001 - City of Seaside- Former Fort Ord, 5
Date(s) Collected: 04/29/21

SGSFL Job ID: L1161
Total Samples Submitted: 1
Total Samples Analyzed: 1

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
5-PBW-01	30887940	Pb	18	mg/kg	7	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.



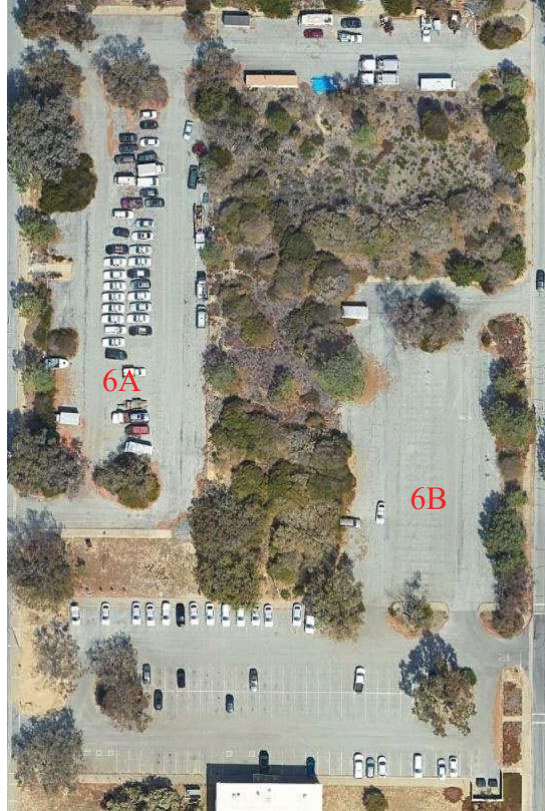
Kevin Poon, Laboratory Analyst, Hayward Laboratory

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Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

Client Name & Address: Vista Environmental Consulting, Inc. 2984 Teagarden Street San Leandro, CA 94577		PO / Job#: 211283001		Date: 4/30/21			
		Turn Around Time: Same Day / 1Day / 2Day / 3Day / 4Day / 5Day / 6Day					
		☐ PCM: ☐ NIOSH 7400A / ☐ NIOSH 7400B ☐ Rotometer					
		☐ PLM: ☐ Standard / ☐ Point Count 400 / 1000 / ☐ CARB 435					
Contact: Chris Burns		☐ TEM Air: ☐ AHERA / ☐ Yamate2 / ☐ NIOSH 7402 ☐ TEM Bulk: ☐ Quantitative / ☐ Qualitative / ☐ Chatfield ☐ TEM Water: ☐ Potable / ☐ Non-Potable / ☐ Weight % ☐ TEM Microvac: ☐ Qual(+/-) / ☐ D5755(str/area) / ☐ D5756(str/mass)					
Phone: (510) 346-8860	Fax: (888) 296-0271	☐ IAQ Particle Identification (PLM LAB) ☐ PLM Opaques/Soot ☐ Particle Identification (TEM LAB) ☐ Special Project					
E-mail: chrisburns@vista-env.com & molli@vista-env.com		☒ Metals Analysis: Method: Waste TTLC					
Site: City of Seaside - Former Fort Ord		Matrix: Solid					
Site Location: 5		Analytes: PB					
Comments: Hold for Possible STLC & TCLP 1 sample made up of 4 subsamples at 70 by wt below				Report Via: ☐ Fax ☐ E-Mail ☐ Verbal			
Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY				Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
5-PBW-01	4/30/21	CMU 95%, Roofing 2%, Wood Unpainted 2%, Wood Painted 1%, (subsamples)	A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
Sampled By: Chris Burns		Date: 4/29/21		Time: 0800			
Shipped Via: ☐ Fed Ex ☐ DHL ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:							
Relinquished By: [Signature]		Relinquished By: [Signature]		Relinquished By: [Signature]			
Date / Time: 4/30/21, 1200		Date / Time: 4/30/21, 1200		Date / Time: 4/30/21, 1200			
Received By: [Signature]		Received By: [Signature]		Received By: [Signature]			
Date / Time: 5/3/21, 1052		Date / Time: 5/3/21, 1052		Date / Time: 5/3/21, 1052			
Condition Acceptable? ☐ Yes ☐ No		Condition Acceptable? ☐ Yes ☐ No		Condition Acceptable? ☐ Yes ☐ No			

AREA 6: HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

AREA 6 HAZARDOUS MATERIALS SUMMARY

Asbestos

6A

- No asbestos was detected in the 5 samples collected and analyzed.

6B

- No asbestos was detected in the 5 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

Lead Paint and Materials

6A

- No lead was detected in the 2 XRF readings collected.

6B

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
OUTSIDE	CURB	CONCRETE	YELLOW	DETERIORATED	3.8	mg/cm ²
OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	3	mg/cm ²
OUTSIDE	CURB	CONCRETE	WHITE	DETERIORATED	1.3	mg/cm ²

Bold = Lead-based

Other Hazardous Materials

6A

- No other hazardous materials were identified.

6B

- No other hazardous materials were identified.

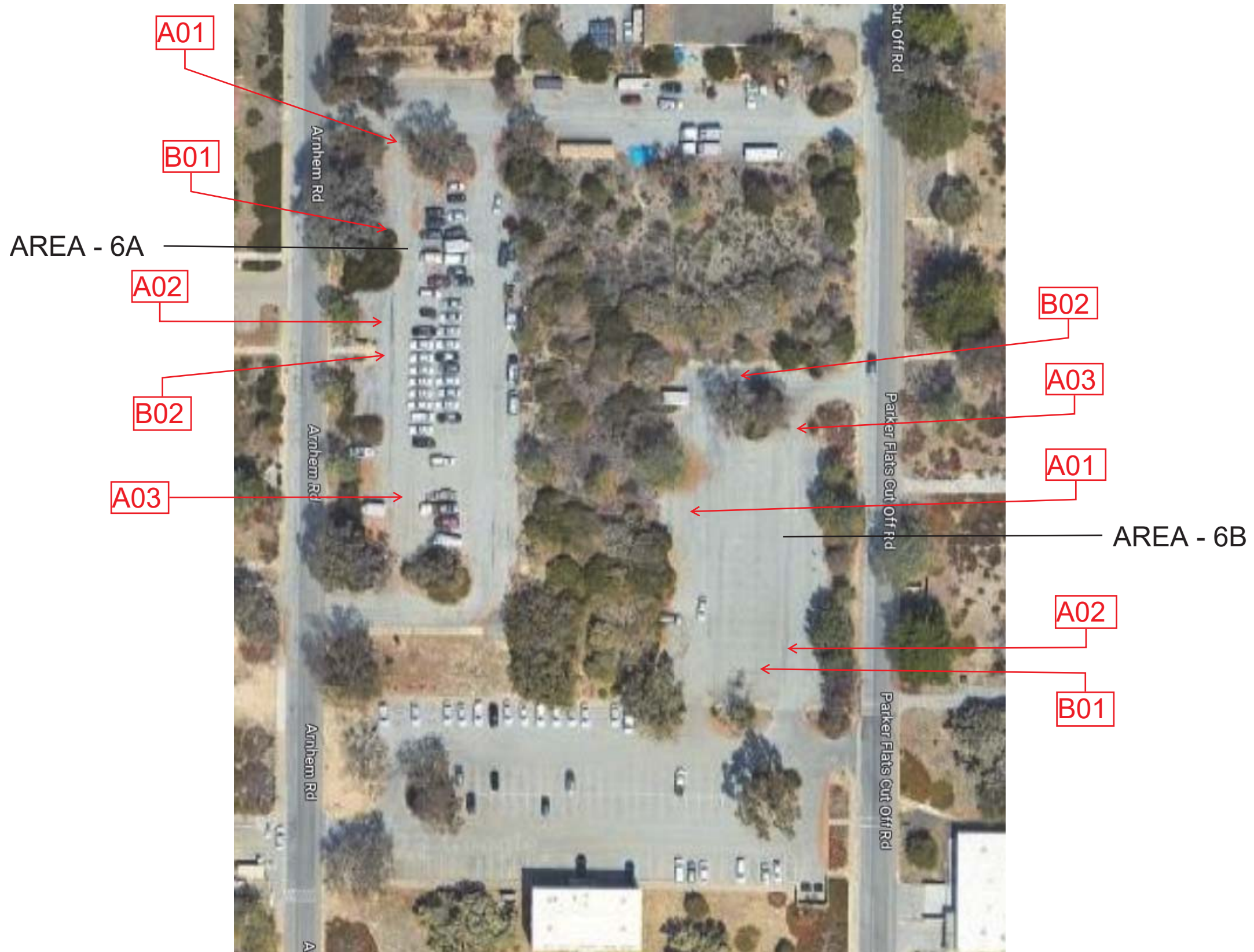
AREA 6
ASBESTOS SAMPLING INVENTORY

6A

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black	3
B	Concrete	Gray	2

6B

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black	3
B	Concrete	Gray	2



Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317315
Date Received: 04/30/21
Date Analyzed: 04/30/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (6A)

SGSFL Job ID: L1161
Total Samples Submitted: 5
Total Samples Analyzed: 5

Date(s) Collected: 04/29/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
6A-A01	12416982						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6A-A02	12416983						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6A-A03	12416984						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6A-B01	12416985						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6A-B02	12416986						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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VISTA ENVIRONMENTAL
CONSULTING

ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/29/21

LOCATION: Seaside **GA**

PROJECT NUMBER: 211283001

SAMPLED BY: JK

CAC OR SST NO: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
GA	A	01	ASPHALT	BLACK	PARKING LOT	
GA	A	02	↓	↓	↓	
GA	A	03	↓	↓	↓	
GA	B	01	CONCRETE	GRAY	CURBS	
GA	B	02	↓	↓	↓	

5 SAMPLES

ANALYTICAL METHOD: PLM 400 PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1. [Signature]
TRANSFER SIGNATURE

LUIS S. ROCHA
PRINTED NAME

04/30/21-1000
DATE/TIME

2. [Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

3. [Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 1

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317312
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (6B)

SGSFL Job ID: L1161
Total Samples Submitted: 5
Total Samples Analyzed: 5

Date(s) Collected: 04/29/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
6B-A01	12416971						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6B-A02	12416972						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6B-A03	12416973						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6B-B01	12416974						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
6B-B02	12416975						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/22/21

LOCATION: Seaside

(6B)

PROJECT NUMBER: 211283001

SAMPLED BY: DR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
6B	A	01	ASPHALT	BLACK	PARKING LOT	
6B	A	02	↓	↓	↓	
6B	A	03	↓	↓	↓	
6B	B	01	CONCRETE	GRAY	CURBS	
6B	B	02	↓	↓	↓	

5 SAMPLES

ANALYTICAL METHOD: PLM 400-PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

[Signature]
TRANSFER SIGNATURE

Luis J. Rocha
PRINTED NAME

04/30/21 - 1000
DATE/TIME

2.

APR 30 2021
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

3.

[Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 1

**City of Seaside
Area 6A
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
250			SHUTTER_CAL					2.06	cps
251			CALIBRATE				Positive	1	mg/cm ²
252			CALIBRATE				Positive	1.2	mg/cm ²
253			CALIBRATE				Positive	1.2	mg/cm ²
275	6A	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	INTACT	Negative	0	mg/cm ²
276	6A	OUTSIDE	CURB	CONCRETE	RED	INTACT	Negative	0	mg/cm ²
288			CALIBRATE				Positive	1.1	mg/cm ²
289			CALIBRATE				Positive	1.1	mg/cm ²
290			CALIBRATE				Positive	1.3	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

**City of Seaside
Area 6X
RF q Seunel tiapF eEort**

FDAI NGO G. I	XUNLI NGO	F. . M	C. MP. GDGT	SUXSTFATD	C. L. F	C. GI NTN G	FDSULTS	PbC	UGN'IS
250			SHUTTER_CAL					2.06	cps
251			CALIBRATE				Positive	1	mg/cm ²
252			CALIBRATE				Positive	1.2	mg/cm ²
253			CALIBRATE				Positive	1.2	mg/cm ²
277	6B	OUTSIDE	CURB	CONCRETE	YELLOW	DETERIORATED	Positive	3.8	mg/cm²
27O	6B	DUTSIF E	CURB	CD CRETE	REF	F ETERIDRATEF	egWive	0	mg/cm ²
27N	6B	DUTSIF E	aLDDR8STRIPE	ASPHALT	9 HITE	F ETERIDRATEF	egWive	0	mg/cm ²
280	6B	OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	Positive	3	mg/cm²
281	6B	OUTSIDE	CURB	CONCRETE	WHITE	DETERIORATED	Positive	1.3	mg/cm²
200			CALIBRATE				Positive	1.1	mg/cm ²
2ON			CALIBRATE				Positive	1.1	mg/cm ²
2NO			CALIBRATE				Positive	1.3	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

AREA 7: HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

AREA 7 HAZARDOUS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 11 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Green	Deteriorated	2.3	mg/cm ²
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	0.24	mg/cm ²

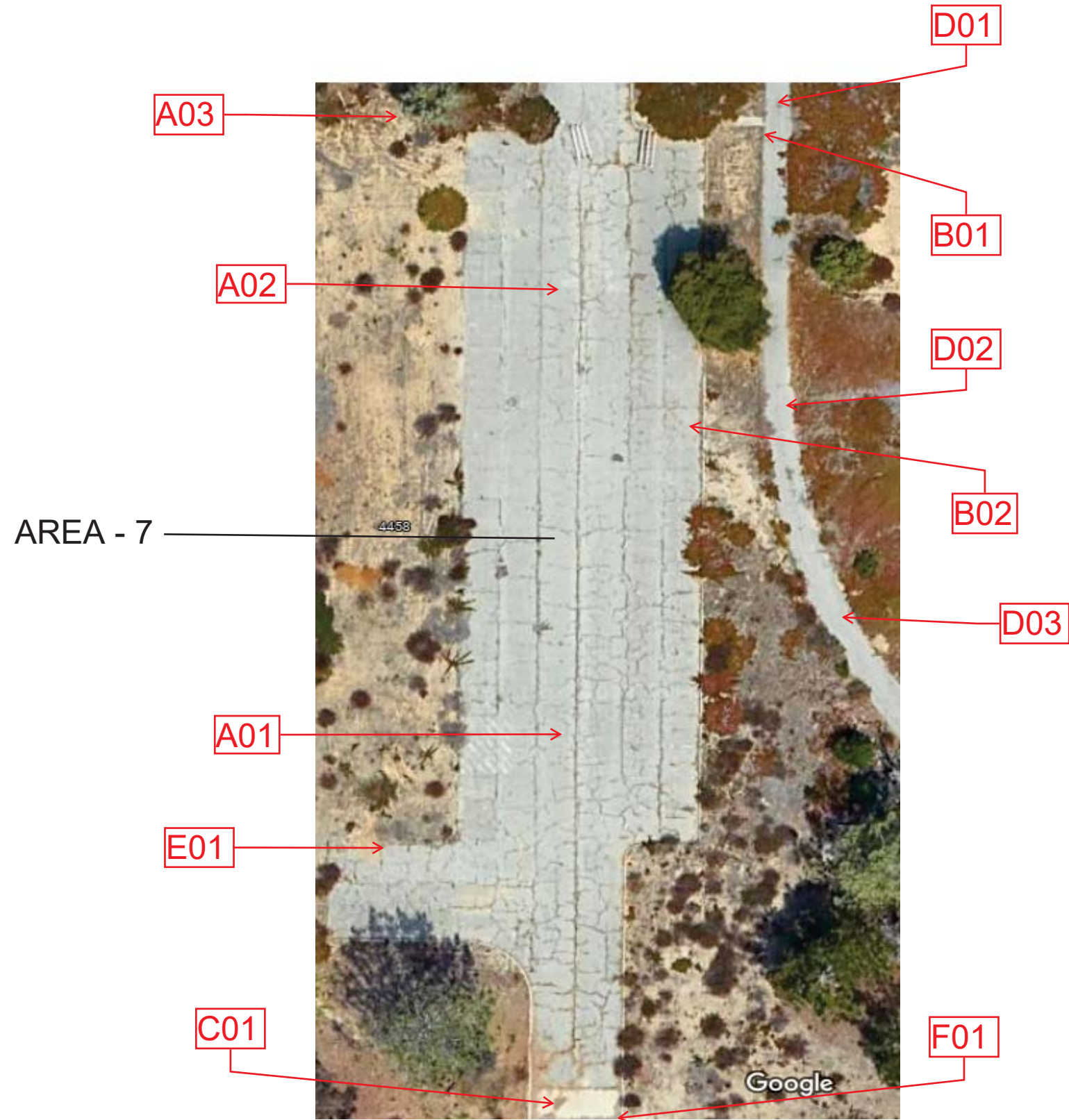
Bold = Lead-based

Other Hazardous Materials

- No other hazardous materials were identified.

AREA 7
ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black, Parking	3
B	Concrete	Gray, Curb	2
C	Concrete	Pad	1
D	Asphalt	Black, Walkway	3
E	Concrete	Gray, Walkway	1
F	Paint/Concrete Masonry Unit/Mortar	Beige/Gray/Gray, Garbage Hutch	1





Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317314
Date Received: 04/30/21
Date Analyzed: 05/03/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (7)

SGSFL Job ID: L1161
Total Samples Submitted: 6
Total Samples Analyzed: 6

Date(s) Collected: 04/28/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
7-A01	12416976						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
7-A02	12416977						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
7-A03	12416978						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
7-B01	12416979						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
7-B02	12416980						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
7-C01	12416981						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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Client Name: Vista Environmental Consultants

Report Number: B317314

Date Printed: 05/03/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/28/21

LOCATION: Seaside

(7)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
7	A	01	ASPHALT	BLACK	PARKING LOT	
7	A	02				
7	A	03				
7	B	01	CONCRETE	GRAY	CURB PARKING LOT	
7	B	02				
7	C	01	CONCRETE	GRAY	PAD	

ANALYTICAL METHOD: PLM ~~400 PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

Luis J. Rocha
TRANSFER SIGNATURE

Luis J. Rocha
PRINTED NAME

04/28/21 - 1700
DATE/TIME

2.

TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

3.

APR 30 2021
YK 4/13/21
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 1

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317909
Date Received: 05/14/21
Date Analyzed: 05/14/21
Date Printed: 05/17/21
First Reported: 05/17/21

Job ID/Site: 211283001 - City of Seaside, Seaside (#7)

SGSFL Job ID: L1161
Total Samples Submitted: 5
Total Samples Analyzed: 5

Date(s) Collected: 05/10/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
7-D-01	12422214						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
7-D-02	12422215						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
7-D-03	12422216						
Layer: Black Cementitious Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
7-E-01	12422217						
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
7-F-01	12422218						
Layer: Grey Cementitious Material			ND				
Layer: Dark Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 05/10/21

LOCATION: Seaside (#7)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 023

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
7	D	01	ASPHALT	BLACK	WALKWAY	
7	D	02				
7	D	03				
7	E	01	CONCRETE	GRAY	WALKWAY	
7	F	01	PAINT/CMU/ MORTAR	WHITE/GRAY/ GRAY	WALLS	

ANALYTICAL METHOD: PLM 400PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY

1. [Signature]
TRANSFER SIGNATURE

2. [Signature]
TRANSFER SIGNATURE

3. _____
TRANSFER SIGNATURE

Luis J. Rocha 05/10/21 - 1400
PRINTED NAME DATE/TIME

Ex 1130-8685
PRINTED NAME DATE/TIME

PRINTED NAME DATE/TIME

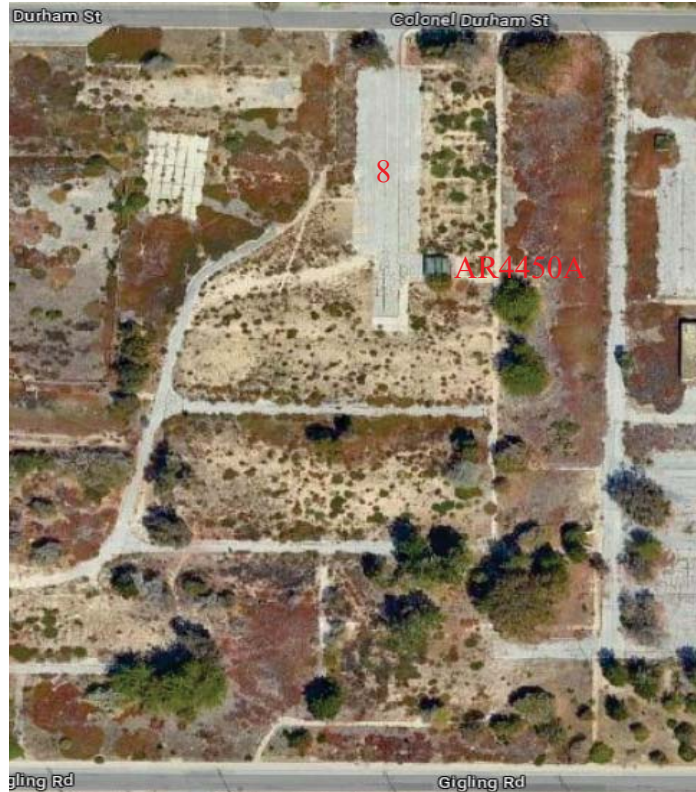
PAGE 1 OF 1

**City of Seaside
Area 7
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
210			SHUTTER_CAL					1.9	cps
236			CALIBRATE				Positive	1.2	mg/cm ²
237			CALIBRATE				Positive	1.1	mg/cm ²
238			CALIBRATE				Positive	1.1	mg/cm ²
239	7	OUTSIDE	CURB	CONCRETE	GREEN	DETERIORATED	Positive	2.3	mg/cm²
240	7	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
241	7	OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	Negative	0.24	mg/cm ²
17	7	OUTSIDE	WALL	CONCRETE	BEIGE	INTACT	Negative	0	mg/cm ²
22			CALIBRATE				Positive	1.1	mg/cm ²
23			CALIBRATE				Positive	1	mg/cm ²
24			CALIBRATE				Positive	1.1	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

AREA 8: BUILDING AND HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

AREA 8 HARDSCAPE AND BALLPARK HAZARDOUS MATERIALS SUMMARY

Asbestos

Hardscape

- No asbestos was detected in the 11 samples collected and analyzed.

Ballpark

HOMO. ID	MATERIAL	DESCRIPTION	LOCATION	CAL/OSHA CLASS	MBARD CATEGORY	ESTIMATED QUANTITY
Assumed	Insulators	Unknown	Stadium Light Pole	Class II	Category II - Non-Friable	20 SF (20 EA)
Assumed	Insulation Paper	9" Green/Black	West Wing: Throughout Under Carpeting And Wooden Alter. East Wing: NE Hallway Closet. This Material Is On Concrete Subflooring.	Class II	Friable (RACM when Removed)	75 SF

Subsurface asbestos cement piping is assumed throughout the area.

Lead Paint and Materials

Hardscape

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	3.6	mg/cm ²
Outside	Curb	Concrete	Yellow	Deteriorated	1.6	mg/cm ²
Outside	Curb	Concrete	White	Deteriorated	1.9	mg/cm ²
Outside	Curb	Concrete	Red	Deteriorated	0.08	mg/cm ²

Bold = Lead-based

Ballpark

- No lead paint or materials were identified.

AREA 8
HARDSCAPE AND BALLPARK
HAZARDOUS MATERIALS SUMMARY

Other Hazardous Materials

Hardscape

- No other hazardous materials were identified.

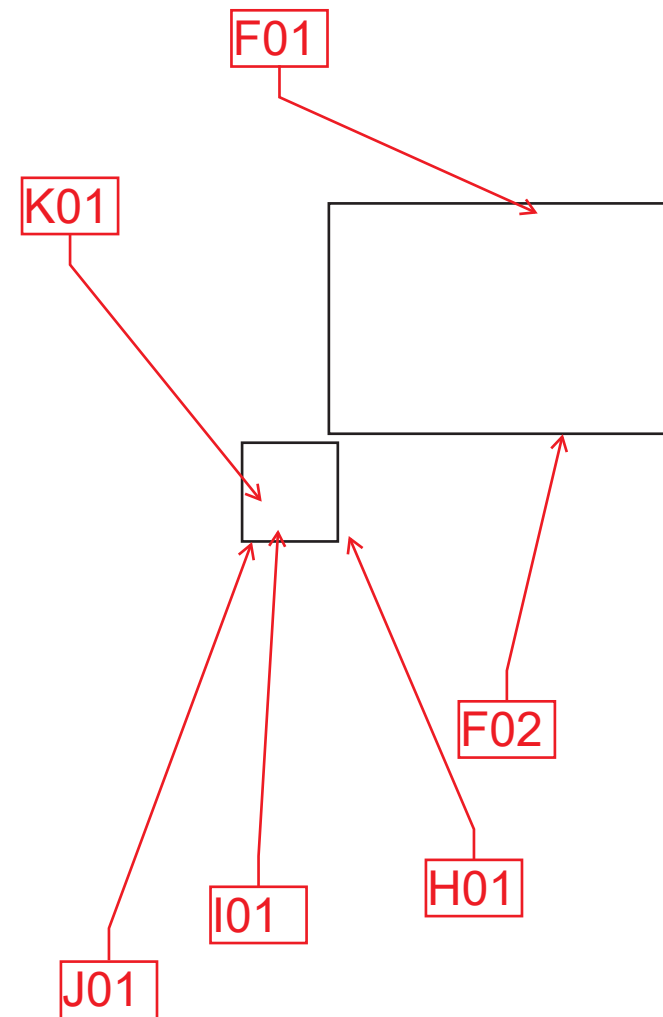
Ballpark

MATERIAL	CONTAMINANT	ESTIMATED QUANTITY
Other Non-Incandescent Lamps	Universal Waste	90
Stadium Light Poles	Chemically Treated Wood	8

AREA 8 ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black, Parking	3
B	Concrete	Gray, Curb	2
C	Concrete	Pad	1
D	Concrete	Gray, Walkways	2
E	Asphalt	Black, Walkways	3
F	Concrete	Gray, Basketball Court	2
G	Roofing	Black, Debris	1
H	Mortar/Brick	Gray/Red, Fire Pit	1
I	Paint/Concrete Masonry Unit/Mortar	Beige/Gray/Gray, Garbage Hatch	1
J	Paint	Beige, Shed	1
K	Roofing/Underlayment	Black/Black, 3 Tab Shingle	1

BASKETBALL AREA



AREA - 8

B01

G01

B02



D02

A03

E01

A02

E02

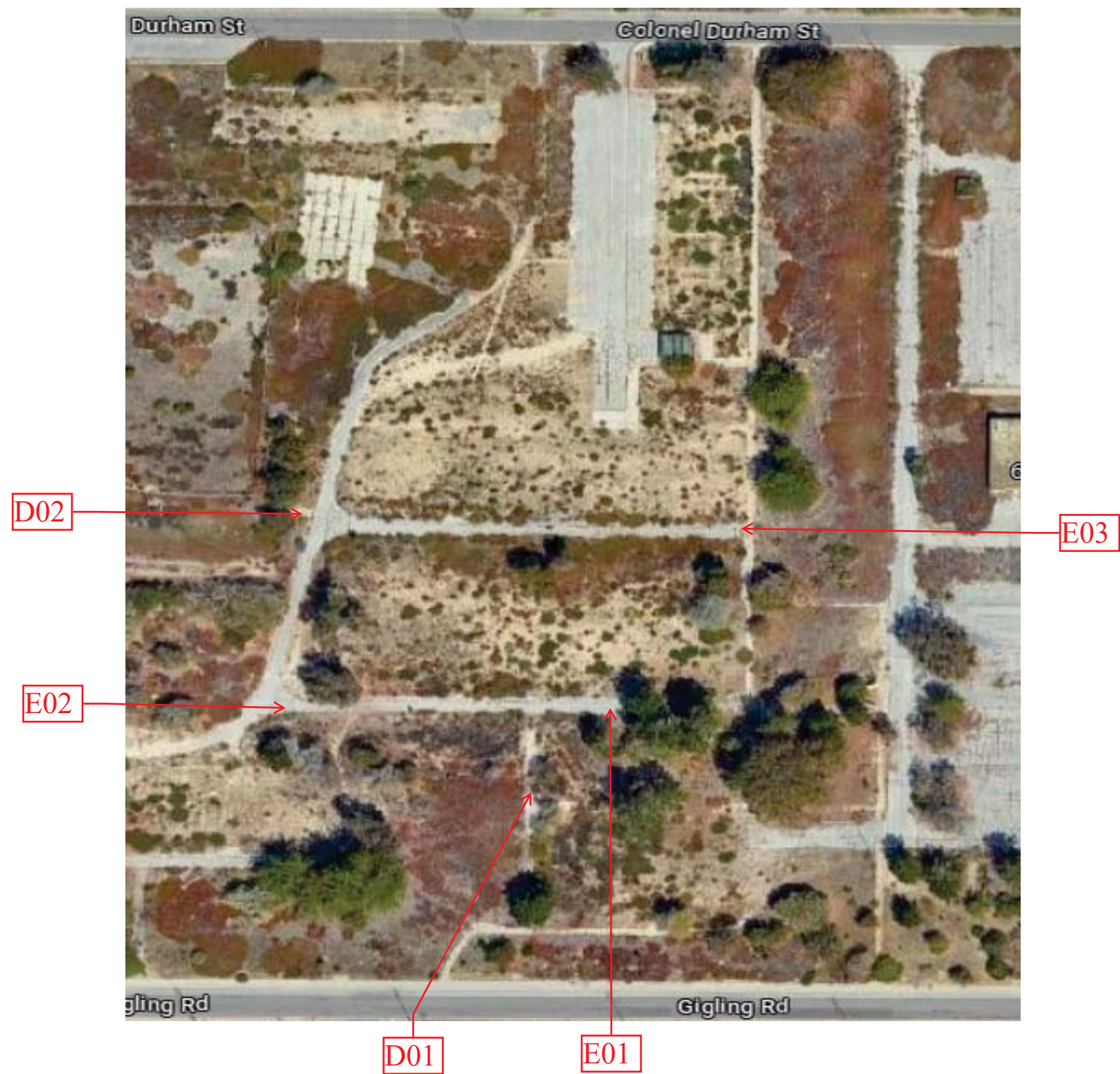
A01

E03

D01

C01





Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317311
Date Received: 04/30/21
Date Analyzed: 04/30/21
Date Printed: 05/03/21
First Reported: 05/03/21

Job ID/Site: 211283001 - City of Seaside, Seaside (8)

SGSFL Job ID: L1161
Total Samples Submitted: 6
Total Samples Analyzed: 6

Date(s) Collected: 04/28/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
8-A01	12416965						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-A02	12416966						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-A03	12416967						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-B01	12416968						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-B02	12416969						
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-C01	12416970						
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317311

Date Printed: 05/03/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
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Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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VISTA ENVIRONMENTAL
CONSULTING

ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 04/28/21

LOCATION: Seaside

(8)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
8	A	01	ASPHALT	BLACK	PARKING LOT	
8	A	02	↓	↓	↓	
8	A	03	↓	↓	↓	
8	B	01	CONCRETE	GRAY	PARKING LOT CURBS	
8	B	02	↓	↓	↓	
8	C	01	CONCRETE	GRAY	PAD	

6 SAMPLES

ANALYTICAL METHOD: PLM 400-PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1. [Signature]
TRANSFER SIGNATURE

LUIS J. ROCHA
PRINTED NAME

04/28/21 - 1700
DATE/TIME

2. [Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

3. [Signature]
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 1

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317910
Date Received: 05/14/21
Date Analyzed: 05/17/21
Date Printed: 05/17/21
First Reported: 05/17/21

Job ID/Site: 211283001 - City of Seaside, Seaside (#8)

SGSFL Job ID: L1161
Total Samples Submitted: 12
Total Samples Analyzed: 12

Date(s) Collected: 05/10/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
8-D-01	12422220						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-D-02	12422221						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-E-01	12422222						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-E-02	12422223						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-E-03	12422224						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-F-01	12422225						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-F-02	12422226						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-G-01	12422227						
Layer: Black Semi-Fibrous Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace) Fibrous Glass (20 %)							

Client Name: Vista Environmental Consultants

Report Number: B317910

Date Printed: 05/17/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
8-H-01	12422228						
Layer: Grey Mortar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-I-01	12422229						
Layer: Grey Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-J-01	12422230						
Layer: Brown Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
8-K-01	12422231						
Layer: Grey Stones			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (40 %)	Fibrous Glass (35 %)						



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 05/10/21

LOCATION: Seaside (#8)

PROJECT NUMBER: 211283001

SAMPLED BY: DR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
8	D	01	CONCRETE	GRAY	WALKWAY	
8	D	02	↓	↓	↓	
8	E	01	ASPHALT	BLACK	WALKWAY	
8	E	02	↓	↓	↓	
8	E	03	↓	↓	↓	
8	F	01	CONCRETE	GRAY	BASKETBALL COURT	
8	F	02	↓	↓	↓	
8	G	01	ROOFING	BLACK	DEBRIS PILE	
8	H	01	MORTAR/BRICK	GRAY/RED	" "	
8	I	01	PAINT/PAV/MORTAR	WHITE/GRAY/GRAY	WALL	

ANALYTICAL METHOD: PLM ~~400PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office_510.346.8860 Cell_925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1. Luis J. Rocha
TRANSFER SIGNATURE

Luis J. Rocha
PRINTED NAME

05/13/21 - 0800
RECEIVED DATE/TIME

2. CLM
TRANSFER SIGNATURE

fp 1130
PRINTED NAME

MAY 14 REC'D
DATE/TIME

3. _____
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 2



OFFICE	510.346.8860
FAX	888.653.8889

DATE: 05/10/21

PROJECT NUMBER: 211283001

CAC OR SST No: 02-3244

[illegible]ANALYTICAL METHOD: PLM ~~400 PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office 510.346.8860 Cell 925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

CHAIN OF CUSTODY:

1. *Luís Rocha*
TRANSFER SIGNATURE

2.

2.  TRANSFER SIGNATURE

3.

5. _____
TRANSFER SIGNATURE

Luis J. Rocha

PRINTED NAME

Ex 1130

PRINTED NAME

05/13/21-0800

RECEIVED DATE/TIME

MAY 14 REC'D

DATE/TIME

PRINTED NAME _____

DATE/TIME

PAGE 2 OF 2

**City of Seaside
Area 8
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
210			SHUTTER_CAL					1.9	cps
236			CALIBRATE				Positive	1.2	mg/cm ²
237			CALIBRATE				Positive	1.1	mg/cm ²
238			CALIBRATE				Positive	1.1	mg/cm ²
242	8	OUTSIDE	FLOOR STRIPE	ASPHALT	WHITE	DETERIORATED	Negative	0	mg/cm ²
243	8	OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	Positive	3.6	mg/cm ²
244	8	OUTSIDE	CURB	CONCRETE	YELLOW	DETERIORATED	Positive	1.6	mg/cm ²
245	8	OUTSIDE	CURB	CONCRETE	WHITE	DETERIORATED	Positive	1.9	mg/cm ²
246	8	OUTSIDE	CURB	CONCRETE	RED	DETERIORATED	Negative	0.08	mg/cm ²
247			CALIBRATE				Positive	1.2	mg/cm ²
248			CALIBRATE				Positive	1.1	mg/cm ²
249			CALIBRATE				Positive	1.1	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.



2984 Teagarden Street
San Leandro, CA 94577

Tel 510.346.8860
Fax 888.296.0271

January 14, 2019

Peter Said, PMP
Project Manager
Fort Ord Reuse Authority
920 2nd Avenue, Suite A
Marina, CA 93933

**Project: Pre-Demolition Asbestos and Lead Survey Report
FORA – AR4450A (Wooden Structure) and Shed (Lightfighter Dr. & 1st Ave.)**

Dear Mr. Said:

Executive Summary

At the request of the Fort Ord Reuse Authority (FORA), Vista Environmental Consulting (Vista) performed a pre-demolition asbestos and lead survey and collected bulk samples for the determination of asbestos and lead content at AR4450A, the Wooden Structure south of AR4450, and the Shed located at the corner of Lightfighter Dr. and 1st Ave, Seaside, California (Project Site). The pre-demolition surveys were performed on December 19, 2018 by Vista employees, Mr. Christopher Burns and Mr. Javier Rocha.

The results of the survey indicate that the following hazardous materials may be in the path of construction areas:

AR4450A

Asbestos

- No asbestos was detected in the 20 samples collected and analyzed for asbestos.

Lead

Sample #	Component	Substrate	Color	Location	Result	Units
4450A-PB01	Walls	Wood	Beige	Exterior	6.3	wt%
4450A-PB02	Windows	Wood	Brown	Exterior & Interior	4	wt%
4450A-PB03	Floor	Vinyl	Brown	Interior	170	mg/kg

Lead = Lead Based

Other

- 260 fluorescent light tubes (Universal Waste) and 4 light fixture ballasts (Suspect PCBs) were visually identified inside the building.

Shed

Asbestos

- No asbestos was detected in the 2 samples collected and analyzed for asbestos.

Lead

- The 1 sample collected and analyzed for lead was below the reporting limit of 0.007 wt%.

Methodology

Vista performed the pre-demolition asbestos and lead survey on December 19, 2018. The asbestos survey was conducted by Christopher Burns, a State of California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant (CAC) #92-0224. Javier Rocha, a Cal/OSHA Certified Site Surveillance Technician (CSST) #02-3244, assisted on the survey. The lead screening survey was conducted by Christopher Burns, who is a State of California Department of Public Health (CDPH) Lead-Related Construction Certificate Inspector/Assessor (LRCIA) #663.

Asbestos

The asbestos survey was performed generally in accordance with the AHERA protocol (40 CFR Part 763, Subpart E). Visual identification was conducted by assessing visible and accessible structural, architectural, and mechanical components for the presence of suspect asbestos-containing material (ACM) at the Project Site. Each identified suspect ACM was sampled in accordance with procedures established by the United States Environmental Protection Agency (USEPA).

Suspect ACM samples were delivered, under chain-of-custody protocol, to Forensic Analytical Laboratories in Hayward, California. Forensic Analytical Laboratories is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) and the California Environmental Laboratory Accreditation Program (Cal-ELAP). The samples were submitted for analysis by Polarized Light Microscopy (PLM) utilizing dispersion staining techniques in accordance with the EPA's "Method for the Determination of Asbestos in Bulk Building Materials" U.S. EPA/600/R-93/116, Visual Area Estimate, dated July 1993 and adopted by the NVLAP as Test Method Code 18/A01.

Lead

Vista's lead construction screening assessment included collecting bulk samples of representative painted and coated surfaces for evaluation of lead levels for worker health and safety and preliminary waste characterization prior to construction activities. This survey was not a surface by surface inspection as outlined in the U.S. Department of Housing and Urban Development (HUD) Guidelines for the

Evaluation and Control of Lead-Based Paint Hazards in Housing pursuant to Title X of the Housing and Community Development Act of 1992. These analytical data can be helpful in evaluation of lead-related environmental risks in general, but cannot be used to calculate worker exposures, are not a substitute for employee exposure monitoring, and are not sufficient for waste stream profiling.

Lead bulk samples were collected following United States Department of Housing and Urban Development (HUD) Appendix 13.2: Paint Chip sampling from the Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, June 1995 and were delivered, under proper chain-of-custody protocol, to Forensic Analytical Laboratories in Hayward, California. Forensic Analytical Laboratories is accredited under American Industrial Hygiene Association (AIHA), the Environmental Lead Laboratory Accreditation Program (ELLAP), and the California Department of Public Health (CDPH) for multiple metals analysis. The samples were prepared and analyzed by method EPA 3050B/7420, Flame Atomic Absorption.

Results

Asbestos

The results of the bulk samples collected for asbestos, and analyzed by PLM, or assumed to be asbestos containing, indicate that detectable concentrations of asbestos **are present**, in the following materials:

AR4450A

- No asbestos was detected in the 20 samples collected and analyzed for asbestos.

Shed

- No asbestos was detected in the 2 samples collected and analyzed for asbestos.

The results of the bulk samples collected for asbestos, and analyzed by PLM, indicate that detectable concentrations of asbestos **are not present** in the following materials:

AR4450A

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Paint	Beige & Brown, Exterior	2
B	Sealant	Off-White, Exterior Wood Seams	2
C	Putty	Off-White, Windows	2
D	Vinyl Floor Tile/Mastic	9" Red/Black	2

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
E	Vinyl Floor Tile/Mastic	12" White/Black	2
F	Wallboard/Joint Compound	White/White, Walls & Ceilings	2
G	Vapor Paper	Black, Exterior Walls	2
H	Sealant	White, Exterior Pipe Penetrations	2
I	Roofing/Felt	Green/Black, Built-Up	2
J	Vinyl Sheet Flooring/Mastic	Red/ Black, Under Wood & D & E	2

Shed

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Paint	Beige & Brown, Interior and Exterior	1
B	Roofing/Felt	Gray/Black, Built-up	1

Lead

For purposes of this survey, and in accordance with Title 8 CCR, Section 1532.1 (8 CCR 1532.1) and Title 17 of the California Code of Regulations, Section 35001 et. seq. the bulk paint chip sample or XRF direct read instrument results were interpreted as follows:

1. Lead-based paints (LBP) are present when bulk paint chip samples reveal a lead concentration of $\geq 5,000$ milligrams per kilogram (mg/kg) or parts per million (ppm), 0.5% by weight (wt%) or ≥ 1.0 milligrams per centimeter squared (mg/cm²) via XRF direct read instrument sampling.
2. Lead-containing paints are present when bulk paint chip samples reveal a lead concentration of $< 5,000$ mg/kg or 0.5 wt% down to the analytical detection limit of the analysis, or < 1.0 milligrams per centimeter squared (mg/cm²) via XRF direct read instrument sampling down to the detection limit of the device.
3. "No lead detected" was determined when bulk paint chip samples did not reveal a lead concentration above the analytical detection limit of the laboratory or direct read instrument sampling device.

The bulk paint chip results or XRF direct read instrument results for this survey indicated that the following building components and respective surface coatings have lead concentrations defining them as LBP, in accordance with Title 17 of the California Code of Regulations, Section 35001 et. seq.:

AR4450A

Sample #	Component	Substrate	Color	Location	Result	Units
4450A-PB01	Walls	Wood	Beige	Exterior	6.3	wt%
4450A-PB02	Windows	Wood	Brown	Exterior & Interior	4	wt%

Shed

- None

The bulk paint chip sample results or XRF direct read instrument results for this survey indicate that the following building components and respective surface coatings have lead concentrations, in excess of the level for compliance with trigger activities, as defined in 8 CCR 1532.1:

AR4450A

Sample #	Component	Substrate	Color	Room	Result	Units
4450A-PB03	Floor	Vinyl	Brown	Interior	170	mg/kg

Shed

- None

Asbestos and lead analytical results, bulk sample forms/chain of custody documents and field drawings can be found attached to this letter report.

Conclusions/Recommendations

Asbestos

The results of the survey indicate that asbestos-containing materials **are not present** in the anticipated path of construction at the Project Site.

Lead

The results of the survey indicate that lead-based and lead-containing paints **are present** in AR4450A at the Project Site.

At present there is no state or federal regulation requiring mandatory lead removal or abatement prior to disturbance of building materials with identified lead paint or coatings. However, there are applicable Cal/OSHA worker protection and training requirements, Cal/EPA waste disposal requirements, CDPH requirements for public and residential buildings, and SB 460 lead hazard regulations that apply to lead-

related construction activities, abatement activities and their associated wastes. The following is a brief discussion and summary of applicable regulatory requirements:

♦ **Cal/OSHA:** Title 8, California Code of Regulation (CCR), Section 1532.1 (8 CCR 1532.1) governs occupational exposure to lead. This regulation requires that prior to initiation of certain activities, referred to as “trigger tasks”, workers must be trained, medically evaluated, and properly fitted with respiratory protection, and protective clothing until statistically reliable personal eight-hour time weighted average (TWA) results indicate lead exposure levels below the Personal Exposure Limit (PEL) for each unique task which disturbs lead-based and lead-containing coatings. This process is known as a Negative Exposure Assessment or NEA.

If the result of the exposure assessment is above the Action Level (AL) additional monitoring is required and if the result is above the PEL additional exposure monitoring, worker protection (including respirator protection and PPE), training and medical requirements apply. However even where the NEA criteria is met, certain hazard communication training and work practice controls still apply where lead is disturbed. “Trigger tasks” are tasks that are assumed to exceed the PEL pending an exposure assessment and they encompass the majority of construction activities that disturb surface coatings. Examples of “trigger” tasks range from manual paint scraping as a lower expected exposure up to hot work and abrasive blasting as the highest expected exposures, and include any non-listed task that the employer determines may potentially expose employees to lead levels above the AL.

“OSHA does not consider any method that relies solely on the analysis of bulk materials or surface content of lead (or other toxic material) to be acceptable for safely predicting employee exposure to airborne contaminants. Without air monitoring results or without the benefit of historical or objective data (including air sampling which clearly demonstrates that the employee can not be exposed above the action level during any process, operation, or activity) the analysis of bulk or surface samples can not be used to determine employee exposure.”- OSHA Standard Interpretation May 8, 2000.

OSHA states that these rules apply to “any detectable concentration of lead” without a specified detection level. Due to the Consumer Product Safety Commission currently allowing paint to contain up to 90 parts per million (ppm) or 0.009 wt% of lead, the variation of lead content due to aging and weathering, and the variation of detection limits associated with analysis of bulk materials, such as paint chips and surface content analysis via XRF, it is recommended that all painted or coated surfaces be treated as potentially containing lead. Positive analytical results by either method can be used to indicate that detectable lead is present but negative results cannot be interpreted as conclusively demonstrating the absence of lead.

Analytical data from analysis of bulk materials or surface content of lead can be helpful in evaluation of lead-related environmental risks in general but cannot be used to calculate worker exposures and are not a substitute for employee exposure monitoring. As a result of the above, any employee that works around

potential lead-based or lead-containing coatings must have HAZCOM training and personal exposure air monitoring is additionally required for employees that disturb such coatings. Significant additional certification, notification, and work practices are required for materials found to be lead-based.

Any welding, cutting or heating of metal surfaces containing surface coatings should be conducted in accordance with 29 CFR 1926.354 and 8 CCR 1537. These regulations require surfaces covered with toxic preservatives, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.

♦ **Cal/EPA** through the Division of Toxic Substance Control (DTSC) regulates disposal of lead hazardous waste (22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes). DTSC has issued guidance indicating that architectural debris with intact lead paint is normally expected to be handled as general construction waste. However, waste stream segregation and analysis is still required for all lead painted or coated debris regardless if the paint or coating is intact on a building component or not. The resulting wastes may be hazardous under California and federal RCRA standards for lead and therefore require proper handling, packaging, labeling, and transportation under a proper manifest to a permitted hazardous waste storage, treatment and disposal facility.

♦ **CDPH:** The Department of Public Health (CDPH) has specific requirements (Title 17 Sections 35001 thru 36100 et. al.) for hazard assessment and work in public or residential structures in regards to lead-based paint. These regulations require special certifications, work practices, and notification for such activities.

♦ **Senate Bill 460 (SB 460):** An act to amend Section 1941.1 of the Civil Code, and to amend Sections 17961, 17980, and 124130 of, and to add Sections 17920.10, 105251, 105252, 105253, 105254, 105255, 105256, and 105257 to, the Health and Safety Code, relating to lead abatement. This bill allows for fines and criminal penalties to be levied on any person who is found to have performed lead abatement without containment or created a measurable “lead hazard” based upon current CDPH standards. A “lead hazard” means deteriorated lead-based paint, lead contaminated dust, lead contaminated soil, disturbing lead-based paint or presumed lead-based paint without containment, or any other nuisance which may result in persistent and quantifiable lead exposure.

Vista recommends that all parties that come into contact with paint that has detectable lead content follow all applicable federal, state and local regulations relating to employee health and safety and proper disposal of generated wastes.

Other

All potential and identified Universal Waste materials (UW) impacted by the work should be removed and recycled or disposed of in accordance with the UW guidelines established by the DTSC, as stated in 22 CCR Sections 66261.9 and 66273.1 thru 66273.90.

All ballasts must be visually inspected prior to disposal to determine if they contain PCB's. Those ballasts marked No PCB's or PCB Free can be considered as such and should be treated as UW - electronic waste. All PCB-containing devices, including, but not limited to ballasts should be removed or have the oils removed and properly handled, collected, stored, transported and recycled or disposed of by an approved recycling or disposal facility in accordance with the requirements of Title 22 CCR 67426.1.

Limitations and Exclusions

Subsurface investigations were not included as part of this survey, nor were areas outside of the path of demolition for the project.

Findings, conclusions, recommendations and analytical data offered in this report have been derived from reviewing existing information provided by the client, visual assessment of the building materials and systems, and the outcome of sampling and analysis of suspected hazardous materials.

If materials having characteristics in common with those identified in this report or if other forms of suspect hazardous materials are discovered during work activities, maintenance personnel and/or contractors should be instructed to immediately cease work activities which may initiate an exposure episode, and notify the appropriate management personnel.

If you have any questions concerning the information contained in this report, please contact me at (510) 346-8860.

Respectfully Submitted,
Vista Environmental Consulting, Inc.



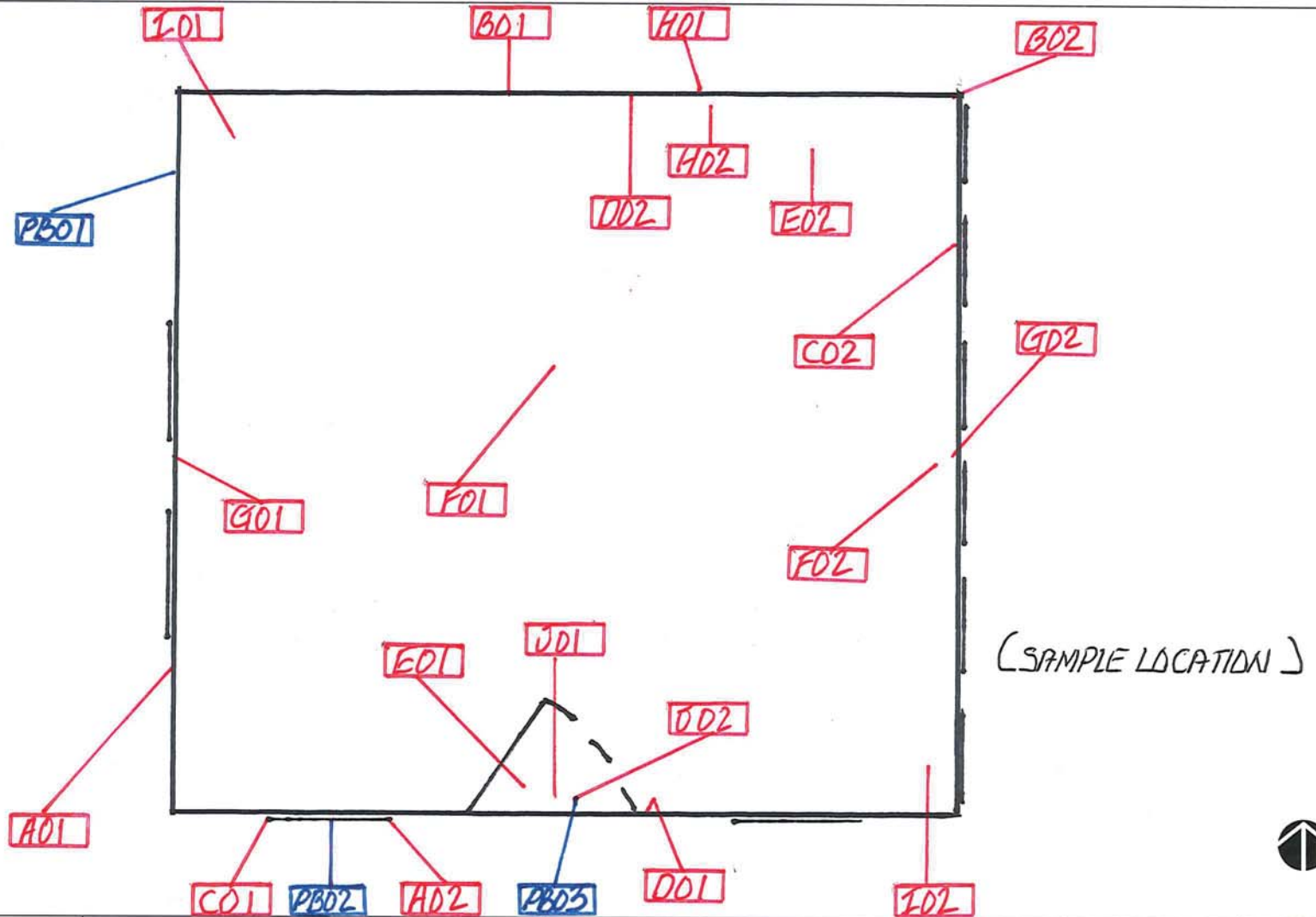
Christopher R. Burns
Senior Project Manager
CAC #92-0224
CPDH #663

Reviewed and Approved



Charles R. Bove
Principal
CAC #92-0160

Attachments



VISTA ENVIRONMENTAL CONSULTING
 www.vista-env.com
 2984 TEAGARDEN STREET
 SAN LEANDRO, CA 94577
 510-346-8860

PROJECT TITLE

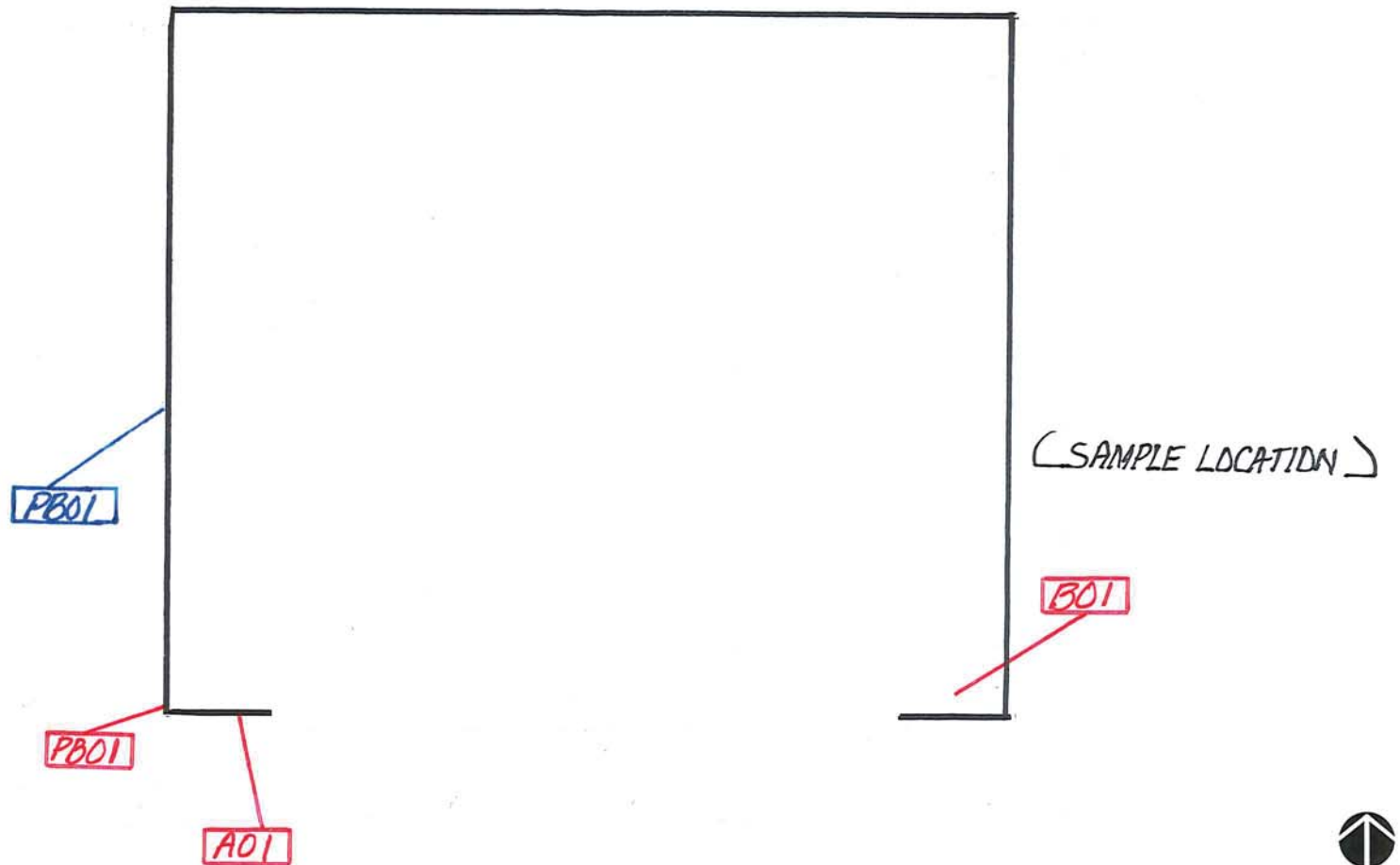
FORA(Surplus II), CA

SHEET TITLE

BUILDING (4450A)

SCALE:
 DRAWN BY:
 CHECKED BY:
 PROJECT No.
 DATE:
 DRAWING No.

FIGURE




**VISTA ENVIRONMENTAL
CONSULTING**
 www.vista-env.com
 2984 TEAGARDEN STREET
 SAN LEANDRO, CA 94577
 510-346-8860

PROJECT TITLE

FORA , CA

SHEET TITLE

SHED(Corner of 1st Ave. & Light Fighter Dr.)

SCALE:
 DRAWN BY:
 CHECKED BY:
 PROJECT No.
 DATE:
 DRAWING No.

FIGURE



Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B270690
Date Received: 12/20/18
Date Analyzed: 12/21/18
Date Printed: 12/21/18
First Reported: 12/21/18

Job ID/Site: 181091001 - FORA, 4450A

FALI Job ID: L1161
Total Samples Submitted: 20
Total Samples Analyzed: 20

Date(s) Collected: 12/19/2018

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4450A-A01	12108973						
Layer: Beige/ Brown Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4450A-A02	12108974						
Layer: Beige/ Brown Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4450A-B01	12108975						
Layer: Off-White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
4450A-B02	12108976						
Layer: Off-White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
4450A-C01	12108977						
Layer: Off-White Putty			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4450A-C02	12108978						
Layer: Off-White Putty			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4450A-D01	12108979						
Layer: Red-Brown Tile			ND				
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4450A-D02	12108980						
Layer: Red-Brown Tile			ND				
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B270690

Date Printed: 12/21/18

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4450A-E01	12108981						
Layer: White Tile			ND				
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4450A-E02	12108982						
Layer: White Tile			ND				
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
4450A-F01	12108983						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %) Fibrous Glass (10 %)							
4450A-F02	12108984						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %) Fibrous Glass (10 %)							
4450A-G01	12108985						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (95 %)							
4450A-G02	12108986						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (95 %)							
4450A-H01	12108987						
Layer: White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
4450A-H02	12108988						
Layer: White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
4450A-I01	12108989						
Layer: Green Roof Shingle			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (55 %) Fibrous Glass (10 %)							

Client Name: Vista Environmental Consultants

Report Number: B270690

Date Printed: 12/21/18

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
4450A-I02	12108990						
Layer: Green Roof Shingle			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (55 %)	Fibrous Glass (10 %)						
4450A-J01	12108991						
Layer: Red-Brown Sheet Flooring			ND				
Layer: Fibrous Backing			ND				
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (5 %)	Synthetic (10 %)					
4450A-J02	12108992						
Layer: Red-Brown Sheet Flooring			ND				
Layer: Fibrous Backing			ND				
Layer: Black Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (5 %)	Synthetic (10 %)					



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: FORA

DATE: 12/19/18

LOCATION: 4450A

PROJECT NUMBER: 181091001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4450A	A	01	PAINT	BEIGE/BROWN	EXTERIOR	
4450A	A	02	↓	↓	↓	
4450A	B	01	SEALANT	OFF-WHITE	EXTERIOR WOOD SEAMS	
4450A	B	02	↓	↓	↓	
4450A	C	01	PUTTY	OFF-WHITE	WINDOWS	
4450A	C	02	↓	↓	↓	
4450A	D	01	VFT/MAS	9" RED/BLACK		
4450A	D	02	↓	↓		
4450A	E	01	VFT/MAS	12" WHITE/BLACK		
4450A	E	02	↓	↓		

ANALYTICAL METHOD: PLM ~~400 PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO: CHRISTOPHER BURNS VIA E-MAIL: CHRISBURNS@VISTA-ENV.COM
QUESTIONS CALL: 510.658.8860

SPECIAL INSTRUCTIONS: _____

CHAIN OF CUSTODY

1. [Signature]
TRANSFER SIGNATURE

LUIS J ROCHA
PRINTED NAME

12/20/18-0800
DATE/TIME

2. _____
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

3. _____
TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 2





VISTA ENVIRONMENTAL
CONSULTING

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: FORA

DATE: 12/19/18

LOCATION: 4450A

PROJECT NUMBER: 181091001

SAMPLED BY: JR

CAC OR SST No: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
4450A	F	01	WB/SC	WHITE/WHITE	W&C	
4450A	F	02	↓	↓	↓	
4450A	G	01	VAPOR PAPER	BLACK	EXTERIOR WALLS	
4450A	G	02	↓	↓	↓	
4450A	H	01	SEALANT	WHITE	EXTERIOR PIPE PENETRATION	
4450A	H	02	↓	↓	↓	
4450A	I	01	ROOFING/FLEET	GREEN/BLACK	BUILT-UP	
4450A	I	02	↓	↓	↓	
4450A	J	01	VSF/MAS	RED&BLACK		
4450A	J	02	↓	↓		

ANALYTICAL METHOD: PLM ~~400 PT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO: CHRISTOPHER BURNS VIA E-MAIL: CHRISBURNS@VISTA-ENV.COM
QUESTIONS CALL: 510.658.8860

SPECIAL INSTRUCTIONS: _____

CHAIN OF CUSTODY:

1. [Signature] LUIS J. ROCHA 12/20/18-0800
TRANSFER SIGNATURE PRINTED NAME DATE/TIME

2. _____
TRANSFER SIGNATURE PRINTED NAME DATE/TIME

3. _____
TRANSFER SIGNATURE PRINTED NAME DATE/TIME

PAGE 2 OF 2





Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

Vista Environmental Consultants
Chris Burns
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B270675
Date Received: 12/20/18
Date Analyzed: 12/21/18
Date Printed: 12/21/18
First Reported: 12/21/18

Job ID/Site: 181091001 - FORA, Shed (Corner of 1st Ave. & Light Fighter Dr.)

FALI Job ID: L1161
Total Samples Submitted: 2
Total Samples Analyzed: 2

Date(s) Collected: 12/19/2018

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
SHED-A01	12108949						
Layer: Beige/ Brown Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
SHED-B01	12108950						
Layer: Grey Roof Shingle			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (55 %)	Fibrous Glass (10 %)						

Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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ASBESTOS BULK SAMPLE LOG

2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

OFFICE	510.346.8860
FAX	888.653.8889

CLIENT: FORA

DATE: 12/19/18

LOCATION: Shed (Corner of 1st Ave. & Light Fighter Dr.) PROJECT NUMBER: 181091001

SAMPLED BY: JR

CAC OR SST No: 02-3244[illegible]ANALYTICAL METHOD: PLM 400 PT COUNT TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO: CHRISTOPHER BURNS VIA E-MAIL: CHRISBURNS@VISTA-ENV.COM
QUESTIONS CALL: 510.658.8860

SPECIAL INSTRUCTIONS: _____

CHAIN OF CUSTODY:

1. James Kochar
TRANSFER SIGNATURE

TRANSFER SIGNATURE

2. _____
TRANSFER SIGNATURE

TRANSFER SIGNATURE

3. _____
TRANSFER SIGNATURE

TRANSFER SIGNATURE

LUIS J. ROCHA
PRINTED NAME

PRINTED NAME _____

S. Hollister
PRINTED NAME

PRINTED NAME _____

PRINTED NAME

PRINTED NAME _____





Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: M206168
Date Received: 12/20/18
Date Analyzed: 12/26/18
Date Printed: 12/26/18
First Reported: 12/26/18

Job ID / Site: 181091001, Surplus II, Building 4450A
Date(s) Collected: 12/19/18

FALI Job ID: L1161
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
4450A-PB01	30822871	Pb	6.3	wt%	0.6	EPA 3050B/7000B
4450A-PB02	30822872	Pb	4.0	wt%	0.4	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Daniele Siu

Daniele Siu, Laboratory Supervisor, Hayward Laboratory

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Metals Analysis of Bulks - TTLC

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: M206169
Date Received: 12/20/18
Date Analyzed: 12/21/18
Date Printed: 12/21/18
First Reported: 12/21/18

Job ID / Site: 181091001, Surplus II, Building 4450A
Date(s) Collected: 12/19/18

FALI Job ID: L1161
Total Samples Submitted: 1
Total Samples Analyzed: 1

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
4450A-PB03	30822873	Pb	170	mg/kg	20	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.



Daniele Siu, Laboratory Supervisor, Hayward Laboratory

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Forensic Analytical Laboratories, Inc.

Analysis Request Form (COC)

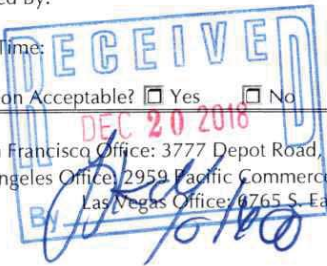
1 of 1

Client Name & Address: Vista Environmental Consulting, Inc. 2984 Teagarden Street San Leandro, CA 94577		PO / Job#: 181091001	Date: 12/19/18
Contact: Chris Burns		Turn Around Time: Same Day / ☒ 1Day / 2Day / 3Day / 4Day / 5Day	
Phone: (510) 346-8860 Fax: (888) 296-0271		☐ PCM: ☐ NIOSH 7400A / ☐ NIOSH 7400B ☐ Rotometer	
E-mail: chrisburns@vista-env.com & molli@vista-env.com		☐ PLM: ☐ Standard / ☐ Point Count 400 - 1000 / ☐ CARB 435	
Site: FORA (Surplus II)		☐ TEM Air: ☐ AHERA / ☐ Yamate2 / ☐ NIOSH 7402	
Site Location: 4450A		☐ TEM Bulk: ☐ Quantitative / ☐ Qualitative / ☐ Chatfield	
Comments:		☐ TEM Water: ☐ Potable / ☐ Non-Potable / ☐ Weight %	
		☐ TEM Microvac: ☐ Qual(+/-) / ☐ D5755(str/area) / ☐ D5756(str/mass)	
		☐ IAQ Particle Identification (PLM LAB) ☐ PLM Opaques/Soot	
		☐ Particle Identification (TEM LAB) ☐ Special Project	
		☒ Metals Analysis: Method: FAA	
		Matrix: Bulk	
		Analytes: LEAD	

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY				Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
4450A-PB01	12/19/18 0700	PAINT, BEIGE, EXTERIOR WALLS	A P C				/
4450A-PB02		PAINT, BROWN, INTERIOR & EXTERIOR WINDOWS	A P C				/
4450A-PB03		VINYL SHEET FLOORING, BROWN	A P C				/
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				

3 SAMPLES

Sampled By: JAVIER ROCHA		Date: 12/19/18	Time: 0700
Shipped Via: ☐ Fed Ex ☐ DHL ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:			
Relinquished By: <i>Javier Rocha</i>		Relinquished By:	
Date / Time: 12/20/18 0800		Date / Time:	
Received By:		Received By:	
Date / Time:		Date / Time:	
Condition Acceptable? ☐ Yes ☐ No		Condition Acceptable? ☐ Yes ☐ No	



San Francisco Office: 3777 Depot Road, Suite 409, Hayward, California 94545-2761 / Ph: (510)887-8828 * (800)827-3274 / Fax: (510)887-4218
 Los Angeles Office: 2959 Pacific Commerce Drive, Rancho Dominguez, California 90221 / Ph: (310)763-2374 * (888)813-9417 / Fax: (310)763-4450
 Las Vegas Office: 6765 S. Eastern Avenue, Suite 3, Las Vegas, Nevada 89119 / Ph: (702)784-0040 / Fax: (702)784-0030



Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: M206153
Date Received: 12/20/18
Date Analyzed: 12/21/18
Date Printed: 12/21/18
First Reported: 12/21/18

Job ID / Site: Shed, FORA, Shed
Date(s) Collected: 12/19/18

FALI Job ID: L1161
Total Samples Submitted: 1
Total Samples Analyzed: 1

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
SHED-PB01	30822837	Pb	< 0.007	wt%	0.007	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Daniele Siu

Daniele Siu, Laboratory Supervisor, Hayward Laboratory

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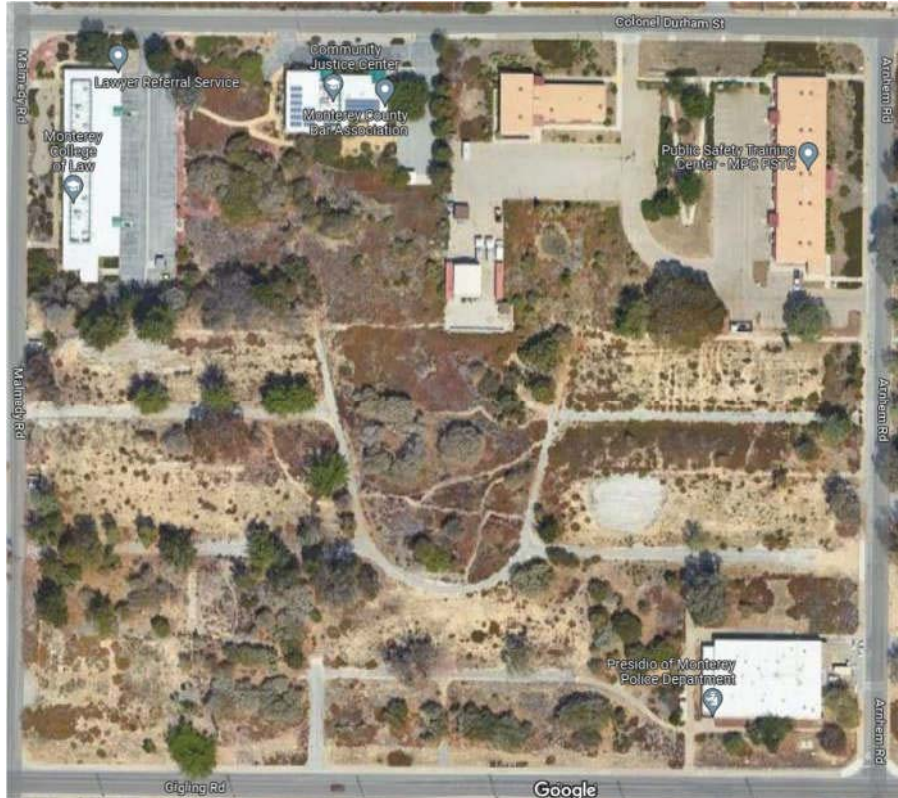
Client Name & Address: Vista Environmental Consulting, Inc. 2984 Teagarden Street San Leandro, CA 94577		PO / Job#: shed Date: 12/19/18	
		Turn Around Time: Same Day / ☒ 1Day / 2Day / 3Day / 4Day / 5Day	
		☐ PCM; ☐ NIOSH 7400A / ☐ NIOSH 7400B ☐ Rotometer	
		☐ PLM: ☐ Standard / ☐ Point Count 400 - 1000 / ☐ CARB 435	
Contact: Chris Burns		☐ TEM Air: ☐ AHERA / ☐ Yamate2 / ☐ NIOSH 7402 ☐ TEM Bulk: ☐ Quantitative / ☐ Qualitative / ☐ Chatfield	
Phone: (510) 346-8860	Fax: (888) 296-0271	☐ TEM Water: ☐ Potable / ☐ Non-Potable / ☐ Weight % ☐ TEM Microvac: ☐ Qual(+/-) / ☐ D5755(str/area) / ☐ D5756(str/mass)	
E-mail: chrisburns@vista-env.com & molli@vista-env.com		☐ IAQ Particle Identification (PLM LAB) ☐ PLM Opaques/Soot ☐ Particle Identification (TEM LAB) ☐ Special Project	
Site: FORA		☒ Metals Analysis: Method: FAA	
Site Location: Shed(Corner of 1st Ave. & Light Fighter Dr.)		Matrix: Bulk Analytes: LEAD	
Comments:		Report Via: ☐ Fax ☐ E-Mail ☐ Verbal	

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY				Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
SHEED - PB01	12/19/18 0900	PAINT, BEIGE & BROWN, EXTERIOR	A P C				1
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				

ONE SAMPLE

Sampled By: JAVIER ROCHA		Date: 12/19/18	Time: 0700
Shipped Via: ☐ Fed Ex ☐ DHL ☐ UPS ☐ US Mail ☐ Courier ☒ Drop Off ☐ Other:			
Relinquished By: [Signature]	Relinquished By:		Relinquished By:
Date / Time: 12/20/18 - 0800	Date / Time:		Date / Time:
Received By: [Signature]	Received By:		Received By:
Date / Time: 12/20/18 - 4pm	Date / Time:		Date / Time:
Condition Acceptable? ☒ Yes ☐ No	Condition Acceptable? ☐ Yes ☒ No		Condition Acceptable? ☐ Yes ☒ No

AREA 10: HARDSCAPE



The information contained in these appendices are not stand alone documents and should not be separated from this report. For specific regulatory requirements regarding these materials please refer to the information provided in the Main Report. Quantities and locations listed in the tables are order of magnitude estimates and are not to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and site visits must be submitted in writing to the Owner or Owner's representative, prior to bidding.

AREA 10

HAZARDOUS MATERIALS SUMMARY

Asbestos

- No asbestos was detected in the 11 samples collected and analyzed.

Subsurface asbestos cement piping is assumed throughout the area.

Lead Paint and Materials

ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	PB	UNITS
Outside	Curb	Concrete	Red	Deteriorated	1.6	mg/cm ²
Outside	Floor Stripe	Asphalt	Yellow	Deteriorated	8.5	mg/cm ²

Bold = Lead-based

Other Hazardous Materials

- No other hazardous materials were identified.

AREA 10
ASBESTOS SAMPLING INVENTORY

HOMOGENEOUS ID	MATERIAL	DESCRIPTION	# OF SAMPLES
A	Asphalt	Black, Walkway	3
B	Concrete	Gray, Curb	2
C	Concrete	Floor Pads	2
D	Concrete	Parking Blocks	2
E	Concrete Masonry Unit/Mortar	Gray/Gray, Walls	2





Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Vista Environmental Consultants
Project Manager
2984 Teagarden St.

San Leandro, CA 94577

Client ID: L1161
Report Number: B317907
Date Received: 05/14/21
Date Analyzed: 05/17/21
Date Printed: 05/17/21
First Reported: 05/17/21

Job ID/Site: 211283001 - City of Seaside, Seaside (#10)

SGSFL Job ID: L1161
Total Samples Submitted: 11
Total Samples Analyzed: 10

Date(s) Collected: 05/10/2021

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
10-A-01	12422196						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
10-A-02	12422197						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
10-A-03	12422198						
Layer: Black Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
10-B-01	12422199						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
10-C-01	12422201						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
10-C-02	12422202						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
10-D-01	12422203						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
10-D-02	12422204						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Client Name: Vista Environmental Consultants

Report Number: B317907

Date Printed: 05/17/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
10-E-01	12422205						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (ND)					
10-E-02	12422206						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (ND)					



Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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2984 TEAGARDEN STREET
SAN LEANDRO, CA 94577

ASBESTOS BULK SAMPLE LOG

OFFICE 510.346.8860
FAX 888.653.8889

CLIENT: City of Seaside

DATE: 05/10/21

LOCATION: Seaside (#10)

PROJECT NUMBER: 211283001

SAMPLED BY: JR

CAC OR SST NO: 02-3244

BUILDING	HOMO AREA ID	NUMBER	MATERIAL	DESCRIPTION	LOCATION	QUANTITY (SF/LF/EA)
10	A	01	ASPHALT	BLACK	WALKWAY	
10	A	02	↓	↓	↓	
10	A	03	↓	↓	↓	
10	B	01	CONCRETE	GRAY	CURB	
10	B	02	↓	↓	↓ → not included cym	
10	C	01	CONCRETE	GRAY	FLOOR PADS	
10	C	02	↓	↓	↓	
10	D	01	CONCRETE	GRAY	PARKING BLOCKS	
10	D	02	↓	↓	↓	
10	E	01	CMU/MORTAR	GRAY/GRAY	WALLS	

ANALYTICAL METHOD: PLM ~~400 PTC COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office 510.346.8860 Cell 925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

Luis J. Rocha
TRANSFER SIGNATURE

LUIS J. ROCHA
PRINTED NAME

05/13/21/0800
RECEIVED DATE/TIME

2.

cym
TRANSFER SIGNATURE

px-8685
PRINTED NAME

1130
DATE/TIME

3.

TRANSFER SIGNATURE

PRINTED NAME

DATE/TIME

PAGE 1 OF 2



OFFICE	510.346.8860
FAX	888.653.8889

DATE: 05/10/21

(#10)

PROJECT NUMBER: 211283001

JK

CAC OR SST No: 02-3244

[illegible]ANALYTICAL METHOD: PLM ~~400 FT COUNT~~ TURNAROUND TIME: SAME DAY 24HR 48 HR 3 DAY

DATA SENT TO:

Christopher Burns Via E-Mail: chrisburns@vista-env.com
Questions call: Office 510.346.8860 Cell 925.348.5361

SPECIAL INSTRUCTIONS:

CHAIN OF CUSTODY:

1.

1. James Rocha
TRANSFER SIGNATURE

TRANSFER SIGNATURE

2.

2. Cym
TRANSFER SIGNATURE

TRANSFER SIGNATURE

3.

5. _____
TRANSFER SIGNATURE

TRANSFER SIGNATURE

PAGE 2 OF 2

 PRINTED NAME

 PRINTED NAME

 DATE/TIME

 DATE/TIME

MAY 14 REC'D
 PM 7

**City of Seaside
Area 10
XRF Sequential Report**

READING NO.	BUILDING	ROOM	COMPONENT	SUBSTRATE	COLOR	CONDITION	RESULTS	PbC	UNITS
1			SHUTTER_CAL					1.72	cps
2			CALIBRATE				Positive	1.1	mg/cm ²
3			CALIBRATE				Positive	1	mg/cm ²
4			CALIBRATE				Positive	1.2	mg/cm ²
18	10	OUTSIDE	WALL	CONCRETE	BEIGE	DETERIORATED	Negative	0	mg/cm ²
19	10	OUTSIDE	CURB	CONCRETE	RED	DETERIORATED	Positive	1.6	mg/cm ²
20	10	OUTSIDE	FLOOR STRIPE	ASPHALT	YELLOW	DETERIORATED	Positive	8.5	mg/cm ²
21	10	OUTSIDE	CURB	CONCRETE	YELLOW	DETERIORATED	Negative	0	mg/cm ²
22			CALIBRATE				Positive	1.1	mg/cm ²
23			CALIBRATE				Positive	1	mg/cm ²
24			CALIBRATE				Positive	1.1	mg/cm ²

This data is a screening of lead levels and provides results that are generally representative of typical conditions, but are not inclusive of all painted/coated surfaces at the Project Site.

APPENDIX B
VISTA CERTIFICATIONS

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos Certification Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

207010224C

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Vista Environmental Consulting
Christopher Robert Burns
2984 Teagarden Street
San Leandro CA 94577

June 13, 2024

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

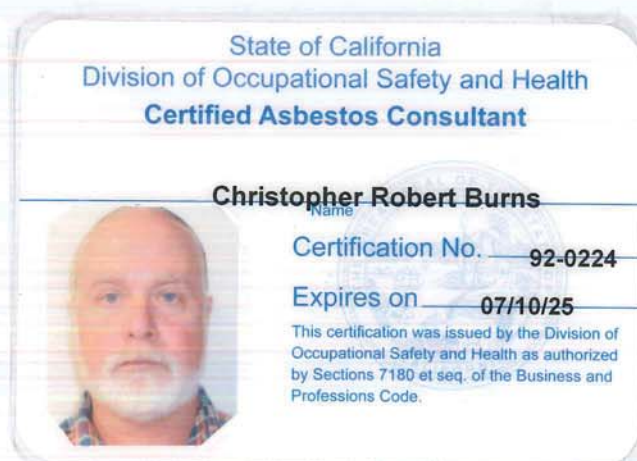
Please contact our office at the above address or email w any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal - Card Attached

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Christopher Burns

CERTIFICATE TYPE:

Lead Project Designer
Lead Inspector/Assessor
Lead Project Monitor

NUMBER:

LRC-00006939
LRC-00006938
LRC-00006937

EXPIRATION DATE:

7/2/2025
7/2/2025
7/2/2025

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos & Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

211073244T

247

249

Vista Environmental Consulting Inc.**Luis Javier Rocha****2984 Teagarden Street****San Leandro CA 94577****February 05, 2025**

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File



Renewal - Card Attached (08/24)



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Luis Rocha

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00000629

EXPIRATION DATE:

7/23/2025

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

APPENDIX 2

**MITIGATION MONITORING AND REPORTING PROGRAM
AND
RARE PLANT SURVEY EXHIBIT**

Attachment B

Campus Town EIR Mitigation Monitoring and Reporting Program

Excerpt from the City of Seaside

RESOLUTION NO. 2020-XX
A RESOLUTION OF THE CITY COUNCIL CERTIFYING THE
ENVIRONMENTAL IMPACT REPORT FOR THE CAMPUS TOWN
SPECIFIC
PLAN PROJECT, MAKING CALIFORNIA ENVIRONMENTAL
QUALITY ACT
FINDINGS, AND ADOPTING A MITIGATION MONITORING AND
REPORTING PROGRAM

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring and Reporting Program

CEQA requires that a mitigation monitoring or reporting program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Section Code 21081.6; CEQA Guidelines Section 15097). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, the monitoring frequency, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Biological Resources							
BIO-1(a) Special-Status Plant Pre-Construction Survey							
Surveys for special status plants shall be completed by the project proponent prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature, that is, every plant observed shall be identified to species subspecies, or variety, sufficient to identify listed plants. The surveys shall be seasonally timed to coincide with the target Federal and State listed species and rare plants identified above. All plant surveys shall be conducted by a City-approved biologist during the appropriate blooming period during the year prior to initial ground disturbance. All special status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System (GPS) unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the implementing agency, and the CDFW and/or USFWS, as appropriate, for review.	For each grading phase, retain a City-approved biologist to conduct special status plant surveys prior to vegetation removal, grubbing, or other construction within that phase. Submit a report of the survey results to the implementing agency, CDFW, and/or USFWS, as appropriate, for review.	During the blooming period within one year of initial ground disturbance for each grading phase	Once	City of Seaside Planning Department			
BIO-1(b) Special-Status Plant Species Avoidance, Minimization, and Mitigation							
If Federal and/or State listed species are found during special status plant pre-construction surveys [required under Mitigation Measure BIO-1(a)], avoidance of, or mitigation for impacts to,	For each grading or construction phase, retain a City-approved biologist to establish avoidance or	Prior to construction for each grading and	Once	City of Seaside Planning			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
occupied habitat shall be required. If populations of CRPR List 1B or 2 species are found during special status plant pre-construction surveys, the City-approved biologist shall evaluate whether the loss of occupied areas would result in a regional population level impact. Mitigation for regional population level impacts to rare plants shall be required by the City and Mitigation Measure BIO-1(c) would be required. If feasible, the Proposed Project shall be re-designed to avoid development in locations of Federal and/or State listed or CRPR List 1B or 2 species. Federal and/or State listed or CRPR List 1B or 2 species occurrences that are not within the immediate disturbance footprint and would be avoided, but which are located within 50 feet of disturbance limits, shall have bright orange protective fencing installed at an appropriate distance (as determined by a qualified biologist) to ensure they are protected during construction activities. If development cannot avoid Federally or State listed plants species, then USFWS and CDFW, as appropriate, shall be consulted regarding the potential for salvage of individual plants or seek compensation (minimum compensation ratio of 1:1 at a similar density if individuals) for the loss of these individuals or their habitat either in an on-site or off-site preserve or as otherwise determined in coordinate with USFWS and CDFW through the Coordinated Research Management Planning Program and in compliance with FESA and CESA as required. The City shall consult with USFWS and CDFW for	mitigation of impacts to occupied habitat within that phase.	construction phase		Department			
	Require final project plans to be re-designed to avoid special status plant species, if feasible.	During substantial conformance review for each construction phase					
	Require protective fencing be placed around special status plants within 50 feet of disturbance limits.	During construction, for each construction phase					
	Consult with USFWS and CDFW regarding salvage of plants or to seek compensation for the loss of individual plants.	Prior to construction for each construction phase					

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
the potential to salvage or “take” listed species and to determine if take authorization would be required by one or both agencies. Impacts to Federal and/or State listed or CRPR List 1B or 2 species would require adherence to Mitigation Measure BIO-1(c).							
BIO-1(c) Restoration and Monitoring							
If development cannot avoid Federal or State listed plant species, all impacts shall be mitigated by the project applicant at a ratio to be determined by the City in coordination with CDFW and USFWS (as applicable) for each species. Mitigation ratios shall be a minimum of 1:1 for areas occupied by the species, but may be higher pending consultation with CDFW and/or USFWS. Restoration areas shall be of a similar density of individuals as areas impacted Project activities. A restoration plan shall be prepared by the project applicant and submitted to the City for review and approval. If development cannot avoid a Federally and/or State listed plant species, the restoration plan shall be submitted to the USFWS and/or CDFW for review and approval. Population level impacts to CRPR List 1B or 2 species shall also be mitigated at a 1:1 ratio for occupied areas, and shall also require a restoration plan in coordination with the City. Mitigation shall be accomplished at an off-site habitat preserve or through the purchase of credits from an approved mitigation bank. The restoration plan(s) shall include, at a minimum, the	In coordination with CDFW and USFWS, determine a mitigation ratio for impacted plant species.	Prior to construction, if applicable	Once	City of Seaside Planning Department			
	Review the applicant-prepared restoration plan and oversee submittal of the plan to USFWS and/or CDFW.	During substantial conformance review and approval					

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
following components:							
							▪ Description of the project/affected species location (s) (i.e., location, responsible parties, areas to be impacted by habitat type) ▪ Compensatory mitigation [type(s) and area(s) species to be established, restored, enhanced, and/or preserved; specific functions and values of species type(s) to be established, restored, enhanced, and/or preserved; and establishment of mitigation ratios appropriate to the affected species in consultation with the USFWS and CDFW, as appropriate] ▪ Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values) ▪ Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan) ▪ Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule) ▪ Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports) ▪ Success criteria based on the goals and

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type ▪ An adaptive management program and remedial measures to address any shortcomings in meeting success criteria ▪ Notification of completion of compensatory mitigation and agency confirmation ▪ Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)							
BIO-1(d) Special-Status Wildlife Pre-Construction Surveys							
<i>General Wildlife Surveys</i> For each construction phase in areas containing oak woodland or developed woodlands, pre-construction clearance surveys for Monterey dusky-footed woodrat, northern California legless lizard, coast horned lizard, and American badger shall be conducted within 14 days prior to the start of construction (including staging and mobilization). The surveys shall cover the entire disturbance footprint plus a minimum 200-foot buffer, where permissible, and shall identify all special status animal species that may occur on-site. California legless lizard, coast horned lizard, Monterey dusky-footed woodrats and wood rat middens shall be relocated from the site by a qualified biologist. American badger shall be passively excluded with the use of one-	For each construction phase in areas containing oak woodland or developed woodlands, retain a qualified biologist to conduct pre-construction surveys for Monterey dusky-footed woodrat, northern California legless lizard, coast horned lizard, and American badger; and relocate California legless lizard, coast horned lizard, Monterey dusky-footed woodrats and wood rat middens. Require passive exclusion of American badger, if	Within 14 days prior to the start of construction of each construction phase in areas containing oak woodland or developed woodlands During construction of each construction	Once for each construction phase	City of Seaside Planning Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
way doors.	applicable.	phase					
<i>Burrowing Owl Surveys</i>							
A qualified biologist shall conduct pre-construction clearance surveys for each construction phase prior to ground disturbance activities within all suitable habitats such as open fields, lawns, and park strips, to confirm the presence/absence of burrowing owls. The surveys shall be consistent with the recommended survey methodology provided by CDFW (2012). Clearance surveys shall be conducted within 14 days prior to construction and ground disturbance activities. If no burrowing owls are observed, no further actions are required. If burrowing owls are detected during the pre-construction clearance surveys, the following measures shall apply:	For each construction phase containing suitable habitat for burrowing owl, retain a qualified biologist to conduct pre-construction surveys for burrowing owl habitat.	Within 14 days prior to the start of ground disturbance in each construction phase					
	Conduct clearance surveys	During construction of each construction phase					
- Avoidance buffers during the breeding and non-breeding season shall be implemented in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993) minimization mitigation measures. - If avoidance of burrowing owls is not feasible, then additional measures such as passive relocation during the nonbreeding season and construction buffers of 200 feet during the breeding season shall be implemented, in consultation with CDFW. In addition, a Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan will be	For each construction phase in undeveloped areas, require avoidance buffers and passive relocation, if applicable.	Within 30 days of construction of each construction phase					

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
developed by a qualified biologist in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993). <i>Smith's Blue Butterfly Host Plant Surveys</i> Prior to grading and construction in undeveloped areas, an approved biologist shall conduct surveys for seacliff buckwheat (<i>Eriogonum parvifolium</i>) and seaside buckwheat (<i>Eriogonum latifolium</i>), host plants of Smith's blue butterfly. If Smith's blue butterfly host plants are not located, no further action is required. If host plants are located within proposed disturbance areas, they shall be avoided if feasible. If avoidance is not feasible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include transect surveys during the adult flight period (mid-June through early September), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). If individuals of any life stage that may be impacted by the Proposed Project are detected during focused surveys, a permit for relocation shall be obtained from USFWS, and they shall be relocated by a USFWS permitted biologist. <i>Sensitive Bat Surveys</i> A qualified biologist shall conduct surveys for presence/absence of special status bats, in particular the Townsend's big-eared bat, in	For each construction phase in undeveloped areas, retain a qualified biologist to conduct pre-construction surveys for seacliff buckwheat and seaside buckwheat. Require avoidance of seacliff buckwheat and seaside buckwheat or additional focused surveys for Smith's blue butterfly individuals, if applicable. Retain a USFWS-approved biologist and obtain a USFWS permit for relocation of Smith's blue butterfly. For each construction phase including suitable roosting	Prior to construction of each construction phase During construction of each construction phase Prior to construction Within 30 days of construction of each construction phase					

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
consultation with the CDFW where suitable roosting habitat is present within 30 days of the start of demolition of unused buildings. Surveys shall be conducted using acoustic detectors. If active roosts are located and are not part of an active maternity colony, exclusion devices such as netting shall be installed to discourage bats from occupying the site. Maternal bat colonies shall not be disturbed. If a roost is determined by a City-approved biologist to be used by a large number of bats, bat boxes shall be installed near the site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined in consultations with a City-approved qualified biologist. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a City-approved biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.	habitat for the Townsend's big-eared bat, retain a qualified biologist to conduct pre-construction surveys for Townsend's big-eared bat. Install exclusion devices, if applicable. Install bat boxes, if applicable. Establish 500-ft buffer from established maternity colony, if applicable.	Prior to construction of each construction phase Prior to construction of each construction phase					
<i>Reporting</i> A report of all pre-construction and pre-demolition survey results shall be submitted to the City for its review prior to the start of demolition. The report should include a description of the survey methodology for each species, the environmental conditions at the time of the survey(s), the results of the survey, any requirements for addressing special status	Require and review pre-construction and pre-demolition survey reports						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
species identified during surveys, and the biological qualifications of the surveyors. The report shall be accompanied by maps and figures showing the location of any special status species occurrences and associated avoidance buffers.							
BIO-1(e) Biological Resources Avoidance and Minimization							
The following measures shall be applied to avoid impact to sensitive species and biological resources for each construction phase. The project applicant shall be responsible for implementing selected measures. - Ground disturbance shall be limited to the minimum necessary to complete the project. The project limits of disturbance for each construction phase shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. - All construction occurring within or adjacent to natural habitats that may support Federally and/or State listed endangered/threatened species, State fully protected species, and/or special status species shall have a qualified biological monitor present during all initial ground disturbing/vegetation clearing activities. - No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS.	For each construction phase, require the following standard conditions of approval on substantial conformance review approval: limiting ground disturbance to the minimum necessary marked by orange construction fencing, retaining a qualified biological monitor, obtaining permission from CDFW and USFWS for species relocation, cessation of construction activities if a species enters the construction site and consultation with CDFW and USFWS, preventing wildlife entrapment, inspecting construction materials for animals prior to installation, directing construction lighting only on the work area, and presences of a City-approved qualified biologist during	During substantial conformance review and approval	Once	City of Seaside Planning Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
▪ If at any time during construction an endangered, threatened or fully protected species enters the construction site or otherwise may be impacted, all construction activities shall cease. A qualified biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. ▪ At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment. ▪ All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. ▪ If night work is required, all construction lighting shall be pointed down and directed only on the work area. ▪ The City shall approve one or more qualified biologists to oversee and monitor biological compliance for the project. At least one qualified biologist shall be present during all initial ground disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities.	initial ground disturbance.						
BIO-1(f) Pre-Construction Nesting Bird Surveys							
For each construction phase, ground disturbance, building demolition, and vegetation removal activities should be restricted to the non-breeding season (September 16 to January 31) when feasible. For disturbance, building	For each construction phase, retain a qualified biologist to conduct general pre-construction nesting bird surveys, establish an	Within 14 days prior to construction for each construction	Once for each construction phase	City of Seaside Planning Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
demolition, and vegetation removal activities occurring during the nesting season (February 1 to September 15), general pre-construction nesting bird surveys shall be conducted by a qualified biologist, including for, but not limited to, the California horned lark and the White-tailed kite, not more than 14 days prior to construction activities involving ground clearing, vegetation removal/trimming, or building demolition. The surveys shall include the disturbance area plus a 200-foot buffer around the site if feasible, and a 500-foot buffer for White-tailed kite. If active nests are located, an appropriate avoidance buffer shall be established within which no work activity will be allowed which would impact these nests. The avoidance buffer would be established by the qualified biologist on a case-by-case basis based on the species and site conditions. In no cases will the buffer be smaller than 50 feet for non-raptor bird species, 200 feet for raptor species, or a 500-foot buffer for White-tailed kite. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. If fully protected White-tailed kites are documented nesting within 500 feet of construction activities, CDFW shall be consulted on appropriate avoidance and minimization methods. The buffer area(s) shall be closed to all construction personnel and equipment until juveniles have fledged and the nest is inactive. City-approved Biologist shall confirm that breeding/nesting is completed and young have fledged the nest	avoidance buffer, consult with CDFW for avoidance and minimization of impacts to White-tailed kites, and confirm when the breeding season is completed.	phase; during construction for each construction phase					

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
prior to removal of the buffer.							
BIO-1(g) Tree Habitat Protection Measures							
The project proponent shall assure that oak trees to be preserved within 25 feet of proposed ground disturbances shall be temporarily fenced with orange plastic construction fencing or other similar material satisfactory to the City throughout all grading and construction activities, as access is permitted to ensure nesting bird and special status species habitat is protected. The fencing shall be at least five feet high and shall be located at the extent of the dripline or root zone, whichever is farther from the main trunk. Fencing shall be maintained for the duration of construction activities. - No construction equipment shall be parked, stored, or operated within the fencing. No fill soil, rocks, or construction materials shall be stored or placed within the fencing. - Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a Certified Arborist. - All work within the dripline of native trees shall be done under the direction of a Certified Arborist. - Trimming of branches shall be done prior to grading and under the direction of a Certified Arborist.	Require the following standard conditions of approval on substantial conformance review approval for each construction phase including oak trees to be preserved: preserve oak trees to be preserved within 25 feet of ground disturbance with temporary fencing and retain a Certified Arborist to oversee root cutting, work within the dripline of native trees, and branch trimming.	During substantial conformance review and approval for each construction phase	Once	City of Seaside Planning Department			
BIO-1(h) Worker Environmental Awareness Program (WEAP)							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Prior to initiation of construction activities (including staging and mobilization) for each construction phase, the project proponent shall arrange for all personnel associated with project construction for the applicable phase to attend WEAP training, conducted by a City-approved biologist, to aid workers in recognizing special status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the City to document compliance.	For each construction phase, retain a City-approved biologist to conduct WEAP training on recognizing special status species, provide a fact sheet, and collect employee signatures certifying completion of the WEAP training for submittal to the City.	Prior to construction of each construction phase	Once	City of Seaside Planning Department			
Cultural Resources							
CUL-2(a) Worker's Environmental Awareness Program							
A qualified archaeologist shall be retained who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology to conduct a Worker's Environmental Awareness Program (WEAP)	For each construction phase, retain a qualified archaeologist to conduct a WEAP training for archaeological sensitivity for	Prior to construction of each construction	Once	City of Seaside Planning Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
training for archaeological sensitivity for all construction personnel involved in ground disturbance prior to the commencement of any ground disturbing activities. Archaeological sensitivity training shall include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.	all construction personnel involved in ground disturbance.	phase					
CUL-2(b) Unanticipated Discoveries							
The project applicant shall implement the following measures for any development in the Plan Area and off-site improvement areas: If archaeological resources are encountered during ground-disturbing activities, work within 100 feet of the find shall be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the find. If the resource is of Native American origin, the City shall contact a local Native American group listed by the NAHC for the name of a tribal representative qualified for consultation on potential finds of tribal cultural resources. The qualified archaeologist and City will consult with the designated tribal representative to evaluate whether the find may qualify as a tribal cultural resource. If the tribal representative does not respond to a consultation request within seven days, the archaeologist shall independently evaluate the find and make a recommendation to the City as	Require ground-disturbance for each construction phase be halted if archaeological resources are encountered within that construction phase. If archaeological resources are encountered, retain a qualified archaeologist to evaluate the find. If archaeological resources of Native American origin are encountered, consult with the local Native American group regarding potential tribal resources. If significant archaeological resources or tribal cultural resources are encountered,	During construction of each construction phase During construction of each construction phase During construction of each construction phase During	As needed	City of Seaside Planning Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
to whether it is a tribal cultural resource. If the resource is determined to be a significant archaeological and/or tribal cultural resource, the archaeologist shall prepare a treatment plan, in consultation with the tribal representative (if applicable), that includes measures to avoid or reduce impacts to the resource. The treatment plan measures may include but not be limited to avoidance and preservation in place (the preferred method if feasible), capping, incorporation of the site within a park or other open space, data or heritage recovery, treatment of the resource with culturally appropriate dignity, protection of the cultural character, integrity, traditional use, and/or confidentiality of the resource, or permanent conservation easements.	retain a qualified archaeologist to prepare a treatment plan to avoid or reduce impacts to the resource.	construction of each construction phase					

Geology and Soils

GEO-5 Paleontological Resource Studies

The City shall require the Proposed Project proponent to implement the following measures for any construction phase in previously undisturbed geologic strata with high paleontological sensitivity in the Plan Area and off-site improvement areas: g. Retain a Qualified Paleontologist. Prior to initial ground disturbance for each construction phase, the applicant shall retain a qualified professional paleontologist to prepare and implement a Paleontological Mitigation and Monitoring Program (PMMP) for the Proposed Project. The PMMP shall	For any construction phase in previously undisturbed geologic strata with high paleontological sensitivity in the Plan Area and off-site improvement areas, require as a condition of approval to substantial conformance approval that a project proponent retain a qualified professional paleontologist to prepare and implement a PMMP, conduct WEAP	During substantial conformance review	Once	City of Seaside Planning Department			
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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
include measures requiring a pre-construction survey, a training program for construction personnel, paleontological monitoring, fossil salvage, curation, and final reporting. A qualified professional paleontologist is defined by the Society of Vertebrate Paleontology standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). h. Paleontological Worker Environmental Awareness Program (WEAP). Prior to the start of construction, the Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a pre-construction meeting that a Qualified Paleontologist shall attend. i. Paleontological Monitoring. Paleontological monitoring shall be conducted during ground disturbing construction activities (including grading, trenching, foundation work, and other excavations) for each construction phase in previously undisturbed sediments with high paleontological sensitivities (i.e., the older stabilized dune sand that underlies the entire	training for paleontological sensitivity, and act as a monitor during ground disturbing activities in that construction phase, evaluate discovered paleontological resources, prepare and curate fossils for inclusion in a permanent paleontological collection, and prepare a final mitigation and monitoring report.						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
an annual and permanent basis, the offsets shall be purchased according to the City of Seaside's preference, which is, in order of City preference: (1) within the City of Seaside; (2) within the Monterey Bay Air Resources District; (3) within the State of California; then (4) elsewhere in the United States. Offsets must be purchased from an Approved Registry.							
Noise							
N-1 Construction-Related Noise Reduction Measures							
The applicant shall apply the following measures during construction of the Proposed Project. ▪ Mufflers. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. ▪ Electrical Power. Electrical power, rather than diesel equipment, shall be used to run compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities. ▪ Equipment Staging. All stationary equipment shall be staged as far away from the adjacent sensitive receptors as feasible. ▪ Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.	Require the following standard conditions of approval on substantial conformance review during project construction for each construction phase: use properly operating and maintained mufflers, use electrical power to run compressors and similar equipment, stage equipment as far from sensitive receptors as feasible, limit equipment idling to less than five minutes, control radio noise levels, use smart back-up alarms, designate a disturbance coordinator, and install temporary sound barriers.	During substantial conformance review and approval for each construction phase	Once	City of Seaside Planning Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
▪ Workers’ Radios. All noise from workers’ radios shall be controlled to a point that they are not audible at sensitive receptors near construction activity. ▪ Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction. ▪ Disturbance Coordinator. The applicant shall designate a disturbance coordinator who shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. ▪ Temporary Sound Barriers. For construction activities located directly adjacent to sensitive receptors, temporary sound barriers shall be installed and maintained by the construction contractor between the construction site and adjacent residences during the demolition, site preparation, and grading phases of construction. Temporary sound barriers shall consist of either sound blankets or other sound barriers/techniques such as acoustic padding or acoustic walls placed near adjacent residential buildings that have been field-tested to reduce noise by least 15 dBA. Barriers shall be placed							

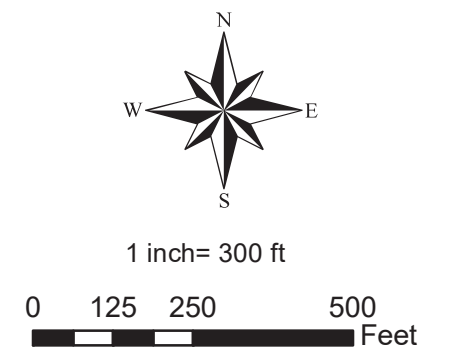
Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
such that the line-of-sight between noise-generating construction equipment and adjacent sensitive land uses is blocked, and shall be placed as close to the source equipment as feasible.							
N-2 Vibration Reduction Measures							
The on-site operation of caisson drills, large bulldozers, loaded trucks, and other equipment that typically generates vibration levels exceeding 75 VdB at a distance of 50 feet from the source ("vibrational construction work") shall be prohibited during construction activities within 100 feet of the structures where academic/training classes are occurring at Monterey College of Law and the Monterey Peninsula College Public Safety Training Center, while these institutions have scheduled academic/training classes. The applicant shall consult with these institutions to obtain input on the best time of year for the project's vibrational construction work to occur within 100 feet of their structures and copies of their academic calendars if available. If certain times of year meet these criteria for one institution, but not the other, vibrational construction work can occur within 100 feet of the non-operational institution, so long as vibrational construction work does not occur within 100 feet of the other institution's academic/training structures.	Prohibit "vibrational construction work" within 100 feet of structures at the Monterey College of Law or Monterey Peninsula College Public Safety Training Centers at which academic/training classes may occur, at any time when any academic/training classes in such structures actually are occurring, as a condition of approval to substantial conformance review for projects within 100 feet of such structures.	During substantial conformance review and approval	Once	City of Seaside Planning Department			
Utilities and Service Systems							
UTIL-1 Water Offset Programs							



**Special-Status Plants and
Protected Trees**

**Fort Ord Campus Town
Building Demolition Sites**

- ★ Monterey spineflower
- ★ Sandmat manzanita



Drawn By: J. Davilla, ESW
Date: 6/7/2021
Filepath: E:\Fort Ord Demolition
Image: ESRI Basemap

APPENDIX 3

AS-BUILT PLANS: *SURPLUS II UTILITY ABANDONMENT AND PROTECTION PLAN*

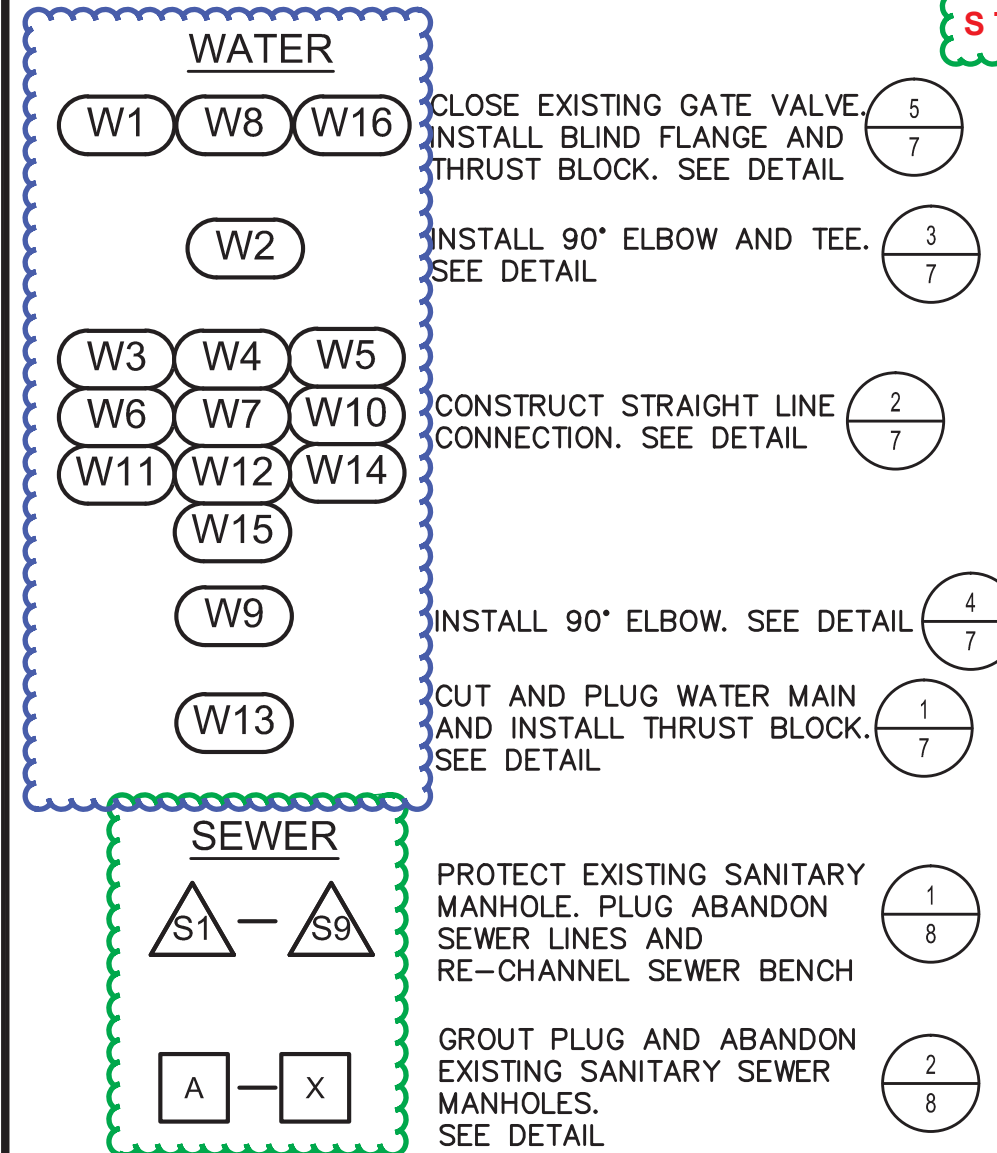
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GENERAL KEYNOTES

- 101 GROUT PLUG AND ABANDON EXISTING SANITARY SEWER LINES/LATERALS
- 102 REMOVE EXISTING FIRE HYDRANT.
- 103 ABANDON EXISTING WATER LINE

PROTECT:

- 202 PROTECT EXISTING SANITARY SEWER LINE AND STRUCTURES
- 205 PROTECT EXISTING FIRE HYDRANT
- 206 PROTECT EXISTING WATER LINE AND ASSOCIATED APPARATUS
- 208 PROTECT EXISTING STORM DRAIN LINE AND STRUCTURES SEE EROSION CONTROL PLAN FOR MORE INFORMATION



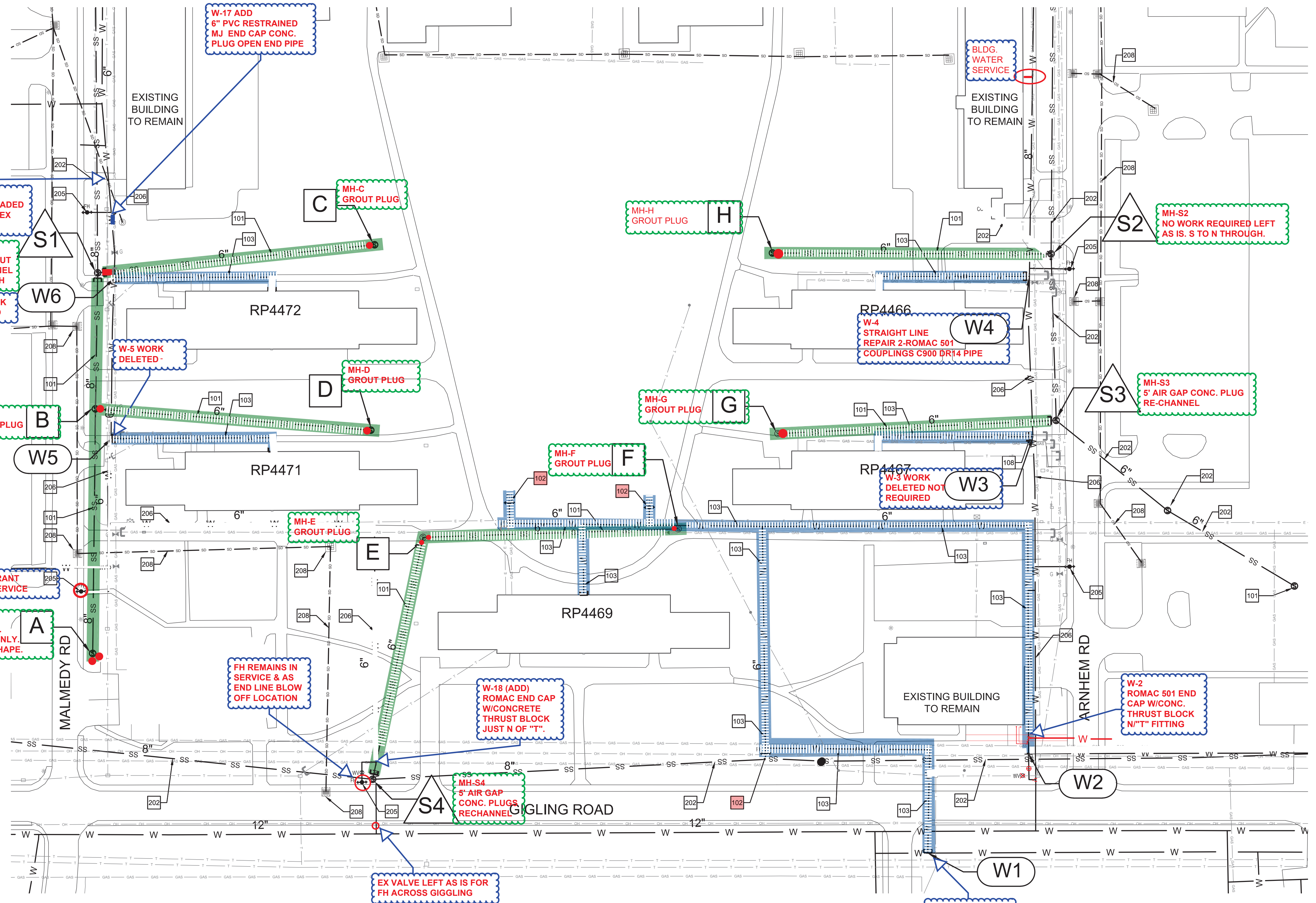
ABANDONED UTILITIES



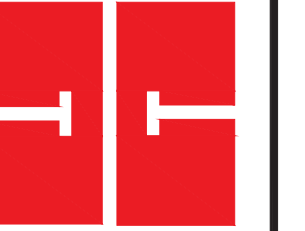
NOTES

- PROTECT ALL TELEPHONE, ELECTRIC AND GAS UTILITIES.
- PROTECT SIDEWALK, CURB, AND GUTTER. IF NECESSARY, REPLACE IN KIND TO ORIGINAL CONDITION OR BETTER.

AS BUILT PLANS
Date Accepted March 13, 2020
Resident Engineer Dana Van Horn



HARRIS & ASSOCIATES
450 Lincoln Avenue, Suite 103
Salinas, CA 93901
(619) 814-9509



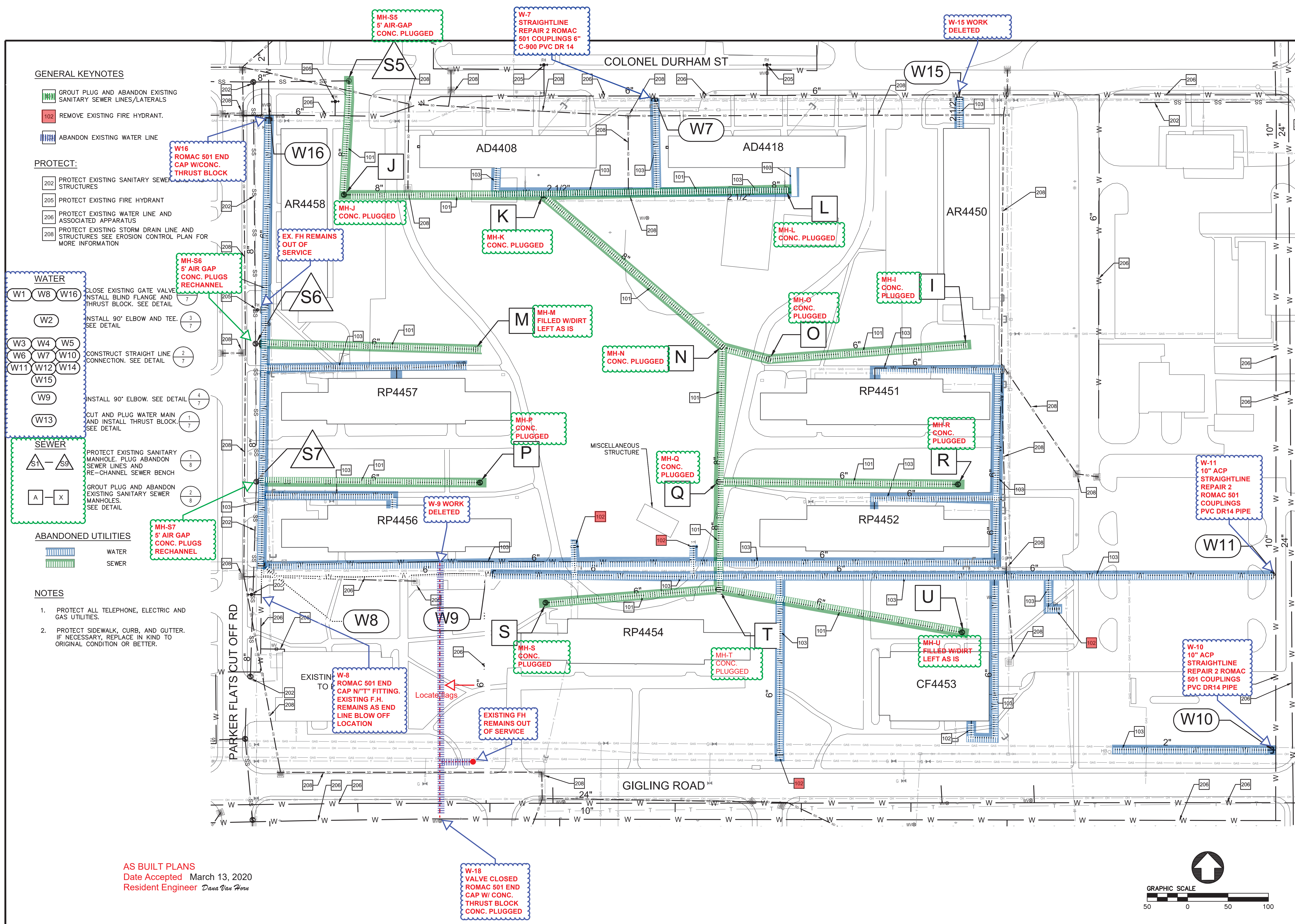
WATER AND SEWER
REMOVAL AND ABANDONMENT
SURPLUS II - UTILITY ABANDONMENT AND PROTECTION PLAN
SANITARY SEWER- WATER-STORM DRAIN - 1

S201-IBT3, 12-17-18

Date:	No.	Revisions
Scale:		
Design:		
Draft:		
Approved:		
Job No:		
Drawing Number:	3	

100% SUBMITTAL

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AS BUILT PLANS
Date Accepted March 13, 2020
Resident Engineer Dana Van Horn

W-18
VALVE CLOSED
ROMAC 501 END
CAP W/ CONC.
THRUST BLOCK
CONC. PLUGGED

GRAPHIC SCALE



50 0 50 100

Drawing Number:		No.		Revisions
Date:				
Scale:				
Design:				
Drawn:				
Approved:				
Job No:				

WATER AND SEWER
REMOVAL AND ABANDONMENT
SURPLUS II – UTILITY ABANDONMENT AND PROTECTION PLAN
SANITARY SEWER – WATER-STORM DRAIN 2



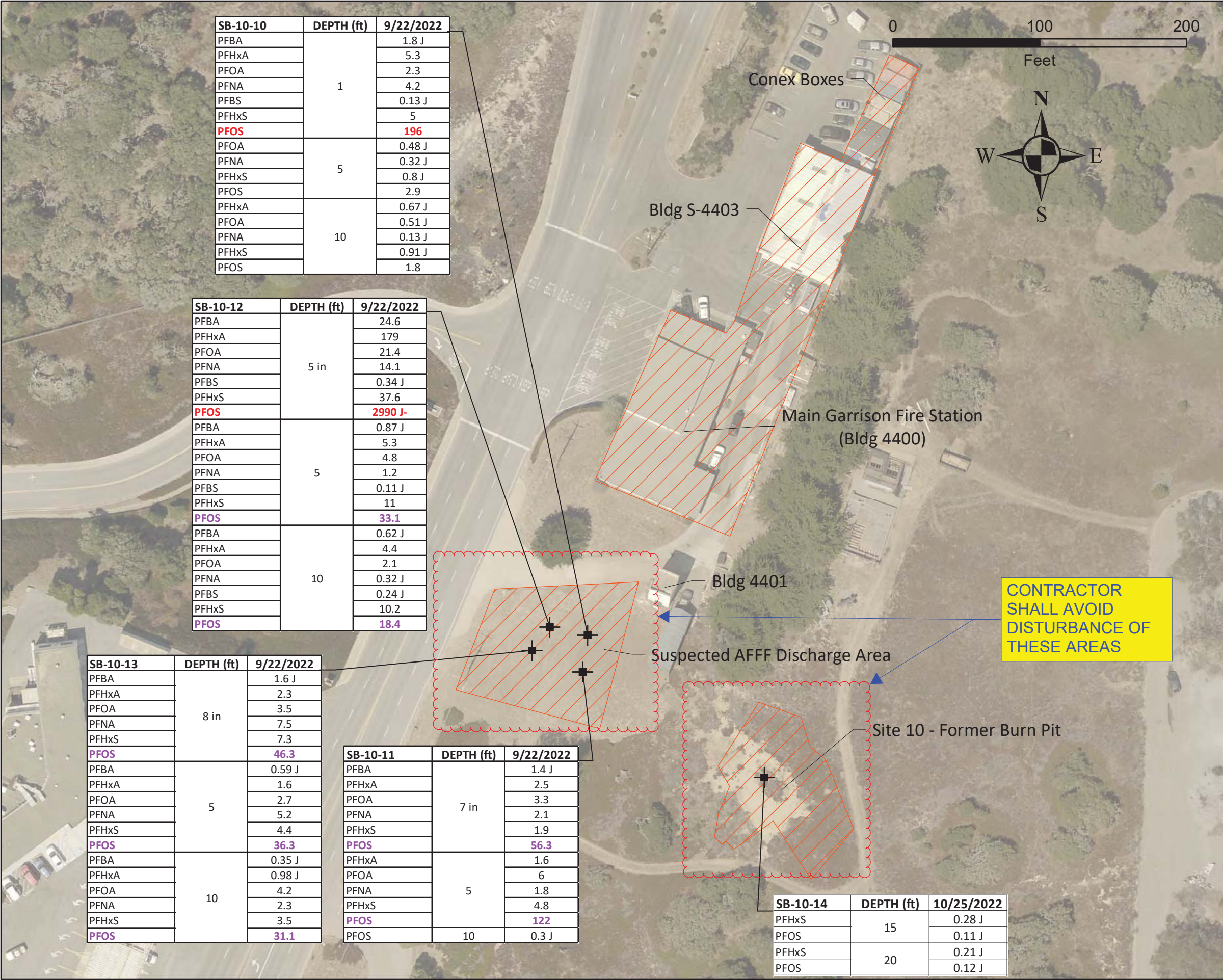
HARRIS & ASSOCIATES
450 Lincoln Avenue, Suite 103
Salinas, CA 93901
(619) 814-9509

S201-IBT3, 12-17-18

100% SUBMITTAL

APPENDIX 4

SAMPLING LOCATIONS AND ANALYTICAL RESULTS: SITE 10 AND MAIN GARRISON FIRE STATION



SB-10-10	DEPTH (ft)	9/22/2022
PFBA	1	1.8 J
PFHxA		5.3
PFOA		2.3
PFNA		4.2
PFBS		0.13 J
PFHxS	5	5
PFOS		196
PFOA		0.48 J
PFNA		0.32 J
PFHxS		0.8 J
PFOS	10	2.9
PFHxA		0.67 J
PFOA		0.51 J
PFNA		0.13 J
PFHxS		0.91 J
PFOS		1.8

SB-10-12	DEPTH (ft)	9/22/2022
PFBA	5 in	24.6
PFHxA		179
PFOA		21.4
PFNA		14.1
PFBS		0.34 J
PFHxS	5	37.6
PFOS		2990 J-
PFBA		0.87 J
PFHxA		5.3
PFOA		4.8
PFNA	10	1.2
PFBS		0.11 J
PFHxS		11
PFOS		33.1
PFBA	10	0.62 J
PFHxA		4.4
PFOA		2.1
PFNA		0.32 J
PFBS		0.24 J
PFHxS	10	10.2
PFOS		18.4

SB-10-13	DEPTH (ft)	9/22/2022
PFBA	8 in	1.6 J
PFHxA		2.3
PFOA		3.5
PFNA		7.5
PFHxS		7.3
PFOS	5	46.3
PFBA		0.59 J
PFHxA		1.6
PFOA		2.7
PFNA		5.2
PFHxS	10	4.4
PFOS		36.3
PFBA		0.35 J
PFHxA		0.98 J
PFOA		4.2
PFNA		2.3
PFHxS		3.5
PFOS		31.1

SB-10-11	DEPTH (ft)	9/22/2022
PFBA	7 in	1.4 J
PFHxA		2.5
PFOA		3.3
PFNA		2.1
PFHxS		1.9
PFOS	5	56.3
PFHxA		1.6
PFOA		6
PFNA		1.8
PFHxS		4.8
PFOS	10	122
PFOS		0.3 J

SB-10-14	DEPTH (ft)	10/25/2022
PFHxS	15	0.28 J
PFOS		0.11 J
PFHxS	20	0.21 J
PFOS		0.12 J

EXPLANATION

SI Sites

Sampled Location

Soil boring

NOTES:

Soil sample analytical results are in micrograms per kilogram (µg/kg).

Only detections for PFAS with screening levels are presented; see data tables for complete analytical results.

Bold/Magenta text: concentration in soil is greater than or equal to the residential soil screening level with a hazard quotient of 0.1.

Bold/Red text: concentration in soil is greater than the industrial/commercial soil screening level with a hazard quotient of 0.1.

ACRONYMS/ABBREVIATIONS:

PFBA = perfluorobutanoic acid
PFHxA = perfluorohexanoic acid
PFOA = perfluorooctanoic acid
PFNA = perfluoronanoic acid
PFBS = perfluorobutanesulfonic acid
PFHxS = perfluorohexanesulfonic acid
PFOS = perfluorooctanesulfonic acid
AFFF = Aqueous Film Forming Foam

SAMPLING LOCATIONS AND ANALYTICAL RESULTS

SITE 10 AND MAIN GARRISON FIRE STATION

PFAS Site Inspection Narrative Report
Former Fort Ord, California

Date: 10/4/2023

Figure: 17

**SECTION 00 5200
SAMPLE AGREEMENT**

THIS AGREEMENT, dated this _____ day of **February, 2025**, by and between **American Integrated Resources** whose place of business is located at **2341 North Pacific Street, Orange, CA 92865** ("Contractor"), and the City of Seaside ("Owner"), acting under and by virtue of the authority vested in Owner by the laws of the State of California.

WHEREAS, Owner, by its Resolution No. **25- ____** adopted on the **17th day of July, 2025** awarded to Contractor the following Contract:

CONTRACT NUMBER AG 25-____

**Fort Ord Military Reservation Property Demolition Project – Phase 1B (Re-bid)
located at
General Jim Moore Blvd and Gigling Road
Seaside, CA 93955**

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, Contractor and Owner agree as follows:

ARTICLE 1 -SCOPE OF WORK OF THE CONTRACT

1.01 WORK OF THE CONTRACT

- A. Contractor shall complete all Work specified in the Contract Documents, in accordance with the Specifications, Drawings, and all other terms and conditions of the Contract Documents (Work).

1.02 PRICE FOR COMPLETION OF THE WORK

- A. Owner shall pay Contractor the following Contract Sum Two million five hundred eighty five thousand seven hundred and seven dollars and ninety five cents (\$2,585,707.95) for completion of Work in accordance with Contract Documents as set forth in Contractor's Bid, attached hereto.

ARTICLE 2 - COMMENCEMENT AND COMPLETION OF WORK

2.01 COMMENCEMENT OF WORK

- A. **At time of advertisement, the Notice of Award is expected to be issued on July 21st, 2025.**
- B. Contractor shall commence work on the date established in the Notice to Proceed
- C. **At time of advertisement, the Notice to Proceed is expected to be issued on August 11th, 2025.**
- D. Owner reserves the right to modify or alter the Commencement Date.

2.02 COMPLETION OF WORK

- A. Contractor shall achieve Substantial Completion of the entire contract within **120 Calendar Days** from the Commencement Date and **15 Calendar** days following substantial completion to achieve Final Completion.
- B. **At time of advertisement, Substantial Completion is estimated to be December 2025.**
- C. **At time of advertisement, Final Completion is December, 2025.**

ARTICLE 3 - PROJECT REPRESENTATIVES

3.01 Owner's Project Manager

- A. Owner has designated **Jean-Luc Delbecq, PE** as its Project Manager to act as Owner's Representative in all matters relating to the Project.
- B. City Manager shall have final authority over all matters pertaining to the Contract Documents and shall have sole authority to modify the Contract Documents on behalf of Owner, to accept work, and to make decisions or actions binding on Owner, and shall have sole signature authority on behalf of Owner.
- C. Owner may assign all or part of the Project Manager's rights, responsibilities and duties to a Construction Manager, or other Owner Representative.

3.02 Owner's Environmental Consultant

- A. **Vista Environmental Consulting** furnished the Report related to Hazardous Materials and shall have the rights assigned to observe, inspect, and enforce the requirements of those noted Reports.

3.03 Engineer

- A. **Harris & Associates** furnished the Plans and Technical Specification and shall have the rights assigned to Engineer in the Contract Documents.

ARTICLE 4 - LIQUIDATED DAMAGES FOR DELAY IN COMPLETION OF WORK

4.01 LIQUIDATED DAMAGE AMOUNTS

- A. As liquidated damages for delay Contractor shall pay Owner **Three Thousand Four Hundred Dollars (\$3,400)** for each calendar day that expires after the time specified herein for Contractor to achieve Substantial Completion of the entire work, until achieved.
- B. As liquidated damages for delay Contractor shall pay Owner **Three Thousand Four Hundred Dollars (\$3,400)** for each calendar day that expires after the time specified herein for Contractor to achieve Final Completion of the entire work, until achieved.

4.02 SCOPE OF LIQUIDATED DAMAGES

- A. Measures of liquidated damages shall apply cumulatively.
- B. Limitations and stipulations regarding liquidated damages are set forth in Document 00 7200 (General Conditions).

ARTICLE 5 - CONTRACT DOCUMENTS

- 5.01** Contract documents consist of the following documents, including all changes, addenda, and modifications thereto:

Document 00 0101	Title Page
Document 00 0110	Table of Contents
Document 00 0115	List of Drawings
Document 00 3132	Geotechnical Data and Existing Conditions
Document 00 5100	Notice of Award
Document 00 5200	Agreement
Document 00 5500	Notice to Proceed
Document 00 6113.13	Construction Performance Bond
Document 00 6113.16	Construction Labor and Material Payment Bond
Document 00 6290	Escrow Agreement for Security Deposits
Document 00 6325	Substitution Request Form
Document 00 6530	Release of Claims
Document 00 6536	Guaranty
Document 00 7200	General Conditions
Document 00 7316	Supplementary Conditions – Insurance and Indemnification
Document 00 9113	Addenda
Document 02 1000	

through 31 2323 Technical Specifications
Drawings
Hazardous Material Survey Reports
Storm Water Pollution Prevention Plan (SWPPP)

- 5.02** There are no contract documents other than those listed above. The contract documents may only be amended, modified, or supplemented as provided in document 00 7200 (General Conditions).

ARTICLE 6 - MISCELLANEOUS

- 6.01** Terms and abbreviations used in this agreement are defined in document 00 7200 (general conditions) and section 01 4200 (references and definitions) and will have the meaning indicated therein.
- 6.02** It is understood and agreed that in no instance are the persons signing this agreement for or on behalf of owner or acting as an employee, agent, or representative of owner, liable on this agreement or any of the contract documents, or upon any warranty of authority, or otherwise, and it is further understood and agreed that liability of owner is limited and confined to such liability as authorized or imposed by the contract documents or applicable law.
- 6.03** In entering into a public works contract or a subcontract to supply goods, services or materials pursuant to a public works contract, contractor or subcontractor offers and agrees to assign to the awarding body all rights, title and interest in and to all causes of action it may have under section 4 of the clayton act (15 u.s.c. §15) or under the cartwright act (chapter 2 (commencing with §16700) of part 2 of division 7 of the business and professions code), arising from purchases of goods, services or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time owner tenders final payment to contractor, without further acknowledgment by the parties.
- 6.04** Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the contract, as determined by director of the state of California department of industrial relations, are deemed included in the contract documents and on file at owner's office, and shall be made available to any interested party on request. Pursuant to California labor code §§ 1860 and 1861, in accordance with the provisions of section 3700 of the labor code, every contractor will be required to secure the payment of compensation to his/her employees. Contractor represents that it is aware of the provisions of section 3700 of the labor code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and contractor shall comply with such provisions before commencing the performance of the work of the contract documents.
- 6.05** During the term of this agreement, contractor warrants that it is currently registered with the department of industrial relations and qualified to perform public work consistent with labor code section 1725.5. Contractor further warrants that any subcontractors who are subject to public contract code section 4104, are registered and qualified to perform public work consistent with labor code section 1725.5.
- 6.06** This project is subject to compliance monitoring and enforcement by the department of industrial relations.
- 6.07** This agreement and the contract documents shall be deemed to have been entered into in the county of Monterey, state of California, and governed in all respects by California law (excluding choice of law rules). The exclusive venue for all disputes or litigation hereunder shall be in the superior court for the county of Monterey.

IN WITNESS WHEREOF the parties have executed this agreement in quadruplicate the day and year first above written.

CONTRACTOR: [CONTRACTOR'S NAME]

OWNER: The City of Seaside

By: _____
(Signature)

By: _____
(Signature)

(Print Name)

(Print Name)

Its: _____
Title (If Corporation: Chairman, President
or Vice President)

(Title)

Attest: _____
City Clerk Signature

By: _____
(Signature)

(Print Name)

(Name)

Its: _____
Title (If Corporation: Secretary, Assistant
Secretary, Chief Financial Officer or
Assistant Treasurer)

END OF SECTION