



**City Council
Regular Meeting
AGENDA**

(to be held both at the physical and virtual locations below)

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/97199426600>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 971 9942 6600
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

December 6, 2023 - 6:00 PM

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1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**
 4. **PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS**
 5. **PETITIONS AND COMMUNICATIONS**
 6. **APPROVAL OF MINUTES**

6.a. Approval of the Minutes for the November 15, 2023, Special Meeting.

Recommended Action: Approve the minutes for the November 15, 2023, Special Meeting.

Attachments:

1. 2023-11-15 Draft Minutes - Special Meeting

6.b. Approval of the Minutes for the November 15, 2023, Regular Meeting.

Recommended Action: Approve the minutes for the November 15, 2023, Regular Meeting.

Attachments:

1. 2023-11-15 Draft Minutes - Regular Meeting

7. **RIGHT TO APPEAL DECISION**

Persons who are dissatisfied with a decision of the City Council may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the California Code of Civil Procedure, which generally limits to ninety days (90) the time within which the decision of the City Boards and Agencies may be judicially challenged.

8. **CONSENT CALENDAR**

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the City Council. Items may be removed from the Consent Calendar upon request of a Councilmember or a citizen in which event the item will be considered at the completion of all other items on the agenda. The motion by the City Council on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or Planning Commission recommendations.

- 8.a. Consider Adopting a Resolution Approving an Amendment to the Memorandum of Understanding Between the City of Ukiah and Ukiah Professional Firefighters Association Approving Mandatory Employee Contributions to the "IAFF Medical Expense Reimbursement Plan" of the Washington State Council of Firefighters Employee Benefit Trust, Effective January 1, 2024.

Recommended Action: Adopt a Resolution approving an amendment to the Memorandum of Understanding between the City of Ukiah and Ukiah Professional Firefighters Association approving mandatory employee contributions to the "IAFF Medical Expense Reimbursement Plan" of the Washington State Council of Firefighters Employee Benefit Trust, effective January 1, 2024.

Attachments:

1. UPFA MOU Amendment
2. IAFF MERP Joinder Agreement
3. Resolution

- 8.b. Consideration of Approval of the First Amendment to the Central Valley Project Membership Agreement Extending the Agreement for an Additional Ten Years to December 31, 2034; and Approval of Exhibit C, a Contract for Displacement of Base Resource, Extending the Term of the Contract by Two Years to December 31, 2026; and Authorizing the City Manager to Execute Both Agreements.

Recommended Action: Approve the first amendment to the Central Valley Project Membership Agreement extending the agreement for an additional ten years to December 31, 2034; and approve Exhibit C, a Contract for Displacement of Base Resource, extending the term of the contract by two years to December 31, 2026; and authorize the City Manager to execute both agreements on the City's behalf.

Attachments:

1. CVP Mbrshp Agrmnt Original
2. CVP Prtcpt Exbt C Original
3. CVP_Corp_Amendment_to_Member_Agreement
4. CVP_Corp_Amendment_to_Exhibit_C_Contract_for_Displacement_of_Base_Resource_Ukia
h

- 8.c. Request Approval to Amend the Contract with Utility Design Services, LLC to Increase Design and Engineering Contract Funding for Electric Capital Improvement Projects in the Amount of \$100,000.

Recommended Action: Authorize an increase of contract funding for Capital Improvement Projects design and engineering services by \$100,000 to Utility Design Services, LLC.

Attachments:

1. Contract 1314213
2. Utility Design Services 2024 Rate Schedule

- 8.d. Approve Completion of the Emergency Contract with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings, and Terminate the Emergency Action.

Recommended Action: Approve the completion of the emergency contract with West Coast Fire and Water for fire remediation work at the Electric Service Center, and terminate the emergency action.

Attachments:

1. West Coast Fire Water - Hastings Fire Remediation Work - 2223-177

- 8.e. Possible Adoption of Plans and Specifications for Tenant Improvements and Fire Damage Repair for the Electric Service Center, and Authorize Staff to Advertise for Bids.

Recommended Action: Adopt plans and specifications for the tenant improvements and fire damage repair for the Electric Service Center, and authorize staff to advertise for bids.

Attachments:

1. 2202_231117_CD100_BuildingPermit_Compiled_R2
2. 2202_231117_1350Hastings_Appendix_A_Technical Specifications
3. 2202_231117_1350 Hastings_Estimate

9. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

The City Council welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Council when this matter is considered. If you wish to speak on a matter that is not on this agenda that is within the subject matter jurisdiction of the City Council, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

10. COUNCIL REPORTS

11. CITY MANAGER/CITY CLERK REPORTS

12. PUBLIC HEARINGS (6:15 PM)

- 12.a. Consideration of 1) the Planning Commission's Recommendation to Adopt a Resolution to: Adopt an Addendum to the Ukiah Western Hills Open Land Acquisition and Limited Development Project Initial Study/Mitigated Negative Declaration (SCH No. 2021040428); Approve an Amendment of the Western Hills Annexation Area to Include APN 003-190-11; and Prezone Parcels to Public Facility ("PF") Zoning District and Low Density Residential-Hillside Overlay Zoning District ("R1-H"); and 2) Authorization for the City Manager to Negotiate and Execute the Property Purchase Sale Agreement and Joint Escrow Instructions between the City of Ukiah and David J. Hull.

Recommended Action: Adopt a Resolution to Adopt an Addendum to the Ukiah Western Hills Open Land Acquisition and Limited Development Project Initial Study/Mitigated Negative Declaration (SCH No. 2021040428); Approve an Amendment of the Western Hills Annexation Area to Include APN 003-190-11; and Prezone Parcels to Public Facility ("PF") Zoning District and Low Density Residential-Hillside Overlay Zoning District ("R1-H"); and Authorization for the City Manager to Negotiate and Execute the Property Purchase Sale Agreement and Joint Escrow Instructions between the City of Ukiah and David J. Hull.

Attachments:

1. PC Staff Report 11.8.23 (body)
2. Draft Findings_Amendment of Western Hills Annexation Area Amendment
3. Draft COAs_Amendment of Western Hills Annexation Area Amendment
4. Draft Resolution 11 30 23
5. Project Maps and List of Parcels
6. Western_Hills_Aquisition_Project_FAQs
7. Draft Property Purchase Agreement
8. Western Hills Revised Project ISMND Addendum_103123

- 12.b. Consideration and Possible Adoption of a Resolution Amending the Fee Schedule for the Planning and Building Divisions of the Community Development Department (*Withdrawn and Deferred to a Future Meeting Date*).
Recommended Action: N/A
Attachments: None

13. UNFINISHED BUSINESS

14. NEW BUSINESS

- 14.a. Consider Authorization for the City Manager to Execute a Three-Year Agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a Cloud-Based Human Resources and Payroll Module in the Amount of \$321,889.82, and Approve a Corresponding Budget Amendment.
Recommended Action: Authorize the City Manager to execute a three-year agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a cloud-based Human Resources and Payroll module in the amount of \$321,889.82, and approve a corresponding budget amendment.
Attachments:
 1. RFI for Timesheet Entry Software
 2. Demo Presentation Agenda Script (1)
 3. Dec 5th Council ready NEOGOV NCSA Agreement with special Term Clause for Ukiah City CA (003)
- 14.b. Review and Consider the Fiscal Year 2024-25 Budget Development Schedule.
Recommended Action: Receive and consider the City's operating and capital budget development and adoption schedule for the 2024-25 fiscal year.
Attachments:
 1. 2024-25 Budget Development Schedule
- 14.c. Receive Updates on City Council Committee and Ad Hoc Assignments, and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad Hoc(s), Including Consideration of a New Ad Hoc to Review the Fee Schedule for the Planning and Building Divisions.
Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s), and consider appointing two Councilmembers to serve on an ad hoc to review the fee schedule for the Planning and Building Divisions.
Attachments:
 1. City Council Special Assignments rev 8-4-23

15. CLOSED SESSION - CLOSED SESSION MAY BE HELD AT ANY TIME DURING THE MEETING

- 15.a. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(2))
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (1 case)
- 15.b. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(4))
Initiation of litigation (1 case)
- 15.c. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Roofing & Solar Construction, Inc. v. City of Ukiah et al., Mendocino County Superior Court Case No. 22CV00048

- 15.d. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-2018-70200
- 15.e. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Russian River Keepers et al. v. City of Ukiah, Case No. SCUK-CVPT-20-74612
- 15.f. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9)
Name of case: Ukiah v. Questex, Mendocino County Superior Court Case No. 15-66036
- 15.g. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9)
Name of case: Jane Doe v. City of Ukiah et al., U.S.D.C. (Eureka Division) Case No. 123-cv-009808.
- 15.h. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-190-11
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Dave Hull
Under Negotiation: Price & Terms of Payment
- 15.i. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 184-080-37; 184-080-36; 184-090-01; 184-090-07; 184-090-06; 184-100-04
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Henry's Original
Under Negotiation: Price & Terms of Payment
- 15.j. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units

16. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm. Any handouts or presentation materials from the public must be submitted to the clerk 48 hours in advance of the meeting; for handouts, please include 10 copies.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Kristine Lawler, CMC
Dated: 12/1/23

**CITY OF UKIAH
CITY COUNCIL MINUTES
Special Meeting**

Virtual Meeting Link: <https://us06web.zoom.us/j/97199426600>

Ukiah, CA 95482

November 15, 2023

3:30 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council met at a Special Meeting on November 15, 2023, having been legally noticed on November 13, 2023. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/97199426600>. Mayor Rodin called the meeting to order at 3:35 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Susan Sher, Douglas, F. Crane (*arriving at 3:40 p.m.*), Josefina Dueñas (*arriving at 3:35 p.m.*), and Mari Rodin. **Staff Present:** Sage Sangiacomo, City Manager; Sheri Mannion, Human Resources Director/Risk Manager; and Kristine Lawler, City Clerk.

MAYOR RODIN PRESIDING.

The Pledge of Allegiance was led by Mayor Rodin.

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 3:36 P.M.

3. CLOSED SESSION

a. Public Employee Performance Evaluation

(Government Code Section 54956)

Title: City Manager

No action reported.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 p.m.

Kristine Lawler, City Clerk

**CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue, Ukiah, CA 95482
Virtual Meeting Link: <https://us06web.zoom.us/j/97199426600>**

**Ukiah, CA 95482
November 15, 2023
6:00 p.m.**

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on November 15, 2023, having been legally noticed on November 9, 2023. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/97199426600>. Mayor Rodin called the meeting to order at 6:02 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Susan Sher, Douglas, F. Crane, Josefina Dueñas, and Mari Rodin. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR RODIN PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Manager Sangiacomo.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

5. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that all communications had been distributed.

6. APPROVAL OF MINUTES

- a. **Approval of the Minutes for the November 1, 2023, Special Meeting.**
- b. **Approval of the Minutes for the November 1, 2023, Regular Meeting.**
- c. **Approval of the Minutes for the November 7, 2023, Special Meeting.**

Motion/Second: Crane/Orozco to approve the Special and Regular Meeting Minutes of November 1, 2023; and the Special Meeting Minutes of November 7, 2023; as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

7. RIGHT TO APPEAL DECISION

8. CONSENT CALENDAR

- a. Approval of Purchase (PO No. 48492) of Mimecast Email Security Suite Including Installation and Configuration from CompuNet in the Amount of \$58,779, and Approval of Corresponding Budget Amendment – *Information Services*.

- b. Approve the Purchase (PO No. 48485) of a Portable Concrete Mixer from Cart-Away Concrete Systems, Inc in the Amount of \$71,514.32 – *Public Works*.
- c. Progress Report for HdL Companies Contract (2223-082) for Tax and Fee Administration Services for Transient Occupancy Tax - *Finance*.

Motion/Second: Crane/Sher to approve Consent Calendar Items 7a-7c, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

9. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

Public Comment: Dennis Crean – Palace Hotel, Public Safety; Pinky Kushner – Stream blockages, Palace Hotel.

10. COUNCIL REPORTS

Presenters: Councilmembers Sher and Orozco, and Mayor Rodin.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters:

- **Palace Hotel Update** – Matt Keizer, Chief Building Official.
- **Porzio Lane Update** – Darcy Vaughn, Assistant City Attorney and Matt Keizer, Chief Building Official.
- **Community Development Department's Preparation of Comments Regarding an Unincorporated Development in the County for a Gas Station/Convenience Store/65ft Sign at 9621 & 9601 North State Street** – Sage Sangiacomo, City Manager.
- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.

RECESS: 6:40 – 6:45 P.M.

12. PUBLIC HEARINGS (6:15 PM)

- a. Conduct a Public Hearing to Receive Public Comment, Discuss Final Grantee Performance Under State Community Development Block Grant 20-CDBG-CV-2-3-00069, Adopt Resolution to Confirm Program Closeout and Full Reimbursement of Grant Expenses from the California Department of Housing and Community Development; and Approve any Corresponding Budget Amendments Required as Part of the Grant Closeout Process.

Presenter: Jim Robbins, Housing and Grants Manager.

PUBLIC HEARING OPENED AT 6:52 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:52 P.M.

Motion/Second: Crane/Sher to adopt a Resolution (2023-38) acknowledging accomplishments, confirming activity completion, and confirming receipt of grant reimbursement funds from the State; and Approve any corresponding budget amendments required as part of the grant closeout process. Motion carried by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

- b. Conduct a Public Hearing to Receive Public Comment; Discuss Final Grantee Performance Under State Community Development Block Grant 20-CDBG-12057; Adopt Resolution to Confirm Project Closeout and Full Reimbursement of Grant Expenses from the California Department of Housing and Community Development; and Approve any Corresponding Budget Amendments Required as Part of the Grant Closeout Process.**

Presenter: Jim Robbins, Housing and Grants Manager.

PUBLIC HEARING OPENED AT 6:58 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:58 P.M.

Motion/Second: Crane/Sher to adopt a Resolution (2023-39) acknowledging accomplishments, confirming activity completion, and confirming receipt of grant reimbursement funds from the State; and 4) Approve any corresponding budget amendments required as part of the grant closeout process. Motion carried by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

- a. Status Report of the Emergency Contract with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings.**

Presenter: Cindy Sauers, Electric Utility Director

Motion/Second: Crane/Orozco to approve the continued work on the emergency contract (2223-177) with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

14. NEW BUSINESS

- a. Receive and File First Quarter Financial Report.**
- b. Receive and File Fourth Quarter Financial Report (Preliminary Unaudited Year-End Results).**

Presenter: Dan Buffalo, Finance Director.

PowerPoint presentation was received.

Reports were received.

RECESS: 8:11 – 8:16 P.M.

- c. Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).**

No reports were received.

- d. Consideration of Adoption of Amended Resolution Providing Council Rotation Guidelines; and Annual Appointment of Mayor, Vice Mayor, and Council Reorganization.**

Presenter: Kristine Lawler, City Clerk.

Motion/Second: Sher/Orozco to adopt the amended resolution (2023-40) providing Council rotation guidelines, superseding resolution 2020-50. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: Crane.

Public Comment: Alan Nicholson.

Motion/Second: Crane/Orozco to nominate and appoint Councilmember Duenas for Mayor for the year 2024, taking the seat on December 6, 2023. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Dueñas, and. NOES: Sher and Rodin. ABSENT: None. ABSTAIN: None.

Motion/Second: Duenas/Sher to nominate and appoint Councilmember Crane for Vice Mayor for the year 2024, taking the seat on December 6, 2023. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Crane/Orozco to approve the recommended reorganization (*Rodin to Seat #1, Orozco to Seat #2, and Sher to Seat #3*) for the remaining Councilmembers. Motion **carried** by the following roll call votes: AYES: Orozco, Sher, Crane, Dueñas, and Rodin. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS 9:07 – 9:11 P.M.

15. **CLOSED SESSION**

a. **Conference with Legal Counsel – Anticipated Litigation**

(Government Code Section 54956.9(d)(2))

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (1 case)

b. **Conference with Legal Counsel – Anticipated Litigation**

(Government Code Section 54956.9(d)(4))

Initiation of litigation (1 case)

c. **Conference with Legal Counsel – Existing Litigation**

(Government Code Section 54956.9(d)(1))

Name of case: Roofing & Solar Construction, Inc. v. City of Ukiah et al., Mendocino County Superior Court Case No. 22CV00048

d. **Conference with Legal Counsel – Existing Litigation**

(Government Code Section 54956.9(d)(1))

Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-2018-70200

e. **Conference with Legal Counsel – Existing Litigation**

(Government Code Section 54956.9(d)(1))

Name of case: Russian River Keepers et al. v. City of Ukiah, Case No. SCUK-CVPT-20-74612

f. **Conference with Legal Counsel – Existing Litigation**

(Government Code Section 54956.9)

Name of case: Ukiah v. Questex, Mendocino County Superior Court Case No. 15-66036

g. **Conference with Legal Counsel – Existing Litigation**

(Government Code Section 54956.9)

Name of case: Jane Doe v. City of Ukiah et al., U.S.D.C. (Eureka Division) Case No. 123-cv-009808.

h. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 003-190-11

Negotiator: Sage Sangiacomo, City Manager

Negotiating Parties: Dave Hull

Under Negotiation: Price & Terms of Payment

i. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 184-080-37; 184-080-36; 184-090-01; 184-090-07; 184-090-06; 184-100-04

Negotiator: Sage Sangiacomo, City Manager

Negotiating Parties: Henry's Original

Price & Terms of Payment

j. Public Employee Performance Evaluation

(Government Code Section 54956)

Title: City Manager

k. Conference with Labor Negotiator (54957.6)

Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

Closed Session was continued to a Special Meeting, date to be determined.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 p.m.

Kristine Lawler, CMC



AGENDA SUMMARY REPORT

SUBJECT: Consider Adopting a Resolution Approving an Amendment to the Memorandum of Understanding Between the City of Ukiah and Ukiah Professional Firefighters Association Approving Mandatory Employee Contributions to the "IAFF Medical Expense Reimbursement Plan" of the Washington State Council of Firefighters Employee Benefit Trust, Effective January 1, 2024.

DEPARTMENT: Human Resources /
Risk Management

PREPARED BY: Sheri Mannion, H.R. Director/Risk Manager

PRESENTER: Consent Calendar

ATTACHMENTS:

1. UPFA MOU Amendment
2. IAFF MERP Joinder Agreement
3. Resolution

Summary: Council is being asked to adopt a Resolution approving an amendment to the Memorandum of Understanding between the City of Ukiah and Ukiah Professional Firefighters Association approving mandatory employee contributions to the "IAFF Medical Expense Reimbursement Plan" of the Washington State Council of Firefighters Employee Benefit Trust, effective January 1, 2024.

Background: As part of the overall routine maintenance of the classification and compensation schedules, and employee benefit packages for the City of Ukiah, the Human Resources Department is responsible for evaluating classifications, developing new classifications (including appropriate salary levels), examining salary grade adjustments, reviewing fringe benefits, and making recommendations for additions, modifications, and corrections to classifications, benefits and Memoranda of Understanding provisions.

The current Memorandum of Understanding (MOU) between the City of Ukiah and Ukiah Professional Firefighters Association, Local 3686 (UPFA) is in effect until September 18, 2025. During negotiations for the current MOU, UPFA advised the City Manager and Human Resources Director that the Association members were interested in joining the International Association of Fire Fighters (IAFF) "Medical Expense Reimbursement Plan" (MERP). In August 2022, the UPFA President approached the Human Resources Director and requested to open discussions to join the IAFF MERP outside the regular negotiation cycle. The City Manager agreed to meet and requested that UPFA provide more information, including presentations and direct meetings with IAFF MERP for both the City negotiating team and association members.

Discussion: The IAFF Medical Expense Reimbursement Plan (MERP) is a tax-exempt, multi-employer Voluntary Employee's Beneficiary Association Plan (VEBA), that allows participating firefighters to set aside dollars during active employment. Deferrals are made through recurring payroll and must be level across the bargaining unit as defined in the MOU. IRS rules prohibit individual elections. Therefore, all represented members of the unit must participate.

Upon separation from City service and meeting plan eligibility requirements, the employee's contributions determine a lifetime monthly tax-free benefit used to offset post-employment/retirement healthcare expenses as defined by IRC 213(d), including health insurance premiums and medical expenses. The lifetime benefit plan design, with a survivor continuance for the spouse, is structured similar to a defined benefit plan, making it unique when compared to other Retiree Health Savings Accounts.

After multiple discussions with IPFA and Council authorization, including presentations provided by IAFF MERP, the City and UPFA reached a tentative agreement (Attachment 1). The Association held a vote at its August 29, 2023, meeting, voting to enroll into the IAFF MERP. Included in the attachments is the IAFF MERP Joinder Agreement (Attachment 2) and Resolution of the City Council (Attachment 3) approving the UPFA MOU amendment and mandatory employee contributions to the MERP. Association members voted to contribute \$100 per month to the Trust. There is no cost or assumed liability to the City. Additionally, the Association agreed to include members who transition out of the bargaining unit into management positions. The Fire Chief previously participated in the plan under a different organization and will be required to participate in the plan with the same contribution of \$100 per month.

The information above and the attached documents are inline with Council authorization. Staff recommends that Council adopt a Resolution authorizing an amendment to the UPFA MOU and mandatory employee contributions as outlined in the attached documents.

Recommended Action: Adopt a Resolution approving an amendment to the Memorandum of Understanding between the City of Ukiah and Ukiah Professional Firefighters Association approving mandatory employee contributions to the "IAFF Medical Expense Reimbursement Plan" of the Washington State Council of Firefighters Employee Benefit Trust, effective January 1, 2024.

BUDGET AMENDMENT REQUIRED: N/A; no cost to the City.

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

DIVERSITY-EQUITY INITIATIVES (DEI):N/A

CLIMATE INITIATIVES (CI):N/A

GENERAL PLAN ELEMENTS (GP):N/A

Approved:


Sage Sangiacomo, City Manager

**AMENDMENT TO THE 2022-2025 MEMORANDUM OF UNDERSTANDING
BETWEEN CITY OF UKIAH AND UKIAH PROFESSIONAL FIREFIGHTERS ASSOCIATION
FOR PARTICIPATION IN
IAFF MEDICAL EXPENSE REIMBURSEMENT PLAN**

PREAMBLE

The Amendment to the Memorandum of Understanding (MOU) on wages, hours, and working conditions is entered into between the City of Ukiah and the Ukiah Professional Firefighters Association, collectively referred to as “Parties.”

The City acknowledges that the Association has entered into an agreement with the IAFF Medical Expense Reimbursement Plan of the Washington State Council of Fire Fighters Employee Benefit Trust (hereafter, the “Trust”). The purpose of the Trust shall be to provide for retiree health expense reimbursement benefits.

A. DEFINED CLASS OF EMPLOYEES RECEIVING CONTRIBUTIONS. The “Defined Class” of employees receiving contributions to the Trust as set forth below, consists of all employees represented by Ukiah Professional Firefighters Association, Local 3686.

B. EMPLOYEE CONTRIBUTION AMOUNT. The City and the Association agree that the City shall withhold a mandatory contribution of \$100.00 per month on a pre-tax basis from the pay of every employee in the Defined Class who is a member of the bargaining unit represented by the Association and shall transmit such contributions to the Trust pursuant to the requirements in Section C below. No employee in the Defined Class shall be permitted to opt-out of the mandatory contributions or receive any portion of the contribution in cash.

C. REMITTANCE OF CONTRIBUTIONS. The City shall remit the above contributions directly to the Trust for the duration of the Memorandum of Understanding. Those contributions shall be remitted on a per pay period or monthly basis in one aggregate ACH or wire transfer directly to the custodian of the Trust within 30 days of the date the payment would have been payable to the employee.

The City hereby acknowledges receipt of the Trust Agreement governing the Trust and will comply with rules set by the Trust Office in regard to reporting and depositing the required contributions set forth herein.

D. REPORTING TO TRUST OFFICE. The City shall electronically submit to the Trust a report of contributing employees for each contribution sent to the Trust, in the format requested by the Trust, and received by the Trust Office within five (5) days of receipt of the contribution funds.

The City shall also provide an initial report of information for all contributing employees, as reasonably requested by the Trust; and shall send updates to this information to the Trust Office whenever the City has notice of changes to the information.

E. INDEMNITY. The Association and its members agree, to the fullest extent permitted by applicable law, to indemnify, defend and hold harmless the City and each of its agents, officers, and employees against all costs, expenses, liability, and damages resulting from misrepresentation, negligent action or inaction, or breach of, the Trust, or any rules policies, or procedures established by the Trust’s Board of Trustees by any person or entity except for the City’s breach of its obligations under this Agreement.

F. NO CITY GUARANTEE REGARDING BENEFIT PAYOUT AFTER FUNDING.

Employees who participate in the Trust assume the entire risk from any investment gains or losses associated with these funds or other decline in the funds' value. Nothing contained in this Agreement shall constitute a guarantee by the City that the assets in the Trust will be sufficient to pay any benefit to any person or make any other payment during the employee's life expectancy after retirement and/or during the life expectancy of any beneficiary. Payments to be paid from the Trust are limited to the remaining assets in the Trust and governed by the plan adopted or amended by the Board of Trustees.

G. LIMITATION OF LIABILITY. The City shall not incur or be liable for any fees associated with the Trust. The City will only administer payroll deductions for employee contributions to a qualifying employee benefit plan under the Internal Revenue Code. The City may cease payroll such deductions if the City incurs a fee, anticipates incurring a fee, or believes the payroll deductions will expose the City to legal claims or liabilities; provided, however, that the City shall provide advance notice to the Association of its intent to cease payroll deductions and allow the Association a reasonable opportunity to discuss and/or absorb any costs to the City. Responsibility for the maintenance and investment of the Trust funds rests solely with the Trust's Board of Trustees.

H. MODIFICATION OF CONTRIBUTION AMOUNT. The Parties agree to meet on an as needed basis to discuss, evaluate, and make changes to the Association's elected member contributions.

APPROVALS

CITY OF UKIAH

FIRE UNIT

(Sage Sangiacomo, City Manager)

Anthony Selvitella, President

Date

Date

IAFF MEDICAL EXPENSE REIMBURSEMENT PLAN

JOINDER AGREEMENT FOR IAFF LOCALS

(1) Negotiated contribution. The undersigned IAFF Local (hereafter “Association”) and Employer acknowledge receipt of a copy of the IAFF Medical Expense Reimbursement Plan (“Plan”) and Trust Agreement governing the Washington State Council of Fire Fighters Employee Benefit Trust (hereafter “Trust Agreement”). Association and Employer have negotiated a mandatory contribution into the Trust pursuant to *Memorandum of Understanding Between The City of Ukiah And Ukiah Professional Firefighters Association, Local 3686* (hereafter “CBA”).

(2) Request to participate. Request is hereby made that employees represented by Ukiah Professional Firefighters Association, Local 3686 be participating employees in the “IAFF Medical Expense Reimbursement Plan” (hereafter “Plan”). The Plan provides retiree medical expense reimbursement benefits. In consideration of the granting of this request, the Association hereby agrees to be bound by the terms, conditions and provisions of said Trust Agreement and Plan.

(3) Monthly or per pay period contribution rate. The contribution rate to the Trust is set forth in the Amendment to the 2022-2025 CBA. Attached is a true and complete copy of the Amendment to the 2022-25 CBA, authorizing contributions to the Plan. The Association or Employer shall provide the Trust with a copy of any successor CBA executed after the effective date of the CBA referenced in this paragraph.

Contributions will continue for employees who promote out of the Association and for employees who transfer into the Fire Unit with prior IAFF MERP participation. The attached Council Resolution for Unrepresented Employees with prior participation in IAFF MERP mandates contributions to the Plan. (Contribution levels for Unrepresented Employees cannot exceed contribution levels for Association employees.)

(4) In-lieu/Cafeteria/Flexible Benefits Contributions. There **is not** a provision in the CBA regarding a mandatory contribution of “In-lieu Incentive” for employees waiving employer-provided health insurance benefits and/or cafeteria/flexible benefits funds.

(5) Leave transfers. There **is not** a provision in the CBA regarding a mandatory sick and/or vacation leave contribution to the Trust. There **is not** a provision in the CBA regarding other mandatory Lump Sum Transfers (as defined in the Plan) to the Trust on behalf of employees.

There **is not** a provision in the Council Resolution regarding a mandatory sick and/or vacation leave transfers to the Trust on behalf of Unrepresented Employees.

(6) Retiree contributions. There **is not** a provision in the CBA for Retiree Contributions to the Trust on behalf of retired employees. There **is not** a provision in the Council Resolution for Retiree Contributions to the Trust on behalf of retired Unrepresented Employees.

(7) **No individual election to participate**. Association and Employer certify that all contributions (including transfer of sick or vacation leave if applicable) will be made on all employees in the Defined Class, as stated in the CBA, and employees may not individually elect against participation in the Plan.

(8) Contribution Reporting. The Employer shall electronically submit to the Trust Office a report of contributing employees, with sufficient identifying information pursuant to the reasonable rules of the Trust, for each contribution sent to the Trust within 5 business days of the contribution transfer. The Employer shall also provide an initial report of contact and identifying information for all contributing employees, in a format reasonably requested by the Trust, and shall send updates to this information to the Trust Office whenever the Employer/Association has notice of changes to the information contained therein.

(9) Contribution Delinquencies. The Association acknowledges that the Trust Agreement contains provisions regarding pursuit of delinquent contributions, and the Association agrees to cooperate with the Trustees in proceedings to recover such delinquent contributions. The Employer and Association acknowledge that federal law imposes penalties on the employer for late contributions, currently for contributions received by the Plan more than 90 days after the date the salary would have been payable to the employee.

(10) Pooled Sharing of Risk and Costs. The Association acknowledges that the Trustees pool all contributions except for Lump Sum Transfers (as defined the Plan) (e.g., sick and/or vacation leave); that the Trust and Plan operate based on a multiemployer basis, sharing costs and risk between all participants, and not based only on the employees in this Association; and that the monthly benefit levels will be set based on actuarial projections for the entire Trust population, and not based only on the employees in this Association.

(11) Term. This Agreement shall be effective upon the Trust's receipt of the first contribution and shall remain in effect unless terminated in accordance with the terms of the Trust Agreement. Written notice of termination must be received by either party prior to the first day of the month in which participation is to be terminated.

Approved by:

Acknowledged by:

By Association (Authorized Signature)

By Employer (Authorized Signature)

Print Name & Title

Print Name & Title

Date

Date

Contact person at Association:

Contact person at Employer:

(Name and Title)

(Name and Title)

(Phone and Email)

(Phone and Email)

(Street Address)

(Street Address)

IAFF MERP Joinder Agreement

Re: Ukiah Professional Firefighters Association, Local 3686

Approved and Processed for the Board of Trustees
By the Trust Office

(Signature)

(Print Name)

(Date)

*Return completed Agreement to Trust Office:
c/o Vimly Benefit Solutions, Inc.
P.O. Box 6, Mukilteo, WA 98275
Phone: 425.367.0743
Fax: 866.676.1530
Email: IAFF-MERP@vimly.com*

RESOLUTION NO. 2023-**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING MANDATORY EMPLOYEE CONTRIBUTIONS TO THE "IAFF MEDICAL EXPENSE REIMBURSEMENT PLAN" OF THE WASHINGTON STATE COUNCIL OF FIRE FIGHTERS' EMPLOYEE BENEFIT TRUST, EFFECTIVE JANUARY 1, 2024**

WHEREAS, effective January 1, 2024, firefighter employees of the City of Ukiah (the "City"), who are in the bargaining unit represented by IAFF Local 3686, participate in the IAFF Medical Expense Reimbursement Plan (the "Plan"), which provides reimbursement for medical expenses for retired firefighters who meet the eligibility rules of the Plan; and

WHEREAS, firefighter employees of the City who are in the bargaining unit represented by IAFF Local 3686 ("the Local"), participate in this Trust by employee contribution under the MEMORANDUM OF UNDERSTANDING between the City of Ukiah and Ukiah Professional Firefighters Association, Local 3686 ("CBA"); and

WHEREAS, certain management firefighter employees participating in the Plan, who either promote out of Local 3686 or otherwise previously participated in the Plan, have requested to continue participation in the Plan through mandatory employee contributions; and

WHEREAS, the governing body of the City has the authority to make mandatory deductions from employee payroll as part of the employees' compensation package, for contributions to the Plan in accordance with the terms of CBA, as stated herein; and

WHEREAS, the City acknowledges receipt of a copy of the "IAFF Medical Expense Reimbursement Plan" and the "Trust Agreement Governing the Washington State Council of Fire Fighters Employee Benefit Trust."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ukiah that:

SECTION 1. That all of the above recitals are true and correct.

SECTION 2. "Unrepresented Employee" is defined as a City employee who is a member of the Ukiah Professional Firefighters Association, who previously participated in the Plan, either through contributions to the Plan due to Local 3686 representation or through contributions to the Plan during prior employment.

SECTION 3. That City shall impose a \$100 per month mandatory payroll deduction from the salary of each Unrepresented Employee to be deposited pre-tax with the IAFF Medical Expense Reimbursement Plan for each eligible Unrepresented Employee, as defined herein. This amount shall be adjusted whenever, and in the same amount that, the contribution amount in the CBA may be adjusted.

SECTION 3. That this Resolution shall take effect upon its adoption by this City Council.

PASSED, ADOPTED and APPROVED this 6th day of December, 2023 by the following vote on roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Josefina Dueñas, Mayor

ATTEST:

Kristine Lawler, City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Consideration of Approval of the First Amendment to the Central Valley Project Membership Agreement Extending the Agreement for an Additional Ten Years to December 31, 2034; and Approval of Exhibit C, a Contract for Displacement of Base Resource, Extending the Term of the Contract by Two Years to December 31, 2026; and Authorizing the City Manager to Execute Both Agreements.

DEPARTMENT: Electric Utility

PREPARED BY: Cindy Sauers, Electric Utility Director

PRESENTER: Cindy Sauers, Electric Utility Director

ATTACHMENTS:

1. CVP Mbrshp Agrmnt Original
2. CVP Prtcpnt Exbt C Original
3. CVP_Corp_Amendment_to_Member_Agreement
4. CVP_Corp_Amendment_to_Exhibit_C_Contract_for_Displacement_of_Base_Resource_Ukiah

Summary: City Council will consider approving the first amendment to the Central Valley Project Membership Agreement extending the term of the agreement for an additional ten years to December 31, 2034; and possibly approving Exhibit C, a contract for displacement of Base Resource, extending the term of the contract by two years to December 31, 2026; and authorizing the City Manager to execute both agreements on the City's behalf.

Background: The Central Valley Project (CVP) is a hydropower generation resource used to meet the city of Ukiah's energy needs. CVP is owned and operated by the Bureau of Reclamation, a Federal agency under the US Department of Interior to improve flood control; deliver water to farms, cities, fish and wildlife; and to generate power. The CVP has 11 hydropower generation plants with 2100 megawatts of installed capacity, producing on average 4,600 gigawatt-hours of generation annually. CVP generation is used first to operate the project and to pump and deliver water, which consumes roughly 23 percent of CVP generation. Western Area Power Administration (Western), a power marketing administration under the US Department of Energy, markets the remaining wholesale generation at cost-based rates to first-preference and base-resource power customers. The City of Ukiah is a base-resource customer.

On March 16, 2011, the City entered into a membership agreement with CVP (Attachment 1) to achieve efficiencies and avoid double payment on transmission services, since CVP facilities are interconnected into the Western transmission system and Ukiah is interconnected on the California Independent System Operator (CAISO) transmission grid. Additionally, on March 16, 2011, Exhibit C to the membership agreement was approved (Attachment 2).

Discussion: Approval of this amendment will extend the term of the Membership Agreement for an additional ten-year period from the original expiration date of December 31, 2024, to a new date of December 31, 2034; and extend the Contract for Displacement of Base Resource for an additional two-year period from the original expiration date to December 31, 2026, in line with the Funding Contract that was approved in October 2023. Staff recommends approving the first amendment to the CVP Membership Agreement (Attachment 3) and the Contract for Displacement of Base Resource (Attachment 4).

Recommended Action: Approve the first amendment to the Central Valley Project Membership Agreement extending the agreement for an additional ten years to December 31, 2034; and approve Exhibit C, a Contract for Displacement of Base Resource, extending the term of the contract by two years to December 31, 2026; and authorize the City Manager to execute both agreements on the City's behalf.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Kristine Lawler, City Clerk

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): 1d – Continue plan to meet statewide goals for purchased power by 2030.

GENERAL PLAN ELEMENTS (GP):GP-A5 - Environment and Sustainability Element

Approved: 
Sage Sangiacomo, City Manager

CENTRAL VALLEY PROJECT CORPORATION MEMBERSHIP AGREEMENT

This Membership Agreement (this "Agreement") is made and entered into effective as of March 16, 2011 between the Central Valley Project Corporation, a California nonprofit corporation ("CVP Corp"), and each undersigned participant, collectively referred to as "Participants" and individually as a "Participant." The CVP Corp and any of the Participants individually are called "Party" and collectively are called "Parties."

Whereas, the CVP Corp is formed for the benefit of, and to carry out the purposes of, the Participants by helping the Participants achieve cost savings and efficiencies; and

Whereas, the CVP Corp can benefit the Participants by facilitating CVP customer involvement in activities associated with the Western Area Power Administration ("Western") and others; and

Whereas, the CVP Corp was also formed to act as a funding agent for those CVP customers that voluntarily requested that service; and

Whereas, the Participants through the CVP Corp will provide review, funding, and oversight for selected activities and projects on a case by case basis for those items requiring funding; and

Whereas, the CVP Corp has entered into a contract with Western to act as payment agent for certain Participants; and

Whereas, each undersigned Participant agrees to become a member and may choose which activities, services, and/or projects it would like to participate in as offered by the CVP Corp; and

Whereas, each Participant is willing to fund a proportionate share of the funding commitment for each activity, service, and/or projects that the Participant has agreed to participate in as delineated in the applicable Exhibit.

Now, therefore, in consideration of the terms, conditions and obligations of the CVP Corp and the Participants in this Agreement, the Parties agree as follows:

- a) **Exhibits Made Part of Agreement.** Each activity, service and/or project offered by the CVP Corp shall be delineated in an Exhibit, which shall become a part of this Agreement during the term fixed by its provisions. Exhibit(s) existing under this Agreement may change during the term hereof, provided, however, that each Exhibit attached hereto shall be in force and effect in accordance with its terms until respectively superseded by a subsequent exhibit, as allowed by the terms of the exhibit.

- b) **Funding Commitment:** Each undersigned Participant hereby agrees to fund a pro-rata share of the total funding commitment for each activity, service or project in which the Participant agrees to participate as delineated in the applicable Exhibit. Each Participant further agrees to fund a pro-rata share of the CVP Corp's start-up and administrative costs as determined by the CVP Corp Board of Directors annually. A Participant may withdraw from funding the activity designated in an Exhibit in accordance with the withdrawal terms contained in the Exhibit but only after all of the obligations it has committed to fund to date have been satisfied.
- c) **Deposit and Use of Funds:** The Participant hereby appoints CVP Corp and CVP Corp hereby accepts appointment as payment agent for the Participant for purposes of accepting funds provided by the Participant to satisfy the funding commitments in each Exhibit(s) designated by the Participant and disbursing those funds as required by each Exhibit. Each Participant shall deposit its pro-rata share of the funding commitment with the CVP Corp, acting on behalf of and as an agent for all of the Participants, in payments as described in the Exhibit(s). The CVP Corp will deposit, hold and maintain an accounting for the funds received from the Participants and use such funds only for the purposes of satisfying the funding commitment of the Participant. In the event the Participants' funds are received prior to the time they are to be disbursed pursuant to the Exhibit, such funds shall be invested pursuant to investment policies established by the CVP Corp Board of Directors and net earnings from such investment shall be retained for the benefit of the Participant. If any funds remain after commitments for any period have been satisfied in full, the remaining funds shall be returned to the Participants in proportion to the amount contributed by each Participant. Participant acknowledges and agrees that CVP Corp may engage third parties for the financial management of all funds received and that such funds may be commingled with those of other Participants and third parties.
- d) **Investment Earnings.** The CVP Corp will invest funds paid to the CVP Corp by the Participants, and will track the interest and/or earnings applicable to each Participant; any net earnings will be credited to each Participant in proportion to the individual Participant's amount of funds retained and being managed by the CVP Corp. Periodic reports will be provided at least annually to each participant showing the total amount of payments made to the CVP Corp, including the amount of payments made by the CVP Corp on behalf of the Participant and the net earnings credited to the Participant.
- e) **Obligation for Payment of Pro-Rata Share.** Each Participant shall pay its funding commitment to the CVP Corp in payments as stated in the applicable Exhibits. The CVP Corp intends to request funds from the Participant at such times and in such amounts as necessary to meet the obligations contained in the Exhibit(s). If a Participant fails to make a payment within the time period

listed in the Exhibit the Participant will be considered to be in default as to that Exhibit.

- f) **Right of Set-off.** If a Participant defaults as to its obligations under any Exhibit, the CVP Corp shall have the right to utilize any excess funds credited to that Participant under any other Exhibit(s), including the Participant's share of interest or earnings, in order to satisfy the Participant's outstanding obligations.
- g) **Resolution of Disputes.** The Parties will use good faith efforts to settle all disputes arising under, or in relation to, this Agreement. Should any dispute remain unresolved for a period of twenty (20) days, such dispute shall be forwarded to the Board of Directors for resolution. The Board of Directors shall meet within thirty (30) days to discuss and attempt to reach a resolution of the dispute. If a Participant fails to meet all of its obligations, it will be excluded from participating in the CVP Corp's activities, services and/or projects until its outstanding obligations are satisfied or otherwise resolved. The Participant's obligations under this Agreement shall remain until satisfied, unless otherwise modified by procedures to resolve any outstanding disputes, or settled by legal proceedings, with any and all accrued interest due as a result of late payments to the CVP Corp. No Participant shall be liable under this Agreement for the obligations of any other Participant.
- h) **Budgets and Billing Procedures.** Budgets and billing procedures will be delineated in the applicable Exhibit.
- i) **Board of Directors.** The Board of Directors will make decisions concerning the administration of the CVP Corp's rights and obligations under this agreement.
- j) **Term of the Agreement; Termination.** This Agreement shall become effective upon execution by the CVP Corp and upon the signature of a sufficient number of Participants as determined by the CVP Corp Board of Directors and, unless earlier terminated, shall remain in effect until December 31, 2024. This Agreement may be terminated by CVP Corp (i) if the CVP Corp Board of Directors determines that CVP Corp's activities, services and/or projects are not effective and efficient; provided, however, that such termination will not be effective until CVP Corp shall have received written notice from Western that all current obligations of the CVP Corp under the CVP Corp/Western Agreement have been completed and provided further that CVP Corp shall have provided a one hundred twenty (120) day written notice to all Participants prior to such termination or (ii) sixty (60) days following a default under of this Agreement or any Exhibit by the Participant which remains uncured for sixty (60) days provided that CVP Corp shall have provided a one hundred twenty (120) day written notice to such Participant prior to such termination. Any Participant may terminate its individual

participation in the Agreement by providing a one hundred twenty (120) day written notice to the CVP Corp; provided, however, that such termination by the Participant shall not be effective until all the Participant's outstanding obligations are met as delineated in the Exhibit(s).

k) Miscellaneous Provisions.

- a) **Limitation of Liability.** In no event shall any party hereto be liable for any special, incidental, indirect or consequential (including loss of profit) or punitive damages in connection with this agreement, whether based on breach of contract, breach of warranty, strict liability in tort or any other cause of action.
- b) **Attorneys' Fees.** If any action at law or in equity (including arbitration) is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other relief to which such party may be entitled.
- c) **Entire Agreement.** This Agreement, including the Exhibits hereto, constitutes the entire agreement of the parties and supersedes all oral negotiations and prior writings with respect to the subject matter hereof.
- d) **Assignment.** Neither a Participant nor the CVP Corp may assign this Agreement without prior written consent of the Participant and the CVP Corp.
- e) **Amendment; Waiver of Breach.** Any term of this Agreement may be amended or waived only with the written consent of the Participant and the CVP Corp. No waiver of any term or breach of any of the provisions contained in this Agreement or any Exhibit shall be construed to be a waiver of any subsequent breach of the same or of any other provision of this Agreement.
- f) **Choice of Law.** The validity, interpretation, construction and performance of this Agreement shall be governed by the laws of the State of California, without giving effect to the principles of conflict of laws.
- g) **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together will constitute one and the same instrument.

- h) **Successors and Assigns.** Subject to the provision of the Agreement, all of the terms, covenants and conditions of this Agreement shall inure to the benefit of and shall bind the parties hereto and their permitted successors and assigns.
- i) **Separate Entities.** The CVP Corp and each Participant are separate entities, and nothing in this Agreement shall be construed to create or imply any partnership or joint venture among the entities or any of them, or to create any rights or liabilities of any entity hereto for rights or liabilities of any other entity hereto, except to the extent otherwise expressly provided herein or in any other agreement between the entities.
- j) **Severability.** If any clause, sentence, paragraph, or part of this Agreement should for any reason be finally adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of the Agreement but shall be confined in its operation to the clause, sentence, paragraph, or part thereof directly involved in the controversy in which the judgment is rendered. If such judgment modifies or holds invalid any material terms or conditions of the Agreement in such a manner that either the CVP Corp or any Participant(s) is required to incur new or different obligations not expressly provided herein or forego benefits which it was otherwise entitled to, these entities shall in good faith renegotiate the terms and conditions affected by the judgment so as to restore the original balance of benefits and burdens contemplated by the entities as of the effective date of this Agreement. Such renegotiated terms and conditions shall be in the form of an amendment to the Agreement that shall be effective upon execution by the CVP Corp or any Participant(s). The original Agreement shall remain in full force and effect, as modified by said judgment, until the negotiation process for the amendment is complete.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CVP Corp

By: _____

James H. Pope

Chair, Board of Directors

Participant

By: _____

Name: _____

JANE CHAMBERS

Title: _____

PARTICIPANT EXHIBIT C

CONTRACT FOR DISPLACEMENT OF BASE RESOURCE

1. This Participant Exhibit C to be effective under, and as part of, the CVP Corporation Membership Agreement (Agreement), shall become effective on March 16, 2011, and shall remain in effect until either superseded by another Participant Exhibit C, terminated in accordance with Section 4 of this exhibit, or termination of Contract 09-SNR-01256 (Displacement Contract).
2. The purpose of the Displacement Program is to preserve the value and benefit of the First Preference Power (FPP) and Base Resource (BR) allocations, create efficiencies amongst Central Valley Project (CVP) customers, and minimize delivery costs among the Non-Direct Connect Customers (NDCC) and the Direct Connect Customers (DCC). The CVP Corporation (CVP Corp) has agreed to be the Displacement Program Administrator of a base resource displacement program as more fully described in the Displacement Contract between DCCs, NDCCs and the Western Area Power Administration (Western). This Participant Exhibit C will establish the obligation of NDCCs and DCCs to pay for the costs of the program incurred by CVP Corp in performing its administrative responsibilities.
3. **EXPLANATORY RECITALS:**
 - 3.1 Consistent with Western's 2004 Power Marketing Plan, Western provides FPP to First Preference Customers under a full requirements contract and provides a percentage of the Base Resource (BR) to CVP customers under a BR contract. FPP and BR customers that are not directly connected to Western's transmission system shall be referred to as NDCCs. FPP and BR customers that

are directly connected to Western's transmission system shall be referred to as DCCs.

3.2 The Federal Energy Regulatory Commission (FERC) conditionally approved the California Independent System Operator's (CAISO) proposed Integrated Balancing Authority Area (IBAA) proposal on September 19, 2008. The CAISO implemented the IBAA proposal simultaneously with the start-up of its Market Redesign and Technology Upgrade (MRTU).

3.3 Under IBAA, imports from the Sacramento Municipal Utility District (SMUD)/Western and Turlock Irrigation District (TID) BAs into the CAISO BA are priced differently than exports from the CAISO BA into the SMUD/Western and TID BAs and therefore implementation of IBAA could result in adverse financial impacts to both the NDCCs and the DCCs. The NDCCs and DCCs believe that the CAISO's MRTU pricing proposal may expose them to increased financial exposure, unreasonable congestion and loss charges, and unpredictable pricing outcomes. The NDCCs and DCCs further believe the IBAA pricing proposal may have the effect of causing sales to the CAISO from the SMUD/Western and TID BAs to be uneconomic in certain circumstances to the ultimate detriment of the NDCC and DCC ratepayers.

3.4 The loads that the NDCCs are serving with power received under their FPP and BR contracts incur charges from the CAISO for imports from the SMUD/Western and TID BAs.

3.5 At times the DCCs export resources out of the CAISO BA into the SMUD/Western and TID BAs, resulting in DCCs incurring charges from the CAISO.

3.6 The NDCCs and the DCCs seek to create a Displacement Program under which the NDCCs FPP or BR can be scheduled to the DCCs in the SMUD/Western and TID BAs, and the DCCs in turn can schedule an equal amount of energy in quality, quantity, and timing to the NDCCs from resources scheduled from or through the CAISO BA.

3.7 In consideration of the CAISO's IBAA program, Western is offering the Displacement Program as a means to continue to fulfill the intent of the 2004 Power Marketing Plan.

3.8 Western is willing to facilitate a Displacement Program of FPP and BR with the NDCCs and the DCCs.

3.9 Although the Western Displacement Contract documents the terms and conditions for a Displacement Program for FPP and BR, it does not preclude the future inclusion of Project Use Energy (PUE) under the Displacement Program when Western and the Bureau of Reclamation have deemed it appropriate for PUE to be included. The terms and conditions for the inclusion of PUE would be determined at that time.

3.10 The Displacement Program principles, scheduling and settlement processes to be used in the Displacement Program are delineated in the Displacement Contract.

3.11 This exhibit establishes the repayment mechanisms necessary to pay for the services required to enable the Displacement Program. The CVP Corp will have a contract with the Displacement Scheduling Aggregator who will be

responsible for scheduling the displaced BR energy between DCCs and NDCCs on an hourly basis, calculating the savings statements, and preparing corresponding financial reports which will be used as input for invoicing. Another CVP Corp contract will be with a Scheduling Coordinator which will schedule the trades between the DCCs and NDCCs to the CAISO. A third contract for a Billing Agent is required to collect and make payments to and from the participants as calculated by the Displacement Scheduling Aggregator and collect fees from the participants to pay for the service contracts required to enable the displacement transactions. The fees collected under this Exhibit C will be used to pay for these and other services as required to implement the Displacement Program.

4. **EFFECTIVE DATE AND TERM OF CONTRACT:**

4.1 This Exhibit C shall become effective on the first day Western designates the Displacement Program to be effective and shall remain in effect until midnight of December 31, 2024, subject to prior termination as otherwise provided for herein.

4.2 Western's consent is required before any BR, FPP, or PUE customer can participate in the Displacement Program.

4.3 At any time during the term of this Exhibit C, any participant may terminate its participation under this Exhibit C for any reason upon twenty eight (28) calendar days advance written notice to the CVP Corp and Western that it intends to terminate its participation in the Displacement Program. Such termination shall be effective no earlier than the first day of the calendar month that falls at least 28 calendar days after such notification is provided. After a

DCC or NDCC has terminated its participation in the Displacement Program, Western will modify Exhibit A of Contract 09-SNR-01256 as appropriate to remove such NDCC or DCC.

4.4 The term of this Participant Exhibit C shall be coincident with the term of Contract 09-SNR-01256. This Exhibit C will remain in effect as long as there is at least one NDCC and one DCC, unless terminated earlier by Western in accordance with the Displacement Contract.

4.5 All obligations incurred hereunder by any individual DCC or NDCC shall be preserved until satisfied. If the Displacement Scheduling Aggregator has made a commitment for information technology or other services beyond the date when the Displacement Program is terminated, the DCCs and NDCCs will be responsible for those costs in accordance with the CVP Corp/Displacement Scheduling Aggregator contract. Similarly, any CAISO costs incurred by the Scheduling Coordinator and billed after the termination date along with the associated costs incurred by the Billing Agent to finalize the payment of costs will be the responsibility of the DCCs and NDCCs.

5. **DEFINITION OF TERMS:**

Unless defined in Section 5 of this Exhibit C or defined elsewhere in this exhibit, all terms used in this exhibit with initial capitalization shall have the same meaning as those contained in the Master Definitions Supplement of the CAISO Tariff. In addition, as used herein, the following terms whether singular or plural, or used with or without initial capitalization, shall have the following meanings:

5.1 "Administrative Base Fee" means the fee collected by CVP Corp from the DCCs and NDCCs for covering ongoing administrative costs of the Displacement Program.

5.2 "Administrative Startup Fee Premium" means the fee collected by CVP Corp for covering the startup costs of the Displacement Program

5.3 "Base Resource" means CVP and Washoe Project power output, as determined by Western to be available for marketing, after (1) meeting the requirements of Project Use and First Preference Customers, and (2) any other adjustments required for maintenance, regulation, reserves, transformation losses, and ancillary services. For the purpose of this exhibit BR shall also include energy from the Hourly Exchange Program.

5.4 "Billing Agent" means the entity required to collect and make payments to and from the participants as calculated by the Displacement Scheduling Aggregator and collect fees from the participants to make payments for the service contracts required to enable the displacement transactions.

5.5 "CAISO" means the California Independent System Operator Corporation or its successor.

5.6 "Displacement Account" means the CVP Corp account that is used to deposit and withdraw money to settle the transactions of the Displacement Program.

5.7 "Displacement Contract" means the agreement between Western and NDCCs and DCCs executed to establish the Displacement Program.

5.8 "Displacement Energy" means energy transactions under the Displacement Contract.

5.9 "Displacement Program" means the program developed by Western, the NDCCs and DCCs and documented in the Displacement Contract to provide for the displacement of BR, FPP and PUE.

5.10 "Displacement Scheduling Aggregator" means the entity that has contracted with the Displacement Program Administrator to perform the duties related to determining allocation of costs and benefits among the DCCs and NDCCs to the Displacement Program.

5.11 "First Preference Customer" means a customer or preference-qualified entity located within Trinity, Calaveras, or Tuolumne Counties, California, as specified under the Trinity River Division Act (69 Stat. 719) and the New Melones provisions of the Flood Control Act of 1962 (76 Stat. 1173, 1191-1192).

5.12 "First Preference Power" means capacity and energy available under a First Preference Customer entitlement, which is the sum of 1) CVP generation, including energy exchanges with other entities; and 2) purchases made to meet the combined Project Use and First Preference Customer loads.

5.13 "Hourly Exchange Program" means the program in which all BR energy in excess of a CVP customer's load is retained by Western and offered by Western for sale to other CVP customers.

5.14 "Marketing Plan" means Western's 2004 Power Marketing Plan for the Sierra Nevada Region.

5.15 "Prefunding Entity" means any entity or Participant that pre-funds the startup costs of the Displacement Program

5.16 "Project Use Energy" means the power used to operate CVP and Washoe Project facilities in accordance with authorized purposes and pursuant to Reclamation Law.

5.1.7 "Scheduling Coordinator" means the entity that will schedule the trades between the DCCs and NDCCs to the CAISO.

6. **PAYMENT OBLIGATIONS:**

6.1 NDCCs and DCCs agree that they will be responsible for all costs allocated to them under the Displacement Program.

6.1.1 Under the terms of this Exhibit, the NDCCs and DCCs will reimburse the CVP Corp for all costs of administering the Displacement Program.

6.1.2 The CVP Corp will be responsible for determining and settling the collection and payment of Displacement Program savings between the DCCs and the NDCCs. The settlements and shared savings methodology procedures are documented in Exhibit B of the Displacement Contract as may be modified in accordance with the procedures in that contract.

6.1.3 The CVP Corp will be responsible for determining the value of failed Inter-SC trades and billing or paying the DCC or NDCC for the failed trade.

6.1.4 The monthly CAISO invoice for costs incurred as a result of each DCC's and NDCC's participation in the Displacement Program will be passed through from the Scheduling Coordinator to CVP Corp and the CVP Corp will pay the monthly invoice to the CAISO. As part of the Displacement Scheduling Aggregator's monthly duties under the Displacement Program, the Displacement Scheduling Aggregator will identify each DCC's and NDCC's share of the monthly CAISO costs and will provide that breakdown to the CVP Corp. The CVP Corp's Billing Agent will include these CAISO charges on each DCC's and NDCC's monthly invoice for payment by each DCC and NDCC.

6.2 The CVP Corp has established and will maintain an account called the Displacement Account which will be utilized to collect receipts and make payments for the sharing of savings between DCCs and NDCCs, to make payments for certain costs incurred to administer the program, and to earn interest on the account balances.

6.3 The CVP Corp administrative costs will be recovered from DCCs and NDCCs by an Administrative Base Fee assessed on each MWh of Displacement Energy transacted by each DCC and each NDCC. Administrative costs include, but are not limited to, the costs associated with the contract for the Displacement Scheduling Aggregator, Displacement Program Scheduling Coordinator, and the Displacement Program Billing Agent.

6.3.1 The Administrative Base Fee will be determined by CVP Corp based upon the timing and size of expected payments for administrative

costs and a projection of expected collection of Administrative Base Fees from DCCs and NDCCs.

6.3.2 The Administrative Base Fee, as it may be changed from time to time, is set forth in Attachment B. The CVP Corp will coordinate the development of any revised Administrative Base Fee with the DCCs and NDCCs.

6.4 The CVP Corp will receive end-of-month reporting on all displacement transactions from the Displacement Scheduling Aggregator and based on that reporting, the CVP Corp will either bill or pay each DCC and NDCC as appropriate to ensure that the DCCs and NDCCs share the savings of the previous month's displacement transactions.

6.5 The bills will be sent in electronic format to the DCC or NDCC and will be due by the date specified on the bill, which will normally be 15 days. DCCs and NDCCs shall make payment to the CVP Corp's Billing Agent. If a payment is late, it will accrue an interest penalty of one percent per month. Bills will be issued based on the CAISO's preliminary billing statements and trued-up when the CAISO issues the final bill.

6.6 The revenue collected from DCCs and NDCCs who owe for displacement savings will be sent to DCCs and NDCCs that are to receive the displacement savings as soon as possible after the revenue has been collected.

6.7 The CVP Corp is acting solely as an agent for all parties to the Displacement Program to distribute payments related to the Displacement Program savings, and to collect administrative costs. Should a DCC or NDCC not make a timely payment to the CVP Corp associated with their payment obligations under the Displacement Program, the CVP Corp will withhold

payments owed to the other DCCs or NDCCs pro rata based upon the amounts owed.

6.8 Startup costs for the administration related to the Displacement Program will be prefunded by Prefunding Entities at the levels shown in Attachment A. The CVP Corp will send a bill to the Prefunding Entity when the funds are needed. The Prefunding Entity contributions will be paid back to the Prefunding Entities through collection of an Administrative Startup Fee Premium on each MWh of Displacement Energy transacted by each DCC and each NDCC. The premium amount is set forth in Attachment B.

6.8.1 Once CVP Corp has collected sufficient funds through the Administrative Startup Fee Premium to pay back the Prefunding Entity contributions without interest, the Administrative Startup Fee Premium will be terminated. For the sake of ease of administration, the Administrative Startup Fee will be kept in place for whole calendar months.

6.8.2 Once the Administrative Startup Fee Premium has been terminated, the CVP Corp will begin rebating the Administrative Startup Fee Premium to those Prefunding Entities who paid the Administrative Startup Fee Premium as soon as sufficient fees have been collected. The rebate will be at a rate equal to one half of the Administrative Startup Fee Premium, and will be credited to ongoing transactions of those Prefunding Entities having paid the Administrative Startup Fee Premium, until each such Prefunding Entity has had their total Administrative Startup Fee Premium contributions returned, without interest.

6.9 Western requires a 90 day advance fund for CAISO costs associated with the Displacement Program scheduling coordinator services in case of a payment default by the CVP Corp. This has been estimated to be \$3,400 per DCC and NDCC. The CVP Corp will bill each DCC and NDCC \$3,400 upon signature of

this exhibit, which will be payable within 10 days of signature. The CVP Corp will then provide these dollars to Western to be put into Western's non-interest bearing trust account. Once Western has received the scheduling coordinator reserve funds, the DCC or NDCC can utilize the Displacement Program. Western will not require Federal entities, whether DCCs or NDCCs, to advance fund monies. In addition, for those non-Federal DCC's and NDCC's that Western will be executing the Displacement Program contracts on behalf of, which are identified in Exhibit A to the Displacement Contract, since Western already has advance funding established on behalf of these customers, they will not be required to advance an additional \$3,400 required under this section. The City of Redding and the Eastside Power Authority also have existing trust accounts established with Western and will not be required to advance an additional \$3,400 required under this section. If Western revises the 90 day advance amount based on actual charges incurred with the CAISO, the CVP Corp will pass that adjustment on to the DCC or NDCC.

6.10 Western will return the DCCs and NDCCs advance fund amount to the CVP Corp and the CVP Corp will return it to the DCC or NDCC when they terminate their participation in the Displacement Program, unless the DCC or NDCC is in default. If the DCC or NDCC is in default the CVP Corp can use the advance fund to help cure the default.

6.11 If a DCC or NDCC wants data from the Displacement Aggregator that is not needed by the other DCCs or NDCCs, the DCC or NDCC may contract directly with the Displacement Aggregator for the additional service. The cost will be the responsibility of that DCC or NDCC.

6.12 If a DCC or NDCC causes Displacement Program costs to the CVP Corp from actions that are the sole responsibility of that entity, those costs will be allocated directly to that entity.

6.13 The CVP Corp may utilize a portion of the interest that accrues in the Displacement Account to pay for its costs. If the CVP Corp administrative and overhead expenses are greater than the accrued interest earnings, the CVP Corp may authorize the collection of monthly or annual fees to be paid by the DCCs and NDCCs. Any interest remaining after CVP Corp expenses have been paid is available for payment of the Displacement Program administrative costs.

6.14 It is recognized that the CVP Corp will have full use of the funds in the Displacement Account; however, such use of funds will be limited to the implementation of the Displacement Program. Funds in the Displacement Account will only be invested in US Treasury or US Agency securities or money market funds that invest only in such securities.

6.15 If a DCC or NDCC withdraws from the Displacement Program, it will not be entitled to any refund from revenue that may exist in the Displacement Account as a result of the fees assessed per MWh to pay the costs of the Displacement Program. If the Displacement Program is terminated, any remaining funds after payment of all obligations of the Displacement Program will be distributed to the NDCCs and DCCs by the CVP Corp based upon the percentage of Displacement Energy (MWh) transactions of each DCC and NDCC over the 12 months immediately preceding the Displacement Program termination.

6.16 The CVP Corp will provide the DCCs and NDCCs a monthly report developed by the Displacement Scheduling Aggregator regarding the transactions that occurred. If there is a discrepancy between the Displacement Scheduling Aggregator report and that of the DCC or NDCC, the parties will meet to reconcile the numbers.

6.17 Any DCC or NDCC may audit the accounting of the Displacement Program at the participant's own expense.

6.18 Western may be required to provide legal representation and/or pay for any costs (including judgments) related to legal or regulatory proceedings related to the Displacement Program. The DCCs and NDCCs participating in the Displacement Program during the time frame associated with any legal or regulatory proceeding agree that they will pay Western its legal fees and costs (including any judgment against Western) in accordance with the terms and conditions set forth in the Displacement Contract. CVP Corp shall have no obligation to collect these fees from DCCs and NDCCs, nor shall CVP Corp have any responsibility to pay these fees to Western. However, as it relates to legal representation and fees associated with Western's performance as the CVP Corp's Scheduling Coordinator under Section 7 in Exhibit C to Contract 03-SNR-00583, CVP Corp is responsible for these costs. The CVP Corp will bill each DCC and NDCC under this Exhibit C to the CVP Corporation Membership Agreement, and each DCC and NDCC will be responsible for their appropriate share of these costs under this Exhibit C.

7.0 DEFAULT AND SUSPENSION PROVISIONS:

7.1 The failure of a DCC or NDCC to perform any of its payment obligations under this Exhibit C shall constitute a default. If CVP Corp determines the DCC or NDCC to be in default, the CVP Corp shall notify the DCC or NDCC in writing. If the DCC or NDCC has not cured such default within seven (7) calendar days, the CVP Corp may suspend service under this Exhibit C.

7.2 If the DCC or NDCC has not cured a default within thirty (30) calendar days (from the date of default), the CVP Corp shall have the right to terminate this Exhibit C with the DCC or NDCC and assess damages to the DCC or NDCC.

7.3 Should a DCC or NDCC fail to place the required Inter-SC trades associated with its participation in Displacement Program transactions, CVP Corp may suspend the DCC or NDCC from Displacement Program transactions on a temporary basis, until such DCC or NDCC can demonstrate that it can resume Displacement Program transactions and be successful in entering the required Inter-SC trades.

7.4 Notwithstanding any suspension that CVP Corp may impose on any DCC or NDCC in accordance with Section 7.3, for any DCC or NDCC failure to place the proper Inter-SC trade(s) which results in a financial obligation to CVP Corp due to the failed Inter-SC trade(s), such DCC or NDCC shall pay CVP Corp the settlement amount for the failed Inter-SC trade(s) in advance of the regular Displacement Program billing cycle and within ten (10) calendar days of receiving notice from CVP Corp for the settlement amount owing. The responsibility for any costs incurred as a result of a DCC's or NDCC's scheduling coordinator failure to submit the necessary information will be the financial responsibility of that DCC or NDCC. Should such DCC or NDCC not make payment for such settlement amount owing related to the failed Inter-SC trades within the specified time, CVP Corp may suspend further Displacement Program transactions for such DCC or NDCC until such DCC or NDCC has paid CVP Corp for the obligations associated with such failed Inter-SC trade(s).

7.5 As Displacement Program Administrator, CVP Corp is acting solely as an agent for all DCCs and NDCCs to the Displacement Program and by signature herein, each DCC or NDCC waives any claim, right and cause of action against CVP Corp for the default of contractors providing services to the CVP Corp on behalf of each individual DCC or NDCC.

PARTICIPANT

By: Jane Chamber
Title: City Manager
Address: 300 Seminary Ave
Ukiah Ca 95482

CENTRAL VALLEY PROJECT CORPORATION

By: Allyre
Title: Chairman
Address: 651 Commerce Drive
Roseville, Ca 95678

ATTACHMENT A
(Prefunding Entities and Estimated Contributions)

<u>Entity</u>	<u>Amount</u>
CVP Corp	\$65,000
SMUD	\$25,000
NCPA	\$25,000

Attachment B
(CVP Corp Displacement Program Service Fee)

<u>Date Effective</u>	<u>Administrative Base Fee</u>	<u>Administrative Startup Fee Premium</u>
July 1, 2010	\$0.95/MWh	\$0.00/MWh

FIRST AMENDMENT TO CENTRAL VALLEY PROJECT CORPORATION MEMBERSHIP AGREEMENT

This First Amendment (“Amendment”) to Central Valley Project Corporation Membership Agreement is entered into by and between the Central Valley Project Corporation, a California nonprofit public benefit corporation (“CVP Corp”) and the City of Ukiah, (individually a “Participant”), and each undersigned participant collectively referred to as “the Participants”. The CVP Corp and any of the Participants individually are called “Party” and collectively are called “Parties.”

WHEREAS, the City of Ukiah entered into the Central Valley Project Corporation Membership Agreement dated effective March 16, 2011 (the “Agreement”); and

WHEREAS, CVP Corp is formed for the benefit of, and to carry out the purposes of, the Participants by helping the Participants achieve cost savings and efficiencies; facilitating customer involvement, and conducting joint actions as directed by the Participants; and

WHEREAS, the United States of America, Department of Energy, Western Area Power Administration (WAPA) and CVP Corp entered into Contract 03-SNR-00583 (“Funding Contract”) on June 25, 2003; and

WHEREAS, each Participant has entered into a 2025 Base Resource Contract with WAPA for a percentage of WAPA’s Base Resource power for deliveries beginning January 1, 2025, for a maximum term of thirty years; and

WHEREAS, the Parties now desire to amend the Agreement to extend the term of the Agreement for an additional ten-year period from the original expiration date of December 31, 2024, to a new date of December 31, 2034, and

WHEREAS, the Parties have agreed to modify the Agreement as set forth above; and

WHEREAS, in accordance with Section k), Paragraph e), all changes to the Agreement must be in writing and signed by CVP Corp and the Participants who desire to extend the term of the Agreement; and

NOW, THEREFORE, the Parties agree as follows:

1. **Section j —Term of the Agreement; Termination.** The first sentence of this section of the Agreement is amended and restated to extend the term of the Agreement as follows:

This Agreement shall become effective upon execution by the CVP Corp and upon the signature of a sufficient number of Participants as determined by the CVP Corp Board of Directors and, unless earlier terminated, shall remain in effect until December 31, 2034.

The remainder of Section j of the Agreement is unchanged.

2. This Amendment in no way alters the terms and conditions of the Agreement except as specifically set forth herein.

Date: _____

Date: _____

CENTRAL VALLEY PROJECT CORPORATION

CITY OF UKIAH

RANDY S. HOWARD
Chair, Board of Directors

SAGE SANGIACOMO
City Manager

Approved as to Form:

Jane E. Luckhardt, General Counsel

**FIRST AMENDMENT TO PARTICIPANT EXHIBIT C, CONTRACT FOR DISPLACEMENT OF
BASE RESOURCE BETWEEN THE CENTRAL VALLEY PROJECT CORPORATION AND
CITY OF UKIAH**

This First Amendment (“Amendment”) to Participant Exhibit C, Contract for Displacement of Base Resource is entered into by and between the Central Valley Project Corporation, a California nonprofit public benefit corporation (“CVP Corp”) and the City of Ukiah (individually a “Participant”), and each undersigned participant collectively referred to as “the Participants”. The CVP Corp and any of the Participants individually are called “Party” and collectively are called “Parties.”

WHEREAS, the City of Ukiah entered into the Central Valley Project Corporation Membership Agreement dated effective March 16, 2011 (the “Agreement”); and

WHEREAS, the City of Ukiah entered into Participant Exhibit C to the Agreement, Contract for Displacement of Base Resource dated effective March 16, 2011, (the “Contract”); and

WHEREAS, the Parties entered into the Contract to preserve the value and benefit of the First Preference Power (FPP) and Base Resource (BR) allocations, create efficiencies among the Central Valley Project customers, and minimize delivery costs among the Non-Direct Connect Customers (NDCC) and the Direct Connect Customers (DCC); and

WHEREAS, each Participant has entered into a 2025 Base Resource Contract with WAPA for a percentage of WAPA’s Base Resource power for deliveries beginning January 1, 2025, for a maximum term of thirty years; and

WHEREAS, the United States of America, Department of Energy, Western Area Power Administration (WAPA) and CVP Corp entered into Contract 03-SNR-00583 (“Funding Contract”) on June 25, 2003; and

WHEREAS, WAPA and CVP Corp entered into Amendment 1 to the Funding Contract in October of 2023 to extend the term of the Funding Contract for two years through December 31, 2026.

WHEREAS, the Parties now desire to amend the Contract to extend the term of the Contract for an additional two-year period from the original expiration date of December 31, 2024 to a new date of December 31, 2026; and

WHEREAS, the Parties have agreed to modify the Contract as set forth above; and

NOW, THEREFORE, the Parties agree as follows:

1. **Section 4 —Effective Date and Term of Contract, subsection 4.1** of the Contract is amended and restated to read in full as follows:

This Exhibit C shall become effective on the first day Western designates the Displacement Program to be effective and shall remain in effect until midnight of December 31, 2026, subject to prior termination as otherwise provided for herein.

2. This Amendment in no way alters the terms and conditions of the Contract except as specifically set forth herein.

Date: _____

Date: _____

CENTRAL VALLEY PROJECT CORPORATION

CITY OF UKIAH

RANDY S. HOWARD
Chair, Board of Directors

SAGE SANGIACOMO
City Manager

Approved as to Form:

Jane E. Luckhardt, General Counsel



AGENDA SUMMARY REPORT

SUBJECT: Request Approval to Amend the Contract with Utility Design Services, LLC to Increase Design and Engineering Contract Funding for Electric Capital Improvement Projects in the Amount of \$100,000.

DEPARTMENT: Electric Utility

PREPARED BY: Diann Lucchetti, Administrative Secretary

PRESENTER: Cindy Sauers, Electric Utility Director

ATTACHMENTS:

1. Contract 1314213
2. Utility Design Services 2024 Rate Schedule

Summary: Council will consider approving an amendment to the contract with Utility Design Services, LLC to increase design and engineering contract funding for Electric Capital Improvement projects in the amount of \$100,000.

Background: The Electric Utility continues to expand its capital projects to improve electric system performance, reliability and capability, and prepare for electrification. These projects increase the system capacity to prepare for electrification, improve reliability by replacing end of life equipment, or improve performance and efficiency. The additional funding will provide design services for projects including replacement of direct buried cables, system balancing, and upgrades to various circuits throughout the city to increase capacity. In addition, Utility Design Services, LLC provides survey support services required to obtain easements for equipment placement and in the preparation of legal descriptions.

Utility Design Services has provided engineering and design services for the City of Ukiah Electric Department for many years and has thorough knowledge of the City's electric system, its policies and design standards.

Discussion: The Electric Utility's engineering team's workload includes new customer projects, system impact studies, project management duties, low impact system improvements, mapping and day to day activities, including assisting local contractors and other City departments. These duties provide full-time work for the current Staff. Additional support is needed for the design of larger projects.

Utility Design Services, LLC is highly qualified with years of industry and Ukiah knowledge to assist our design and construction team. This professional support helps ensure the Electric Utility Department's capital improvements are designed and constructed while we continue to provide customer support and system maintenance. A general range of services are provided including: project design, drafting and record support, survey and public utility easement procurement and construction management.

To ensure the necessary level of engineering support to meet current engineering demands and continue necessary system improvements, Staff recommends approval of the contract funding amendment. Funds are budgeted in the Fiscal Year 2023-2024 Budget.

A copy of the contract (Attachment 1) and current rate schedule (Attachment 2) are attached for reference.

Recommended Action: Authorize an increase of contract funding for Capital Improvement Projects design and engineering services by \$100,000 to Utility Design Services, LLC.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 80026400.52100: \$75,000; 80026110.52100: \$25,000

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Fund 800

PREVIOUS CONTRACT/PURCHASE ORDER NO.: COU 1314213

COORDINATED WITH: N/A

DIVERSITY-EQUITY INITIATIVES (DEI):

CLIMATE INITIATIVES (CI):

GENERAL PLAN ELEMENTS (GP):

Approved:


Sage Sangiacomo, City Manager

CITY OF UKIAH
AMENDMENT NO. 1
TO
PROFESSIONAL SERVICES CONTRACT 1314213
BETWEEN
UTILITY DESIGN SERVICES, LLC and THE CITY OF UKIAH

This Amendment No. 1, entered on June 22, 2016, revises the Agreement for Professional services dated April 30, 2014 between the City of Ukiah and Utility Design Services, LLC for professional consulting services relating to Distribution System Design and Project Management Support Services.

This Amendment No. 1 adds to the contract the following:

1. Additional 18 months for time of completion, revising the expiration of the agreement to October 30th, 2018.
2. Revising the guaranteed maximum dollar amount by an additional \$120,000.00, for a revised, total contract amount not-to-exceed \$300,000.00.

Except as expressly amended by this Amendment, all other terms remain unchanged and in full force and effect.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AMENDMENT ON THE EFFECTIVE DATE:

UTILITY DESIGN SERVICES, LLC

BY: 
AL SMATSKY

DATE: JUNE 22, 2016

CITY OF UKIAH

BY: 
SAGE SANGUIN, CITY MANAGER

DATE: 6-28-16

ATTEST

BY: 
KRISTINE LAWLER, CITY CLERK

DATE: 6-28-16

CITY OF UKIAH
AMENDMENT NO. 2
TO
PROFESSIONAL SERVICES CONTRACT 1314213
BETWEEN
UTILITY DESIGN SERVICES, LLC and THE CITY OF UKIAH

This Amendment No. 2, entered on March 5, 2018, revises the Agreement for Professional services dated April 30, 2014 between the City of Ukiah and Utility Design Services, LLC for professional consulting services relating to Distribution System Design and Project Management Support Services.

This Amendment No. 2 adds to the contract the following:

1. Eliminates specific time of completion. Agreement to be utilized as needed, and may be terminated as per Section 7.8.
2. Revising the guaranteed maximum dollar amount by an additional \$180,000.00, for a revised, total contract amount not-to-exceed \$480,000.00.

Except as expressly amended by this Amendment, all other terms remain unchanged and in full force and effect.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AMENDMENT ON THE EFFECTIVE DATE:

UTILITY DESIGN SERVICES, LLC

BY: 
 AL SMATSKY

DATE: March 3 2018

CITY OF UKIAH

BY: 
 SAGE SANGIACOMO, CITY MANAGER

DATE: 3/12/18

ATTEST

BY: 
 KRISTINE LAWLER, CITY CLERK

DATE: 3/12/18

June 29, 2018

ELECTRICAL UTILITY DESIGN CONSULTANT

Utility Design Services LLC

Prepares detailed electrical designs, engineered construction drawings and cost estimates for electric system reliability and capital improvement projects.

Designs street lighting systems and prepares construction drawings.

Coordinates project design with other City departments and utilities.

Negotiate easements and right-of-ways for all utility projects.

Prepares bid specifications and council communications.

Inspection services performed throughout construction representing the client to insure conformance with design, specifications and pertinent regulations.

Hourly Rates

Design Consultant \$ 140/hr

Civil Engineer \$160/hr

Drafting Technician \$70/hr

The following direct charges are charged in addition to the hourly charge rates set forth above.

Direct Charges:

Travel subsistence, air travel, motel, etc.: Cost + 20%

Vehicles \$ 10.00/day plus \$ 0.55/mile

CITY OF UKIAH
AMENDMENT NO. 3
TO
PROFESSIONAL SERVICES CONTRACT 1314213
BETWEEN
UTILITY DESIGN SERVICES, LLC and THE CITY OF UKIAH

This Amendment No. 3, entered on February 20, 2019, revises the Agreement for Professional services dated April 30, 2014 between the City of Ukiah and Utility Design Services, LLC for professional consulting services relating to Distribution System Design and Project Management Support Services.

This Amendment No. 2 adds to the contract the following:

1. Revising the guaranteed maximum dollar amount by an additional \$300,000, for a revised, total contract amount not-to-exceed \$780,000.

Except as expressly amended by this Amendment, all other terms remain unchanged and in full force and effect.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AMENDMENT ON THE EFFECTIVE DATE:

UTILITY DESIGN SERVICES, LLC

BY: Al Smatsky
AL SMATSKY

DATE: Feb 20 2019

CITY OF UKIAH

BY: Sage S. S. S.
SAGE SANGIACOMO, CITY MANAGER

DATE: 2-25-19

ATTEST

BY: Kristine Lawler
KRISTINE LAWLER, CITY CLERK

DATE: 2-25-19

CITY OF UKIAH
AMENDMENT NO. 4
TO
PROFESSIONAL SERVICES CONTRACT 1314213
BETWEEN
UTILITY DESIGN SERVICES, LLC and THE CITY OF UKIAH

This Amendment No. 4, entered on April 14, 2020, revises the Agreement for Professional services dated April 30, 2014 between the City of Ukiah and Utility Design Services, LLC for professional consulting services relating to Distribution System Design and Project Management Support Services.

This Amendment No. 4 revises the following:

1. Rate schedule has been revised per Attachment A for the 2020 calendar year.

Except as expressly amended by this Amendment, all other terms remain unchanged and in full force and effect.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AMENDMENT ON THE EFFECTIVE DATE:

UTILITY DESIGN SERVICES, LLC

BY: Al Smatsky
AL SMATSKY

DATE: April 4 2020

CITY OF UKIAH

BY: Phaedra Diliberto for
SAGE SANGIACOMO, CITY MANAGER

DATE: 4/17/20

ATTEST

BY: Kristine Lawler
KRISTINE LAWLER, CITY CLERK

DATE: 4/20/20

March 12 2020

ELECTRICAL UTILITY DESIGN CONSULTANT

Utility Design Services LLC

Prepares detailed electrical designs, engineered construction drawings and cost estimates for electric system reliability and capital improvement projects.

Designs street lighting systems and prepares construction drawings.

Coordinates project design with other City departments and utilities.

Negotiate easements and right-of-ways for all utility projects.

Prepares bid specifications and council communications.

Inspection services performed throughout construction representing the client to insure conformance with design, specifications and pertinent regulations.

Hourly Rates

Design Consultant \$ 145/hr

Junior Design Consultant \$ 110/hr

Civil Engineer \$225/hr

Drafting Technician \$90/hr

The following direct charges are charged in addition to the hourly charge rates set forth above.

Direct Charges:

Travel subsistence, air travel, motel, meals, etc.: Cost + 20%

Vehicles \$ 10.00/day plus \$ 0.57.5/mile

CITY OF UKIAH
AMENDMENT NO. 5
TO
PROFESSIONAL SERVICES CONTRACT 1314213
BETWEEN
UTILITY DESIGN SERVICES, LLC and THE CITY OF UKIAH

This Amendment No. 5, entered on October 19th, 2021, revises the Agreement for Professional services dated April 30th, 2014 between the City of Ukiah and Utility Design Services, LLC for professional consulting services relating to Distribution System Design and Project Management Support Services.

This Amendment No. 5 revises the following:

1. Revising the guaranteed maximum dollar amount by an additional \$260,000, for a revised, total contract amount not-to-exceed \$1,040,000.

Except as expressly amended by this Amendment, all other terms remain unchanged and in full force and effect.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AMENDMENT ON THE EFFECTIVE DATE:

UTILITY DESIGN SERVICES, LLC

BY: 
AL SMATSKY

DATE: 10-20-21

CITY OF UKIAH

BY: 
SAGE SANGIACOMO, CITY MANAGER

DATE: Oct 20, 2021

ATTEST

BY: 
Kristine Lawler (Oct 21, 2021 07:38 PDT)
KRISTINE LAWLER, CITY CLERK

DATE: Oct 21, 2021

AGREEMENT FOR
PROFESSIONAL CONSULTING SERVICES

This Agreement, made and entered into this 30th day of April, 2014 ("Effective Date"), by and between CITY OF UKIAH, CALIFORNIA, hereinafter referred to as "City" and Utility Design Services, LLC., a limited liability company organized and in good standing under the laws of the state of California, hereinafter referred to as "Consultant".

RECITALS

This Agreement is predicated on the following facts:

- a. City requires consulting services related to Distribution System Design and Project Management Support Services.
- b. Consultant represents that it has the qualifications, skills, experience and properly licensed to provide these services, and is willing to provide them according to the terms of this Agreement.
- c. City and Consultant agree upon the Scope-of-Work and Work Schedule attached hereto as Attachment "A", describing contract provisions for the project and setting forth the completion dates for the various services to be provided pursuant to this Agreement.

TERMS OF AGREEMENT

1.0 DESCRIPTION OF PROJECT

- 1.1 The Project is described in detail in the attached Scope-of-Work (Attachment "A").

2.0 SCOPE OF SERVICES

- 2.1 As set forth in Attachment "A".
- 2.2 Additional Services. Additional services, if any, shall only proceed upon written agreement between City and Consultant. The written Agreement shall be in the form of an Amendment to this Agreement.

3.0 CONDUCT OF WORK

- 3.1 Time of Completion. Consultant shall commence performance of services as required by the Scope-of-Work upon receipt of a Notice to Proceed from City and shall complete such services within three years from the effective date. Consultant shall complete the work to the City's reasonable satisfaction; even if contract disputes arise or Consultant contends it is entitled to further compensation.

4.0 COMPENSATION FOR SERVICES

- 4.1 Basis for Compensation. For the performance of the professional services of this Agreement, Consultant shall be compensated on a time and expense basis not to exceed a guaranteed maximum dollar amount of \$180,000. Labor charges shall be based upon hourly billing rates for the various classifications of personnel employed by

Consultant to perform the Scope of Work as set forth in the attached Attachment A, which shall include all indirect costs and expenses of every kind or nature, except direct expenses. The direct expenses and the fees to be charged for same shall be as set forth in Attachment A. Consultant shall complete the Scope of Work for the not-to-exceed guaranteed maximum, even if actual time and expenses exceed that amount.

- 4.2 Changes. Should changes in compensation be required because of changes to the Scope-of-Work of this Agreement, the parties shall agree in writing to any changes in compensation. "Changes to the Scope-of-Work" means different activities than those described in Attachment "A" and not additional time to complete those activities than the parties anticipated on the date they entered this Agreement.
- 4.3 Sub-contractor Payment. The use of sub-consultants or other services to perform a portion of the work of this Agreement shall be approved by City prior to commencement of work. The cost of sub-consultants shall be included within guaranteed not-to-exceed amount set forth in Section 4.1.
- 4.4 Terms of Payment. Payment to Consultant for services rendered in accordance with this contract shall be based upon submission of monthly invoices for the work satisfactorily performed prior to the date of the invoice less any amount already paid to Consultant, which amounts shall be due and payable thirty (30) days after receipt by City. The invoices shall provide a description of each item of work performed, the time expended to perform each task, the fees charged for that task, and the direct expenses incurred and billed for. Invoices shall be accompanied by documentation sufficient to enable City to determine progress made and to support the expenses claimed.

5.0 ASSURANCES OF CONSULTANT

- 5.1 Independent Contractor. Consultant is an independent contractor and is solely responsible for its acts or omissions. Consultant (including its agents, servants, and employees) is not the City's agent, employee, or representative for any purpose.

It is the express intention of the parties hereto that Consultant is an independent contractor and not an employee, joint venturer, or partner of City for any purpose whatsoever. City shall have no right to, and shall not control the manner or prescribe the method of accomplishing those services contracted to and performed by Consultant under this Agreement, and the general public and all governmental agencies regulating such activity shall be so informed.

Those provisions of this Agreement that reserve ultimate authority in City have been inserted solely to achieve compliance with federal and state laws, rules, regulations, and interpretations thereof. No such provisions and no other provisions of this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between Consultant and City.

Consultant shall pay all estimated and actual federal and state income and self-employment taxes that are due the state and federal government and shall furnish and pay worker's compensation insurance, unemployment insurance and any other benefits required by law for himself and his employees, if any. Consultant agrees to indemnify and hold City and its officers, agents and employees harmless from and against any claims or demands by federal, state or local government agencies for any such taxes or benefits due but not paid by Consultant, including the legal costs associated with defending against any audit, claim, demand or law suit.

Consultant warrants and represents that it is a properly licensed professional or professional organization with a substantial investment in its business and that it maintains its own offices and staff which it will use in performing under this Agreement.

- 5.2 Conflict of Interest. Consultant understands that its professional responsibility is solely to City. Consultant has no interest and will not acquire any direct or indirect interest that would conflict with its performance of the Agreement. Consultant shall not in the performance of this Agreement employ a person having such an interest. If the City Manager determines that the Consultant has a disclosure obligation under the City's local conflict of interest code, the Consultant shall file the required disclosure form with the City Clerk within 10 days of being notified of the City Manager's determination.

6.0 INDEMNIFICATION

- 6.1 Insurance Liability. Without limiting Consultant's obligations arising under Paragraph 6.2 Consultant shall not begin work under this Agreement until it procures and maintains for the full period of time allowed by law, surviving the termination of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with its performance under this Agreement.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office ("ISO) Commercial General Liability Coverage Form No. CG 20 10 10 01 and Commercial General Liability Coverage – Completed Operations Form No. CG 20 37 10 01.
2. ISO Form No. CA 0001 (Ed. 1/87) covering Automobile Liability, Code 1 "any auto" or Code 8, 9 if no owned autos and endorsement CA 0025.
3. Worker's Compensation Insurance as required by the Labor Code of the State of California and Employers Liability Insurance.
4. Errors and Omissions liability insurance appropriate to the consultant's profession. Architects' and engineers' coverage is to be endorsed to include contractual liability.

B. Minimum Limits of Insurance

Consultant shall maintain limits no less than:

1. General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the general aggregate limit shall apply separately to the work performed under this Agreement, or the aggregate limit shall be twice the prescribed per occurrence limit.
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

3. Worker's Compensation and Employers Liability: Worker's compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

4. Errors and Omissions liability: \$1,000,000 per occurrence.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to the City, its officers, officials, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages

- a. The City, its officers, officials, employees and volunteers are to be covered as additional insureds as respects; liability arising out of activities performed by or on behalf of the Consultant, products and completed operations of the Consultant, premises owned, occupied or used by the Consultant, or automobiles owned, hired or borrowed by the Consultant for the full period of time allowed by law, surviving the termination of this Agreement. The coverage shall contain no special limitations on the scope-of-protection afforded to the City, its officers, officials, employees or volunteers.
- b. The Consultant's insurance coverage shall be primary insurance as respects to the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be in excess of the Consultant's insurance and shall not contribute with it.
- c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
- d. The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from Consultant's performance of the work, pursuant to this Agreement.

3. Professional Liability Coverage

If written on a claims-made basis, the retroactivity date shall be the effective date of this Agreement. The policy period shall extend from a one year period from the completion of the work performed under this agreement.

4. All Coverages

Each Insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

E. Acceptability of Insurers

Insurance is to be placed with admitted California insurers with an A.M. Best's rating of no less than A- for financial strength, AA for long-term credit rating and AMB-1 for short-term credit rating.

F. Verification of Coverage

Consultant shall furnish the City with Certificates of Insurance and with original Endorsements effecting coverage required by this Agreement. The Certificates and Endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates and Endorsements are to be on forms provided or approved by the City. Where by statute, the City's Workers' Compensation - related forms cannot be used; equivalent forms approved by the Insurance Commissioner are to be substituted. All Certificates and Endorsements are to be received and approved by the City before Consultant begins the work of this Agreement. The City reserves the right to require complete, certified copies of all required insurance policies, at any time. If Consultant fails to provide the coverages required herein, the City shall have the right, but not the obligation, to purchase any or all of them. In that event, the cost of insurance becomes part of the compensation due the contractor after notice to Consultant that City has paid the premium.

G. Subcontractors

Consultant shall include all subcontractors or sub-consultants as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor or sub-consultant. All coverage for sub-contractors or sub-consultants shall be subject to all insurance requirements set forth in this Paragraph 6.1.

- 6.2 Indemnification. Notwithstanding the foregoing insurance requirements, and in addition thereto, Consultant agrees, for the full period of time allowed by law, surviving the termination of this Agreement, to indemnify the City for any claim, cost or liability that arises out of, or pertains to, or relates to any negligent act or omission or the willful misconduct of Consultant in the performance of services under this contract by Consultant, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful

misconduct or defects in design by the City, or arising from the active negligence of the City.

"Indemnify," as used herein includes the expenses of defending against a claim and the payment of any settlement or judgment arising out of the claim. Defense costs include all costs associated with defending the claim, including, but not limited to, the fees of attorneys, investigators, consultants, experts and expert witnesses, and litigation expenses.

References in this paragraph to City or Consultant include their officers, employees, agents, and subcontractors.

7.0 CONTRACT PROVISIONS

- 7.1 Ownership of Work. All documents furnished to Consultant by City and all documents or reports and supportive data prepared by Consultant under this Agreement are owned and become the property of the City upon their creation and shall be given to City immediately upon demand and at the completion of Consultant's services at no additional cost to City. Deliverables are identified in the Scope-of-Work, Attachment "A". All documents produced by Consultant shall be furnished to City in digital format and hardcopy. Consultant shall produce the digital format, using software and media approved by City.
- 7.2 Governing Law. Consultant shall comply with the laws and regulations of the United States, the State of California, and all local governments having jurisdiction over this Agreement. The interpretation and enforcement of this Agreement shall be governed by California law and any action arising under or in connection with this Agreement must be filed in a Court of competent jurisdiction in Mendocino County.
- 7.3 Entire Agreement. This Agreement plus its Attachment(s) and executed Amendments set forth the entire understanding between the parties.
- 7.4 Severability. If any term of this Agreement is held invalid by a court of competent jurisdiction, the remainder of this Agreement shall remain in effect.
- 7.5 Modification. No modification of this Agreement is valid unless made with the agreement of both parties in writing.
- 7.6 Assignment. Consultant's services are considered unique and personal. Consultant shall not assign, transfer, or sub-contract its interest or obligation under all or any portion of this Agreement without City's prior written consent.
- 7.7 Waiver. No waiver of a breach of any covenant, term, or condition of this Agreement shall be a waiver of any other or subsequent breach of the same or any other covenant, term or condition or a waiver of the covenant, term or condition itself.
- 7.8 Termination. This Agreement may only be terminated by either party: 1) for breach of the Agreement; 2) because funds are no longer available to pay Consultant for services provided under this Agreement; or 3) City has abandoned and does not wish to complete the project for which Consultant was retained. A party shall notify the other party of any alleged breach of the Agreement and of the action required to cure the breach. If the breaching party fails to cure the breach within the time specified in the notice, the contract shall be terminated as of that time. If terminated for lack of funds or

abandonment of the project, the contract shall terminate on the date notice of termination is given to Consultant. City shall pay the Consultant only for services performed and expenses incurred as of the effective termination date. In such event, as a condition to payment, Consultant shall provide to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Consultant under this Agreement. Consultant shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder, subject to off-set for any direct or consequential damages City may incur as a result of Consultant's breach of contract.

- 7.9 Duplicate Originals. This Agreement may be executed in duplicate originals, each bearing the original signature of the parties. When so signed, each such document shall be admissible in administrative or judicial proceedings as proof of the terms of the Agreement between the parties.

8.0 NOTICES

Any notice given under this Agreement shall be in writing and deemed given when personally delivered or deposited in the mail (certified or registered) addressed to the parties as follows:

CITY OF UKIAH
ELECTRIC UTILITY
300 SEMINARY AVENUE
UKIAH, CALIFORNIA 95482-5400

UTILITY DESIGN SERVICES, LLC.
AL SMATSKY
619 W. PINE STREET
LODI, CA 95240

9.0 SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Agreement the Effective Date:

UTILITY DESIGN SERVICES, LLC.

BY: AL Smatsky
PRINT NAME: AL Smatsky
46-5111318
IRS IDN Number

May 6th 2014
Date

CITY OF UKIAH

BY: John Chamber
CITY MANAGER

5/16/14
Date

ATTEST

Kristine Lander
CITY CLERK

5/16/14
Date

ELECTRICAL UTILITY DESIGN CONSULTANT

Utility Design Services LLC

Prepares detailed electrical engineering designs, drawings and cost estimates related to the maintenance and construction of the City of Ukiah electrical system.

Designs street lighting systems and prepares construction drawings.

Coordinates project design with other City departments and utilities.

Negotiate easements and right-of-ways as required for the project.

Prepares written bid specifications and council communications as necessary for the implication of the project.

Inspect construction work in progress for conformance with project design and all pertinent regulations.

Hourly Rates

Design Consultant \$ 100/hr

Civil Engineer \$120/hr

Drafting Technician \$45/hr

The following direct charges are charged in addition to the hourly charge rates set forth above.

Direct Charges:

Subsistence, air travel, etc. Cost + 15%

Vehicles \$ 10.00/day plus \$ 0.55/mile

Utility Design Services LLC

Electric Utility Design Consultant – Rates - 2024

Prepares detailed electrical designs, engineered construction drawings and cost estimates for electric system, electric reliability projects and capital improvement projects.

Design street lighting systems and prepares construction drawings.

Coordinates project design with City departments and other utilities.

Negotiate easements and right-of-ways for all utility projects.

Prepares bid specifications and council communications.

Manage on-site construction from start to finish, if required.

Inspection services performed throughout construction representing the client to ensure conformance with design, specifications and pertinent regulations, if required.

Hourly Rates

Design Consultant \$ 165/hr

Associate Design Consultant \$ 125/hr

Civil Engineer \$225/hr

The following “Direct Charges” are in addition to the hourly rates set forth above.

Direct Charges:

Travel subsistence, air travel, motel, meals, etc.: Cost + 20%

Vehicles \$ 10.00/day plus current Federal Reimbursement Milage Rate

Note:

If directed by client or the need arises to travel to project site, hourly rate charges begin and end at our office.



AGENDA SUMMARY REPORT

SUBJECT: Approve Completion of the Emergency Contract with West Coast Fire & Water for Fire Remediation Work at the Electric Utility Service Center at Hastings, and Terminate the Emergency Action.

DEPARTMENT: Electric Utility

PREPARED BY: Cindy Sauers, Electric Utility Director

PRESENTER: Cindy Sauers, Electric Utility Director.

ATTACHMENTS:

1. West Coast Fire Water - Hastings Fire Remediation Work - 2223-177

Summary: Council will consider approving the completion of the emergency contract with West Coast Fire and Water for fire remediation work at the Electric Service Center, and terminating the emergency action.

Background: The Ukiah City Council approved the purchase of 2.8 acres with a 15,800 sq. ft. building located at 1350 Hastings Rd (The Electric Service Center) to house the Electric Utility Department's operations. The Electric Service Center will centralize electric operations for Engineering, Construction and Technical Services. In addition, the Department intends to use the Electric Service Center for training, material warehousing and construction preparation.

On August 5, 2020, the City Council adopted the plans and specifications for the grading, fencing, roofing and electric equipment relocation. This work was completed on March 2, 2023.

On the morning of March 8, 2023, a fire broke out at the Electric Utility Department's Service Center located at 1350 Hastings Road. The source of the fire was the electrical failure of a bathroom ceiling fan. The Ukiah Valley Fire Authority responded to the incident, and was successful in putting the fire out. However, significant smoke and water damage occurred, as well as structural damage to the building.

West Coast Fire & Water was contacted and was able to respond in a timely manner to assess the fire, smoke and water damage. They were able to secure the building and cover exposed areas to prevent additional water intrusion from the impending precipitation. The City Purchasing, Risk Management, and Electric Departments worked with McLarens, the claims adjuster for the City's self-insured liability program through its membership in the California Intergovernmental Risk Authority (CIRA), and West Coast Water & Fire to develop a Scope of Work and contract for the remediation of the fire, water, and smoke damage. Please see Attachment 1 for a copy of the agreement.

The City opted to review all invoices and provide authority to McLarens to pay West Coast directly. The City, however, executed a contract with West Coast Fire & Water to complete the Scope of Work.

The initial cost estimate for this remediation was over \$200,000. The scope of work that was performed under this contract falls under the definition of "public project", as it involves demolition and repair work involving a publicly owned facility. The City Manager, under his authority, authorized proceeding with the work as an emergency, since the event was sudden and unexpected, and required immediate action for the protection of City (public) property. Due to structural issues, and immediate mold growth, time was of the essence, and bidding for this work as per the normal requirements of the California Uniform Cost Accounting Act, was not an option. Under these circumstances, public bidding is excused. At their Council meeting on April 5, 2023, the

City Council initially received the report regarding this contract, and approved by a four-fifths vote for the work to continue under these emergency circumstances.

Discussion: On April 7, 2023, the remediation work on the structure was completed. In July 2023, the cleaning of the electronics was completed and returned in satisfactory condition.

On November 13, 2023, Staff received the documentation from McLarens to approve the final invoice and directed them to proceed with payment. The total amount paid to West Coast for remediation work came to \$185,138.94.

Staff is requesting the Council's approval of the completion of the emergency contract and termination of the emergency action.

Recommended Action: Approve the completion of the emergency contract with West Coast Fire and Water for fire remediation work at the Electric Service Center, and terminate the emergency action.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Insurance Proceeds

PREVIOUS CONTRACT/PURCHASE ORDER NO.: 2223-177

COORDINATED WITH: Cindy Sauers, Electric Utility Director, Sheri Mannion, HR & Risk Management Director and Darcy Vaughn, Deputy City Attorney

DIVERSITY-EQUITY INITIATIVES (DEI): n/a

CLIMATE INITIATIVES (CI): n/a

GENERAL PLAN ELEMENTS (GP): n/a

Approved: 
Sage Sangiacomo, City Manager

COU 2223-177

SHORT FORM CONSTRUCTION CONTRACT

This Agreement is made and entered on March 13, 2023, in Ukiah, California, by and between Bridges Restoration LLC, dba West Coast Fire & Water, a limited liability company ("Contractor") and the City of Ukiah ("City"), a general law municipal corporation.

RECITALS:

1. The plans and specifications for this work ("the Work") are contained in Exhibit A, which is attached hereto and incorporated herein by this reference.
2. Contractor is properly licensed and qualified to perform the work.
3. Whenever this Agreement calls for City approval or notification, the approval or notification must be signed by the City Manager or his or her designee.

AGREEMENT:

Wherefore, in consideration of the foregoing facts and the terms and conditions as further stated herein, the parties hereby agree as follows.

1. PERFORMANCE OF THE WORK

Contractor will perform the Work as further provided herein.

1.1 Time of Performance. Time is of the essence, and the Contractor shall commence the work as soon as possible following the issuance of a "Notice to Proceed".

1.1.1. N/A [check if applicable] It is agreed by the parties to the contract that time is of the essence and that, in case all the work is not completed before or upon the expiration of the time limit as set forth, damage, other than those cost items identified in section 1.1.2, will be sustained by the City and that it is and will be impracticable to determine the actual amount of damage by reason of such delay; and it is therefore agreed that, subject to Sections 1.13-1.14, below, the Contractor will pay to the City the sum of five hundred dollars (\$500.00) per day for each and every calendar day's delay beyond the time prescribed.

1.1.2 N/A [check if applicable] In case the work called for under this contract is not completed within the time limit stipulated herein, the City shall have the right as provided hereinabove, to extend the time of completion thereof. If the time limit be so extended, the City shall have the right to charge to the Contractor and to deduct from the final payment for the work the actual cost to the City of engineering, inspection, superintendence and other overhead expenses which are directly chargeable to the contract and which accrue during the

period of such extension, except that the cost of final unavoidable delays shall not be included in such charges.

1.2 Construction of Contract Documents. Contractor will perform the Work in compliance with the plans and specifications set forth in the attached Exhibit A. If there is any inconsistency or conflict between the plans and the specifications, the specifications will prevail. If there is any inconsistency between the plans and the specifications and this agreement, the terms of this Agreement shall prevail, unless expressly stated otherwise in a particular specification.

1.3 Contractor furnished items. Contractor will furnish all necessary labor, materials, tools, equipment, and transportation necessary to perform the Work.

1.4 SB 854 requirements

1.4.1 No contractor or subcontractor may be listed on a bid proposal for 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)].

1.4.2 No contractor or subcontractor 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.

1.4.3 This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

1.4.4 The Labor Commissioner through the Division of Labor Standards Enforcement (DLSE) may at any time require contractors and subcontractors to furnish electronic certified payroll records directly to DLSE. All contractors and subcontractors must furnish electronic certified payroll records directly to the DLSE.

1.4.5 The Prime Contractor is required to post job notices at the job site as prescribed by regulations (currently, 8 CCR §16451(d).)

1.5 Use of Employees.

1.5.1. Contractor and any subcontractors shall pay all mechanics and laborers employed by them to work upon the site of the work unconditionally and without subsequent deductions or rebate on any account the full amounts due at the time of payment at wage rates not less than those contained in the applicable prevailing wage determination, regardless of any contractual relationship which may be alleged to exist between the Contractor and subcontractors and such laborers and mechanics.

1.5.2. Contractor shall comply with the California Labor Code Section 1775. In accordance with said Section 1775, Contractor shall forfeit as a penalty to the City, \$50.00 for each calendar day or portion thereof, for each workman paid less than the stipulated prevailing

rates for such work or craft in which such workman is employed for any work done under the Contract by him or her or by any subcontractor under him or her in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each workman for each calendar day or portion thereof for which each workman was paid less than the stipulated prevailing wage rate shall be paid to each workman by the Contractor.

1.5.3. Pursuant to the provision of Section 1770 of the Labor Code of the State of California, City has ascertained the general prevailing rate of wages (which rate includes employer payments for health and welfare, vacation, pension and similar purposes) applicable to the work to be done, for straight time work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification, or type of workers concerned. Copies of the General Prevailing Wage Determination are on file in the office of the City Engineer and are available to the Contractor on request. The Contractor shall post the wage determination at the site of work in a prominent place where the workers can easily see it.

1.5.4. City will not recognize any claim for additional compensation because the Contractor has paid any rate in excess of the prevailing wage rate obtained from the City Engineer. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his or her bid and will not in any circumstances be considered as the basis for a claim against the City.

1.5.5. Travel and Subsistence Payments.

Contractor shall make travel and subsistence payments to each worker needed to execute the work in accordance with the requirements in Section 1773.8 of the Labor Code (Chapter 880, Statutes of 1968).

1.5.6. Apprentices.

Attention is directed to the provisions in Sections 1777.5 (Chapter 1411, Statutes of 1968) and 1777.6 of the California Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. Contractor and any subcontractor under him or her shall comply with the requirements of said sections in the employment of apprentices.

Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

Copies of Labor Code Sections 1771 (requiring prevailing wages), 1775 (imposing penalties, including a \$50 per day, per worker forfeiture, for failure to pay prevailing wages), 1776 (requiring contractor to maintain available for inspection certified payroll records), 1777.5 (requiring certain apprenticeship programs), 1813 (imposing penalties for failure to make records available for inspection) and 1815 (requiring time and ½ for overtime) are available at the Department of Industrial Relations website at <http://www.dir.ca.gov/>

1.6 CITY Inspector. CITY may designate an architect, engineer, other design professional or other inspector ("Inspector") to supervise and/or inspect Contractor's performance of the Work. The Inspector shall have no authority to change the Work, the compensation for performing the Work or the time for completing the Work without City's prior written approval. City shall notify the Contractor in writing, if it designates an Inspector.

1.7 Site Conditions. Contractor acknowledges that it has inspected the work site and any improvements involving the Work and satisfied itself as to the conditions which can affect the Work or its cost. Contractor has not relied on any representation by CITY or its officers or employees as to the condition of the site or the houses or any condition that might affect the cost of performing this Agreement.

1.8 New Products Required. All equipment, materials or fixtures furnished by Contractor under this Agreement shall be new and of the most suitable grade for the intended purpose, unless otherwise specifically provided.

1.9 Compliance with Laws. The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work.

1.10 Protection of Site and Improvements. The Contractor shall preserve and protect the site, grounds and any involved improvements and shall not alter or damage any portion thereof, except as is absolutely necessary in order to perform the Work. The Contractor shall repair or replace, as directed by CITY, any property that it damages, loses or destroys in violation of this paragraph. Contractor shall assume full responsibility for maintaining the safety of the worksite in compliance with all applicable state and federal worker safety and protection laws and shall maintain the worksite in compliance with all such laws.

1.11 Inspection of Work. The Contractor shall ensure that the Work is available for inspection by CITY or its Inspector at all reasonable times and that no work is covered up or rendered incapable of inspection without prior notice to CITY or its Inspector and a reasonable opportunity for inspection. The presence or absence of an CITY inspector or the conduct of an inspection by CITY or its Inspector shall not relieve the Contractor from any contract requirement or compliance with Exhibit A.

1.12 Title. The Contractor warrants that it conveys full and complete title, free of all liens and encumbrances, to all materials, supplies, fixtures and equipment furnished to CITY under this Agreement and agrees to fully defend and indemnify CITY, its officers and employees, and the houses and homebuyers included in the Work from and against any claim, lien, charge, debt, cost, expense or liability arising from a breach of said warranty.

1.13 Warranties. [N/A] In addition to any other warranties in this contract, the Contractor warrants that the Work conforms to the contract requirements and is free of any defect in equipment, material or workmanship for a period of one year from the date of final acceptance of the Work by CITY. If CITY accepts any part of the Work before final acceptance of the entire Work, the warranty shall continue for the period of one year from the date of such partial acceptance. The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. [Initial if following sentence applies /_/ /_] CITY shall retain N/A% of the Contract Amount to secure the Contractor's warranty and shall remit the unused portion of that amount at the end of the warranty period. The time limit of this warranty shall not apply to any latent defects, or gross negligence or fraud on the part of the Contractor.

1.14. Extension of Time.

Should any delays occur which the City may consider unavoidable, as herein defined, the Contractor shall, pursuant to his or her application, be allowed an extension of time proportional to said delay or delays, beyond the time herein set forth, in which to complete this contract; and liquidated damages for delay shall not be charged against the Contractor by the City during an extension of time granted because of unavoidable delay or delays.

Any claim by Contractor for a time extension based on unavoidable delays shall be based on written notice delivered to the City within 15 days of the occurrence of the event giving rise to the claim. Failure to file said written notice within the time specified shall constitute a waiver of said claim. Notice of the full extent of the claim and all supporting data must be delivered to the City within 45 days of the occurrence unless the City specifies in writing a longer period. All claims for a time extension must be approved by the City and incorporated into a written change order.

1.15. Unfavorable Weather and Other Conditions.

During unfavorable weather and other conditions, the Contractor shall pursue only such portions of the work as shall not be damaged thereby. No portions of the work whose satisfactory quality or efficiency will be affected by any unfavorable conditions shall be constructed while these conditions remain, unless, by special means or precautions approved by the City, the Contractor shall be able to overcome them.

The Contractor shall be granted a time extension of one day for each unfavorable weather day that prevents him or her from placing concrete forms or placing and finishing concrete or asphalt

concrete. Such unfavorable weather day is defined as a rain day where precipitation prevents the contractor from performing the work more than four (4) continuous hours within the authorized work period or a temperature day where the ambient temperature is below that specified for the placement of materials associated with the controlling work item for more than four (4) continuous work hours of the authorized work period.

1.16. Saturday, Sunday, Holiday and Night Work.

No work shall be done between the hours of 6 p.m. and 7 a.m., nor on Saturdays, Sundays or legal holidays except such work as is necessary for the proper care and protection of work already performed, or except in cases of absolute necessity and in any case only with the permission of the City.

It is understood, however, that night work may be established as a regular procedure by the Contractor if he or she first obtains the written permission of the City and that such permission may be revoked at any time by the City if the Contractor fails to maintain at night adequate force and equipment for reasonable prosecution and to justify inspection of the work.

1.17. Hours of Labor.

Eight (8) hours of labor shall constitute a legal day's work and the Contractor or any subcontractor shall not require or permit more than eight hours of labor in a day from any person employed by him or her in the performance of the work under this contract, unless paying compensation for all hours worked in excess of eight (8) hours per day at not less than 1 ½ times the basic rate of pay. The Contractor shall forfeit to the City, as a penalty, the sum of twenty-five dollars (\$25.00) for each workman employed in the execution of the contract by him or her or by any subcontractor, for each calendar day during which such laborer, workman, or mechanic is required or permitted to labor more than eight hours in violation of the provisions of Section 1810 to 1816, inclusive, (Article 3, Chapter 1, Part 7, Division 2) of the Labor Code of the State of California and any acts amendatory thereof.

2. CONTRACT PRICE

The Contractor will be paid for performance of this Agreement time and materials plus subcontractors will be added as invoice plus 20% per rate sheet provided as Exhibit B.

3. PAYMENT OF CONTRACT PRICE

3.1 City authorizes McLarens to pay Contractor solely and directly for the completed work performed pursuant to this contract. All payments under this contract shall be made upon the presentation of certificates in writing to the City and shall show that the work covered by the payments has been done and the payments thereof are due in accordance with this contract. Within fifteen days of the City's receipt of the certificate of payment, City shall review and forward

authorization for payment to McLarens for its review, approval, and payment to the Contractor.

If, for any reason, Customer receives a check from Insurance Company made payable to Customer, Customer agrees to pay West Coast Fire and Water immediately upon receipt of the check. In order to expedite payment to Contractor, Customer hereby appoints Contractor as attorney-in-fact, authorizing Contractor to endorse Customer's name on Insurance Company checks or drafts, and to deposit insurance checks for the services provided in the amount invoiced.

4. INDEMNIFICATION AND INSURANCE.

4.1 Indemnification. The Contractor shall do all of the work and furnish all labor, materials, tools and appliances, except as otherwise herein expressly stipulated, necessary or proper for performing and completing the work herein required in the manner and within the time herein specified. The mention of any specific duty or liability imposed upon the Contractor shall not be construed as a limitation or restriction of any general liability or duty imposed upon the Contractor by this contract, said reference to any specific duty or liability being made herein merely for the purpose of explanation.

The right of general supervision by the City shall not make the Contractor an agent of the City and the liability of the Contractor for all damages to persons or to public or private property, arising from the Contractor's execution of the work, shall not be lessened because of such general supervision.

Until the completion and final acceptance by the City of all the work under and implied by this contract, the work shall be under the Contractor's responsible care and charge. The Contractor shall rebuild, repair, restore and make good all injuries, damages, re-erections and repairs, occasioned or rendered necessary by causes of any nature whatsoever, excepting only acts of God and none other, to all or any portions of the work, except as otherwise stipulated.

To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the City and its officers, directors, agents, and employees from and against all claims, damages, losses and expenses including but not limited to attorneys' fees, costs of suit, expert witness fees and expenses and fees and costs of any necessary private investigators arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (2) is caused in whole or in part by any act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder, or by the negligence or omission of a party indemnified herein.

In any and all claims against the City or any of its agents or employees by any employee of the

Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts. The obligation to indemnify shall extend to and include acts of the indemnified party which may be negligent or omissions which may cause negligence.

The City shall have the right to estimate the amount of such damage and to cause the City to pay the same and the amount so paid for such damage shall be deducted from the money due the Contractor under this contract; or the whole or so much of the money due or to become due the Contractor under this contract as may be considered necessary by the City, shall be retained by the City until such suits or claims for damages shall have been settled or otherwise disposed of and satisfactory evidence to that effect furnished to the City.

4.2 Insurance. Contractor 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 the Contractor, his agents, representatives, employees or subcontractors.

4.2.1. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- A. Insurance Services Office Commercial **General Liability coverage** (Form No. CG 20 10 10 01 and Commercial General Liability – Completed Operations Form No. CG 20 37 10 01).
- B. Insurance Services Office form number CA 0001 (Ed. 1/87) covering **Automobile Liability**, code 1 (any auto).
- C. **Worker's Compensation** insurance as required by the State of California and Employer's Liability Insurance.

4.2.2. Minimum Limits of Insurance

Contractor shall maintain limits no less than:

- A. General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage **including operations, products and completed operations**. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Insurance must be written on an occurrence

basis.

- B. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage. Insurance must be written on an occurrence basis.
- C. Worker's Compensation Employer's Liability: \$1,000,000 per accident for bodily injury or disease.

4.2.3. Deductibles and Self-insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the insurer to reduce or eliminate such deductibles or self-insured retentions with respect to the City, its officers, officials, employees and volunteers; or the Contractor to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses; or to approve the deductible without a guarantee.

4.2.4. REQUIRED Insurance Provisions

Proof of **general liability and automobile liability** policies are to contain, or **be endorsed** to contain, the following provisions:

A. The City, its officers, officials, employees, and volunteers are to be covered as **ADDITIONAL INSURED** with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment, furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

B. **The workers' compensation policy is to be endorsed with a waiver of subrogation.** The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City. NOTE: You cannot be added as an additional insured on a workers' compensation policy.

C. For any claims related to this project, the Contractor's insurance coverage shall be **primary insurance** with respect to the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

D. Each insurance policy required by this clause shall be endorsed to state that coverage shall **not be canceled** by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

E. **Note: (This protects the Contractor)** -Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of Civil Code.

5. **TERMINATION.**

This Agreement may only be terminated by City: 1) for breach of the agreement; 2) because funds are no longer available to pay Contractor for services provided under this Agreement; or 3) City has abandoned and does not wish to complete the project for which Contractor was retained. City shall notify Contractor of any alleged breach of the agreement and of the action required to cure the breach. If Contractor fails to cure the breach within the time specified in the notice, the contract shall be terminated as of that time. If terminated for lack of funds or abandonment of the project, the contract shall terminate on the date notice of termination is given to Contractor. City shall pay the Contractor only for services performed and expenses incurred as of the effective termination date, unless terminated because the Contractor has failed to satisfactorily cure a breach after notice in which event City shall:

- a. retain any amounts earned under the Contract but not yet paid by City;
- b. take possession of all material and fixtures on the job site;
- c. have the right to complete the Work and recover from Contractor any increased cost to complete the Work above the amounts that would have been paid to Contractor hereunder, together with any other damages suffered by City as a result of said breach.

6. **MODIFICATION OF AGREEMENT.**

City may, from time to time, request changes in the Work, the time to complete the work or the compensation to be paid for the Work. Such changes must be incorporated in written amendments to this Agreement. To be effective, all such changes as referred to in this section must be agreed upon in writing by both parties to this agreement.

7. **ASSIGNMENT.**

The Contractor shall not assign any interest in this Agreement, and shall not transfer any

interest in the same (whether by assignment or novation), without the prior written consent of City.

8. APPLICATION OF LAWS.

The parties hereby agree that all applicable Federal, State and local rules, regulations and guidelines not written into this Agreement shall hereby prevail during the period of this Agreement.

9. INDEPENDENT CONTRACTOR.

It is the express intention of the parties hereto that Contractor is an independent contractor and not an employee, joint venturer, or partner of City for any purpose whatsoever. City shall have no right to, and shall not control the manner or prescribe the method of accomplishing those services contracted to and performed by Contractor under this Agreement, and the general public and all governmental agencies regulating such activity shall be so informed.

Those provisions of this Agreement that reserve ultimate authority in City have been inserted solely to achieve compliance with federal and state laws, rules, regulations, and interpretations thereof. No such provisions and no other provisions of this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between Contractor and City.

Contractor shall pay all estimated and actual federal and state income and self-employment taxes that are due the state and federal government and shall furnish and pay worker's compensation insurance, unemployment insurance and any other benefits required by law for himself and his employees, if any. Contractor agrees to indemnify and hold City and its officers, agents and employees harmless from and against any claims or demands by federal, state or local government agencies for any such taxes or benefits due but not paid by Contractor, including the legal costs associated with defending against any audit, claim, demand or law suit.

Contractor warrants and represents that it is a properly licensed for the work performed under this Agreement with a substantial investment in its business and that it maintains its own offices and staff which it will use in performing under this Agreement.

10. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of California and any legal action concerning the agreement must be filed and litigated in the proper court in Mendocino County, each party consenting to jurisdiction and venue of California state courts in Mendocino County.

11. SEVERABILITY.

If any provision of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

12. INTEGRATION.

This Agreement, including the exhibits attached hereto, contains the entire agreement among the parties and supersedes all prior and contemporaneous oral and written agreements, understandings, and representations among the parties. No amendments to this Agreement shall be binding unless executed in writing by all of the parties.

13. WAIVER.

No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute a waiver of any other provision, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

14. NOTICES.

Whenever notice, payment or other communication is required or permitted under this Agreement, it shall be deemed to have been given when personally delivered, emailed, or deposited in the United States mail with proper first-class postage affixed thereto and addressed as follows:

CONTRACTOR**CITY**

Bridges Restoration, LLC
dba West Coast Fire & Water

City of Ukiah

5846 Live Oak Drive
Kelseyville, CA 95451

300 Seminary Ave.
Ukiah, CA. 95482

Email: lmartinez@westcoastfireandwater.com

Email: purchasing@cityofukiah.com

Either party may change the address to which notices must be sent by providing notice of that change as provided in this paragraph.

15. PARAGRAPH HEADINGS.

The paragraph headings contained herein are for convenience and reference only and are not intended to define or limit the scope of this agreement.

16. EXECUTION OF AGREEMENT.

This Agreement may be executed in duplicate originals, each bearing the original signature of the parties. Alternatively, this Agreement may be executed and delivered by facsimile or other electronic transmission, and in more than one counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. When executed using either alternative, the executed agreement shall be deemed an original admissible as evidence in any administrative or judicial proceeding to prove the terms and content of this Agreement.

WHEREFORE, the parties have entered this Agreement on the date first written above.

CONTRACTOR

CITY OF UKIAH

By: 
 Leonardo Martinez
 Director of Large Loss

By: 
 Sage Sangiacomo
 City Manager

California Contractor's License Number: 1036250

Department of Industrial Relations Registration Number: 1000040614

EXHIBIT A – SCOPE

The work is for any and all necessary cleaning and/or restoration services at *1350 Hastings Road, Ukiah, California*, that are eligible expenses covered under *Claim Number 002-059250-00.Q* as approved by McLarens Insurance and the City of Ukiah. Any expenses not pre-approved by McLarens Insurance and the City of Ukiah will be the sole responsibility of West Coast Fire and Water.



5846 Live Oak Dr. #1
Kelseyville, Ca 95451
Phone: 1(888)617-3786
Fax: 1(888)411-9985
Federal Employer Identification Number #90-0725162
service@westcoastfireandwater.com

Insured: City of Ukiah
Property: 1350 Hastings Rd
Ukiah, CA 95482

Home: (707) 463-6233

Estimator: Leo Martinez
Position: Director Of Large Loss
Company: West Coast Fire and Water
Business: 3001 South State St #5
Ukiah, CA 95482

Business: (707) 245-7017
E-mail: lmartinez@westcoastfireandwater.com

Claim Number:

Policy Number:

Type of Loss: <NONE>

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 5/14/2020 9:00 AM

Price List: CAUK8X_SEP22
Restoration/Service/Remodel
Estimate: T&MPRICING



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CODES

Main Level

REGULAR WAGE (NON PREVAILING)

REGULAR WAGE

DESCRIPTION	QTY	UNIT PRICE	TOTAL
NON PREVAILING WAGE RATE			
1. Skilled Labor	1.00 HR @	75.00 =	75.00
2. Supervisor	1.00 HR @	85.00 =	85.00
3. Project Manager	1.00 HR @	100.00 =	100.00
4. Project Manager- large loss	1.00 HR @	125.00 =	125.00
5. Project Estimator	1.00 HR @	120.00 =	120.00
6. Skilled Biohazard Technician	1.00 HR @	120.00 =	120.00
7. Biohazard Supervisor	1.00 HR @	125.00 =	125.00
8. Health and Safety Officer	1.00 HR @	75.00 =	75.00
9. Admin	1.00 HR @	40.00 =	40.00

****Overtime rates will be calculated as rates above x1.5**

PREVAILING WAGE

DESCRIPTION	QTY	UNIT PRICE	TOTAL
PREVAILING WAGE RATES			
10. Skilled Labor	1.00 HR @	123.00 =	123.00
11. Supervisor	1.00 HR @	135.00 =	135.00
12. Project Manager	1.00 HR @	130.00 =	130.00
13. Project Manager- large loss	1.00 HR @	140.00 =	140.00
14. Skilled Microbial Remediation Technician	1.00 HR @	133.00 =	133.00
15. Microbial Remediation Supervisor	1.00 HR @	145.00 =	145.00
16. Skilled Biohazard Bloodborne Pathogen Technician	1.00 HR @	143.00 =	143.00
17. Biohazard Bloodborne Pathogen Supervisor	1.00 HR @	155.00 =	155.00
18. Health and Safety Officer	1.00 HR @	140.00 =	140.00
19. Admin	1.00 HR @	70.00 =	70.00
20. Resources Coordinator	1.00 HR @	100.00 =	100.00

****Overtime rates will be calculated as rates above x1.5**

MATERIALS

Height: 8'



West Coast Fire and Water

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service@westcoastfireandwater.com

DESCRIPTION	QTY	UNIT PRICE	TOTAL
21. 4 mil 10X100	1.00 RL @	140.00 =	140.00
22. 4 mil 10X100 (fire resistant)	1.00 RL @	160.00 =	160.00
23. 6 mil 10X100	1.00 RL @	184.00 =	184.00
24. 6 mil 10X100 (fire resistant)	1.00 RL @	315.00 =	315.00
25. Absorbent	1.00 BG @	20.00 =	20.00
26. Adhesive spray	1.00 EA @	15.00 =	15.00
27. Air Neutralizer	1.00 EA @	41.00 =	41.00
28. Bags clear bags (pack of 50)	1.00 BX @	43.00 =	43.00
29. Bags garbage (pack of 32)	1.00 BX @	51.00 =	51.00
30. HEPA vac debris bag	1.00 EA @	30.00 =	30.00
31. Bio hazard bags (pack of 50)	1.00 BX @	75.00 =	75.00
32. Booties (pair)	1.00 EA @	1.00 =	1.00
33. Botanical disinfectant	1.00 GL @	95.00 =	95.00
34. Box Large 4.5 cubic feet	1.00 EA @	8.00 =	8.00
35. Box Medium 3 cubic feet	1.00 EA @	6.00 =	6.00
36. Box Small 1.5 cubic feet	1.00 EA @	4.00 =	4.00
37. Box wardrobe 24X24X34	1.00 EA @	23.00 =	23.00
38. Bubble wrap roll	1.00 RL @	115.00 =	115.00
39. Carpet shield protector 200'	1.00 EA @	114.00 =	114.00
40. Chemical sponges	1.00 EA @	5.00 =	5.00
41. Cleaner glass	1.00 EA @	15.00 =	15.00
42. Cleaner heavy duty degreaser	1.00 EA @	65.00 =	65.00
43. Deoderizer for ducting	1.00 GL @	47.00 =	47.00
44. Deoderizer smoke/odor	1.00 GL @	126.00 =	126.00
45. Deoderizer thermal fog	1.00 GL @	168.00 =	168.00
46. Dry Ice	1.00 LB @	10.00 =	10.00
47. Duct sealant	1.00 GL @	70.00 =	70.00
48. Encapsulant smoke/odor	1.00 5G @	450.00 =	450.00
49. Filter carbon 1000/1200	1.00 EA @	100.00 =	100.00
50. Filter carbon 2000	1.00 EA @	170.00 =	170.00
51. Filter carbon 500	1.00 EA @	70.00 =	70.00
52. Filter HEPA 1000/1200	1.00 EA @	254.00 =	254.00
53. Filter HEPA 2000	1.00 EA @	294.00 =	294.00
54. Filter HEPA 500	1.00 EA @	194.00 =	194.00
55. Filter pad 1000/1200	1.00 EA @	3.00 =	3.00
56. Filter pad 2000	1.00 EA @	3.00 =	3.00
57. Filter pad 500	1.00 EA @	3.00 =	3.00
58. Filter pleated 2000	1.00 EA @	20.00 =	20.00
59. Filter pleated 500	1.00 EA @	16.00 =	16.00
60. Filter pleated 1000/1200	1.00 EA @	18.00 =	18.00

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3/24/2023

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service@westcoastfireandwater.com

CONTINUED - MATERIALS

DESCRIPTION	QTY	UNIT PRICE	TOTAL
61. Filter respirator (pair)	1.00 EA @	24.00 =	24.00
62. Filter respirator odor (pair)	1.00 EA @	66.00 =	66.00
63. Floor scraper blades	1.00 EA @	2.00 =	2.00
64. Furniture blanket	1.00 DA @	2.00 =	2.00
65. Furniture blocks	1.00 BX @	81.00 =	81.00
66. Gloves disposable	1.00 BX @	18.00 =	18.00
67. Lay flat 12"x500'	1.00 LF @	1.00 =	1.00
68. Lay flat 18"x500'	1.00 LF @	1.25 =	1.25
69. Lay flat 22"x500'	1.00 LF @	1.50 =	1.50
70. Lay flat 24"x500'	1.00 LF @	1.75 =	1.75
71. Lay flat 30"x500'	1.00 LF @	2.00 =	2.00
72. Mop/mop head/bucket combo	1.00 EA @	25.00 =	25.00
73. N-95	1.00 EA @	5.00 =	5.00
74. Paint remover	1.00 GL @	78.00 =	78.00
75. Paint plastic 10x100 2 mil	1.00 RL @	48.00 =	48.00
76. Furniture polish	1.00 EA @	23.00 =	23.00
77. Stainless steel polish	1.00 EA @	14.00 =	14.00
78. Poly hanger T clips	1.00 EA @	8.00 =	8.00
79. Rags white (60 pack)	1.00 BX @	100.00 =	100.00
80. Ramboard 38" wide 100'	1.00 RL @	205.00 =	205.00
81. Sand bag (filled)	1.00 EA @	40.00 =	40.00
82. Saw zawzall blades (metal)	1.00 EA @	4.00 =	4.00
83. Saw zawzall blade (wood)	1.00 EA @	5.00 =	5.00
84. Scouring sponges (yellow or green)	1.00 EA @	3.00 =	3.00
85. Shrink wrap	1.00 RL @	66.00 =	66.00
86. Tacky mat (set of 25)	1.00 EA @	120.00 =	120.00
87. Caution tape	1.00 RL @	34.00 =	34.00
88. Duct tape	1.00 RL @	17.00 =	17.00
89. Packaging tape	1.00 RL @	12.00 =	12.00
90. Painters tape 2"	1.00 RL @	20.00 =	20.00
91. Painters tape 3"	1.00 RL @	28.00 =	28.00
92. Tyvek suits (blue)	1.00 EA @	22.00 =	22.00
93. Tyvek suits (white)	1.00 EA @	20.00 =	20.00
94. Tyvek suits (yellow)	1.00 EA @	24.00 =	24.00



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service@westcoastfireandwater.com

CONTINUED - MATERIALS

DESCRIPTION	QTY	UNIT PRICE	TOTAL
95. Water case (24 pack)	1.00 EA @	24.00 =	24.00
96. Zipper (2 pack)	1.00 EA @	30.00 =	30.00
97. Cleaner simple green	1.00 EA @	43.00 =	43.00
SMALL TOOLS FEE OF 3% WILL BE APPLIED TO INVOICE ON LABOR ONLY			

EQUIPMENT

DESCRIPTION	QTY	UNIT PRICE	TOTAL
98. Air compressor	1.00 DA @	100.00 =	100.00
99. Air mover	1.00 DA @	30.00 =	30.00
100. Air scrubber 1000/1200 CFM	1.00 DA @	125.00 =	125.00
101. Air scrubber 2000 CFM	1.00 DA @	150.00 =	150.00
102. Air scrubber 500 CFM	1.00 DA @	80.00 =	80.00
103. Airless spray	1.00 DA @	165.00 =	165.00
104. Dehumidifer large 110-159 PPD	1.00 DA @	175.00 =	175.00
105. Dehumidifer medium 70-109 PPD	1.00 DA @	150.00 =	150.00
106. Dehumidifer small 69 PPD	1.00 DA @	120.00 =	120.00
107. Desiccant dehumidifer 1,000-2,500 CFM	1.00 DA @	710.00 =	710.00
108. Desiccant dehumidifer 10,000 CFM	1.00 DA @	2,400.00 =	2,400.00
109. Desiccant dehumidifer 15,000 CFM	1.00 DA @	3,350.00 =	3,350.00
110. Desiccant dehumidifer 3,000-4,000 CFM	1.00 DA @	1,200.00 =	1,200.00
111. Desiccant dehumidifer 5000 CFM	1.00 DA @	1,500.00 =	1,500.00
112. Desiccant dehumidifer 7,500 CFM	1.00 DA @	2,000.00 =	2,000.00
113. Dolly	1.00 DA @	22.00 =	22.00
114. Dry ice blasting machine	1.00 DA @	650.00 =	650.00
115. Extractor- portable	1.00 DA @	140.00 =	140.00
116. Extractor- truck mount	1.00 DA @	525.00 =	525.00
117. Generator 10 KW	1.00 DA @	125.00 =	125.00
118. Generator 100 KW	1.00 DA @	950.00 =	950.00
119. Generator 150 KW	1.00 DA @	1,100.00 =	1,100.00
120. Generator 175 KW	1.00 DA @	1,250.00 =	1,250.00
121. Generator 200 KW	1.00 DA @	1,300.00 =	1,300.00

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service@westcoastfireandwater.com

CONTINUED - EQUIPMENT

DESCRIPTION	QTY	UNIT PRICE	TOTAL
122. Generator 250 KW	1.00 DA @	1,450.00 =	1,450.00
123. Generator 30 KW	1.00 DA @	370.00 =	370.00
124. Generator 300 KW	1.00 DA @	1,650.00 =	1,650.00
125. Generator 400 KW	1.00 DA @	2,450.00 =	2,450.00
126. Generator 5 KW	1.00 DA @	95.00 =	95.00
127. Generator 50 KW	1.00 DA @	600.00 =	600.00
128. Generator 75 KW	1.00 DA @	750.00 =	750.00
129. Hydroxyl generator	1.00 DA @	300.00 =	300.00
130. Moisture meter	1.00 DA @	75.00 =	75.00
131. Ozone generator	1.00 DA @	300.00 =	300.00
132. Passenger van	1.00 DA @	195.00 =	195.00
133. Pick up truck	1.00 DA @	205.00 =	205.00
134. PPE harness and lanyard	1.00 DA @	30.00 =	30.00
135. Pressure washer	1.00 DA @	150.00 =	150.00
136. Respirator full face	1.00 DA @	12.00 =	12.00
137. Respirator half face	1.00 DA @	42.00 =	42.00
138. Scaffolding	1.00 EA @	45.00 =	45.00
139. Spider box	1.00 DA @	72.00 =	72.00
140. Spider box cables 100'	1.00 DA @	62.00 =	62.00
141. Thermal camera	1.00 DA @	175.00 =	175.00
142. Thermohygrometer	1.00 DA @	70.00 =	70.00
143. Vaccum back pack	1.00 DA @	95.00 =	95.00
144. Vaccum HEPA turtle	1.00 DA @	95.00 =	95.00
145. Work light temporary lighting	1.00 DA @	20.00 =	20.00
146. Workstation (table, chair)	1.00 DA @	50.00 =	50.00

VEHICLES

DESCRIPTION	QTY	UNIT PRICE	TOTAL
147. Box truck small	1.00 DA @	340.00 =	340.00
148. Box truck medium	1.00 DA @	415.00 =	415.00
149. Box truck large	1.00 DA @	510.00 =	510.00

T&MPRICING

3/24/2023

Page: 6



West Coast Fire and Water

5846 Live Oak Dr. #1
Kelseyville, Ca 95451
Phone: 1(888)617-3786
Fax: 1(888)411-9985
Federal Employer Identification Number #90-0725162
service@westcoastfireandwater.com

CONTINUED - VEHICLES

DESCRIPTION	QTY	UNIT PRICE	TOTAL
150. Cargo van	1.00 DA @	250.00 =	250.00
151. Dump truck (does not include dump fees)	1.00 DA @	600.00 =	600.00
152. Dump trailer (does not include dump fees)	1.00 DA @	120.00 =	120.00
153. Catastrophe trailer	1.00 DA @	600.00 =	600.00

Grand Total Areas:

384.00 SF Walls	144.00 SF Ceiling	528.00 SF Walls and Ceiling
144.00 SF Floor	16.00 SY Flooring	48.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	48.00 LF Ceil. Perimeter
144.00 Floor Area	160.44 Total Area	384.00 Interior Wall Area
456.00 Exterior Wall Area	50.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	29,954.00	79.77%	29,954.00	79.77%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	7,594.50	20.23%	7,594.50	20.23%
Total	37,548.50	100.00%	37,548.50	100.00%



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Summary for Dwelling

Line Item Total	29,954.00
Replacement Cost Value	\$29,954.00
Net Claim	\$29,954.00

Leo Martinez
Director Of Large Loss



West Coast Fire and Water

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Summary for Contents

Line Item Total	7,594.50
Replacement Cost Value	\$7,594.50
Net Claim	\$7,594.50

Leo Martinez
Director Of Large Loss



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Recap by Room

Estimate: CODES

Area: Main Level

Area: REGULAR WAGE (NON PREVAILING)

REGULAR WAGE

		865.00	2.30%
Coverage: Dwelling	100.00% =	865.00	

Area Subtotal: REGULAR WAGE (NON PREVAILING)

		865.00	2.30%
Coverage: Dwelling	100.00% =	865.00	

PREVAILING WAGE

		1,414.00	3.77%
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Coverage: Dwelling	100.00% =	1,414.00	
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MATERIALS

		4,759.50	12.68%
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Coverage: Contents	100.00% =	4,759.50	
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EQUIPMENT

		27,675.00	73.70%
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Coverage: Dwelling	100.00% =	27,675.00	
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VEHICLES

		2,835.00	7.55%
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Coverage: Contents	100.00% =	2,835.00	
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Area Subtotal: Main Level

		37,548.50	100.00%
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Coverage: Dwelling	79.77% =	29,954.00	
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Coverage: Contents	20.23% =	7,594.50	
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Subtotal of Areas

		37,548.50	100.00%
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Coverage: Dwelling	79.77% =	29,954.00	
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Coverage: Contents	20.23% =	7,594.50	
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Total		37,548.50	100.00%
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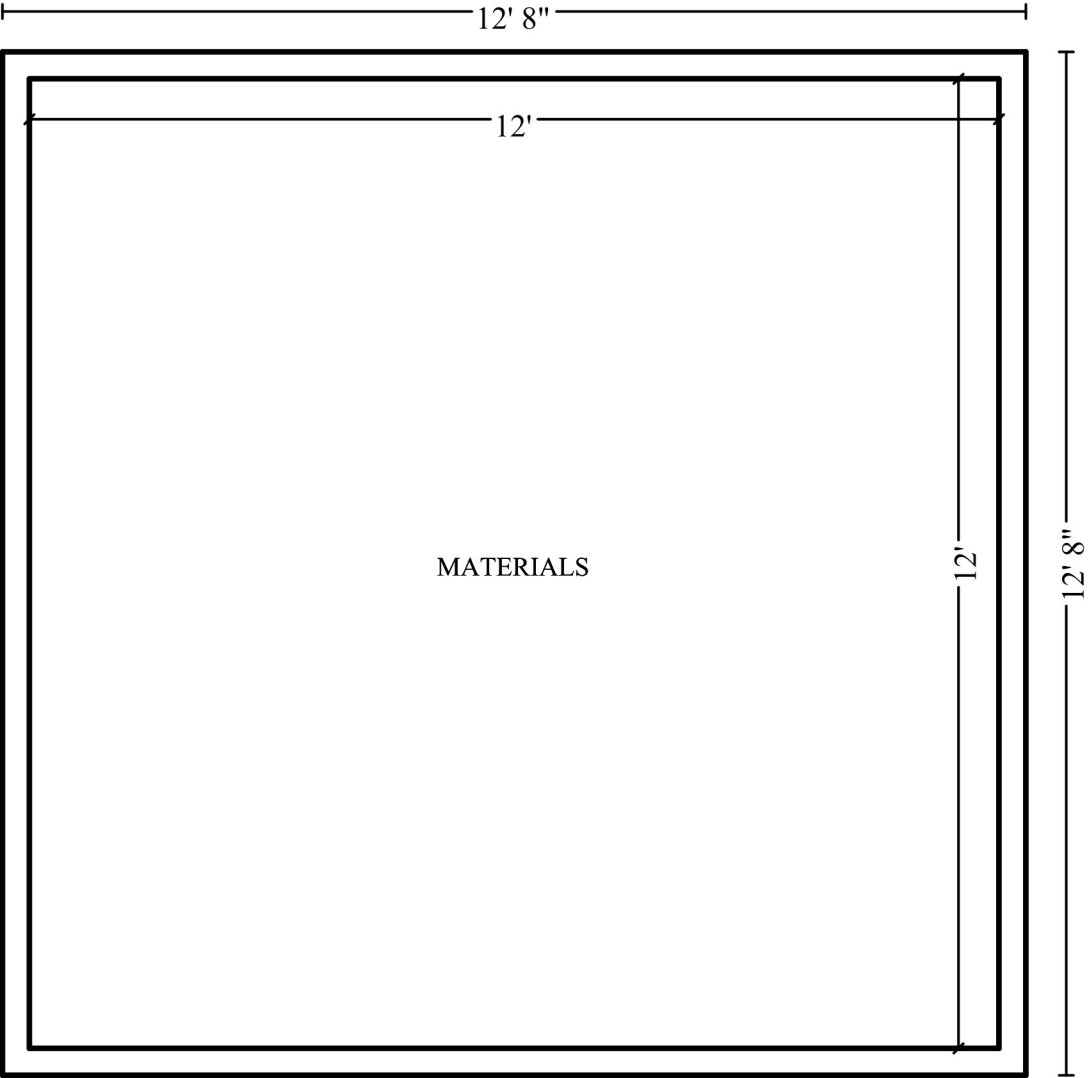


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Recap by Category

Items			Total	%
CONT: PACKING,HANDLNG,STORAGE			2,835.00	7.55%
Coverage: Contents	@	100.00% =	2,835.00	
LABOR ONLY			2,279.00	6.07%
Coverage: Dwelling	@	100.00% =	2,279.00	
USER DEFINED ITEMS			4,759.50	12.68%
Coverage: Contents	@	100.00% =	4,759.50	
WATER EXTRACTION & REMEDIATION			27,675.00	73.70%
Coverage: Dwelling	@	100.00% =	27,675.00	
Subtotal			37,548.50	100.00%





AGENDA SUMMARY REPORT

SUBJECT: Possible Adoption of Plans and Specifications for Tenant Improvements and Fire Damage Repair for the Electric Service Center, and Authorize Staff to Advertise for Bids.

DEPARTMENT: Electric Utility

PREPARED BY: Cindy Sauers, Electric Utility Director

PRESENTER: Cindy Sauers, Electric Utility Director

ATTACHMENTS:

1. 2202_231117_CD100_BuildingPermit_Compiled_R2
2. 2202_231117_1350Hastings_Appendix_A_Technical Specifications
3. 2202_231117_1350 Hastings_Estimate

Summary: Council will consider adopting the plans and specifications for the tenant improvements and fire damage repair at the Electric Service Center, and authorize staff to advertise for bids.

Background: The Ukiah City Council approved the purchase of 2.8 acres with a 15,800 sq. ft. building located at 1350 Hastings Rd to be used as the Electric Utility Service Center. The Service Center will centralize electric operations for Engineering, Construction and Technical Services and house all Electric Utility functions. In March 2023, the site improvements were completed, including grading, fencing and roofing. One week following completion of the site improvements, a fire broke out and caused significant damage to the central portion of the building. The cause of the fire was determined to be the electrical failure of a bathroom exhaust fan. Remediation action was taken and all work on the emergency contract was satisfactorily completed in July.

Staff contracted with architects and structural engineers to complete phase 2 of the project, which consists of the renovation of the interior of the building to convert the existing suites to office space, a conference room, and warehousing. A third phase of the project includes the addition of solar generation on the roof and on raised structures to increase Ukiah's eligible renewable production. Phase 3 is scheduled for FY25.

Discussion: On March, 16, 2022, Council approved a contract with Ren-Alexander Design for architectural services. Whitchurch Engineering was contracted for structural, mechanical, and electrical engineering services. Following the fire, both firms assessed the damage and revised the plans and specifications to include fire damage repair. See Attachment 1 and 2 for plans and technical specifications.

The engineer's estimate (Attachment 3) for the work is \$2,624,542. The estimate includes the anticipated additional costs related to the fire damage repair as well as a 5% factor for inflation.

Staff recommends adopting the plans and specifications and authorizing staff to advertise for bids. Funds are budgeted and available in 80126100.80220.17023 using Series 2022 Electric Revenue Bonds as well as anticipated insurance proceeds in an amount yet to be determined.

Recommended Action: Adopt plans and specifications for the tenant improvements and fire damage repair for the Electric Service Center, and authorize staff to advertise for bids.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 80126100.80220.17023; \$3,000,000

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: 2022 Series Electric Revenue Bonds and Insurance Proceeds

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Mary Horger, Financial Services Manager

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager

SITE AERIAL VIEW

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PROJECT DATA

DRAWING INDEX

ARCHITECTURAL		MEPS	
2	A0.0 TITLE SHEET	1	S0 NOTES / TYPICAL DETAILS
1	A0.1 GENERAL NOTES	1	S1 GROUND FLOOR STRUCTURAL PLAN
	A0.2 EXISTING EXTERIOR PHOTOS	1	S2 MEZZANINE LEVEL STRUCTURAL PLAN
	A0.3 EXISTING INTERIOR PHOTOS	1	S3 MISCELLANEOUS DETAILS
	A0.4 INTERIOR CONCEPT VIEWS	2	S4 NOTES
1	A0.5 SITE PLAN	2	S5 FLOOR FRAMING & ROOF FRAMING REPAIR
1	A0.6 EGRESS DIAGRAMS	1	M1 MECHANICAL CALCULATIONS AND NOTES
1	A06.1 ACCESSIBILITY COMPLIANCE	1	M2 MECHANICAL LAYOUT & EQUIPMENT SCHEDULE
	A0.7 ACCESSIBILITY COMPLIANCE	1	M3 MECHANICAL DETAILS
	A0.8 CALGREEN CHECKLIST	2	M4 MECHANICAL LAYOUT / SPECIFICATIONS
	A0.9 CALGREEN CHECKLIST	1	E1 ELECTRICAL LAYOUT / NOTES
	A0.10 CALGREEN CHECKLIST	1	E2 ELECTRICAL PANEL SCHEDULES 1
	A0.11 WALL & FLOOR ASSEMBLIES	1	E3 ELECTRICAL PANEL SCHEDULES 2
2	A1.1 EXISTING / DEMO GROUND FLOOR PLAN	2	E4 ELECTRICAL PANEL LOAD CALCS
2	A1.2 EXISTING / DEMO MEZZ. LEVEL PLAN	2	E5 ELECTRICAL / LIGHTING LAYOUT / SCHEDULES
2	A1.3 EXISTING / DEMO SECOND FLOOR PLAN	1	P1 PLUMBING PLAN
2	A1.4 EXISTING / DEMO ROOF PLAN	1	P2 DRAINAGE PLAN
2	A2.1 PROPOSED GROUND FLOOR PLAN	2	T24.1 TITLE 24 BUILDING ENERGY REPORT
2	A2.2 PROPOSED MEZZ. LEVEL & SECOND LEVEL PLAN	2	T24.2 TITLE 24 BUILDING ENERGY REPORT
2	A2.3 DOOR SCHEDULES	2	T24.3 TITLE 24 BUILDING ENERGY REPORT
2	A2.4 WINDOW SCHEDULES	2	T24.4 TITLE 24 BUILDING ENERGY REPORT
2	A2.5 PROPOSED FLOOR FINISHES PLANS	2	T24.5 TITLE 24 BUILDING ENERGY REPORT
	A2.6 SCHEDULES	2	T24.6 TITLE 24 BUILDING ENERGY REPORT
	A2.7 SCHEDULES		
2	A3.1 (E) / DEMO EXTERIOR ELEVATIONS		
2	A3.2 PROPOSED EXTERIOR ELEVATIONS		
2	A3.3 PROPOSED SECTIONS		
	A3.4 WALL SECTIONS		
2	A3.5 WALL SECTIONS		
2	A4.1 ENLARGED FLOOR PLANS		
	A5.1 INTERIOR ELEVATIONS		
	A5.2 INTERIOR ELEVATIONS		
1	A5.3 INTERIOR ELEVATIONS		
1	A5.4 INTERIOR ELEVATIONS		
	A5.5 INTERIOR ELEVATIONS		
	A5.6 INTERIOR ELEVATIONS		
	A5.7 INTERIOR ELEVATIONS		
2	A5.8 INTERIOR ELEVATIONS		
2	A6.1 GROUND LEVEL CEILING PLAN		
2	A6.2 MEZZ. LEVEL & SECOND FLOOR CEILING PLAN		
1	A7.1 STAIR & RAILING DETAILS		
2	A7.2 STAIR & RAILING DETAILS		
	A8.1 EXTERIOR DETAILS		
1	A8.2 EXTERIOR DETAILS		
2	A9.1 INTERIOR DETAILS		

SYMBOL LEGEND

[illegible]

APPLICABLE CODES

2019 CA BLDG. CODE	2019 CA GREEN BUILDING STANDARDS CODE
2019 CA ELECTRICAL CODE	2019 CITY OF UKIAH CODE AMENDMENTS
2019 CA MECHANICAL CODE	
2019 CA PLUMBING CODE	
2019 CA ENERGY CODE	
2019 CA FIRE CODE	

DEFERRED SUBMITTALS

FIRE SPRINKLER & ALARM SYSTEM

SHEET NO.

2 TENANT IMPROVEMENT FOR EXISTING WAREHOUSE BUILDING. NEW HVAC SYSTEM; NEW EXTERIOR WINDOWS & DOORS. NO BUILDING FOOTPRINT ALTERATIONS. **FIRE & WATER DAMAGE REPAIR FROM 3/8/2023. FIRE.**

A0.0

SYMBOL LEGEND		GENERAL PLUMBING NOTES		GENERAL ELECTRICAL NOTES		GENERAL MEP NOTES	
COMMUNICATIONS  DATA JACK  DATA JACK FLOOR  INTERCOM CONTROLS  BELL/CHIME/BUZZER  CALL BUTTON  KEYPAD  SWITCH  SWITCH - DIMMABLE  SWITCH - 3 WAY  SWITCH - 3 WAY DIMMABLE  SWITCH - 4 WAY  SWITCH - 4 WAY DIMMABLE  SWITCH - AIR  SWITCH - JAMB  SWITCH - OCCUPANCY / VACANCY ELECTRICAL  JUNCTION BOX  DUPLEX OUTLET  DUPLEX OUTLET - 220V  DUPLEX OUTLET - CEILING  DUPLEX OUTLET - CLOCK  DUPLEX OUTLET - DEDICATED  DUPLEX OUTLET - WATER RESISTANT  DUPLEX OUTLET - GFI  DUPLEX OUTLET - HALF HOT  DUPLEX OUTLET - FLOOR  OUTLET - HALF HOT FLOOR  OUTLET - QUAD  SPEAKER - CEILING  ELECTRIC POCKET SHADE FIRE  CARBON MONOXIDE DETECTOR  SMOKE DETECTOR  COMBINED SMOKE DETECTOR & MONOXIDE DETECTOR  SPRINKLER HEAD LIGHTING  RECESSED CAN FIXTURE  SURFACE MOUNTED FIXTURE  PENDANT FIXTURE  RECESSED DIRECTIONAL  RECESSED DIRECTIONAL  LED TRACK LIGHTING  SURFACE MOUNT 4'-0" LED TUBE  WALL MOUNTED SCONCE  LED STRIP LIGHTING		1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 2. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS, AND PROPER ENGINEERING OF PLUMBING INSTALLATION. 3. ALL SUPPLY LINES TO BE ISOLATED. 4. ALL DRAIN PIPES & WASTE LINES TO BE QUIET PIPE & ISOLATED FROM FRAMING 5. ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. 6. ALL SHOWERHEADS AND BATH LAVATORY FAUCETS TO BE 1.5 GPM MAX. 7. ALL KITCHEN SINK FAUCETS SHALL BE INSTALLED WITH AN AERATOR WITH A FLOW RESTRICTOR OR HAVE A MAXIMUM FLOW-RATE OF 1.8 GPM. 8. ALL TOILETS TO BE EPA WATERSENSE RATED 1.28 GPM. 9. ALL WATER OUTLETS AND HOSE-BIBS MUST HAVE A PERMANENT BACK-FLOW PREVENTER PER CPC 603.4.7. 10. A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST 6" ABOVE THE HIGHEST POINT OF USEAGE SHALL PROTECT HOSE BIBS. CPC 603.4.7 11. UNDERGROUND PLASTIC GAS PIPING SHALL HAVE A MINIMUM OF 18" OF COVER AND SHALL HAVE AN ELECTRICALLY CONTINUOUS CORROSION-RESISTANT TRACER WIRE (MIN. 14GA.) BURIED WITH IT. ONE END OF THE TRACER WIRE SHALL BE BROUGHT ABOVE GROUND AT A WALL OR A RISER. CPC 1211.1.2 & 1211.1.7(C) CAL GREEN PLUMBING NOTES PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING: 1. WATER CLOSETS: ≤ 1.28 GAL/FLUSH 2. WALL MOUNTED URINALS: ≤ 0.125 GAL/FLUSH; ALL OTHER URINALS ≤ 0.5 GAL/FLUSH SINGLE SHOWERHEADS: ≤ 2.0 GPM @ 80 PSI 3. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI, OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME 4. RESIDENTIAL LAVATORY FAUCETS: MAXIMUM FLOW RATE ≤ 1.2 GPM @ 60 PSI; MINIMUM FLOW RATE ≥ 0.8 GPM @ 20 PSI 5. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: ≤ 0.5 GPM @ 60 PSI 6. METERING FAUCETS: ≤ 0.25 GALLONS PER CYCLE 7. KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM	1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 2. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS, AND PROPER ENGINEERING OF NEW/REVISED ELECTRICAL INSTALLATION. 3. ELECTRICAL SERVICE POWER TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS, PROPER POWER LEVEL SHALL BE PROVIDED. 4. ALL ELECTRICAL TRIMS SCREWLESS BY LUTRON IN WHITE U.O.N. 5. ALL NEW ELECTRICAL EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MFR. REC. 6. NOTIFY ARCHITECT 24 HOURS PRIOR TO SETTING BOXES FOR RECESSED AND SURFACE MOUNTED FIXTURES, SWITCHES, OUTLETS, AND CABLE OUTLETS. ALL FIXTURES, SWITCHES, JACKS, OUTLETS, AND CONTROL PANELS, SHALL BE DETERMINED IN THE FIELD BY A "WALK THROUGH" WITH THE OWNER AND THE ARCHITECT. 7. LIGHTING IN CLOSETS SHALL COMPLY WITH CEC 410.16 8. OUTLETS IN BATHROOMS SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER (S). 9. INFORMATION REGARDING SIZING OF ELECTRICAL PANELS, LOCATION OF SUBPANELS, AND GROUNDING INFORMATION WILL BE SUBMITTED TO THE BUILDING INSPECTOR BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION. 10. ALL DIMENSIONS ARE TO FINISH SURFACES, U.O.N. * MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS HORIZONTALLY ON BASE BOARD U.O.N. AGREE FINAL HEIGHT WITH ARCHITECT. * MOUNT ALL SWITCHES AND OUTLETS VERTICALLY AT +48" TO CENTERLINE ABOVE FINISH FLOOR IN BATHROOMS AND KITCHENS EXCEPT FOR THOSE DESIGNATED FOR APPLIANCES U.O.N. * MOUNT ALL SWITCHES AT +48" TO CENTERLINE ABOVE FINISH FLOOR U.O.N. * VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE SHOWN GROUPED ON PLAN. 11. RECEPTACLES IN BATHROOMS MUST BE SUPPLIED BY AT LEAST ONE 20-AMP CIRCUIT THAT SHALL HAVE NOT OTHER OUTLET. CEC 210.11(C)(3) 12. A GFCI PROTECTED RECEPTACLE MUST BE INSTALLED WITHIN 24" OF EACH SINK. CEC 210.52(C)(1) 13. ALL 120-VOLT RECEPTACLES IN ANY DWELLING UNIT SHALL BE TAMPER-RESISTANT. CEC 406.11 14. ALL CIRCUITS TO BE AFCI PROTECTED UNLESS OTHERWISE ALLOWED BY CEC 201.12 15. ALL LIGHTING IN WET LOCATIONS TO BE RATED AS SUCH OR U.L. LISTED FOR WET LOCATIONS PER NEC 410.10 16. ALL LED LUMINARIES AND TRIMS TO BE CEC 2013 CERTIFIED 17. RECESSED CANS TO BE IC-RATED AND CERTIFIED AIR TIGHT WHEN IN CONTACT WITH INSULATION OR OTHERWISE REQ'D HIGH EFFICACY LAMPS <5W 30 lm/W 5 - 15W 45 lm/W 15 - 40W 60 lm/W >40W 90 lm/W	1. ALL NEW ELECTRICAL ITEMS TO BE U.L. RATED. 2. FIXTURE SPECIFICATIONS TO BE COORDINATED w/ARCHITECT & OWNER. 3. ALL MEP WORK SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE & DESIGN PURPOSES ONLY. SEE ENGINEERING DRAWINGS. 4. MEP SUBCONTRACTOR RESPONSIBLE FOR ALL MEP WORK TO BE COMPLIANT TO ALL CODES & REGULATIONS. 5. ALL TITLE-24 REQ'TS PART OF THIS PERMIT. 6. ALL NEW ELECTRICAL EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURES' RECOMMENDATIONS. ELECTRICAL SUBCONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES PRIOR TO WIRING. 7. CONTRACTOR TO NOTIFY OWNER PRIOR TO SETTING BOXES FOR RECESSED AND SURFACE MOUNT FIXTURES, SWITCHES, OUTLETS, DATA AND CABLE OUTLETS. ALL LOCATIONS SHALL BE VERIFIED AND DETERMINED IN FIELD BY A "WALK-THROUGH" WITH OWNER & ARCHITECT. 8. OUTLETS IN KITCHENS & BATHROOMS, IN GARAGE & OUTDOORS, SHALL HAVE GROUND FAULT INTERCEPTORS; OUTDOOR OUTLETS TO BE WEATHER PROTECTED. 9. SEE ENGINEERING DRAWINGS FOR INFORMATION REGARDING SIZING OF ELECTRICAL PANELS, LOCATION OF SUBPANELS AND GROUNDING INFORMATION. 10. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED & RECEIVE THEIR PRIMARY SOURCE OF POWER FROM .110V HARD WIRING WITH BATTERY BACK-UP PER CBC 907.2.11.2 11. ALL MAJOR APPLIANCES SHALL HAVE SEPARATE CIRCUITS PER ALL APPLICABLE CODE REQUIREMENTS. 12. ORIENT SWITCHES & OUTLETS VERTICALLY WHERE SHOWN GROUPED ON PLAN. 13. STYLE OF SWITCHES TO BE COORDINATED WITH ARCHITECT. 14. ALL NEW PLUMBING FIXTURES TO COMPLY w/SF GREEN BUILDING STANDARDS, SEE REQ'TS FOR INDOOR WATER USE ON A0.2. 15. ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED: • MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED IN DRAWINGS. • MOUNT ALL OUTLETS, PHONE/DATA JACKS, TELEVISION CABLE JACKS VERTICALLY 4" TO CENTERLINE FROM FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN. • MOUNT ALL SWITCHES AND OUTLETS HORIZONTALLY AT+44" TO CENTERLINE ABOVE FINISH FLOOR IN KITCHEN & BATHROOMS EXCEPT FOR THOSE DESIGNATED FOR APPLIANCES OR OTHERWISE NOTED IN DRAWINGS. • OUTLETS DESIGNATED FOR APPLIANCES TO BE MOUNTED AT NECESSARY HEIGHT PER MFR. REQUIREMENTS. 16. ALL ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE MINIMUM OF 3'-0" FROM PROPERTY LINE AND 3'-0" AWAY FROM ANY OPENINGS TO THE BUILDING PER CMC 504.5 17. GAS FUE TERMINATION IN THE ROOF FOR THE FURNACE & HW HEATER TO COMPLY W/ CMC 802.6 18. APPLIANCES DESIGNED FOR FIXED POSITION (WATER HEATER & FURNACE) SHALL BE SUPPORTED TO SUSTAIN VERTICAL & HORIZONTAL LOADS AS REQ'D IN CMC 303.4. PROVIDE SEISMIC STRAPPING & BRACING 19. ALL GAS APPLIANCES TO BE UL LISTED AND PROVIDED WITH INSTALLATION REQUIREMENTS. 20. ALL REQUIRED FIRE ALARM AND DETECTION SYSTEMS INCLUDING FIRE EXTINGUISHER REQ'S TO BE PERMITTED SEPARATELY AND HANDLED UNDER GENERAL CONTRACTOR / FIRE CONSULTANT.	GENERAL HVAC NOTES 1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 2. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS, AND PROPER ENGINEERING OF HVAC INSTALLATION. 3. ALL NEW HVAC EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. 4. HVAC SYSTEM TO PROVIDE CONSTANT, EVEN TEMPERATURE THROUGHOUT HOUSE, CAPABLE OF MAINTAINING 70 DEGREES FAHRENHEIT AT 36" A.F.F. DAMPERS TO BE ACCESSIBLE FOR NECESSARY ADJUSTMENTS. BALANCING OF SYSTEM TO BE PROVIDED AND COORDINATED WITH REGISTER PLACEMENT. 5. ALL HEATING AND COOLING DUCTS, INCLUDING PLENUMS, SHALL HAVE R-6 INSULATION MIN. UNLESS ENCLOSED ENTIRELY IN CONDITIONED SPACE 6. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 7. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CH. 7 8. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3'-0" FROM THE PROPERTY LINE AND 3'-0" FROM OPENINGS INTO THE BUILDING PER CMC 504.5 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1 10. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1 VENTILATION 1. INTERMITTENT FANS TO BE 3 SONE MAX. CONTINUOUS FANS TO BE 1 SONE MAX. 2. WHOLE HOUSE FAN IN BATHROOM MUST BE LABELED "WHOLE HOUSE FAN" 3. ALL FANS TO BE ENERGYSTAR RATED AND VENT DIRECTLY TO OUTSIDE, WITH INTEGRAL HUMIDISTAT 4. ALL DUCT SIZES AS PER ASHRAE 62.2 TABLE 7.1 5. INSTALLATION OF FANS OVER 125 CFM TO BE FIELD TESTED TO MEET THE REQUIREMENTS OF ASHRAE 62.2		



4

NORTH & EAST ELEVATIONS (LOOKING SOUTHWEST FROM ROAD)



5

NORTH & EAST ELEVATIONS (LOOKING SOUTH FROM ROAD)



1

SOUTH FACADE FROM HASTINGS RD.



2

EAST FACADE FROM HASTINGS RD



3

WEST FACADE FROM HASTINGS RD.

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:

City of Ukiah

ELECTRIC UTILITY DEPARTMENT

ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:

JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

STAMP:

LICENSED ARCHITECT

STEVEN A. RATNER

201696

12/19/2022

RENEWAL DATE

STATE OF CALIFORNIA

SHEET TITLE:

EXISTING EXTERIOR PHOTOS

SHEET NO.:

A0.2

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/Users/awendley/Documents/Projects/2020_Ukiah Electric/06_ArchCAD/2020_20112_UkiahElectric_BuildingForm_82.dwg



6 EXISTING STAIR TO SECOND LEVEL



2 EXISTING READY ROOM AREA / MECH. RM.



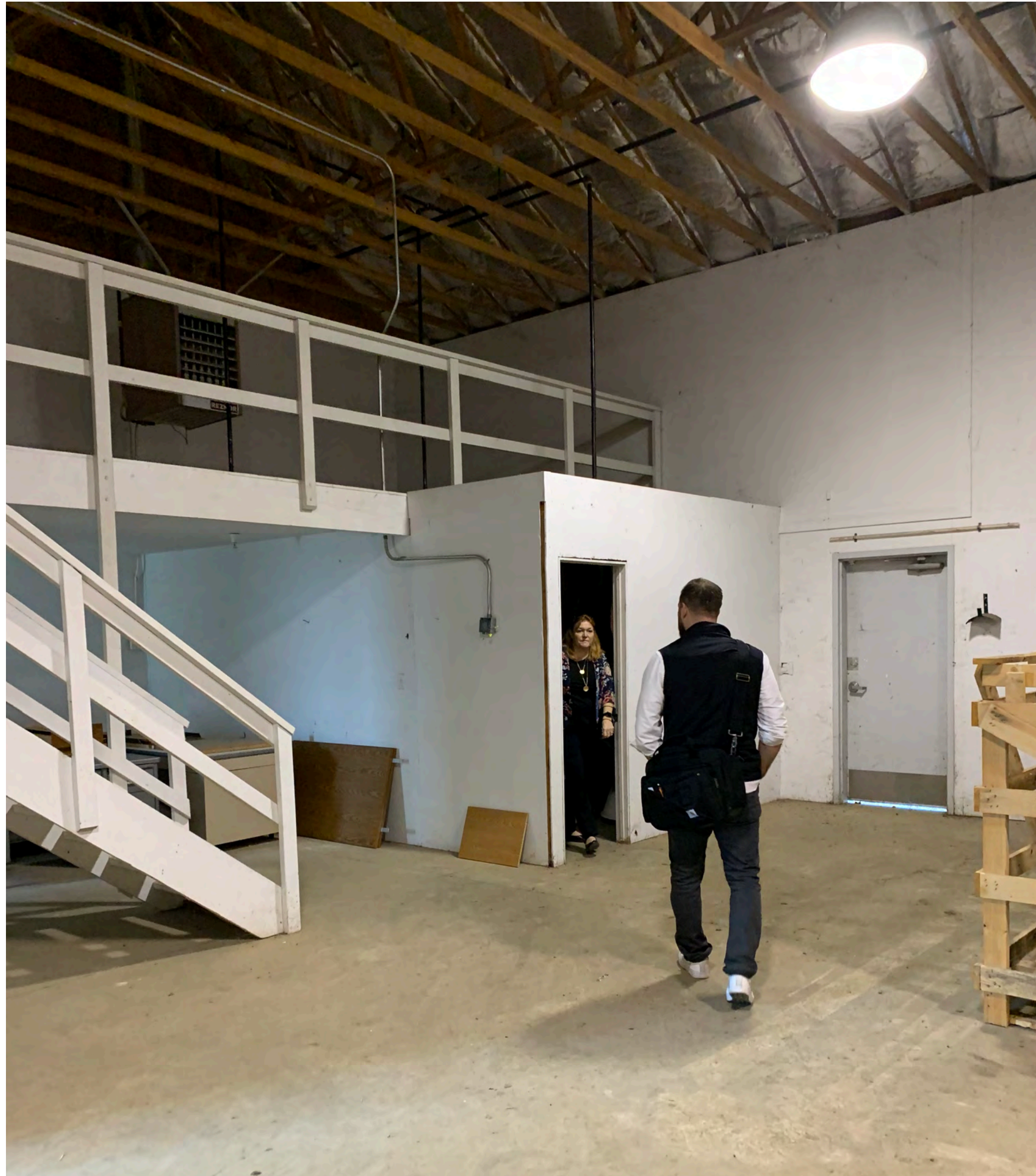
1 EXISTING OPEN AREA UNDER SECOND FLOOR



5 EXISTING BAY 2 MEZZANINE



4 EXISTING BAY 3 MEZZANINE

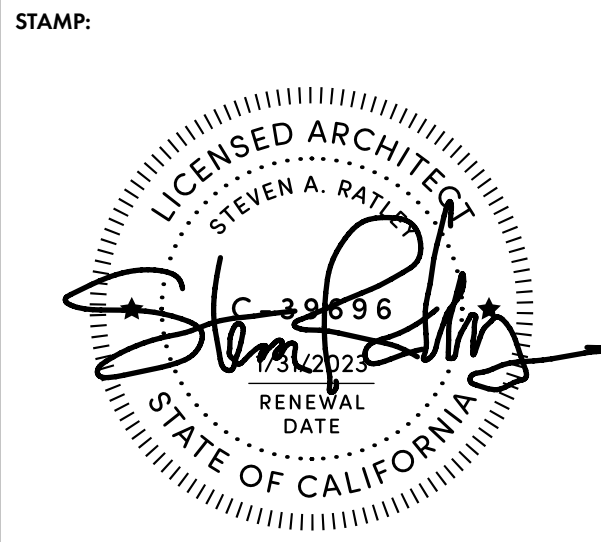


3 EXISTING BAY 2 MEZZANINE

BUILDING PERMIT

REVISIONS:	BY:

JOB NO.:	2202
DATE:	12/19/2022
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SCALE:	AS NOTED ON 24" X 36"



SHEET TITLE:
**EXISTING INTERIOR
PHOTOS**

SHEET NO.:



3

VIEW INSIDE WORKSHOP



1

VIEW AT OFFICE CORRIDOR



2

VIEW OUTSIDE CONFERENCE ROOM

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

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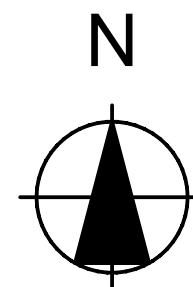


SHEET TITLE:

INTERIOR CONCEPT
VIEWS

SHEET NO.:

A0.4

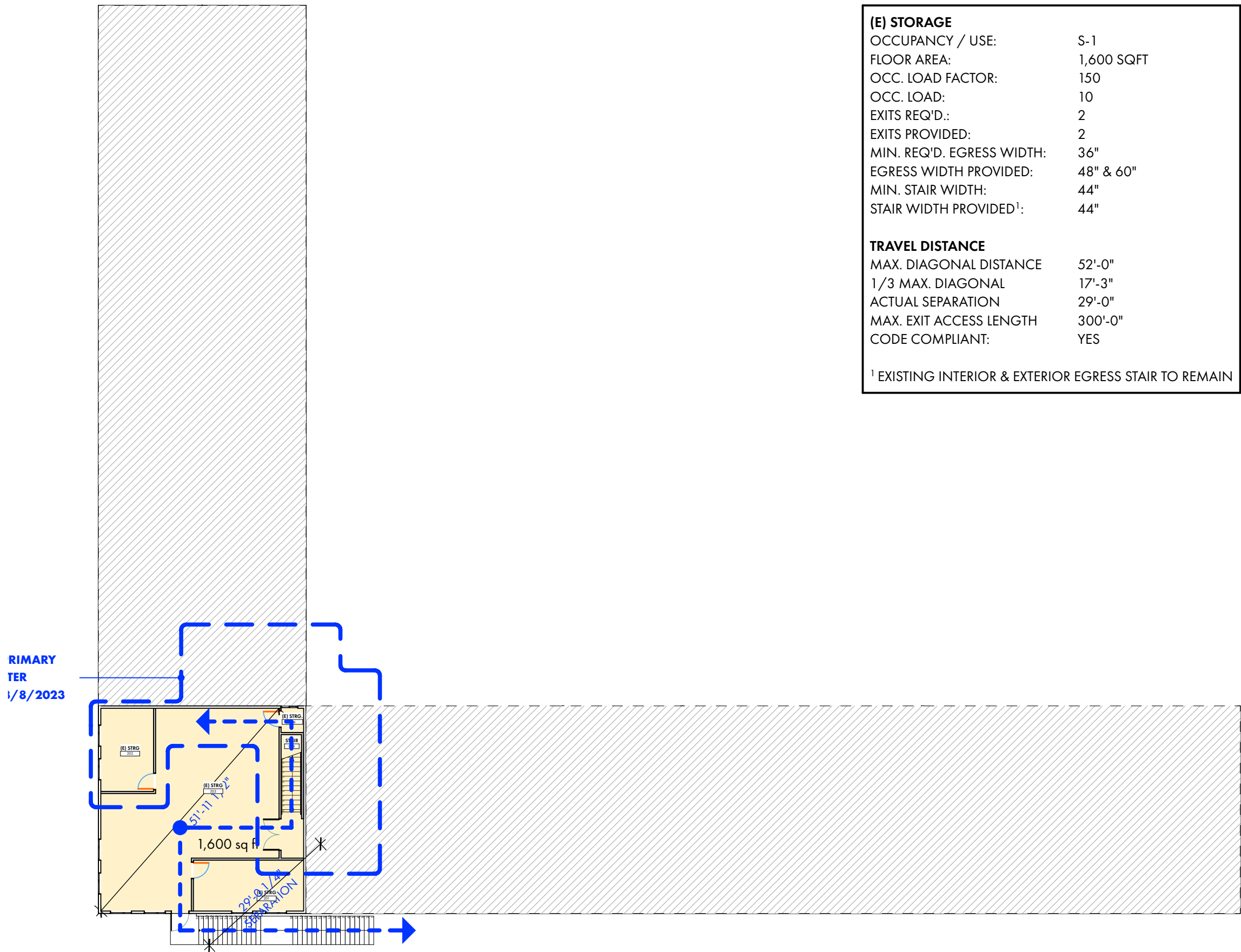


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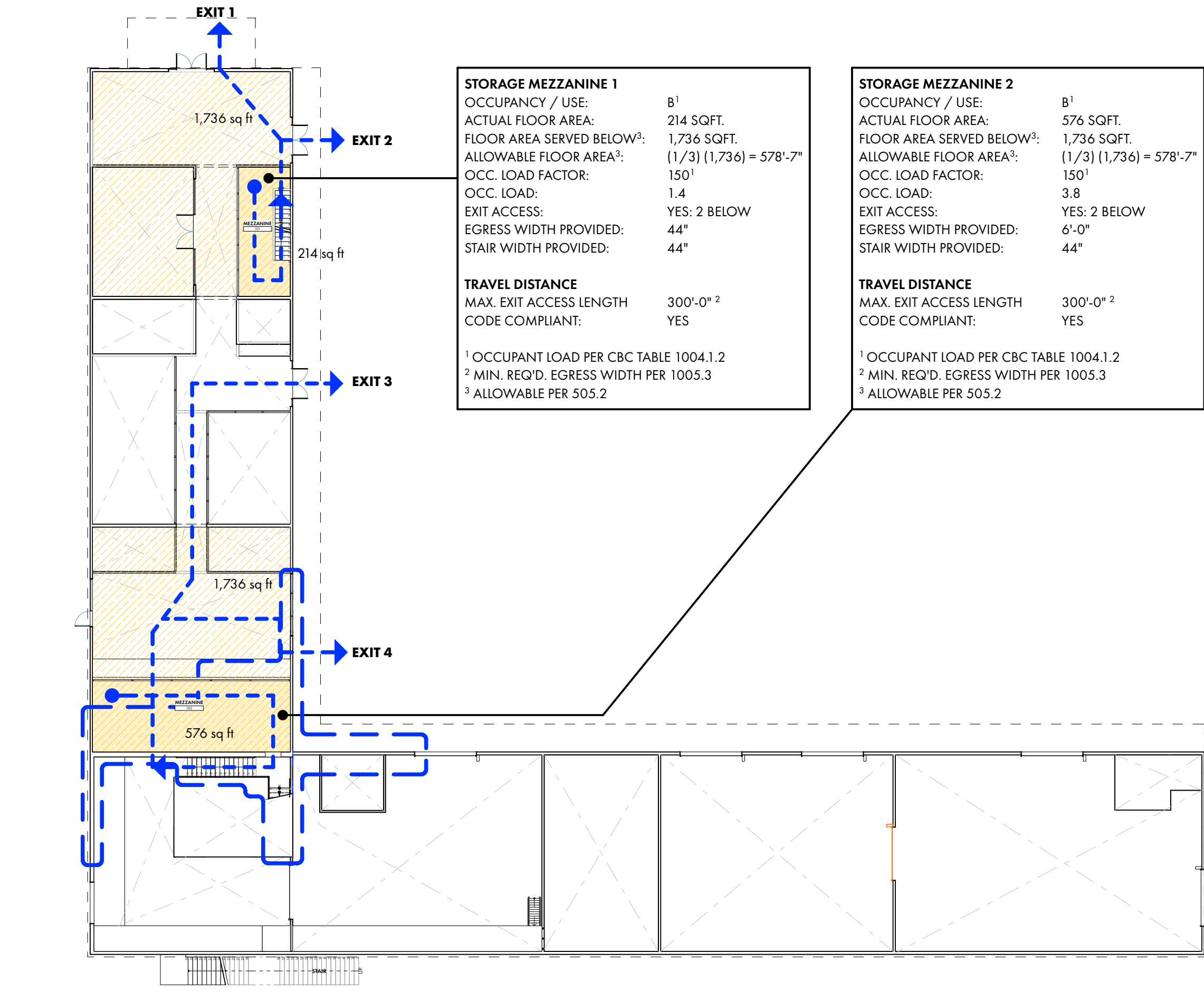
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SHEET NO.:

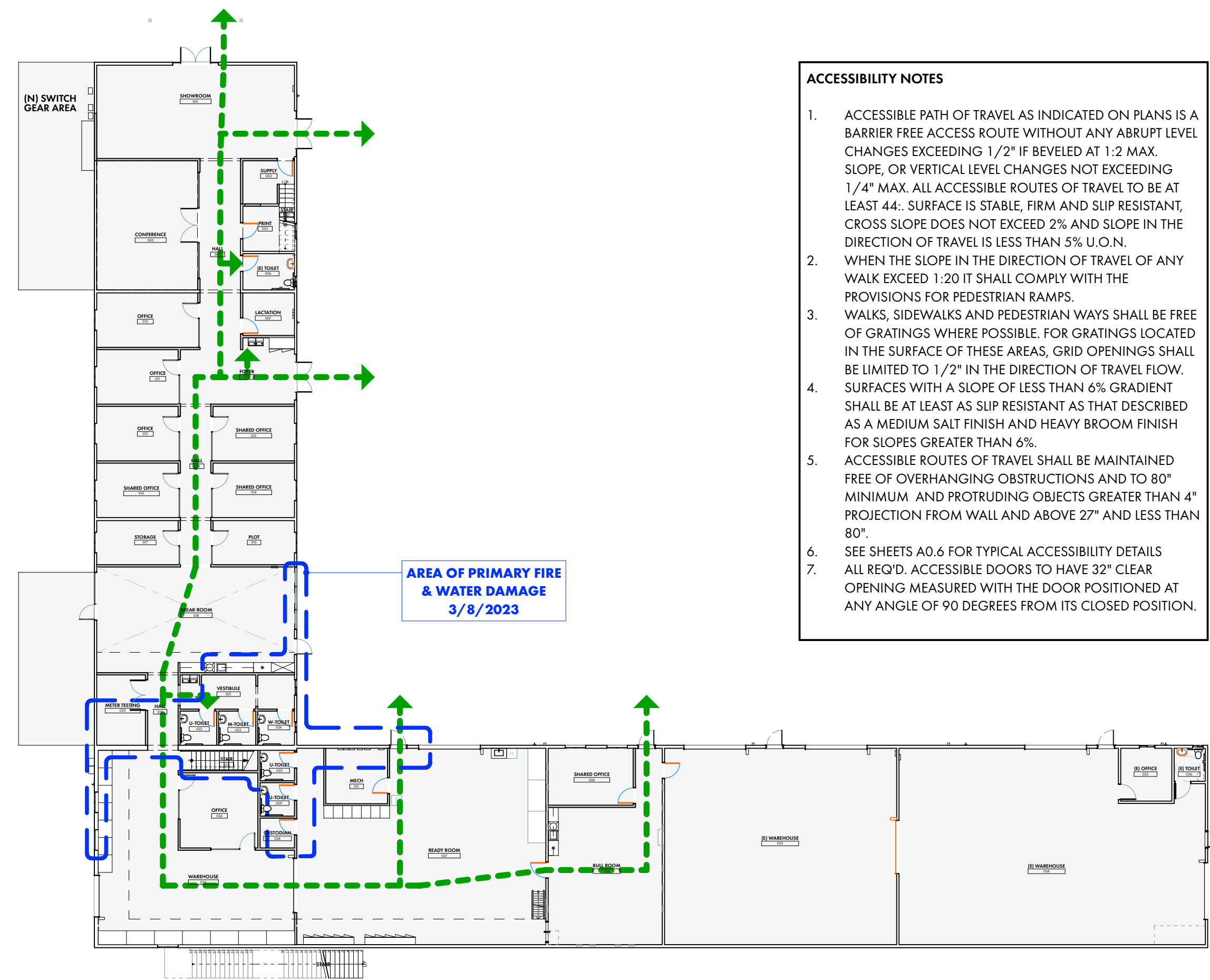
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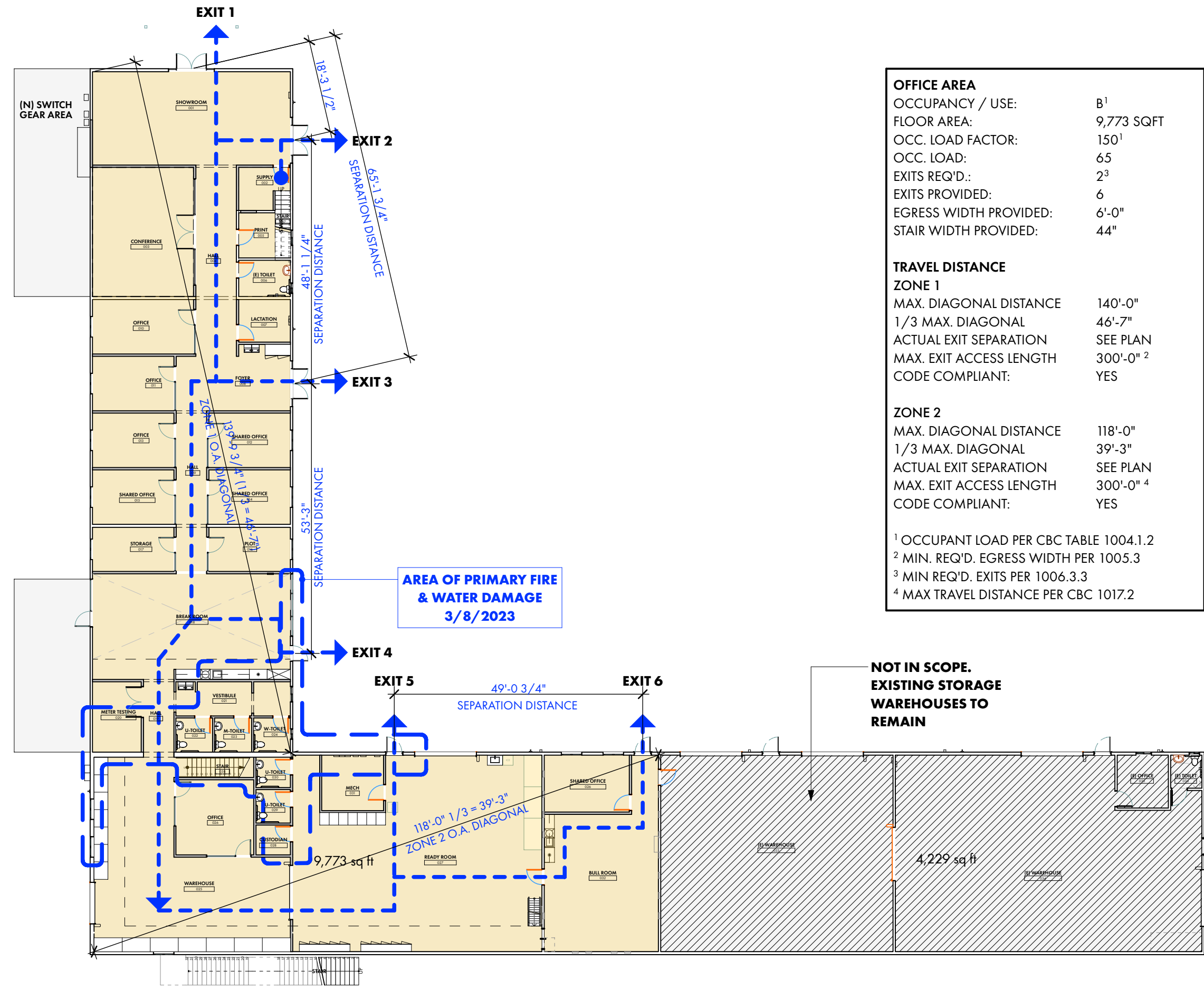
3 SECOND LEVEL EGRESS PLAN
SCALE: 1" = 20'



2 MEZZ. LEVEL EGRESS PLAN
SCALE: 1" = 20'



4 GROUND LEVEL ACCESSIBLE PATH OF TRAVEL
SCALE: 1" = 20'



1 GROUND LEVEL EGRESS PLAN
SCALE: 1" = 20'

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:

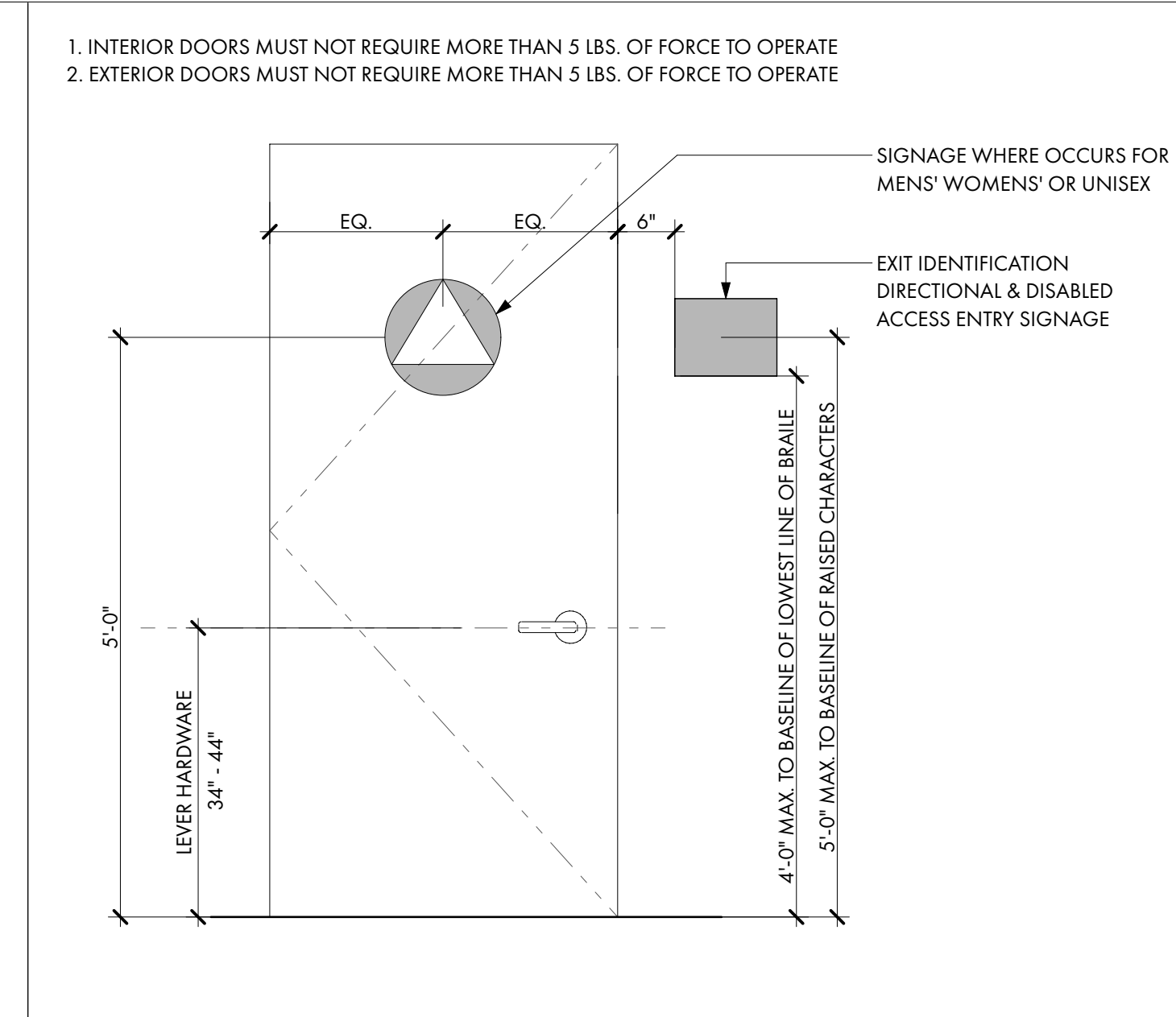
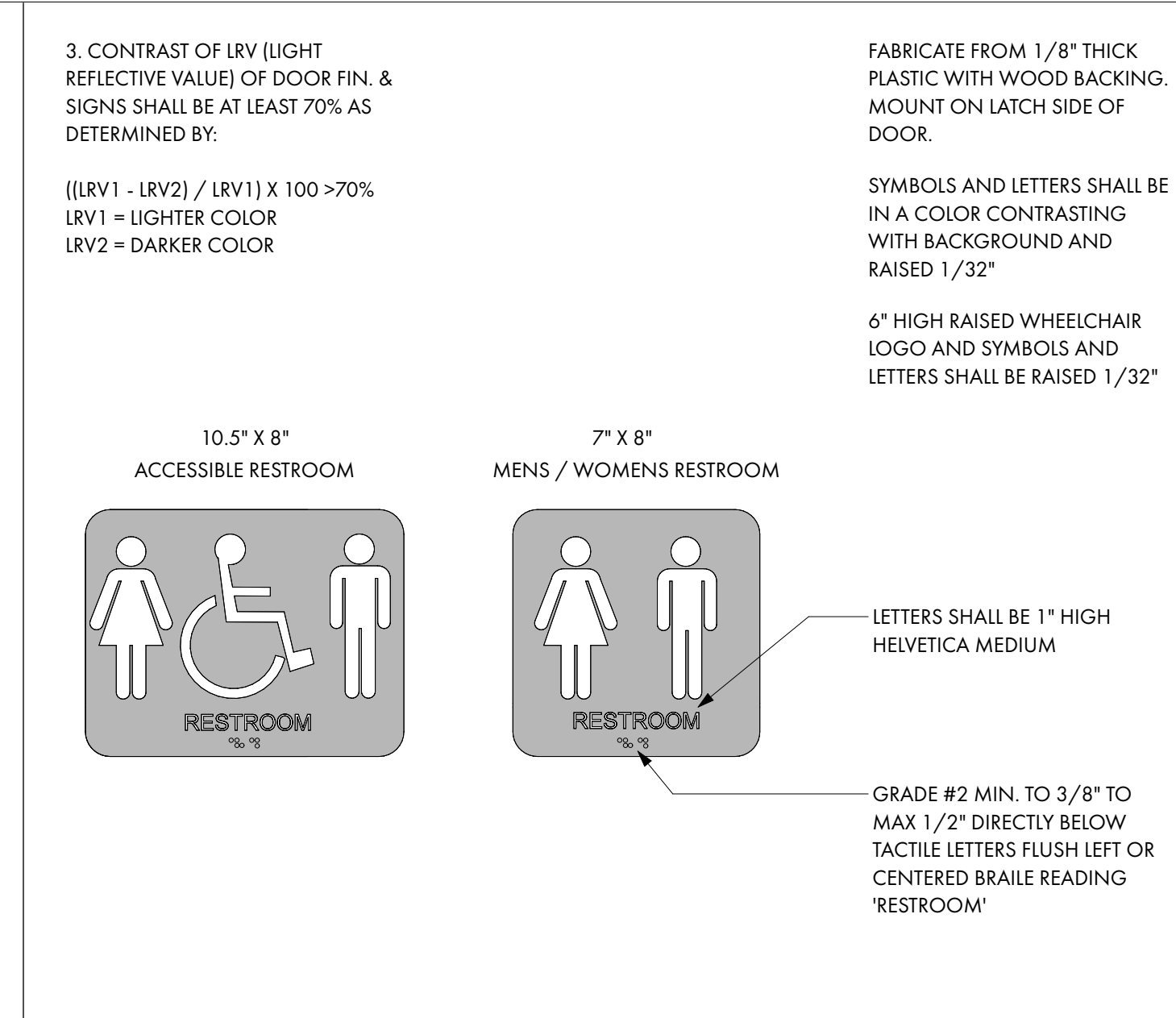
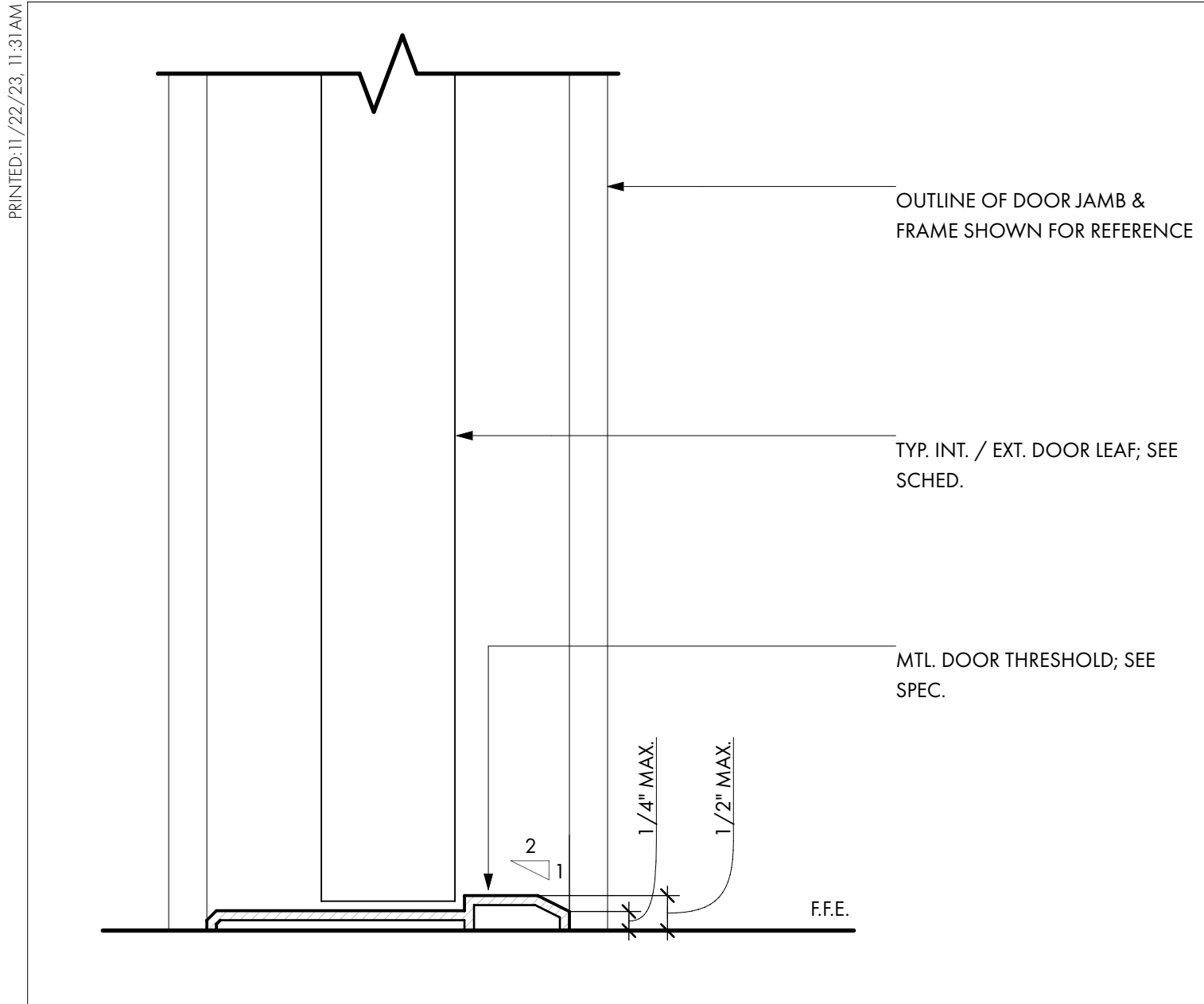
JOB NO.:	2202
DATE:	12/19/2022
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SCALE:	AS NOTED ON 24" X 36"



SHEET TITLE:

EGRESS DIAGRAM

SHEET NO.:



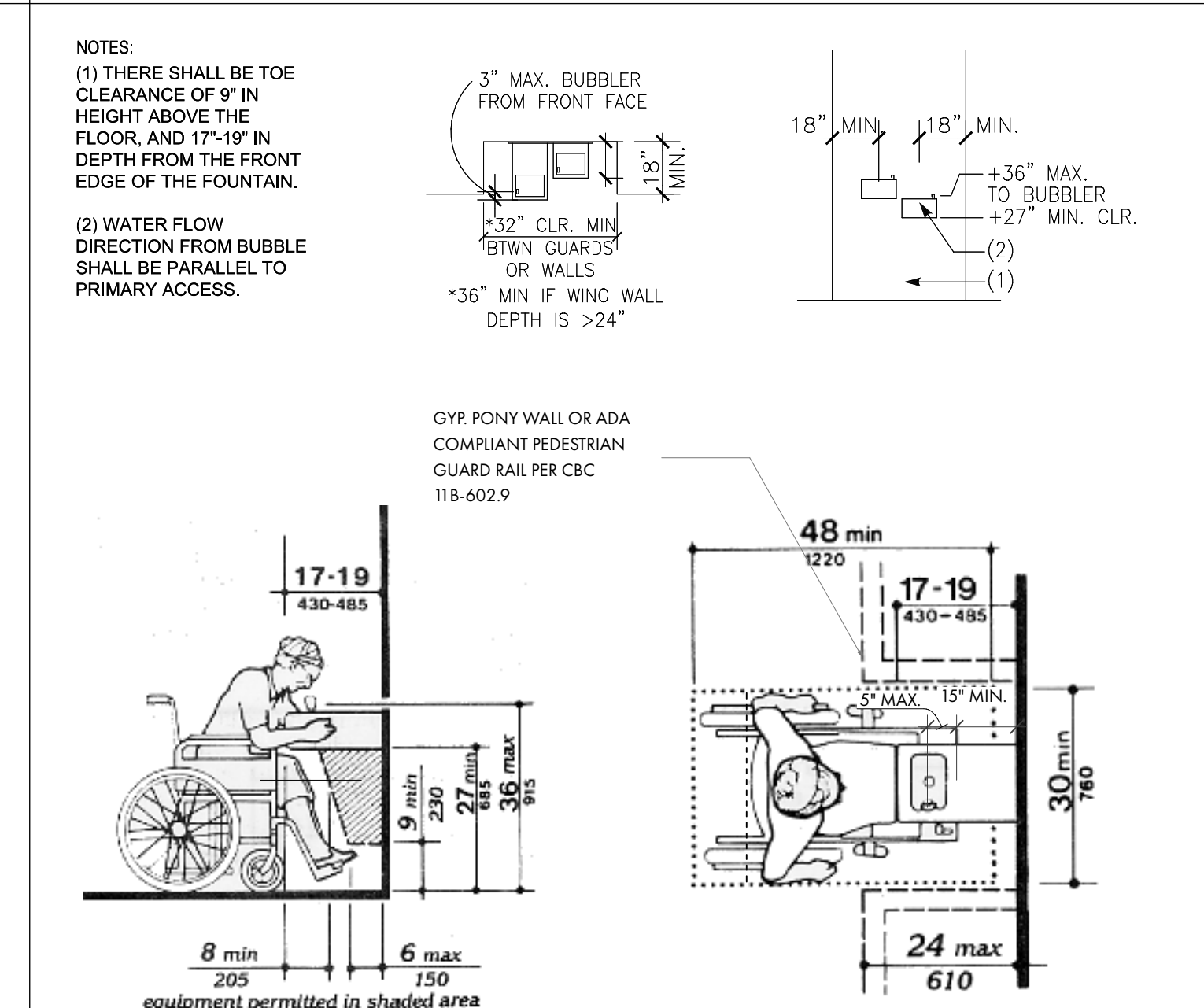
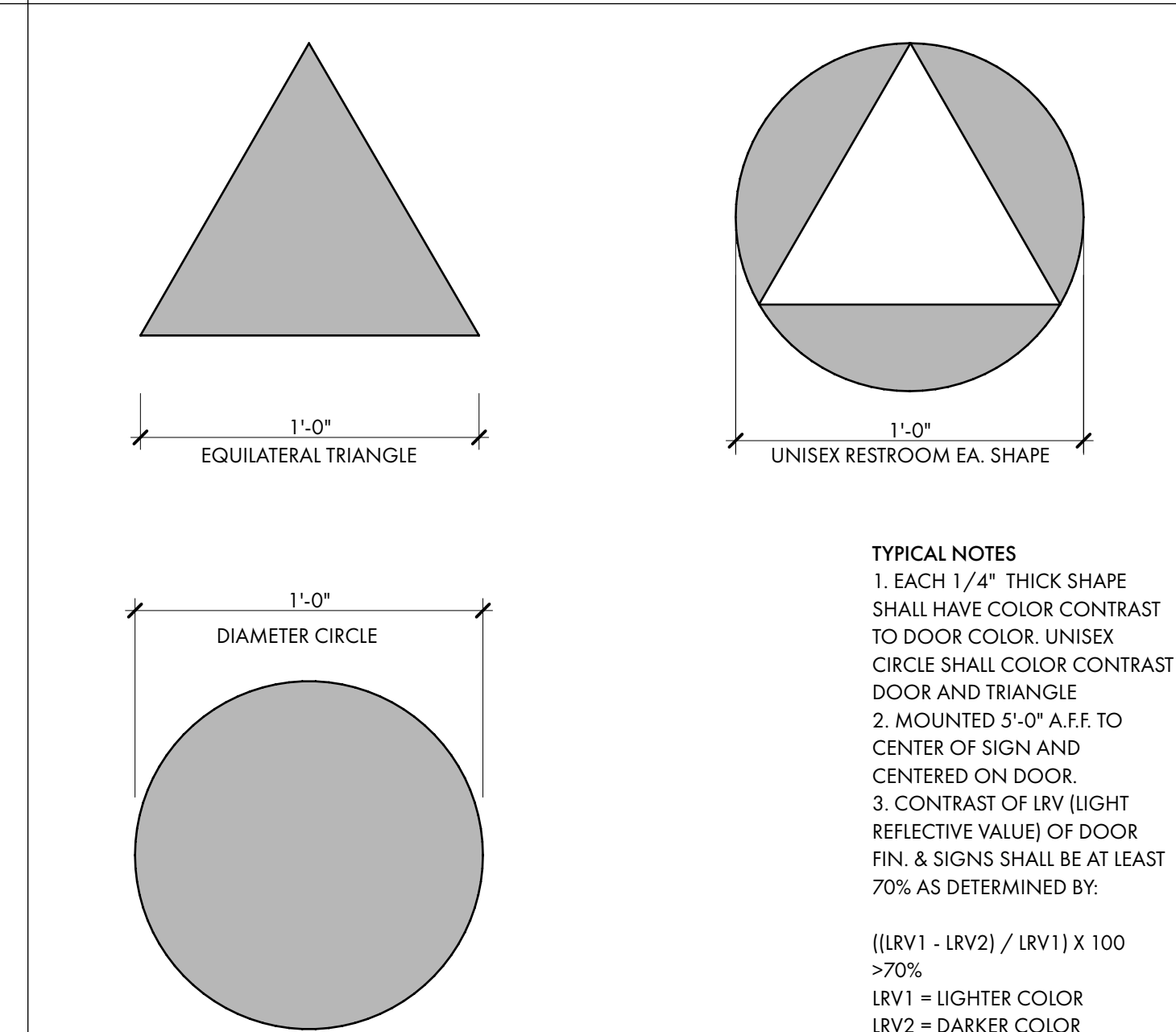
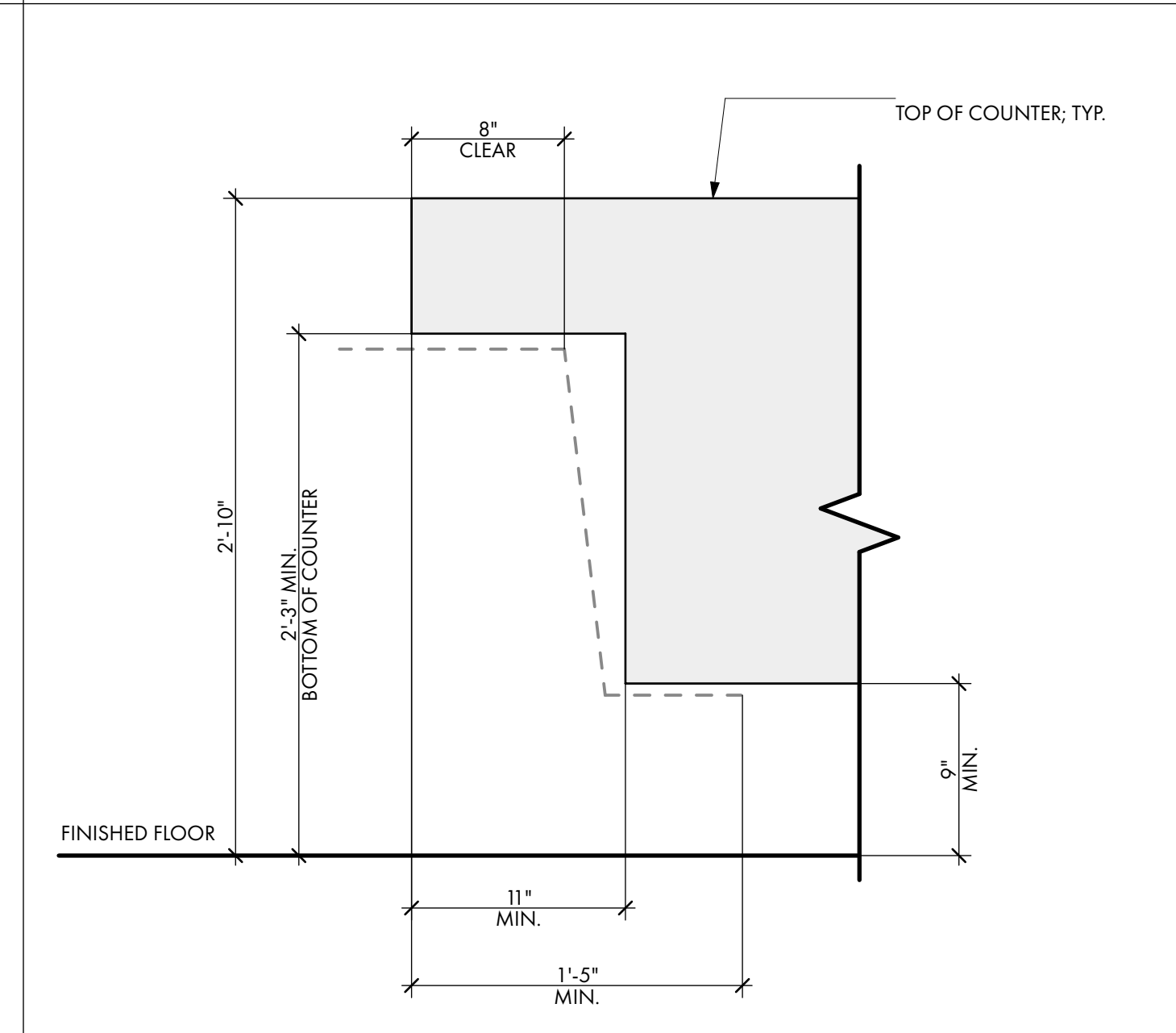
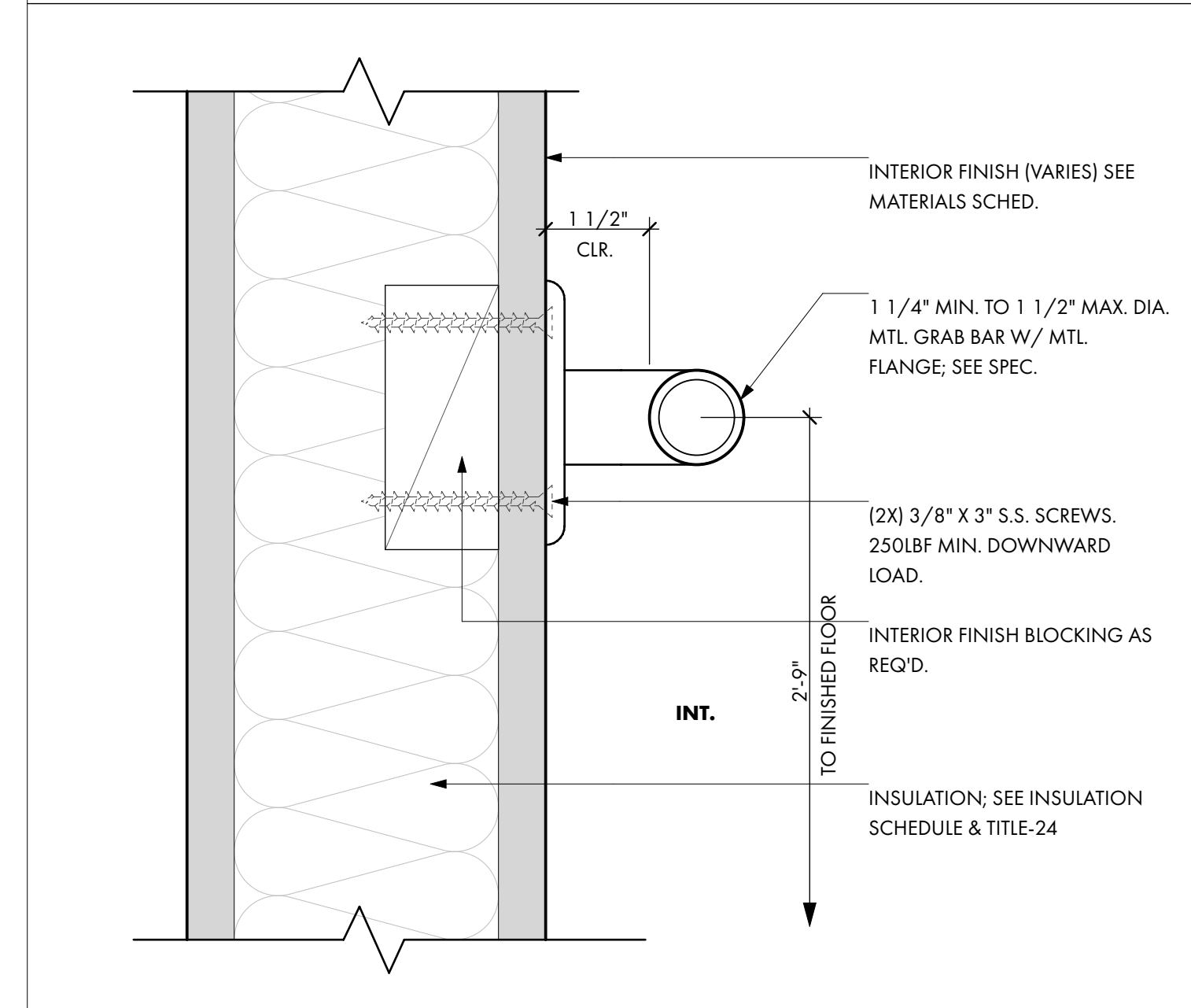
1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. ALL ACCESSIBLE ROUTES OF TRAVEL TO BE AT LEAST 44". SURFACE IS STABLE, FIRM AND SLIP RESISTANT, CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% U.O.N.
2. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEED 1:20 IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
3. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHERE POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF THESE AREAS, GRID OPENINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAVEL FLOW.
4. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALT FINISH AND HEAVY BROOM FINISH FOR SLOPES GREATER THAN 6%.
5. ACCESSIBLE ROUTES OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS AND TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".
6. SEE SHEETS A.X.X FOR TYPICAL ACCESSIBILITY DETAILS
7. ALL REQ'D. ACCESSIBLE DOORS TO HAVE 32" CLEAR OPENING MEASURED WITH THE DOOR POSITIONED AT ANY ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
8. PROVIDE LEVER TYPE FAUCET CONTROLS FOR ACCESSIBLE LAVS.
9. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES FOR ACCESSIBLE LAVS.
10. FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5#. LEVER OPERATED, PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
11. SEE MILLWORK DETAILS FOR REMOVABLE DOORS FOR ACCESS BELOW SINK.

12 TYP. DOOR THRESHOLD
SCALE: 6" = 1'-0"

9 RESTROOM WALL SIGNAGE
SCALE: 3/4" = 1'-0"

6 RESTROOM DOOR SIGNAGE
SCALE: 3/4" = 1'-0"

3 GENERAL ACCESSIBILITY NOTES

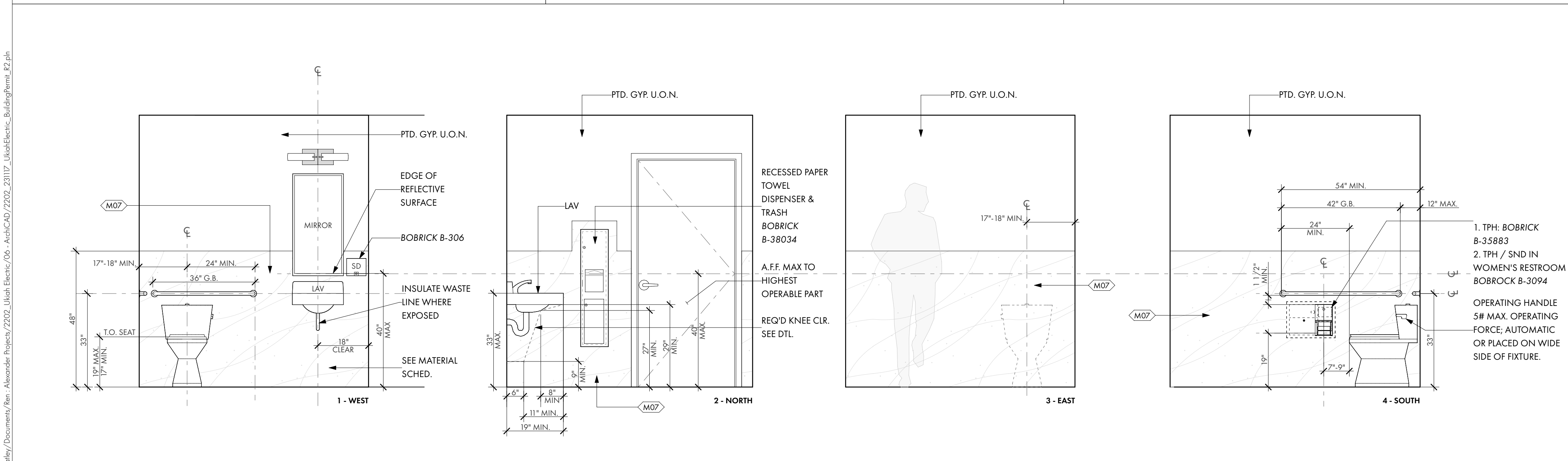


11 ADA GRAB BAR DETAIL
SCALE: 6" = 1'-0"

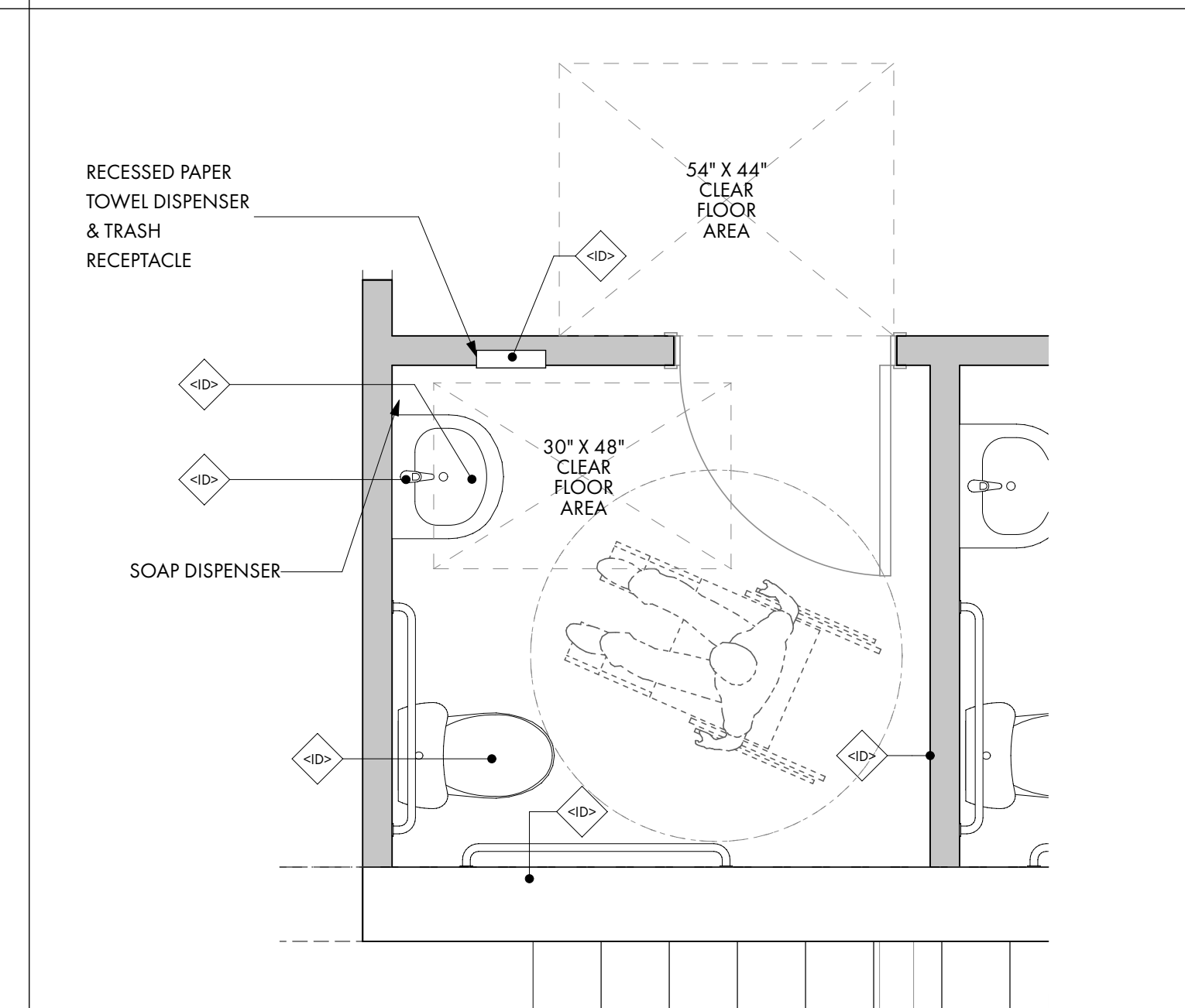
8 ADA KNEE CLEARANCE @ SINK
SCALE: 1 1/2" = 1'-0"

5 RESTROOM DOOR SIGNAGE
SCALE: 3/4" = 1'-0"

2 ADA DRINKING FOUNTAIN DETAIL
SCALE: 1/2" = 1'-0"



10 TYPICAL BATH INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"



4 TYP. ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:

 City of Ukiah
ELECTRIC UTILITY DEPARTMENT

ELECTRIC SERVICE CENTER

1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

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LICENSED ARCHITECT
STEVEN A. RATLIFF
20696
12/19/2022
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:

ACCESSIBILITY COMPLIANCE

SHEET NO.:

A0.7

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS



City of Ukiah
ELECTRIC UTILITY DEPARTMENT

1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

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SCALE:	AS NOTED ON 24" X 36"	



SHEET TITLE:

CALGREEN CHECKLIST

SHEET NO.:

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

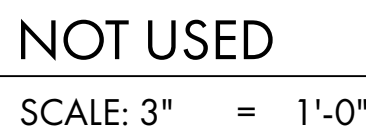
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y	N/A	RESPON- PARTY
☐	☐	
☐	☐	
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[illegible]

Y	N/A	RESPON. PARTY
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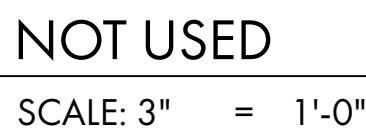
PROJECT/CITY:	
	
ELECTRIC UTILITY COMPANY	
DATE:	
BY:	
APPROVALS:	
BUILDING NO.:	
REVISIONS:	
JOB NO.:	
DATE:	
DRAWN:	
CHECKED:	
SCALE:	
STAMP:	
	
SHEET TITLE:	
CALCULATION SHEET	
SHEET NO.:	



SCALE: 3" = 1'-0"



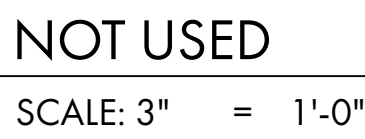
3/4" PLYWOOD WHERE
OCCURS; SEE FINISH PLANS &
RCP



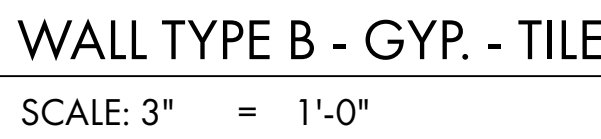
SCALE: 3" = 1'-0"



(F) COMPACTED FILL



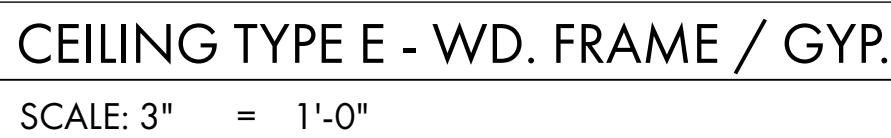
SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



**ANSI/UL FIRE
RESISTIVE RATINGS 263
DESIGN NO. U314**



SCALE: 3" = 1'-0"



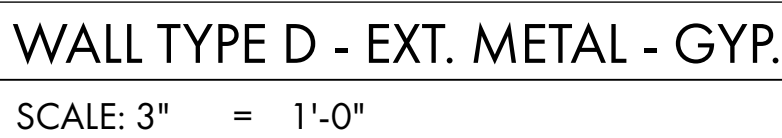
3/4" PLYWOOD WHERE
OCCURS; SEE FINISH PLANS &
RCP



SCALE: 3" = 1'-0"



(E) COMPACTED FILL



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"

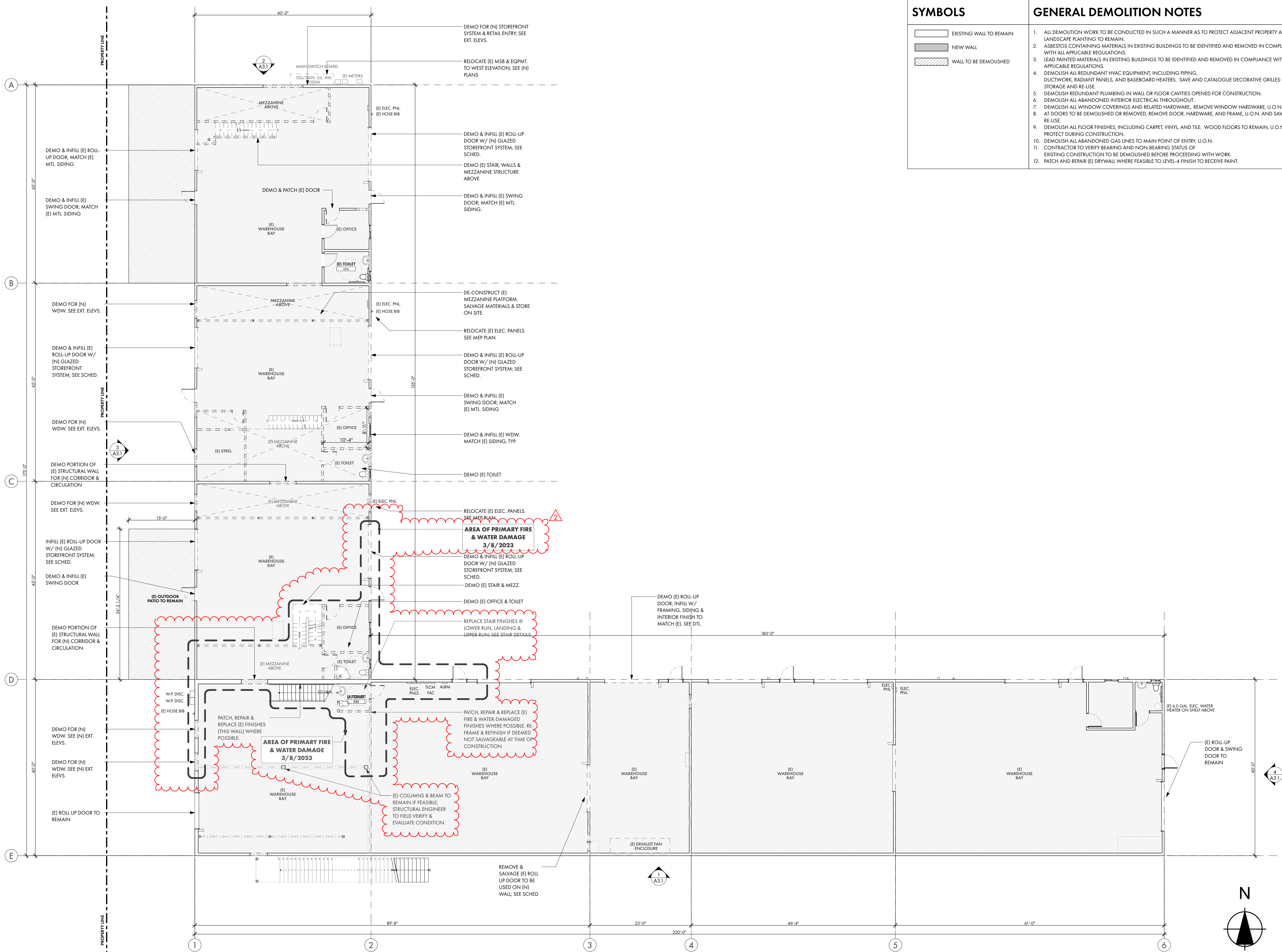


1 HOUR FIRE RATING:
ANSI/UL FIRE
RESISTIVE RATINGS 263
DESIGN NO. U314

**ANSI/UL FIRE
RESISTIVE RATINGS 263
DESIGN NO. U314**

A0.11

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SYMBOLS	GENERAL DEMOLITION NOTES
EXISTING WALL TO REMAIN	1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
NEW WALL	2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
WALL TO BE DEMOLISHED	3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
	4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
	5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
	6. DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT.
	7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N. AND SAVE FOR RE-USE.
	8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
	9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
	10. DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY. U.O.N.
	11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
	12. PATCH AND REPAIR (E) DRYWALL WHERE FEASIBLE TO LEVEL-4 FINISH TO RECEIVE PAINT.

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:

ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
2 REVISION - 11/17/2023	SR

JOB NO.:	2202
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CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

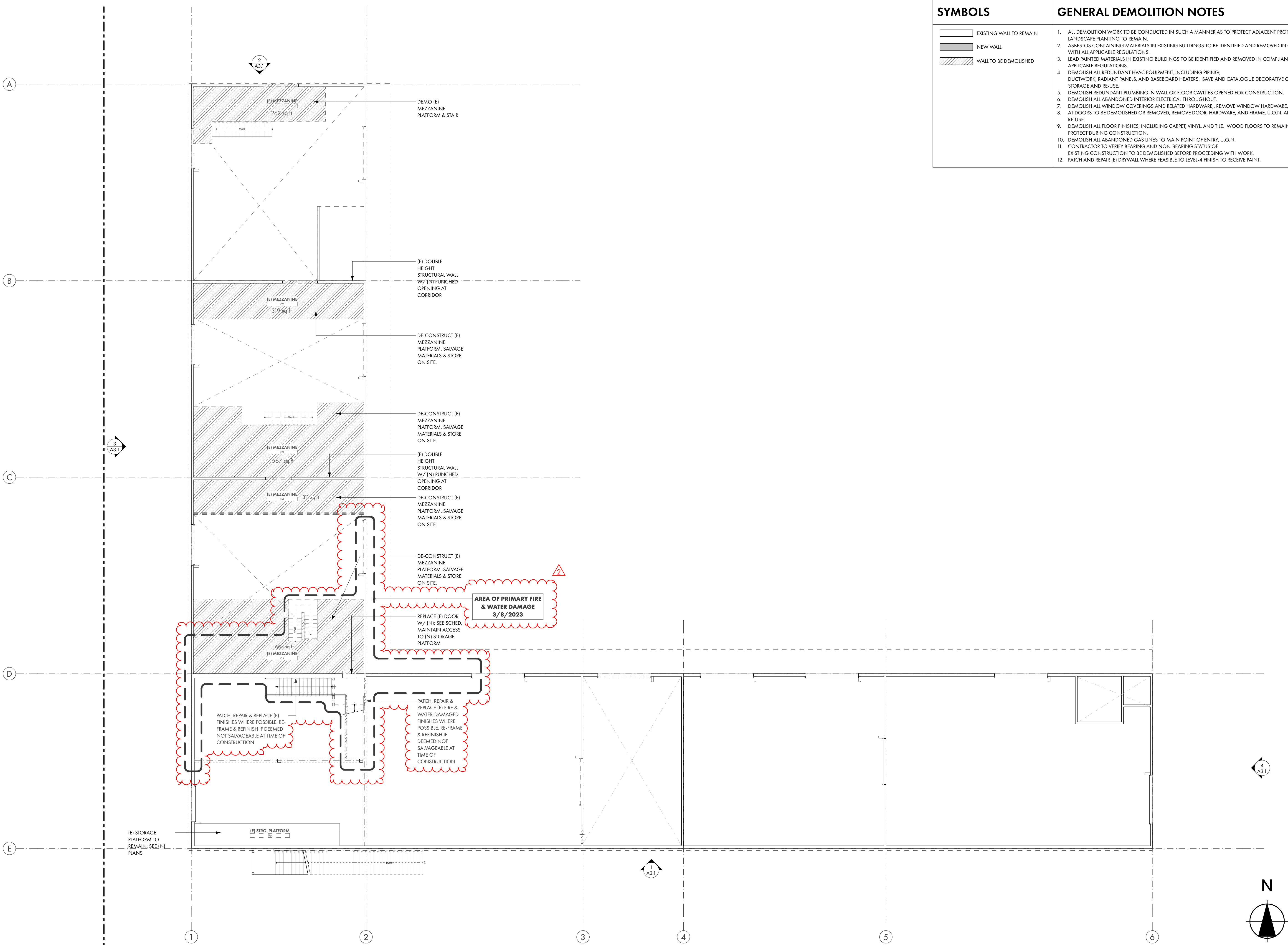
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SHEET TITLE:
**EXISTING / DEMO
GROUND FLOOR PLAN**

SHEET NO.:
A1.1

1 (E) / DEMO GROUND LEVEL PLAN
SCALE: 1" = 10'

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SYMBOLS	GENERAL DEMOLITION NOTES
EXISTING WALL TO REMAIN NEW WALL WALL TO BE DEMOLISHED	1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN. 2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. 3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. 4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE. 5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION. 6. DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT. 7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N. AND SAVE FOR RE-USE. 8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE. 9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION. 10. DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY. U.O.N. 11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK. 12. PATCH AND REPAIR (E) DRYWALL WHERE FEASIBLE TO LEVEL-4 FINISH TO RECEIVE PAINT.

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:

City of Ukiah

ELECTRIC UTILITY DEPARTMENT

ELECTRIC SERVICE CENTER

1350 HASTINGS ROAD

UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

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2 REVISION - 11/17/2023 SR

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SCALE:

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STAMP:

LICENSED ARCHITECT

STEVEN A. RATTI

220696

12/19/2022

RENEWAL DATE

STATE OF CALIFORNIA

SHEET TITLE:

EXISTING / DEMO

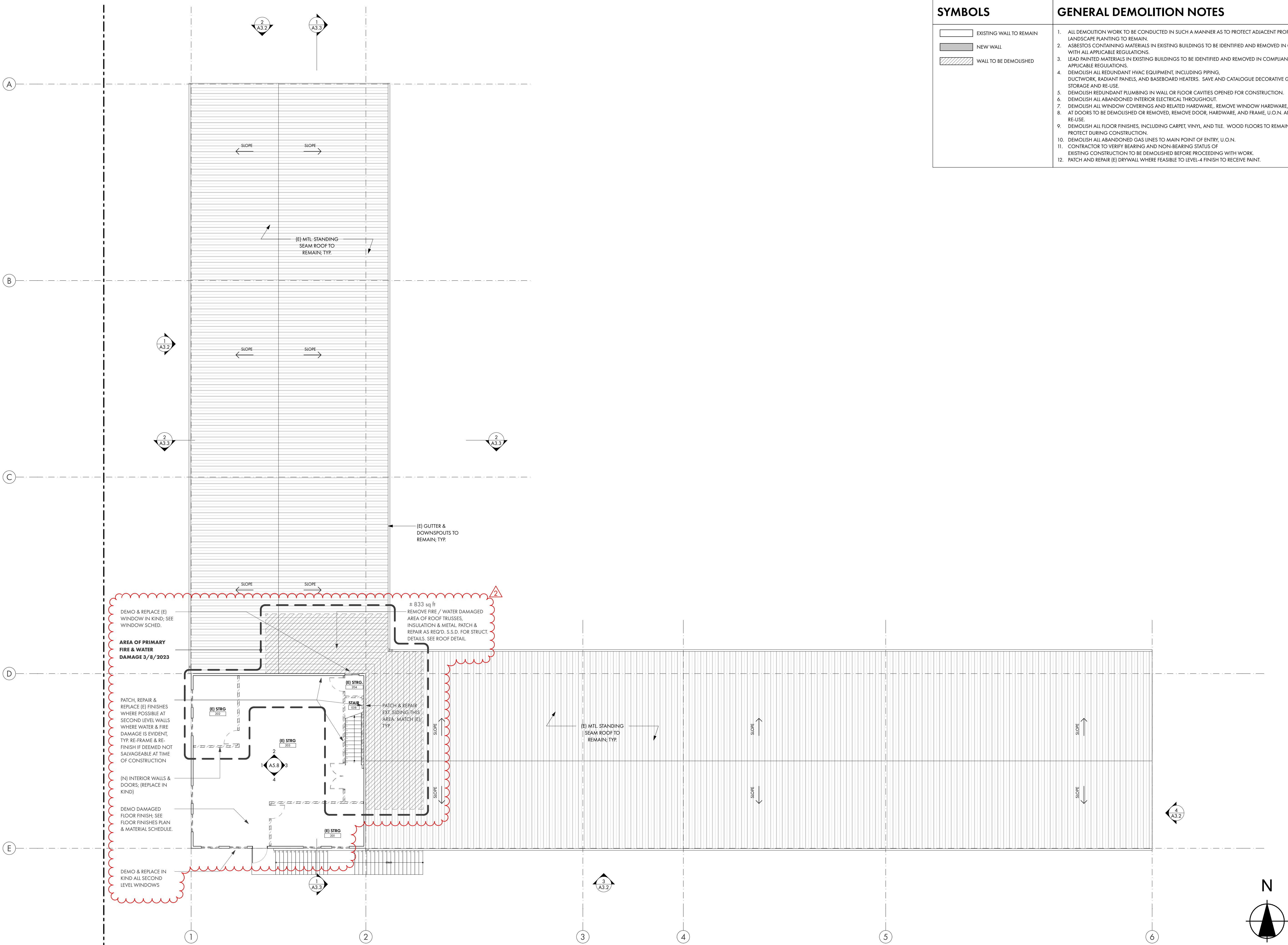
MEZZ. LEVEL PLAN

SHEET NO.:

A1.2

1 (E) / DEMO MEZZANINE LEVEL PLAN
SCALE: 1" = 10'

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SYMBOLS	GENERAL DEMOLITION NOTES
EXISTING WALL TO REMAIN NEW WALL WALL TO BE DEMOLISHED	1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN. 2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. 3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. 4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE. 5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION. 6. DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT. 7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N. AND SAVE FOR RE-USE. 8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE. 9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION. 10. DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY, U.O.N. 11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK. 12. PATCH AND REPAIR (E) DRYWALL WHERE FEASIBLE TO LEVEL-4 FINISH TO RECEIVE PAINT.

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

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City of Ukiah

ELECTRIC UTILITY DEPARTMENT

ELECTRIC SERVICE CENTER

1350 HASTINGS ROAD

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LICENSED ARCHITECT

STEVEN A. RATTI

20696

12/19/2022

RENEWAL DATE

STATE OF CALIFORNIA

SHEET TITLE:

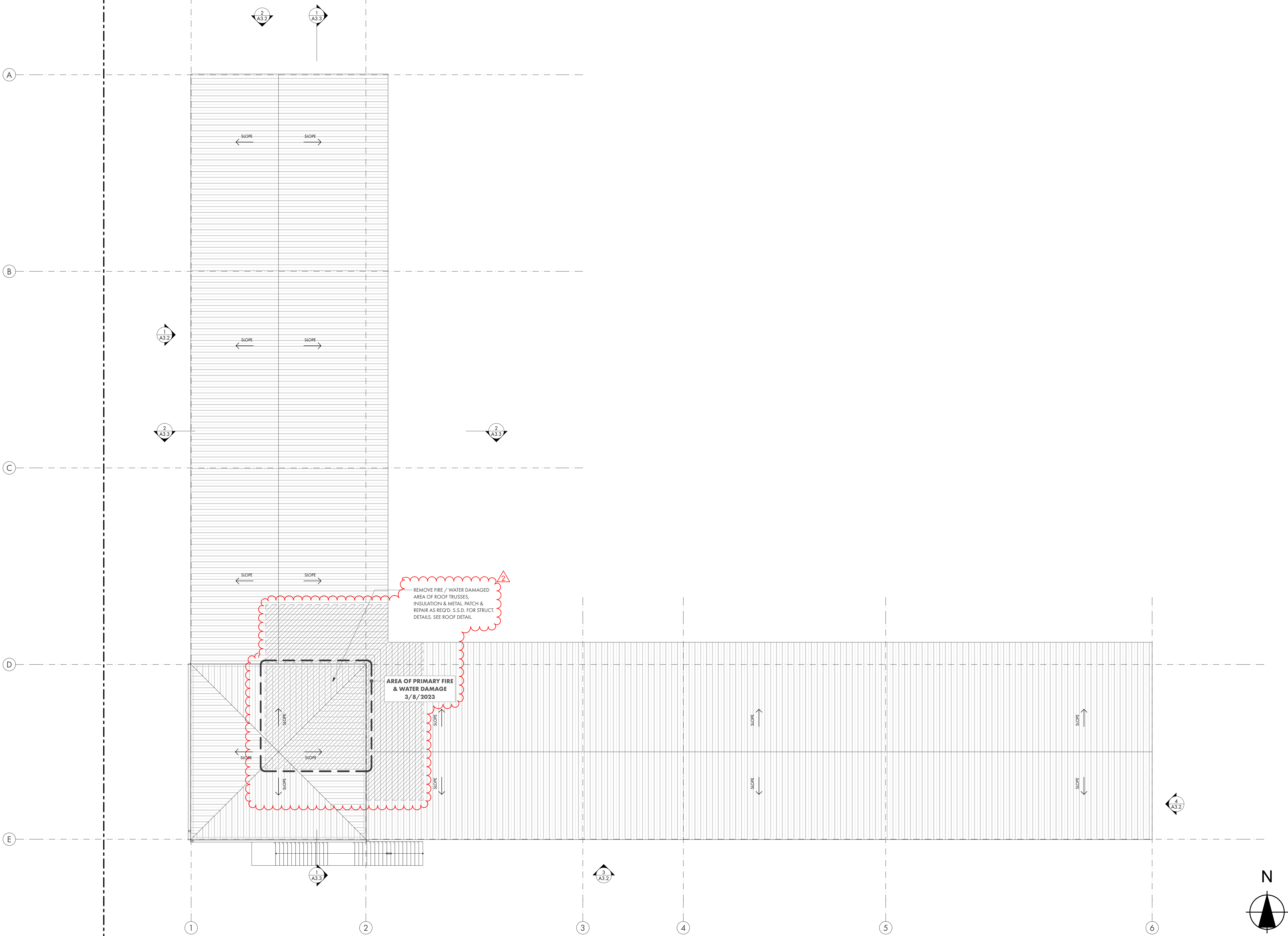
EXISTING / DEMO

SECOND FLOOR PLAN

SHEET NO.:

A1.3

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1 (E) ROOF LEVEL PLAN
SCALE: 1" = 10'

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

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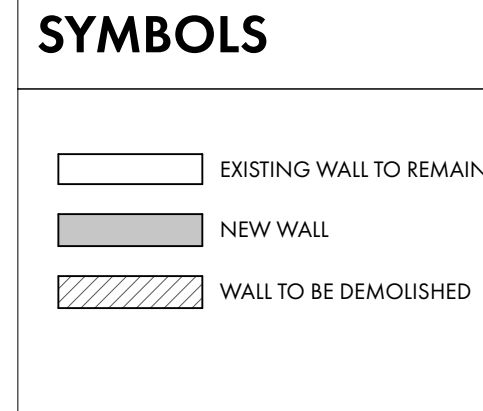


SHEET TITLE:

EXISTING / DEMO
ROOF PLAN

SHEET NO.:

A1.4



UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

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SCALE:	AS NOTED ON 24" X 36"

STAMP:



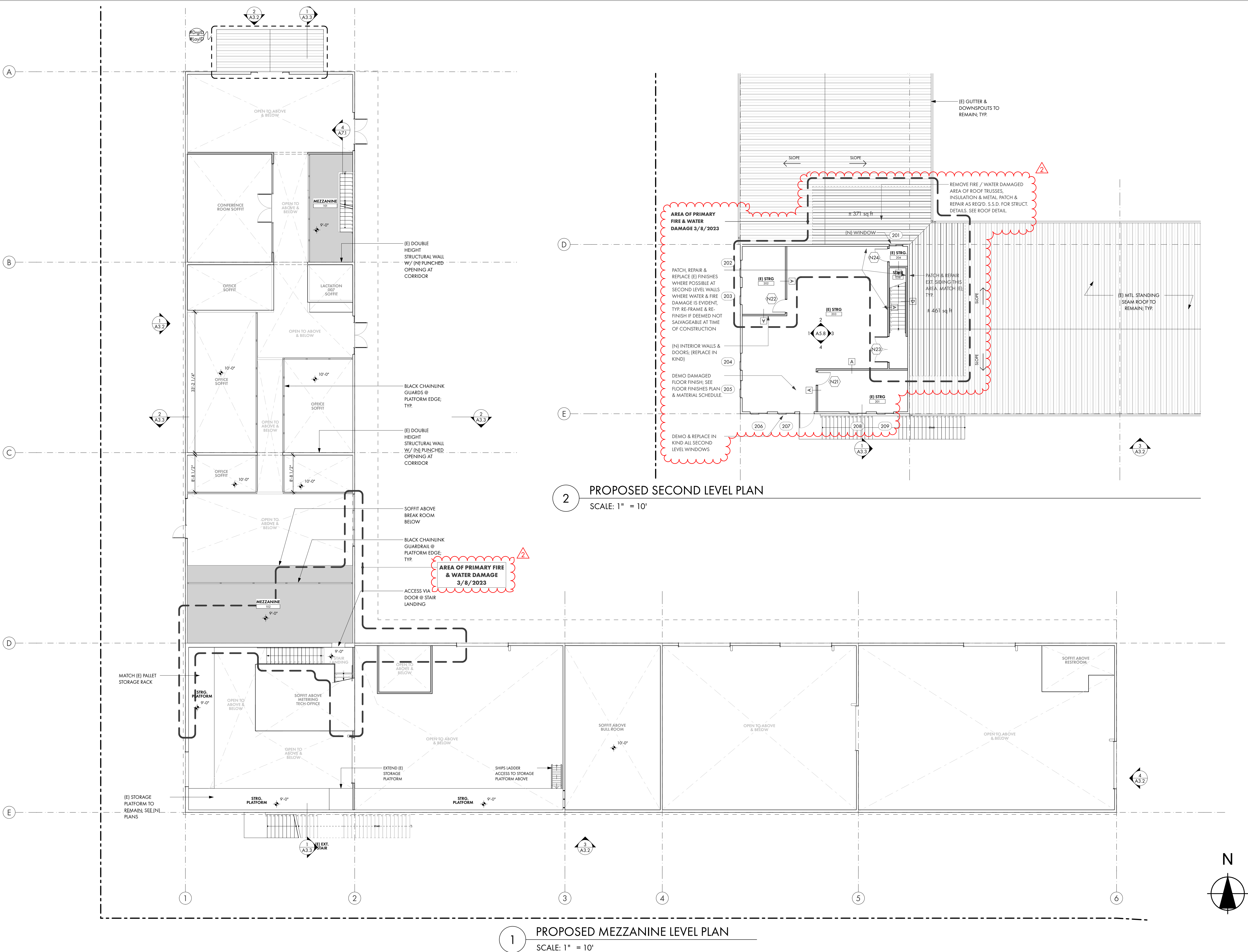
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PROPOSED GROUND FLOOR PLAN

SHEET NO.:

A2.1

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UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:

JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

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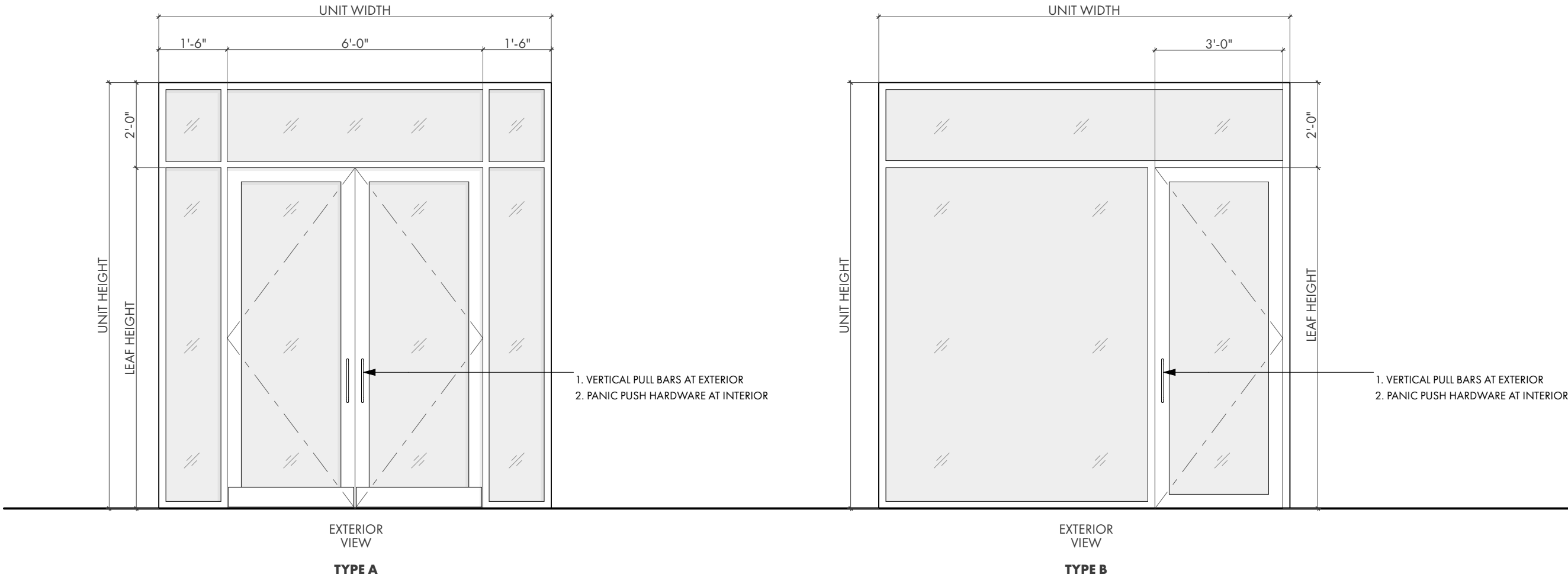


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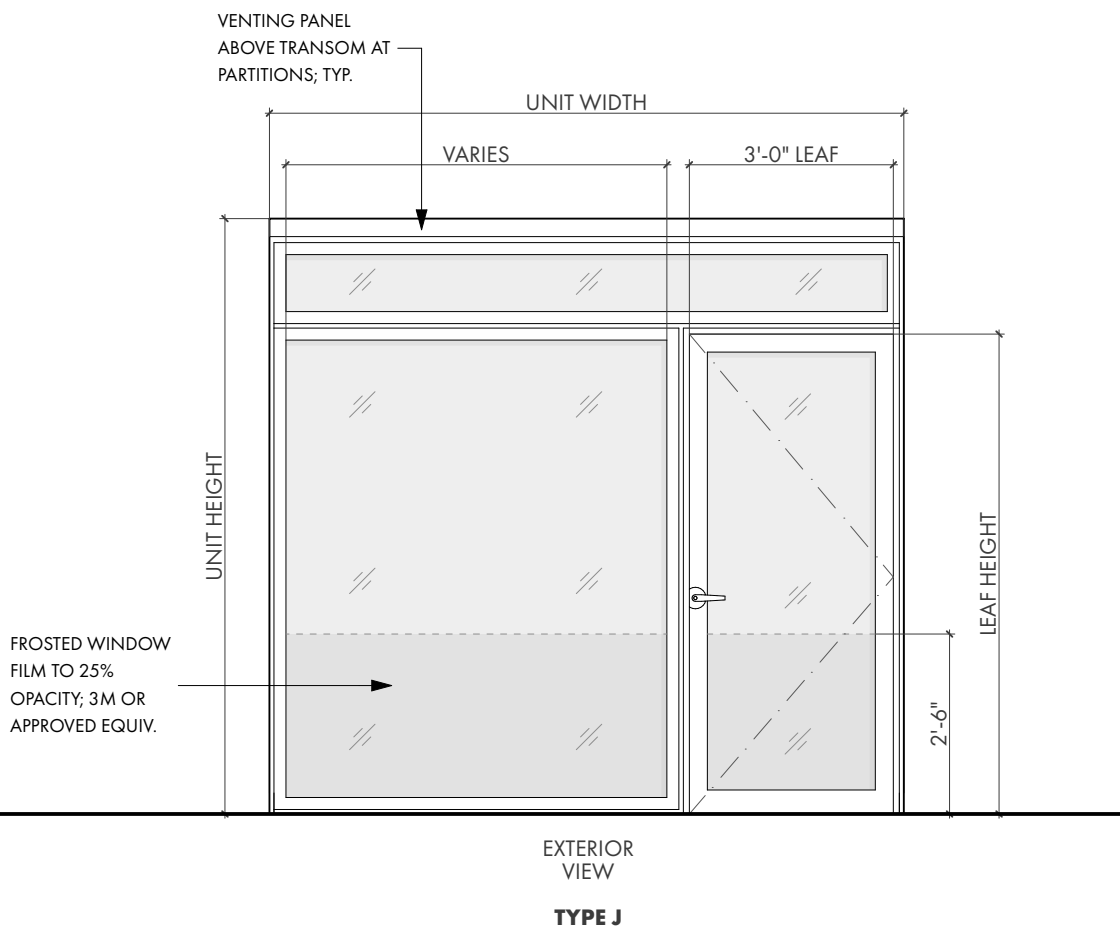
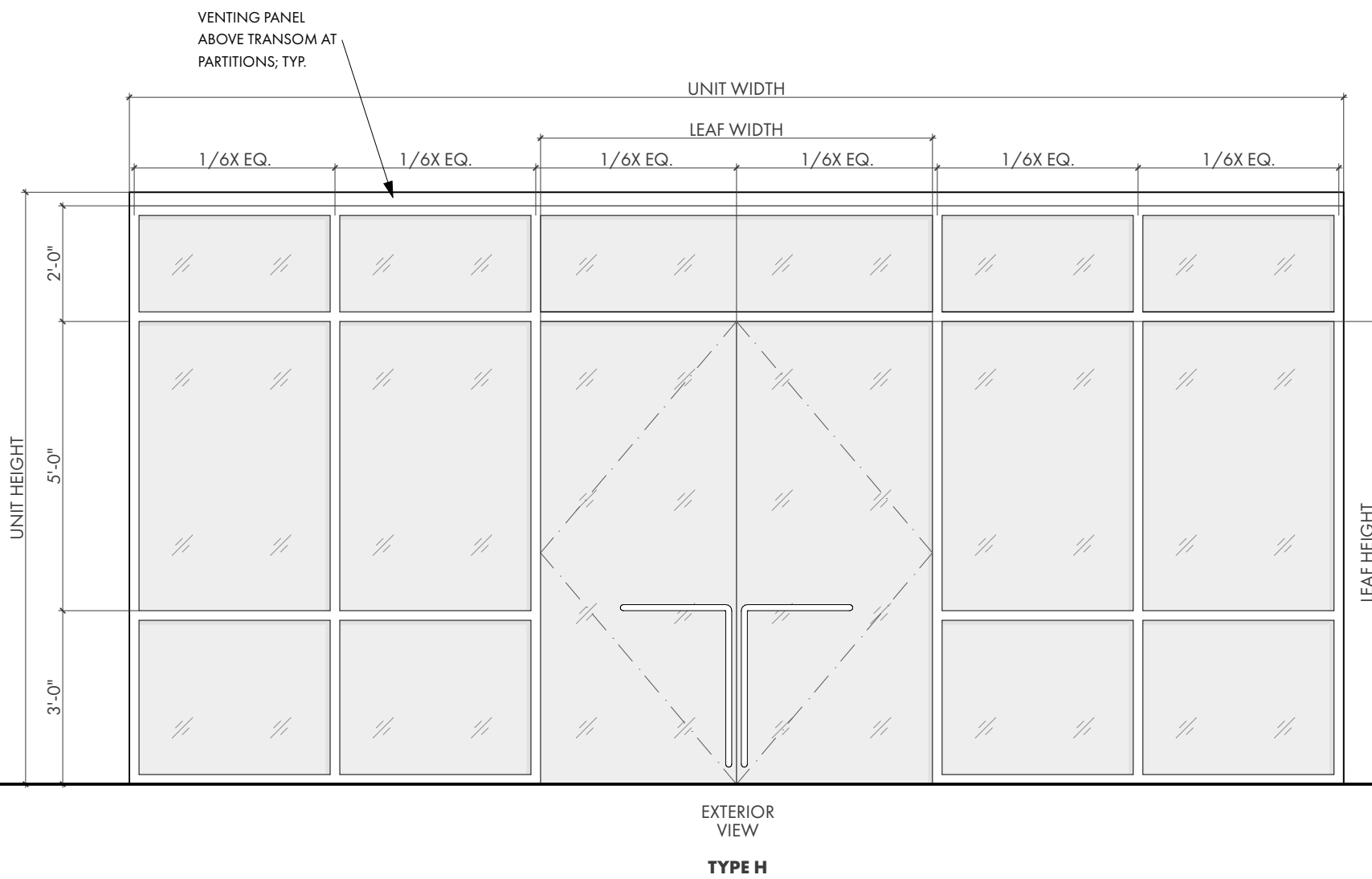
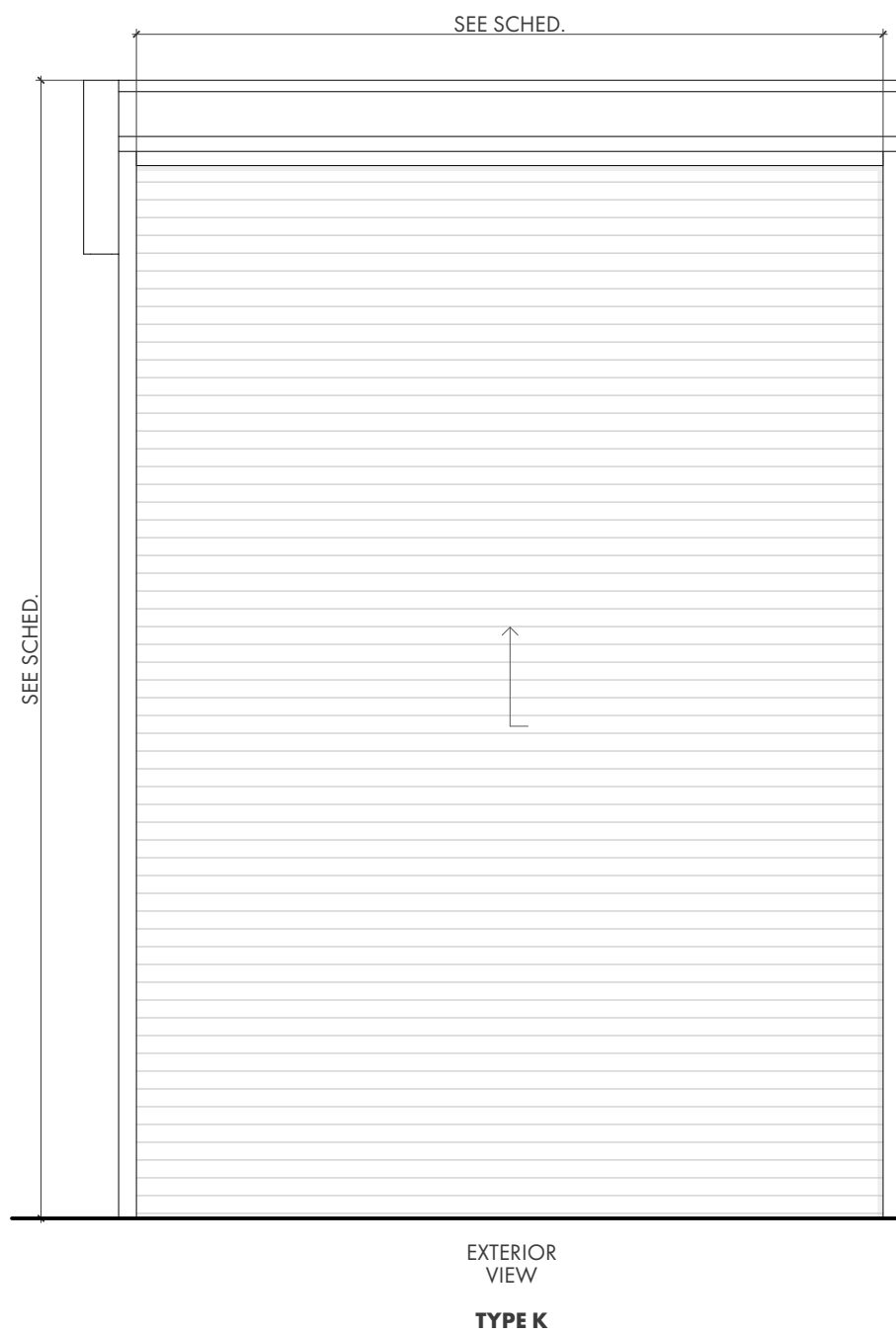
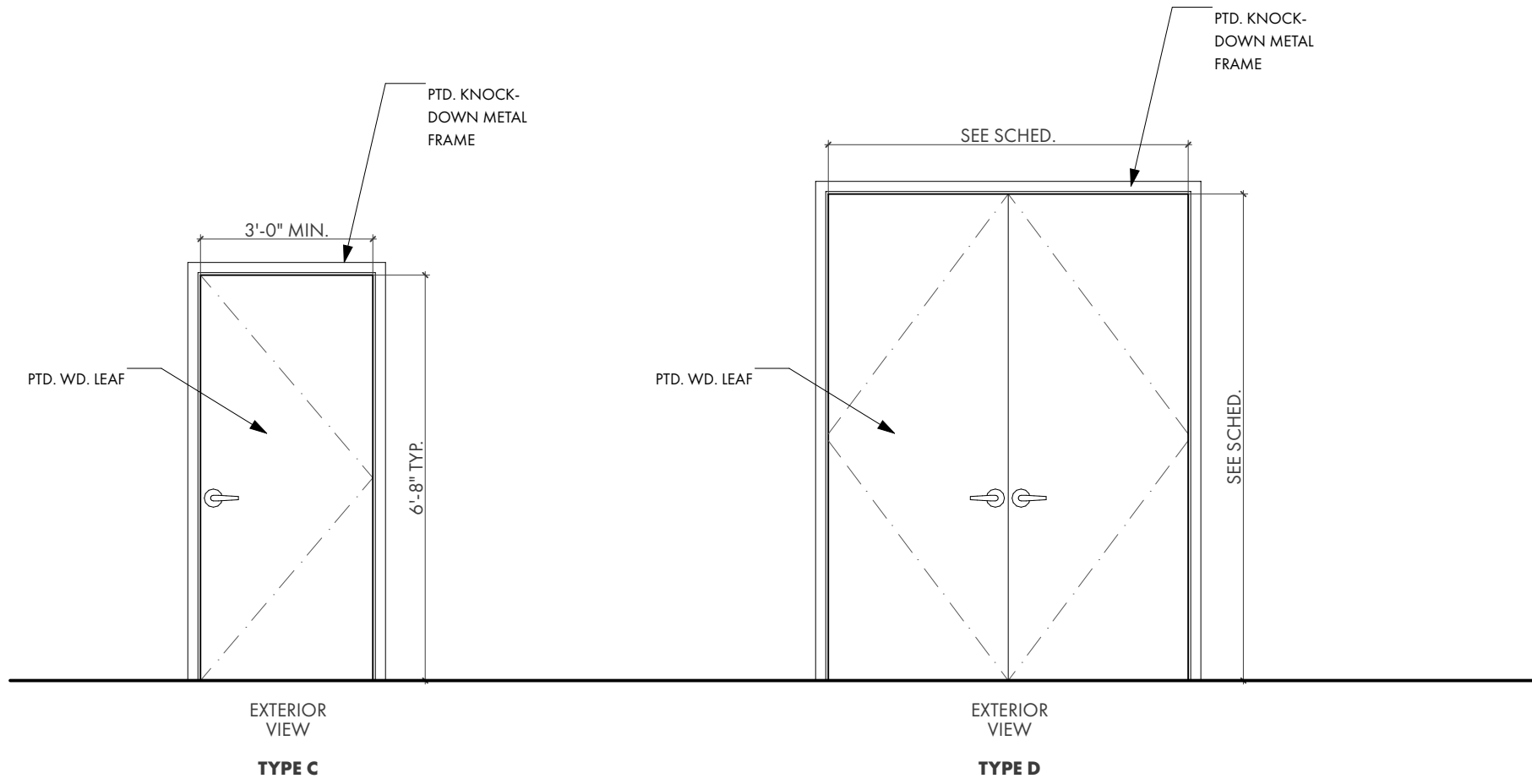
**PROPOSED MEZZ. LEVEL
& SECOND LEVEL PLAN**

SHEET NO.:

A2.2



4 EXTERIOR DOOR ELEVATIONS
SCALE: 3/8" = 1'-0"



DOOR SCHEDULE																	
MARK	TYPE	POSITION	MANUFACTURER / PRODUCT LINE	UNIT DIMENSIONS	LEAF DIMENSIONS	THK.	MATERIAL	FINISH / COLOR	GLAZING	U-VALUE	MINIMUM STC RATING	SHGC	FRAME		FIRE RATING	HARDWARE SET	REMARKS
													MATERIAL	FINISH / COLOR			
E01	A	Exterior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	9'-0"x10'-0"	6'-0"x8'-0"	1 3/4"	ALUMINUM	ANODIZED / BLACK	Y	-	-	-	ALUMINUM	ANODIZED / BLACK	-	KEYED ENTRY / PANIC BAR INT.	NEW BURGLAR ALRM TO TIE INTO EXISTING ALARM SYSTEM
E02	A	Exterior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	9'-0"x10'-0"	6'-0"x8'-0"	1 3/4"	ALUMINUM	ANODIZED / BLACK	Y	-	-	-	ALUMINUM	ANODIZED / BLACK	-	KEYED ENTRY / PANIC BAR INT.	NEW BURGLAR ALRM TO TIE INTO EXISTING ALARM SYSTEM
E03	A	Exterior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	9'-0"x10'-0"	6'-0"x8'-0"	1 3/4"	ALUMINUM	ANODIZED / BLACK	Y	-	-	-	ALUMINUM	ANODIZED / BLACK	-	KEYED ENTRY / PANIC BAR INT.	NEW BURGLAR ALRM TO TIE INTO EXISTING ALARM SYSTEM
E04	B	Exterior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	9'-4 3/4"x10'-0"	3'-0"x8'-0"	1 3/4"	ALUMINUM	ANODIZED / BLACK	Y	-	-	-	ALUMINUM	ANODIZED / BLACK	-	KEYED ENTRY / PANIC BAR INT.	NEW BURGLAR ALRM TO TIE INTO EXISTING ALARM SYSTEM
F01	H	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	21'-0"x10'-0"	6'-9"x8'-0"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F02	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F03	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F04	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F05	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F06	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F07	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F08	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	6'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F09	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	6'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F10	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
F11	J	Interior	CRLAURENCE, ARCADIA, OR APPROVED EQUIVALENT	8'-9 3/4"x8'-0"	3'-0"x6'-8"	1 3/4"	ALUMINUM	ANODIZED / BLACK	-	-	40	-	ALUMINUM	ANODIZED / BLACK	-	PRIVACY	
N01	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	SECURITY	SEE FINISHES SCHEDULE FOR PAINT COLOR SPEC
N02	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PASSAGE	
N03	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N04	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N05	NOT USED																
N06	D	Interior	TRUDOOR OR APPROVED EQUIVALENT	6'-1"x6'-8 1/2"	6'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	SECURITY	
N07	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N08	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N09	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N10	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	SECURITY	
N11	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N11.1	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N12	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	SECURITY	
N13	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PASSAGE	
N14	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	
N15	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PASSAGE	
N21	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	SEE FINISHES SCHEDULE FOR PAINT COLOR SPEC
N22	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	SEE FINISHES SCHEDULE FOR PAINT COLOR SPEC
N23	C	Interior	TRUDOOR OR APPROVED EQUIVALENT	6'-1"x6'-8 1/2"	6'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	PRIVACY	SEE FINISHES SCHEDULE FOR PAINT COLOR SPEC
N24	D	Interior	TRUDOOR OR APPROVED EQUIVALENT	3'-1 1/2"x6'-8 3/4"	3'-0"x6'-8"	1 3/4"	SOLID CORE WOOD	PAINTED / F-1	-	-	-	-	METAL	PAINTED / F-1	-	DUMMY	SEE FINISHES SCHEDULE FOR PAINT COLOR SPEC
R06	K	Interior	EXISTING - MOVED TO IN LOCATION. SEE PLANS	11'-0"x16'-0 3/8"	10'-6"x15'-0"	2"	METAL	LEFT TO REMAIN	-	-	-	-	LEFT TO REMAIN	PAINTED / F-1	-	ROLL-UP	

NOTE: SEE TECHNICAL SPECIFICATIONS FOR DOOR HARDWARE

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:


City of Ukiah
ELECTRIC UTILITY DEPARTMENT
ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
2 REVISION - 11/17/2023	SR

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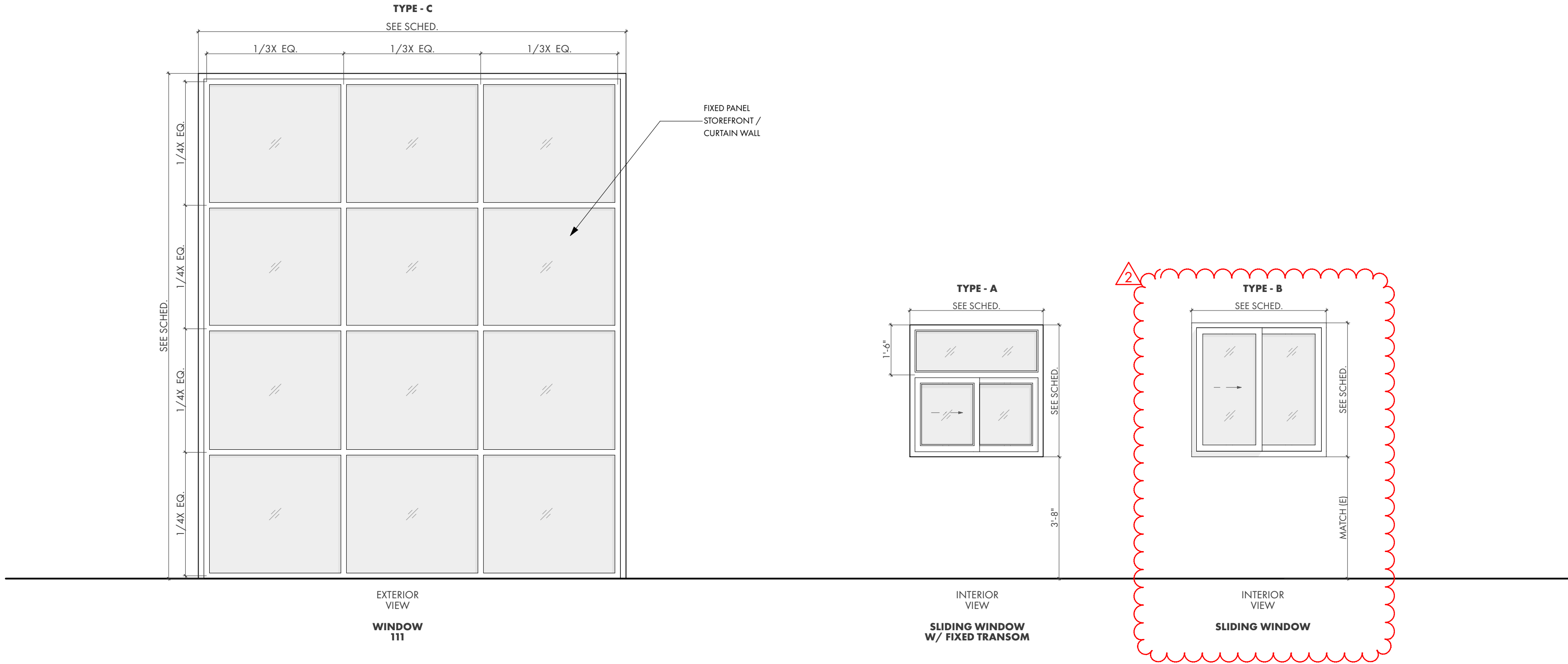
SHEET TITLE:

DOOR SCHEDULES

SHEET NO.:

A2.3

WINDOW SCHEDULE													
MARK	TYPE	WIDTH	HEIGHT	MANUFACTURER / PRODUCT LINE	OPERATION	GLAZING	U-VALUE	SHGC	MATERIAL	FINISH / COLOR	FIRE RATING	HARDWARE	REMARKS
101	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
102	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
103	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
104	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
105	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
106	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
107	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
108	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
109	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
110	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
111	C	12'-4 1/2"	15'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	FIXED	-	-	-	ALUMINUM	ANODIZED / BLACK	-	NONE	MOTORIZED ROLLER SHADE MOUNTED ABOVE
112	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
113	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
114	A	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER W/ FIXED TRANSOM	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
201	B	3'-2 3/8"	2'-1 3/4"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
202	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
203	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
204	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
205	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
206	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
207	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
208	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE
209	B	4'-0"	4'-0"	CRLAURENCE, ARCADIA, WESTERN OR APPROVED EQUIVALENT	SLIDER	-	-	-	ALUMINUM	ANODIZED / BLACK	-	STANDARD	CORDED ROLLER SHADE MOUNTED ABOVE



3 WINDOW ELEVATIONS

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

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER

1350 HASTINGS ROAD

UKIAH CA 95482 USA

APPROVALS:

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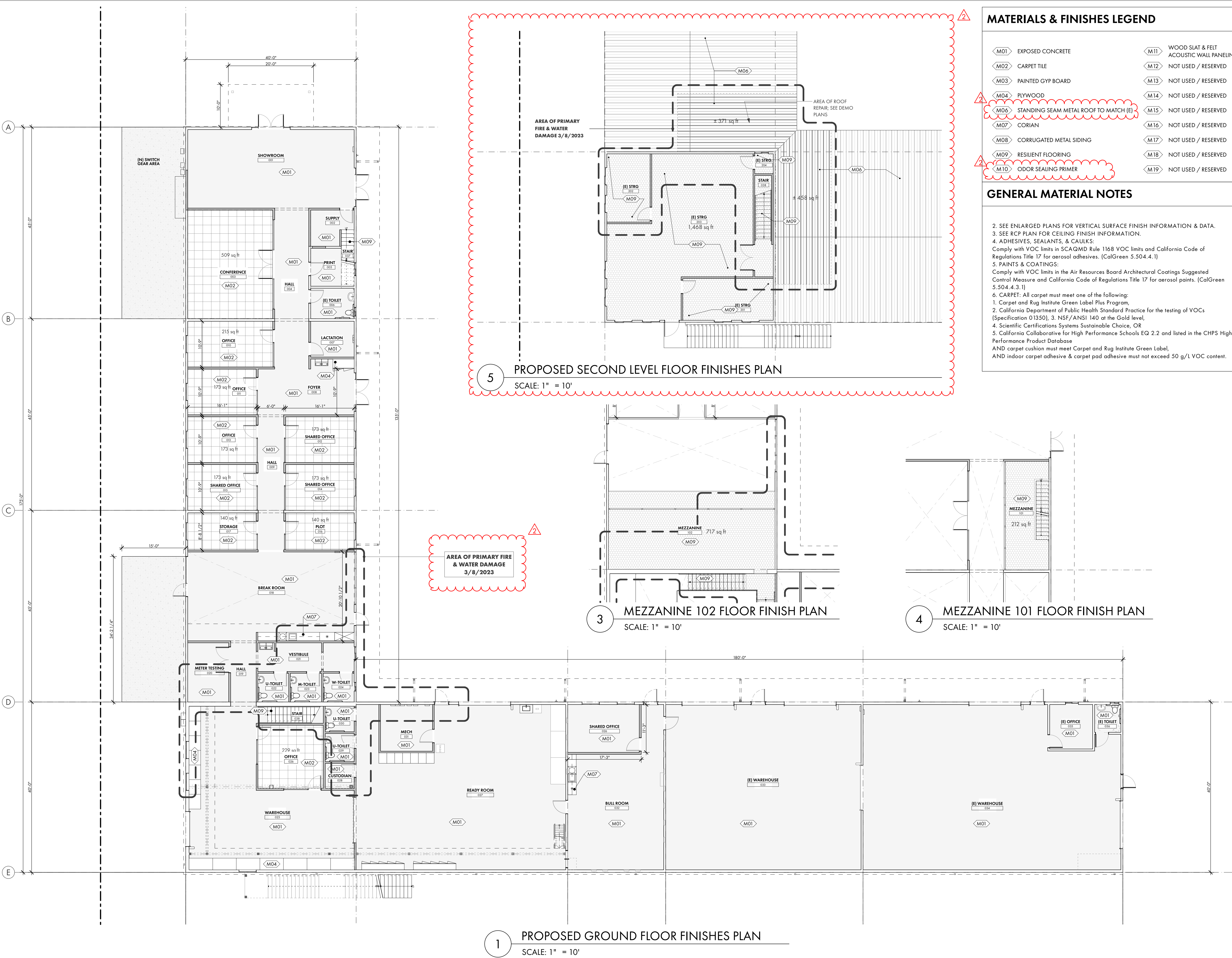


SHEET TITLE:

WINDOW SCHEDULES

SHEET NO.:

A2.4



MATERIALS & FINISHES LEGEND

M01	EXPOSED CONCRETE	M11	WOOD SLAT & FELT ACOUSTIC WALL PANELING
M02	CARPET TILE	M12	NOT USED / RESERVED
M03	PAINTED GYP BOARD	M13	NOT USED / RESERVED
M04	PLYWOOD	M14	NOT USED / RESERVED
M06	STANDING SEAM METAL ROOF TO MATCH (E)	M15	NOT USED / RESERVED
M07	CORIAN	M16	NOT USED / RESERVED
M08	CORRUGATED METAL SIDING	M17	NOT USED / RESERVED
M09	RESILIENT FLOORING	M18	NOT USED / RESERVED
M10	ODOR SEALING PRIMER	M19	NOT USED / RESERVED

GENERAL MATERIAL NOTES

2. SEE ENLARGED PLANS FOR VERTICAL SURFACE FINISH INFORMATION & DATA.
3. SEE RCP PLAN FOR CEILING FINISH INFORMATION.
4. ADHESIVES, SEALANTS, & CAULKS:
Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (CalGreen 5.504.4.1)
5. PAINTS & COATINGS:
Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (CalGreen 5.504.4.3.1)
6. CARPET: All carpet must meet one of the following:
1. Carpet and Rug Institute Green Label Plus Program,
2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level,
4. Scientific Certifications Systems Sustainable Choice, OR
5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database
AND carpet cushion must meet Carpet and Rug Institute Green Label,
AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.

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SHEET TITLE:

PROPOSED FLOOR
FINISHES PLANS

SHEET NO.:

PRINTED: 1/22/23, 1:31 AM
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Room No.	Room	Flooring						Walls / Base						Ceiling						Millwork				
		Material Tag	Mfr.	Finish	Color	Area / SQ FT	NOTES	Material	Mfr.	Finish	Color	Area / SQ FT	NOTES	Material	Mfr.	Finish	Color	Area / SQ FT	NOTES	ITEM	MATERIAL	COLOR	REF	NOTES
001	SHOWROOM	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR		-	-	-		EXISTING EXPOSED					
002	SUPPLY	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
003	CONFERENCE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65 / FEATURE WALL: INTRIGUE - 1580	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
								M11	AKUPANEL	WALNUT	WALNUT	SEE INT. ELEVATIONS	BLACK FELT-BACKED ACOUSTIC PANELING W/ WALNUT VENEER MDF SLATS, AKUPANEL OR APPROVED EQUIVALENT											
004	HALL	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR		-	-	-		EXISTING EXPOSED					
005	PRINT	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
006	TOILET	M01	-	EXISTING	-	SEE A2.5		M03.1/M07.1	BENJAMIN MOORE / CORIAN	LEVEL 4	TOP OF WALL: INTRIGUE-1580 BASE: CORIAN -GLACIER WHITE	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
007	LACTATION	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
008	FOYER	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65 / FEATURE WALL: INTRIGUE - 1580	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR		-	-	-		EXISTING EXPOSED	COAT CLOSET	M04/M07	CLEAR FIN ON PLYWOOD - CORIAN -DEEP ANTHRACITE- BACK SPLASH	A5.3	CORIAN BEHIND WATER FOUNTAIN
009	HALL	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M10	ZINSSER		CLEAR	SEE A6.2	EXISTING EXPOSED / END OF HALL WITHIN THE BREAK RM BAY PAINTED WITH ODOR SEALING PRIMER					
010	OFFICE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
011	OFFICE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
012	SHARED OFFICE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
013	OFFICE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
014	SHARED OFFICE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
015	SHARED OFFICE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
016	PLOT	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
017	STORAGE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
018	BREAK RM	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65 / FEATURE WALL: INTRIGUE - 1580	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M10	ZINSSER		CLEAR	SEE A6.2	EXISTING EXPOSED PAINTED WITH ODOR SEALING PRIMER	ISLAND / KITCHENETTE	M04/M07	CLEAR FIN ON PLYWOOD - CORIAN -DEEP ANTHRACITE- COUNTERTOP + BACK SPLASH	A3.5 / A4.1/ A5.4	
019	HALL	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR		-	-	-	SEE A6.1	EXPOSED JOISTS, /JIS'S					
020	METER TESTING	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
021	VESTIBULE	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
022	U-TOILET	M01	-	EXISTING	-	SEE A2.5		M03/M07	BENJAMIN MOORE / CORIAN	LEVEL 4	TOP OF WALL: INTRIGUE-1580 BASE: CORIAN -GLACIER WHITE	SEE A0.6 TYP	-	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
023	M-TOILET	M01	-	EXISTING	-	SEE A2.5		M03/M07	BENJAMIN MOORE / CORIAN	LEVEL 4	TOP OF WALL: INTRIGUE-1580 BASE: CORIAN -GLACIER WHITE	SEE A0.6 TYP	-	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
024	W-TOILET	M01	-	EXISTING	-	SEE A2.5		M03/M07	BENJAMIN MOORE / CORIAN	LEVEL 4	TOP OF WALL: INTRIGUE-1580 BASE: CORIAN -GLACIER WHITE	SEE A0.6 TYP	-	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
025	WAREHOUSE	M01	-	EXISTING	-	SEE A2.5		M04	-	-	-	SEE INT. ELEVATIONS	EXISTING WALL PANELING TO REMAIN	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.2	DEMO AND REPLACE (E) WATER / SMOKE DAMAGE GYP WITH NEW	PALET STORAGE PLATFORMS / WOOD SHELVING	M04	CLEAR FIN ON PLYWOOD	A5.5	
026	SHARED OFFICE	M02	FLOR CARPET TILE			SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR: 197 SHADED WB TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
027	READY ROOM	M01	-	EXISTING	-	SEE A2.5		M04	-	-	-	SEE INT. ELEVATIONS	EXISTING WALL PANELING TO REMAIN	M10	ZINSSER		CLEAR	SEE A6.2	EXISTING EXPOSED PAINTED WITH ODOR SEALING PRIMER	WORKTOP AND STORAGE CUBBIES	M04	CLEAR FIN ON PLYWOOD	A5.6	
028	CUSTODIAN	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
029	U-TOILET	M01	-	EXISTING	-	SEE A2.5		M03.1/M07.1	BENJAMIN MOORE / CORIAN	LEVEL 4	TOP OF WALL: INTRIGUE-1580 BASE: CORIAN -GLACIER WHITE	SEE A0.6 TYP	-	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
030	(E) TOILET	M01	-	EXISTING	-	SEE A2.5		M03.1/M07.1	BENJAMIN MOORE / CORIAN	LEVEL 4	TOP OF WALL: INTRIGUE-1580 BASE: CORIAN -GLACIER WHITE	SEE A0.6 TYP	-	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
031	MECH	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M10	ZINSSER		CLEAR	SEE A6.2	EXISTING EXPOSED PAINTED WITH ODOR SEALING PRIMER					
032	BULL ROOM	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE WALL BASE DURACOVE 1/8" (TYPE TP) -COLOR (TBD) TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1		KITCHENETTE	M04/M07	CLEAR FIN ON PLYWOOD - CORIAN -DEEP ANTHRACITE- COUNTERTOP + BACK SPLASH	A4.1/A5.7	
033	(E) WAREHOUSE	M01	-	EXISTING	-	SEE A2.5		-	-	-	-	-	-	-	-	-	-	-						
034	(E) WAREHOUSE	M01	-	EXISTING	-	SEE A2.5		-	-	-	-	-	-	-	-	-	-	-						
035	(E) OFFICE	M01	-	EXISTING	-	SEE A2.5		M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE -COLOR TO MATCH (E) FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
036	(E) TOILET	M01	-	EXISTING	-	SEE A2.5		M03.1/M07.1	BENJAMIN MOORE / CORIAN	LEVEL 4	TOP OF WALL: INTRIGUE-1580 BASE: CORIAN -GLACIER WHITE	SEE A0.6 TYP	-	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.1						
037	STAIR	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	STAIR TREADS, NOSING AND COMPONENTS TO BE COLOR SPLASH SPECKLED TILE AND TREAD	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER WALL BASE DURACOVE 1/8" (TYPE TP) COLOR: VM4 GREEN SMOKE	-	-	-	-	SEE A6.2	EXISTING EXPOSED					
038	STAIR	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	STAIR TREADS, NOSING AND COMPONENTS TO BE COLOR SPLASH SPECKLED TILE AND TREAD	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE -COLOR TO MATCH (E) FLOOR ON FLOOR UNDER STAIR - NO BASE ON STAIR TREADS	M03	-	-	-	SEE A6.2						
101	MEZZANINE	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	4" BASE TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER BASE -COLOR TO MATCH (E) FLOOR ON FLOOR UNDER STAIR - NO BASE ON STAIR TREADS	-	-	-	-	SEE A6.2	EXISTING EXPOSED					
102	MEZZANINE	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	4" BASE TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	4" JOHNSONITE RUBBER WALL BASE DURACOVE 1/8" (TYPE TP) COLOR: VM4 GREEN SMOKE	M10	ZINSSER		CLEAR	SEE A6.2	EXISTING EXPOSED PAINTED WITH ODOR SEALING PRIMER					
201	(E) STORAGE	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	4" BASE TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	NEW GYP WHERE REQ'D, PATCH AND REPAIR EXISTING TO MATCH -4" JOHNSONITE RUBBER WALL BASE DURACOVE 1/8" (TYPE TP) COLOR: VM4 GREEN SMOKE	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.2						
202	(E) STORAGE	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	4" BASE TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	NEW GYP WHERE REQ'D, PATCH AND REPAIR EXISTING TO MATCH -4" JOHNSONITE RUBBER WALL BASE DURACOVE 1/8" (TYPE TP) COLOR: VM4 GREEN SMOKE	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.2						
203	(E) STORAGE	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	4" BASE TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	NEW GYP WHERE REQ'D, PATCH AND REPAIR EXISTING TO MATCH -4" JOHNSONITE RUBBER WALL BASE DURACOVE 1/8" (TYPE TP) COLOR: VM4 GREEN SMOKE	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.2						
204	(E) STORAGE	M09	JOHNSONITE	RUBBER COLOR SPLASH SPECKLED TILE AND TREAD	DOUGLAS FIR V16	SEE A2.5	4" BASE TO MATCH FLOOR	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE INT. ELEVATIONS	NEW GYP WHERE REQ'D, PATCH AND REPAIR EXISTING TO MATCH -4" JOHNSONITE RUBBER WALL BASE DURACOVE 1/8" (TYPE TP) COLOR: VM4 GREEN SMOKE	M03	BENJAMIN MOORE	LEVEL 4	CHANTILLY LACE - OC65	SEE A6.2						

1

MATERIALS & FINISHES SCHEDULE

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:



APPROVALS:

BUILDING PERMIT

REVISIONS:		BY:

JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

STAMP:



SHEET TITLE:

SCHEDULES

SHEET NO.:

A2.6

Room	ID	Item / Type	Mfr.	Model / Line	Model Number	Description	Finish / Color	Qty.	Notes
TOILET RM 004,022,023,024,029,030	1	Toilet	American Standard	Madera FloWise	2234.001	15" Height Elongated Flushometer Toilet	White	6	With slow close, compatible seat, sold separate
	2	Sink	Kohler	Decorum 20" x 18-1/4"		Wall Hung Lavatory with EverClean	White	6	
	3	Faucet	American Standard	Monterrey .35gpm	6540.174	Two handle 8" widespread lav faucet	Brass	6	
	4	Soap Dispenser	Bobrick		B-306		Stainless Steel	6	
	5	Paper Towel Dispenser and Trash Can	Bobrick		B-38034		Stainless Steel	6	
	6	Toilet Paper Holder /Sanitary Napkin Dispenser	Bobrick		B-3094		Stainless Steel	5	004,022,024,029,030
	7	Toilet Paper Holder	Bobrick		B-35883		Stainless Steel	1	Men's 023 ONLY
	8	Grab Bars	U-line		H-6484/5	42" and 36" straight grab bars	Stainless Steel	12	
	9	Mirror	Bobrick		B-165		Stainless Steel	6	
BREAK RM 018	10	Sink	Blanco	Quatrus RO Super Single	518172	Kitchen Sink 32" x 18" Undermount Single Basin	Stainless Steel	1	
	11	Faucet	Kohler	Crue	K-22972	Pull Down kitchen sink faucet with 3 fun. Spray	Black	1	
BULL RM 032	12	Sink	Blanco	Quatrus RO Super	518172	Kitchen Sink 32" x 18" Undermount Single Basin	Stainless Steel	1	
	13	Faucet	Kohler	Crue	K-22972	Pull Down kitchen sink faucet with 3 fun. Spray	Black		
CUSTODIAN RM 028	14	Mop sink	Regency	Corner Mop sink		16 gauge one compartment corner mop with notched from 28"x 20" x 12"	Stainless Steel	1	
READY RM 027	15	Sink	Blanco	Quatrus RO Super	518172	Kitchen Sink 32" x 18" Undermount Single Basin		1	
	16	Faucet	Kohler	Crue	K-22972	Pull Down kitchen sink faucet with 3 fun. Spray			
	17	Eye wash Station	Line	Pure Flow 1000	H-1297	Constant 15-minute flow at 0.4 GPM		1	Self-contained / not plumbed
	18	Ice Maker							By Owner / plumbed

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PLUMBING FIXTURES, FITTINGS & ACCESSORIES SCHEDULE

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

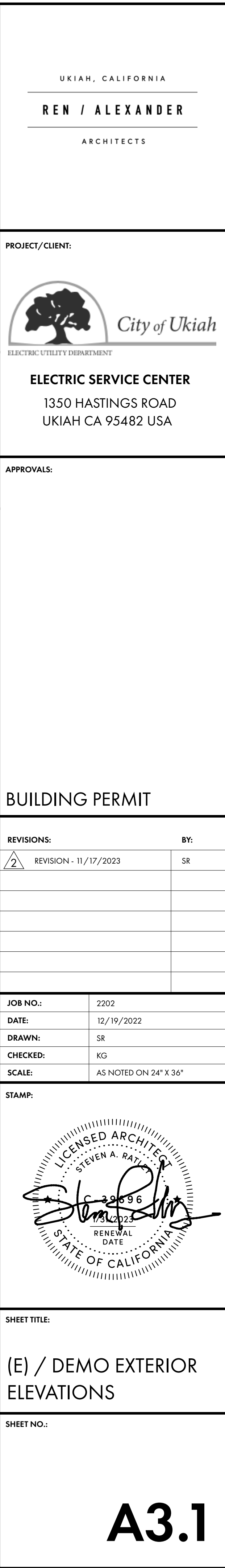


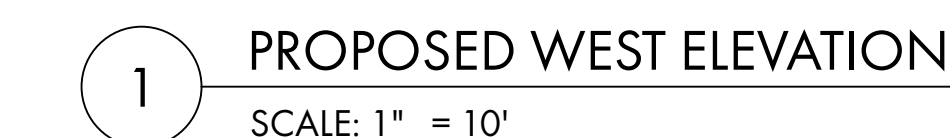
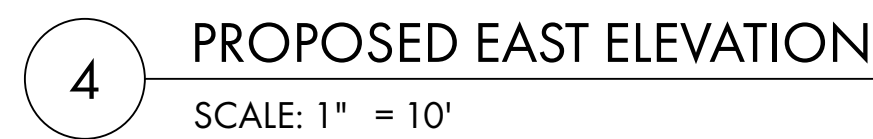
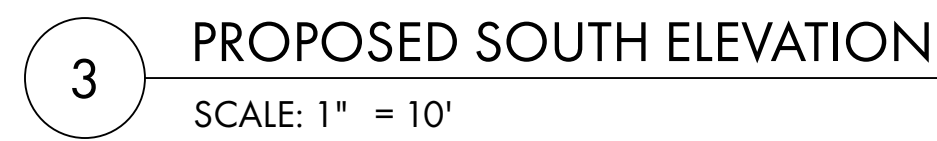
SHEET TITLE:

SCHEDULES

SHEET NO.:

A2.7

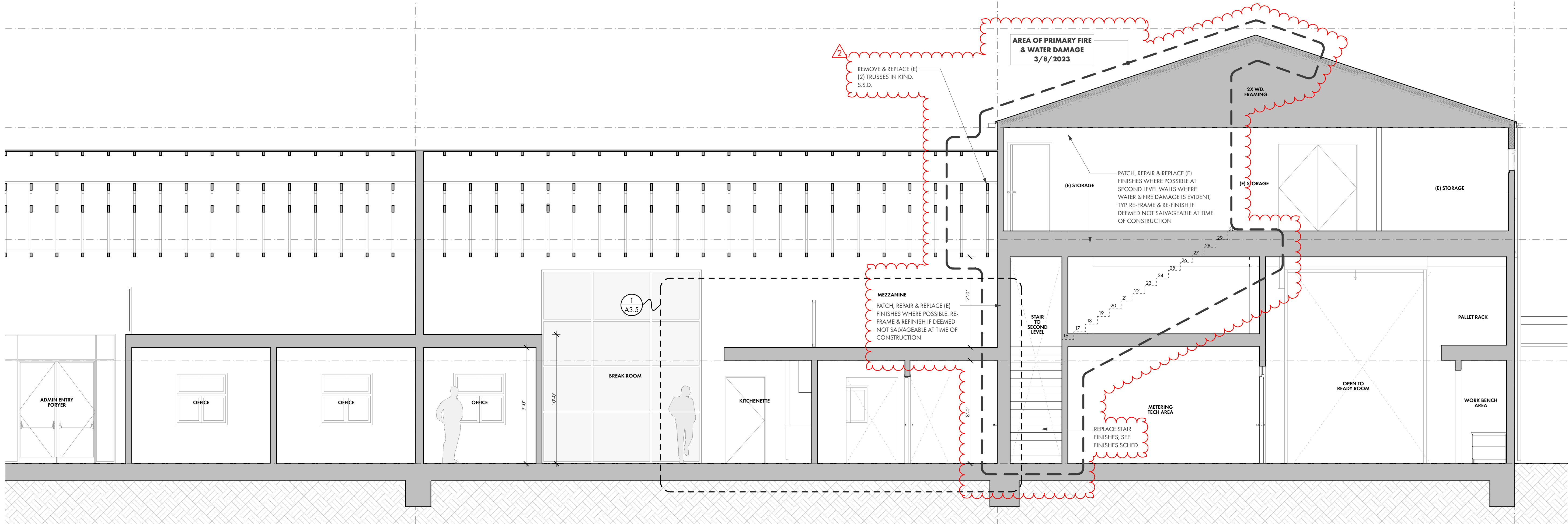




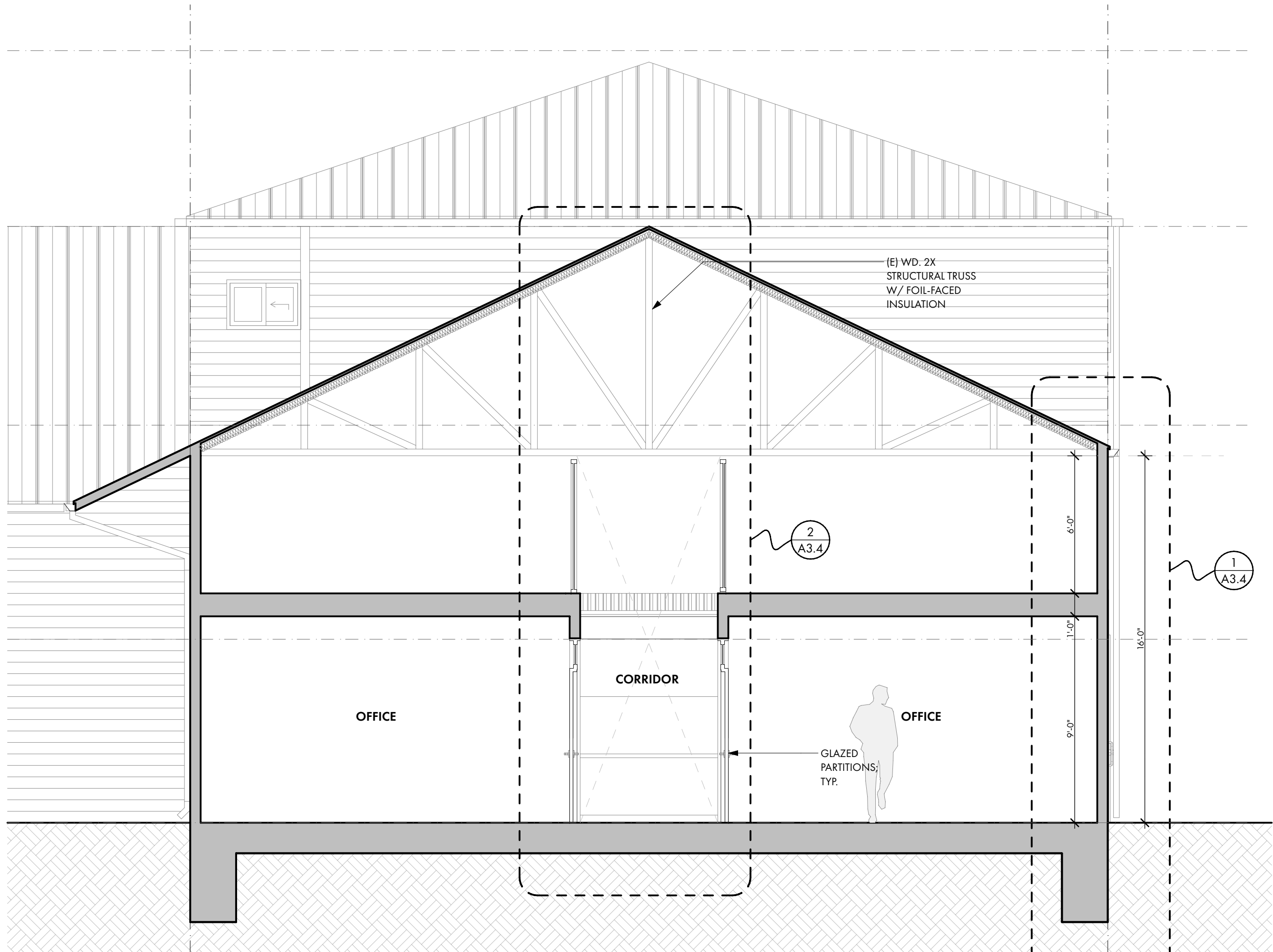
SHEET NO.:

A3.2

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1 PROPOSED LONG SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED CROSS SECTION
SCALE: 1/4" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:

ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
2 REVISION - 11/17/2023	SR

JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

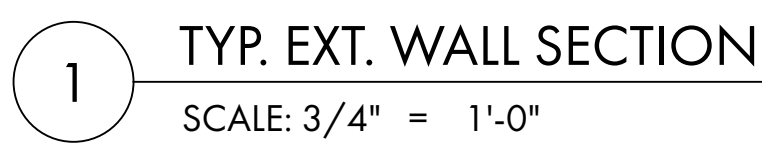


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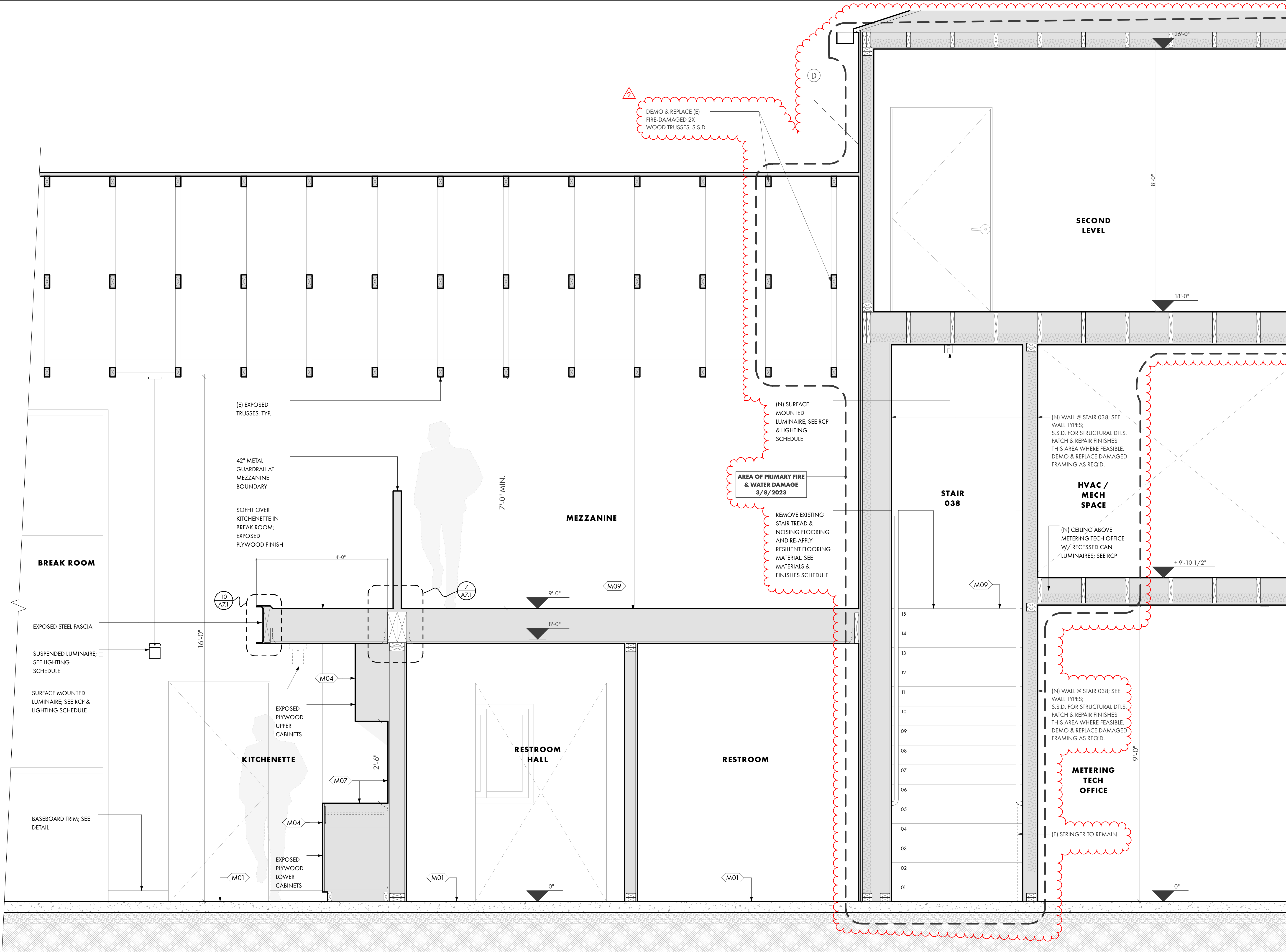
PROPOSED SECTIONS

SHEET NO.:

A3.3



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1 WALL SECTION @ BREAK ROOM
SCALE: 3/4" = 1'-0"

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
1 REVISION - 2/17/2023	SR
2 REVISION - 11/17/2023	SR

JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

STAMP:



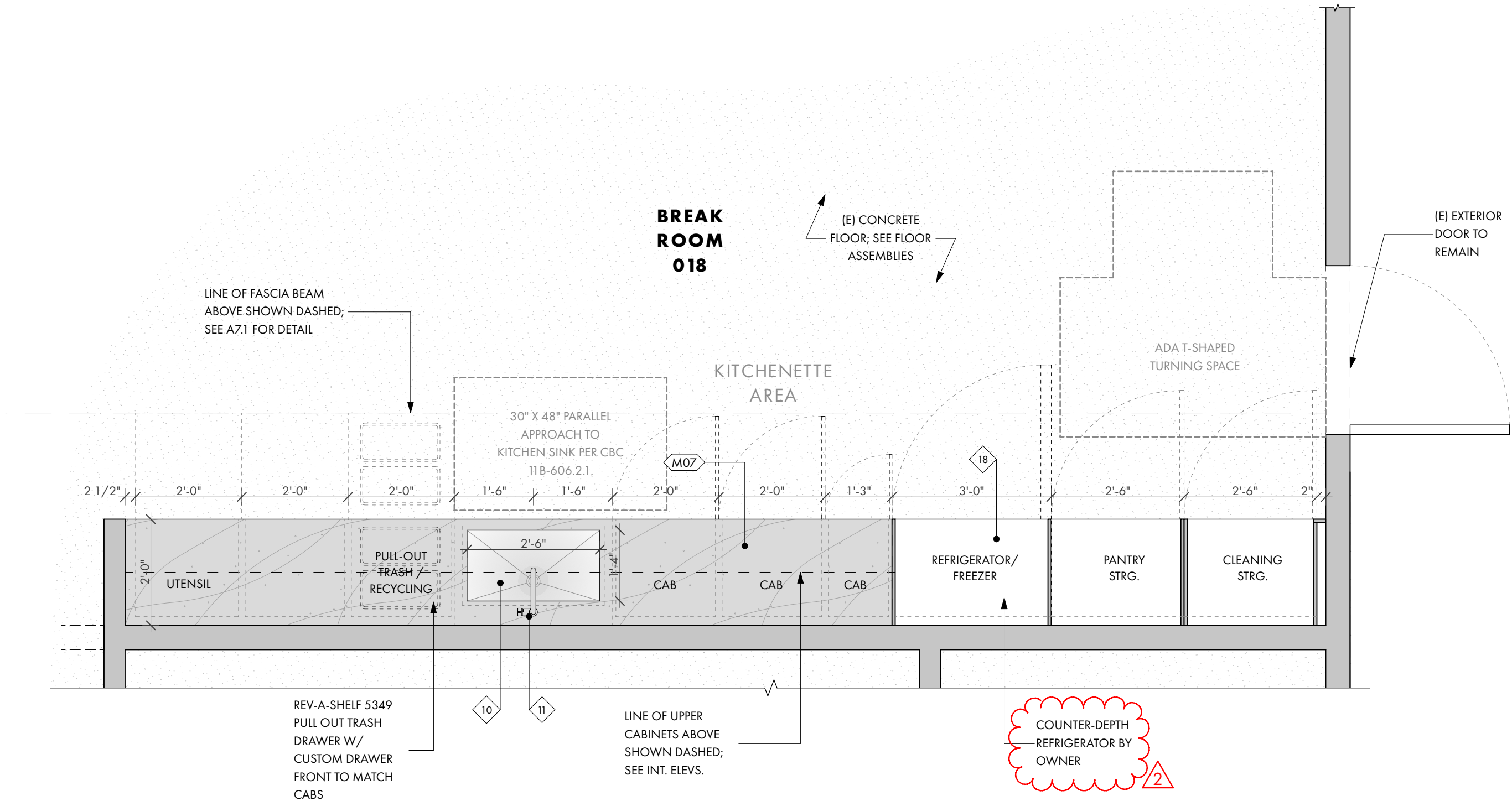
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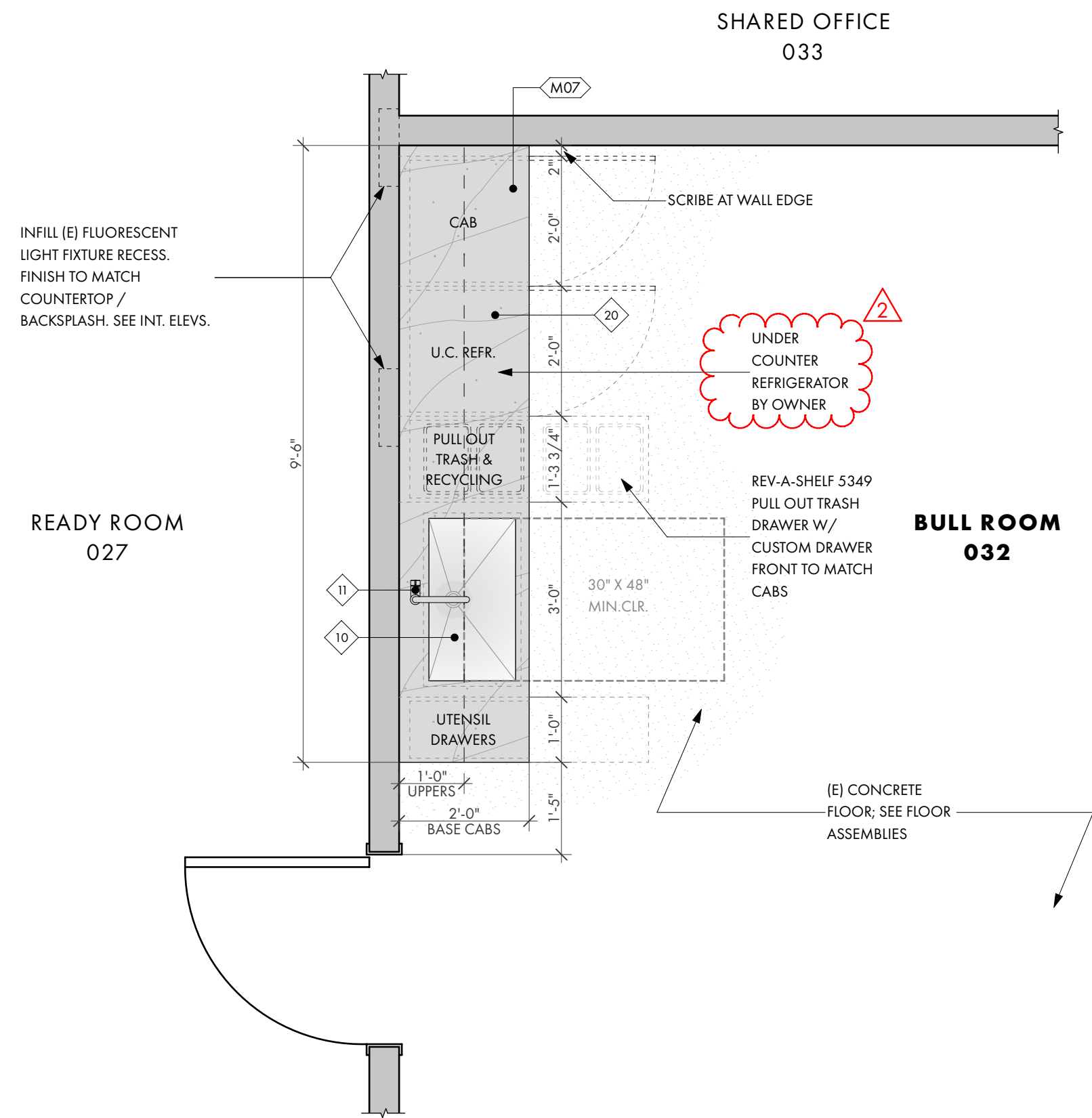
SHEET NO.:

A3.5

Page 126 of 519



5 ENLARGED PLAN: BREAK ROOM KITCHENETTE
SCALE: 1/2" = 1'-0"



4 ENLARGED PLAN: BULL ROOM KITCHENETTE
SCALE: 1/2" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:



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1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

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CHECKED:	KG	
SCALE:	AS NOTED ON 24" X 36"	

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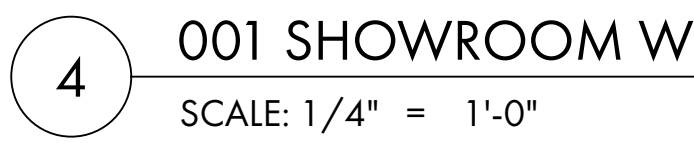


SHEET TITLE:

ENLARGED FLOOR
PLANS

SHEET NO.:

A4.1



PROJECT/CLIENT:



APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
 REVISION - 11/17/2023	SR
JOB NO.:	2202
DATE:	12/19/2022
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CHECKED:	KG
SCALE:	A5 NOTED ON 24" X 36"

STAMP:

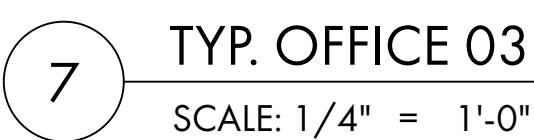


SHEET TITLE:

INTERIOR ELEVATIONS

SHEET NO.:

A5.1



ARCHITECTS

1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:

JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

STAMP:



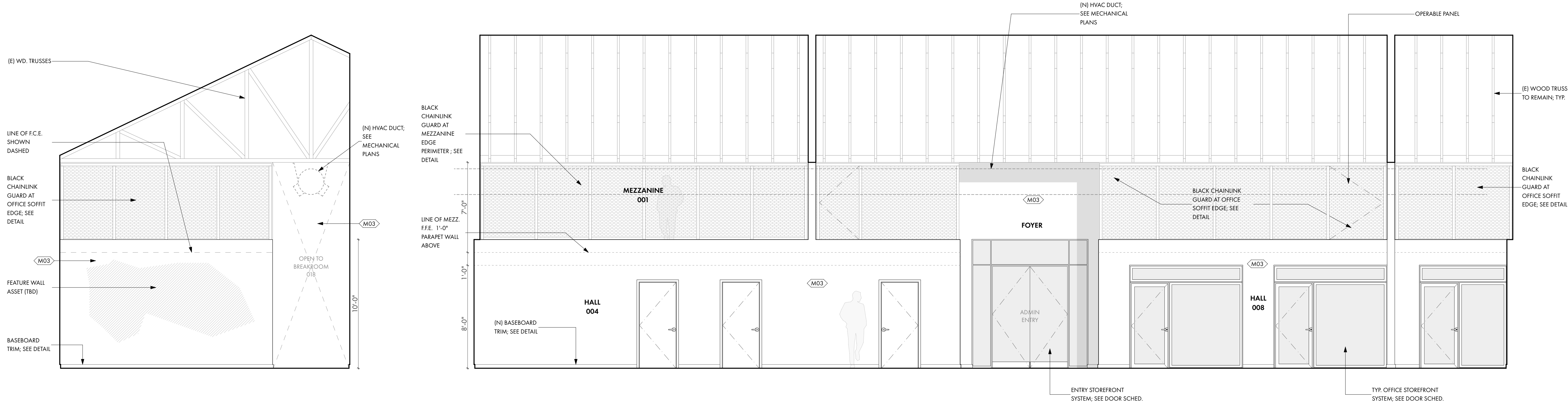
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INTERIOR ELEVATIONS

SHEET NO.:

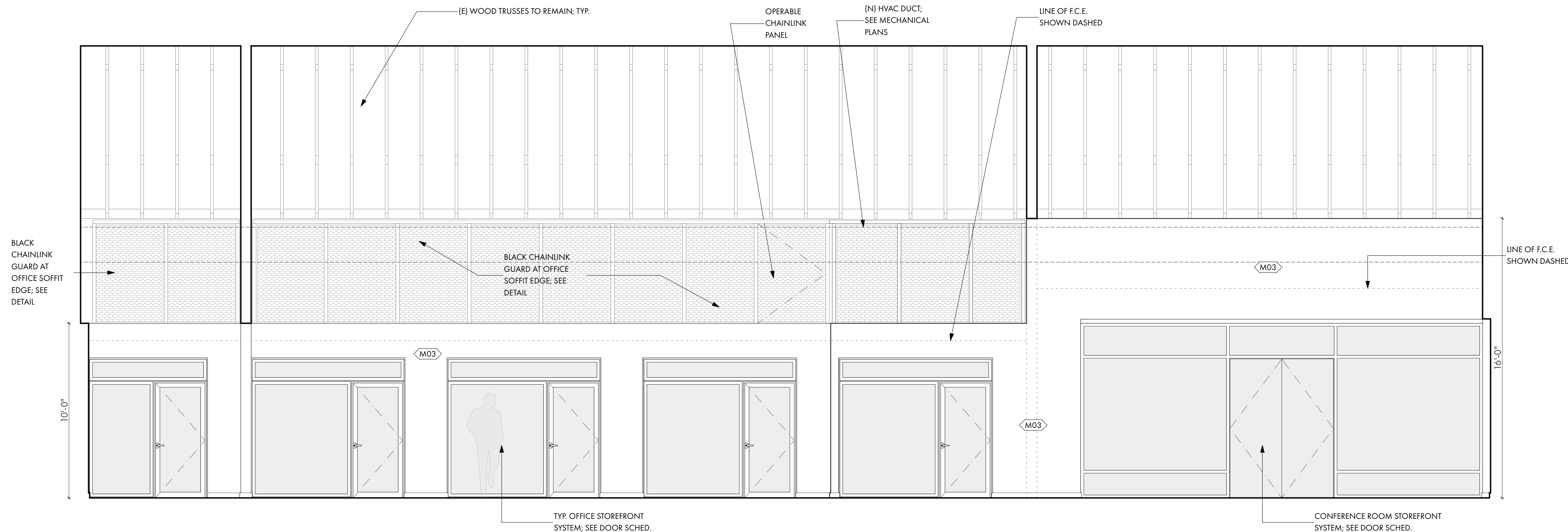
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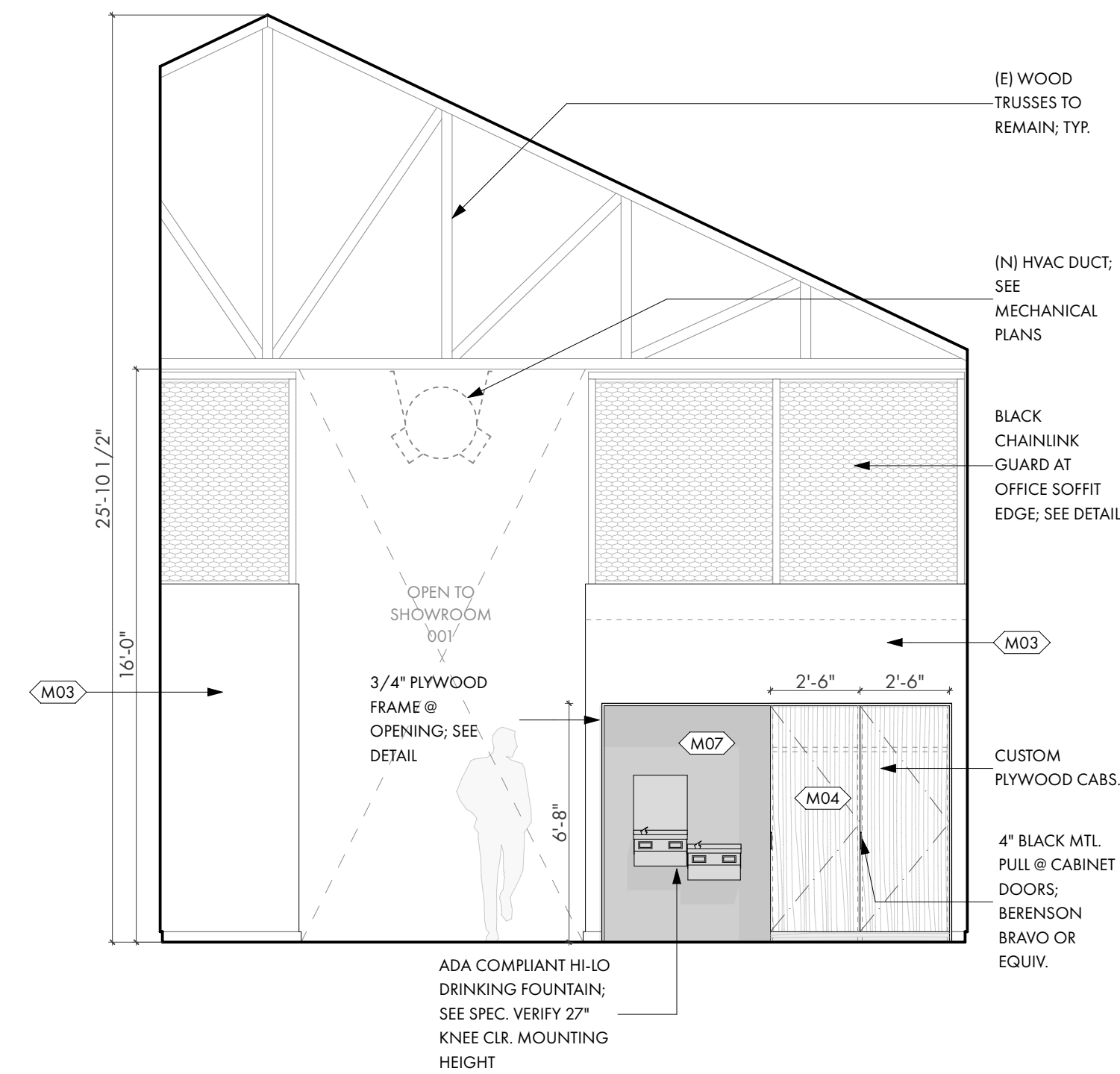


3 FOYER, 004 HALL & 009 HALL 03
SCALE: 1/4" = 1'-0"

2 FOYER, 004 HALL & 009 HALL 02
SCALE: 1/4" = 1'-0"



4 FOYER, 004 HALL & 009 HALL 04
SCALE: 1/4" = 1'-0"



1 FOYER, 004 HALL & 009 HALL 01
SCALE: 1/4" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
REVISION - 2/17/2023	SR

JOB NO.:	2202
DATE:	12/19/2022
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STAMP:



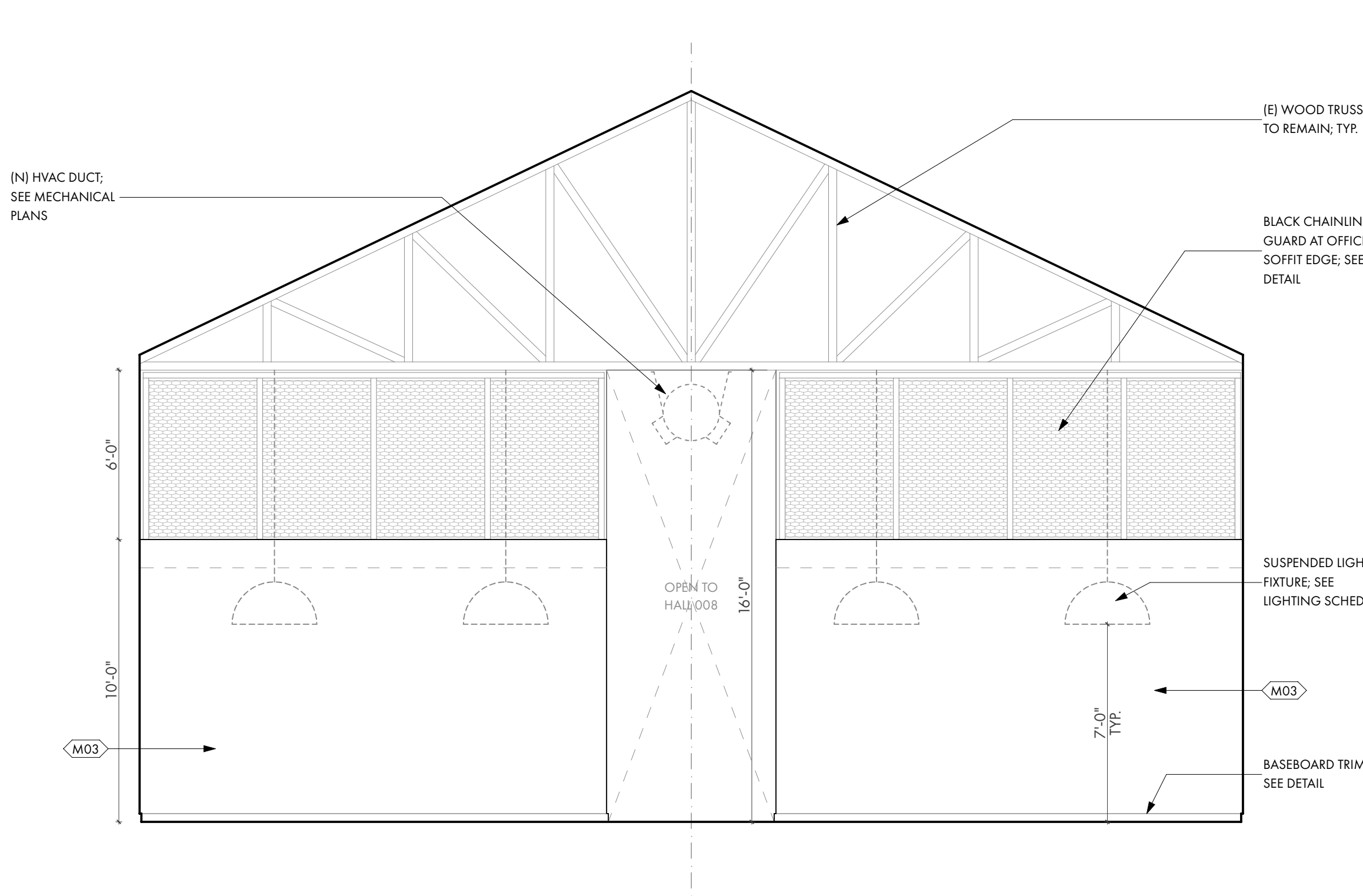
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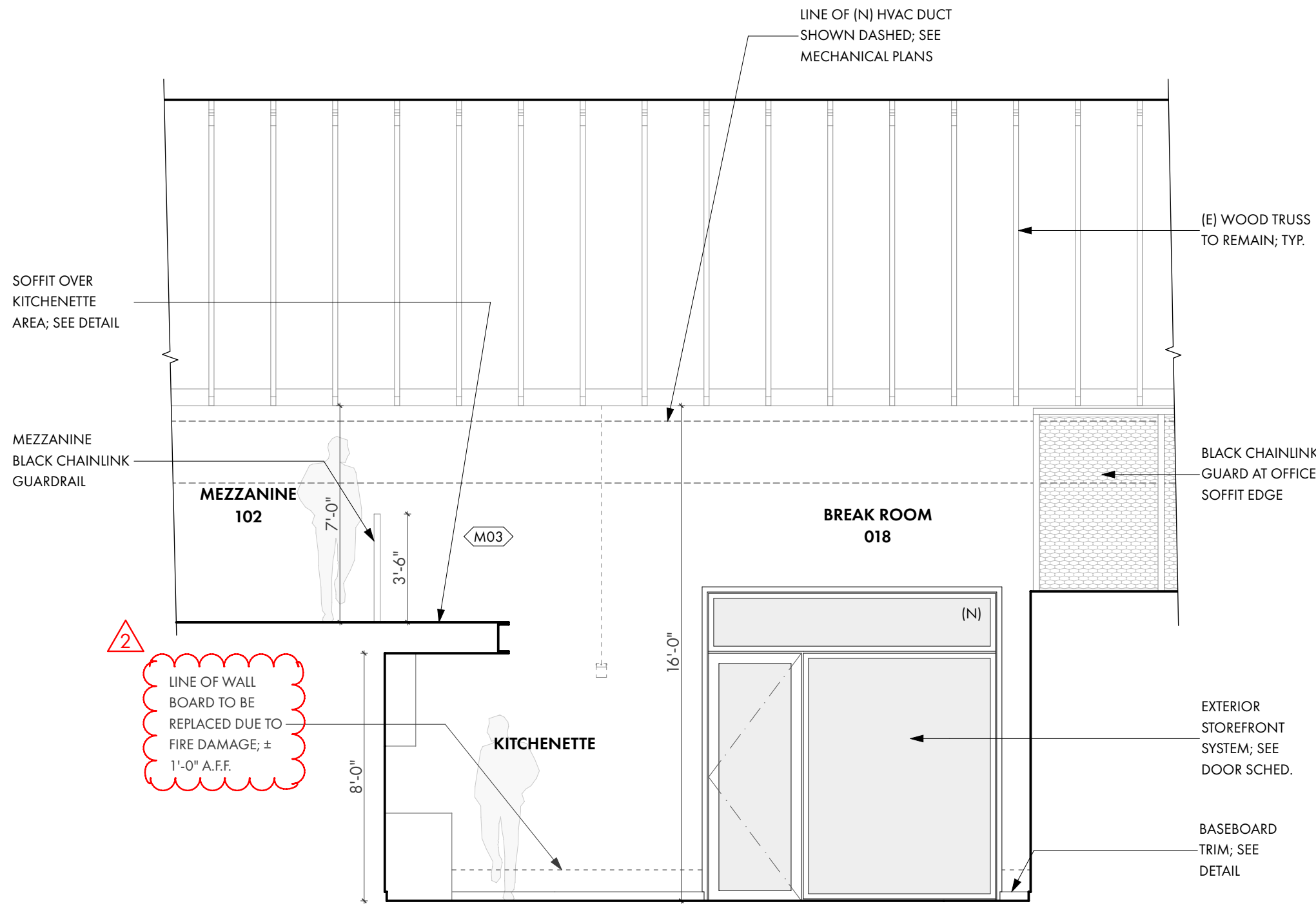
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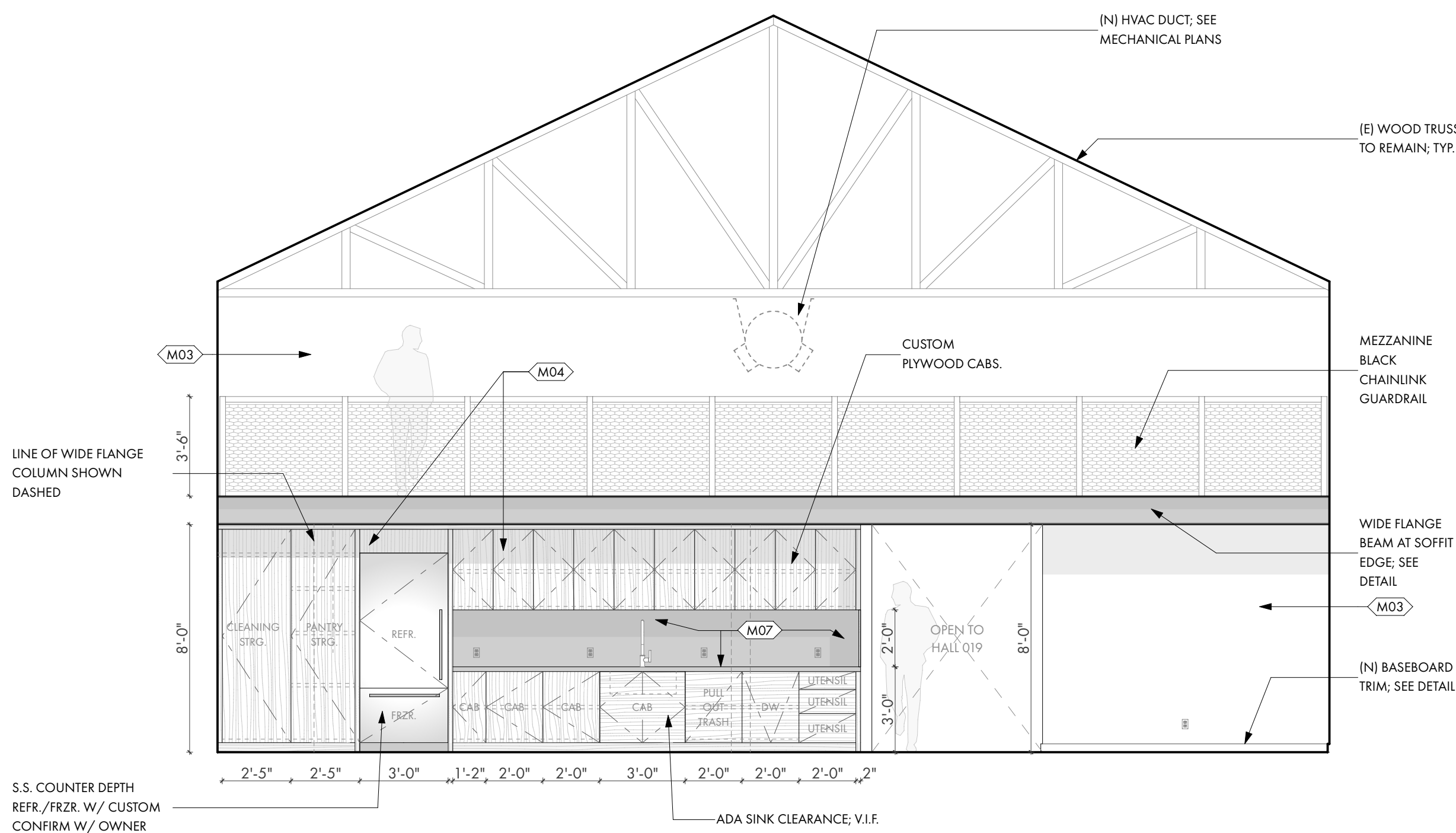
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1 BREAK ROOM 01
SCALE: 1/4" = 1'-0"



3 BREAK ROOM 04
SCALE: 1/4" = 1'-0"



2 BREAK ROOM 03
SCALE: 1/4" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:

 *City of Ukiah*
ELECTRIC UTILITY DEPARTMENT

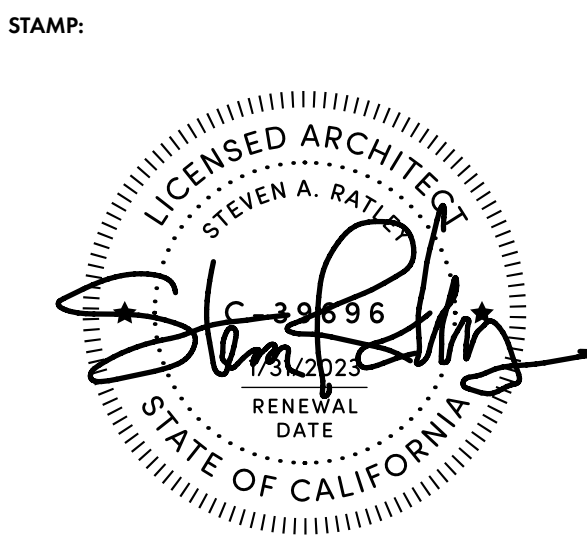
ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
1 REVISION - 2/17/2023	SR
2 REVISION - 11/17/2023	SR

JOB NO.:	2202
DATE:	12/19/2022
DRAWN:	SR
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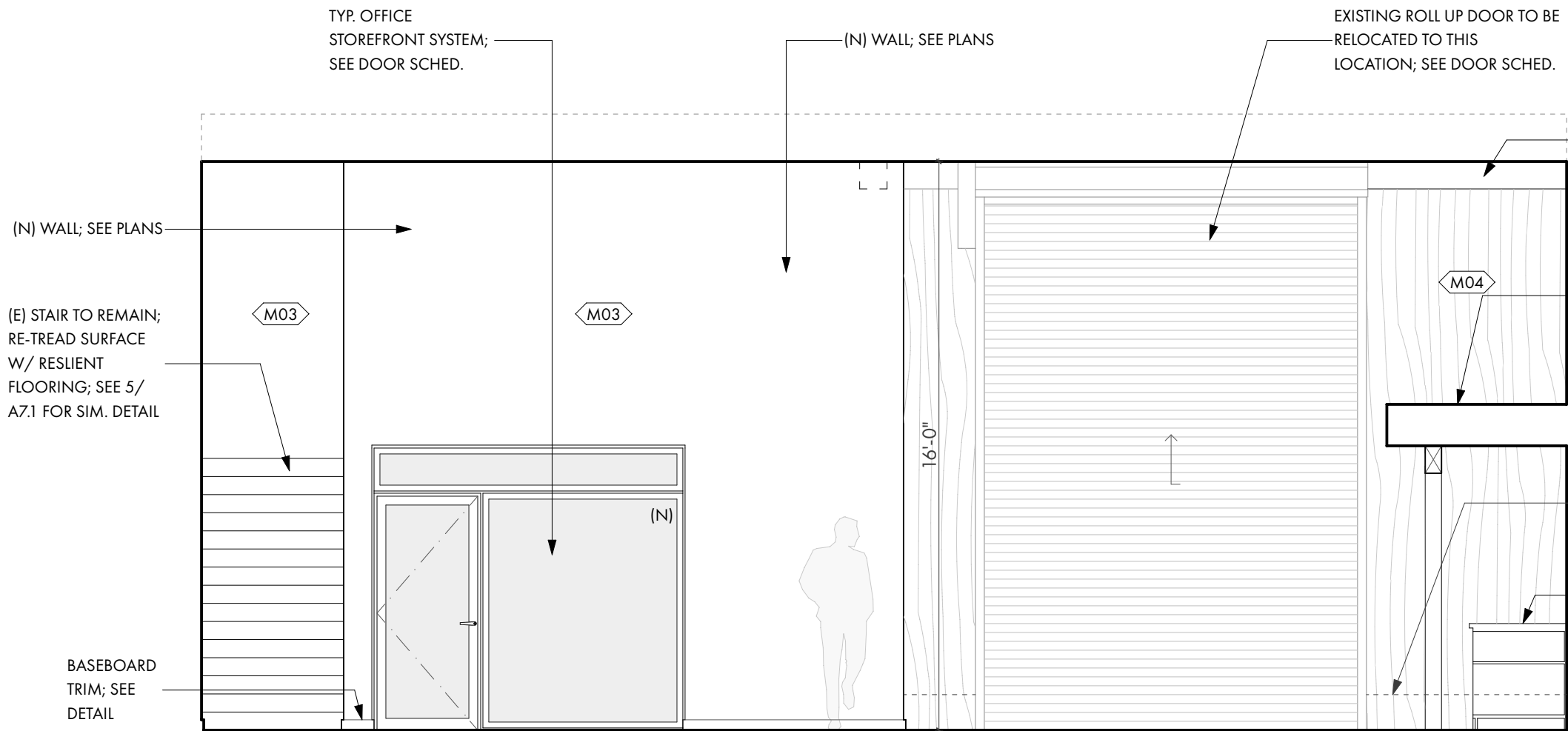
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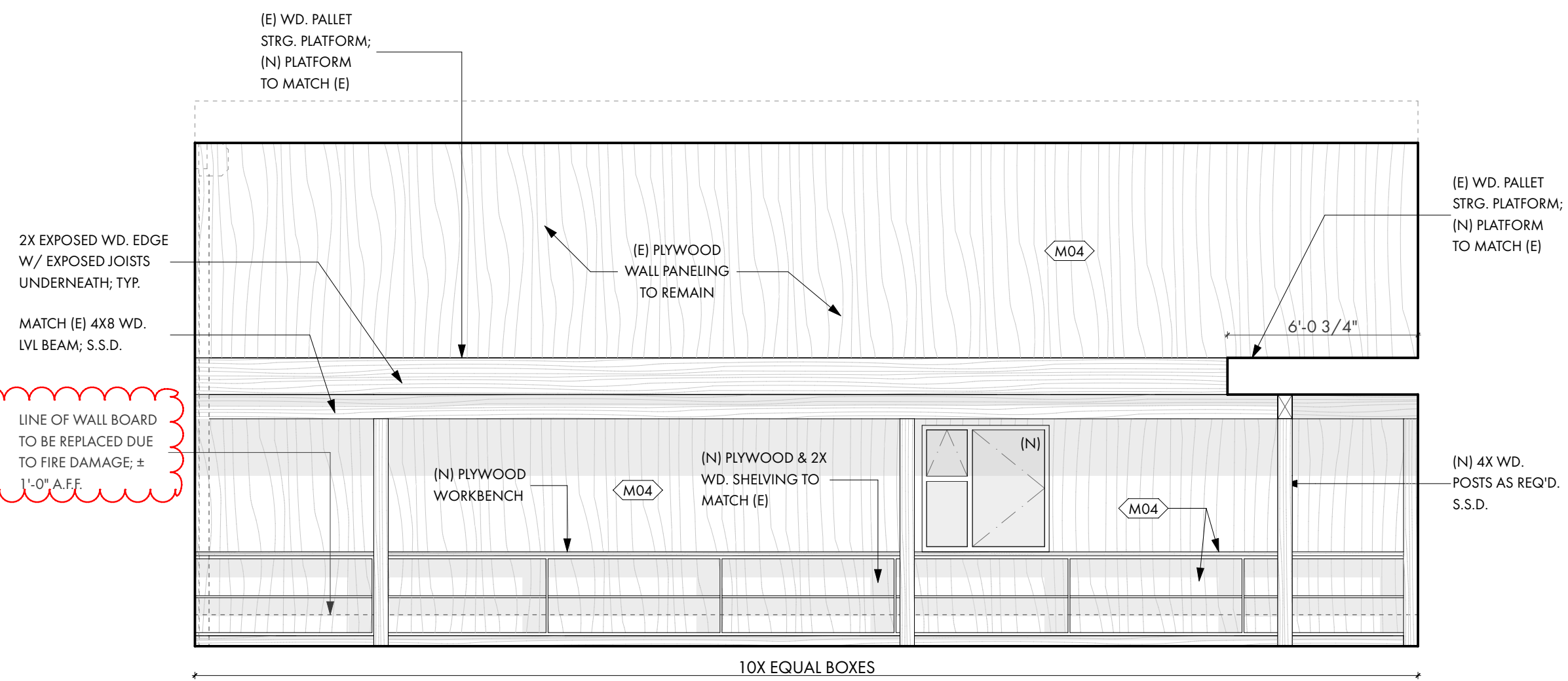
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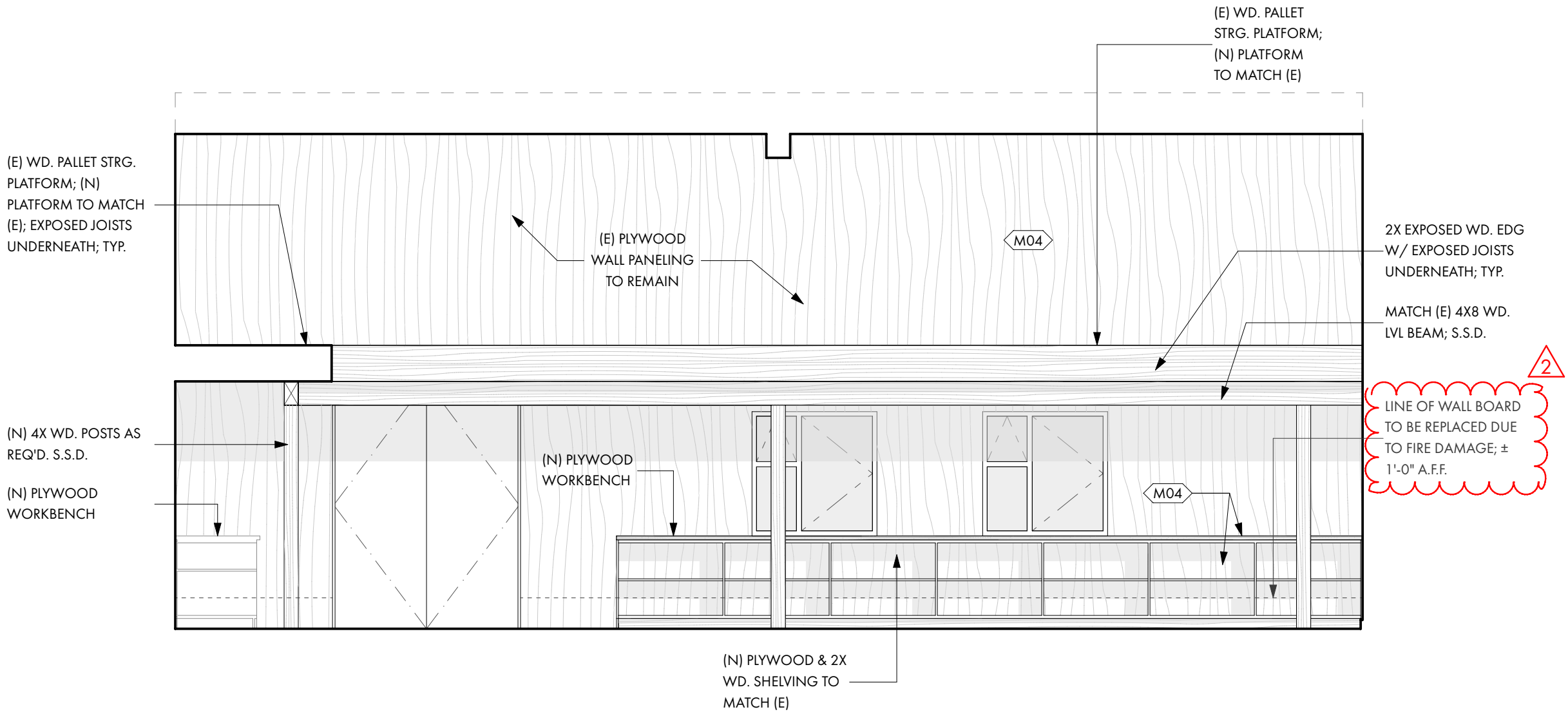
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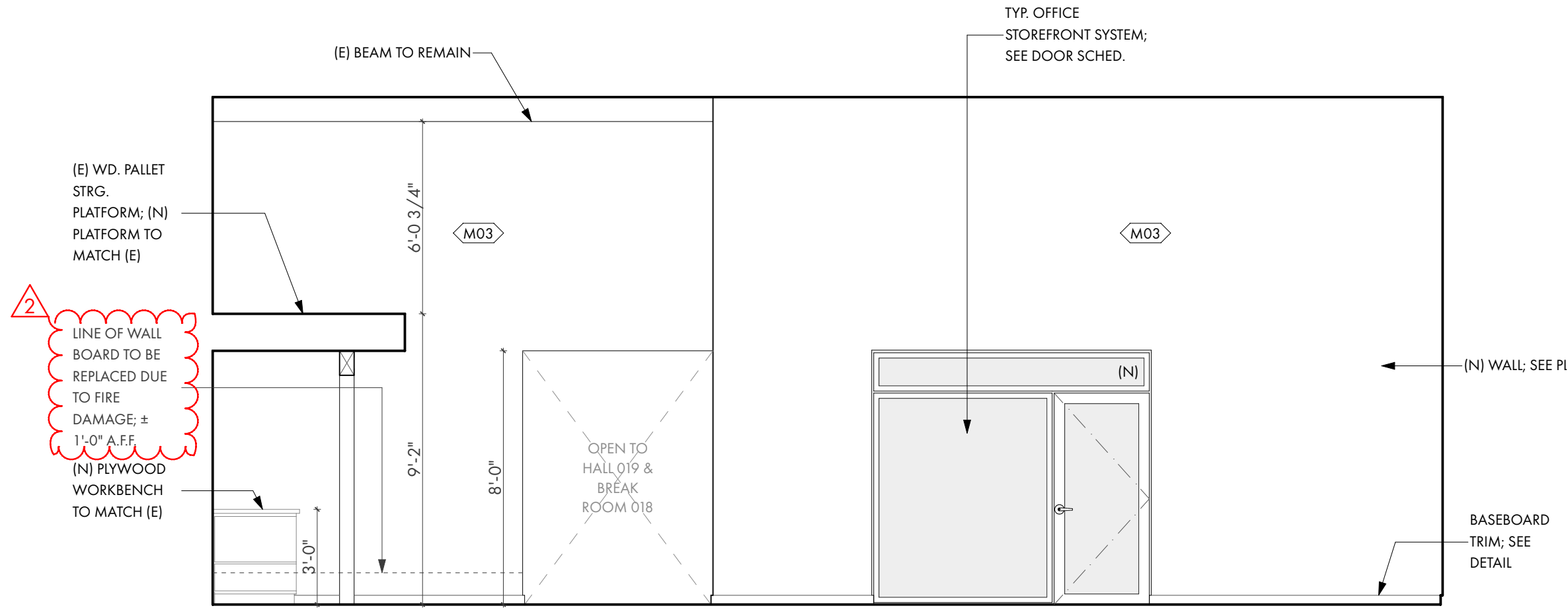
2 WORKSHOP 02
SCALE: 1/4" = 1'-0"



3 WORKSHOP 03
SCALE: 1/4" = 1'-0"



4 WORKSHOP 04
SCALE: 1/4" = 1'-0"



1 WORKSHOP 01
SCALE: 1/4" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
2 REVISION - 11/17/2023	SR
JOB NO.:	2202
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DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

STAMP:



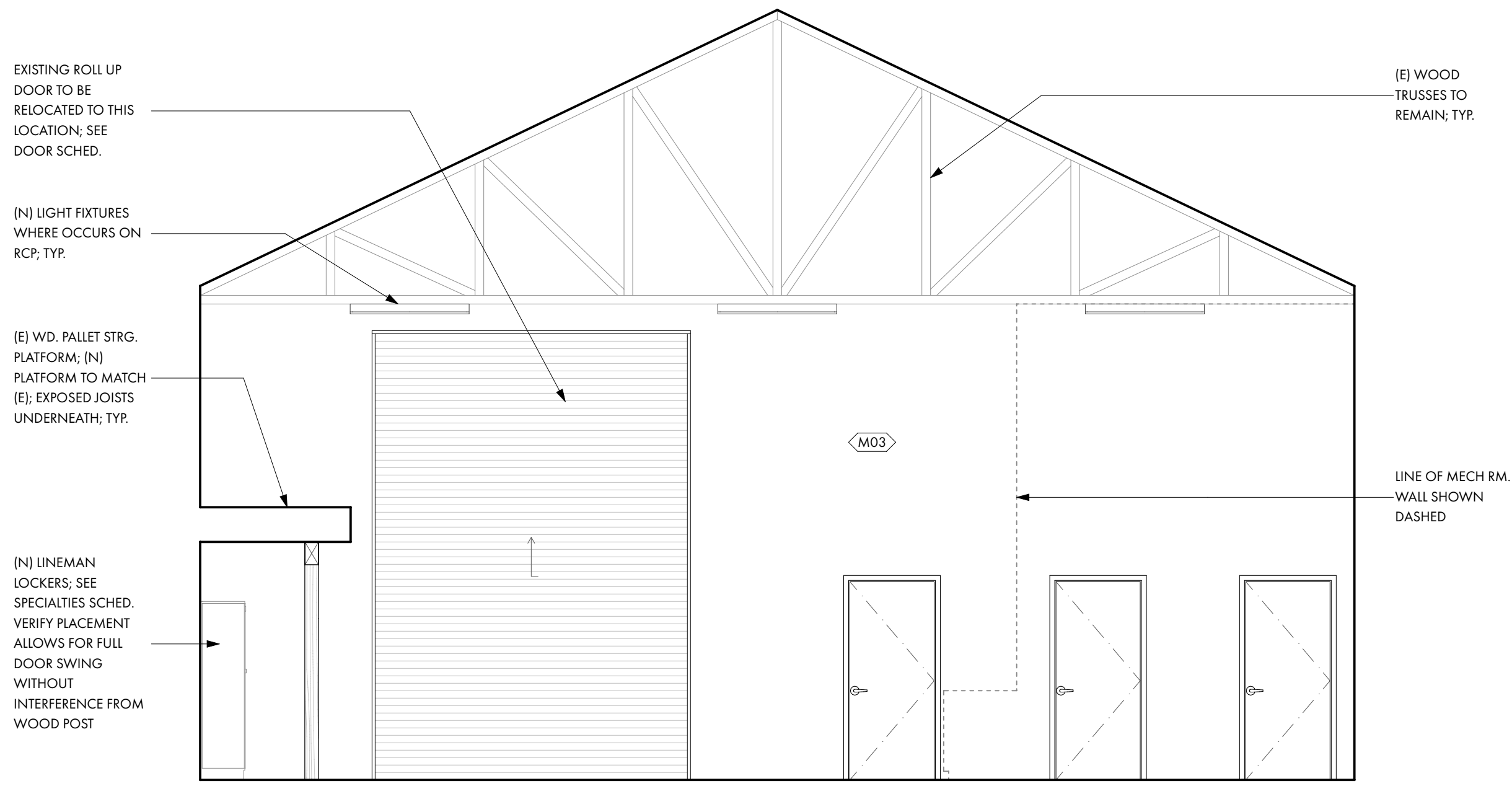
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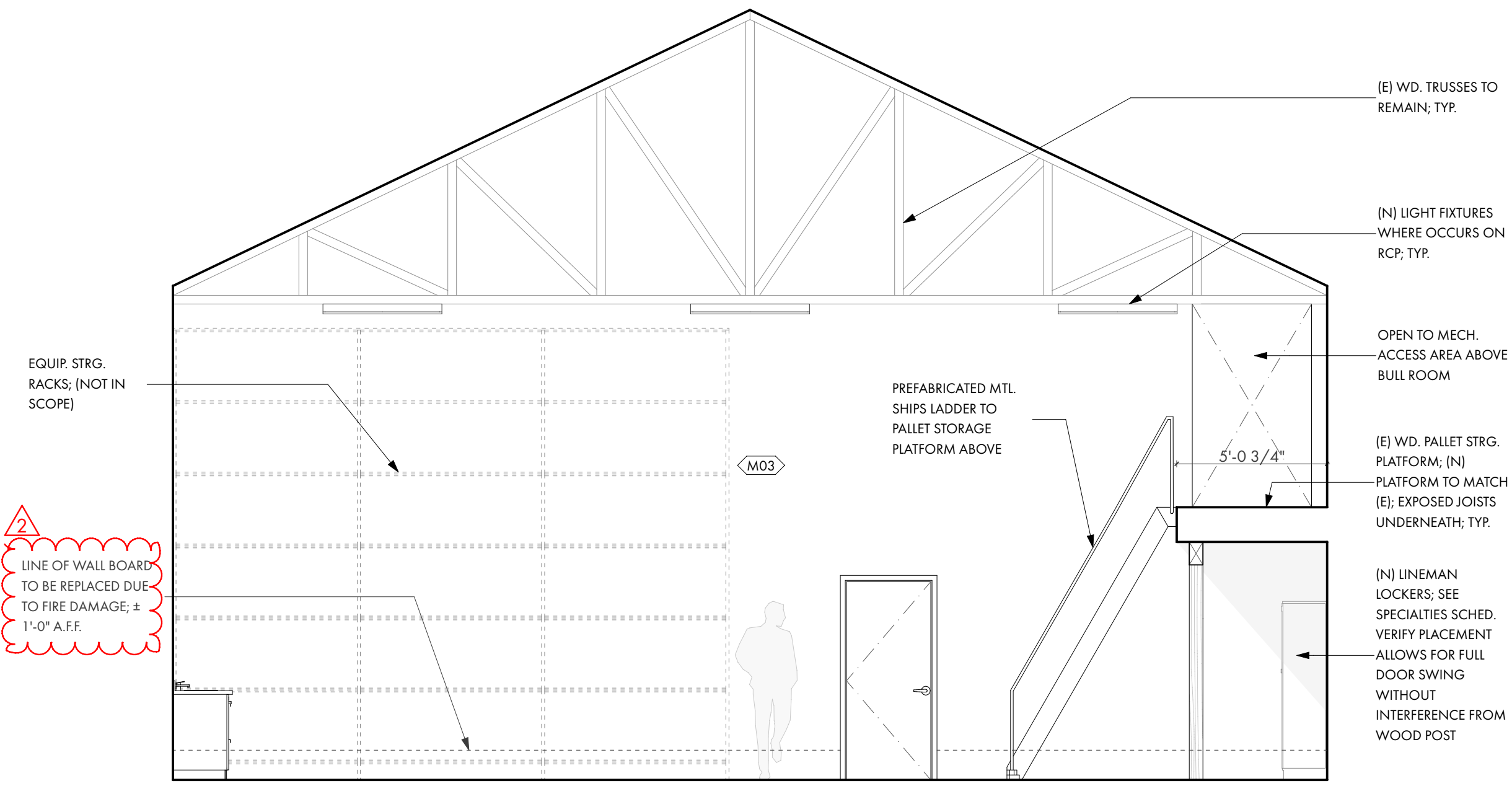
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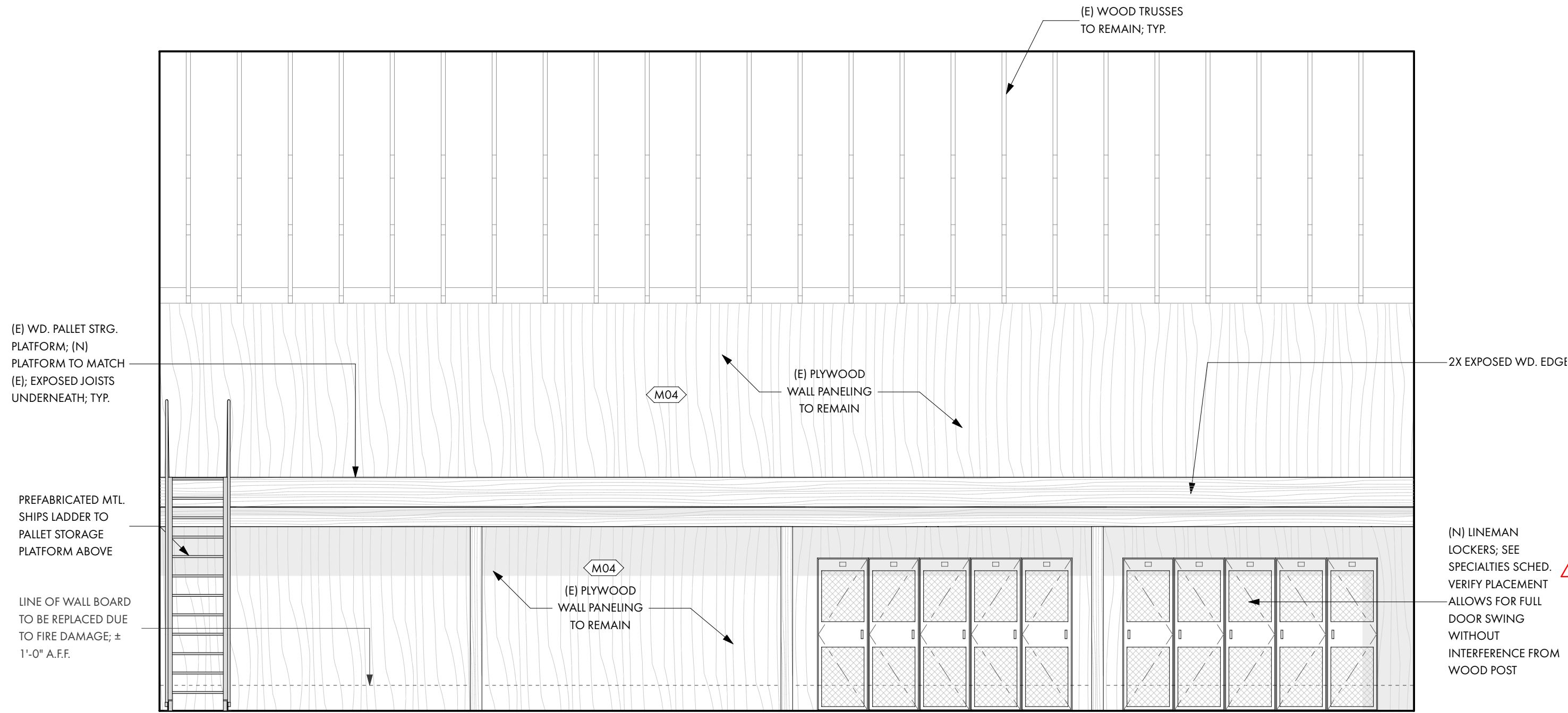
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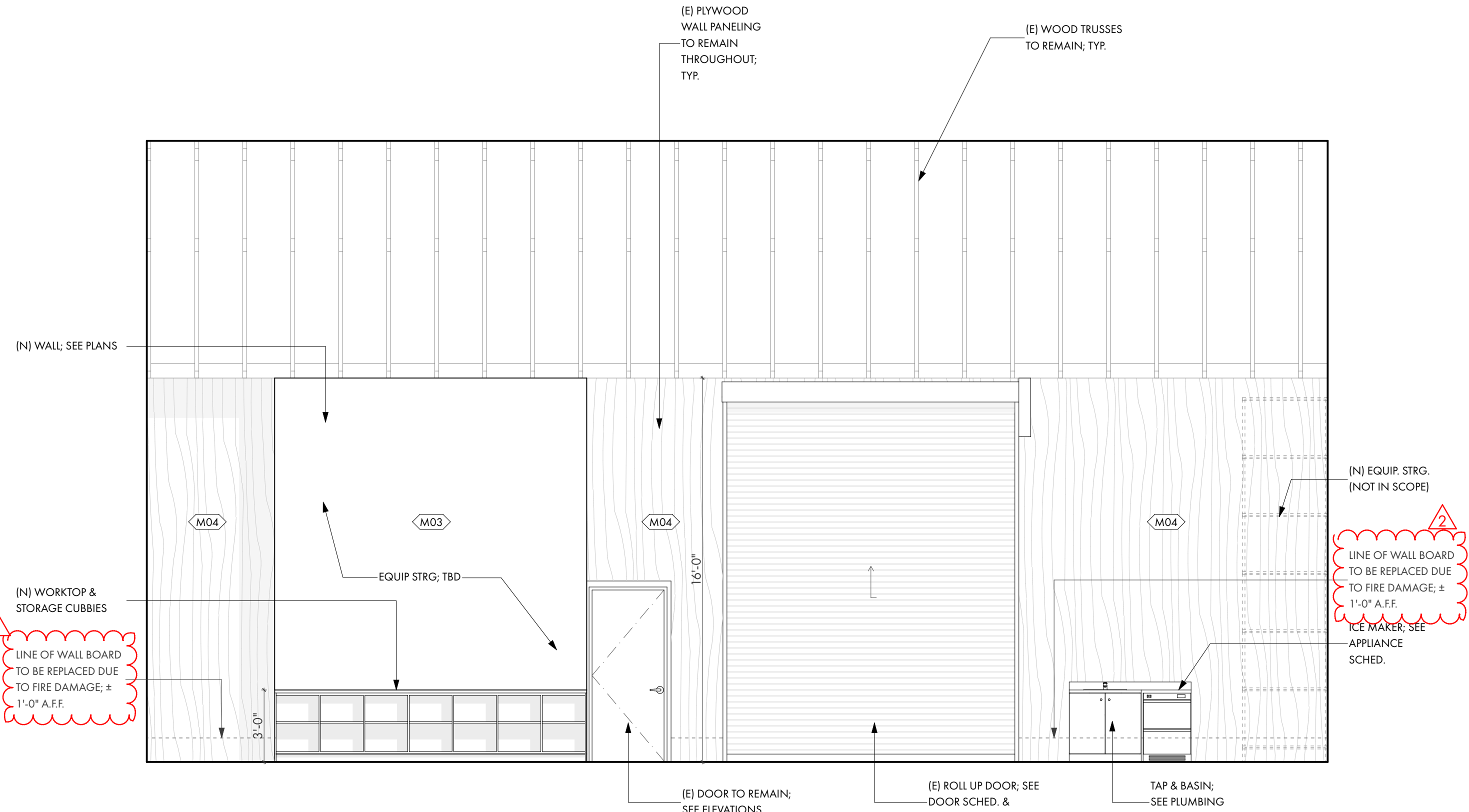
4 READY ROOM 04
SCALE: 1/4" = 1'-0"



2 READY ROOM 02
SCALE: 1/4" = 1'-0"



3 READY ROOM 03
SCALE: 1/4" = 1'-0"



1 READY ROOM 01
SCALE: 1/4" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

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APPROVALS:

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JOB NO.:	2202
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SCALE:	AS NOTED ON 24" X 36"

STAMP:



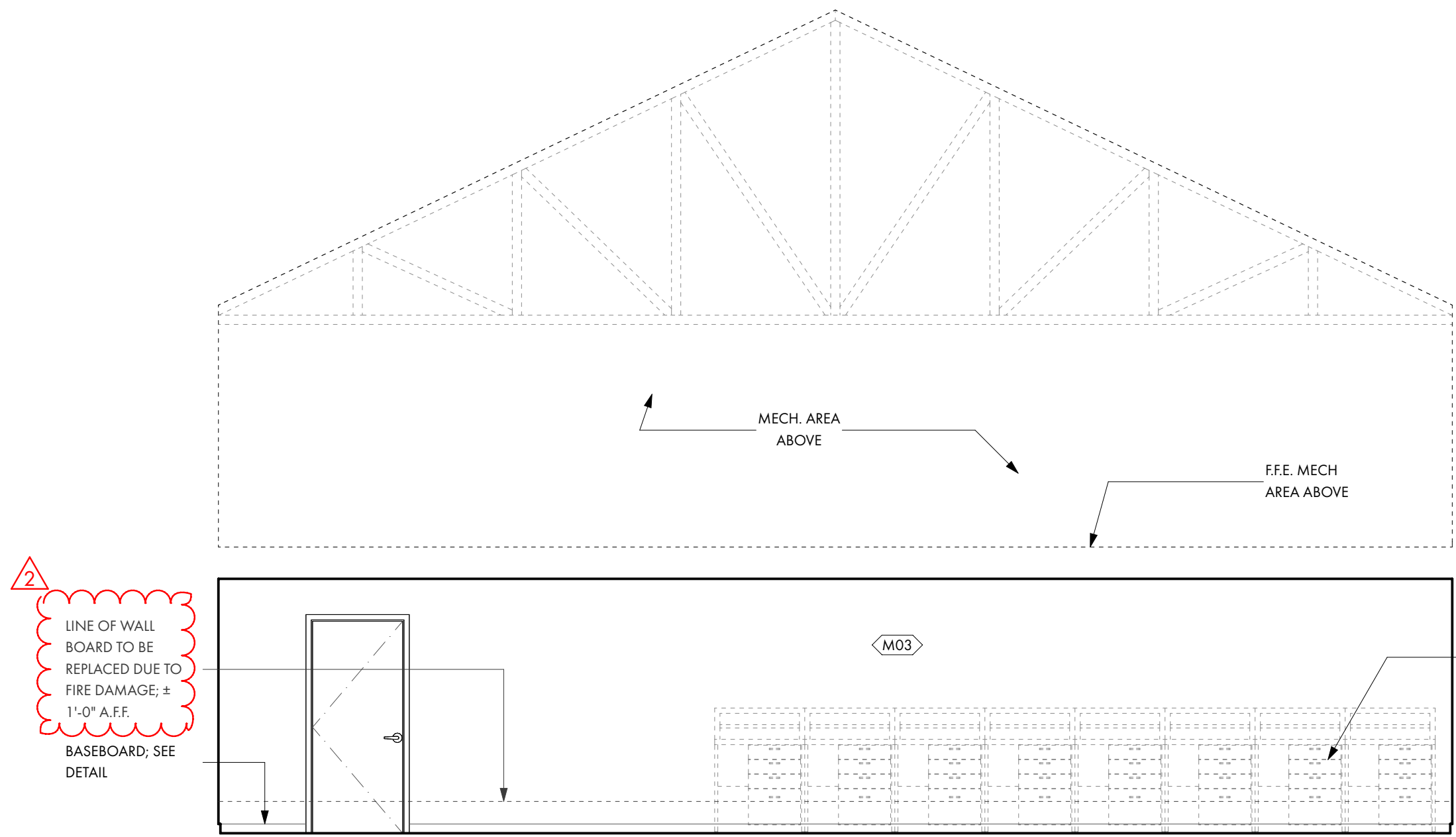
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INTERIOR ELEVATIONS

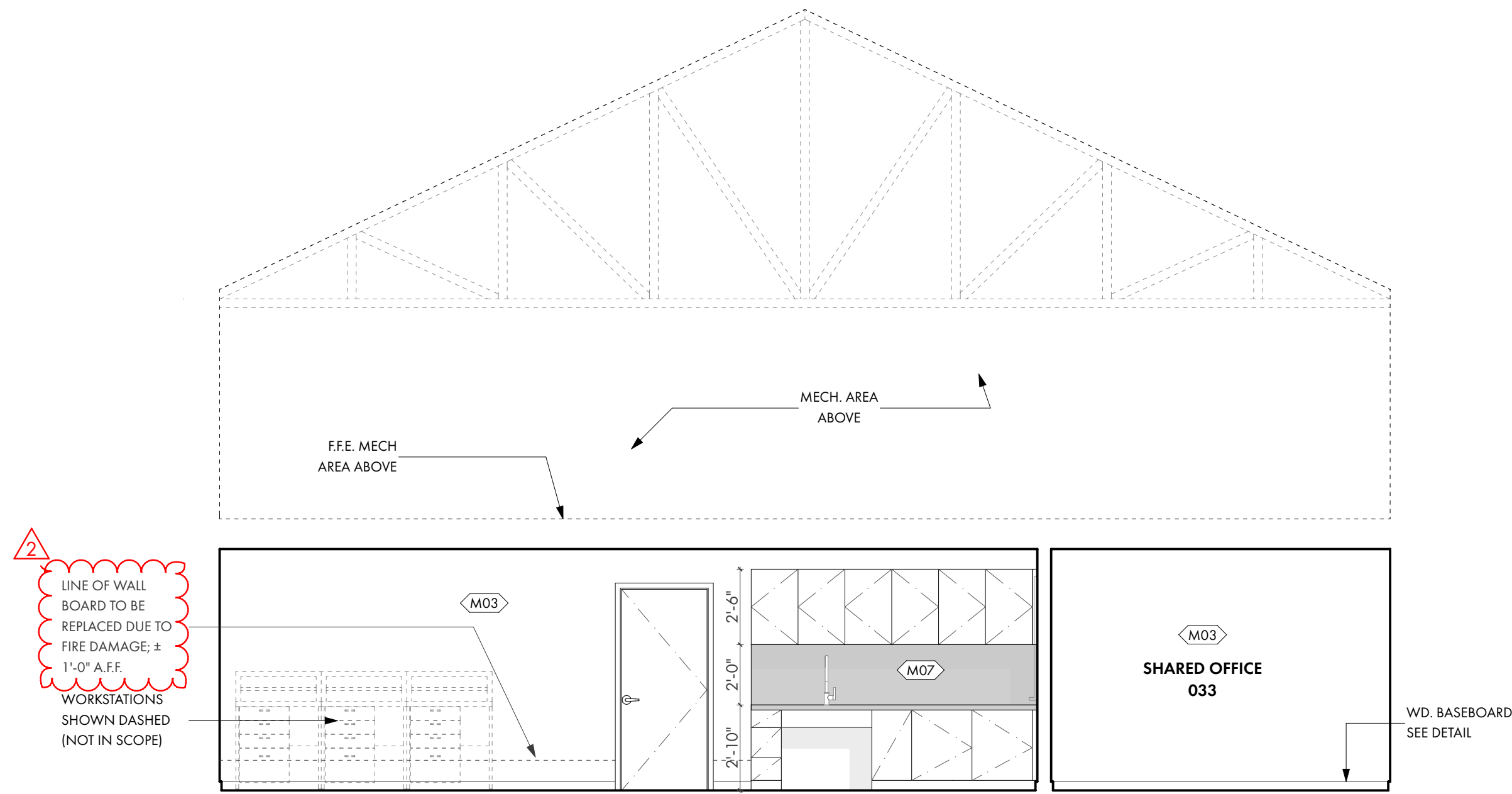
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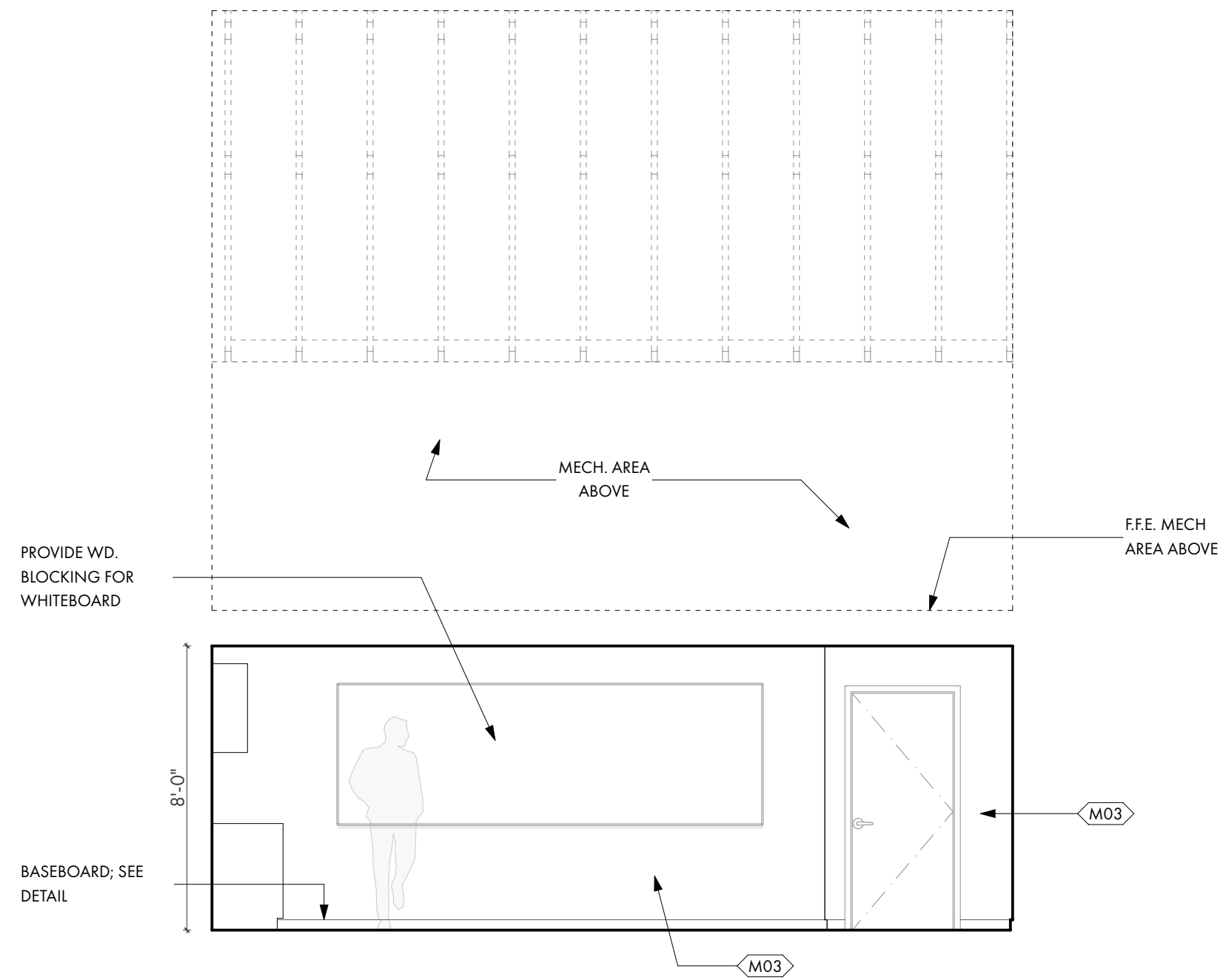
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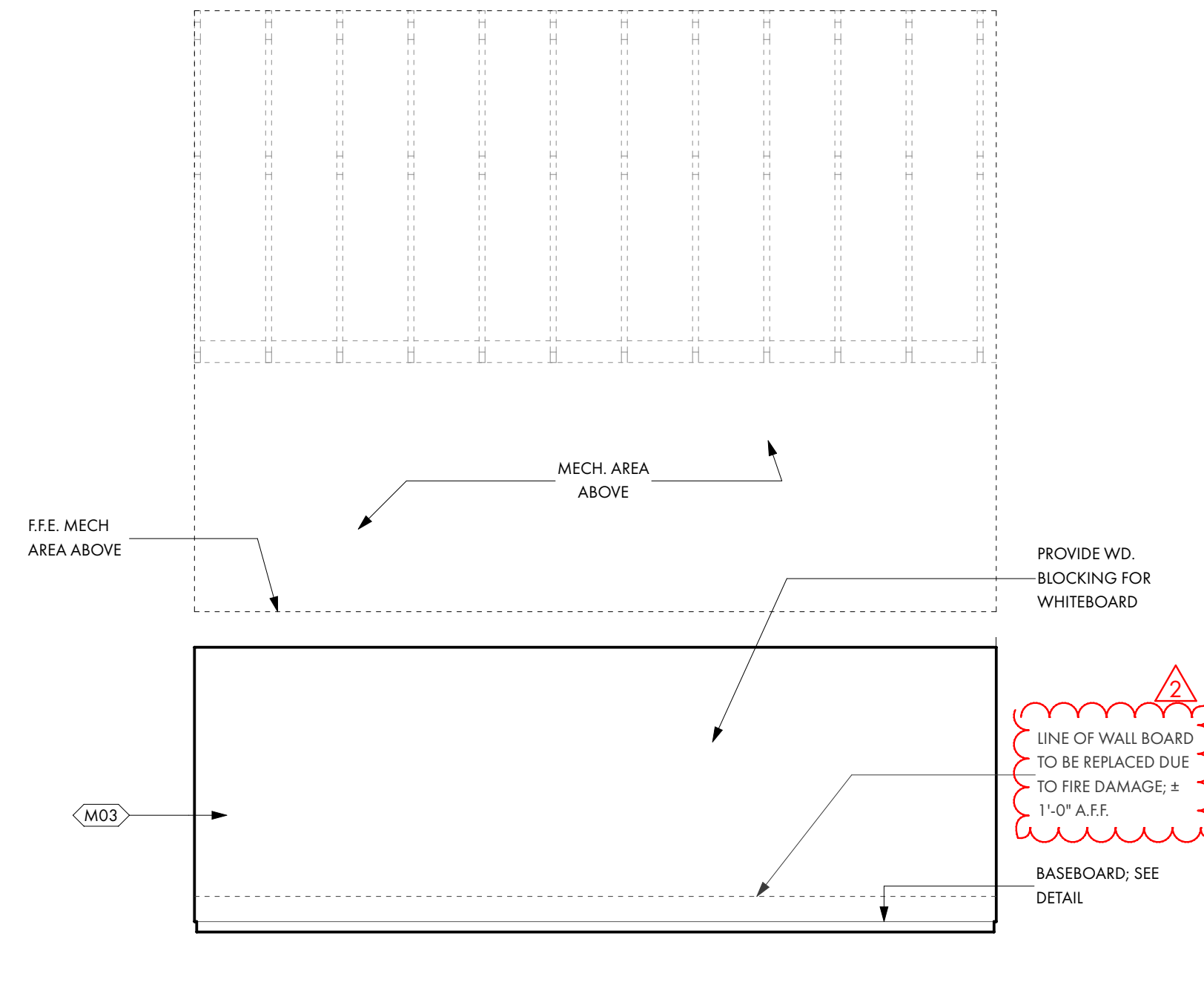
2 BULL ROOM 02
SCALE: 1/4" = 1'-0"



4 BULL ROOM 04
SCALE: 1/4" = 1'-0"



1 BULL ROOM 01
SCALE: 1/4" = 1'-0"



3 BULL ROOM 03
SCALE: 1/4" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:	BY:
2 REVISION - 11/17/2023	SR
JOB NO.:	2202
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DRAWN:	SR
CHECKED:	KG
SCALE:	AS NOTED ON 24" X 36"

STAMP:



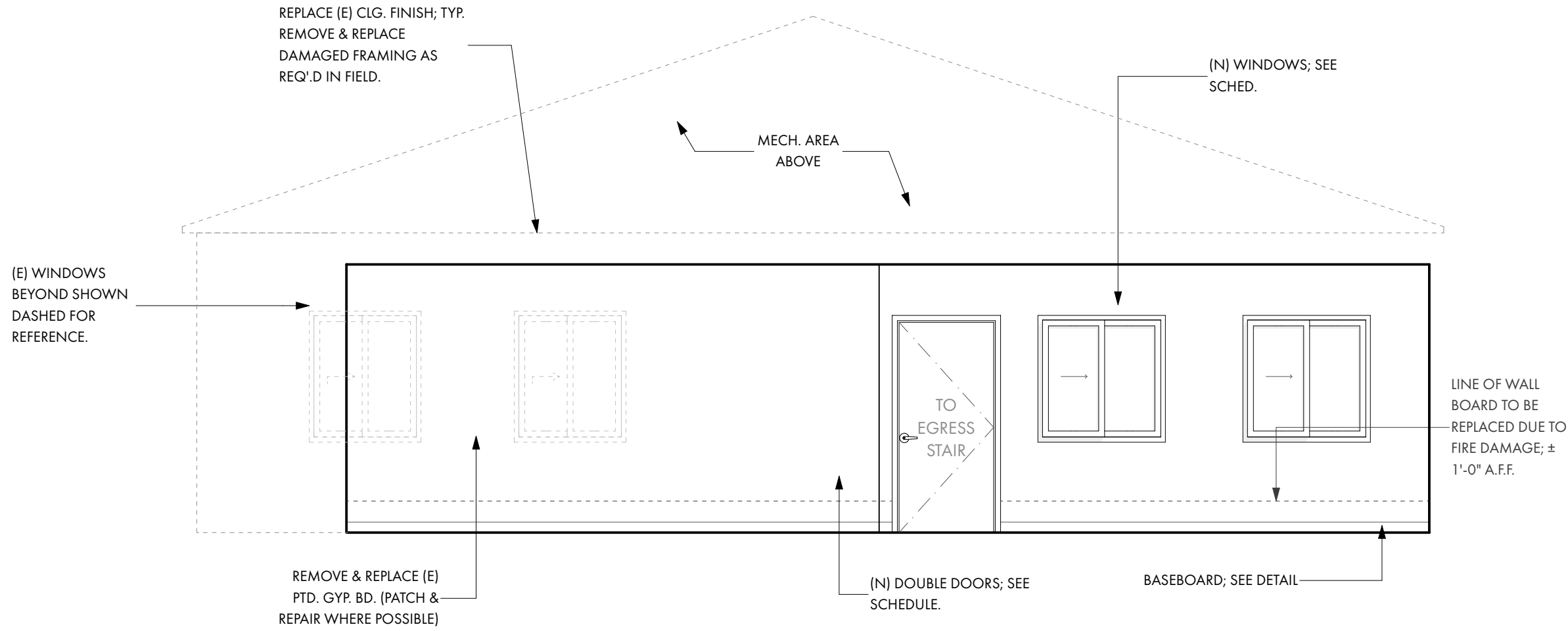
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INTERIOR ELEVATIONS

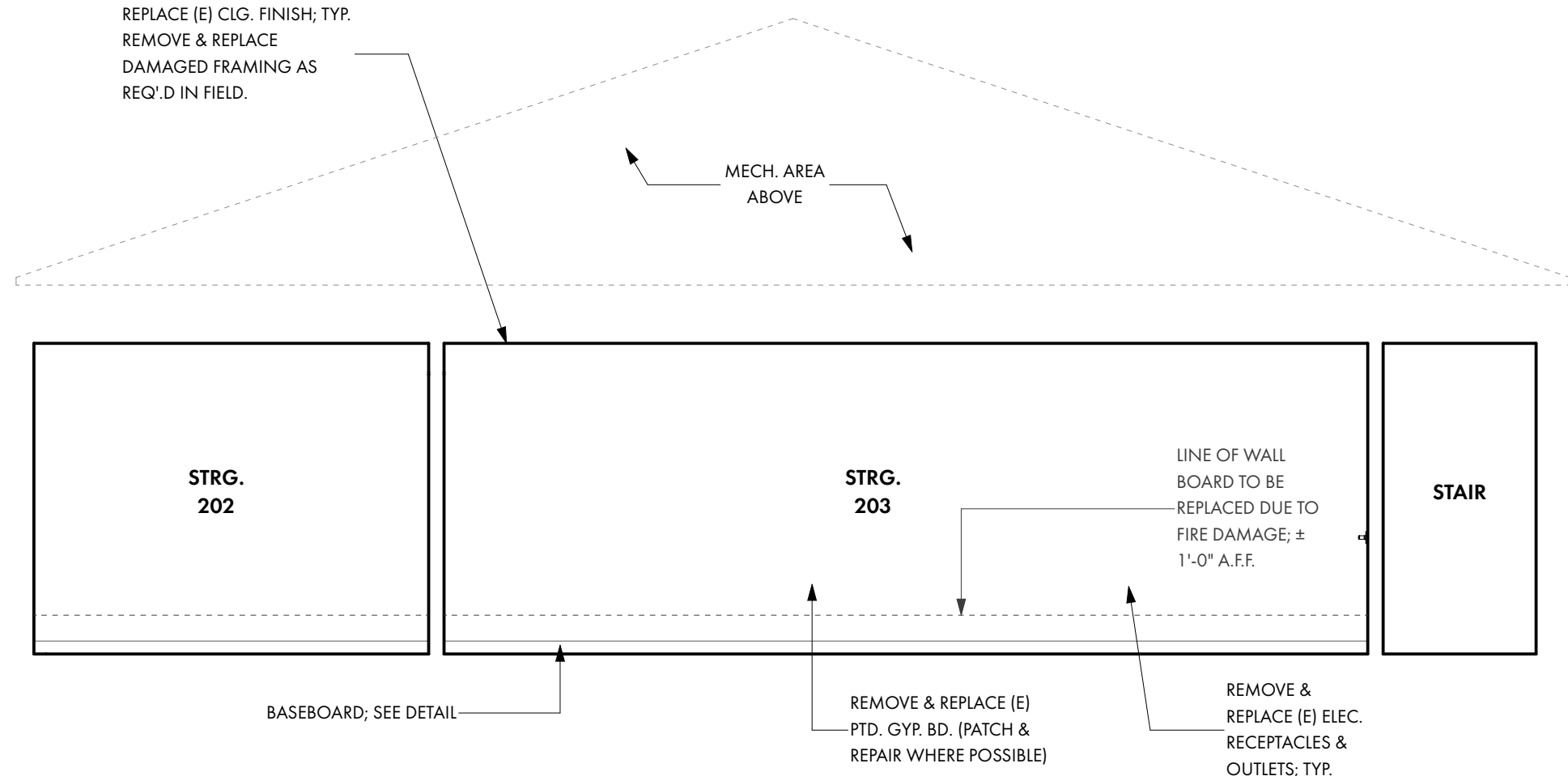
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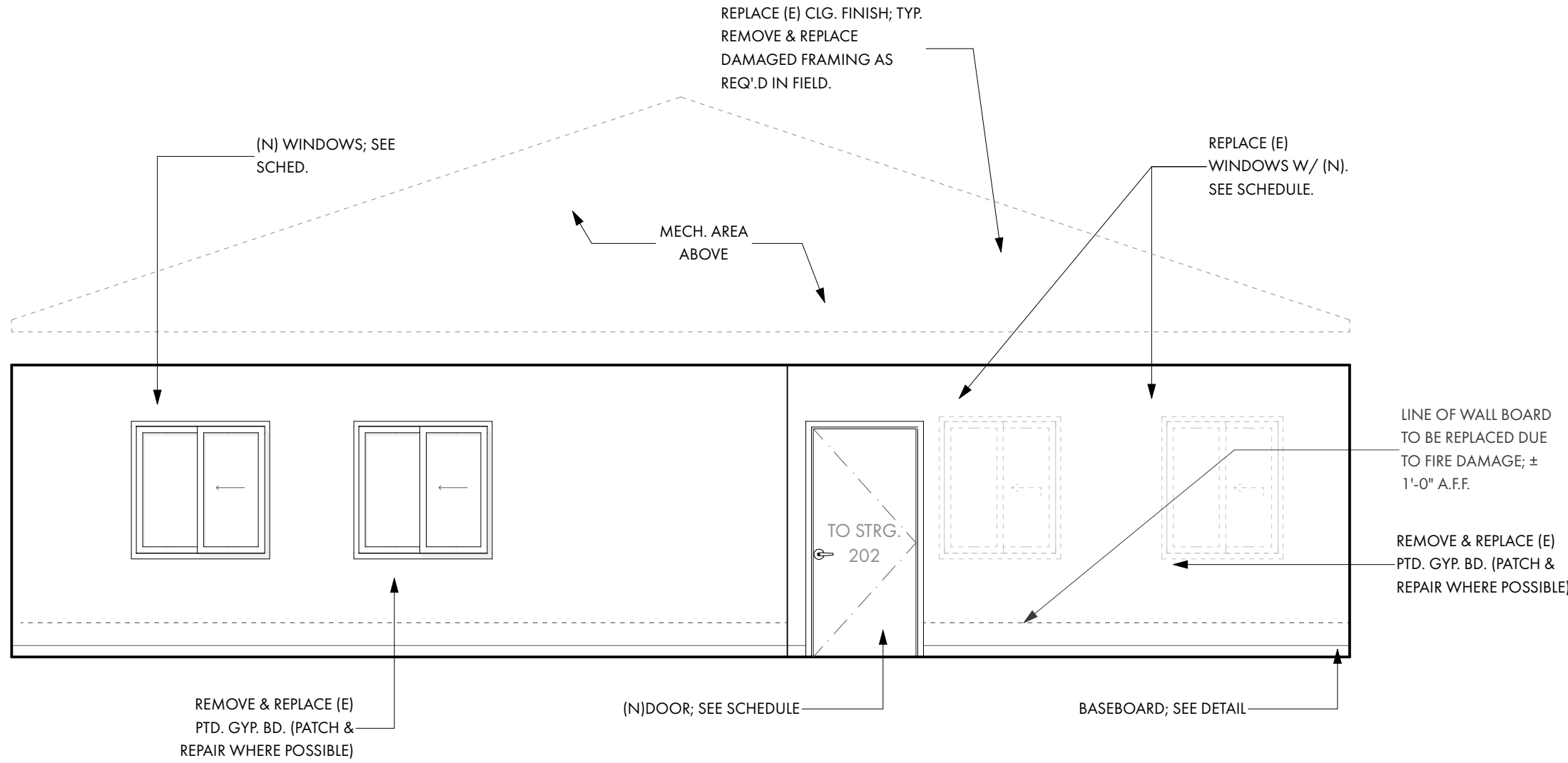
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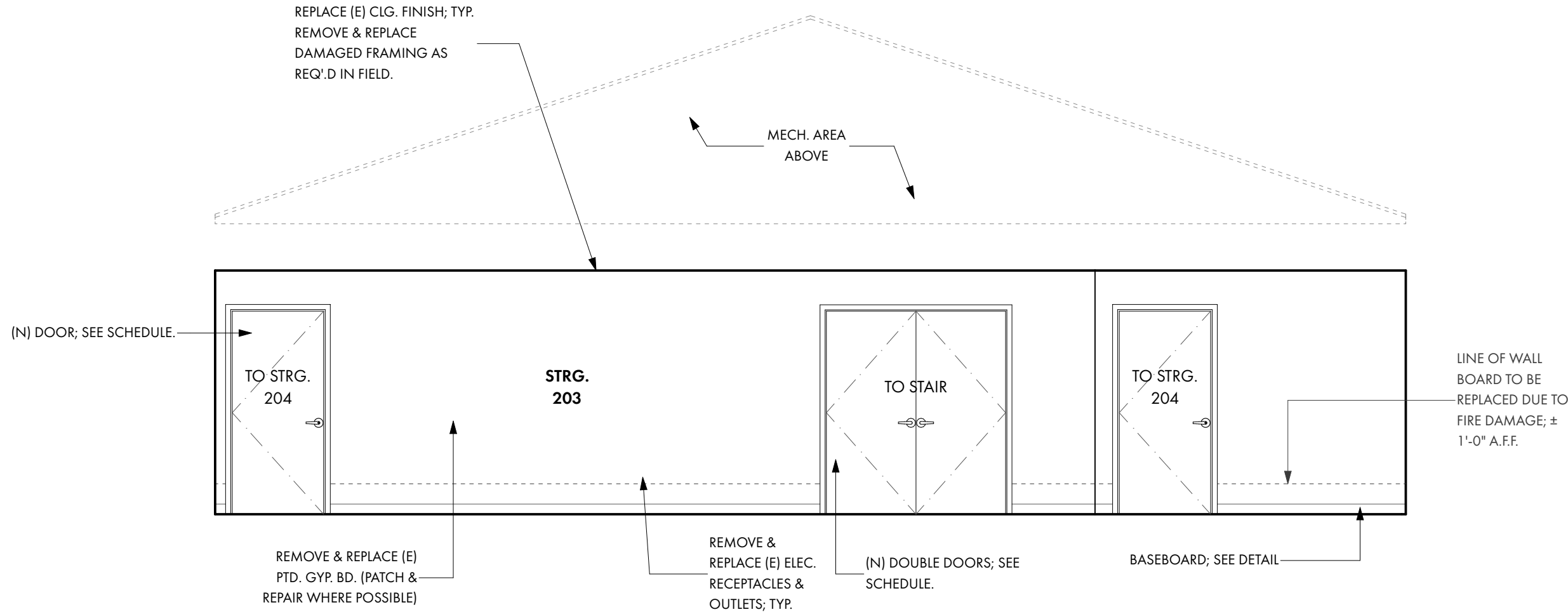
3 SECOND LEVEL (EAST)
SCALE: 1/4" = 1'-0"



1 SECOND LEVEL (WEST)
SCALE: 1/4" = 1'-0"



4 SECOND LEVEL (SOUTH)
SCALE: 1/4" = 1'-0"



2 SECOND LEVEL (NORTH)
SCALE: 1/4" = 1'-0"

UKIAH, CALIFORNIA
REN / ALEXANDER
ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

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JOB NO.:	2202
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DRAWN:	SR
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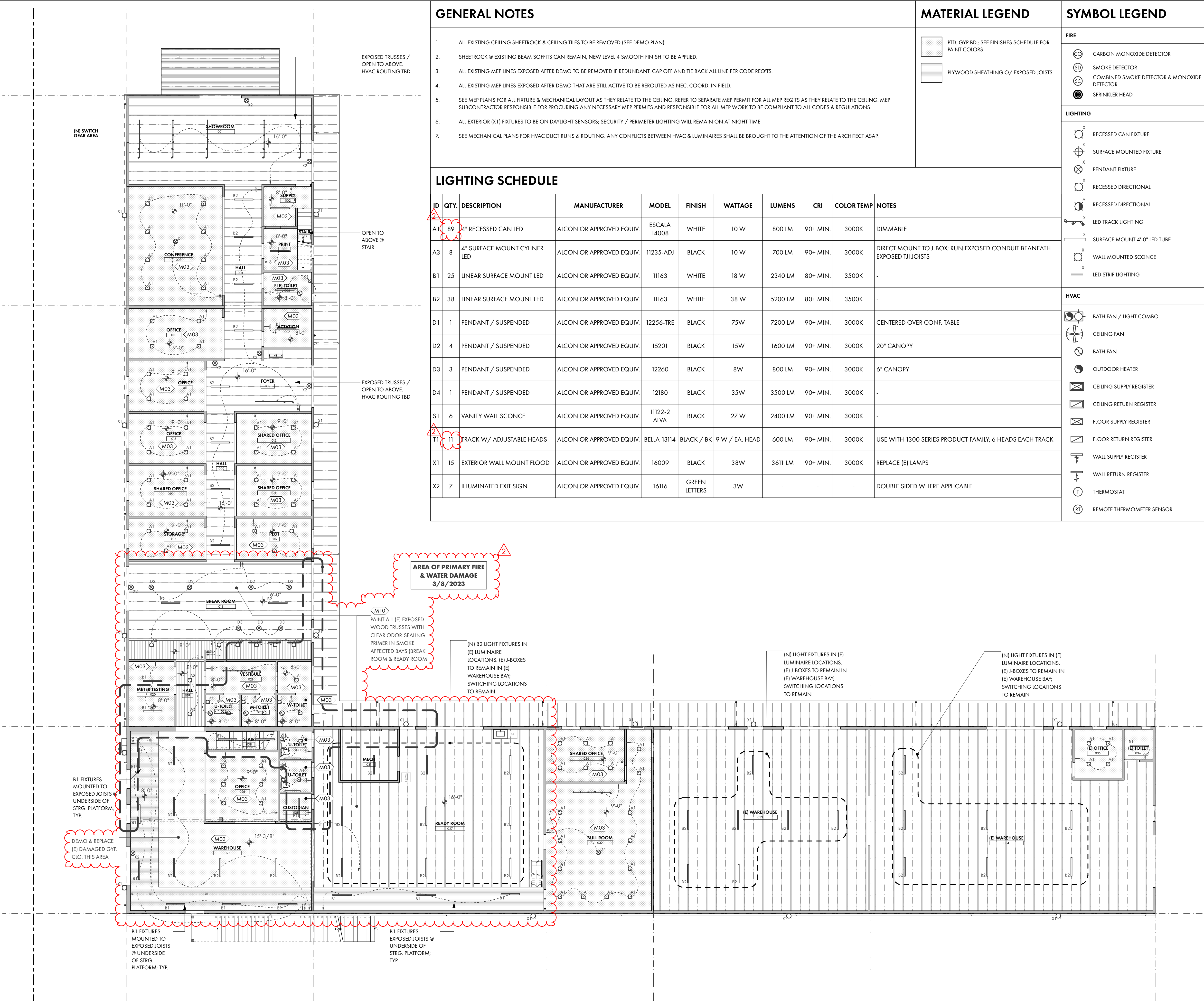
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INTERIOR ELEVATIONS

SHEET NO.:

A5.8

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2 GROUND FLOOR RCP
SCALE: 1" = 10'

GENERAL NOTES

- ALL EXISTING CEILING SHEETROCK & CEILING TILES TO BE REMOVED (SEE DEMO PLAN).
- SHEETROCK @ EXISTING BEAM SOFFITS CAN REMAIN, NEW LEVEL 4 SMOOTH FINISH TO BE APPLIED.
- ALL EXISTING MEP LINES EXPOSED AFTER DEMO TO BE REMOVED IF REDUNDANT. CAP OFF AND TIE BACK ALL LINE PER CODE REQTS.
- ALL EXISTING MEP LINES EXPOSED AFTER DEMO THAT ARE STILL ACTIVE TO BE REROUTED AS NEC. COORD. IN FIELD.
- SEE MEP PLANS FOR ALL FIXTURE & MECHANICAL LAYOUT AS THEY RELATE TO THE CEILING. REFER TO SEPARATE MEP PERMIT FOR ALL MEP REQTS AS THEY RELATE TO THE CEILING. MEP SUBCONTRACTOR RESPONSIBLE FOR PROCURING ANY NECESSARY MEP PERMITS AND RESPONSIBLE FOR ALL MEP WORK TO BE COMPLIANT TO ALL CODES & REGULATIONS.
- ALL EXTERIOR (X1) FIXTURES TO BE ON DAYLIGHT SENSORS; SECURITY / PERIMETER LIGHTING WILL REMAIN ON AT NIGHT TIME
- SEE MECHANICAL PLANS FOR HVAC DUCT RUNS & ROUTING. ANY CONFLICTS BETWEEN HVAC & LUMINAIRES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT ASAP.

MATERIAL LEGEND

PTD. GYP. BD.: SEE FINISHES SCHEDULE FOR PAINT COLORS

PLYWOOD SHEATHING O/ EXPOSED JOISTS

SYMBOL LEGEND

FIRE

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- COMBINED SMOKE DETECTOR & MONOXIDE DETECTOR
- SPRINKLER HEAD

LIGHTING

- RECESSED CAN FIXTURE
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- RECESSED DIRECTIONAL
- RECESSED DIRECTIONAL
- LED TRACK LIGHTING
- SURFACE MOUNT 4'-0" LED TUBE
- WALL MOUNTED SCONCE
- LED STRIP LIGHTING

HVAC

- BATH FAN / LIGHT COMBO
- CEILING FAN
- BATH FAN
- OUTDOOR HEATER
- CEILING SUPPLY REGISTER
- CEILING RETURN REGISTER
- FLOOR SUPPLY REGISTER
- FLOOR RETURN REGISTER
- WALL SUPPLY REGISTER
- WALL RETURN REGISTER
- THERMOSTAT
- REMOTE THERMOMETER SENSOR

LIGHTING CONTROL CODE NOTES

INDOOR LIGHTING CONTROLS CEC SEC 130.1

- MULTILEVEL CONTROLS REQUIRED UNLESS (B) ROOM AREA UNDER 100 SQFT.
 - OFFICE AND RESTROOMS
- UNDER 0.5 WATTS/SQFT
 - WAREHOUSE HIGH BAY COMPLIES (15 FIXTURES 218 WATTS EACH 69295SQFT = 0.47 WATT/ SQFT SHOP 9X218/3025SQFT=0.65 WATTS/SQFT
 - REDUCE TO 7 FIXTURES AND IT COMPLIES OR MULTILEVEL SWITCHING
- ONE LUMINAIRE WITH NO MORE THAN 2 LAMPS
 - RESTROOMS
- SHUTS OFFS PROVIDED BY EITHER OCCUPANCY SENSORS, REQUIRED FOR ROOMS UNDER 250SQFT.
 - TIME SWITCH (EXCEPT AREAS OCCUPIED 24HRS /DAY
- DAYLIGHT CONTROLS (D)
 - DAYLIT SHOWN ON PLANS (D) 2.A.
 - LUMINAIRES IN DAYLIT ZONES CONTROLLED SEPARATELY (D)2.B EXCEPT WHEN LIGHTING IN DAY LIT ZONE LESS THAN 120WATTS
 - HIGH BAY ALL ALL DAYLIT

OUTDOOR LIGHTING CONTROLS CEC SEC 130.2

- ALL INSTALLED OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCONTROL OR OUTDOOR ASTRONOMICAL TIME-SWITCH CONTROL, OR OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF THE OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE.
- ALL INSTALLED OUTDOOR LIGHTING, WHERE THE BOTTOM OF THE LUMINAIRE IS MOUNTED 24 FEET OR LESS ABOVE THE GROUND, SHALL BE CONTROLLED WITH AUTOMATIC LIGHTING CONTROLS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - A. SHALL BE MOTION SENSORS OR OTHER LIGHTING CONTROL SYSTEMS THAT AUTOMATICALLY CONTROLS LIGHTING IN ACCORDANCE WITH ITEM B IN RESPONSE TO THE AREA BEING VACATED OF OCCUPANTS; AND
 - B. SHALL BE CAPABLE OF AUTOMATICALLY REDUCING THE LIGHTING POWER OF EACH LUMINAIRE BY AT LEAST 40 PERCENT BUT NOT EXCEEDING 90 PERCENT, OR PROVIDE CONTINUOUS DIMMING THROUGH A RANGE THAT INCLUDES 40 PERCENT THROUGH 90 PERCENT
- EXCEPTION 3 TO SECTION 130.2(C)3: OUTDOOR LIGHTING, WHERE LUMINAIRE RATED WATTAGE IS DETERMINED IN ACCORDANCE WITH SECTION 130.0(C), AND WHICH MEET ONE OF THE FOLLOWING CONDITIONS:
 - A. POLE-MOUNTED LUMINAIRES EACH WITH A MAXIMUM RATED WATTAGE OF 75 WATTS; OR
 - B. NONPOLE MOUNTED LUMINAIRES WITH A MAXIMUM RATED WATTAGE OF 30 WATTS EACH.
- 140.7(A) EXEMPTION 5, INDUSTRIAL SITES

RCP LIGHTING CONTROL NOTES

- ALL COMMON AREA OUTDOOR LIGHTING MUST BE CONTROLLED BY A SCHEDULING DEVICE THAT ALLOWS THE LIGHTS TO BE DIMMED AT LEAST 50% PER CEC 130.2(C)2. LIGHT FIXTURES INSTALLED IN THESE AREAS SHALL BE DIMMABLE FIXTURES.
- A MINIMUM OF 1 FT CANDLE AT THE WALKING SURFACE IS REQUIRED FOR MEANS OF EGRESS AND TO A SAFE DISPERSAL AREA PER CBC1008 2.1. OCCUPANCY SENSORS SHALL REDUCE LIGHTING LEVELS IF NO ONE IS PRESENT PER CEC 130.2(C)3 OR EXCEPTION FOR FIXTURES LESS THAN 40WATTS. EXCEPTION 1, AND STAIRS, EXCEPTION 2 POINTS TO 140.7(A) EXCEPTION 6.
- GENERAL PARKING LIGHTING IS TO BE CONTROLLED BY A CLOCK THAT CAN SCHEDULE DIMMING, AND IF MORE THAN 40 WATTS PER FIXTURE AND IF LESS THAN 24' ABOVE GRADE, OCCUPANCY SENSORS MUST BE INSTALLED, CEC 130.2(C)3.
- OCCUPANCY SENSORS MUST BE INSTALLED IN LIGHTING CIRCUITS CONTROLLING INDOOR COMMON AREAS WHICH ARE AUTOMATIC AND PROGRAMMED TO ADJUST LIGHTING LOADS IN ACCORDANCE WITH THE ACTIVITY OF A SPACE PER CEC 110.9.

BUILDING PERMIT

REVISIONS:

REVISION	BY
2 REVISION - 11/17/2023	SR

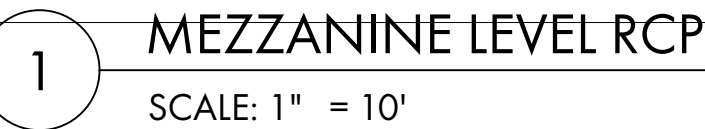
JOB NO.: 2202
DATE: 12/19/2022
DRAWN: SR
CHECKED: KG
SCALE: AS NOTED ON 24" X 36"

STAMP:

LICENSED ARCHITECT
STEVEN A. RATTI
20696
RENEWAL DATE 12/12/23
STATE OF CALIFORNIA

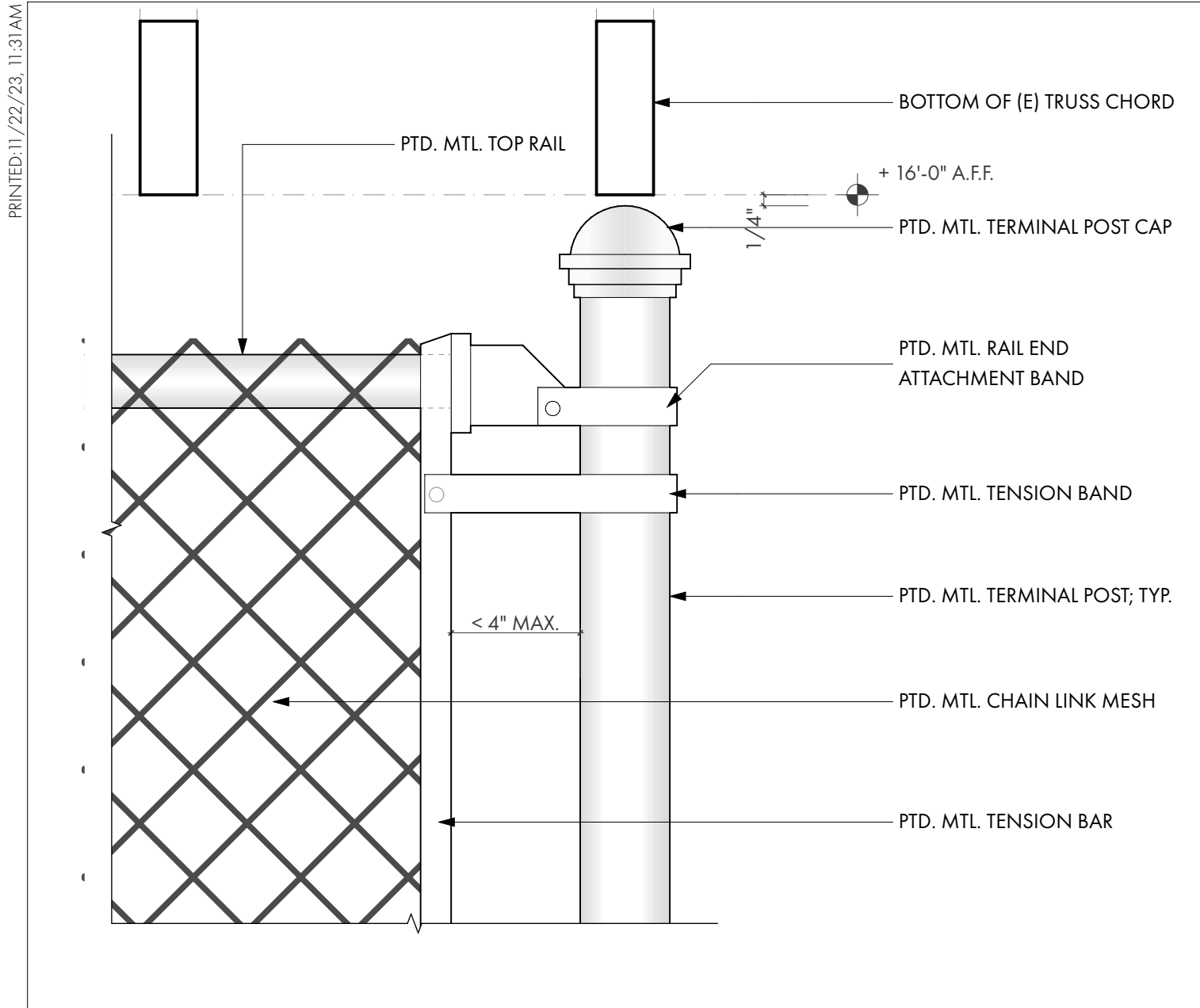
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GROUND LEVEL
CEILING PLAN

SHEET NO.:
A6.1

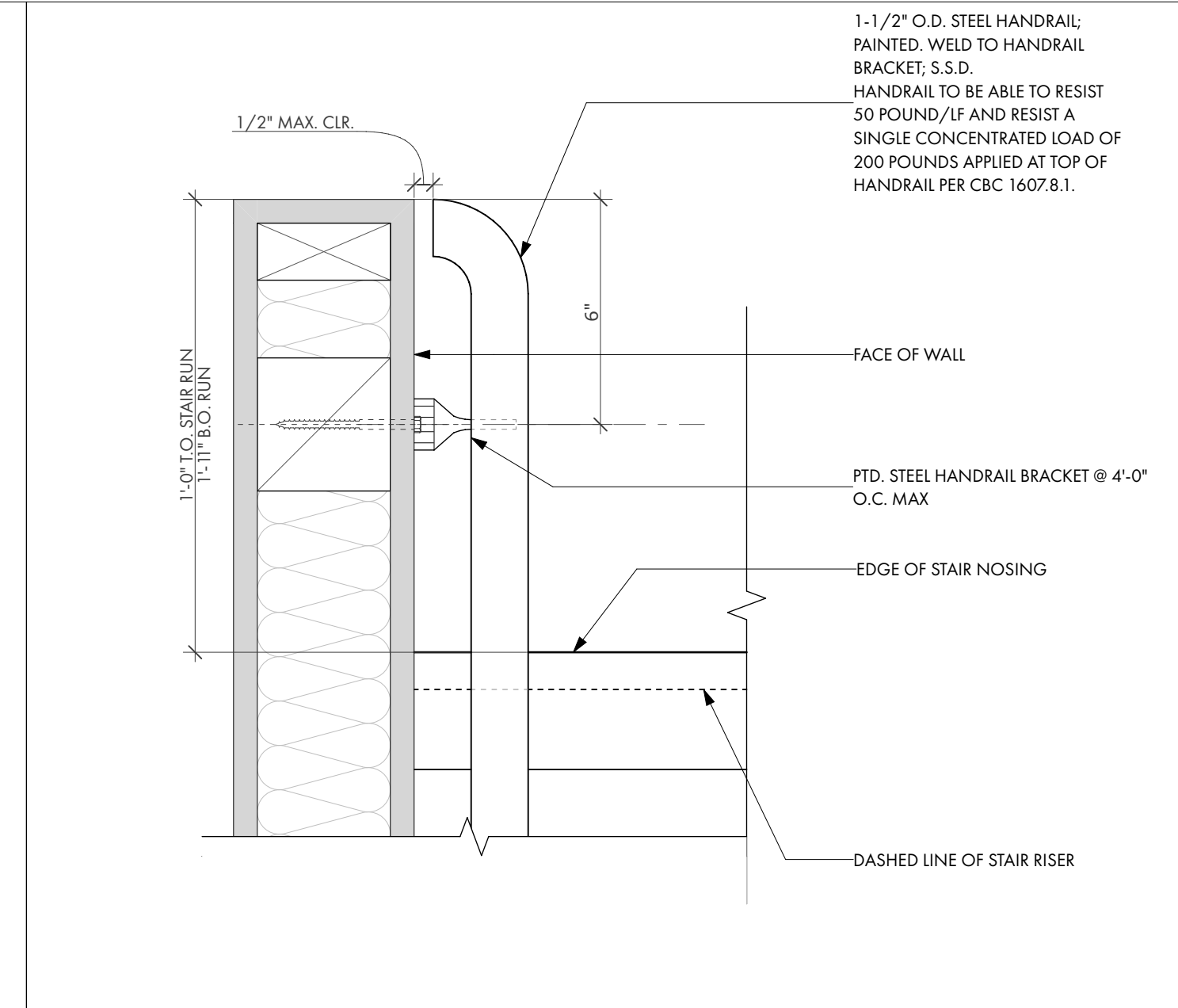


HVAC	
	BATH FAN / LIGHT COMBO
	CEILING FAN
	BATH FAN
	OUTDOOR HEATER
	CEILING SUPPLY REGISTER
	CEILING RETURN REGISTER
	FLOOR SUPPLY REGISTER
	FLOOR RETURN REGISTER
	WALL SUPPLY REGISTER
	WALL RETURN REGISTER
	THERMOSTAT
	REMOTE THERMOMETER SENSOR

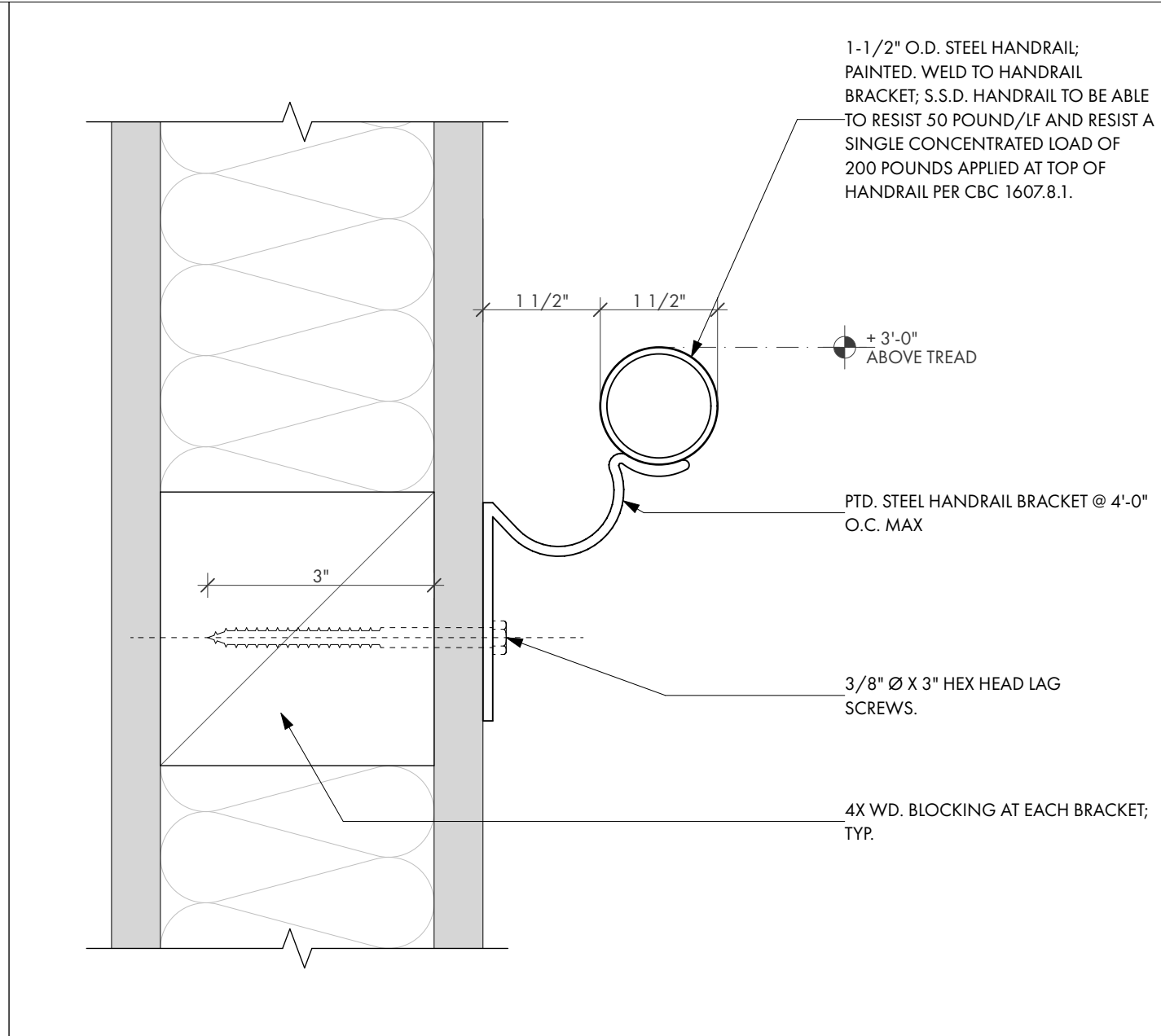
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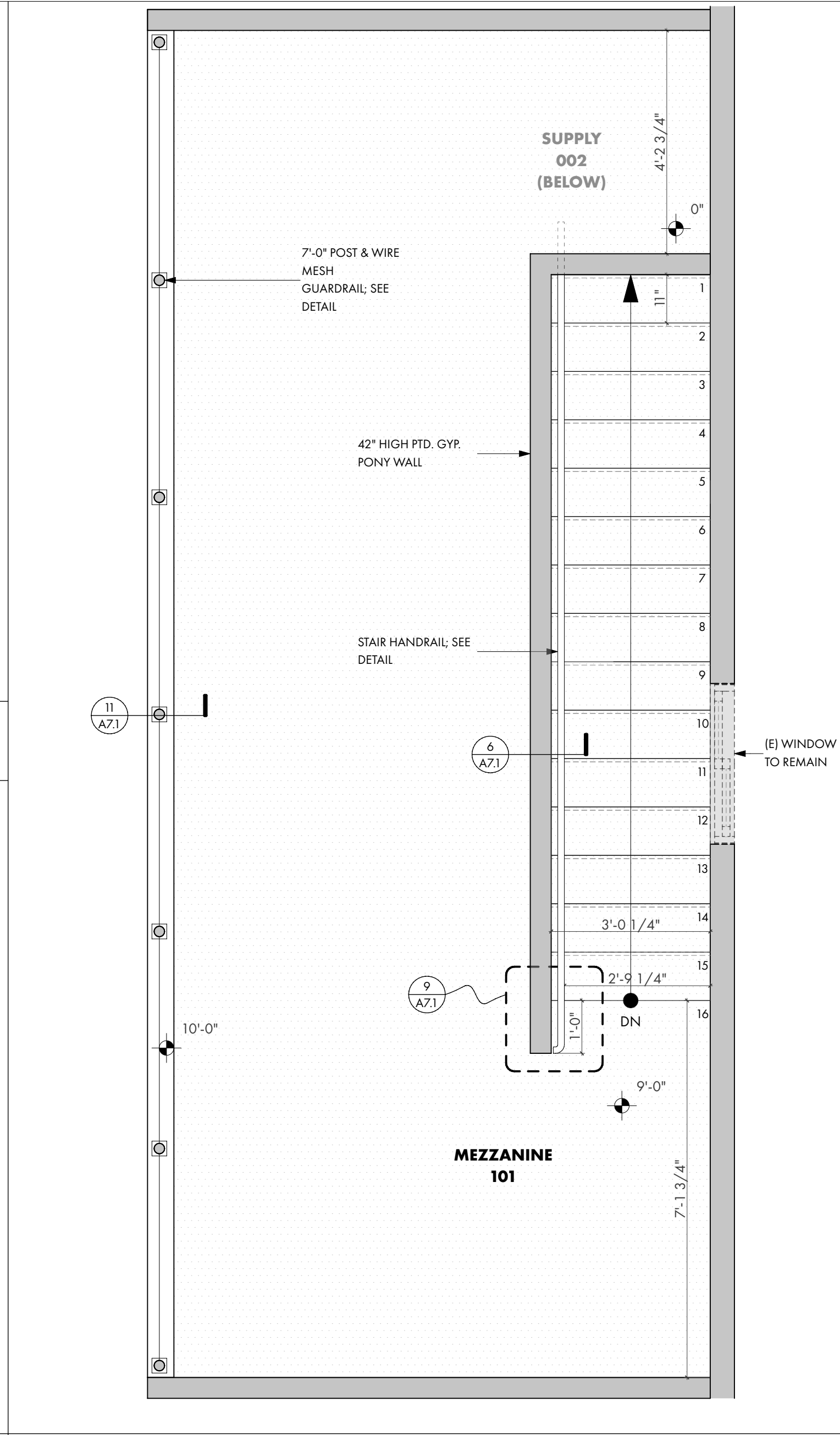
12 SCREEN @ BOTTOM OF TRUSS
SCALE: 3" = 1'-0"



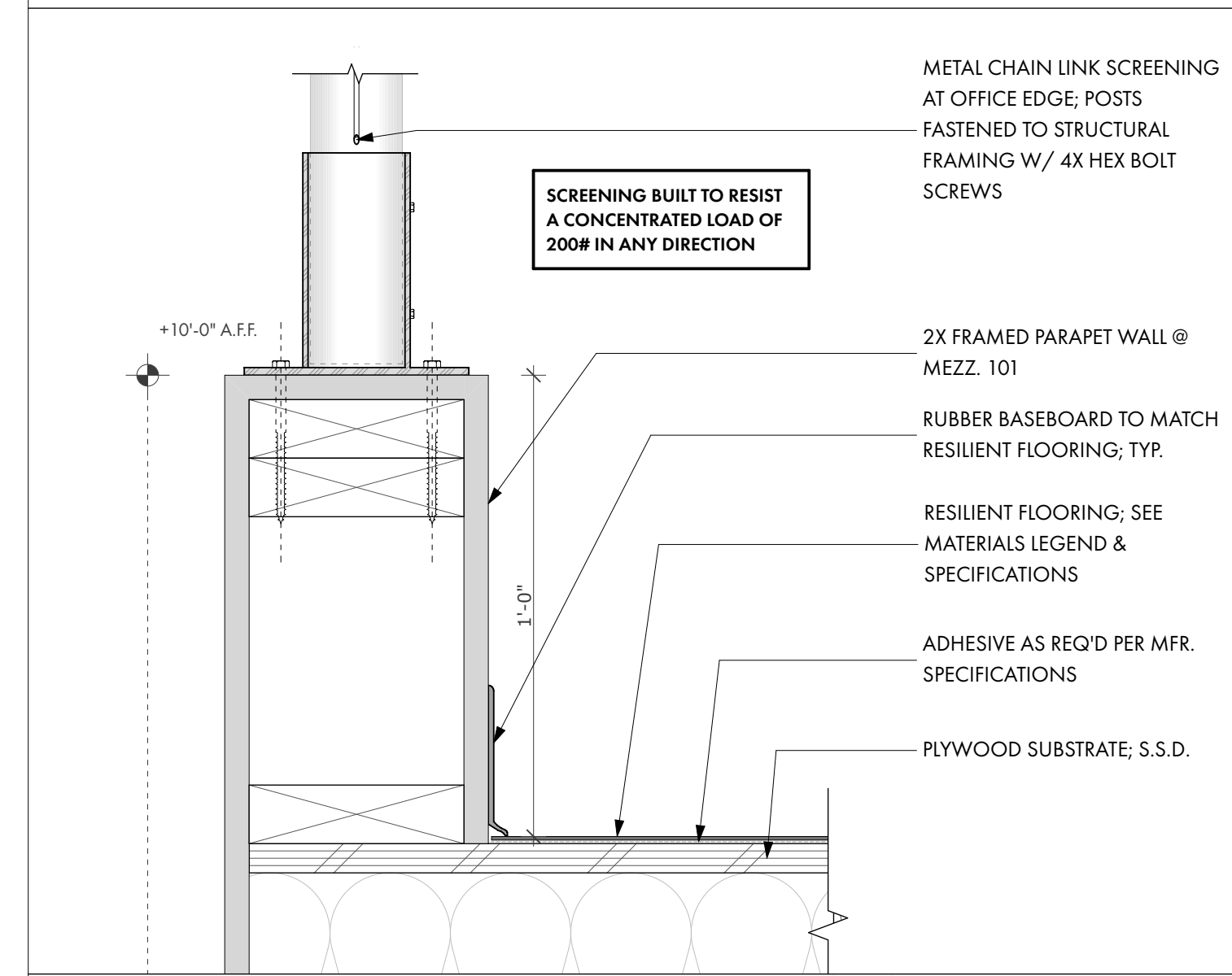
9 PLAN: STAIR HANDRAIL EXTENSION
SCALE: 3" = 1'-0"



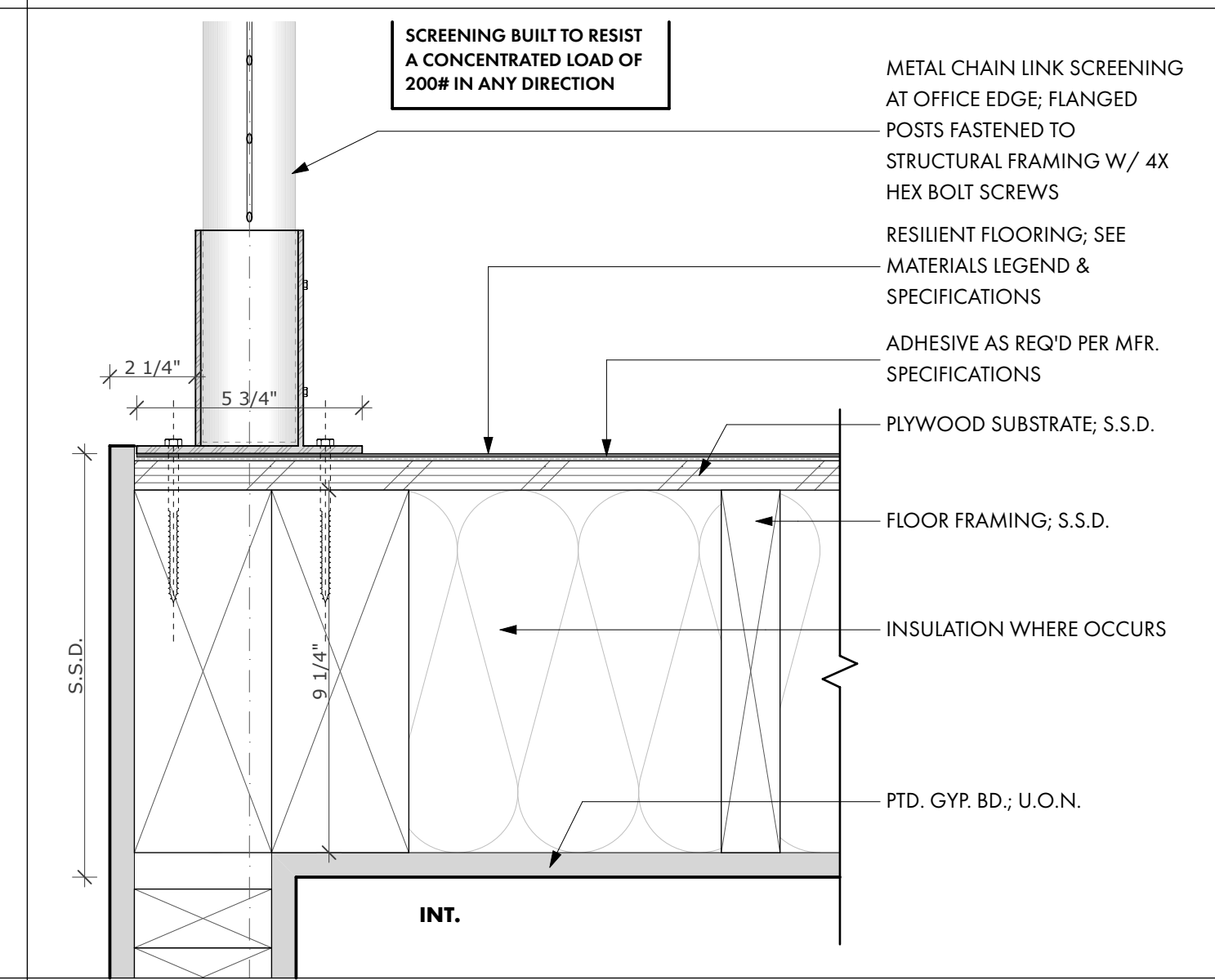
6 TYP. STAIR HANDRAIL DETAIL
SCALE: 6" = 1'-0"



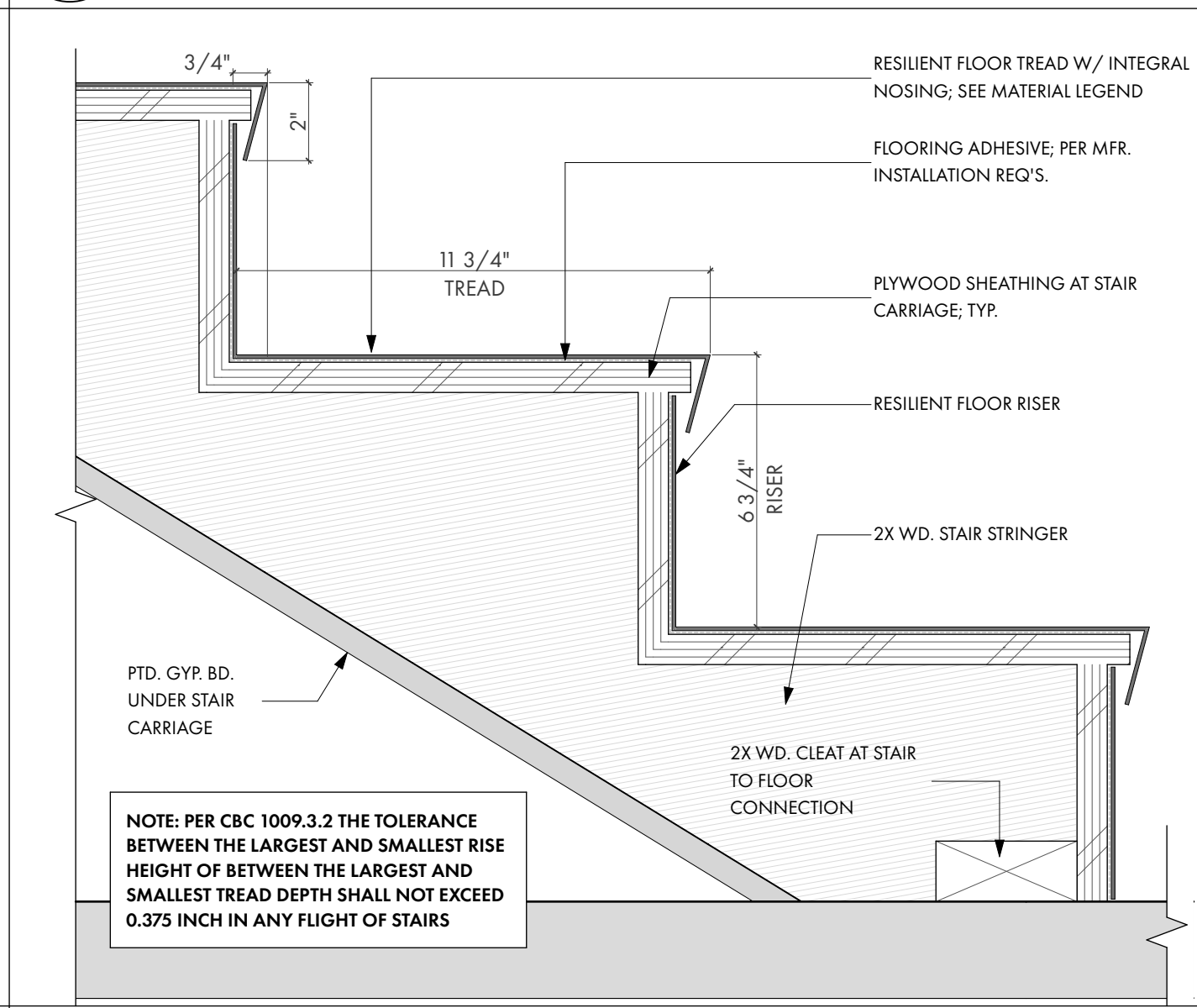
5 ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"



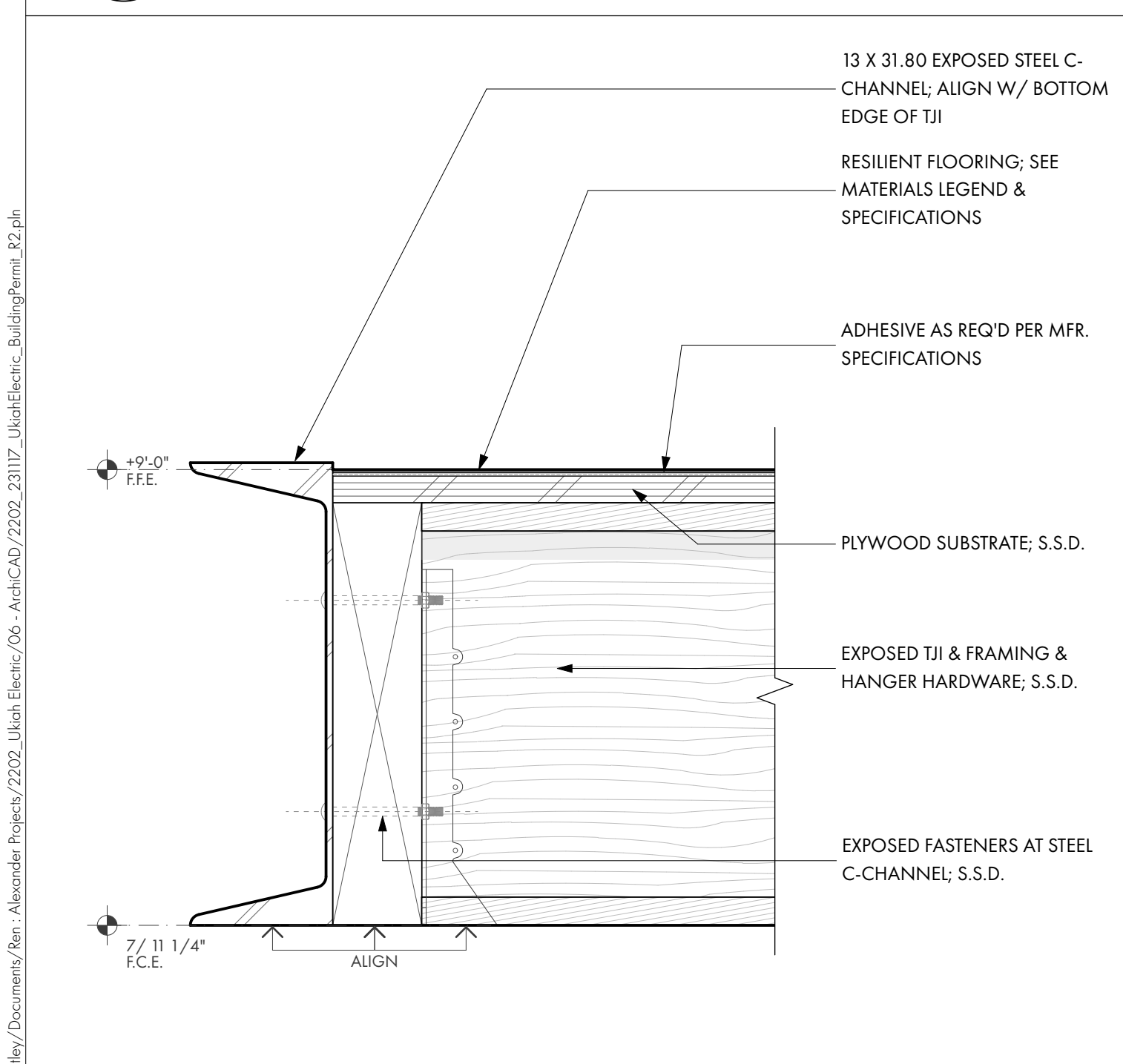
11 SCREEN @ MEZZANINE 101
SCALE: 3" = 1'-0"



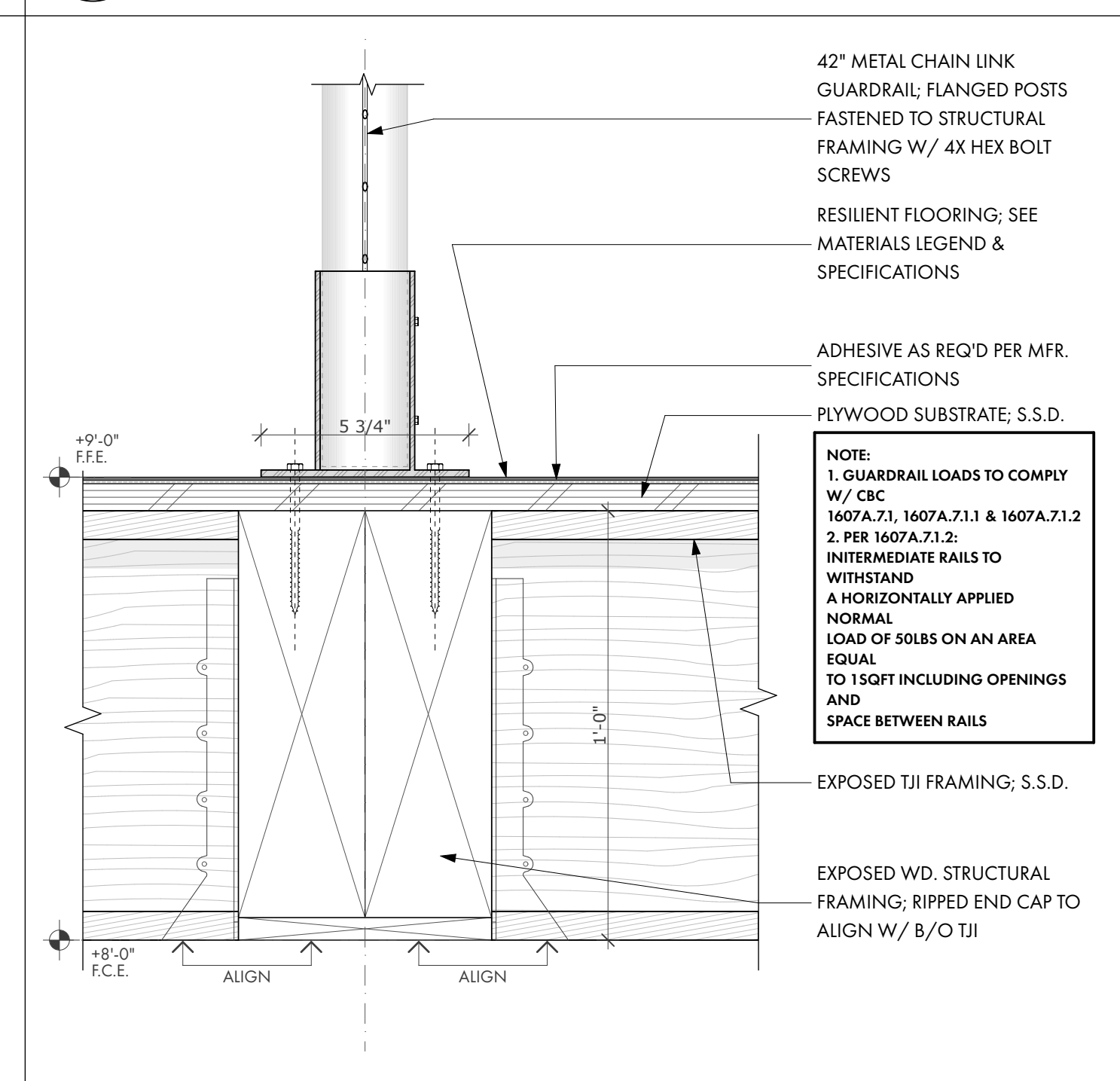
8 TYP. SCREEN AT OFFICE HEADER
SCALE: 3" = 1'-0"



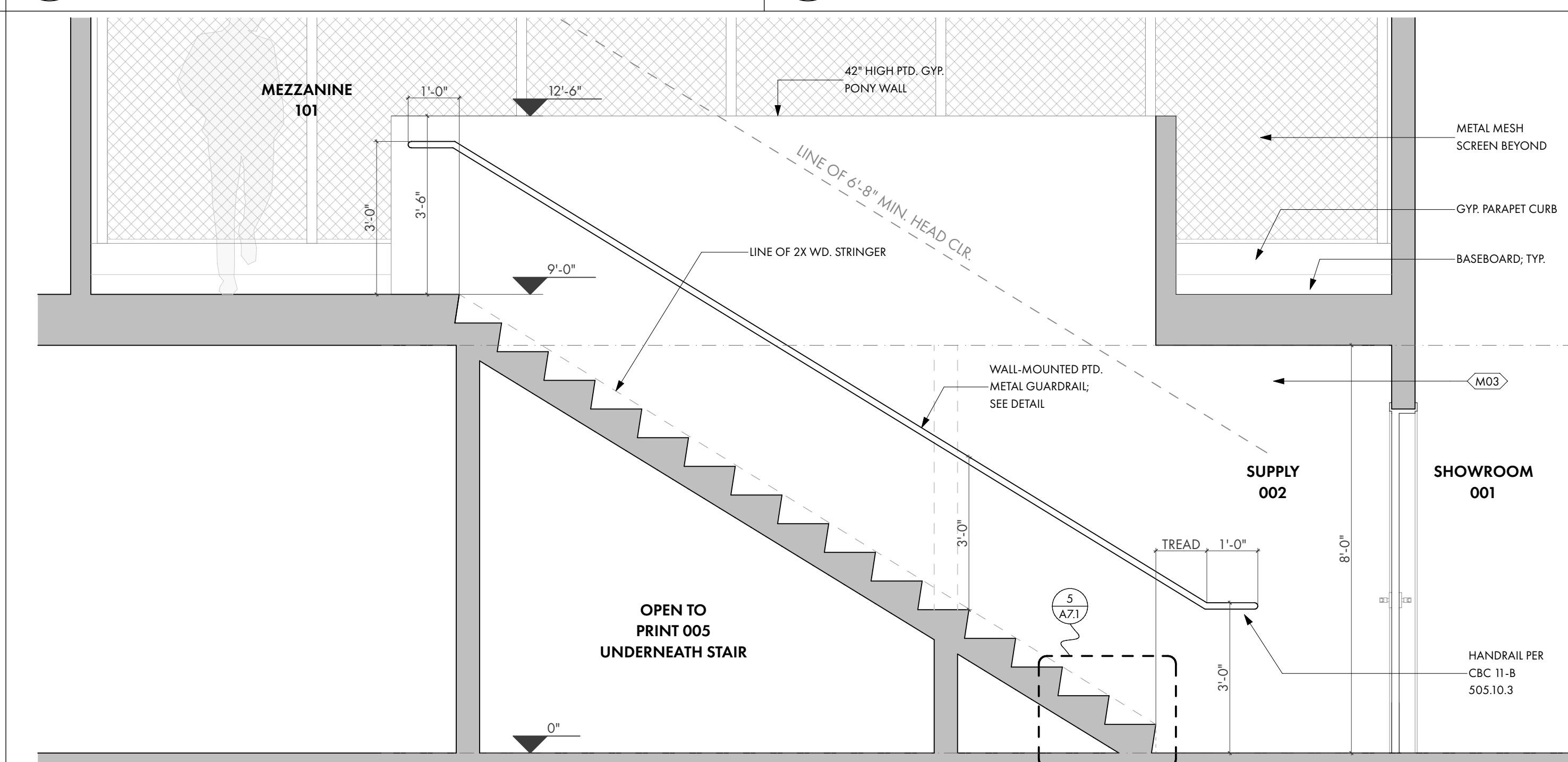
5 TYP. STAIR TREAD DETAIL
SCALE: 3" = 1'-0"



10 FASCIA DETAIL AT MEZZ. 102 EDGE
SCALE: 3" = 1'-0"



7 TYP. GUARDRAIL AT MEZZ. 102
SCALE: 3" = 1'-0"



4 STAIR SECTION
SCALE: 1/2" = 1'-0"

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:



City of Ukiah
ELECTRIC UTILITY DEPARTMENT

ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

REVISIONS:

BY:

REVISION - 2/17/2023

SR

BUILDING PERMIT

JOB NO.:

2202

DATE:

12/19/2022

DRAWN:

SR

CHECKED:

KG

SCALE:

AS NOTED ON 24" X 36"

STAMP:

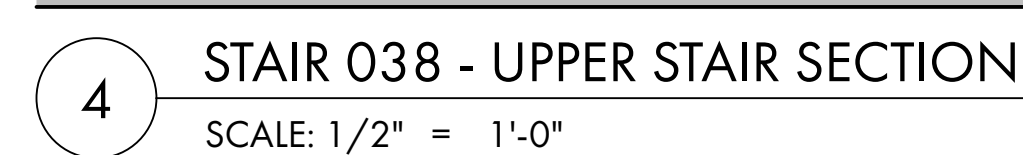
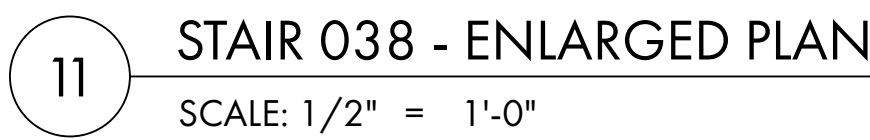
LICENSED ARCHITECT
STEVEN A. RATTI
20696
12/19/2022
RENEWAL
DATE
STATE OF CALIFORNIA

SHEET TITLE:

STAIR & RAILING
DETAILS

SHEET NO.:

A7.1



PROJECT/CLIENT:



ELECTRIC SERVICE CENTER
1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

[illegible]

JOB NO.:	2202
DATE:	12/19/2022
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STAMP

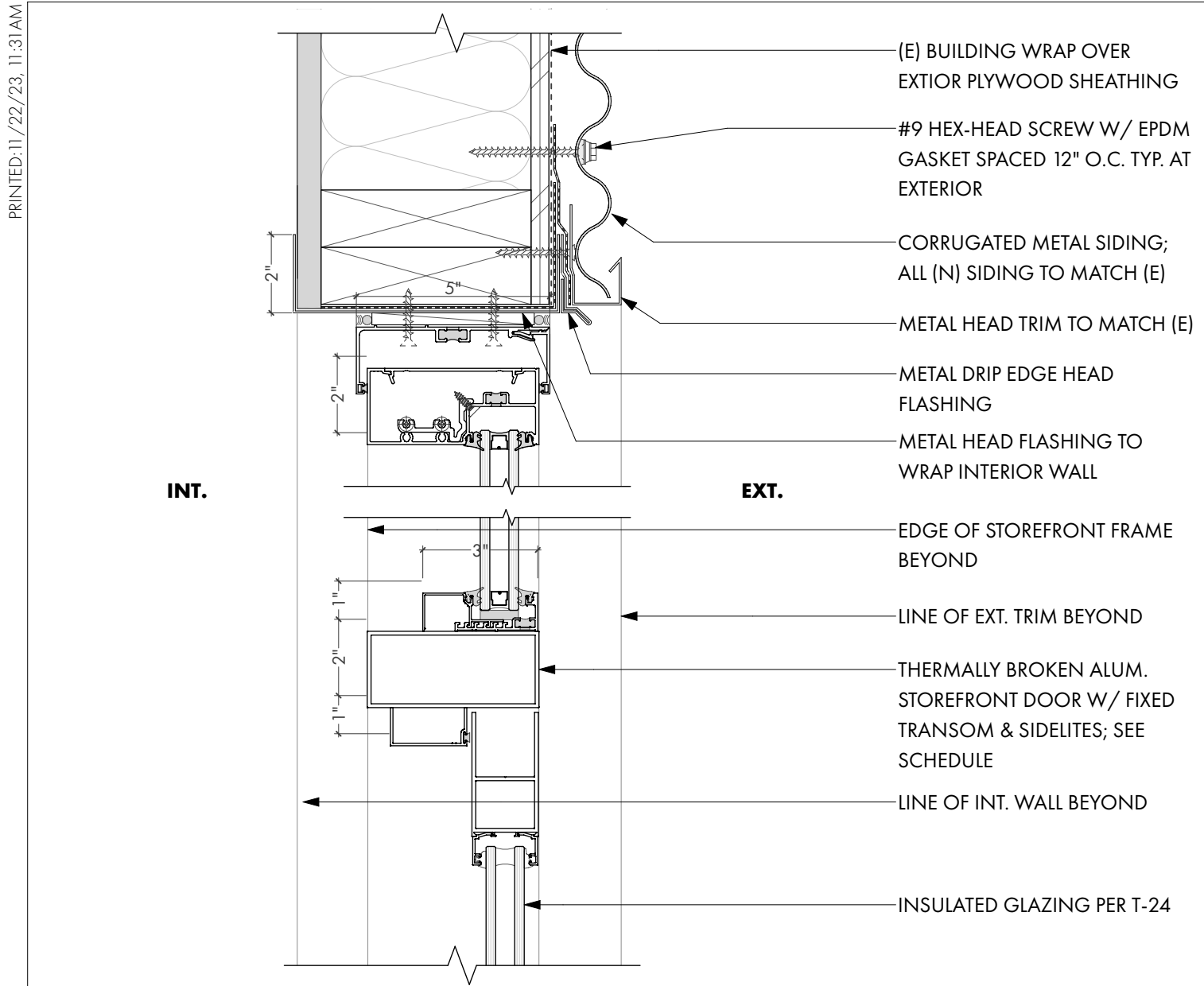


SHEET TITLE:

STAIR & RAILING DETAILS

SHEET NO.:

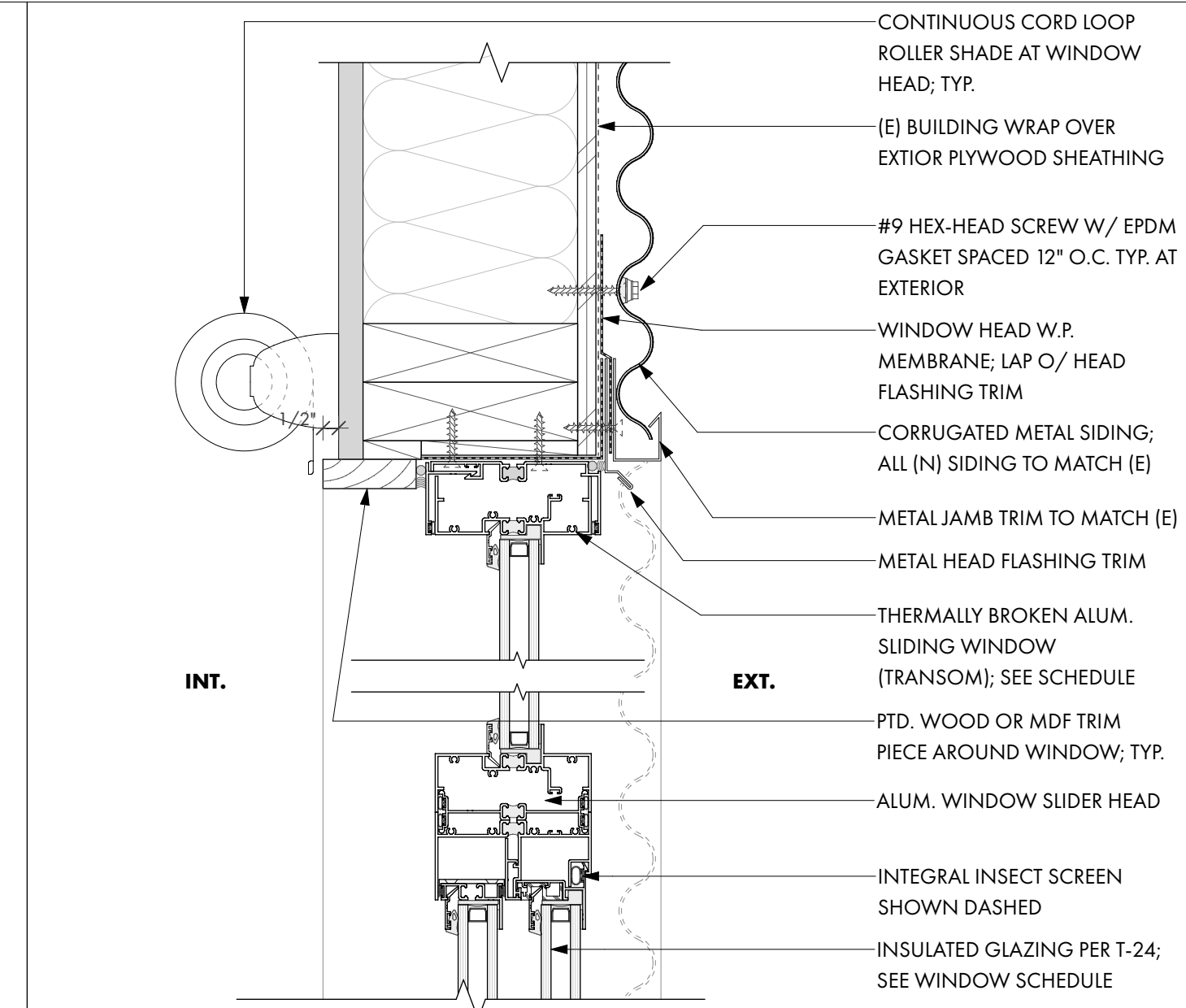
A7.2



12

TYP. STOREFRONT HEADER DETAIL

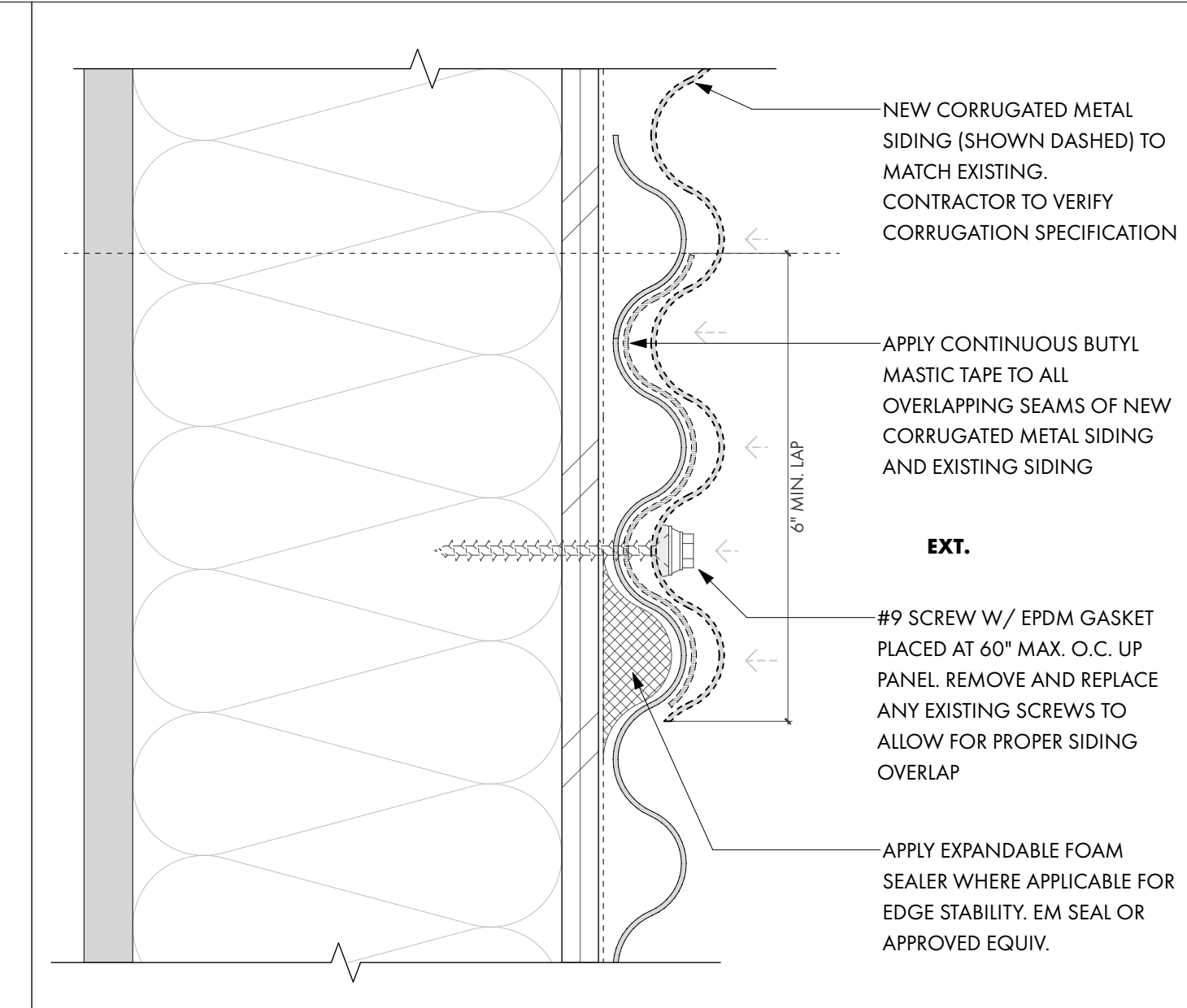
SCALE: 3" = 1'-0"



9

TYPICAL WINDOW HEAD DETAIL

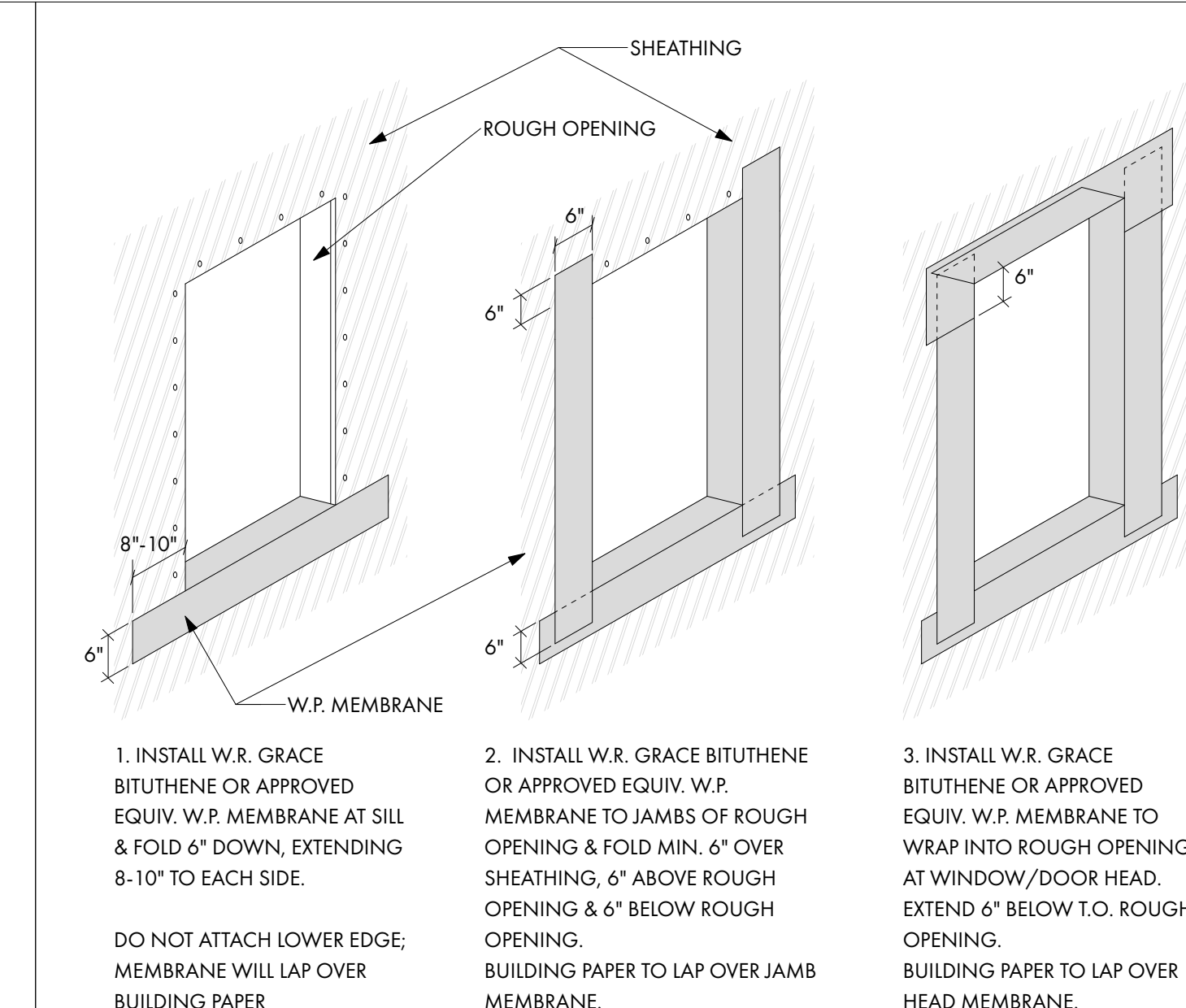
SCALE: 3" = 1'-0"



6

NEW CORRUGATED SIDING INSTALLATION DETAIL

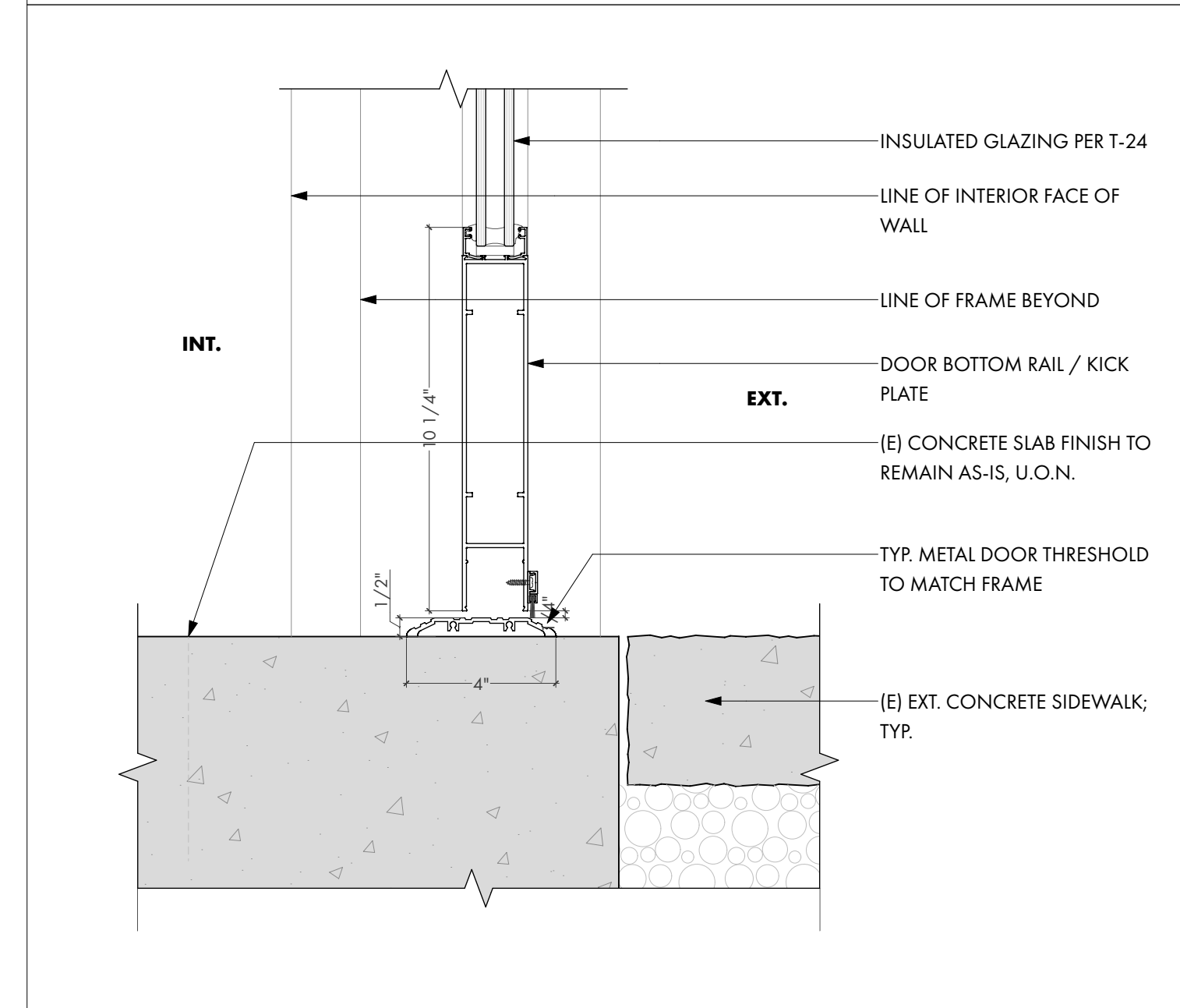
SCALE: 6" = 1'-0"



3

TYP. WINDOW W.P. SEQUENCE - SHEET MEMBRANE

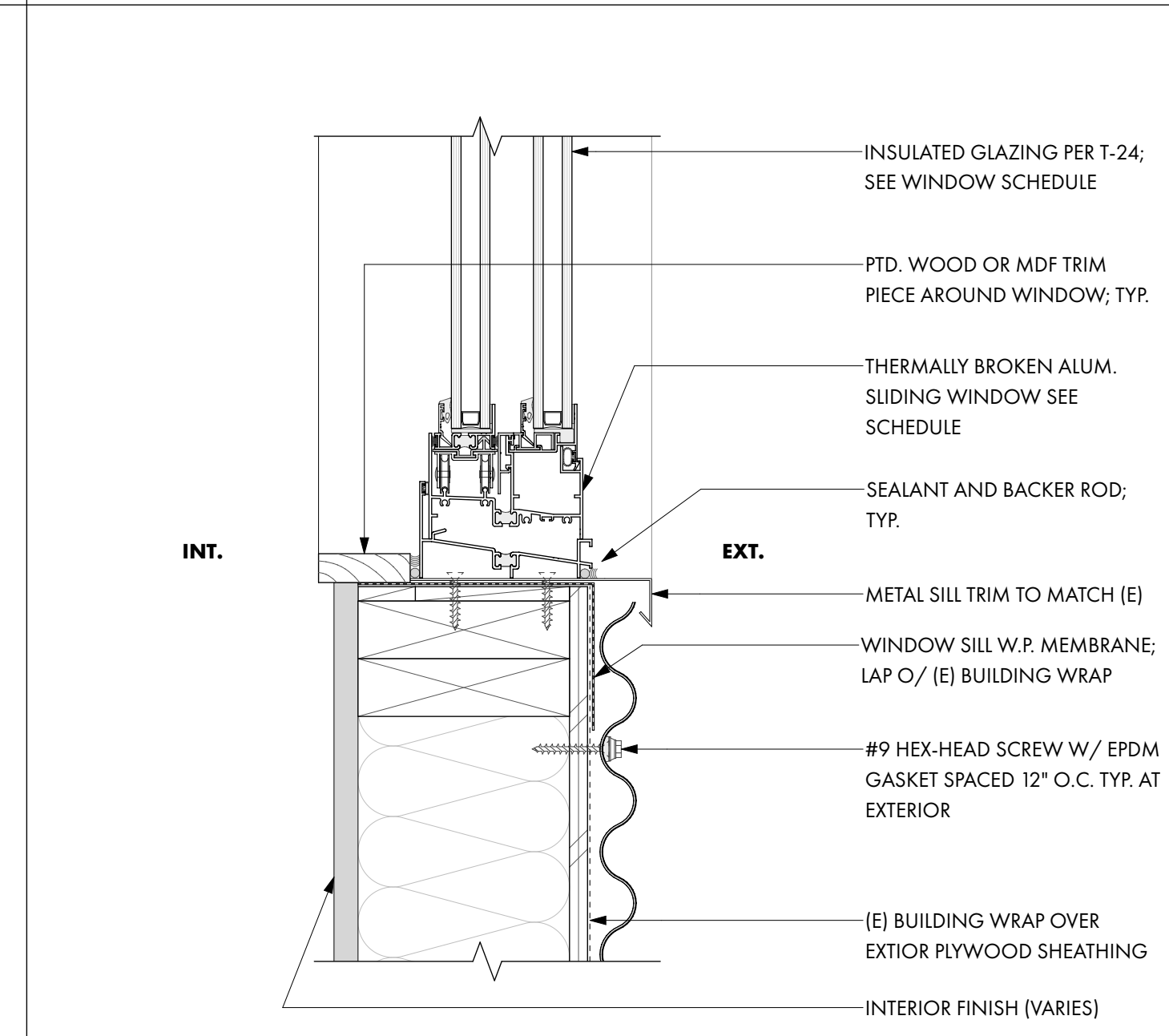
SCALE: 3" = 1'-0"



11

TYP. STOREFRONT THRESHOLD DETAIL

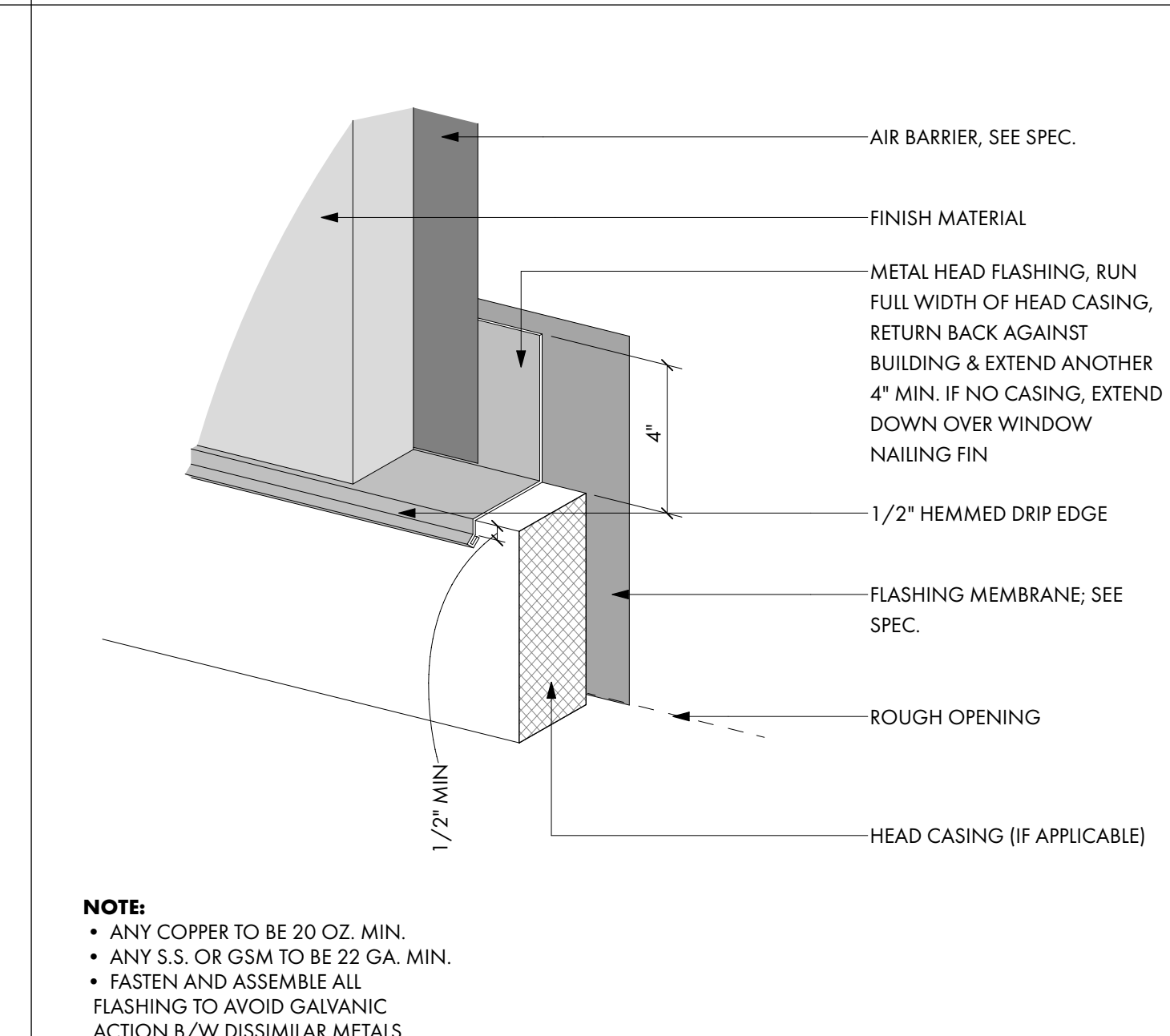
SCALE: 3" = 1'-0"



8

TYP. WINDOW SILL DETAIL

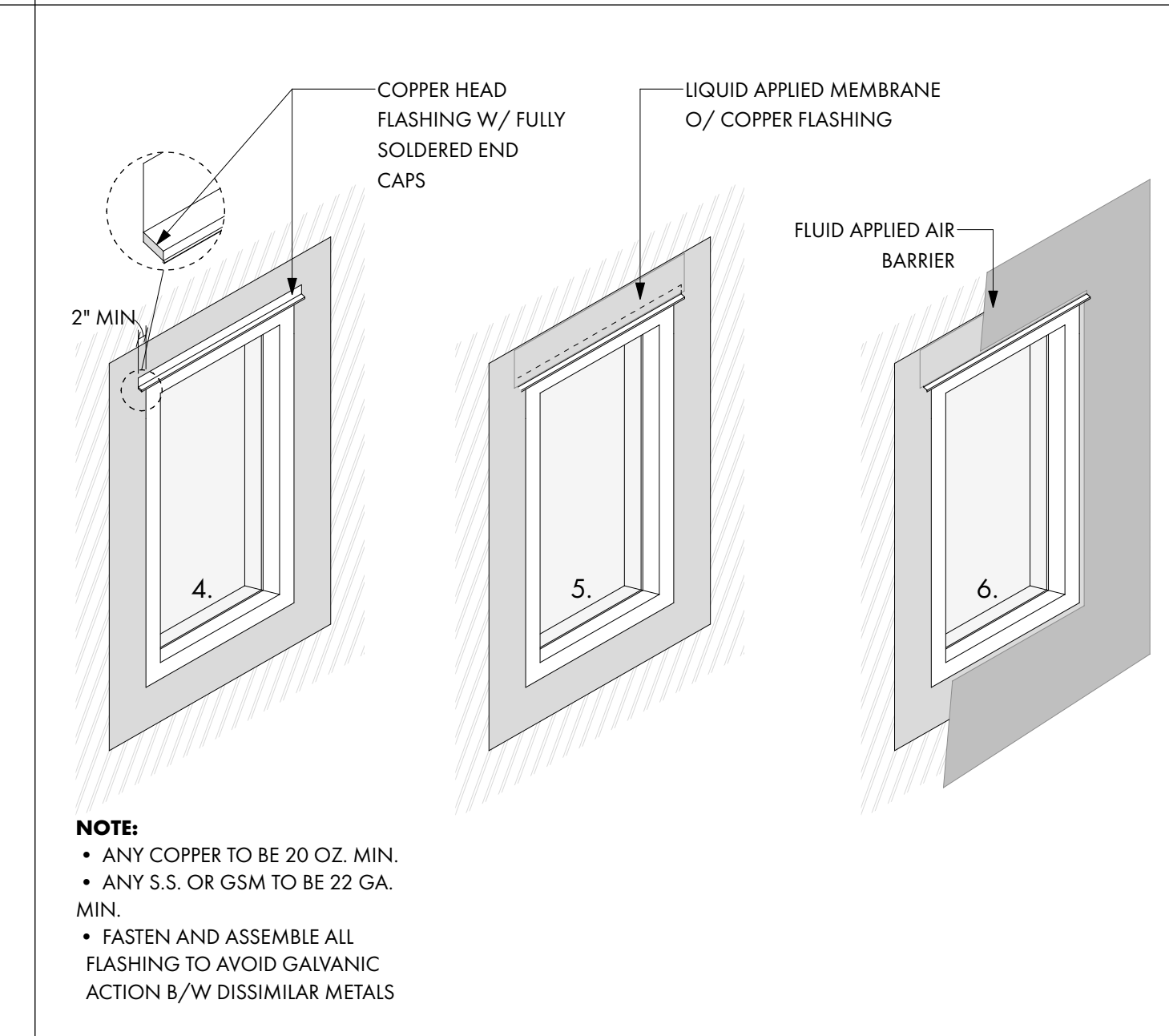
SCALE: 3" = 1'-0"



5

TYPICAL WINDOW HEAD FLASHING

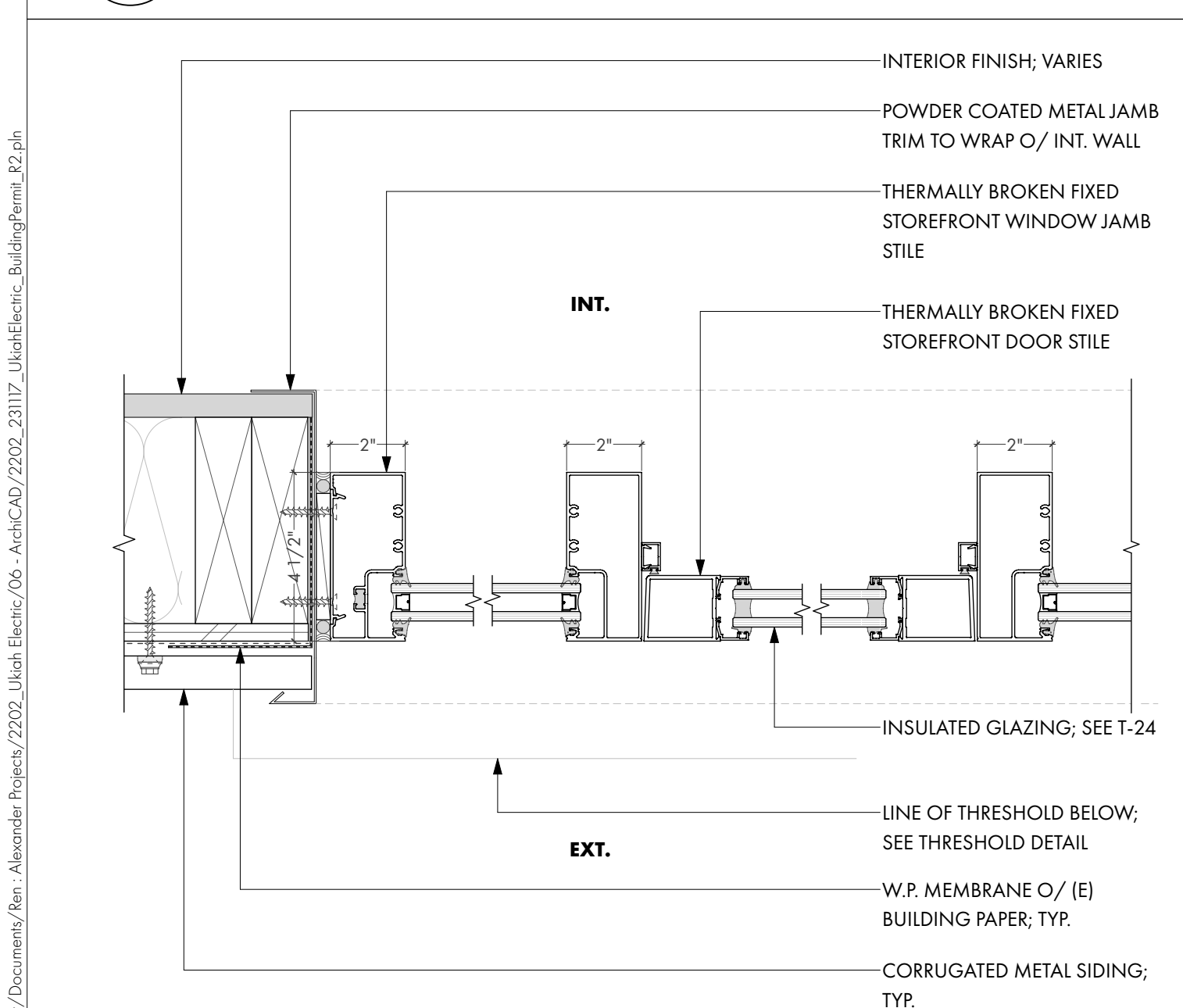
SCALE: 3" = 1'-0"



1

TYP. WINDOW W.P. SEQUENCE - FLUID MEMBRANE

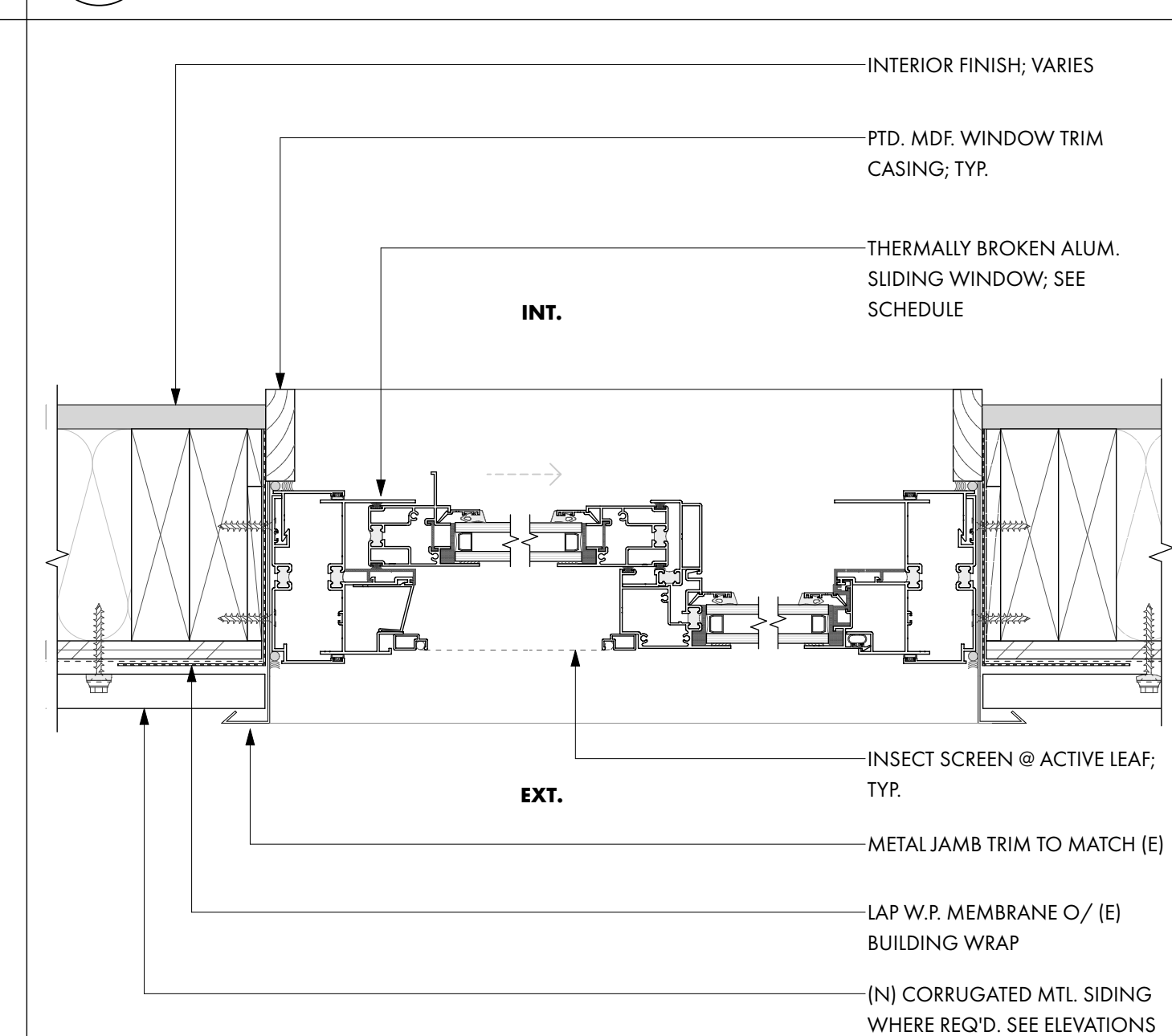
SCALE: 3" = 1'-0"



10

TYP. STOREFRONT JAMB DETAIL

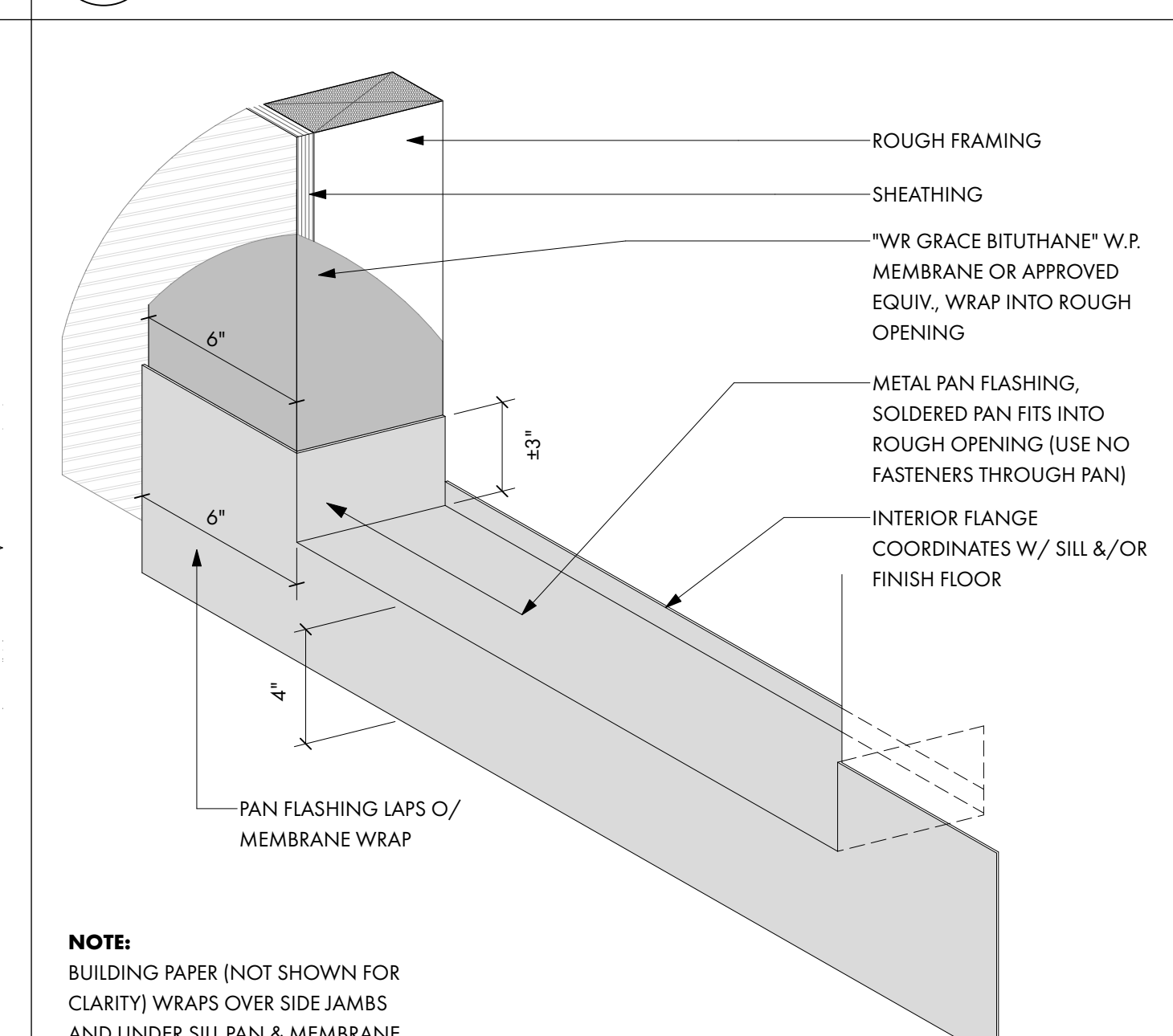
SCALE: 3" = 1'-0"



7

TYP. WINDOW JAMB DETAIL

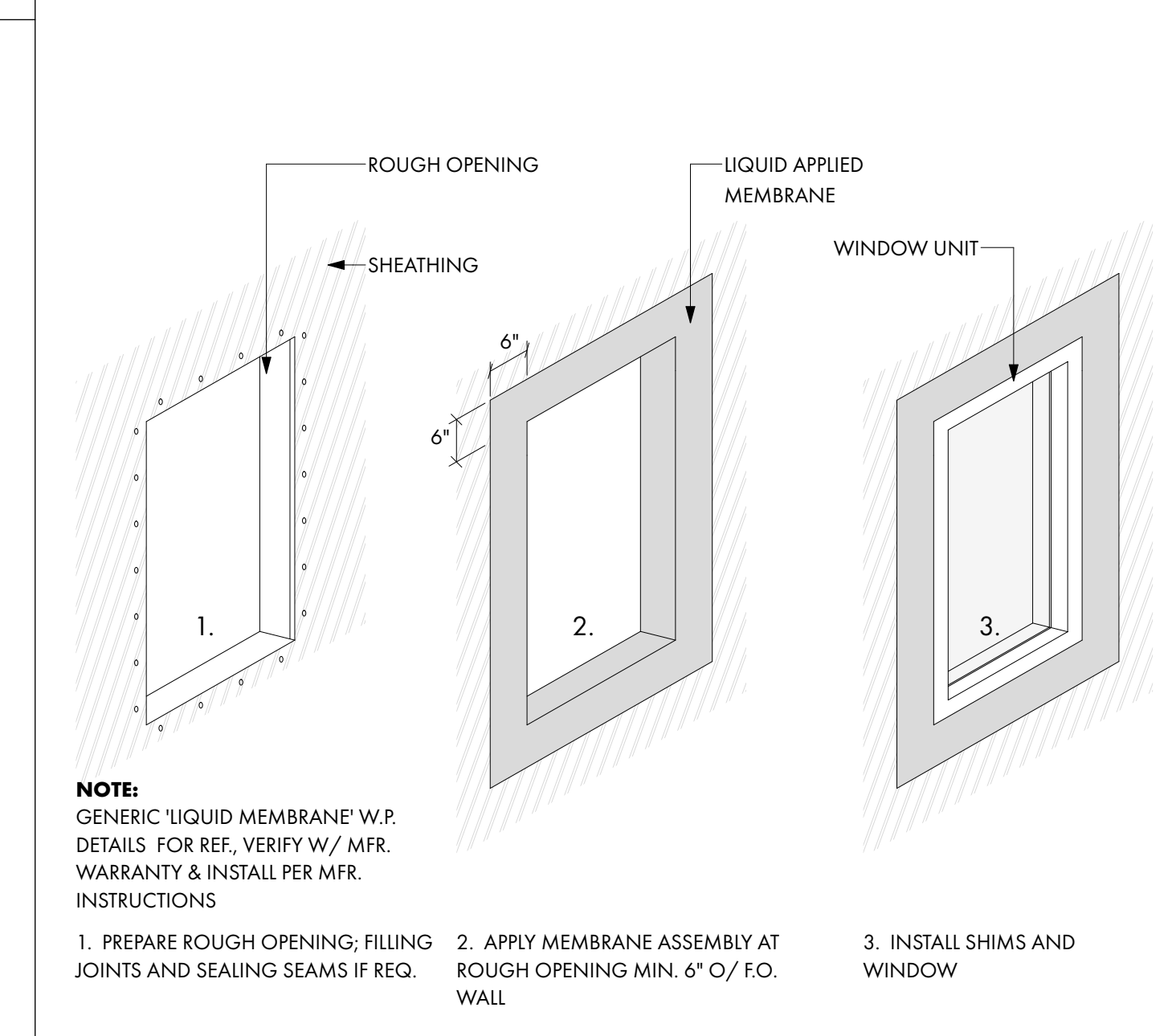
SCALE: 3" = 1'-0"



4

TYPICAL WINDOW SILL FLASHING

SCALE: 3" = 1'-0"



1

TYP. WINDOW W.P. SEQUENCE - FLUID MEMBRANE

SCALE: 3" = 1'-0"

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:

City of Ukiah
ELECTRIC UTILITY DEPARTMENT

ELECTRIC SERVICE CENTER

1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

REVISIONS:	BY:

JOB NO.:	2202
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LICENSED ARCHITECT
STEVEN A. RATTI
20696
12/19/2022
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE:

EXTERIOR DETAILS

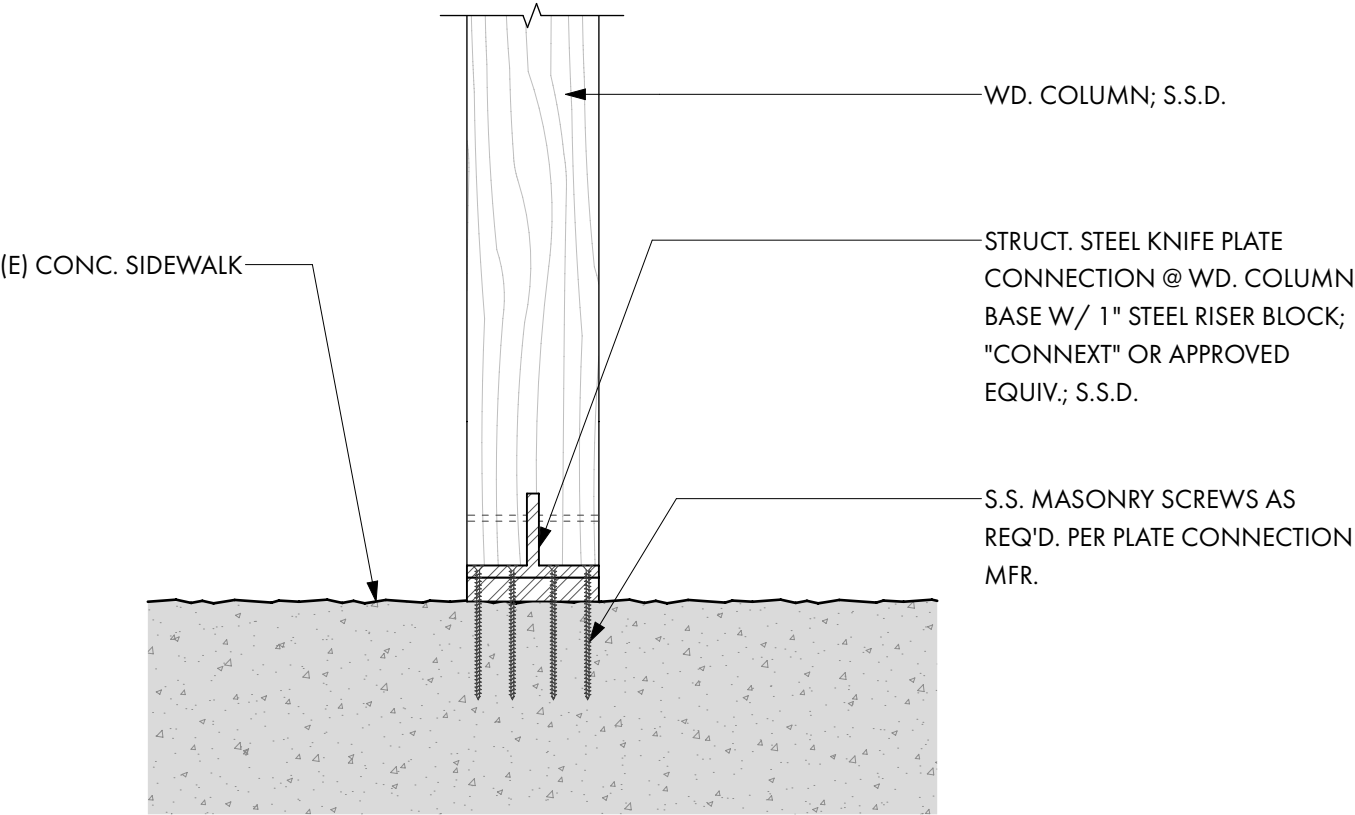
SHEET NO.:

A8.1

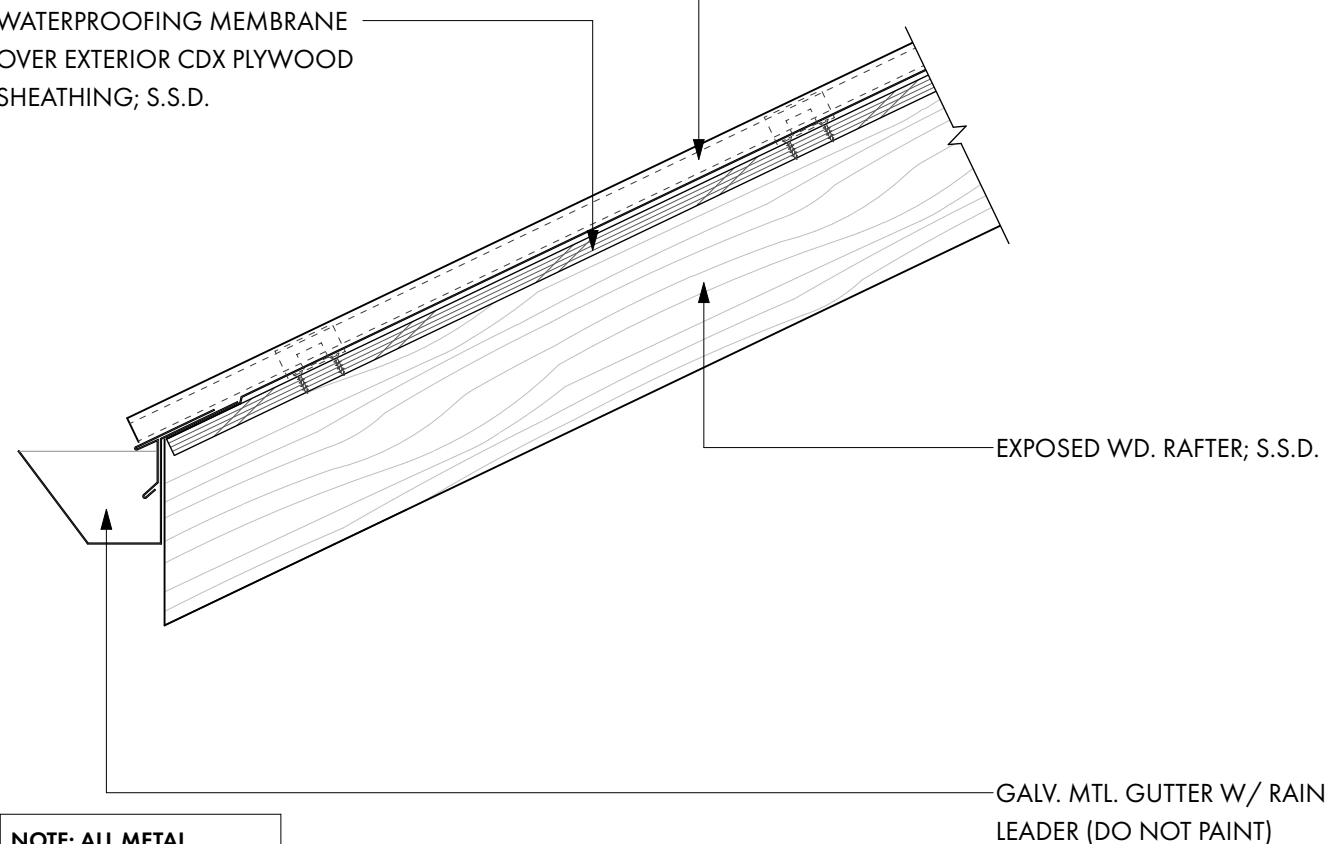
Page 140 of 519

PRINTED: 11/22/23, 11:31 AM
/Users/awendel/Document/Projects/2202_Ukiah Electric/06_ArchCAD/2202_20117_UkiahElectric_BuildingPermit_R2.dwg

NOTE: ALL METAL
HARDWARE
CONNECTORS TO BE
PAINTED BLACK PRIOR
TO INSTALLATION

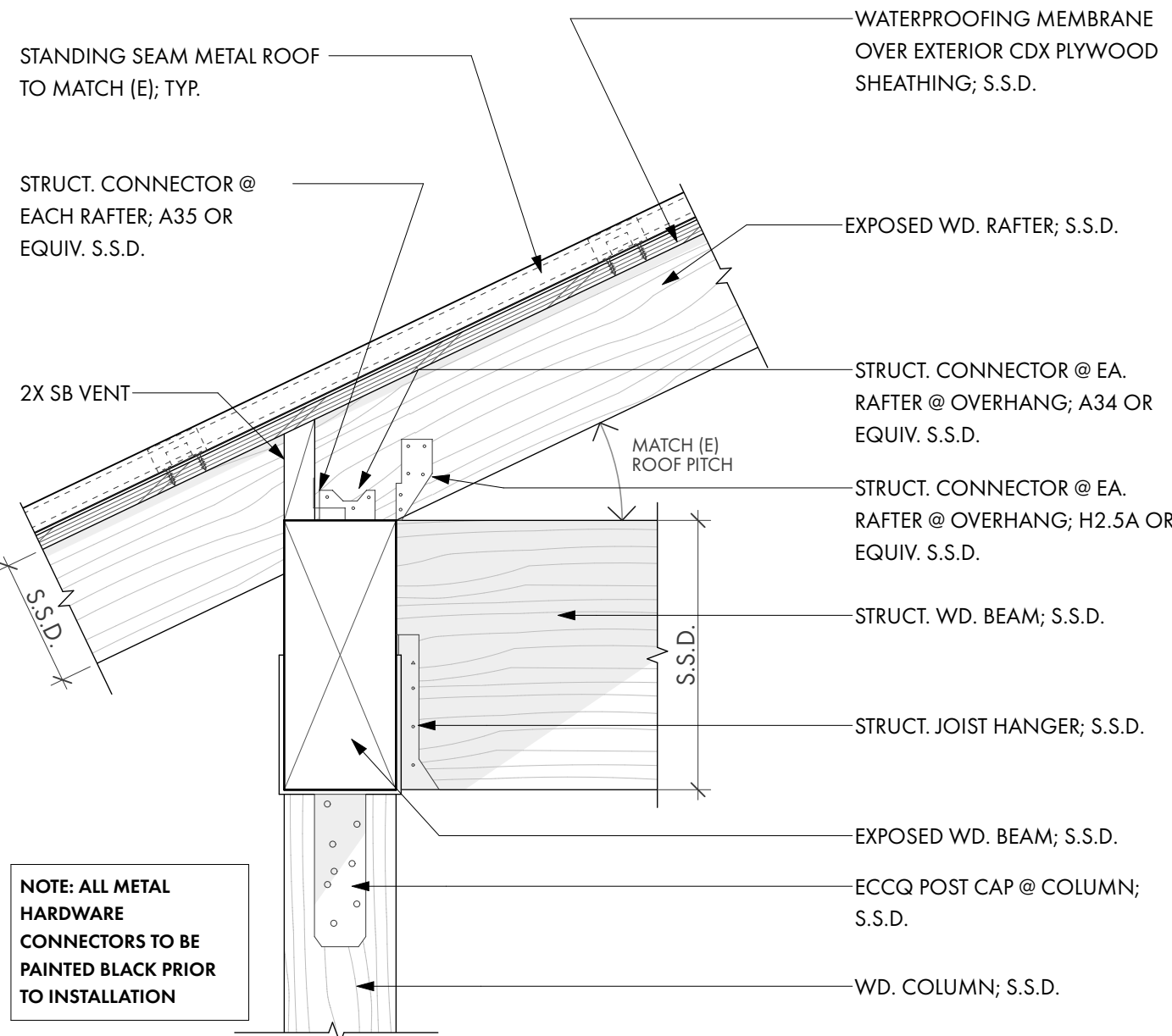


12 CURB DETAIL
SCALE: 1 1/2"= 1'-0"



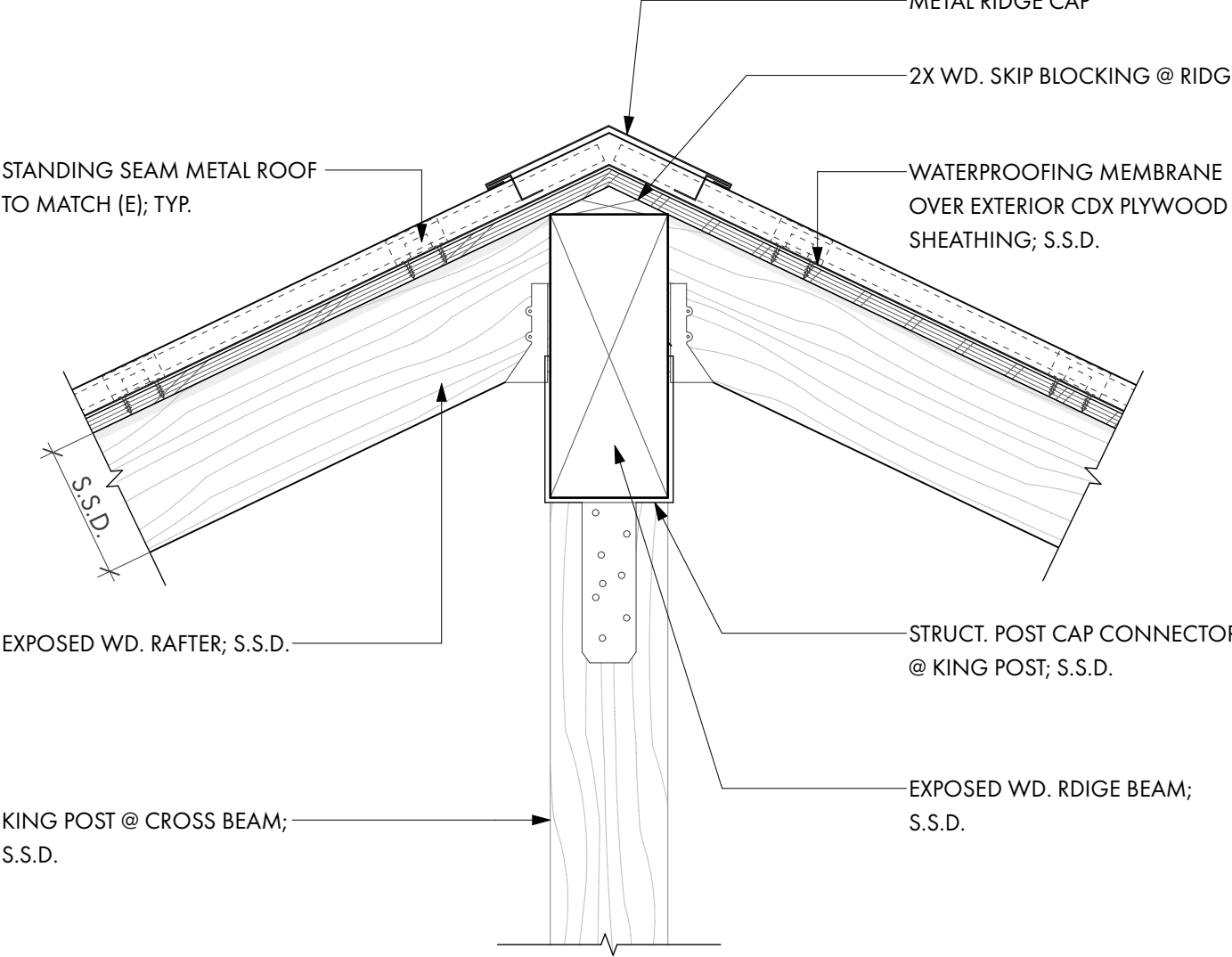
NOTE: ALL METAL
HARDWARE
CONNECTORS TO BE
PAINTED BLACK PRIOR
TO INSTALLATION

9 GUTTER DETAIL @ EAVE OVERHANG
SCALE: 1 1/2"= 1'-0"



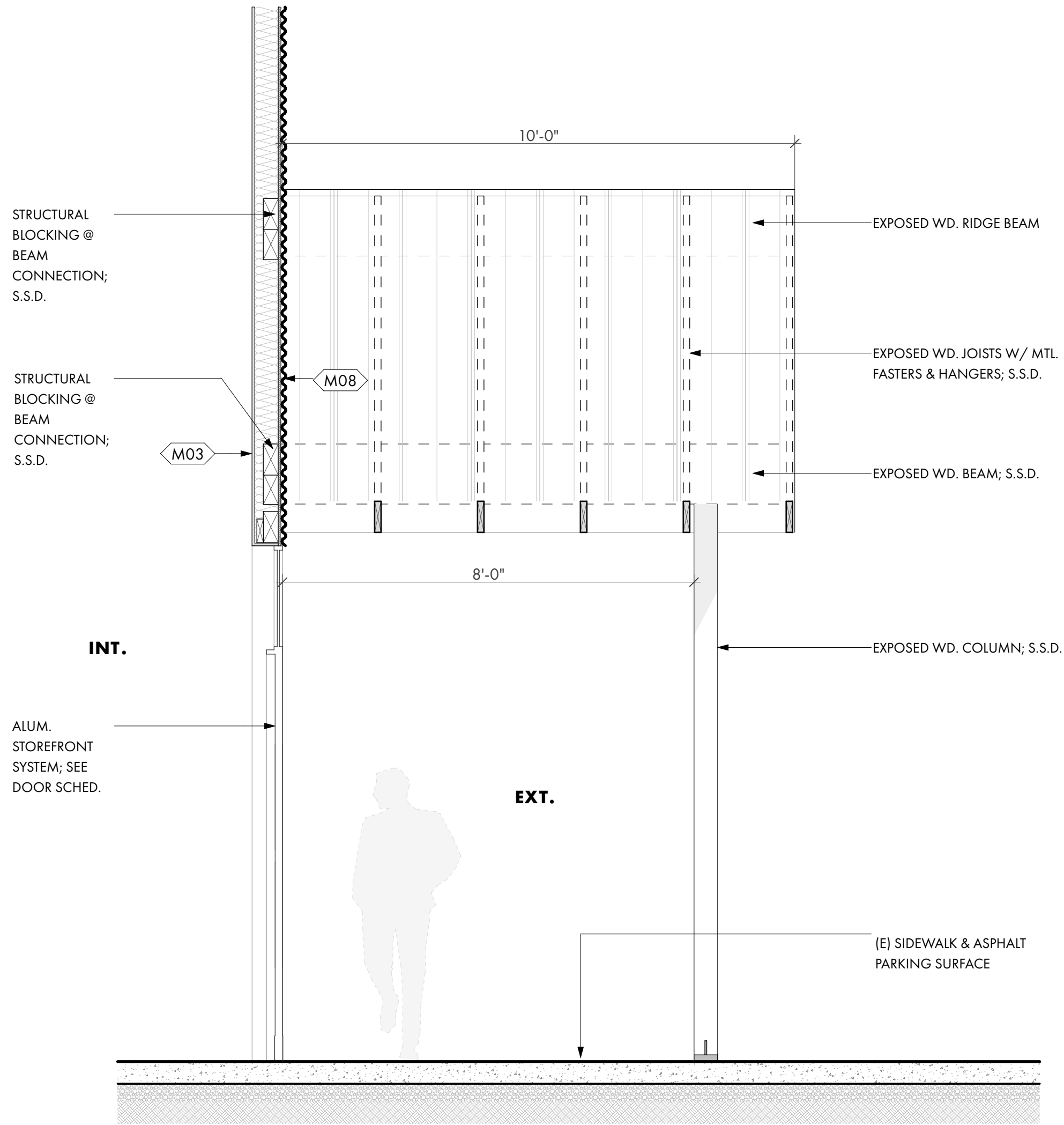
NOTE: ALL METAL
HARDWARE
CONNECTORS TO BE
PAINTED BLACK PRIOR
TO INSTALLATION

6 DETAIL @ POST
SCALE: 1 1/2"= 1'-0"

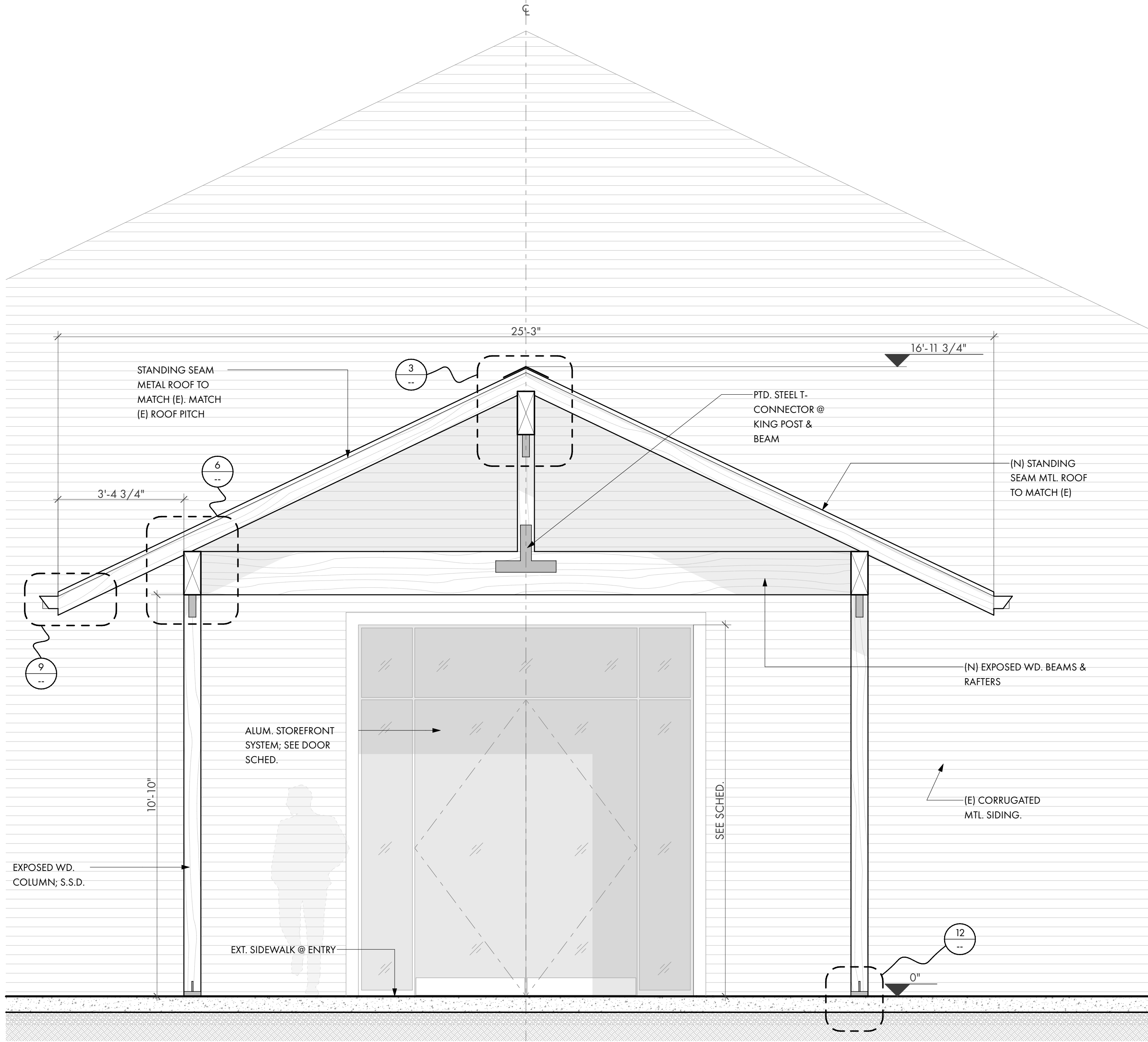


NOTE: ALL METAL HARDWARE
CONNECTORS TO BE PAINTED
BLACK PRIOR TO INSTALLATION

3 DETAIL @ RIDGE BEAM
SCALE: 1 1/2"= 1'-0"



10 ENTRY AWNING FASCIA SECTION
SCALE: 1/2" = 1'-0"



7 ENTRY AWNING ELEVATION DETAIL
SCALE: 1/2" = 1'-0"

UKIAH, CALIFORNIA

REN / ALEXANDER

ARCHITECTS

PROJECT/CLIENT:



ELECTRIC SERVICE CENTER

1350 HASTINGS ROAD
UKIAH CA 95482 USA

APPROVALS:

BUILDING PERMIT

REVISIONS:

REVISION - 2/17/2023

BY:

SR

JOB NO.:

2202

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SCALE:

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STAMP:

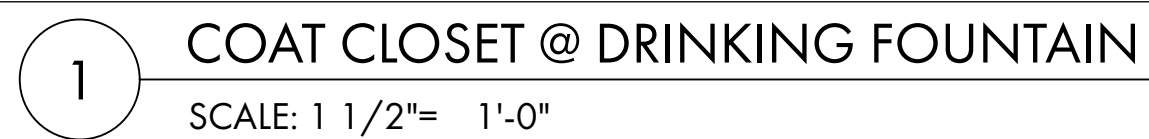
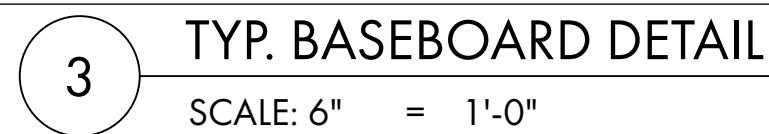
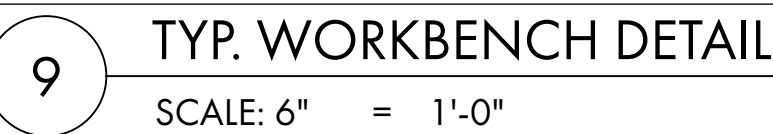
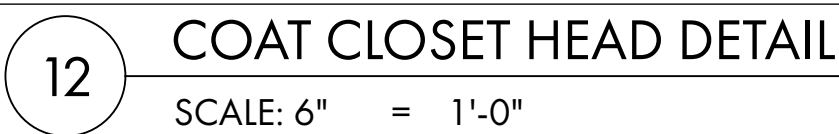


SHEET TITLE:

EXTERIOR DETAILS

SHEET NO.:

A8.2



PROJECT/CLIENT:



APPROVALS:

BUILDING PERMIT

REVISIONS:		BY:
	REVISION - 11/17/2023	SR
JOB NO.:		2202
DATE:		12/19/2022
DRAWN:		SR
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SCALE:		AS NOTED ON 24" X 36"

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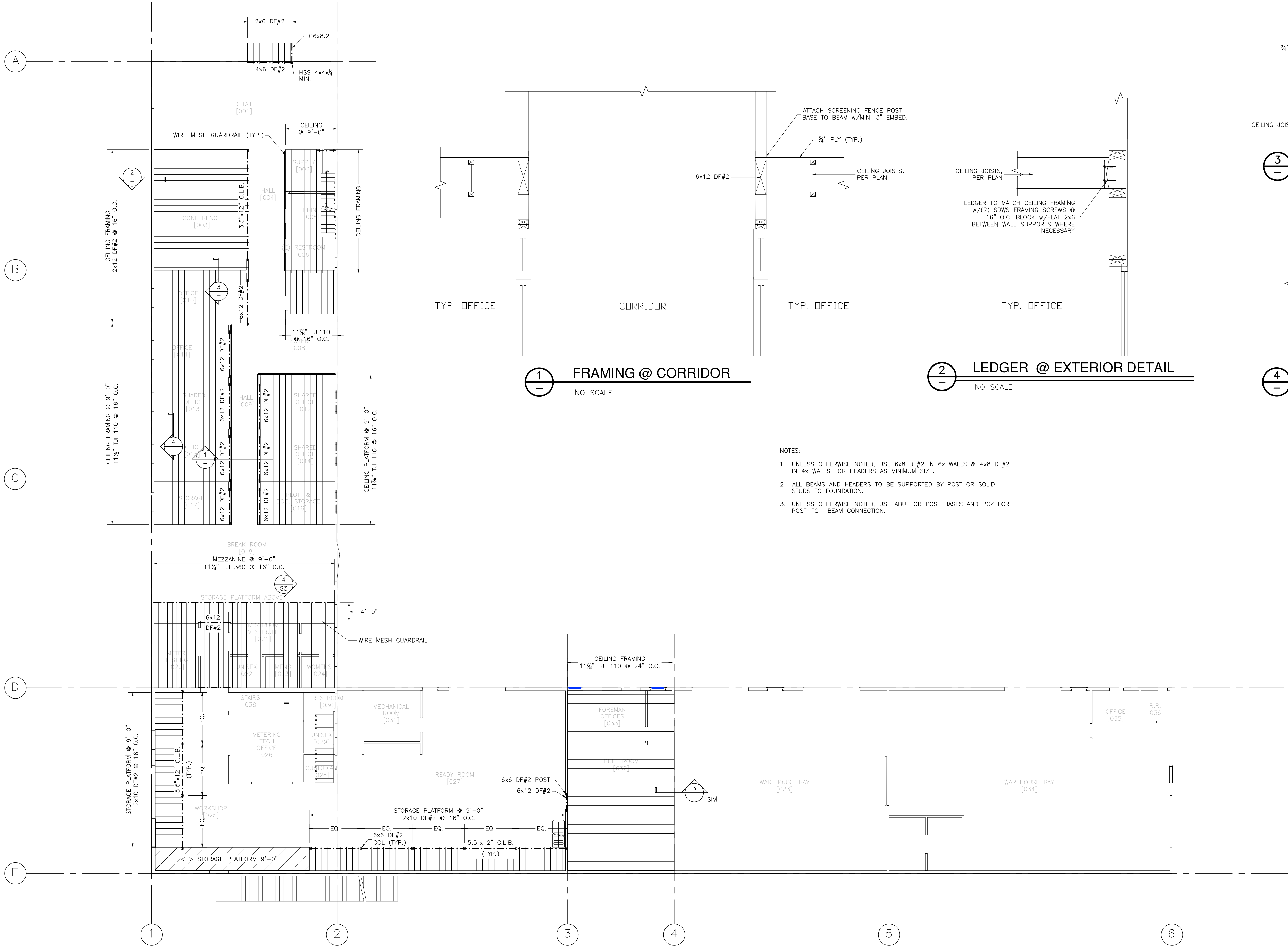


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INTERIOR DETAILS

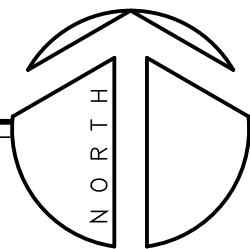
SHEET NO.:

A9.1



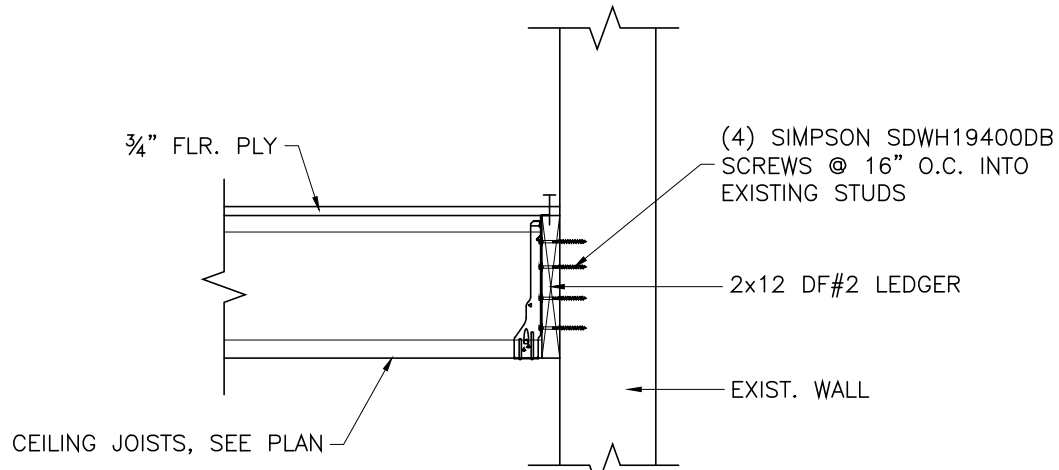
CEILING/MEZZANINE PLAN

SCALE: 3/32"=1'-0"



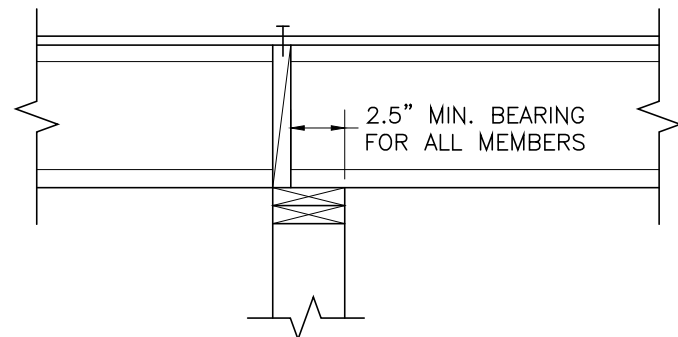
NOTES:

1. UNLESS OTHERWISE NOTED, USE 6x8 DF#2 IN 6x WALLS & 4x8 DF#2 IN 4x WALLS FOR HEADERS AS MINIMUM SIZE.
2. ALL BEAMS AND HEADERS TO BE SUPPORTED BY POST OR SOLID STUDS TO FOUNDATION.
3. UNLESS OTHERWISE NOTED, USE ABU FOR POST BASES AND PCZ FOR POST-TO-BEAM CONNECTION.



3 LEDGER DETAIL

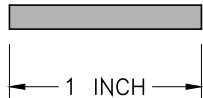
NO SCALE



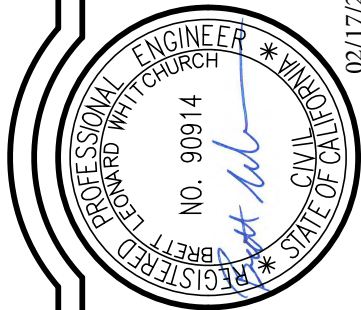
4 BLOCKING DETAIL

NO SCALE

THESE PLANS ARE ORIGINALLY
PRINTED ON 24"x36" PAPER.



REVISIONS	BY



WHITCHURCH ENGINEERING, INC.

610 9th Street, Fortuna, California 95540

Phone (707) 725-6926

HASTINGS ELECTRIC SERVICE CENTER TENANT IMPROVEMENTS

APN: 180-070-19

Site Address: 1350 Hastings Ave., Ukiah, CA.

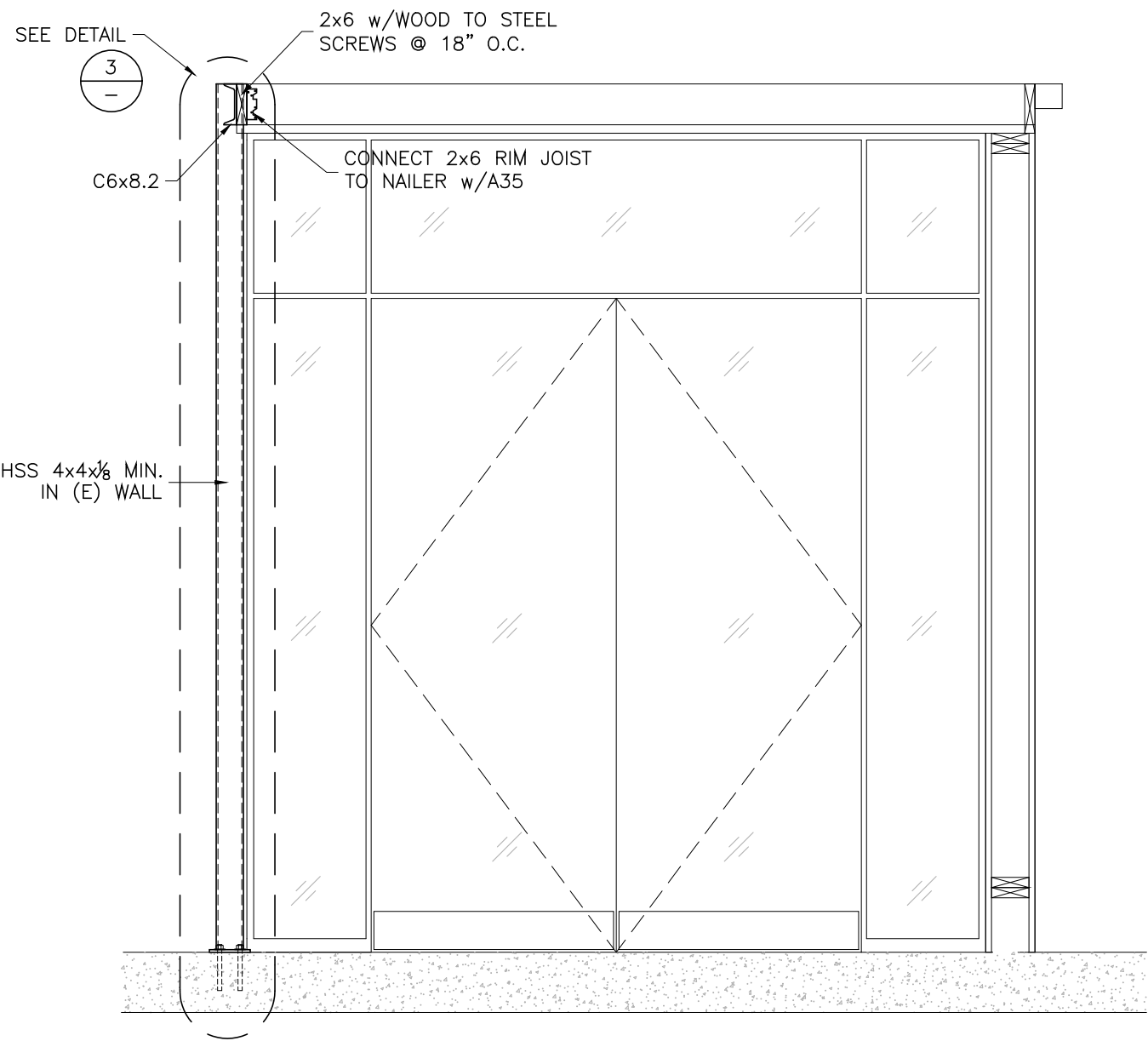
CEILING/MEZZANINE PLAN/DETAILS

For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

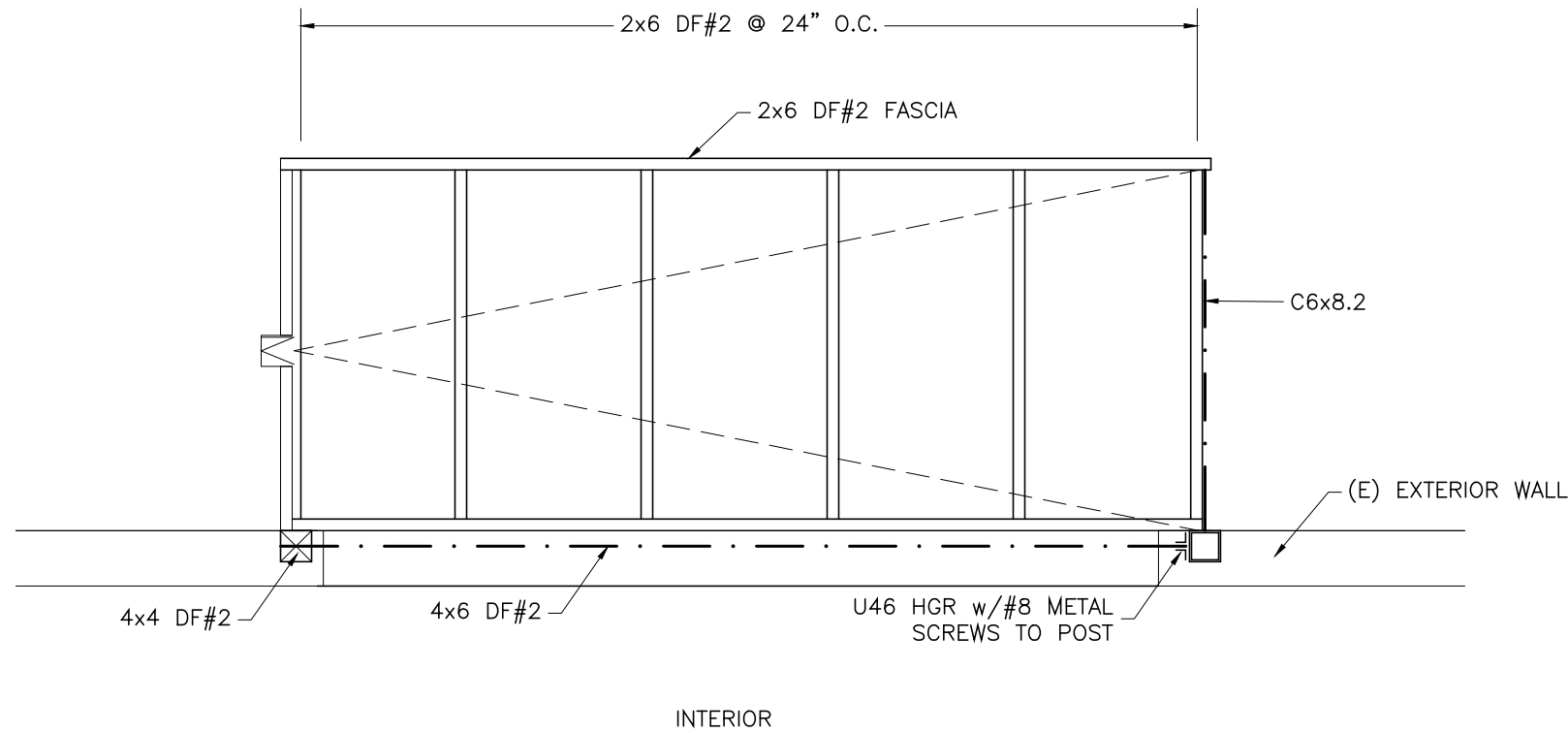
Date	DEC 19 '22
Scale	AS NOTED
Design	BLW
Drawn	GKK
Job	COU2201
Sheet	

S2

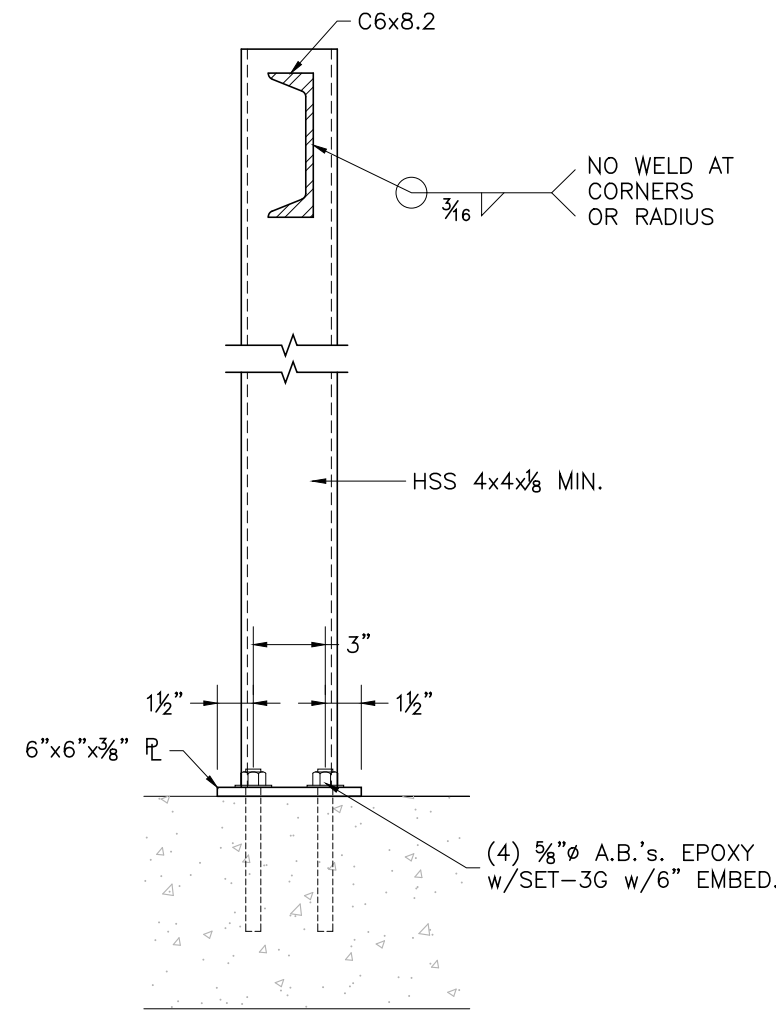
This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.



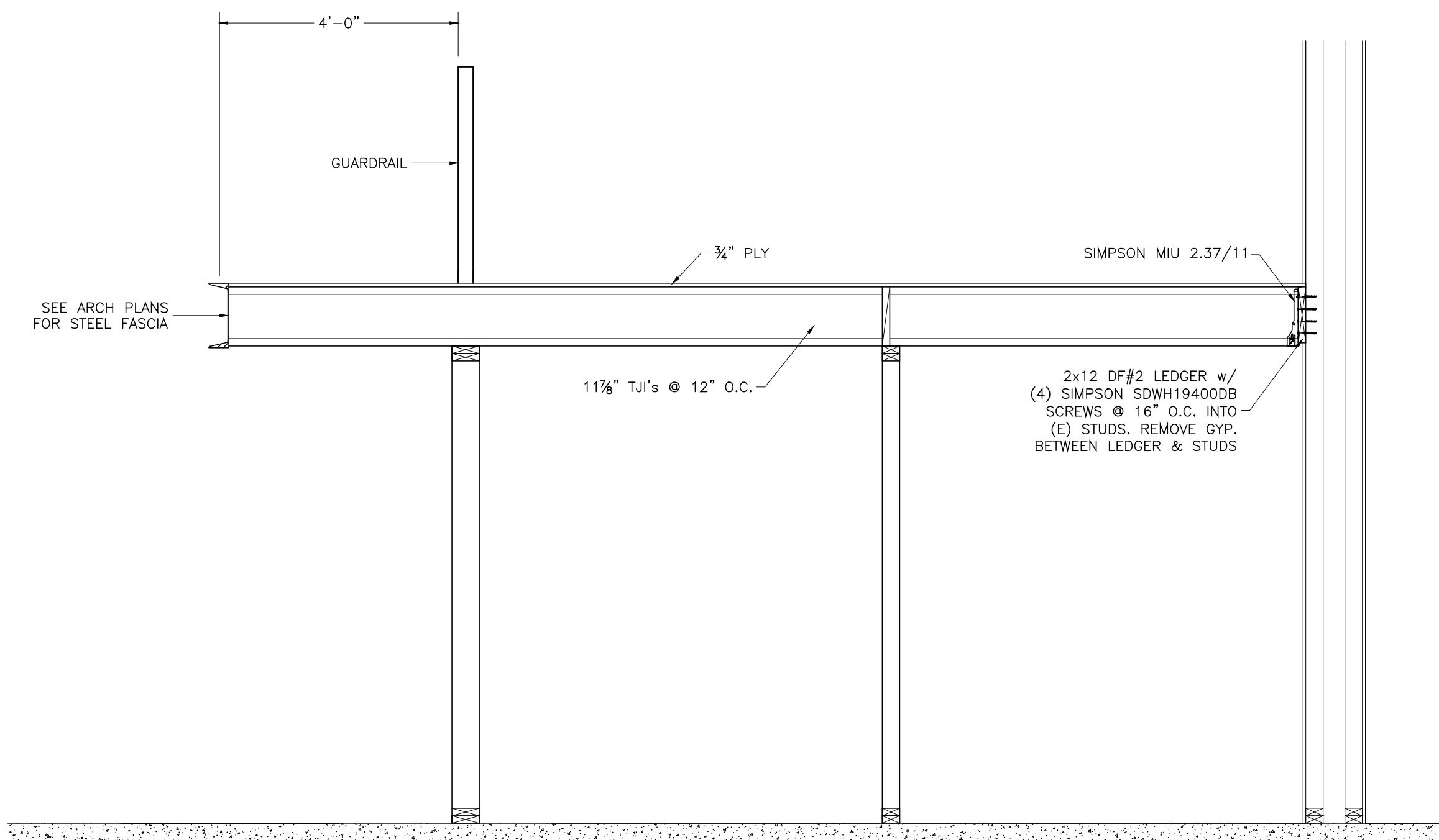
1 ENTRY AWNING DETAIL
SCALE: 1/2"=1'-0"



2 AWNING ROOF FRAMING PLAN
SCALE: 1/2"=1'-0"



3 HSS COLUMN DETAIL
SCALE: 1 1/2"=1'-0"



4 DETAIL @ BREAK ROOM
SCALE: 1/2"=1'-0"

THESE PLANS ARE ORIGINALLY
PRINTED ON 24"x36" PAPER.



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REVISIONS		BY
2-17-23	GKK	

WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

HASTINGS ELECTRIC SERVICE CENTER TENANT IMPROVEMENTS
Site Address: 1350 Hastings Ave, Ukiah, CA.
APN: 180-070-19

MISCELLANEOUS DETAILS
For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

Date	DEC 19 '22
Scale	AS NOTED
Design	BLW
Drawn	GKK
Job	COU2201
Sheet	S3

GENERAL NOTES

- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORMED TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 EDITIONS OF THE CALIFORNIA ELECTRICAL AND FIRE CODES, AND ALL APPENDICES THERETO, CALTRANS STANDARD PLANS & SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE WORKMANS COMPENSATION INSURANCE & LIABILITY INSURANCE.
- THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
- DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES, NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS, NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY.
- ALL BUILDING MATERIAL SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED BY ENGINEER.
- CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
- VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
- ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER'S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
- ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORMED TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., ORDINANCES, AND ACCEPTABLE STANDARDS.
- THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.
- THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE FEDERAL WILLIAMS – STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970' AND ANY AMENDMENTS THERETO. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE GOVERNING JURISDICTIONAL BUILDING DEPARTMENT.
- WHERE DIMENSIONS ARE SHOWN ON THE PLANS, THEY SHALL GOVERN OVER SCALE, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL COMPARE ALL PAGES OF THE PLANS; ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE INCLUDING BUT NOT LIMITED TO; BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBBLE, GARBAGE, ETC. AND LEGALLY DISPOSE OF ABOVE.
- LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION ONLY AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTORS SHALL IMMEDIATELY REPORT ANY DISCREPANCIES IN RECORD INFORMATION TO ENGINEER AND DEVELOPER PRIOR TO CONSTRUCTING ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON OR ADJACENT TO PROJECT SITE. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE GOVERNING JURISDICTIONAL BUILDING DEPARTMENT OR PRIVATE PROPERTY OWNER INVOLVED.
- BEAMS, JOISTS AND OTHER STRUCTURAL ELEMENTS SHALL NOT BE CUT OR PENETRATED EXCEPT AS SHOWN ON STRUCTURAL DETAILS OR SPECIFICALLY APPROVED BY THE ENGINEER. NO OVER CUTTING IS ALLOWED FOR CUTS OR PENETRATIONS OF STRUCTURAL ELEMENTS.
- STRUCTURES HAVE BEEN DESIGNED FOR OPERATIONAL LOADS ON THE COMPLETED STRUCTURES. DURING CONSTRUCTION, BRACING OR SHORING SHALL SUPPORT STRUCTURES WHEREVER EXCESSIVE CONSTRUCTION LOADS MAY OCCUR. BRACING AND SHORING REQUIREMENTS SHALL BE ACCEPTABLE TO THE ENGINEER OF RECORD.

SUBMITTALS

CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ENGINEER THE FOLLOWING:

- ROOF TRUSS DESIGN & CALCULATIONS

SUBMIT TWO COPIES FOR REVIEW. ORDERING OF MATERIALS, FABRICATION, OR ANY RELATED WORK SHALL NOT PROCEED UNTIL SUBMITTALS HAVE BEEN STAMPED APPROVED BY THE ENGINEER AND BUILDING DEPARTMENT APPROVAL HAS BEEN OBTAINED.

BRACING & SHORING

- THE STABILITY AND INTEGRITY OF THE STRUCTURE, DURING CONSTRUCTION SHALL BE MAINTAINED AT LEVELS GENERALLY ACCEPTABLE WITHIN THE CONSTRUCTION INDUSTRY BY THE USE OF BRACING, SHORING AND UNDERPINNING UNTIL THE PROPOSED STRUCTURE IS COMPLETED. IN NO CASE SHALL THE STRUCTURE, OR ANY PORTION OF IT, BE ALLOWED TO BECOME UNSAFE DURING CONSTRUCTION.
- THE BRACING AND SHORING SYSTEMS REQUIRED TO PROVIDE TEMPORARY SUPPORT OF THE STRUCTURE DURING CONSTRUCTION SHALL BE DESIGNED TO SUPPORT THE DEAD, LIVE, SOILS, EARTHQUAKE AND WIND LOADS THAT MAY BE IMPOSED ON THE STRUCTURE DURING CONSTRUCTION IN ACCORDANCE WITH INDUSTRY STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRINCIPLES.
- THE CONTRACTOR SHALL SUBMIT PROPOSED SHORING, BRACING AND UNDERPINNING SYSTEMS TO THE ENGINEER FOR REVIEW. THE SUBMITTAL WILL BE REVIEWED ONLY IN SO FAR AS THE DETAILS AFFECT THE CHARACTER OF THE FINISHED WORK, BUT THE DETAILS OF THE DESIGN WILL BE LEFT TO THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE WORK.
- NO CONSTRUCTION OF THE BRACING, SHORING OR THE UNDERPINNING SYSTEM, OR ORDERING MATERIALS SHALL TAKE PLACE UNTIL THE CONTRACTOR HAS RECEIVED REVIEWED SUBMITTALS BY THE ENGINEER.
- THE SUBMITTALS SHALL SHOW LAYOUT, SIZE OF MEMBERS, CONNECTION DETAILS AND CONSTRUCTION SEQUENCE FOR ALL BRACING AND SHORING SYSTEMS. THE SUBMITTALS SHALL BE ACCOMPANIED BY STRUCTURAL CALCULATIONS SIGNED BY A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA.
- FOLLOWING COMPLETION OF REVIEW BY THE ENGINEER OF RECORD AND INCORPORATION OF REVIEW COMMENTS INTO THE SUBMITTALS. THE PLANS AND CALCULATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. INCLUDED IN THIS SUBMITTAL SHALL BE A LETTER FROM THE ENGINEER OF RECORD INDICATING THAT THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN PLANS AND SPECIFICATIONS.

CARPENTRY

- CARPENTRY SHALL CONFORM TO THE PROVISIONS OF THE CURRENT CALIFORNIA BUILDING CODE & AMERICAN SOFTWOOD LUMBER STANDARD PS20 OR EQUIVALENT.

2. FRAMING LUMBER SHALL BE DOUGLAS FIR, GRADES AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:

- | | |
|--------------|---------------------------|
| A. MUD SILLS | PRESSURE TREATED HEM FIR. |
| B. PLATES | NO. 2 OR BETTER |
| C. STUDS | 2x4 OR 3x4 CONSTRUCTION |
| | 2x6 AND LARGER NO. 2 |
| D. JOISTS | NO. 2 |
| E. BEAMS | NO. 2 |
| F. POSTS | NO. 2 |

- TOP PLATES OF EXTERIOR WALLS SHALL NOT BE CUT TO LAP THE TOP PLATES OF INTERSECTING WALLS EXCEPT AT EXTERIOR WALL CORNERS OR AS OTHERWISE NOTED ON DRAWINGS.
- BOLTS IN WOOD SHALL BE MACHINE BOLTS UNLESS OTHERWISE NOTED.
- BOLT HOLES IN WOOD AND STEEL SHALL BE THE DIAMETER OF THE BOLT PLUS 1/16".
- WHERE REQUIRED FOR INSULATION, HEADER WIDTH MAY BE REDUCED BY 2".
- FOR DOUBLE TOP PLATES LAP SPLICE, USE (8) 16d.
- REFER TO FASTENING SCHEDULE TABLE 2304.10.1 IN CBC FOR MINIMUM NAILING REQUIREMENTS.
- ALL SHEAR WALL PANEL EDGES SHALL BE BLOCKED.

PLYWOOD SHEATHING

- WHERE NOTED ON STRUCTURAL DRAWINGS, EXTERIOR AND INTERIOR SHEAR WALLS, FLOORS AND ROOFS SHALL BE SHEATHED WITH DOUGLAS FIR PLYWOOD, STRUCTURAL II, C-D OR BETTER, WITH EXTERIOR GLUE. STRUCTURAL ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD FOR SHEAR WALLS.
- ALL PLYWOOD SHEATHING USED STRUCTURALLY SHALL EXTEND CONTINUOUSLY BEHIND ALL FINISHES. WHERE PLYWOOD SHEATHING IS TO BE PLASTERED, IT SHALL BE PROTECTED BY AN UNBROKEN LAYER OF MOISTURE-TIGHT PAPER UNDER LATHING.
- IN GENERAL, PLYWOOD SHEETS SHALL BE 4' x 8' or 4'x10'. THE LONG DIMENSION MAY BE HORIZONTAL OR VERTICAL AT WALLS. ROOF AND FLOOR SHEETS SHALL HAVE FACE PLIES ACROSS JOISTS OR FRAMING MEMBERS WITH THE END JOINTS STAGGERED 4'-0". ALL PLYWOOD JOINTS SHALL BE ACCURATELY CENTERED ON SUPPORTING ELEMENTS INCLUDING BLOCKING.
- SHEAR WALLS WITH PLYWOOD ON BOTH SIDES SHALL HAVE VERTICAL JOINTS STAGGERED.
- WOOD STRUCTURAL PANELS SHALL MEET THE PROVISIONS OF PS1 OR PS2 OR ANSI/APA PRP120.

BOISE CASCADE JOISTS & BEAMS GENERAL NOTES

- THIS WORK INCLUDES THE COMPLETE FURNISHING AND INSTALLATION OF ALL BCI JOISTS AND VERSA LAM® LVL BEAMS AS SHOWN ON THE DRAWINGS, HEREIN SPECIFIED AND NECESSARY TO COMPLETE THE WORK. ALL SPECIFIED ENGINEERED WOOD PRODUCTS SHALL BE MANUFACTURED AND LABELED AS SPECIFIED. ICC-ES CODE EVALUATION REPORTS SHALL BE THE FOLLOWING:
ESR-1040 FOR VERSA-LAM LAMINATED VENEER LUMBER
ESR-1336 FOR BCI PREFABRICATED WOOD I-JOISTS

2. MATERIALS:

BCI® JOISTS SHALL BE MANUFACTURED BY BOISE CASCADE ENGINEERED WOOD PRODUCTS WITH ORIENTED STRAND BOARD WEBS, VERSALAM® LAMINATED VENEER LUMBER FLANGES AND WATERPROOF, STRUCTURAL ADHESIVES. JOIST WEBS SHALL BE GRADED STRUCTURAL I EXPOSURE 1 BY AN AGENCY LISTED BY A MODEL CODE EVALUATION SERVICE. STRANDS ON THE FACE LAYERS OF THE WEB PANELS SHALL BE ORIENTED VERTICALLY IN THE JOIST. THE WEB PANELS SHALL BE GLUED TOGETHER TO FORM A CONTINUOUS WEB MEMBER. THE WEB PANELS SHALL BE MACHINED TO FIT INTO A GROOVE IN THE CENTER OF THE WIDE FACE OF THE FLANGE MEMBERS SO AS TO FORM A PRESSED GLUE JOINT AT THAT JUNCTION.

VERSA LAM® LVL BEAMS: DOUGLAS FIR VENEERS, LAMINATED IN A PRESS WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. GLUES USED IN LAMINATION ARE PHENOL FORMALDEHYDE AND ISOCYANATE EXTERIOR TYPE ADHESIVES WHICH COMPLY WITH ASTM D2559.

- DESIGN: THE BCI JOISTS & VERSA LAM® LVL BEAMS SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS. ALL DESIGNS SHALL BE IN ACCORDANCE WITH ALLOWABLE VALUES AND SECTION PROPERTIES DEVELOPED IN ACCORDANCE WITH ASTM D5456 & D5055 AND LISTED IN THE GOVERNING CODE EVALUATION SERVICE'S REPORT.
- DRAWING: ADDITIONAL DRAWINGS SHOWING LAYOUT AND DETAIL NECESSARY FOR DETERMINING FIT AND PLACEMENT IN THE BUILDING ARE TO BE PROVIDED BY THE SUPPLIER.
- FABRICATION: BCI JOISTS & VERSA LAM® LVL BEAMS SHALL BE MANUFACTURED IN A PLANT EVALUATED FOR FABRICATION BY THE GOVERNING CODE EVALUATION SERVICE AND UNDER THE SUPERVISION OF A THIRD-PARTY INSPECTION AGENCY LISTED BY THE CORRESPONDING EVALUATION SERVICE.
- STORAGE AND INSTALLATION: BCI JOISTS & VERSA LAM LVL BEAMS, IF STORED PRIOR TO ERECTION, SHALL BE STORED ON STICKERS SPACED A MAXIMUM OF 15 FT. APART. BEAMS SHALL BE STORED ON A DRY, LEVEL SURFACE AND PROTECTED FROM THE WEATHER. THEY SHALL BE HANDLED WITH CARE SO THEY ARE NOT DAMAGED. VERSA LAM LVL BEAMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND BOISE CASCADE EWP'S INSTALLATION GUIDE. TEMPORARY CONSTRUCTION LOADS WHICH CAUSE STRESSES BEYOND DESIGN LIMITS ARE NOT PERMITTED. ERECTION BRACING SHALL BE PROVIDED TO ASSURE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL JOISTS & BEAMS AND THE ENTIRE SYSTEM UNTIL THE SHEATING MATERIAL HAS BEEN APPLIED.

TYPICAL ROOF TRUSS NOTES (PLATED TRUSS)

ROOF DESIGN LOADS

- | | |
|-----------|--|
| TOP CHORD | DL = 15 psf |
| | LL = 16 psf for pitch greater than 4:12 |
| | LL = 20 psf for pitch less than 4:12 |
| | DL = 10 psf |
| | LL = 10 psf (noncurrent w/ top chord LL) |

- 2X4 MINIMUM TOP AND BOTTOM CHORD TYP-2X4 MINIMUM ALL OTHER MEMBERS.
- TOP AND BOTTOM CHORDS SHALL BE DOUGLAS FIR NO. 2 OR BETTER. WEB MEMBERS SHALL BE DOUGLAS FIR OR BETTER. MOISTURE CONTENT TO BE 19% MAXIMUM.
- ALLOWABLE STRESS INCREASE FOR LOAD DURATION SHALL BE ALLOWED.
- INCREASE FOR ALLOWABLE STRESSES FOR REPETITIVE MEMBERS, SECTION 2304.1 OF THE CBC IS PERMISSIBLE.
- TRUSS DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- DESIGN AND FABRICATION SHALL CONFORM TO CALIFORNIA BUILDING CODE (CBC) 2019 EDITION.
- EFFECTS OF ECCENTRIC LOADING SHALL BE CONSIDERED IN THE DESIGN OF ALL JOINTS.
- CALCULATIONS SHALL BE SIGNED BY A CIVIL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND WEB BRACING AS REQUIRED BY MANUFACTURER'S DESIGN.
- BUILT UP GIRDER TRUSSES 3 PLY OR GREATER SHALL HAVE 1/2 INCH BOLTS AT 24 INCHES ON CENTER MAXIMUM THROUGH ALL MEMBERS OR CONNECTED BY TRUSS MANUFACTURERS SPECIFICATIONS. 2 PLY GIRDER TRUSSES MAY BE STITCH NAILED PER TRUSS MANUFACTURER'S RECOMMENDATIONS.

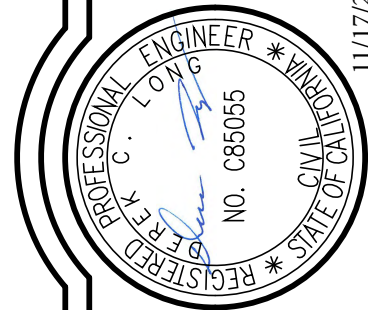
- ALL HARDWARE REQUIRED FOR CONNECTING TRUSSES (JACK TO HIP, HIP TO GIRDER, OR GIRDER TO GIRDER, ETC.) SHALL BE DESIGNED AND DETAILED BY TRUSS FABRICATOR, JOISTS HANGERS SHALL BE ICC APPROVED.

- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON TRUSS PROFILES WITH ARCHITECTURAL DRAWINGS AND IN FIELD WITH WALL LAYOUT PRIOR TO FABRICATION.

- EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:

- IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
- DESIGN LOAD
- SPACING OF THE TRUSSES

REVISIONS	BY
11-17-23	GKK



WHITCHURCH ENGINEERING, INC.
610 9th Street, Fortuna, California 95540
Phone (707) 725-6926

**HASTINGS ELECTRIC SERVICE CENTER
FIRE DAMAGE REPAIR**
Site Address: 1350 Hastings Ave., Ukiah, Ca.
APN: 180-070-19

NOTES
For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

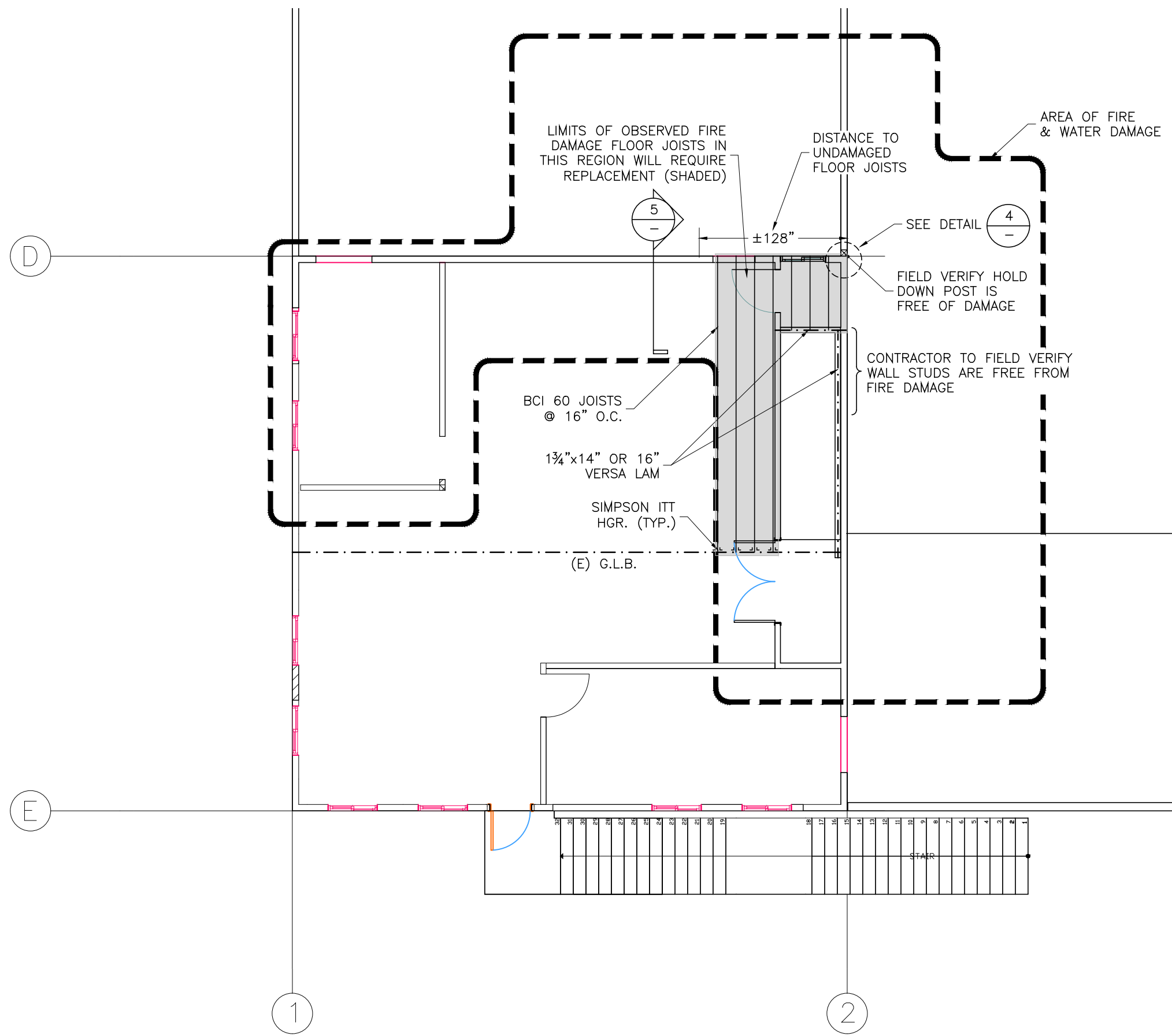
Date	NOV 17 '23
Scale	AS NOTED
Design	RAO
Drawn	GKK
Job	COU2201.2
Sheet	

S4

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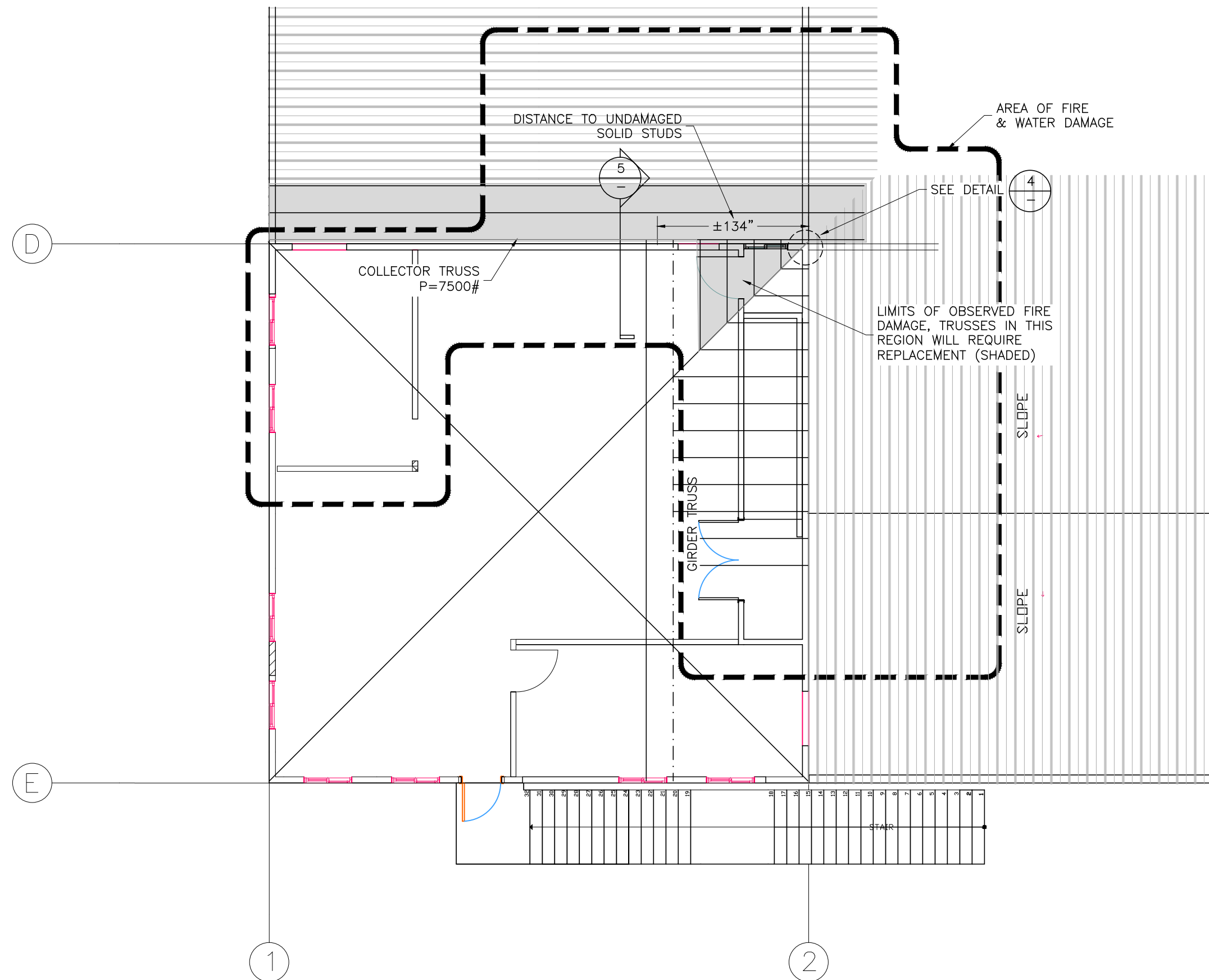
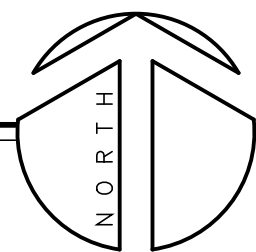


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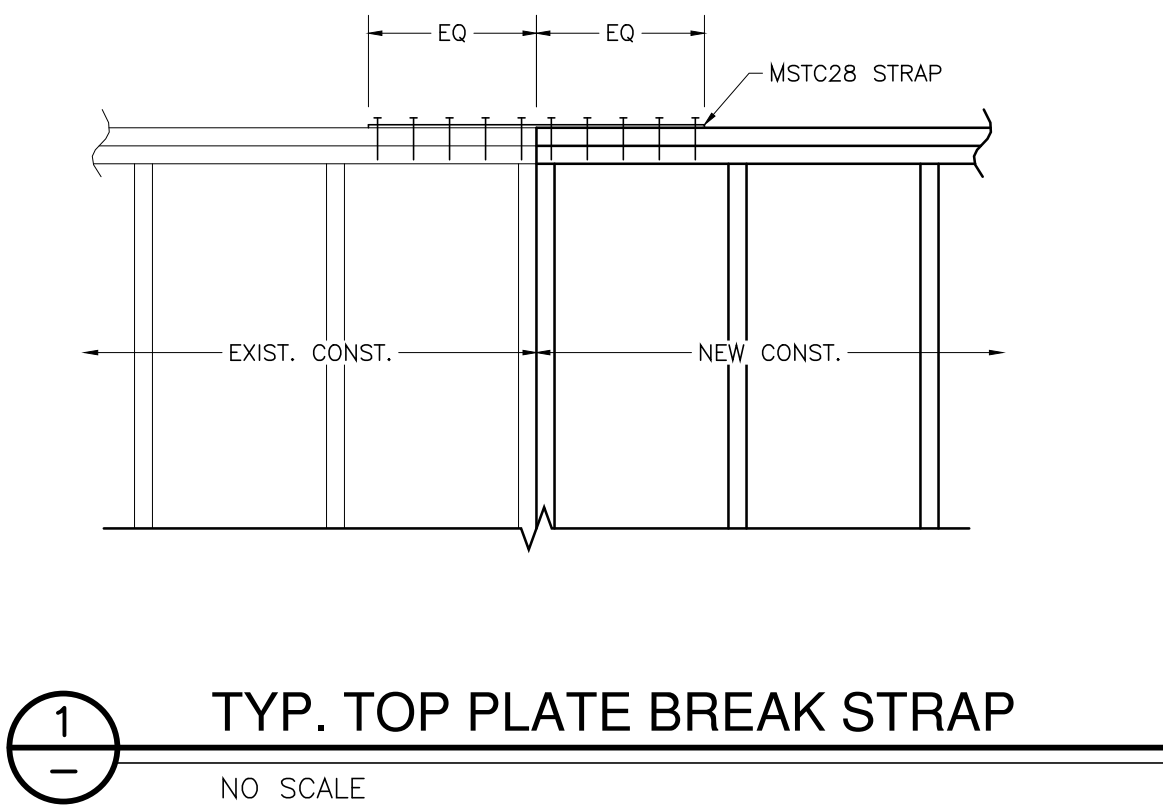
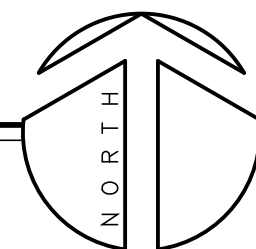
2nd FLOOR FRAMING REPAIR

SCALE: 3/32"=1'-0"



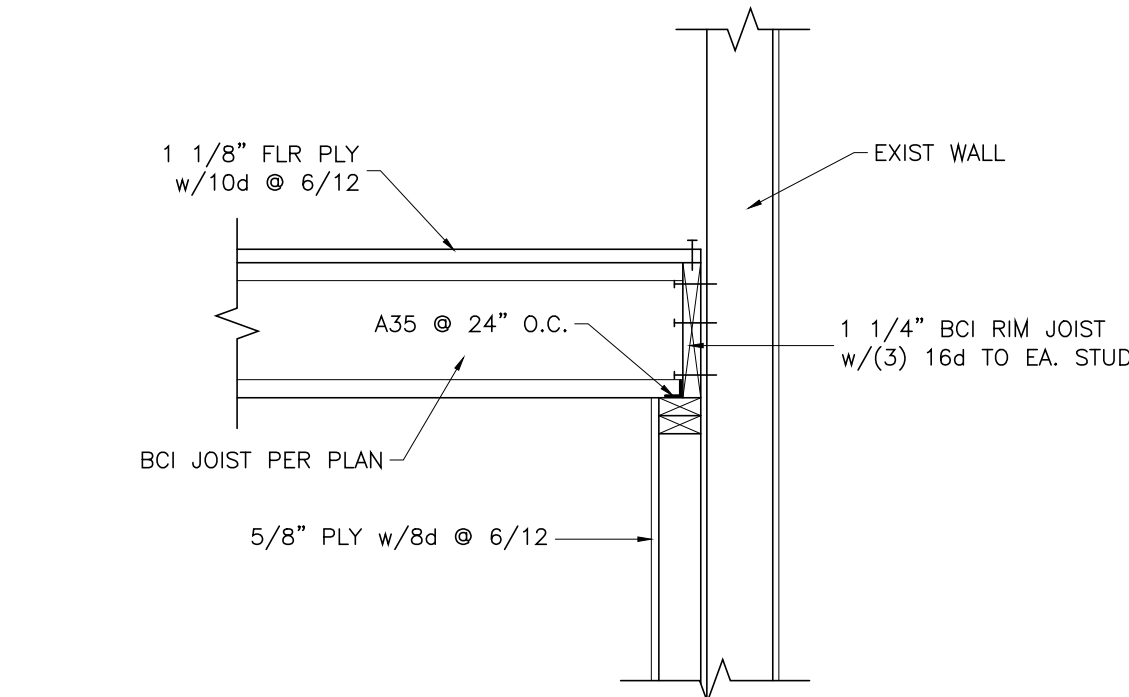
ROOF FRAMING REPAIR

SCALE: 3/32"=1'-0"



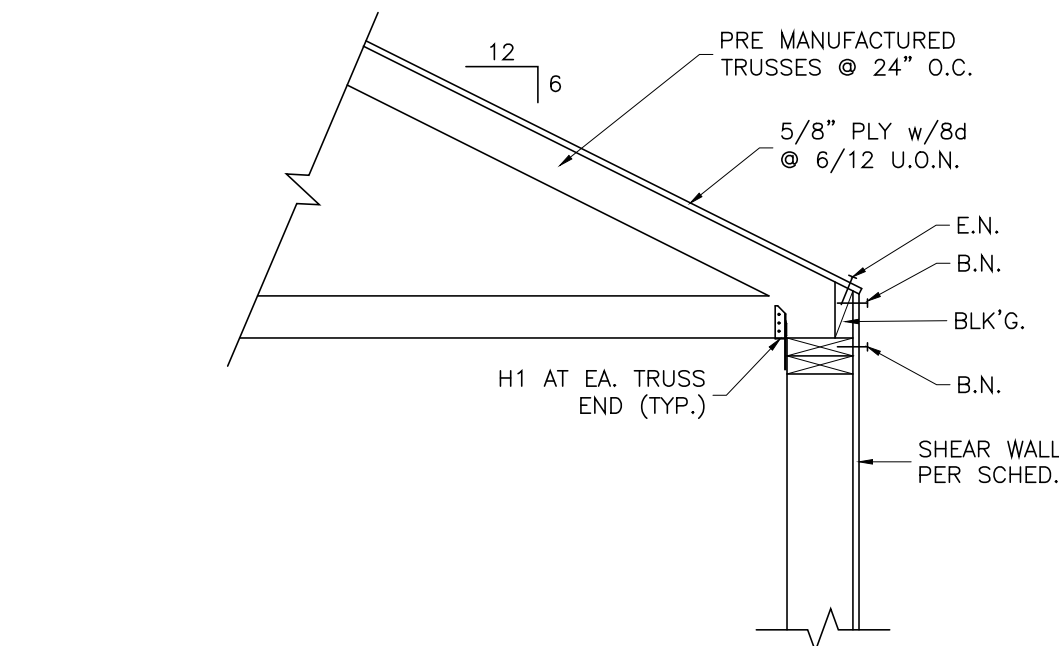
1 TYP. TOP PLATE BREAK STRAP

NO SCALE



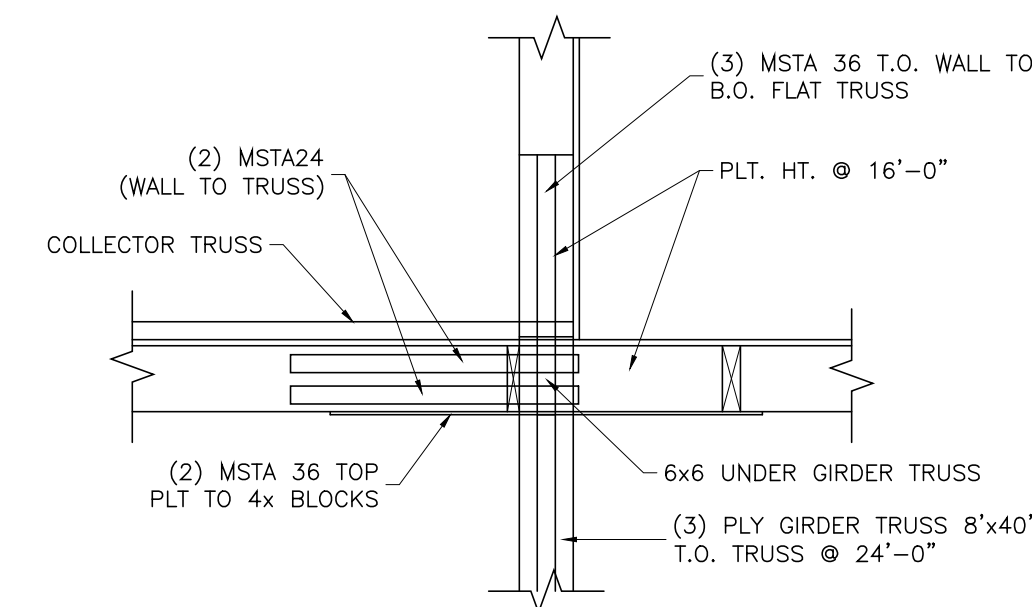
2 FLOOR FRAMING DETAIL

NO SCALE



3 TYP EAVE DETAIL

NO SCALE

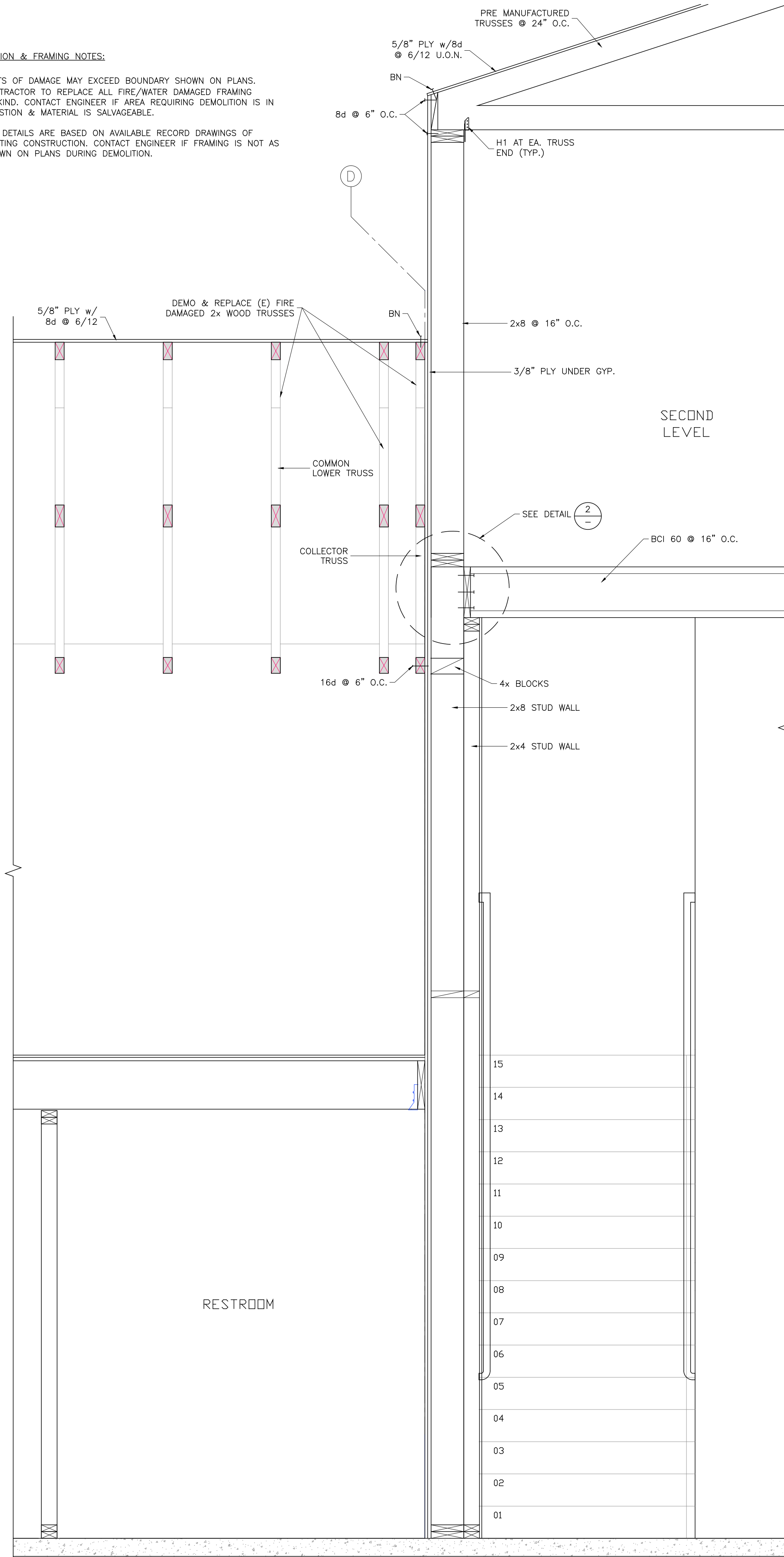


4 INSIDE CORNER DETAIL

NO SCALE

DEMOLITION & FRAMING NOTES:

1. LIMITS OF DAMAGE MAY EXCEED BOUNDARY SHOWN ON PLANS. CONTRACTOR TO REPLACE ALL FIRE/WATER DAMAGED FRAMING IN-KIND. CONTACT ENGINEER IF AREA REQUIRING DEMOLITION IS IN QUESTION & MATERIAL IS SALVAGEABLE.
2. ALL DETAILS ARE BASED ON AVAILABLE RECORD DRAWINGS OF EXISTING CONSTRUCTION. CONTACT ENGINEER IF FRAMING IS NOT AS SHOWN ON PLANS DURING DEMOLITION.



5 PARTIAL BUILDING SECTION

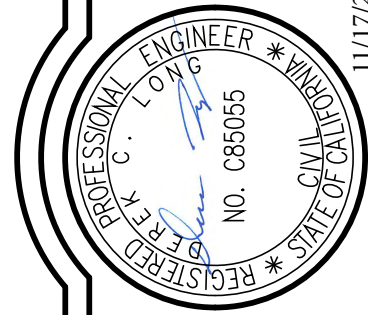
NO SCALE

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REVISIONS	BY
11-17-23	GKK



WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

HASTINGS ELECTRIC SERVICE CENTER
FIRE DAMAGE REPAIR

APN: 180-070-19

Site Address: 1350 Hastings Ave., Ukiah, Ca.

FLOOR FRAMING & ROOF FRAMING REPAIR

For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

Date	NOV 17 '23
Scale	AS NOTED
Design	RAO
Drawn	GKK
Job	COU2201.2
Sheet	S5

1. FIELD VERIFY AND COORDINATE LOCATION OF ALL NEW AND EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC. PRIOR TO COMMENCING WORK.
2. COORDINATE LOCATIONS OF NEW ROOF PENETRATIONS WITH EXISTING STRUCTURE.
3. MAINTAIN 10 FOOT MINIMUM CLEARANCE BETWEEN FRESH AIR INLETS AND EXHAUST OUTLETS (NEW AND EXISTING).
4. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT A COMPLETE, OPERATIONAL HVAC SYSTEM FOR THE ENTIRE PROJECT AS SHOWN ON THESE DRAWINGS, INCLUDING ALL NECESSARY FEES AND PERMITS.
5. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES AND REGULATIONS IN EFFECT AT THE DATE OF THE BID.
6. IT SHALL BE THE WORK OF THE CONTRACTOR TO MAKE SUCH ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS SUCH AS CHANGES IN COMPONENT SIZES, WEIGHTS, QUANTITIES OR MATERIAL.
7. THE WORKING DRAWINGS ARE DIAGRAMMATIC. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THEY DO NOT SHOW EVERY DETAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR HVAC EQUIPMENT AND PIPING SHALL BE CHECKED AND COORDINATED MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS.
8. ALL DUCTWORK SHALL BE GALVANIZED STEEL, ROUND OR RECTANGULAR. GAUGE, REINFORCEMENT AND SUPPORT SHALL BE PER SMACNA DUCT CONSTRUCTION STANDARDS.
9. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND THE FINAL STARTUP OF THE HEAT AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
10. A 30 FOOT SETBACK MUST BE MAINTAINED FOR FROM PROPERTY LINE FOR CONTINUOUS BUILDING EXHAUST.
11. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, DAMPERS, AND OTHER DEVICES AND ACCESSORIES REQUIRED FOR A COMPLETE, WORKABLE INSTALLATION.
12. ALL MECHANICAL EQUIPMENT, DUCTWORK AND PIPING MUST BE SEISMICALLY BRACED FOR THE SITE SPECIFIC SEISMIC DESIGN CATEGORY AND SEISMIC USE GROUP, IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF TITLE 24M ASHRAE, AND SMACNA. COORDINATE SITE SPECIFIC SEISMIC REQUIREMENTS WITH STRUCTURAL ENGINEER.
13. EXISTING INTERIOR PIPING, EQUIPMENT, AND DUCTWORK HAS BEEN LOCATED IN AN APPROXIMATE WAY. PRIOR TO THE CONTRACTOR SHALL A SURVEY OF THE LOCATIONS AND POINTS OF CONNECTION AND PIPE ROUTING THROUGH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
14. DO NOT ROUTE DUCTS AND PIPES ABOVE ELECTRICAL PANELS. PANELS MUST HAVE CLEAR ACCESS SPACE IN FRONT OF PANEL 4'-0" DEEP AND 6'-6" HIGH. DO NOT ROUTE DUCT AND PIPES IN ELECTRICAL ROOMS, EXCEPT DUCTS AND PIPES SERVING THE ROOM.
15. UPON COMPLETION OF THE WORK, REMOVE ALL SURPLUS MATERIALS AND RUBBISH. REQUIRED PATCHING AND REPAIRS OF OTHER TRADES' WORK DAMAGED BY THE MECHANICAL CONTRACTOR, AND LEAVE THE WORK IN A CLEAN, ORDERLY CONDITION.
16. THE MECHANICAL CONTRACTOR SHALL OPERATE THE SYSTEM AND DEMONSTRATE ALL ASPECTS TO THE ENGINEER AND/OR OWNER, TO PROVE ITS OPERATION. ALL FILTERS USED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO THE TEST RUN PERIOD.
17. EQUIVALENT MECHANICAL COMPONENTS MAY BE USED BY CONTRACTOR AS LONG AS MAKE AND MODEL OF THE SUBSTITUTION IS APPROVED BY THE ENGINEER OF DESIGN.

Mechanical Loads
Ventilation Loads
Breathing Zone Outdoor Airflow (cfm), CMC 403.2.1
$V_{bz} = R_p \cdot P_z + R_a \cdot A_z$
Breathing Zone specs CMC Table 402.1
R_p = People outdoor air rate (cfm/person)
R_a = Area outdoor air rate (cfm/sq ft)
P_z = Population in breathing zone (# of people)
A_z = Area breathing zone (sq ft)
D_o = Default Occupant Density (# of people/1000 ft sq)

ASHRAE TABLE 6.2.2.1: GENERAL MANF. (R_p , R_A), Office (D_o)
R_p
R_A
P_z
D_o
A_z
V_{Oz}

Heat Load, H_L (BTU/Hour)	
Change in air temperature, ΔT (F)	30.00
Density of air, ρ (lb/cu ft)	0.07970
Constant volume specific heat capacity of air, C_p (BTU/(lb F)	0.24028
Minutes per Hour	60.00
$H_L = V_{bz} \cdot C_p \cdot \rho \cdot \Delta T \cdot 60$	
Heat Load, H_L (BTU/Hour) Air movement	4343
$H_v = V \cdot C_p \cdot \rho \cdot \Delta T$	
Heat Load, Volume	5515

ASHRAE TABLE 6.2.2.1: WAREHOUSE (R_p , R_A)	
R_p	10.00
R_A	0.06
P_z	5.00
D_0	-
A_z	1600.00
V_{bz}	146.00

Heat Load, H_t (BTU/Hour)	
Change in air temperature, ΔT (F)	30.00
Density of air, ρ (lb/cu ft)	0.07970
Constant volume specific heat capacity of air, C_p (BTU/(lb F)	0.24028
Minutes per Hour	60.00
$H_t = V_{bz} \cdot C_p \cdot \rho \cdot \Delta T \cdot 60$	
Heat Load, H_t (BTU/Hour) Ventilation	5032.70
$H_v = V \cdot C_p \cdot \rho \cdot \Delta T$	
Heat Load, Volume	7353.72

ASHRAE TABLE 6.2.2.1: Office. (R_p , R_A)	
R_p	5.00
R_A	0.06
P_z	9.00
D_o	-
A_z	1900.00
V_{bz}	159.00

Heat Load, H_t (BTU/Hour)	
Change in air temperature, ΔT (°F)	30.00
Density of air, ρ (lb/cu ft)	0.07570
Constant volume specific heat capacity of air, C_p (BTU/(lb F))	0.24028
Minutes per Hour	60.00
$H_t = V_{bz} \cdot C_p \cdot \rho \cdot \Delta T \cdot 60$	
Heat Load, H_t (BTU/Hour) Ventilation	5480.82
$H_v = V \cdot C_p \cdot \rho \cdot \Delta T$	
Heat Load, Volume	8732.54

ASHRAE TABLE 6.2.2.1: Office. (R_p , R_A)	
R_p	5.00
R_A	0.06
P_z	7.00
D_o	-
A_z	6120.00
V_{bz}	402.20

Heat Load, H_1 (BTU/Hour)	
Change in air temperature, ΔT (F)	30.00
Density of air, ρ (lb/cu ft)	0.07970
Constant volume specific heat capacity of air, C_p (BTU/(lb F))	0.24028
Minutes per Hour	60.00
$H_1 = V_{bz} \cdot C_p \cdot \rho \cdot \Delta T \cdot 60$	
Heat Load, H_1 (BTU/Hour) Ventilation	13864.06
$H_v = V \cdot C_p \cdot \rho \cdot \Delta T$	
Heat Load, Volume	28127.98

ASHRAE TABLE 6.2.2.1: GENERAL MANF. (R_p , R_A)	
R_p	5.00
R_A	0.12
P_z	10.00
D_o	
A_z	2680.00
V_{bz}	371.60

Heat Load, H_L (BTU/Hour)	
Change in air temperature, ΔT (F)	30.00
Density of air, δ (lb/cu ft)	0.0790
Constant volume specific heat capacity of air, C_p (BTU/(lb F))	0.24028
Minutes per Hour	60.00
$H_L = V_{bz} \cdot C_p \cdot \delta \cdot \Delta T \cdot 60$	
Heat Load, H_L (BTU/Hour) Ventilation	12809.26
$H_v = V \cdot C_p \cdot \delta \cdot \Delta T$	
Heat Load, Volume	12317.48

ASHRAE TABLE 6.2.2.1: Office. (R_p , R_A)	
R_p	5.00
R_A	0.06
P_z	10.00
D_o	-
A_z	920.00
V_{bz}	105.20

Heat load, H_1 (BTU/Hour)	
Change in air temperature, ΔT (F)	30.00
Density of air, δ (lb/cu ft)	0.07970
Constant volume specific heat capacity of air, C_p (BTU/lb F)	0.24028
Minutes per Hour	60.00
$H_1 = V_{bz} \cdot C_p \cdot \delta \cdot \Delta T \cdot 60$	
Heat Load, H_1 (BTU/Hour) Ventilation	3626.30
$H_v = V \cdot C_p \cdot \delta \cdot \Delta T$	
Heat Load, Volume	4278.39

A diagram showing a gray rectangular block. Below the block, a horizontal dimension line with arrows at both ends is labeled "1 INCH", indicating the width of the block.

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Phone (707) 725-6926

APN: 180-070-19

For: City of Ukiah—Electric Service Center 400 West Clay. Ukiah, Ca. 95482

Sheet

M1

EQUIPMENT SCHEDULE COU 2201								
UNIT TAG	DESCRIPTION, LOCATION	MAKE/MODEL	COOLING/HEATING CAPACITY	REFRIGERANT TYPE	AIR FLOW (CFM)	ELECTRICAL (v-ph-hz)	MCA/MOP	OPERATING WEIGHT (LB)
RCU-1	Roof Top Unit, over Mech room	Trane/ WHJ300S0Rx85	272 MBH/ 242 MBH	R-410s	7,667	240 - 3 - 60	297/300	2,109
EF-1	Standard basic fan	Broan / NuTone AE80B	-	-	80	120-1-60	.25/15	9
EF-2	Combined bathroom fan	Vortex/ VT600L	-	-	249	120-1-60	.75/15	17
EF-3	Shop Exhaust Fan	NAKS/ 20D-DBFF-1582	-	-	1582	115-1-60	6.0/20	87

EQUIPMENT SCHEDULE

MECHANICAL LEGEND

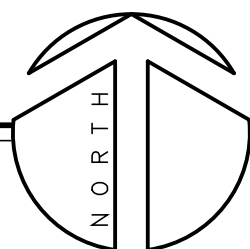
- ☒ ☒ - SUPPLY AIR
☐ - RETURN AIR
■ - ROOF PENETRATION
■ ■ - ROOF MOUNTED COMBINE UNIT (CURB), RA 22"x77", SA 28"x69"
- EF-1 - BASIC (BATHROOM) FAN
B.D. - BACK DRAFT DAMPER ON ALL E.F.'s
— — - LOUVERED VENT 8" X 12"
T.C. - THERMOSTAT CONTROL
— — - RETURN AIR
— — - SUPPLY AIR
— — - DUCTING RUN OUTS, ☒-6", ☒-10", ☒-8"
— — - VAV CONTROL BOX

SEQUENCE OF OPERATION

- EF-1,2 TO BE CONTROLLED BY COUNTDOWN TIMERS IN RESPECTIVE BATHROOM.
- RCU-1 TO BE CONTROLLED BY T.C.-1
- VAV-1 TO BE CONTROLLED BY T.C.-2

GROUND FLOOR MECHANICAL LAYOUT

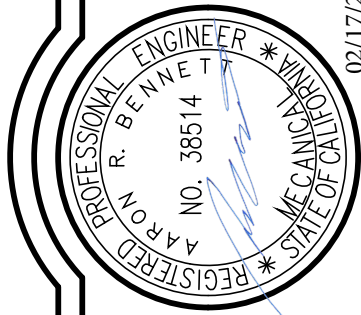
SCALE: 3/32"=1'-0"



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REVISIONS	BY
2-17-23	GKK



WHITCHURCH ENGINEERING, INC.

610 9th Street Fortuna, California 95540 Phone (707) 725-6926

HASTINGS ELECTRIC SERVICE CENTER TENANT IMPROVEMENTS

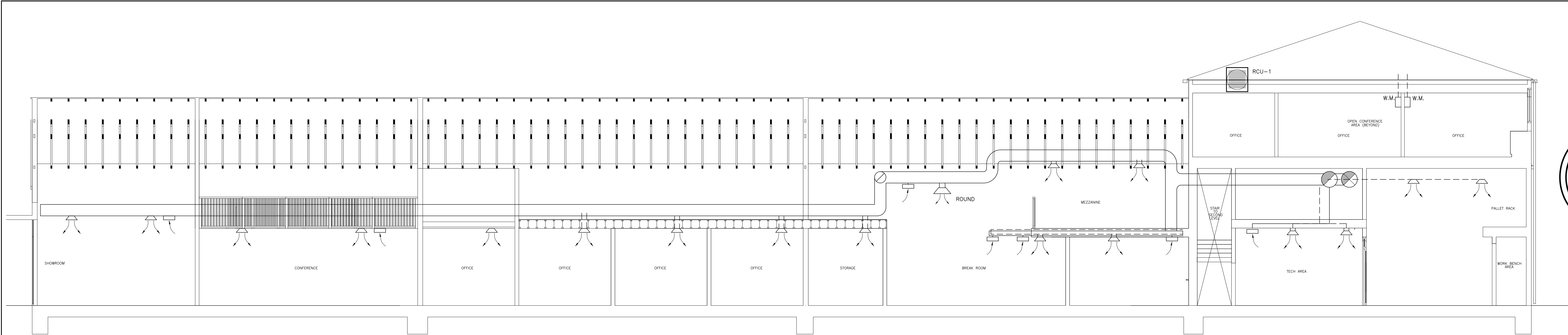
Site Address: 1350 Hastings Ave, Ukiah, CA. APN: 180-070-19

MECHANICAL LAYOUT/EQUIPMENT SCHEDULES

For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

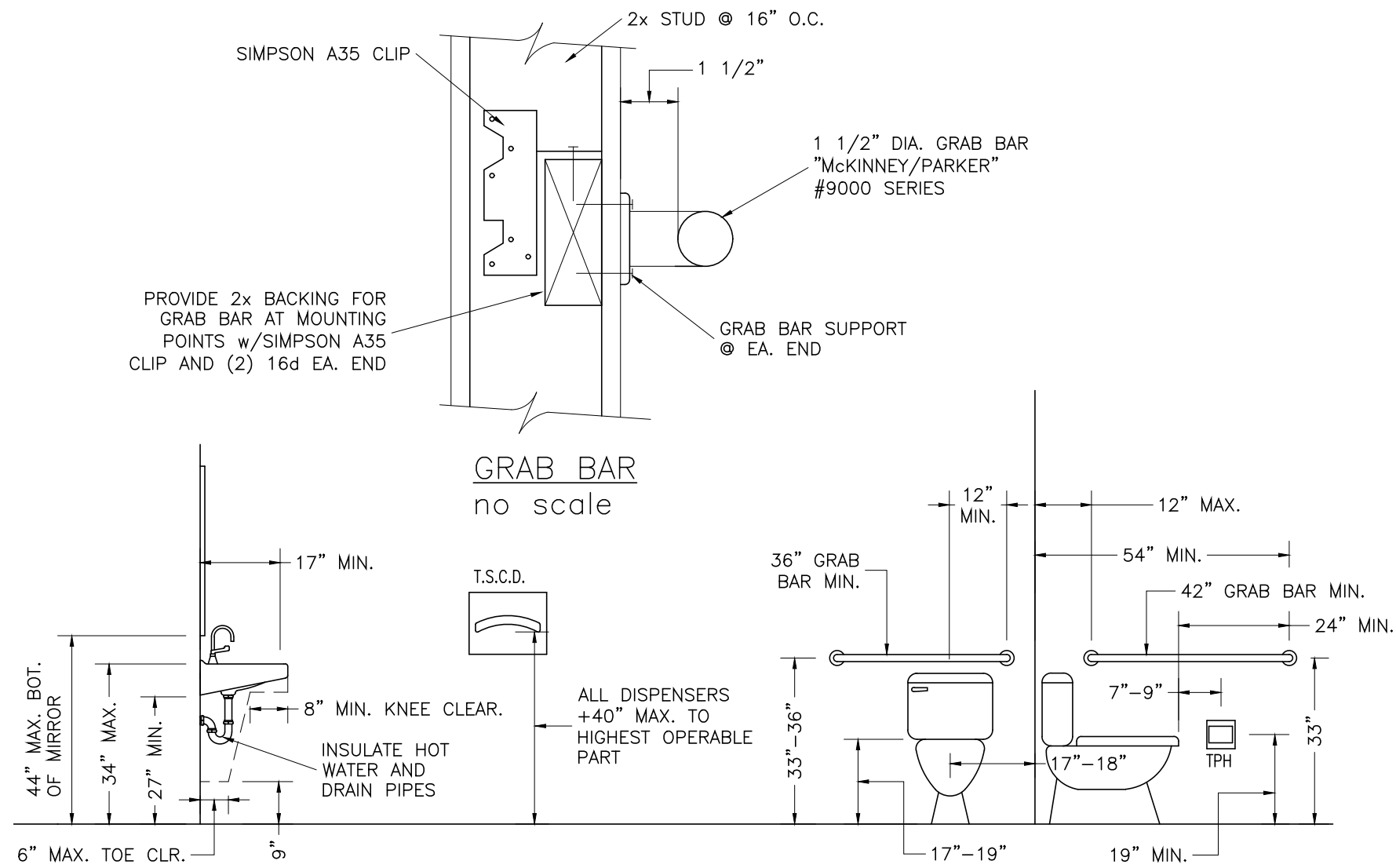
Date	DEC 19 '22
Scale	AS NOTED
Design	ETA
Drawn	GKK
Job	COU2201
Sheet	M2

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MECHANICAL LONG SECTION DETAIL

NO SCALE

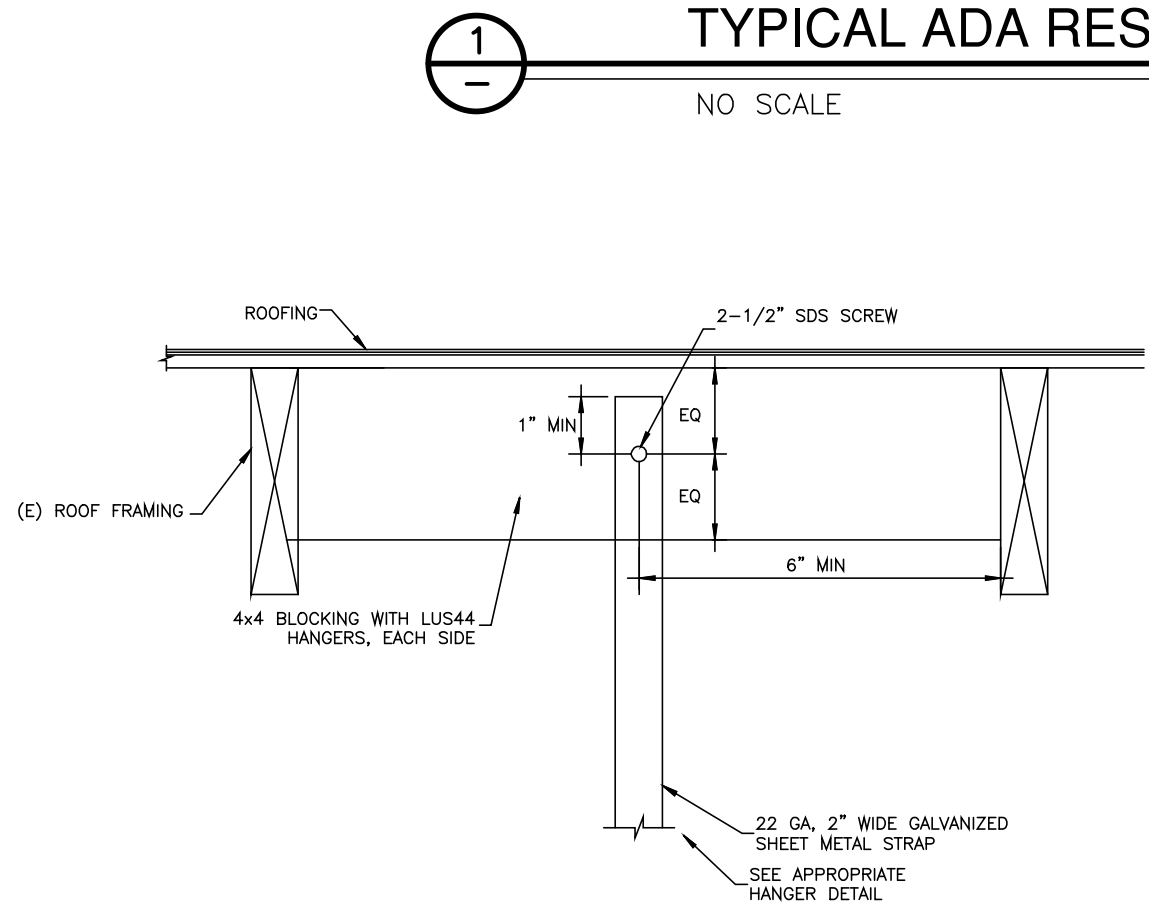


SANITARY FACILITIES

- CONTROLS SHALL ALL OPERATE WITH ONE HAND WITHOUT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE TO OPERATE ALL CONTROLS SHALL BE NO GREATER THAN 5LBS.
- THE MAXIMUM HEIGHT OF CONTROLS OR OPERABLE PARTS SHALL BE 40" ABOVE THE FLOOR.
- THE FLUSH VALVE FOR THE TOILET SHALL BE ON THE OPEN SIDE OF THE TOILET AREA.
- THE TOILET PAPER DISPENSER SHALL ALLOW CONTINUOUS PAPER FLOW AND SHALL NOT CONTROL DELIVERY.
- THE DOORS TO THE SANITARY FACILITIES SHALL BE SIGNED. UNISEX SANITARY FACILITIES SHALL HAVE THE TRIANGLE SUPERIMPOSED UPON THE CIRCLE. THE THICKNESS OF THESE SIGNS SHALL BE 1/4". THESE SIGNS SHALL BE 58" MIN. 60" MAX. TO THE CENTER LINE OF THE SYMBOL ABOVE THE FLOOR, AND WITHIN 1" OF THE VERTICAL CENTERLINE OF THE DOOR. THE CHARACTERS AND BACKGROUND OF THE SIGNS SHALL BE EGGSHELL MATTE OR OTHER NONGLARE FINISH AND THEIR CONTRAST AND COLOR SHALL BE DISTINCTLY DIFFERENT FROM CONTRAST AND COLOR OF THE DOOR. AN ACCOMPANYING SIGN SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR.
- PROVIDE BLOCKING FOR GRAB BARS. BLOCKING SHALL BE ABLE TO SUPPORT A 250LB POINT LOAD.
- TOILET ROOM FLOOR SURFACES ARE TO BE SMOOTH HARD AND NONABSORBENT EXTENDING UPWARD A MINIMUM OF 4" ONTO THE WALLS.
- WALL SURFACES WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT OR SIDES OR TOILETS OR URINALS SHALL BE SMOOTH HARD AND NONABSORBANT TO A HEIGHT OF 48" ABOVE THE FLOOR.
- EXCEPT FOR THE STRUCTURAL ELEMENTS THE MATERIALS USED IN THESE WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- HOT WATER SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 DEG. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. CPC413.1

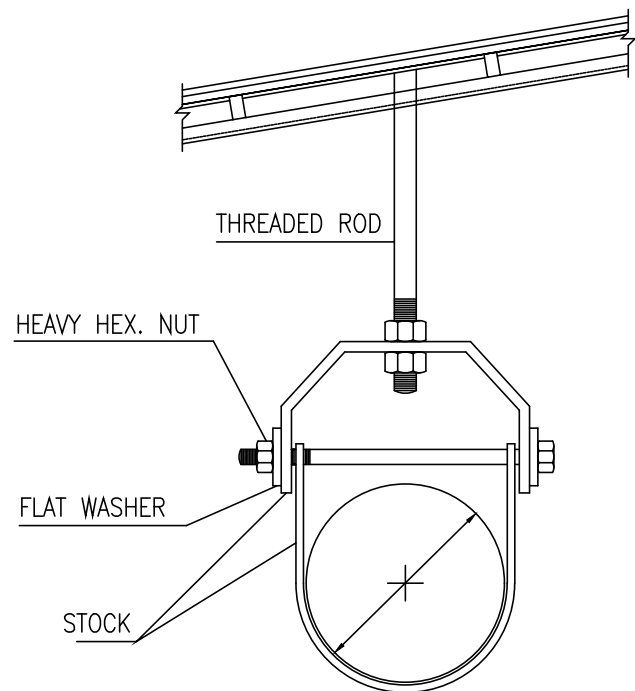
TYPICAL ADA RESTROOM

NO SCALE



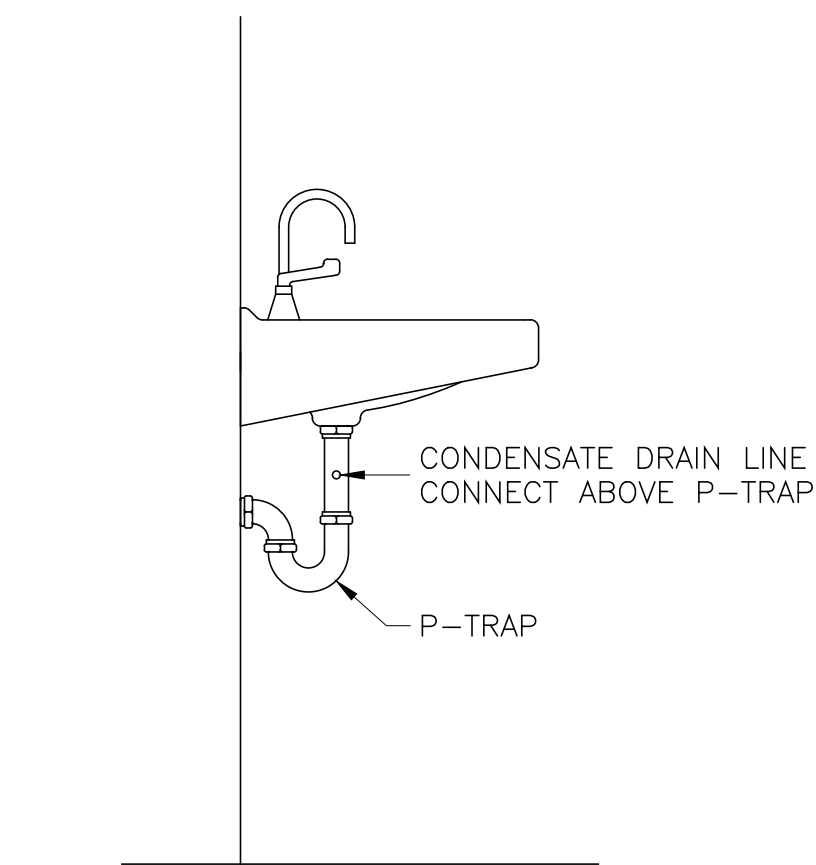
TYP. EQUIPMENT WOOD CONNECTION DETAIL

NO SCALE



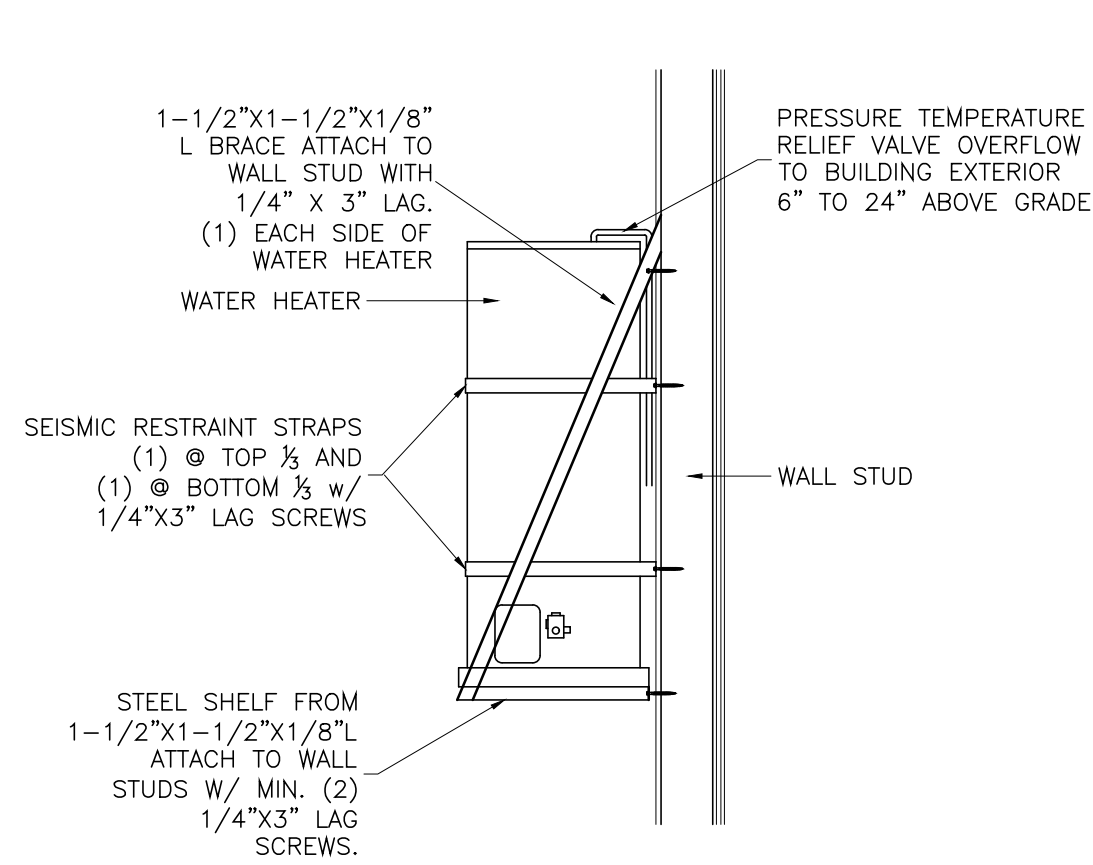
PIPE HANGAR DETAIL

NO SCALE



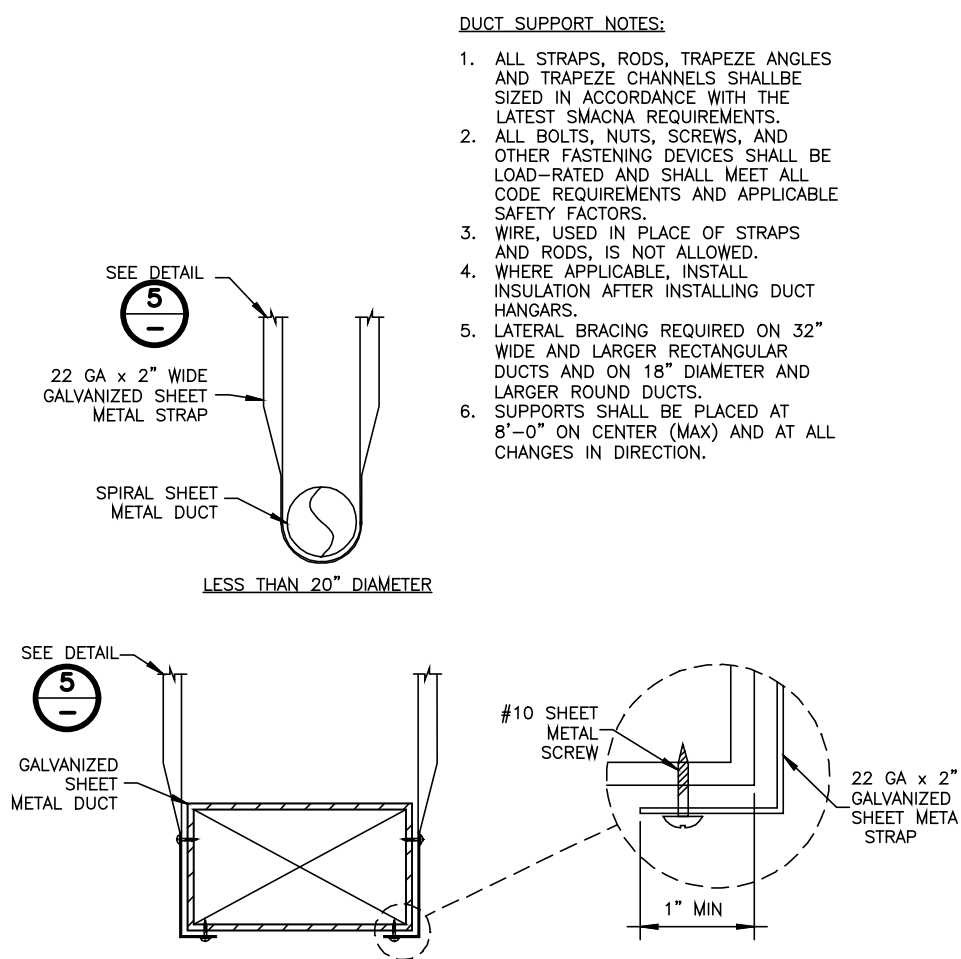
CONDENSATE DRAIN DETAIL

NOT TO SCALE



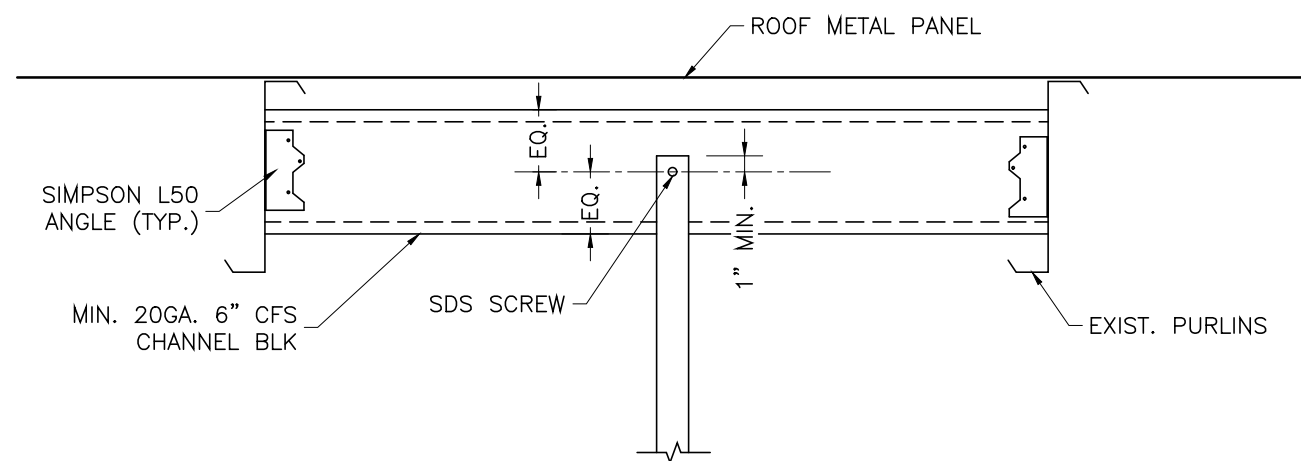
HOT WATER HEATER INSTALLATION DETAIL

NO SCALE



TYP. DUCT HANGER DETAIL

NO SCALE



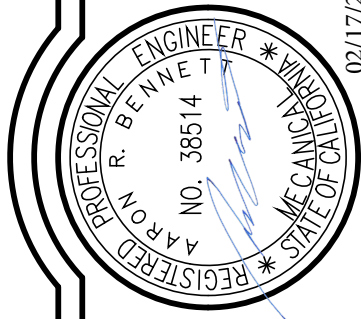
TYP. EQUIPMENT CFS CONNECTION DETAIL

NO SCALE

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REVISIONS	BY
2-17-23	GKK



WHITCHURCH ENGINEERING, INC.

Phone (707) 725-6926

610 9th Street Fortuna, California 95540

HASTINGS ELECTRIC SERVICE CENTER TENANT IMPROVEMENTS

APN: 180-070-19

Site Address: 1350 Hastings Ave., Ukiah, CA.

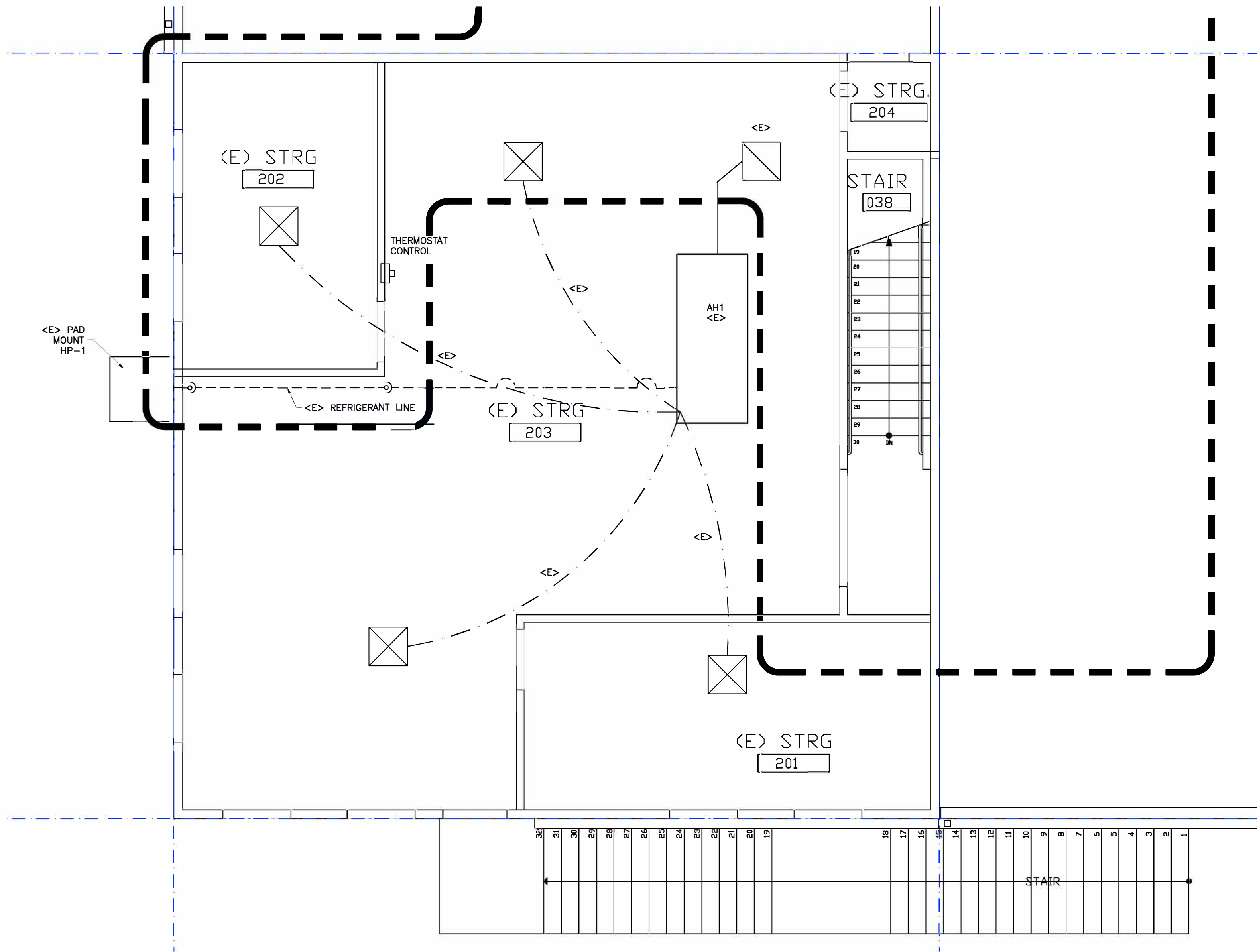
MECHANICAL DETAILS

For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

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CONSTRUCTION NOTES

TEST EXISTING MECHANICAL EQUIPMENT & REPAIR IF NECESSARY & FEASIBLE.
REPLACE HVAC EQUIPMENT IF NOT IN GOOD WORKING ORDER WITH
AH-1: GOODMAN AMST 36CU14
EQUIVALENT: HP-1: GOODMAN GSZB4 03610A

2nd FLOOR MECHANICAL LAYOUT

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

	AMST 24BU14*	AMST 30BU14*	AMST 36BU14*	AMST 36CU14*	AMST 42CU14*	AMST 48CU14*	AMST 48DU14*	AMST 60DU14*
NOMINAL RATINGS								
Cooling (Btu/h)	24,000	36,000	36,000	36,000	42,000	48,000	48,000	60,000
BLOWER								
Diameter	10"	10"	10"	10"	10"	10"	10"	11"
Width	6"	6"	6"	8"	8"	10"	10"	10"
COIL CONNECTIONS								
Liquid	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Suction	3/4"	3/4"	3/4"	3/4"	3/4"	7/8"	7/8"	7/8"
Coil Drain Connect (FPT)	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
ELECTRICAL DATA								
Voltage	208/230	208/230	208/230	208/230	208/230	208/230	208/230	208/230
Minimum Circuit Ampacity	5.8/5.8	5.6/5.6	5.6/5.6	7.1/7.1	5.9/5.9	7.1/7.1	8.6/8.6	8.6/8.6
Max. Overcurrent Device (Amps)	15/15	15/15	15/15	15/15	15/15	15/15	15/15	15/15
Minimum VAC	197	197	197	197	197	197	197	197
Maximum VAC	253	253	253	253	253	253	253	253
Blower Motor								
Full Load Amps (FLA)	4.6	4.5	4.5	5.7	4.7	6.9	6.9	6.9
Horsepower (HP)	3/4	3/4	3/4	3/4	3/4	3/4	3/4	3/4
SHIP WEIGHT (LBS.)	112	129	129	153	153	153	155	167

*Airflow rate @ 3 static
Note: Assumes dry coil; SCFM correction for wet coil = 4% (208V / 240V)

HEATER KIT MODEL	CIRCUIT 1 HEATER AMPS	MCA ¹	CIRCUIT 2 HEATER AMPS	MCA ¹	TWDP ²	SINGLE-POINT KIT MCA ¹	MCP ³
AMST24BU1400AA	0/0	5.8/5.8	15/15				
HWST*03NC*	10.8/12.5	19/21.4	20/25				
HWST*05NC*	17.3/20	27/30.6	30/35				
HWST*06NC*	21.7/25	32.7/37	35/40				
HWST*08NC*	28.9/33.3	41.9/47	45/50				
HWST*10NC*	34.7/40	49.1/56	50/60				
HWSC15XA 208	34.7	49.1	50	17.3	21.7	25	70.8
HWSC15XB 240	40	55.9	60	20	25	25	80.8
HWSC15XB 240	40	55.9	60	20	25	25	80.8
AMST30BU1400AA	0/0	5.6/5.6	15/15				
HWST*03NC*	10.8/12.5	19/21.3	20/25				
HWST*05NC*	17.3/20	27/30.6	30/35				
HWST*06NC*	21.7/25	32.7/37	35/40				
HWST*08NC*	28.9/33.3	42/47.3	45/50				
HWST*10NC*	34.7/40	49/55.6	50/60				
HWSC15XA 208	34.7	49	50	17.3	21.7	25	70.8
HWSC15XB 240	40	55.6	60	20	25	25	80.8
HWSC15XB 240	40	55.6	60	20	25	25	80.8
AMST36CU1400AA	0/0	5.6/5.6	15/15				
HWST*03NC*	10.8/12.5	19/21.3	20/25				
HWST*05NC*	17.3/20	27/30.6	30/35				
HWST*06NC*	21.7/25	32.7/37	35/40				
HWST*08NC*	28.9/33.3	42/47.3	45/50				
HWST*10NC*	34.7/40	49/55.6	50/60				
HWSC15XA 208	34.7	49	50	17.3	21.7	25	70.8
HWSC15XB 240	40	55.6	60	20	25	25	80.8
HWSC15XB 240	40	55.6	60	20	25	25	80.8
AMST36CU1400AA	0/0	7.1/7.1	15/15				
HWST*03NC*	10.8/12.5	20.7/23	25/25				
HWST*05NC*	17.3/20	29/32.1	30/35				
HWST*06NC*	21.7/25	34/38.4	35/40				
HWST*08NC*	28.9/33.3	43/48.8	45/50				
HWST*10NC*	34.7/40	50.5/57	60/60				
HWST*15X*	0/0	7.1/7.1	15/15	30/34.6	30/34.6	40/45	
HWSC15XA 208	34.7	50.5	60	17.3	17.3	25	72.1
HWSC15XB 240	40	57.1	60	20	20	25	82.1
HWSC19CH 208	34.7	50.5	60	34.7	34.7	45	93.9
HWSC19CB 240	40	57.1	60	40	40	50	107
AMST42CU1400AA	0/0	5.9/5.9	15/15				
HWST*03NC*	10.8/12.5	19/21.5	20/25				
HWST*05NC*	17.3/20	28/30.9	30/35				
HWST*06NC*	21.7/25	33/37.1	35/40				
HWST*08NC*	28.9/33.3	42/47.5	45/50				
HWST*10NC*	34.7/40	49/55.9	50/60				
HWST*15X*	0/0	5.9/5.9	15/15	30/34.6	38/43	40/45	
HWSC15XA 208	34.7	49.2	50	17.3	21.7	25	70.9
HWSC15XB 240	40	55.9	60	20	25	25	80.9
HWSC19CA 208	34.7	49.2	50	34.7	43.3	45	92.5
HWSC19CB 240	40	55.9	60	40	50	50	106

See notes on page 8.

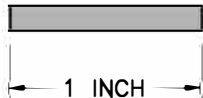
AIR HANDLER w/HEAT SPECIFICATIONS

	GSZB4 01810A*	GSZB4 02410A*	GSZB4 03010A*	GSZB4 03610A*	GSZB4 04210A*	GSZB4 04810A*	GSZB4 06010A*
NOMINAL CAPACITIES							
Cooling (BTU/h)	18,000	24,000	30,000	36,000	42,000	48,000	60,000
Heating (BTU/h)	18,000	24,000	30,000	36,000	42,000	48,000	60,000
Decibels	70	74	75	72	75	74	75
COMPRESSOR							
RLA	6.1	8.4	14.1	16.0	17.7	19.9	25.6
LRA	35.1	41.2	67.9	91.9	110.2	110.0	150.0
Stage	Single	Single	Single	Single	Single	Single	Single
Type	Rotary	Rotary	Scroll	Scroll	Scroll	Scroll	Scroll
CONDENSER FAN MOTOR							
Motor Type	PSC	PSC	PSC	PSC	PSC	PSC	PSC
Horsepower	1/6	1/6	1/6	1/4	1/4	1/4	1/4
FLA	0.95	0.95	0.95	0.97	1.3	1.3	1.3
REFRIGERATION SYSTEM							
Refrigerant Line Size ¹							
Liquid Line Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Suction Line Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	1 1/4"	1 1/4"	1 1/4"
Refrigerant Connection Size							
Liquid Valve Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Suction Valve Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Valve Connection Type	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat
Refrigerant Charge (oz.)	94	92	94	114	167	222	269
ELECTRICAL DATA							
Volt/Phase (60 Hz)	208/230	208/230	208/230	208/230	208/230	208/230	208/230
Minimum Circuit Ampacity ²	8.6	11.5	18.6	21	23.4	26.2	33.3
Max. Overcurrent Protection ³	15	15	30	35	40	45	50
Min / Max Volts	197/253	197/253	197/253	197/253	197/253	197/253	197/253
Electrical Conduit Size	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"
UNIT WEIGHTS							
Equipment Weight (lbs.)	161	160	175	214	264	272	305
Ship Weight (lbs.)	176	175	190	234	284	292	325

- ¹ Tested and rated in accordance with ARI Standard 220/240
² Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes
³ Must use time-delay fuses or HACR-type circuit breakers of the same size as noted
- NOTES**
- Always check the S&A plate for electrical data on the unit being installed.
 - Installer will need to supply 1/4" to 1/2" adapters for suction line connections.
 - Unit is charged with refrigerant at 15" of Hg. Liquid line. System charge must be adjusted per Installation Instructions Final Charge Procedure.
 - Installation of these units requires the specified TXV kit to be installed on the indoor coil. THE SPECIFIED TXV IS DETERMINED BY THE OUTDOOR UNIT NOT THE INDOOR COIL.

HEAT PUMP SPECIFICATIONS

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REVISIONS

BY

11-17-23

GKK

WHITCHURCH ENGINEERING, INC.

610 9th Street, Fortuna, California 95540

Phone (707) 726-6926

HASTINGS ELECTRIC SERVICE CENTER

FIRE DAMAGE REPAIR

Site Address: 1350 Hastings Ave., Ukiah, CA

For: City of Ukiah—Electric Service Center 400 West Clay, Ukiah, Ca. 95482

APN: 180-070-19

MECHANICAL LAYOUT/SPECIFICATIONS

Date

NOV 17 '23

Scale

AS NOTED

Design

ETA

Drawn

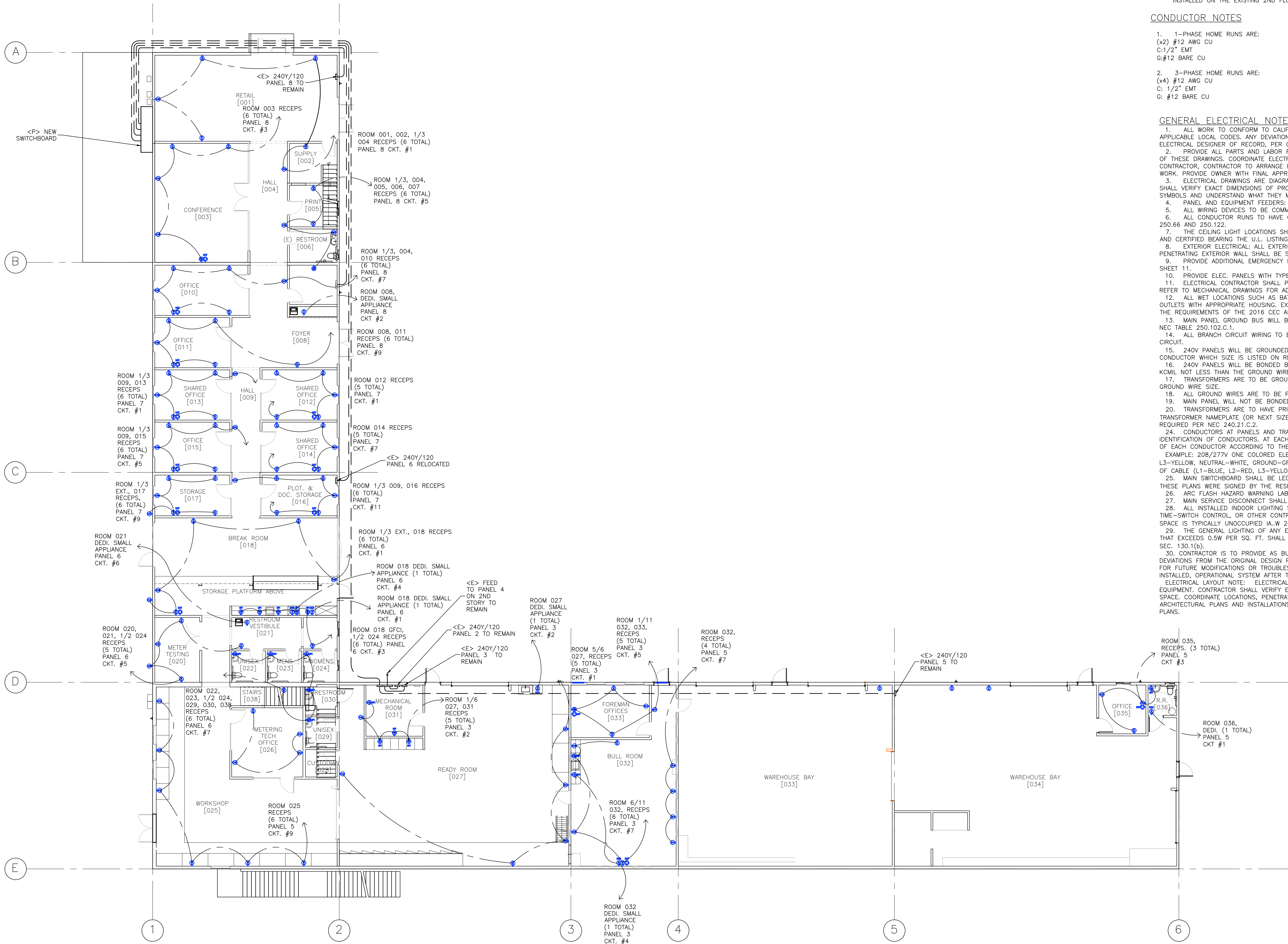
GKK

Job

COUZ201.2

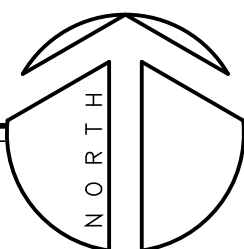
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M4

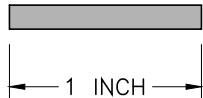


GROUND FLOOR ELECTRICAL LAYOUT

SCALE: 3/32"=1'-0"



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ELECTRICAL NOTES

- SEE PANEL SCHEDULE FOR CIRCUIT HOME RUNS (SHEETS E2-E3)
- NO ADDITIONAL RECEPTACLES, LIGHTING, SWITCHES, OR IMPROVEMENTS TO BE INSTALLED ON THE EXISTING 2ND FLOOR.

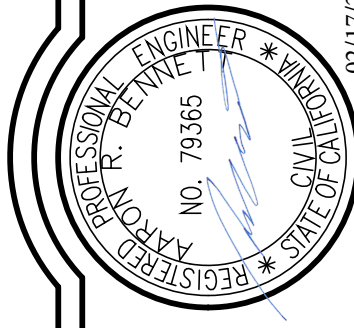
CONDUCTOR NOTES

- 1-PHASE HOME RUNS ARE:
(x2) #12 AWG CU
C: 1/2" EMT
G: #12 BARE CU
- 3-PHASE HOME RUNS ARE:
(x4) #12 AWG CU
C: 1/2" EMT
G: #12 BARE CU

GENERAL ELECTRICAL NOTES:

- ALL WORK TO CONFORM TO CALIFORNIA ELECTRIC AND CALIFORNIA ENERGY CODE, LATEST EDITIONS, AND APPLICABLE LOCAL CODES. ANY DEVIATION FROM APPROVED ELECTRICAL PLANS WILL REQUIRE APPROVAL FROM THE ELECTRICAL DESIGNER OF RECORD, PER CALIFORNIA BUSINESS AND PROFESSION CODE.
- PROVIDE ALL PARTS AND LABOR FOR A COMPLETE AND WORKING FACILITY IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. COORDINATE ELECTRICAL WORK WITH OTHER TRADES, CONFIRM THE WORK SCOPE WITH GENERAL CONTRACTOR, CONTRACTOR TO ARRANGE FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK. PROVIDE OWNER WITH FINAL APPROVAL AND AS-BUILT DOCUMENTS AS PART OF THE CONTRACT CLOSEOUT.
- ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW EXACT LOCATIONS OF EQUIPMENT. CONTRACTOR SHALL VERIFY EXACT DIMENSIONS OF PROPOSED EQUIPMENT AND ITS FIT IN THE INTENDED SPACE. CHECK ALL SYMBOLS AND UNDERSTAND WHAT THEY MEAN ON THESE PLANS.
- PANEL AND EQUIPMENT FEEDERS: INDIVIDUAL CONDUCTORS IN CONDUIT PER FEEDER SCHEDULE.
- ALL WIRING DEVICES TO BE COMMERCIAL SPECIFICATION GRADE.
- ALL CONDUCTOR RUNS TO HAVE GROUND WIRE RATED FOR THE CURRENT CARRYING CONDUCTORS PER N.E.C. 250.66 AND 250.122.
- THE CEILING LIGHT LOCATIONS SHALL BE AS INDICATED ON LIGHTING PLAN. ALL BALLAST SHALL BE TESTED AND CERTIFIED BEARING THE U.L. LISTING.
- EXTERIOR ELECTRICAL: ALL EXTERIOR OUTLETS SHALL BE RATED FOR EXTERIOR USE. ALL CONDUITS PENETRATING EXTERIOR WALL SHALL BE SEALED WATER TIGHT.
- PROVIDE ADDITIONAL EMERGENCY LIGHTS AND EXIT LIGHTS AS REQUIRED BY BUILDING AND FIRE CODES. SEE SHEET 11.
- PROVIDE ELEC. PANELS WITH TYPED CIRCUIT DIRECTORIES.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT & PULL STRINGS FOR HVAC CONTROL AS REQUIRED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL WET LOCATIONS SUCH AS BATHROOMS, SINK COUNTERS AND EXTERIOR, SHALL USE GFI DUPLEX OUTLETS WITH APPROPRIATE HOUSING. EXTERIOR LIGHTING AND CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2016 CEC ARTICLE 225.
- MAIN PANEL GROUND BUS WILL BE BONDED TO NEUTRAL BUS WITH #2/0 AWG CU OR EQUIVALENT BUS BAR NEC TABLE 250.102.C.1.
- ALL BRANCH CIRCUIT WIRING TO BE SIZED FOR 3% MAX VOLTAGE DROP OVER THE LONGEST LENGTH OF THE CIRCUIT.
- 240V PANELS WILL BE GROUNDED TO DEDICATED 5/8" X 8" GROUNDING ELECTRODES USING A GROUNDING CONDUCTOR WHICH SIZE IS LISTED ON RESPECTIVE GROUNDING DIAGRAM.
- 240V PANELS WILL BE BONDED BETWEEN GROUND BUS AND NEUTRAL BUS WITH CU WIRE OR BUS BAR WITH KOMIL NOT LESS THAN THE GROUND WIRE SIZE STATED ON PANEL SCHEDULE.
- TRANSFORMERS ARE TO BE GROUNDED TO MAIN PANEL GROUND BUS ONLY. SEE ONE-LINE DIAGRAM FOR GROUND WIRE SIZE.
- ALL GROUND WIRES ARE TO BE PROTECTED IN FLEXIBLE METAL CONDUIT.
- MAIN PANEL WILL NOT BE BONDED BETWEEN GROUND BUS AND NEUTRAL BUS.
- TRANSFORMERS ARE TO HAVE PRIMARY OVERCURRENT PROTECTIVE DEVICE (OCPD) VIA BREAKERS 125% OF TRANSFORMER NAMEPLATE (OR NEXT SIZE UP) LOCATED IN HIGH VOLTAGE PANELS. SECONDARY OCPD IS NOT REQUIRED PER NEC 240.21.C.2.
- CONDUCTORS AT PANELS AND TRANSFORMERS SHALL HAVE UNIQUE COLOR CODES WITH TO CLARIFY IDENTIFICATION OF CONDUCTORS. AT EACH LOCATION THERE SHALL BE A TYPED LABEL CONTAINING THE IDENTIFICATION OF EACH CONDUCTOR ACCORDING TO THE COLOR.
EXAMPLE: 208/277V ONE COLORED ELECTRICAL TAPE STRIPE ON EACH END OF CABLE (L1-BLUE, L2-RED, L3-YELLOW, NEUTRAL-WHITE, GROUND-GREEN) 480/277V TWO COLORED ELECTRICAL TAPE STRIPES ON EACH END OF CABLE (L1-BLUE, L2-RED, L3-YELLOW, NEUTRAL-WHITE, GROUND-GREEN)
- MAIN SWITCHBOARD SHALL BE LEGIBLY FIELD MARKED WITH MAX AVAILABLE FAULT CIRCUIT AND THE DATE THESE PLANS WERE SIGNED BY THE RESPONSIBLE ENGINEER PER CEC 110.24(A).
- ARC FLASH HAZARD WARNING LABEL SHALL BE PLACED ON SWITCHBOARD I.A.W. CEC 110.16.
- MAIN SERVICE DISCONNECT SHALL BE PERMANENTLY MARKED.
- ALL INSTALLED INDOOR LIGHTING SHALL BE CONTROLLED WITH AN OCCUPANT SENSING CONTROL, AUTOMATIC TIME-SWITCH CONTROL, OR OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING WHEN THE SPACE IS TYPICALLY UNOCCUPIED I.A.W 2016 CEC, SEC. 130.1(c)1A.
- THE GENERAL LIGHTING OF ANY ENCLOSED AREA 100 SQ. FT. OR LARGER, WITH A CONNECTED LIGHTING LOAD THAT EXCEEDS 0.5W PER SQ. FT. SHALL PROVIDE MULTILEVEL LIGHTING CONTROL IN ACCORDANCE WITH 2016 CEC, SEC. 130.1(b).
- CONTRACTOR IS TO PROVIDE AS BUILT MARKUPS TO THE OWNER AND RESPONSIBLE ENGINEER REFLECTING ANY DEVIATIONS FROM THE ORIGINAL DESIGN PLANS OR SPECIFIC DETAIL OF NOTE THAT COULD BE USEFUL INFORMATION FOR FUTURE MODIFICATIONS OR TROUBLESHOOTING. AS BUILT MARKUPS ARE TO REFLECT THE COMPLETELY INSTALLED, OPERATIONAL SYSTEM AFTER TESTING AND INSPECTION.
- ELECTRICAL LAYOUT NOTE: ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW EXACT LOCATIONS OF EQUIPMENT. CONTRACTOR SHALL VERIFY EXACT DIMENSIONS OF PROPOSED EQUIPMENT AND ITS FIT IN THE INTENDED SPACE. COORDINATE LOCATIONS, PENETRATIONS AND ANCHORING WITH MECHANICAL, PLUMBING, STRUCTURAL AND ARCHITECTURAL PLANS AND INSTALLATIONS. CHECK ALL SYMBOLS AND UNDERSTAND WHAT THEY MEAN ON THESE PLANS.

REVISIONS	BY
2-17-23	GKK



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Sheet	E1

PANEL SCHEDULE

METER / MAIN SWITCH BOARD "MSB"											
ENCLOSURE: NEMA 4 WALL MOUNT											
22 KAIC		VOLTS: 240 Y			PHASE: 3	WIRE: 4				MAIN: 1000	
		AMPS					AMPS				
CKT	LOAD DESCRIPTION	A	B	C	BREAKER		BREAKER	A	B	C	LOAD DESCRIPTION
1	PANEL "1" A	57			400		200	35			PANEL "6" A
3	PANEL "1" B		49		400		200		31		PANEL "6" B
5	PANEL "1" C			0	400		200			24	PANEL "6" C
7	HVAC	297			300		200	19			PANEL "7" A
9	HVAC		297		300		200		17		PANEL "7" B
11	HVAC			297	300		200			18	PANEL "7" C
13							200	28			PANEL "8" A
15							200		18		PANEL "8" B
17							200			12	PANEL "8" C
19											
21											
23											
SUBTOTAL AMPS		354	346	297				82	66	53	SUBTOTAL AMPS
TOTAL AMPS		436	412	350							

PANEL "1" - INTERIOR SWITCHBOARD											
ENCLOSURE: NEMA 4 WALL MOUNT											
22 KAIC		VOLTS: 240Y			PHASE: 3	WIRE: 4				MAIN: 400A	
		AMPS					AMPS				
CKT	LOAD DESCRIPTION	A	B	C	BREAKER		BREAKER	A	B	C	LOAD DESCRIPTION
1	PANEL "5"	2			100		100	0			PANEL "2"
3	""		7		100		100		0		""
5	""			0	100		100			0	""
7	PANEL "4"	24			100		100	31			PANEL "3"
9	""		16		100		100		27		""
11											
13											
15											
17											
19											
21											
23											
25											
27											
29											
31											
33											
35											
37											
39											
41											
SUBTOTAL AMPS		25.5	23.0	0				31.2	26.5	0	SUBTOTAL AMPS
TOTAL AMPS		57	49	0							

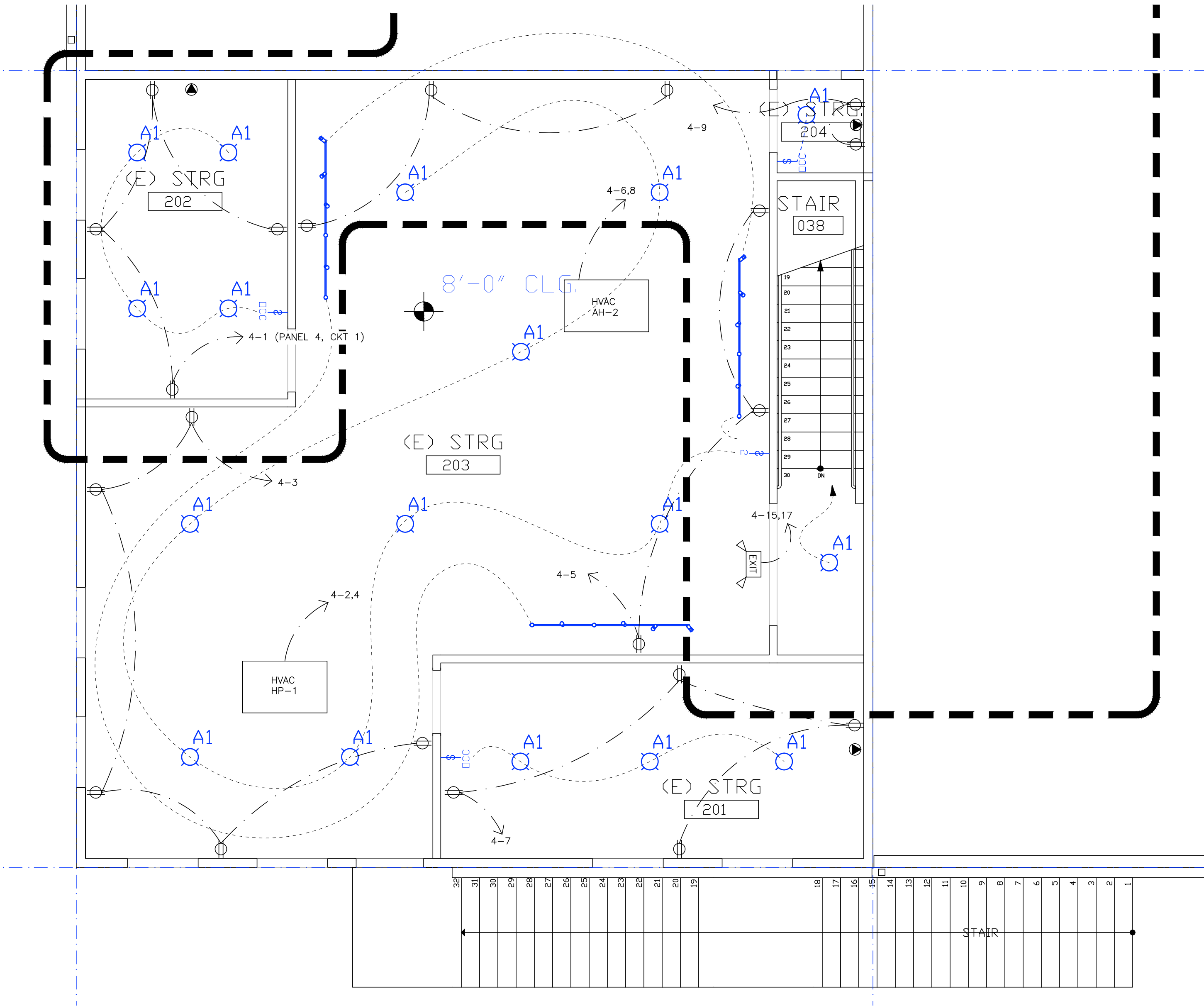
PANEL "2" NOT USED											
ENCLOSURE: NEMA 4 WALL MOUNT											
22 KAIC		VOLTS: 240 Y			PHASE: 1	WIRE: 4				MAIN: 100A	
		AMPS					AMPS				
CKT	LOAD DESCRIPTION	A	B	C	BREAKER		BREAKER	A	B	C	LOAD DESCRIPTION
1											
3											
5											
7											
9											
11											
13											
15											
17											
19											
21											
23											
25											
27											
29											
31											
33											
35											
37											
39											
41											
SUBTOTAL AMPS		0	0	0				0	0	0	SUBTOTAL AMPS
TOTAL AMPS		0	0	0							

PANEL "3" - SOUTHWEST SECTION											
ENCLOSURE: NEMA 4 WALL MOUNT											
22 KAIC		VOLTS: 120/240			PHASE: 1	WIRE: 3				MAIN: 100A	
		AMPS					AMPS				
CKT	LOAD DESCRIPTION	A	B		BREAKER		BREAKER	A	B		LOAD DESCRIPTION
1	5/6 027 RECEPS	7.5			20		20	13	B		027 DEDICATED SMALL APP.
3	1/6 027, 031 RECEPS		7.5		20		20		13		032 DEDICATED SMALL APP.
5	5/11 032,032 RECEPS	7.5			20						
7	4/11 032 RECEPS		6		20						
9	027, 028, 029, 030, 031 LIGHTING	3.2			20						
11	""				20						
13											
15											
17											
19											
21											
23											
25											
27											
29											
31											
33											
35											
37											
39											
41											
SUBTOTAL AMPS		18.2	13.5	0				13	13	0	SUBTOTAL AMPS
TOTAL AMPS		31	27	0							

PANEL "4" - 2ND FLOOR											
ENCLOSURE: NEMA 4 WALL MOUNT											
22 KAIC		VOLTS: 120/240			PHASE: 1	WIRE: 3				MAIN: 100A	
		AMPS					AMPS				
CKT	LOAD DESCRIPTION	A	B		BREAKER		BREAKER	A	B		LOAD DESCRIPTION
1	6/9 201 RECEPS	9			20						
3	3/9 201, 3/4 202 RECEPS		9		20						
5	1/4 202, 203 RECEPS	9			20						
7	204 RECEPS		6		20						
9	205 RECEPS	6			20						
11	039, 201, 202, 203, 204, 205 LIGHTING		0.9		20						
13	""				20						
15											
17											
19											
21											
23											
25											
27											
29											
31											
33											
35											
37											
39											
41											
SUBTOTAL AMPS		24	15.9					0	0		SUBTOTAL AMPS
TOTAL AMPS		24	16								

PANEL "5" - South East Section											
ENCLOSURE: NEMA 4 WALL MOUNT											
22 KAIC		VOLTS: 240Y			PHASE: 3	WIRE: 4				MAIN: 100A	
		AMPS					AMPS				
CKT	LOAD DESCRIPTION	A	B	C	BREAKER		BREAKER	A	B	C	LOAD DESCRIPTION
1	036 RECEPS	1.5			20						
3	035 RECEPS		4.5		20						
5	SPACE			0	20						
7	SPACE	0			20						
9	032, 033, 034, 035, 036, 039 LIGHTING		2.6		20						
11	""				20						
13											
15											
17											
19											
21											
23											
25											
27											
29											
31											
33											
35											
37											
39											
41											
SUBTOTAL AMPS		1.5	7.1	0				0	0	0	SUBTOTAL AMPS
TOTAL AMPS		2	7	0							

PANEL "6" - CENTRAL SECTION														
ENCLOSURE: NEMA 4 WALL MOUNT				MANUFACTURER: EXISTING										
22 KAIC				VOLTS: 240Y			PHASE: 3	WIRE: 4				MAIN: 200A		
				AMPS						AMPS				
CKT	LOAD DESCRIPTION			A	B	C	BREAKER		BREAKER	A	B	C	LOAD DESCRIPTION	CKT
1	018, 1/3 EXTERIOR RECEPS			9			20		20	13			018 DEDICATED SMALL APP.	2
3	5/5 018 GFCI, 1/2 024 RECEPS				9		20		20		13		018 DEDICATED SMALL APP.	4
5	020, 021, 1/3 EXTERIOR RECEPS					7.5	20		20			10	012 DEDICATED DRINKING FNT.	6
7	022, 023, 1/2 024, 029, 030, 038			9			20							8
9	025 RECEPS				9		20							10
11	026 RECEPS					6	20							12
13	018, 019, 020, 021, 022, 023, 024, 025, 026, 038 LIGHTING			4.3			20							14
15							20							16
17														18
19														20
21														22
23														24
25														26
27														28
29														30
31														32
33														34
35														36
37														38
39														40
41														42
SUBTOTAL AMPS				22.3	18	13.5				13	13	10	SUBTOTAL AMPS	
TOTAL AMPS				35	31	24								



2nd FLOOR ELECTRICAL/LIGHTING LAYOUT

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

ELECTRICAL NOTES

- ALL WORK TO CONFORM TO A CALIFORNIA ELECTRIC AND CALIFORNIA ENERGY CODE, LATEST EDITIONS, AND APPLICABLE LOCAL CODES. ANY DEVIATION FROM APPROVED ELECTRICAL PLANS WILL REQUIRE APPROVAL FROM THE ELECTRICAL DESIGNER OF RECORD, PER CALIFORNIA BUSINESS AND PROFESSION CODE.
- PROVIDE ALL PARTS AND LABOR FOR A COMPLETE AND WORKING FACILITY IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. COORDINATE ELECTRICAL WORK WITH OTHER TRADES; CONFIRM YOUR WORK SCOPE WITH GENERAL CONTRACTOR, CONTRACTOR TO ARRANGE FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK. PROVIDE OWNER WITH FINAL APPROVAL AND AS-BUILT DOCUMENTS AS PART OF THE CONTRACT CLOSEOUT.
- ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW EXACT LOCATIONS OF EQUIPMENT. CONTRACTOR SHALL VERIFY EXACT DIMENSIONS OF PROPOSED EQUIPMENT AND ITS FIT IN THE INTENDED SPACE. CHECK ALL SYMBOLS AND UNDERSTAND WHAT THEY MEAN ON THESE PLANS.
- PANEL AND EQUIPMENT FEEDERS: INDIVIDUAL CONDUCTORS IN CONDUIT PER FEEDER SCHEDULE.
- ALL WIRING DEVICES TO BE COMMERCIAL SPECIFICATION GRADE.
- ALL CONDUCTOR RUNS TO HAVE GROUND WIRE RATED FOR THE CURRENT CARRYING CONDUCTORS PER N.E.C.
- THE CEILING LIGHT LOCATIONS SHALL BE AS INDICATED ON LIGHTING PLAN. ALL BALLAST SHALL BE TESTED AND CERTIFIED BEARING THE U.L. LISTING.
- EXTERIOR ELECTRICAL: ALL EXTERIOR OUTLETS SHALL BE RATED FOR EXTERIOR USE. ALL CONDUITS PENETRATING EXTERIOR WALL SHALL BE SEALED WATER TIGHT.
- PROVIDE ADDITIONAL EMERGENCY LIGHTS AND EXIT LIGHTS AS REQUIRED BY BUILDING AND FIRE CODES.
- PROVIDE ELEC. PANELS WITH LOCKING COVERS AND TYPED CIRCUIT DIRECTORIES.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT & PULLSTRINGS FOR HVAC CONTROL AS REQUIRED. REFER TO MECHANICAL AND EMS DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL PROVIDE EMT CONDUIT FOR ALL CONDUIT RUNS IN THE SALES AREA.
- WEATHER PROOF DUPLEX RECEPTACLE MOUNTED ON ROOF TOP, WIRED BY THE E.C. WILL CONNECT TO THE BRANCH CIRCUIT INDICATED.
- ALL WET LOCATIONS SUCH AS BATHROOMS, SINK COUNTERS AND EXTERIOR, SHALL USE GCFI DUPLEX OUTLETS WITH APPROPRIATE HOUSING.
- SEE PANEL SCHEDULE FOR CIRCUIT HOME RUNS (SHEETS E2-E3)
- REPLACE ANY CONDUIT OR CONDUCTORS AFFECTED BY THE FIRE THAT TRANSIT THE FIRE DAMAGED AREA WEATHER THEY SUPPLY POWER TO 2nd FLOOR OR ELSEWHERE IN THE BUILDING.

CONDUCTOR NOTES

- 1-PHASE HOME RUNS ARE:
 - (x2) #12 AWG CU
 - C:1/2" EMT
 - G:#12 BARE CU

PANEL "4" - 2ND FLOOR														
ENCLOSURE: NEMA 1 WALL MOUNT				MANUFACTURER: EXISTING										
10 KAIC				VOLTS: 120/240			PHASE: 1		WIRE: 3		MAIN: 100A			
				AMPS						AMPS				
CKT	LOAD DESCRIPTION			A	B		BREAKER		BREAKER	A	B		LOAD DESCRIPTION	CKT
1	202 receps			9			20		35	21			EXISTING HVAC HP	2
3	203 receps S				9		20		35		21		"	4
5	203 receps N			9			20		30	27			Air handler w Heat	6
7	201 Receps				6		20		30		27		"	8
9	204 Receps			6			20							10
11	LIGHTING				3.0		20							12
13	"			3			20							14
15	EMERGENCY EXIT LIGHTING				2		20							16
17	"			2			20							18
19														20
SUBTOTAL AMPS				29	20.0					48	48		SUBTOTAL AMPS	
TOTAL AMPS				77	68									

Commercial Office Load Calculations			
Main Switch Board			
Service Voltage 120/240, 3Ph 4W			
House Loads			
HVAC			
RCU - 1			
123314			
(x3) EV chargers at 40A each			
49824			
Sub panels (1-8)			
125962			
Total Connected Load:			
299100 VA			
Building total amps 3 phase :			
720 Amps			
Service Equipment Rating:			
1000 Amps			

Panel 4 Loads			
Fed From Panel 1			
3 Wire, 1 phase 120/240			
26 General Receptacles :			
4680 VA			
CEC 220.14(l)			
125% Lighting @ 2VA/SQFT:			
3910 VA			
CEC T220.12			
Subtotal General loads:			
8590 VA			
HVAC			
4368 VA			
Plus 25% largest motor HVAC			
1092 VA			
CEC 220.50			
Electric heat			
5000 VA			
Total Demand Loads:			
19050 VA			
Required Bus Ampacity:			
79 Amps			
Required Service Equipment Rating:			
100 Amps			

PANEL SCHEDULE/LOADS

LIGHTING SCHEDULE	

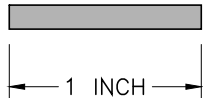
ITEM	SYMBOL	DISRIPTION	MAKE	MODEL	OLCFM	WATTS (EA)	QTY	WATTS (TOTAL)	LUMENS	ELECTRICAL	EFFICACY
2		CANOPY LIGHT	LITHONIA		OLCFM	16.6	3	49.8	1099	120V-277/1P/60	66
4		EMERGENCY LIGHT/EXIT	LITHONIA		ECC RM12	0.72	1	0.72	73.5	120-277V/1P/60	102

LIGHTING SCHEDULE

Voltage Drop Calculation for 2nd Floor Panel 4 Feeder.											
Tag	Description	volts	phases	circuit interrupt rating	I, amps	L, K feet	Z at 2% VD (.02*240=4.8V) Z=VD/(21 L)	Min CU wire THWN (2) current carrying cond. table 310.15(B)(16)	req. wire ga. CU THWN, chap.9 table 9, .85 pf	required wire ga.	minimu m required PVC schedule 40 conduit size
11	Panel 4	240	1p 3w	100	80	0.040	0.7500	#2	#8	#2	1"

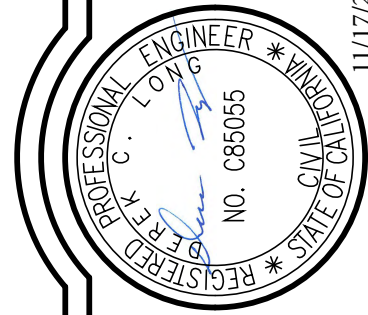
VOLTAGE DROP

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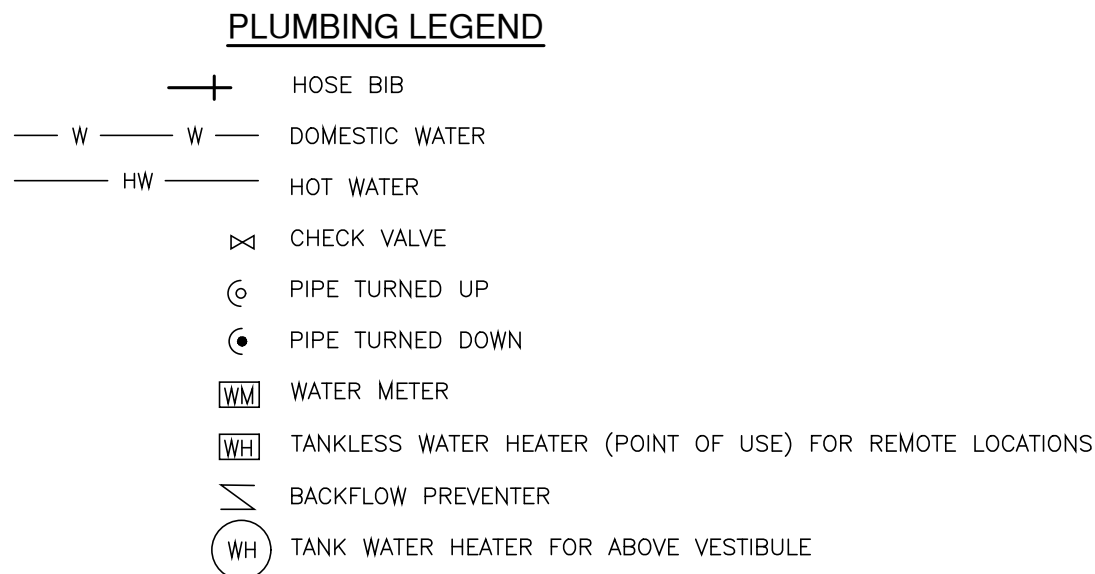
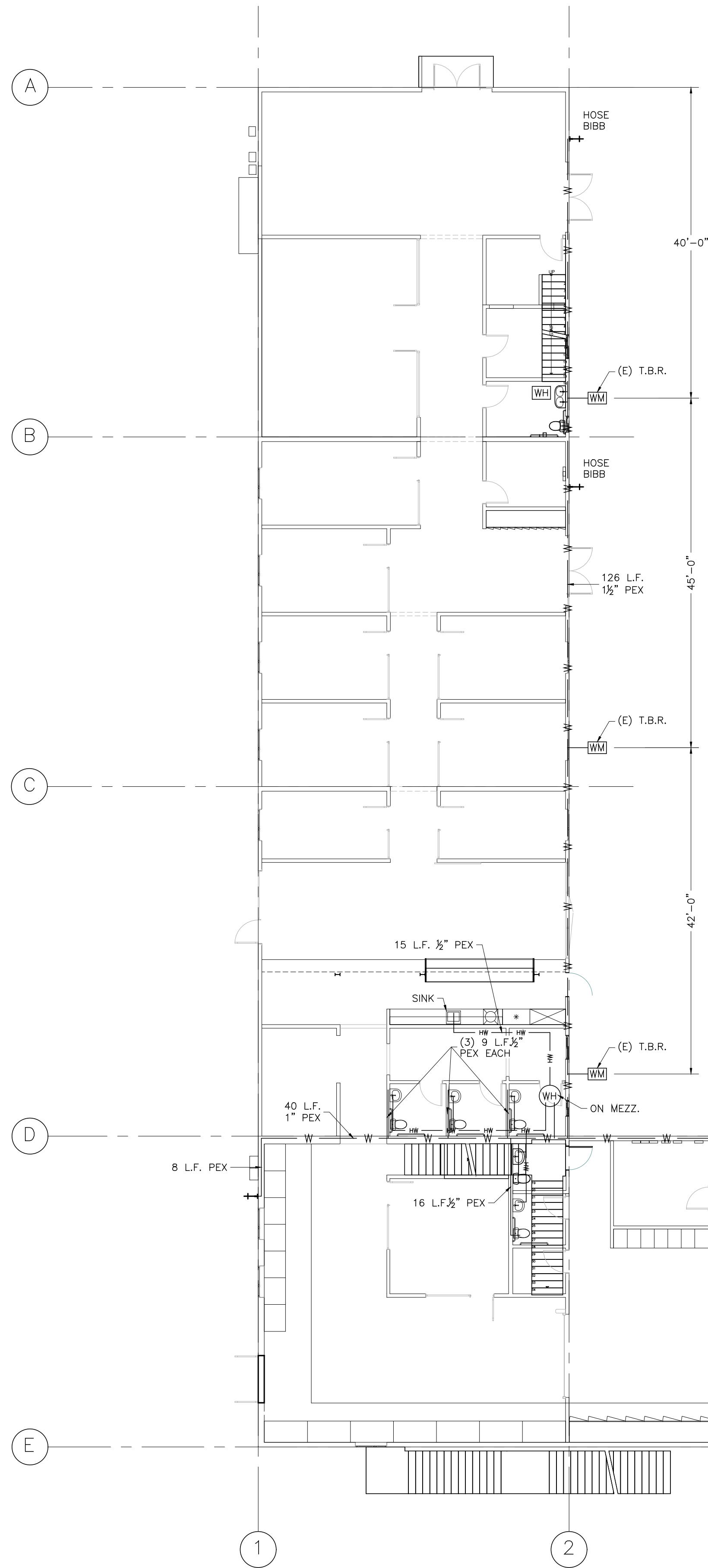
REVISIONS	BY
11-17-23	GKK



WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

HASTINGS ELECTRIC SERVICE CENTER
FIRE DAMAGE REPAIR
Site Address: 1350 Hastings Ave., Ukiah, CA.
APN: 180-070-19
ELECTRICAL/LIGHTING LAYOUT/SCHEDULES
For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

Date	NOV 17 '23
Scale	AS NOTED
Design	ETA
Drawn	GKK
Job	COU2201.2
Sheet	E5



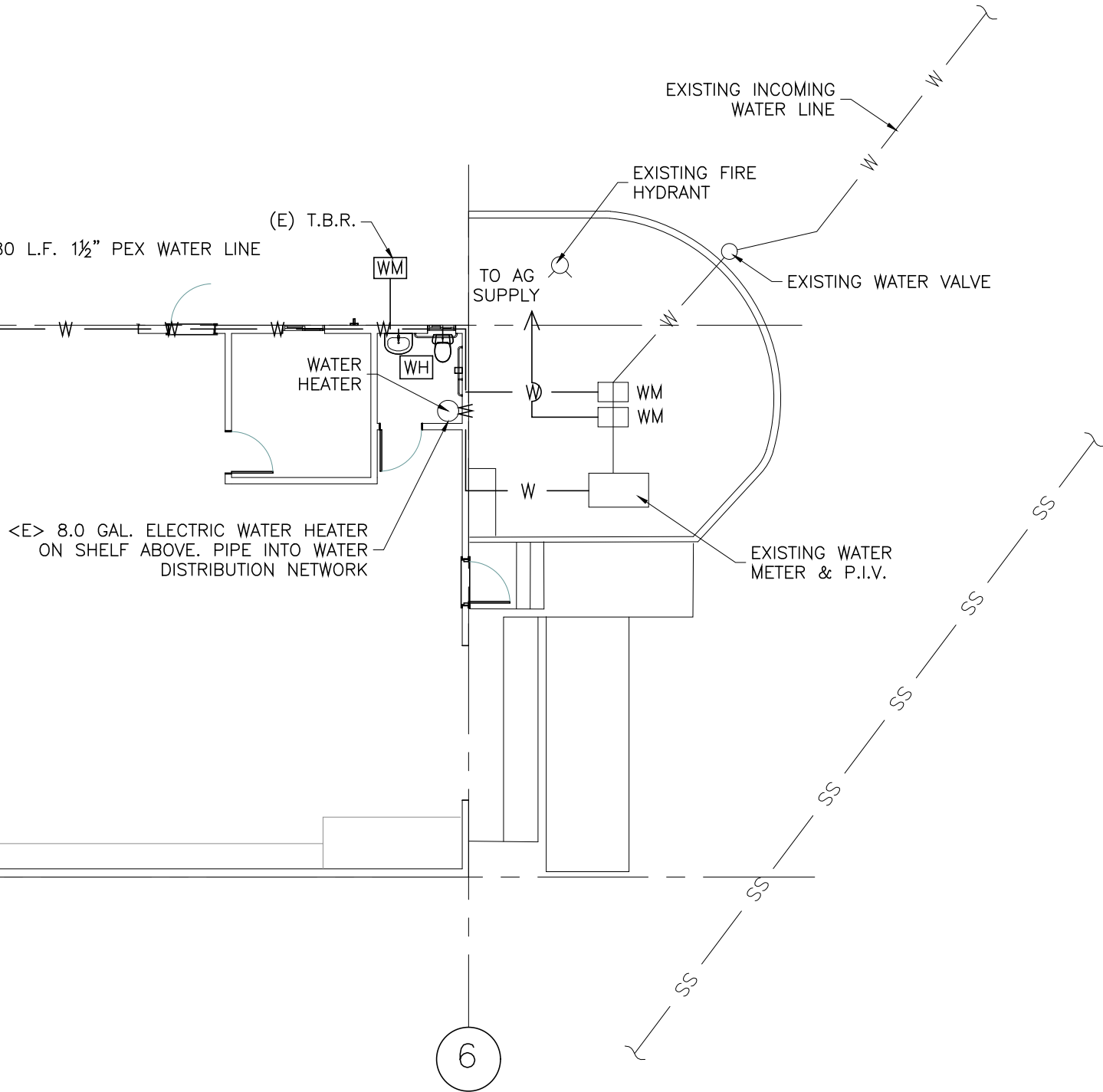
- NOTES:**
- WATER CLOSETS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF 1.28 GALLONS PER FLUSH.
 - LAVATORY FAUCETS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE.
 - HOT WATER DELIVERED TO PUBLIC USE LAVATORIES SHALL NOT EXCEED A MAXIMUM TEMPERATURE OF 120F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED AN ACCEPTABLE CONTROL FOR MEETING THIS PROVISION.
 - POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS SHALL BE PROTECTED BY A NON-REMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NON-REMOVABLE HOSE-BIBB VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE ON THE DISCHARGE SIDE OF THE LAST VALVE.
 - 0.5 INCH CW SHUTOFFS TO BE INSTALLED ON ALL FIXTURES
 - GIVEN OCCUPANCY SCHEDULE, PROJECT COMPLIES WITH MINIMUM NUMBER AND TYPE OF PLUMBING FACILITIES FOR B, M, AND S-1 OCCUPANCIES (CPC 422.1).
 - CONTRACTOR TO VERIFY H2O P.O.C. PRIOR TO STARTING. CONTACT RESPONSIBLE ENGINEER FOR RESOLUTION IF LOCATION DIFFERS FROM THAT SHOWN.
 - CONTRACTOR SHALL INSTALL ALL PLUMBING AND DRAINAGE FIXTURES AND PIPING IN ACCORDANCE WITH THE 2019 CA CBC, CPC, CMP AND OTHER APPLICABLE CODES.
 - CONTRACTOR SHALL CONTACT THE RESPONSIBLE ENGINEER IF DISCREPANCIES ARE FOUND ON THESE PLANS.

Description	# of units	FU factor CPC TABLE 702.1	DFU	Min Trap Size (in)
Floor 1				
Water Closet	7	2.5	17.5	0.5
Kitchen Sink	1	1.5	1.5	0.5
Wash Sink	8	2	16	0.5
Mop Wash Sink	2	1.5	3	0.5
Hose bib	3	2.5	4.5	0.5
Total FU			43	
Total GPM	chart A103.1(2)		25	
Velocity fps	chart A105.1(5)		6	
Pipe Size	chart A105.1(5)		1-1/2"	
Friction Loss	chart A105.1(5)		4.5psi/100ft	

PIPE SIZING CALCULATIONS

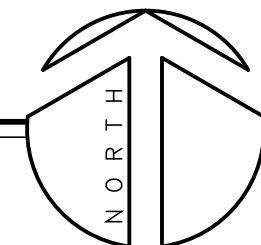
Pressure Drop Calculations	
Fixture	Pressure Drop (PSI)
Water Meter	2
(2) Check Valve	6
Pipe Length Friction Loss	12
90° Elbow	4
Incoming Pressure (PSI)	100
Total Pressure Loss (PSI)	24
Pressure at most Remote Fixture (PSI)	76
Calculated using CPC A 105.1(5), A 104.4 (1), and A 102.2	

PRESSURE LOSS CALCULATIONS



GROUND FLOOR PLUMBING PLAN

SCALE: 3/32"=1'-0"



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REVISIONS

BY

2-17-23

GKK

WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

HASTINGS ELECTRIC SERVICE CENTER TENANT IMPROVEMENTS

APN: 180-070-19

Site Address: 1350 Hastings Ave, Ukiah, CA.

For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

PLUMBING PLAN

Date

DEC 19 '22

Scale

AS NOTED

Design

ETA

Drawn

GKK

Job

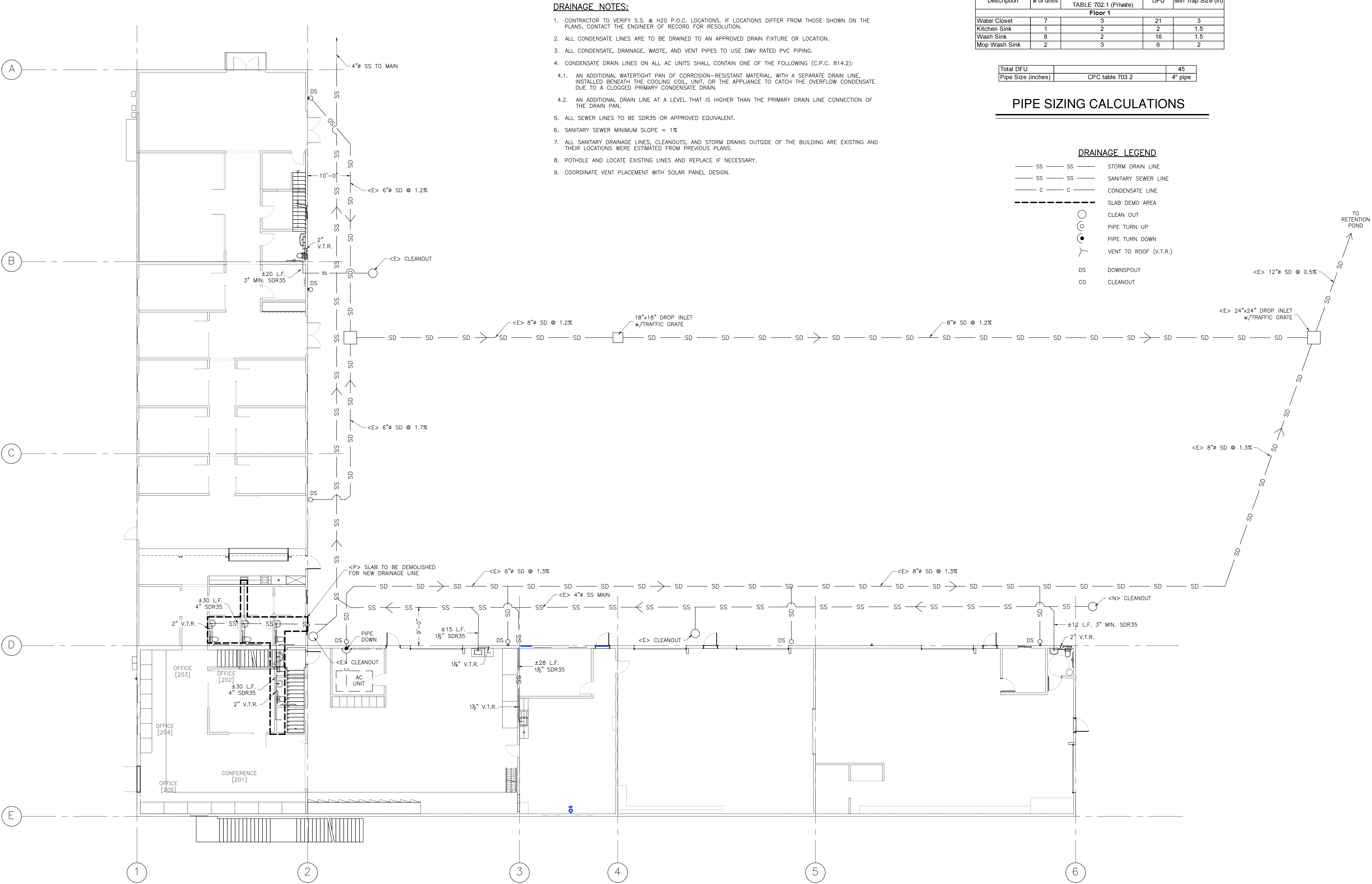
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11/7/2023



- DRAINAGE NOTES:**
1. CONTRACTOR TO VERIFY S.S. & H2O P.O.C. LOCATIONS. IF LOCATIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE ENGINEER OF RECORD FOR RESOLUTION.
 2. ALL CONDENSATE LINES ARE TO BE DRAINED TO AN APPROVED DRAIN FIXTURE OR LOCATION.
 3. ALL CONDENSATE, DRAINAGE, WASTE, AND VENT PIPES TO USE DWV RATED PVC PIPING.
 4. CONDENSATE DRAIN LINES ON ALL AC UNITS SHALL CONTAIN ONE OF THE FOLLOWING (C.P.C. 814.2):
 - 4.1. AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL, WITH A SEPARATE DRAIN LINE, INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN.
 - 4.2. AN ADDITIONAL DRAIN LINE AT A LEVEL THAT IS HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION OF THE DRAIN PAN.
 5. ALL SEWER LINES TO BE SDR35 OR APPROVED EQUIVALENT.
 6. SANITARY SEWER MINIMUM SLOPE = 1%
 7. ALL SANITARY DRAINAGE LINES, CLEANOUTS, AND STORM DRAINS OUTSIDE OF THE BUILDING ARE EXISTING AND THEIR LOCATIONS WERE ESTIMATED FROM PREVIOUS PLANS.
 8. POTHOLE AND LOCATE EXISTING LINES AND REPLACE IF NECESSARY.
 9. COORDINATE VENT PLACEMENT WITH SOLAR PANEL DESIGN.

Description	# of units	DFU factor CPC TABLE 702.1 (Private)	DFU	Min Trap Size (in)
Floor 1				
Water Closet	7	3	21	3
Kitchen Sink	1	2	2	1.5
Wash Sink	8	2	16	1.5
Mop Wash Sink	2	3	6	2

Total DFU	45
Pipe Size (inches)	CPC table 703.2 4" pipe

PIPE SIZING CALCULATIONS

- DRAINAGE LEGEND**
- SS — SS — STORM DRAIN LINE
 - SS — SS — SANITARY SEWER LINE
 - C — C — CONDENSATE LINE
 - SLAB DEMO AREA
 - CLEAN OUT
 - PIPE TURN UP
 - PIPE TURN DOWN
 - Y VENT TO ROOF (V.T.R.)
 - DS DOWNSPOUT
 - CO CLEANOUT

REVISIONS

BY

2-17-23

GKK

WHITCHURCH ENGINEERING, INC.

610 9th Street Fortuna, California 95540

Phone (707) 725-6926

HASTINGS ELECTRIC SERVICE CENTER TENANT IMPROVEMENTS

Site Address: 1350 Hastings Ave, Ukiah, CA.

APN: 180-070-19

DRAINAGE PLAN

For: City of Ukiah-Electric Service Center 400 West Clay, Ukiah, Ca. 95482

Date

DEC 19 '22

Scale

AS NOTED

Design

ETA

Drawn

GKK

Job

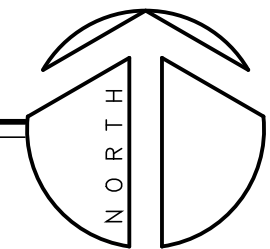
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GROUND FLOOR DRAINAGE PLAN

SCALE: 3/32"=1'-0"



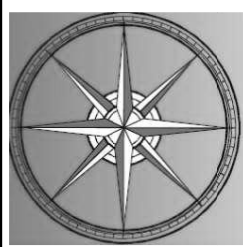
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Abbey Technical Services
Building Energy Consultants
1125 16th St., Ste. 216 Arcata, CA 95521
707.826.1433
anthony@abbeytechnicalservices.com



TITLE 24 BUILDING ENERGY REPORT
City of Ukiah TI Hastings Electrical Service
1350 Hastings Rd., APN 180-070-19-00
Ukiah, CA 95482

T24.2

Project Name:	23268 City of Ukiah TI Hastings Electrical Service	NRCC-PRF-01-E	Page 12 of 24					
Project Address:	1350 Hastings Rd., APN 180-070-19-00 Ukiah 95482	Calculation Date/Time:	15:09, Tue, Nov 21, 2023					
Input File Name:	23268 EPB.3 City of Ukiah TI Hastings Electrical Service.cbd15h							
K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-1-001 Showroom	Retail Sales Area (Retail Merchandise Sales)	NA	0.00 0.00 0.00 0.00	001Showroom	1200.0	5	1200	0
S-2-002 Supply	Commercial/Industrial Storage (Warehouse)	NA	0.00 0.00 0.00 0.00	002Supply	38.0	1	38	0
S-3-003 Conference	Convention, Conference, Multipurpose and Meeting Area	NA	0.00 0.00 0.00 0.00	003Conference	80.0	8	80	0
S-4-005 Print	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	005Print	38.0	1	38	0
S-5-006 Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	006Toilet	38.0	1	38	0
S-6-037 Stairs 1stflr	Stairwell	NA	0.00 0.00 0.00 0.00	037Stairs1stflr	38.0	1	38	0
S-7-037 Stairs 2ndflr	Stairwell	NA	0.00 0.00 0.00 0.00	037Stairs2ndflr	1.0	1	1	0

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K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
			0.00 0.00 0.00					
S-8-007 Lactation	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	007Lactation	38.0	1	38	0
S-9-010 Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	010Office	40.0	4	40	0
S-10-011 Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	011Office	40.0	4	40	0
S-11-012 Shared Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	012SharedOffice	40.0	4	40	0
S-12-013 Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	013Office	40.0	4	40	0
S-13-014 Shared Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	014SharedOffice	40.0	4	40	0

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K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-14-015 Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	015Office	40.0	4	40	0
S-15-016 Plot	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	016Plot	30.0	3	30	0
S-16-017 Storage	Commercial/Industrial Storage (Warehouse)	NA	0.00 0.00 0.00 0.00	017Storage	30.0	3	30	0
S-17-018 Breakroom	Lounge, Breakroom, or Waiting Area	NA	0.00 0.00 0.00 0.00	018Breakroom	60.0	6	60	0
S-17-018 Breakroom	Lounge, Breakroom, or Waiting Area	NA	0.00 0.00 0.00 0.00	018Breakroom	152.0	4	152	0
S-17-018 Breakroom	Lounge, Breakroom, or Waiting Area	NA	0.00 0.00 0.00 0.00	018Breakroom	114.0	3	114	0
S-18-019 Hall	Corridor Area	NA	0.00 0.00 0.00 0.00	019Hall	20.0	2	20	0

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K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-19-020 Meter Testing	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	020MeterTesting	76.0	2	76	0
S-20-021 Vestibule	Corridor Area	NA	0.00 0.00 0.00 0.00	021Vestibule	10.0	1	10	0
S-20-021 Vestibule	Corridor Area	NA	0.00 0.00 0.00 0.00	021Vestibule	240.0	1	240	0
S-21-022 U Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	022UToilet	10.0	1	10	0
S-21-022 U Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	022UToilet	27.0	1	27	0
S-22-023 M Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	023MToilet	10.0	1	10	0

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Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-22-023 M Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	023MToilet.	27.0	1	27	0
S-23-024 W Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	024WToilet	10.0	1	10	0
S-23-024 W Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	024WToilet.	27.0	1	27	0
S-24-004 Hall	Corridor Area	NA	0.00 0.00 0.00 0.00	004Hall	114.0	3	114	0
S-25-008/009 Foyer/Hall	Corridor Area	NA	0.00 0.00 0.00 0.00	008Foyer	76.0	2	76	0
S-25-008/009 Foyer/Hall	Corridor Area	NA	0.00 0.00 0.00 0.00	008Foyer.	240.0	1	240	0

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Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-25-008/009 Foyer/Hall	Corridor Area	NA	0.00 0.00 0.00 0.00	009Hall	76.0	2	76	0
S-25-008/009 Foyer/Hall	Corridor Area	NA	0.00 0.00 0.00 0.00	009Hall	38.0	1	38	0
S-29-025 Workshop	General/Commercial & Industrial Work Area (Low Bay)	NA	0.00 0.00 0.00 0.00	025Workshop	228.0	6	228	0
S-29-025 Workshop	General/Commercial & Industrial Work Area (Low Bay)	NA	0.00 0.00 0.00 0.00	025Workshop	190.0	5	190	0
S-30-026 Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	026Office	60.0	6	60	0
S-31-028 Custodian	Commercial/Industrial Storage (Warehouse)	NA	0.00 0.00 0.00 0.00	028Custodian	38.0	1	38	0
S-32-029 U Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	029UToilet	10.0	1	10	0

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K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
			0.00 0.00 0.00					
S-32-029 U Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	029UToilet	27.0	1	27	0
			0.00 0.00 0.00 0.00					
S-33-030 Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	030Toilet	10.0	1	10	0
			0.00 0.00 0.00 0.00					
S-33-030 Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	030Toilet	27.0	1	27	0
			0.00 0.00 0.00 0.00					
S-34-038 Stairs 1stflr	Stairwell	NA	0.00 0.00 0.00 0.00	038Stairs1stflr	38.0	1	38	0
			0.00 0.00 0.00 0.00					
S-35-038 Stairs 2ndflr	Stairwell	NA	0.00 0.00 0.00 0.00	038Stairs2ndflr	38.0	1	38	0
			0.00 0.00 0.00 0.00					
S-36-027 Ready Room	General/Commercial & Industrial Work Area (Low Bay)	NA	0.00 0.00 0.00 0.00	027ReadyRoom	114.0	3	114	0

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K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
			0.00					
S-36-027 Ready Room	General/Commercial & Industrial Work Area (Low Bay)	NA	0.00	027ReadyRoom	114.0	3	114	0
			0.00					
S-37-031 Mechanical	Electrical, Mechanical, Telephone Rooms	NA	0.00	031Mechanical	38.0	1	38	0
			0.00					
S-38-032 Bull Room	General/Commercial & Industrial Work Area (Low Bay)	NA	0.00	032BullRoom	120.0	12	120	0
			0.00					
S-38-032 Bull Room	General/Commercial & Industrial Work Area (Low Bay)	NA	0.00	032BullRoom	120.0	12	120	0
			0.00					
S-38-032 Bull Room	General/Commercial & Industrial Work Area (Low Bay)	NA	0.00	032BullRoom	10.0	1	10	0
			0.00					
S-39-033 Shared Office	Office Area (<250 square feet)	NA	0.00	033SharedOffice	60.0	6	60	0
			0.00					

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K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-40-033 Warehouse	Commercial/Industrial Storage (Warehouse)	NA	0.00 0.00 0.00 0.00	033Warehouse	266.0	7	266	0
S-41-034 Warehouse	Commercial/Industrial Storage (Warehouse)	NA	0.00 0.00 0.00 0.00	034Warehouse	266.0	7	266	0
S-42-035 Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00 0.00	035Office	40.0	4	40	0
S-43-036 Toilet	Restrooms	NA	0.00 0.00 0.00 0.00	036Toilet	38.0	1	38	0
S-44-201/202/203/204 Storage	Commercial/Industrial Storage (Warehouse)	NA	0.00 0.00 0.00 0.00	Storage Areas	170.0	17	170	0
S-44-201/202/203/204 Storage	Commercial/Industrial Storage (Warehouse)	NA	0.00 0.00 0.00 0.00	Storage Area	720.0	3	720	0

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K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS

Building Level Controls						
1			2			
Mandatory Demand Response §110.12(c)			Shut-Off Controls §130.1(c)			
NA			NA			
Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per §130.1)						
4	5	6	7	8	9	10
Area Description	Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary Daylighting §130.1(d)	Secondary Daylighting §140.5(f)
001 Showroom	Retail Sales Area (Retail Merchandise Sales)	Required	Exempt	Required	Required	Required
002 Supply	Commercial/Industrial Storage (Warehouse)	Required	Exempt	Required	NA	NA
003 Conference	Convention, Conference, Multipurpose and Meeting Area	Required	Exempt	Required	NA	NA
004 Hall	Corridor Area	Required	Required	Required	NA	NA
005 Print	Office Area (<250 square feet)	Required	Exempt	Required	NA	NA
006 Toilet	Restrooms	Required	Exempt	Required	Exempt	NA
007 Lactation	Office Area (<250 square feet)	Required	Exempt	Required	NA	NA
008 Foyer	Corridor Area	Required	Required	Required	Exempt	Exempt
009 Hall	Corridor Area	Required	Required	Required	NA	NA

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Indoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: 23268 City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
Documentation Author's Declaration Statement
Responsible Person's Declaration Statement

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Indoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
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A. GENERAL INFORMATION
B. PROJECT SCOPE
C. COMPLIANCE RESULTS

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C. COMPLIANCE RESULTS
D. EXCEPTIONAL CONDITIONS
E. ADDITIONAL REMARKS
F. INDOOR LIGHTING FIXTURE SCHEDULE

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F. INDOOR LIGHTING FIXTURE SCHEDULE
002Supply, 003Conference, 005Print, 006Toilet, 007Lactation, 008Foyer, 009Hall, 010Office, 011Office, 012ShareOffice, 013Office, 014ShareOffice, 015Office, 016Plot, 017Storage, 018Breakroom, 018Breakroom

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F. INDOOR LIGHTING FIXTURE SCHEDULE
018Breakroom, 019Hall, 020MeterTesting, 021Vestibule, 022Toilet, 023Mechanical, 023Mechanical, 024Workshop, 025Workshop, 026Office, 027ReadyRoom, 027ReadyRoom, 028Custodian, 029Toilet, 029Toilet, 030Toilet, 030Toilet

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F. INDOOR LIGHTING FIXTURE SCHEDULE
031Mechanical, 032BullRoom, 032BullRoom, 033ShareOffice, 034Warehouse, 035Office, 036Toilet, 037Stairs1stF, 037Stairs2ndF, 038Stairs1stF, 038Stairs2ndF, 038Stairs2ndF, 039Storage Area, 039Storage Area

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G. MODULAR LIGHTING SYSTEMS
001Showroom, 021Vestibule, 008Foyer, Storage Area

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G. MODULAR LIGHTING SYSTEMS
H. INDOOR LIGHTING CONTROLS (Not including PAFs)
001Showroom, 002Supply, 003Conference, 005Print, 006Toilet, 007Lactation, 008Foyer, 009Hall, 010Office, 011Office, 012ShareOffice, 013Office, 014ShareOffice, 015Office, 016Plot, 017Storage, 018Breakroom, 018Breakroom

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)
001 Showroom, 002 Supply, 003 Conference, 004 Hall, 005 Print, 006 Toilet, 007 Lactation, 008 Foyer, 009 Hall, 010 Office, 011 Office

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)
012 Office, 013 Office, 014 Office, 015 Office, 016 Plot, 017 Storage, 018 Breakroom, 019 Hall, 020 Meter Testing, 021 Vestibule, 022 U Toilet, 023 M Toilet, 024 W Toilet, 025 Workshop, 026 Office

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)
027 Ready Room, 028 Custodian, 029 U Toilet, 030 Toilet, 031 Mechanical, 032 Bull Room, 033 Shared Office, 034 Warehouse, 035 Office, 036 Toilet, 037 Stairs, 038 Stairs, 101 Mezzanine, 102 Mezzanine

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)
Storage Areas 201,202,203,204, Warehouse, All Other Space Types

CEA
Abbey Technical Services
Building Energy Consultants
1125 16th St., Ste. 216 Arcata, CA 95521
707.826.1433
anthony@abbeytechnicalservices.com

TITLE 24 BUILDING ENERGY REPORT
City of Ukiah TI Hastings Electrical Service
1350 Hastings Rd., APN 180-070-19-00
Ukiah, CA 95482

T24.3

STATE OF CALIFORNIA
Indoor Lighting
NRC-171-E
CALIFORNIA ENERGY COMMISSION
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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

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STATE OF CALIFORNIA
Indoor Lighting
NRC-171-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
Report Page: (Page 16 of 21)
Date Prepared: 11/21/2023

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
Report Generated: 2023-11-21 15:12:22

STATE OF CALIFORNIA
Indoor Lighting
NRC-171-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
Report Page: (Page 17 of 21)
Date Prepared: 11/21/2023

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
Report Generated: 2023-11-21 15:12:22

STATE OF CALIFORNIA
Indoor Lighting
NRC-171-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
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STATE OF CALIFORNIA
Indoor Lighting
NRC-171-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
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K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
Report Generated: 2023-11-21 15:12:22

STATE OF CALIFORNIA
Indoor Lighting
NRC-171-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
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T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
Report Generated: 2023-11-21 15:12:22

STATE OF CALIFORNIA
Indoor Lighting
NRC-171-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
Report Page: (Page 21 of 21)
Date Prepared: 11/21/2023

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
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STATE OF CALIFORNIA
Outdoor Lighting
NRC-170-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
Report Page: (Page 1 of 7)
Date Prepared: 11/21/2023

A. GENERAL INFORMATION

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
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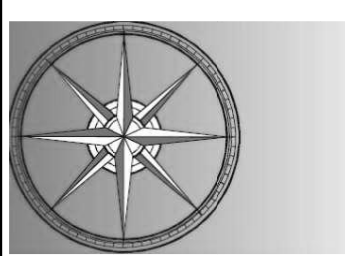
STATE OF CALIFORNIA
Outdoor Lighting
NRC-170-E
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: City of Ukiah TI Hastings Electrical Service
Project Address: 1350 Hastings Rd., APN 180-070-19-00
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C. COMPLIANCE RESULTS

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
Report Generated: 2023-11-21 15:12:22



Abbay Technical Services
Building Energy Consultants
1125 16th St., Ste. 216 Arcata, CA 95521
707-826-1433
anthony@abbaytechnicalservices.com



TITLE 24 BUILDING ENERGY REPORT
City of Ukiah TI Hastings Electrical Service
1350 Hastings Rd., APN 180-070-19-00
Ukiah, CA 95482

T24.4

STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

CITY OF UKIAH TI HASTINGS ELECTRICAL SERVICE

1350 Hastings Rd., APN 180-070-19-00

11/21/2023

CALIFORNIA ENERGY COMMISSION

NRCC-ETO-E

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §160.2, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §161.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e. existing luminaires remaining or existing luminaires being moved are not included).

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How is Wattage determined	Total number luminaires ³	Luminaire Status ⁴	Excluded per §160.2(a)	Design Watts	Cutoff Req. 6,200 initial lumens output ⁴	Field Inspector
East	A1-4in Recessed Can 10W	Linear	10	Mfr. Spec	3	New	30	NA: < 6200 lumens	Pass
North	A1-4in Recessed Can 10W	Linear	10	Mfr. Spec	3	New	30	NA: < 6200 lumens	Pass
North	A1-4in Recessed Can 10W	Linear	10	Mfr. Spec	4	New	40	NA: < 6200 lumens	Pass
South	A1-4in Recessed Can 10W	Linear	10	Mfr. Spec	4	New	40	NA: < 6200 lumens	Pass
West	A1-4in Recessed Can 10W	Linear	10	Mfr. Spec	5	New	50	NA: < 6200 lumens	Pass
Total Design Watts:							190		

NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §160.2(b).

FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §160.2(a).
1 For linear luminaires, wattage should be indicated as W/ft instead of Watts/Luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
2 Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
3 Compliance with mandatory cutoff requirements is required for luminaires with initial lumens output >= 6,200 unless exempted by §160.2(b).

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

Registration Number:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Report Version: 2019.1.003
Schema Version: rev 20200601

Registration Date/Time:

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Registration Provider: Energysoft

STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

CITY OF UKIAH TI HASTINGS ELECTRICAL SERVICE

1350 Hastings Rd., APN 180-070-19-00

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CALIFORNIA ENERGY COMMISSION

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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (i.e. unaltered) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

01	02	03	04	05
Area Description	Shut-Off §160.2(c)(1)	Auto-Schedule §160.2(c)(2)	Motion Sensor §160.2(c)(3)	Field Inspector
Outdoor Lighting	Photocontrol	Yes	Yes	Pass

NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned OFF; EXCEPTION 1 to §160.2(c).

Mandatory Controls

01	02	03	04	05
Area Description	Shut-Off §160.2(c)(1)	Auto-Schedule §160.2(c)(2)	Motion Sensor §160.2(c)(3)	Field Inspector
Outdoor Lighting	Photocontrol	Yes	Yes	Pass

Registration Number:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Report Version: 2019.1.003
Schema Version: rev 20200601

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Registration Provider: Energysoft

STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

CITY OF UKIAH TI HASTINGS ELECTRICAL SERVICE

1350 Hastings Rd., APN 180-070-19-00

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I. LIGHTING POWER ALLOWANCE (per §160.7)

This table includes areas using allowance calculations per §160.7. General Hardscape Allowance is per Table 160.7-A while "Use it or lose it" Allowances are per Table 160.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

01	02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (ft)	Area Wattage Allowance (AWA)	Allowed Density (W/ft²)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
General Site Lighting - Automotive	Concrete	4050	0.03	121.5	830	0.4	332	454	
Initial Wattage Allowance for Entire Site (Watts):							804		

L. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

Registration Number:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

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Registration Provider: Energysoft

STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

CITY OF UKIAH TI HASTINGS ELECTRICAL SERVICE

1350 Hastings Rd., APN 180-070-19-00

11/21/2023

CALIFORNIA ENERGY COMMISSION

NRCC-ETO-E

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N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks: These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks: These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/atttcp/providers.html>

Registration Number:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Report Version: 2019.1.003
Schema Version: rev 20200601

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STATE OF CALIFORNIA

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

CITY OF UKIAH TI HASTINGS ELECTRICAL SERVICE

1350 Hastings Rd., APN 180-070-19-00

11/21/2023

CALIFORNIA ENERGY COMMISSION

NRCC-ETO-E

11/21/2023

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:

Anthony K. McQuinn

Signature Date:

2023-11-21

Company:

ABBAY TECHNICAL SERVICES

Address:

1125 16th St., Ste. 216
Arcata, CA 95521

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am a registered professional engineer or architect under the laws of the State of California.
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building owner at occupancy.

Responsible Designer Name:

Whitchurch Engineering, Inc.

Signature Date:

2023-11-21

Company:

Whitchurch Engineering, Inc.

Address:

610 5th Street
Fortuna, CA 95540

Registration Number:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Report Version: 2019.1.003
Schema Version: rev 20200601

Registration Date/Time:

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Registration Provider: Energysoft

STATE OF CALIFORNIA

Mechanical Systems

CERTIFICATE OF COMPLIANCE

CITY OF UKIAH TI HASTINGS ELECTRICAL SERVICE

1350 Hastings Rd., APN 180-070-19-00

11/21/2023

CALIFORNIA ENERGY COMMISSION

NRCC-MCH-4

11/21/2023

A. GENERAL INFORMATION

01	02	03	04	05	06	07	08	09
Project Location (city)	Ukiah							19111
01 Complete Floor Area	2							0
02 Occupancy Types Within Project:								1
03 Office (B)	04 Retail (M)	05 Non-refrigerated Warehouse (S)						
06 Hotel/Motel Guest Rooms (R-1)	07 School (E)	08 Healthcare Facility (H)						
09 High-Rise Residential (R-2/R-3)	10 Relocatable Class Bldg (E)	11 Other (write in)						See Table J

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §160.4 or §161.0(b)(2) for alterations.

01	02	03
01 Heating Air System	02 Wet System Components	03 Dry System Components
04 Cooling Air System	05 Water Economizer	06 Air Economizer
07 Mechanical Controls	08 Pumps	09 Electric Resistance Heat
10 Mechanical Controls (existing to remain, altered or new)	11 System Piping	12 Fan Systems
13 Mechanical Controls (existing to remain, altered or new)	14 Cooling Towers	15 Ductwork (existing to remain, altered or new)
16 Chillers	17 Ventilation	18 Zonal Systems/ Terminal Boxes
19 Boilers		

Registration Number:

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STATE OF CALIFORNIA

Mechanical Systems

CERTIFICATE OF COMPLIANCE

CITY OF UKIAH TI HASTINGS ELECTRICAL SERVICE

1350 Hastings Rd., APN 180-070-19-00

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C. COMPLIANCE RESULTS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
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System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
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System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
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System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
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System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/Economizers	AND	System Controls	AND	Ventilation
01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps						

STATE OF CALIFORNIA
Mechanical Systems
NRC-MCH-4
CERTIFICATE OF COMPLIANCE
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J. VENTILATION AND INDOOR AIR QUALITY

System Name	Item Tag	Occupancy Type	Floor Area (ft²)	# of people	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per §120.1(i)(3), §120.1(i)(5), and §120.1(i)(3) 4	NA: Not required per §120.1(i)(3)
017 Storage	All others	139		23.8	0	0	0	DCV	NA: Not required per §120.1(i)(3)
018 Breakroom	Break room	850		425	0	0	0	DCV	NA: Not required per §120.1(i)(3)
019 Hall	Corridor	87		13	0	0	0	DCV	NA: Not required per §120.1(i)(3)
020 Meter Testing	Office space	156		23.4	0	0	0	DCV	NA: Not required per §120.1(i)(3)
021 Vestibule	Corridor	160		24	0	0	0	DCV	NA: Not required per §120.1(i)(3)
022 U Toilet	Toilet, public	58	1	0	70	0	0	DCV	NA: Not required per §120.1(i)(3)
023 M Toilet	Toilet, public	58	1	0	70	0	0	DCV	NA: Not required per §120.1(i)(3)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003
Registration Provider: Energysoft
Schema Version: rev 20200601

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J. VENTILATION AND INDOOR AIR QUALITY

System Name	Item Tag	Occupancy Type	Floor Area (ft²)	# of people	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per §120.1(i)(3), §120.1(i)(5), and §120.1(i)(3) 4	NA: Not required per §120.1(i)(3)
024 W Toilet	Toilet, public	58	1	0	70	0	0	DCV	NA: Not required per §120.1(i)(3)
004 Hall	Corridor	210		31.5	0	0	0	DCV	NA: Not required per §120.1(i)(3)
008/009 Foyer/Hall	Corridor	559		138	0	0	0	DCV	NA: Not required per §120.1(i)(3)
Soffits	All others	2157		0	0	0	0	DCV	NA: Not required per §120.1(i)(3)
101 Mezzanine	General Manufacturing- non chemical	250		37.5	0	0	0	DCV	NA: Not required per §120.1(i)(3)
102 Mezzanine	General Manufacturing- non chemical	857		128.5	0	0	0	DCV	NA: Not required per §120.1(i)(3)
025 Workshop	General Manufacturing- non chemical	1121		168.2	0	0	0	DCV	NA: Not required per §120.1(i)(3)

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028 Office	Office space	245		36.8	0	0	0	DCV	NA: Not required per §120.1(i)(3)
028 Cutdown	All others	48		7.2	0	0	0	DCV	NA: Not required per §120.1(i)(3)
029 U Toilet	Toilet, public	52	1	0	70	0	0	DCV	NA: Not required per §120.1(i)(3)
030 Toilet	Toilet, public	56	1	0	70	0	0	DCV	NA: Not required per §120.1(i)(3)
038 Stairs 1stFlr	Corridor	78		11.7	0	0	0	DCV	NA: Not required per §120.1(i)(3)
038 Stairs 2ndFlr	Corridor	75		11.2	0	0	0	DCV	NA: Not required per §120.1(i)(3)
027 Ready Room	General Manufacturing- non chemical	1837		275.6	0	0	0	DCV	NA: Not required per §120.1(i)(3)

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System Name	Item Tag	Occupancy Type	Floor Area (ft²)	# of people	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per §120.1(i)(3), §120.1(i)(5), and §120.1(i)(3) 4	NA: Not required per §120.1(i)(3)
031 Mechanical	All others	150		0	0	0	0	DCV	NA: Not required per §120.1(i)(3)
032 Bull Room	General Manufacturing- non chemical	704		105.6	0	0	0	DCV	NA: Not required per §120.1(i)(3)
033 Shared Office	Office space	216		32.4	0	0	0	DCV	NA: Not required per §120.1(i)(3)
033 Warehouse	All others	1853		278	0	0	0	DCV	NA: Not required per §120.1(i)(3)
034 Warehouse	All others	2276		341.4	0	0	0	DCV	NA: Not required per §120.1(i)(3)
035 Office	Office space	113		17	0	0	0	DCV	NA: Not required per §120.1(i)(3)
036 Toilet	Toilet, public	51	1	0	70	0	0	DCV	NA: Not required per §120.1(i)(3)
17	Total System Required Min OA CFM			2790	18			Ventilation for this System Complies?	Yes

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J. VENTILATION AND INDOOR AIR QUALITY

System Name	Item Tag	Occupancy Type	Floor Area (ft²)	# of people	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per §120.1(i)(3), §120.1(i)(5), and §120.1(i)(3) 4	NA: Not required per §120.1(i)(3)
008	09	10	11	12	13	14	15	16	
Space Name of Item Tag	Occupancy Type	Floor Area (ft²)	# of people	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per §120.1(i)(3), §120.1(i)(5), and §120.1(i)(3) 4	NA: Not required per §120.1(i)(3)	NA: Not required per §120.1(i)(3)
201/202/203/204 Storage	All others	1525		228.8	0	0	0	DCV	NA: Not required per §120.1(i)(3)
17	Total System Required Min OA CFM			229	18			Ventilation for this System Complies?	Yes

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L. DISTRIBUTION (DUCTWORK AND PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in §120.3 and prescriptive requirements found in §140.4(i) for duct leakage testing.

Duct Leakage Sealing

The answers to the questions below apply to the following duct systems: 25T Heat Pump Duct leakage testing triggered for these systems? No

The scope of the project includes only duct systems serving healthcare facilities

12 No Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.

13 No The space conditioning system serves less than 5,000 ft² of conditioned floor area.

14 No The combined surface area of the ducts in the following locations is more than 25% of the total surface area of the entire duct system:

Outdoors

In a space directly under a roof that has a U-factor greater than the U-factor of the ceiling, or if the roof does not meet the requirements of §140.3(a)(1) or if the roof has fixed vents or openings to the outside/unconditioned spaces

In an unconditioned crawl space

In other unconditioned spaces

15 The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.

16 The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.

17 Yes Duct system shall be sealed in accordance with the California Mechanical Code.

M. COOLING TOWERS

This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Form/Title

Field Inspector

NR-MCH-01-E - Must be submitted for all buildings

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O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Form/Title

Systems/Spaces To Be Field Verified

Field Inspector

NR-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.

NR-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes". If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".

NR-MCH-05-A - Air Economizer Controls

NR-MCH-06-A Demand Control Ventilation Systems must be submitted for all systems required to employ demand controlled ventilation (refer to §120.3(a)(1)) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints.

NR-MCH-11-A Automatic Demand Shed Controls

NR-MCH-13-A Occupancy Sensor Controls

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

Compliance with Mandatory Measures documented through MCH

Mandatory Measures Note Block

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Anthony K. McQuinn

Signature Date: 2023-11-21

Company: ABBAY TECHNICAL SERVICES

Address: 1125 16th St., Ste. 216

City/State: Arcata CA 95521

Phone: 707.826.1433

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I verify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 9 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance.

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of the 2019, Part 1, and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the documentation this builder provides to the building owner at occupancy.

Responsible Designer Name: [Signature] (REN / ALEXANDER ARCHITECTS)

Signature Date: 2023-11-21

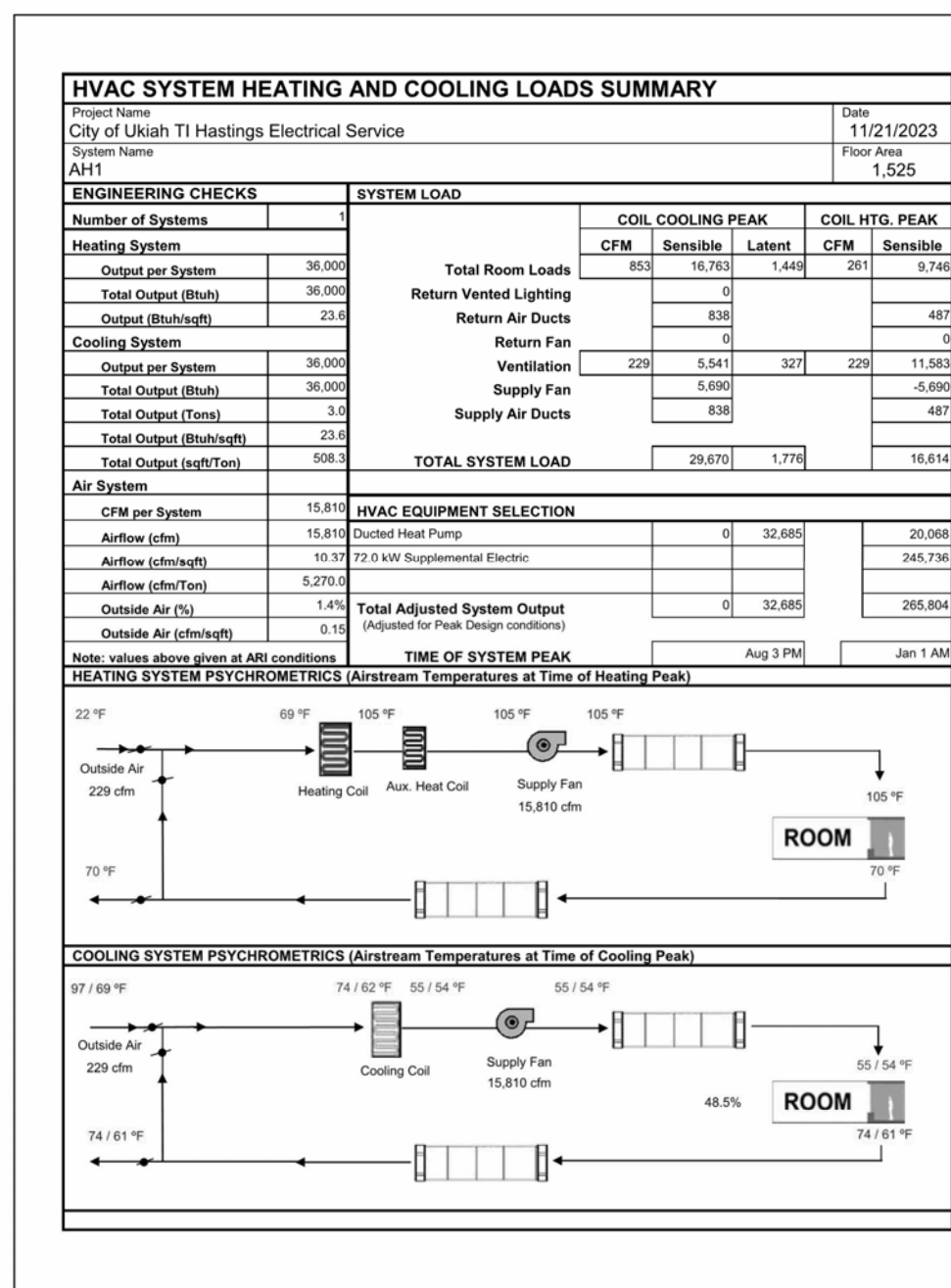
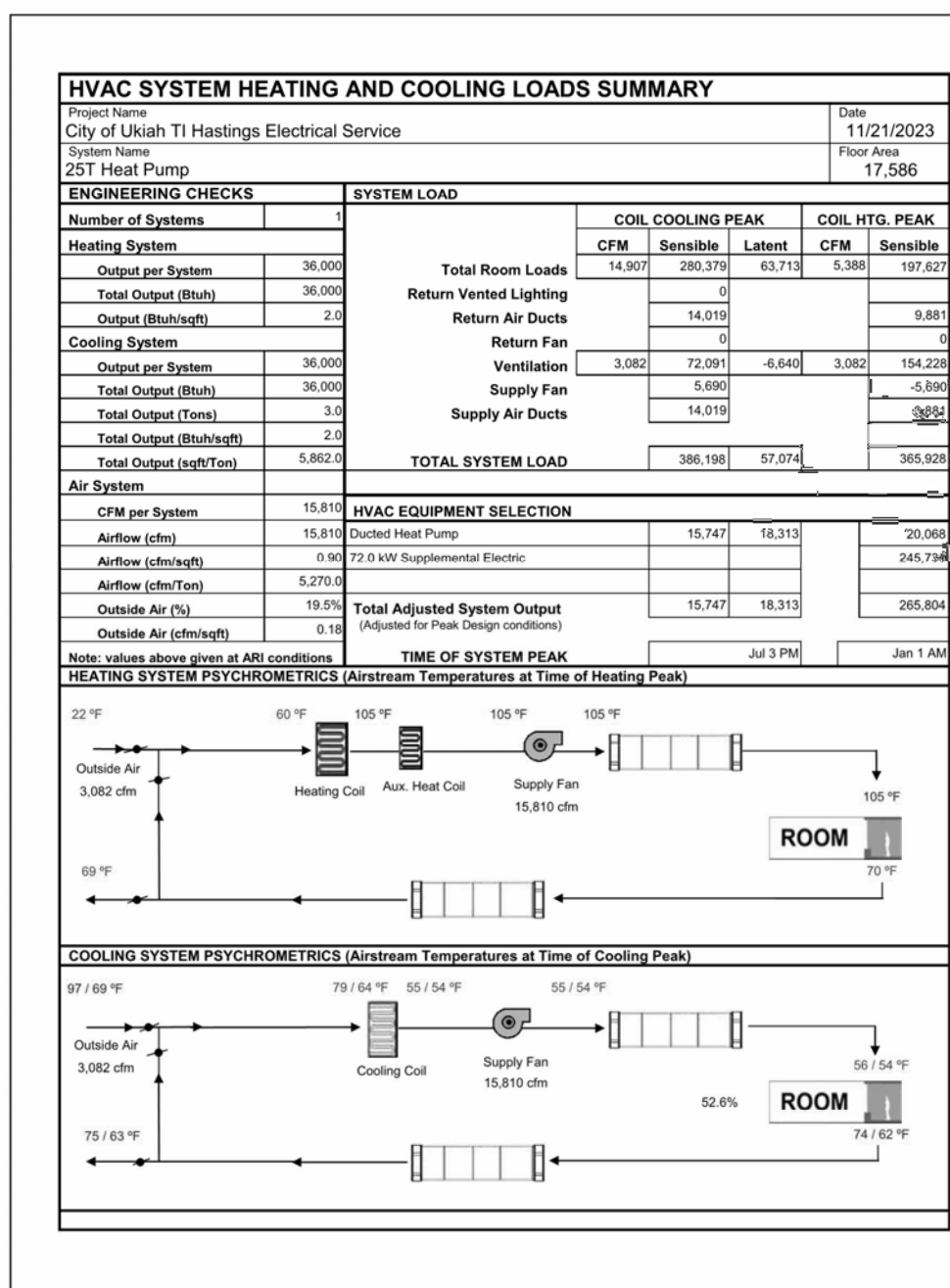
Company: Whitchurch Engineering, Inc.

Address: 610 9th Street

City/State/Zip: Fortuna CA 95540

Phone: 707-367-8020

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
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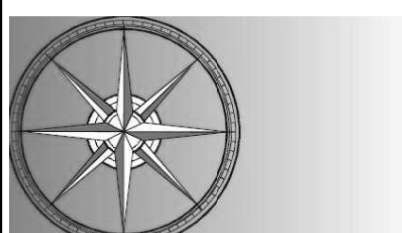
TITLE 24 BUILDING ENERGY REPORT

City of Ukiah TI Hastings Electrical Service
1350 Hastings Rd., APN 180-070-19-00
Ukiah, CA 95482

T24.6



Abbay Technical Services
Building Energy Consultants
1125 16th St., Ste. 216 Arcata, CA 95521
707.826.1433
anthony@abbaytechnicalservices.com



Ukiah, California

APPENDIX “A”

TO THE
SPECIAL PROVISIONS
FOR

ELECTRICAL SERVICE CENTER
TENANT IMPROVEMENTS

+

FIRE DAMAGE REPAIR

SPECIFICATION NO. XX-XX

Technical Specifications

Prepared by:

Ren / Alexander Design

CA Architect's License: C-39696

for:

City of Ukiah

Ukiah, California 95482

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SECTION 01 10 00
SUMMARY OF WORK AND REQUIREMENTS

PART 1. GENERAL

1.01 SECTION INCLUDES

- A. Description of Owner and Project Location
- B. Summary of the Work
- C. Sequence of Construction
- A. Contractor's use of site and general conditions and limitations
- H. Project Safety
- I. Labor Compliance requirements
- J. Permit Requirements
- A. Definitions used throughout the Specifications and Drawings.

1.02 PROJECT OWNER AND LOCATION

- A. Project Owner: The City of Ukiah
- B. Project Location: The project is located at 1350 Hastings Road, Ukiah Ca
- C. Owner's Representative: Cindy Sauers PE, Electrical Utilities Director

1.03 SUMMARY OF WORK

- A. Description
 - 1. The Work to be done under this Contract consists of furnishing all labor, equipment, materials, incidentals, and performing all work necessary to construct facilities that comprise the Electric Service Center Tenant Improvements + Fire Damage Repair, as shown on the Plans and described in these Specifications and its appendices.
 - 2. The Work generally consists of the following:
 - A. This project is a tenant improvement of an existing 15,800 square foot unconditioned warehouse building of type V-A construction. Situated along highway 101 in Ukiah surrounded by nearby pear orchards, the building was originally constructed in 1999 as an agricultural storage warehouse. The facility (The Electric Service Center) is to house and centralize the Ukiah Electric Utility Department's electrical operations and administrative offices for Engineering, Construction and Technical Services. In addition, the Department intends to use the Electric Service Center for training, material warehousing and construction preparation.

- B. On August 5, 2020, the City Council adopted the plans and specifications for the grading, fencing, roofing and electric equipment relocation. This work was completed on March 2, 2023. On the morning of March 8, 2023, a fire broke out at the core of the building in the existing bathroom beneath the main stair to the second level. The source of the fire was the electrical failure of a bathroom ceiling fan. The automated sprinkler went off throughout the building and The Ukiah Valley Fire Authority responded to the incident, and was successful in putting the fire out. However, significant smoke and water damage occurred, as well as structural damage to the building's main floor core and second level, including some exterior walls and roofing. On April 7, 2023, all Fire remediation work as a part of a separate contract with West Coast Fire and Water remediation specialists was completed.
- C. In addition to the repair of some exterior siding, replacing windows and roofing at the second level, the exterior of the building will receive a new front entry awning, updated exterior lighting fixtures and the main floor the existing metal roll up doors will be replaced with new glazed storefront doors and windows at the new administrative offices and showroom portion of the building.
- D. The interior of the building will be repaired where required due to fire, smoke and water damage and renovated to accommodate a new showroom, conference room, individual & shared offices, break room with kitchenette, restrooms, mezzanines, warehouses, a workshop area and storage rooms on the main level and repair of the main stair and entire second level. The interior renovation includes a new whole building HVAC system, new lighting, electrical outlets, and plumbing throughout. Three existing mezzanine structures will be demolished and replaced with two new mezzanines. Two existing warehouse bays will remain as storage areas for equipment.
- E. Scope of work broken down by CSI division:
- Div 02 - Existing Conditions: Deconstruct Mezzanines and store onsite, demolish existing flooring & walls where indicated on plans, demo existing doors & windows where indicated on plans and any other existing components (structural or not) uncovered during construction and deemed non salvageable due to fire, smoke or water damage. Patch and repair all bottoms of walls removed due to water damage, as noted on plans.
 - Div 03 - Concrete: Backfill & back pour ± 260 sqft. concrete where indicated on plans.
 - Div 05 - Metals: Structural steel where indicated on plans, wire mesh panel guards and screening at mezzanines and above offices
 - Div 06 - Wood, Plastics & Composites: New wood beams, joists, structural framing, mezzanines, interior wall partition framing, countertops & millwork where indicated on plans.

- Div 07 - Thermal & Moisture Protection: Insulation at interior & exterior walls. Waterproofing at all altered exterior walls around doors & windows.
- Div 08 - Openings: New aluminum windows where indicated on plans. New interior & exterior aluminum storefront doors & office partitions where indicated on plans. Infill existing roll-up doors and patch infill wall areas with siding to match existing. New roller shades at all new windows.
- Div 09 - Finishes: New ceilings, wall finishes, rubber base, flooring, painting & interior & exterior finish patching where indicated on plans.
- Div 10 - Specialties: Restroom accessories where indicated on plans.
- Div 21 - Fire Suppression: The existing building is sprinklered but will need to have sprinkler heads added where required for new office areas. Fire sprinkler alterations and permit will be performed under purview of general contractor.
- Div 22 - Plumbing: Renovate three existing restrooms and construct four new restrooms. New plumbing fixtures & fittings where indicated on plans.
- Div 23 - HVAC: New forced air HVAC system throughout building. See mechanical plans.
- Div 26 - Electrical: New lighting throughout. Replace existing exterior light fixtures. New switching, receptacles and data outlets where indicated on plans. Relocate one existing electrical panel to accommodate new office partition where indicated on plans.
- Div 28 - Electronic Safety & Security: new burglar alarm integration with existing system at new building entry points.
- Div 32 - Interior chain link fencing, gates and guardrails where specified on plans.

3. The Work herein described and shown on the Special Provisions, Specifications, and Plans shall be complete in every detail, notwithstanding every item necessarily involved is not mentioned, and the Contractor will be held to provide all labor and materials necessary for the entire completion of the work intended to be included and described in this contract, and shall not avail itself of any manifestly unintentional error or omission, if same should exist. Such other items or details not mentioned above that are required by the Plans or the Technical Specifications shall be furnished, fabricated, constructed, or installed.

B. Contractor's Duties

1. It shall be the responsibility of the Contractor to examine the job site before submitting a bid. No allowance will be made on the Contractor's behalf for any extra expense incurred due to the failure to become acquainted with the full extent of work to be done and the conditions under which the work is to be performed.
2. Except as specifically noted, the Contractor shall provide and pay for:
 - a. Labor, materials, and equipment
 - b. Tools, construction equipment, and machinery

- c. Water and other utilities required for construction
- d. All insurance and bonds required by the Owner and as necessary to perform the Work
- e. Temporary office and utility facilities for construction management personnel
- f. Legally required sales, consumer, and use taxes
- g. All other facilities and services necessary for proper execution and completion of the Work

3. The Contractor shall promptly submit to the Architect written notice of any observed variance of Plans or Contract Documents from legal requirements.

4. The Contractor shall provide unencumbered access to the work area at all times to authorized representatives of the Architect / Engineers, the City of Ukiah, and other appropriate regulatory agencies, and shall provide proper facilities for such access and inspection.

5. Schedule of Values: at the Pre-Construction meeting, Contractor shall provide a schedule of values numbering all work items, providing a description of the work item and a contract value for the item. This will serve as the basis for progress billings and must be approved by Architect prior to the start of work.

- a. The Schedule of Values must break out work items by specification section.

- b. Each work item installation must be given a contract quantity and unit of measure and this will be used as the basis for determining progress payments.

6. Record Drawings:

The Contractor shall keep accurate and up to date records on a set of full size project prints. Record drawings shall include additions to and deletions from the Work, and changes to the design, as well as any variation from information either shown on the Plans or specified in the Contract Documents. These drawings shall be made upon request to the Owner's representative.

7. Labor Compliance:

The Contractor shall comply with all Labor compliance forms, processes, procedures and inspections by Labor Compliance Managers, the Architect, and or the City and fully cooperate in the labor compliance conformance and verifications for both Contractor's own employees and the employees of all Subcontractors employed by Contractor on the project.

8. Project Schedule:

If the Owner has provided certain deadlines and milestones in the Special Provisions that are a condition of completing the work. Contractor's project schedule and schedule updates shall incorporate these deadlines and milestones.

C. Permits, Codes, and Environmental Conditions

The Contractor shall conform to the requirements of all permits and licenses applicable to the Work, and shall comply with all applicable State and local codes, and City and Mendocino County ordinances, rules, regulations, orders, and other legal requirements of appropriate regulatory agencies. The Plans and Specifications have been prepared to comply with anticipated permit requirements and environmental protection measures for the Project. The Contractor is advised that all work must comply with these requirements and that the cost of compliance with these requirements is included in payment for individual items of work, and that no additional compensation for cost arising out of such compliance will be made.

1.04 CONTRACTOR'S SEQUENCE OF CONSTRUCTION

A. Contractor shall be responsible for coordination and appropriate scheduling to maintain the phasing of this project.

B. The following schedules and plans shall be provided by the Contractor to the Architect for review and approval at the Pre-construction Meeting:

1. Preliminary Work Schedule
2. Traffic Control Plan if applicable
3. Plan for establishing temporary access, staging areas, sediment settling basin, and required erosion control measures prior to starting work in affected areas of the Project.
4. Contractor's Schedule of Values for all lump sum bid items

C. If the Owner has provided certain deadlines and milestones in the Special Provisions that are a condition of completing the work. Contractor's project schedule and schedule updates shall incorporate these deadlines and milestones.

D. If it is deemed necessary to perform certain parts of the construction work outside normal working hours (Monday through Friday, from 8:00 a.m. to 5:00 p.m.) Such work shall be performed only when authorized by the Architect, and shall conform to the requirements of the "Special Provisions, Part O: Contractor's Use of the Premises."

E. Work on existing structures and facilities shall be performed on a schedule and in a manner that will permit the existing structure or facility to operate continuously unless otherwise approved by the Architect.

1.05 CONTRACTOR'S USE OF PROJECT SITE AND PRIVATE PROPERTY

A. The Contractor shall not use the public right-of-way for long-term staging or material storage. During the work day, the Contractor may use the work area for storage of project materials and equipment to be used during that day; however, at the end of the day, the work site shall be cleaned per "Section 01 56 10: Site and Area Cleanup."

1.06 DISPOSAL AND RECYCLING OF MATERIALS

A. Disposal of materials shall not be permitted within the public right-of-way. The Contractor shall make their own arrangements for disposal sites outside the right-of-way, shall pay all costs involved, and shall obtain all required permits. See Section 1.13 below for permit requirements.

B. Contractor shall comply with the recycling requirements of the 2019 California Green Building Standards Code.

1.07 SALVAGE AND RE-USE OF EXISTING IMPROVEMENTS AND FACILITIES

A. Items noted on the Plans as "to be salvaged" shall be removed from the job to a secure area, and delivered to the City Corporation Yard within five (5) working days of salvage. Only the items listed as "to be salvaged" shall be delivered to the Corp Yard.

B. Items noted on the Plans to be re-used or re-located shall be removed from their present location, safely stored, and protected from damage until installation in the new location. The Contractor shall be responsible for repair of any damages resulting from removal, and shall provide new fittings, fasteners, and appurtenances required for installation in the new location.

1.08 CONTRACTOR'S RESPONSIBILITY FOR UTILITIES AND SERVICES

A. Utilities on the Plans may be shown incorrectly or not at all. The Contractor shall contact Underground Service Alert (USA) at 811 at least forty-eight (48) hours, but not less than two (2) working days, prior to any demolition or excavation and request field markings of all underground utilities. Contractor shall also contact the City of Ukiah utilities supervisor.

B. The Contractor shall locate, expose, and provide temporary support as needed for all existing underground facilities encountered during the Work. Hand tools shall be used when locating and exposing underground utilities.

C. The Contractor shall be solely responsible for damage done to any existing utilities, structures, or improvements, unless otherwise provided for on the Plans, in these Specifications, or by direction from the Architect. Replacement and/or repair shall restore damaged improvements to their original (or better) condition. The Architect shall be the sole judge of the adequacy of the restoration. Repairs to facilities performed by forces other than those of the Contractor shall be billed to the Contractor on a time and expenses basis plus

twenty percent (20%).

D. Traffic flow shall be maintained at all times during working hours unless otherwise specified on the Plans or in these Specifications. See "Section 01 57 00: Traffic Control Vehicular Access and Parking" for additional requirements and information.

1.09 MAJOR PUBLIC UTILITIES SERVING THE AREA OF WORK

Following is a list of the major public utilities serving Ukiah. The list indicates the name and telephone number of the responsible agency of the various utilities that should be notified if conflicts or emergencies arise during the progress of the Work:

<u>Name of Utility</u>	<u>Telephone No.</u>
USA Cable Locating Service N/A	811
Pacific Gas & Electric Co. N/A	800-743-5000
AT&T Ukiah, CA	707-468-0660
City of Ukiah, Public Works Ukiah, CA	707-463-6282
City of Ukiah, Electric Utility Dept. Ukiah, CA	707-467-5711

1.10 PROJECT SAFETY

A. The Contractor shall submit both their and the project superintendent's night emergency telephone numbers to the City of Ukiah Police/Fire Communications Center and to the Project Architect prior to starting work on the Project so contact may be made at all times in case of emergency.

B. The Contractor shall be solely responsible for the safety of their work, including, but not limited to the conditions of the project site and construction equipment, the safety of all persons involved in the Work, the general public within the work area, and the surrounding private and public property. This requirement shall apply continuously, and shall not be limited to normal working hours. Safety provisions shall conform to U.S. Department of Labor Occupational Safety and Health Act (OSHA), the California Occupational Safety and Health Act (CALOSHA), and all other applicable federal, state, county, and local laws, ordinances, and codes. Where any of these are in conflict, the more stringent requirement, as determined by the Architect, shall be followed. The Contractor's failure to become thoroughly familiar with these safety provisions shall not relieve them from compliance with the obligations set forth under these provisions.

C. The control of traffic during this project is crucial. The work area MUST be arranged such that pedestrian, bicycle, and automobile traffic may pass around the work area safely.

D. The Contractor shall provide safety and first aid equipment at the job site as required by the applicable regulatory agency. In addition, all workers shall be familiar with the procedure for summoning emergency medical personnel to the project site, should an injury occur.

E. If, during the course of the Project, serious damage, injury, or death occurs, the Contractor shall notify the Architect and City as soon as possible. The Contractor shall document, in writing, details of any incidents involving property damage and/or personal injury that arise within the project area. This documentation shall include statements from all known witnesses, and shall be provided to the Architect and City as soon as possible after any such incident.

F. Claims made by any person against the Contractor or subcontractor as a result of an accident related to this project shall be reported as soon as possible to the Architect.

1.11 LABOR COMPLIANCE

A. In accordance with the provisions of section 1720 et seq. of the Labor Code, the Division of Labor Standards and Research has determined the general prevailing rates or wages and employer payments for health and welfare, pension, vacation, travel time, and subsistence pay as provided for in section 1773.8. The prevailing wage sheets are on file at the City of Ukiah and at The Labor Compliance Managers.

B. It shall be mandatory upon the Contractor herein and upon any Subcontractor to pay not less than the said specified rates to all laborers, workers and mechanics employed by them in the execution of the Agreement pursuant to CA Labor Code 1774, including owner operators.

C. Attention is directed to the provisions in section 1777.5 and sections 1777.6 of the Labor Code concerning the requirement to employ apprentices by the Contractor or any Subcontractor under it, please refer to Labor Code 230.1 for requirements.

D. The Contractor shall comply with and shall cause his subcontractor to comply with all laws and regulations governing the contractor's and subcontractor's performance on this project including, but not limited to: anti discrimination laws, workers' compensation laws, and prevailing wage laws as set forth in CA Labor Code, Sections 1720-1861 et seq. and licensing laws. The contractor is required to include the prevailing wage language in all subcontracts pursuant to CA Labor Code 1775(E)(b)(1).

E. The Contractor agrees to comply with Labor Code Section 1775 (Payment of the Prevailing Wage Rates) and Labor Code 1776 (keeping accurate records) and Labor Code 1777.5, placing responsibility for compliance with the statutory requirements for all apprentice-able occupations on the prime contractor. The Contractor shall comply with the requirements imposed by the California Labor Code Sections 1720 through 1861 regarding public works projects and prevailing wage laws and sections 16000-16800 of the CA Code of Regulations.

F. Contractors and any Subcontractors shall be assessed penalties for violating the following labor codes; CA Labor Code 1813 for overtime, 1775 for underpayment of the prevailing wage, and 1776 for inaccurate or incomplete payroll records.

1.12 CONDUCT OF CONTRACTORS AND WORKERS

A. Whenever the Contractor, subcontractor, or workers come into contact with property owners or the general public at the job site, they shall conduct themselves in a courteous, professional, and non-abusive manner. If any subcontractor or person employed by the Contractor shall appear to the Architect to be incompetent or to act in a disorderly or improper manner, that person shall be discharged immediately at the direction of the Architect, and shall not be employed again on this project.

B. The City shall reserve the right to terminate this Contract if, in the opinion of the Architect, the Contractor, subcontractor, or workers fail to comply with this requirement. If the Contract is terminated as a result of this provision, no compensation will be made for bid items that have not been satisfactorily completed.

1.13 PERMIT REQUIREMENTS

A. General

See Special Provisions. The Contractor shall file a copy of all permits with the Architect, and shall comply with all performance requirements and restrictions imposed on work by these permits.

B. Asbestos NESHAP Notification

The Contractor will be responsible for providing an asbestos survey by an EPA certified inspector, and completing the required Mendocino County Air Quality Management District (MCAQMD) "Asbestos NESHAP Notification for Demolition and Renovation Activity" form prior to commencement of any work. If asbestos is found, the Contractor is responsible for complying with all removal regulations set forth by the MCAQMD. See www.mendoair.org

C. Material Disposal

When any material is to be disposed of outside the project work area, the Contractor shall obtain both a written agreement between the property owner and the Contractor and a copy of the permit that allows material disposal at the subject site. The agreement shall grant the Contractor permission to use the private property as a disposal site, and shall absolve the City of all responsibility for consequences of such usage. The permit copy shall be obtained from the property owner, the City of Ukiah Building Department, or other regulatory agency as appropriate. Both the agreement and permit shall be filed with the Architect prior to the use of the property, and the Contractor shall obtain permission from the Architect to dispose of the material at the proposed location designated in the agreement and on the permit before any material is disposed on said property.

A "Disposal Site Agreement" form is included in the Special Provisions Appendix.

D. Codes and Standards

The work of all trades shall conform to all applicable codes, laws, standards, regulations, etc., of the State of California, Mendocino County, and the City of Ukiah.

1.14 BACK-FLOW PREVENTION

A. If the Contractor wishes to use water from the City water distribution system during the course of this Project, they shall obtain and attach a double check valve at the point where they connect to the City water system (that is, at a hydrant, water service, blowoff, and so on). The double check valve shall be tested and certified by either a certified tester or the City, and approved by the Architect prior to use. The Contractor shall be responsible for the maintenance and protection of the double check valve.

1.15 "OR APPROVED EQUAL" PROVISION

A. The Architect shall be the sole judge of what materials or components are acceptable under the "Or Approved Equal" provision shown on the Plans and listed in these Technical Specifications. Refer to "Section 01 33 00: Submittals" and "Section 01 40 00: Quality Requirements" for submittal, materials testing, and materials certification requirements of items submitted for review under this provision.

1.16 SPECIFICATION REFERENCES

A. Various sections of these Technical Specifications refer to other sections that may not be present. If the Technical Specifications section referred to is not present, then this project does not include any work covered by the referenced section, and the Contractor may disregard that reference.

END OF SECTION

SECTION 01 20 13
REQUESTS FOR INTERPRETATION

PART ONE - GENERAL

1.01 SECTION INCLUDES

A. Administrative and procedural requirements for handling and processing Requests for Interpretation.

1.03 DEFINITIONS

A. RFI: Formal process used during construction phase to facilitate communication between the Contractor and Architect with regard to requests for additional information and clarification of intent of Contract Documents (Drawings and Specifications).

1.04 PROCEDURE

A. When conditions require clarification of Contract Documents, comply with the following:

1. Subcontractors, manufacturers, and suppliers shall submit request(s) for additional information and clarification to Contractor.
2. Contractor shall submit RFI(s) to Architect. RFI(s) submitted directly by subcontractors, manufacturers or suppliers will not be accepted.
3. Architect will provide response to Contractor.
4. Submit one request for information or clarification per form.
5. Sequentially number each request.

B. Architect will review RFI from Contractor with reasonable promptness and Contractor will be notified in writing of decisions made within 2 weeks.

C. Architect's written response to RFI shall not be considered as a Pricing Order or Pricing Directive, nor does it authorize changes in Contract Sum or Contract Time.

D. Maintain a log of RFIs sent to and responses from Architect.

E. Make every reasonable effort to answer questions pertaining to Construction Documents before submitting an RFI.

1.05 RFI FORM

A. Submit RFIs on form provided by Contractor.

B. Architect will not respond unless RFI is submitted on proper form.

C. If the submittal form or format does not provide space needed for complete information for the request or response, additional sheets may be attached.

1.06 QUALITY ASSURANCE

A. Contractor shall strive to keep the number of RFIs to a minimum. RFIs that request information available in the Contract Documents will not earn response.

B. RFI is not a substitute for a shop drawing. When multiple RFIs are submitted for related work, Architect may require a shop drawing.

PART TWO - PRODUCTS

Not Used

PART THREE - EXECUTION

Not Used

END OF SECTION

SECTION 01 31 00
PROJECT COORDINATION

PART ONE - GENERAL

1.01 SECTION INCLUDES

- A. Project Coordination
- B. Project Site Use Coordination
- C. Field Engineering
- D. Schedules
- E. Work Logs
- F. Submittals
- G. Coordination drawings
- H. Closeout procedures

1.02 PROJECT COORDINATION

- A. The Contractor shall be responsible for all Project coordination.
- B. Duties of Contractor:
 - 1. Coordinate Work of all subcontractors to complete work by deadlines described in the Instructions to Bidders and Section 01 10 00 Summary of Work .
 - 2. Coordinate and schedule the appropriate site visits of the Structural Engineer of Record and Inspections Firm, and all additional professionals required to attain sign off on all project related permits.
 - 3. Coordinate and schedule the appropriate site visits of the City Building Inspector, for all building permit related inspection, including but not limited to, the building, electrical, plumbing, and sewer permits.
 - 4. Establish on-site lines of authority and communication. Schedule and conduct progress meetings among subcontractors.
 - 5. Verify utility requirements and characteristics of operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, operating equipment.
 - 6. Coordinate space requirements, supports, and installation of mechanical and electrical work indicated diagrammatically on Plans. Follow routing shown for pipes, ducts, and conduit as closely as practicable; place runs parallel with lines of building. Use spaces efficiently to maximize accessibility for other installations, maintenance, and repairs.

7. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within construction. Coordinate locations of fixtures and outlets with finish elements.

8. Coordinate completion and cleanup of work of separate sections in preparation for Substantial Completion.

9. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

C. Architect will act as administrator on behalf of the Owner to review the conduct of the work.

D. Architect will issue completion letters for the deadlines of work listed in 01 10 00 Summary of Work.

E. Architect's administrative duties and responsibilities are limited to those specifically indicated herein.

F. Resident Project Representative (RPR)

1. Architect may periodically appoint a RPR.

2. If a RPR is appointed, the RPR shall act as on-site administrator under the authority of the Architect.

3. Architect shall notify Contractor when a RPR is appointed.

1.03 CONSTRUCTION MOBILIZATION

A. Cooperate with the Owner in allocation of mobilization areas of site for field offices, sheds, site access, traffic and parking facilities.

B. During construction, coordinate use of site and facilities through the Owner.

C. Comply with Architects procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations: and resolution of ambiguities and conflicts.

D. Comply with instruction of the Owner for use of temporary utilities and construction facilities.

E. Comply with instructions for completion of items of Work determined by Architects final inspection.

1.04 SITE USE COORDINATION

- A. Limit construction activities to the limits of the improvements being constructed as part of this Project except as specifically authorized by Owner.
- B. Limit haul routes for equipment, materials, and personnel routes to routes specifically approved by the Owner.
- C. Establish field offices and equipment, materials and storage yards only in areas specifically approved by the Owner.
- D. Provide an area no larger than 30'x 30' fenced with temporary construction fencing for storage of materials and equipment during the construction period.
- E. Comply with instruction of the Owner for use of temporary utilities and construction facilities.

1.05 SCHEDULES

- A. Comply with the requirements of Section 01 10 00 and Section 01 32 16.
- B. Contractor to provide a schedule for completion of punch list items identified during Substantial Completion walk-through and comply with that schedule.

1.06 WORK LOGS AND REPORTS

- A. Daily Construction Log: Contractor's superintendent shall maintain a daily construction log recording the following information:
 - 1. Weather conditions.
 - 2. General site conditions including temporary erosion control measures as applicable.
 - 3. Contractor's personnel on site.
 - 4. Subcontractor's on-site including subcontractor's personnel.
 - 5. Equipment on site.
 - 6. Material deliveries.
 - 7. Description of work executed.
 - 8. Owner representatives on site.
 - 9. Testing and inspections conducted.
 - 10. Weekly Report: Contractor shall submit Daily Construction Logs at the end of each week with a cover letter summarizing the activities on the Project during the past week.

1.07 SUBMITTALS

A. See 01 33 00 Submittals.

1.08 CLOSEOUT PROCEDURES

A. Notify Architect when Work is considered ready for Substantial Completion walkthrough. Accompany Architect on preliminary inspection to determine items to be listed for completion or correction in Contractor's notice of Substantial Completion.

B. Comply with Architects instructions to correct Items of Work listed in executed Certificates of Substantial Completion.

C. Notify Architect when Work is complete. Accompany Architect on final inspection.

D. Comply with Architects instructions for completion of items of Work determined by the Architect's final inspection.

PART TWO- PRODUCTS

- NOT USED

PART THREE - EXECUTION

- NOT USED

END OF SECTION

SECTION 01 31 20
PROGRESS MEETINGS

PART ONE - GENERAL

1.01 SECTION INCLUDES

- A. Pre-construction conference
- B. Site mobilization meeting
- C. Progress meetings
- D. Pre-installation conferences

1.02 PRE-CONSTRUCTION CONFERENCE

- A. Architect will schedule a conference after Effective Date of Agreement.
- B. Attendance Required: Owner, Architect(s), Engineers(s), Contractor
- C. Agenda:
 - 1. Execution of Owner-Contractor Agreement
 - 2. Submission of executed bonds and insurance certificates
 - 3. Distribution of Contract Documents
 - 4. Submission of list of Subcontractors, list of products, Schedule of Values, and progress schedule
 - 5. Designation of personnel representing the parties in Contract, and Architect
 - 6. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures
 - 7. Schedules and requirements for submittals of updated schedules during Work
 - 8. Scheduling and procedures for testing and inspection.
 - 9. Procedures for maintaining records.

1.03 SITE MOBILIZATION MEETING

- A. Owner will schedule meeting at Project site prior to Contractor occupancy.
- B. Attendance Required: Owner, Contractor, and major Subcontractors as requested by the Owner.

C. Agenda:

1. Use of premises by Owner and Contractor
2. Owner's requirements and partial occupancy
3. Construction facilities and controls provided by Owner
4. Temporary utilities provided by Owner
5. Survey and building layout if applicable
6. Security and housekeeping procedures
7. Schedules
8. Application for payment procedures
9. Procedures for testing
10. Procedures for maintaining record documents
11. Requirements for start-up of equipment
12. Inspection and acceptance of equipment put into service during construction period

D. Contractor will record minutes and distribute copies within 2 days after meeting to participants, with (1) copy each to Owner, Architect and consultants, and those affected by decisions made.

1.04 PROGRESS MEETINGS

A. A Bi-Monthly (every 2 weeks) progress meeting will be held unless otherwise notified. At the start of Work a standard meeting time agreeable to all parties will be established.

B. Contractor shall submit desired agenda items to Architect with copies for participants 2 days in advance of scheduled meetings.

C. Contractor will preside at meetings, record minutes, and distribute copies to participants and those affected by decisions made.

D. Attendance required: Contractor's superintendent, Owner, Architects and Engineers

E. Agenda:

1. Review of previous meetings.
2. Review of Work progress.
3. Field observations, problems, decisions.
4. Identification of problems which impede planned progress.
5. Review of submittals, schedule and status of submittals

6. Review of off-site fabrication and delivery schedules
7. Maintenance of progress schedule
8. Corrective measures to regain projected schedules
9. Planned progress during succeeding work period
10. Coordination of projected progress
11. Maintenance of quality and work standards
12. Effect of proposed changes on progress schedule and coordination
13. Other business relating to Work

PART TWO- PRODUCTS

- NOT USED

PART THREE - EXECUTION

- NOT USED

END OF SECTION

SECTION 01 32 16
PROJECT SCHEDULES

PART ONE - GENERAL

1.01 SECTION INCLUDES

- A. Format.
- B. Content.
- C. Revisions to schedules.
- D. Submittals.

1.02 RELATED SECTIONS

- A. Sections 01311 - Project Coordination: Schedule coordination.
- B. Section 01330 - Submittals: Procedures, shop drawings, product data, samples.

1.03 FORMAT

- A. Prepare Schedule as a horizontal bar chart with a separate bar for each major portion of the Work or operation. Identify first work day of each week.
- B. Sequence of Listings: The chronological order of the start of each item of Work.

1.04 CONTENT

- A. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction.
- B. Identify each item by specification Section number.
- C. Include the schedule of submittal dates for shop drawings, product data, and samples, including Owner furnished products and Products identified under Allowances.

1.05 REVISIONS TO SCHEDULES

- A. Project schedule must be revised if any portion of the project will be delayed more than 15 working days from that laid out in the Schedule.
- B. Identify activities modified since previous submittal, major changes in scope and other identifiable changes contributing to project delay.
- C. Provide narrative report to define problem areas, anticipated delays, and impact on the Schedule. Report corrective action taken, or proposed, and its effect.

1.06 SUBMITTALS

A. Submit Schedule within 10 days after date of Owner - Contractor Agreement for coordination with Owner's requirements and work of separate contracts. After review, submit final Schedule within 10 days, modified to accommodate revisions recommended by Architect / Engineer.

B. Submit 1 copy of schedules to all parties.

1.07 DISTRIBUTION

A. Distribute copies of reviewed Schedules to project site file, Subcontractors, suppliers, and other concerned parties.

B. Instruct recipients to promptly report, in writing, problems anticipated in meeting projected Schedule timelines and milestones.

PART TWO- PRODUCTS

-NOT USED

PART THREE - EXECUTION

-NOT USED

END OF SECTION

SECTION 01 33 00
SUBMITTALS

PART 1. GENERAL

1.01 RELATED WORK DESCRIBED ELSEWHERE:

A. Contractual requirement for submittals shall be in accordance with the General Provisions of the contract.

B. Individual submittals required in accordance with the pertinent sections of these Specifications.

C. References Section 01 10 00: Summary of Work

PART 2. PRODUCTS

2.01 COMPLIANCE

In order to meet compliance, the Contractor shall furnish the exact materials specified or materials selected by the Architect or Engineer based on these Specifications.

2.02 SHOP DRAWINGS

A. Quality Shop drawings shall be prepared accurately to scale and large enough to show all pertinent features of the products and the method of fabrication, connection, erection, and assembly.

B. Type of Prints Required

1. The Contractor shall submit shop drawings or supplemental working drawings via email as pdf.
2. Distribution: The Architect will review the shop drawings, mark the drawings with appropriate notations, and return marked copies to the Contractor.

2.03 MANUFACTURER'S LITERATURE AND REPORTS

A. The Contractor shall submit manufacturer's literature including, test reports for product compliance for the Architects / Engineer's approval. A copy will be retained by the Architect.

B. Catalog cuts or brochures shall show the type, size, ratings, style, color, manufacture, and catalog number of each item and be complete enough to provide for positive and rapid identification in the field. Catalog data shall be submitted in an orderly bound form. Specific items shall be clearly marked. General catalogs or partial lists will not be accepted.

2.04 SAMPLES

- A. The sample submitted shall be the exact article proposed to be furnished.
- B. Samples, color chips, finish styles, etc., shall be submitted in sufficient number as to provide the Architect with alternate choices.

2.05 SUBSTITUTIONS

- A. The contract is based on the materials, equipment, and methods described in the Plans and Specifications.
- B. Do not substitute materials, equipment, or methods unless such substitution has been specifically accepted for this Work by the Architect / Engineer. Refer to "Substitution of Material" in the General Conditions for additional requirements.
- C. Where the phrase "or equal" appears in the Plans and Contract Documents, do not assume that material, equipment, or methods will be approved as equal by the Architect / Engineer unless the item has specifically been submitted to and accepted for this work by the Architect.
- D. The Architect will consider proposals for substitutions of materials, equipment, and methods only when such proposals are accompanied by full and complete technical data and all other information required by the Architect to evaluate the proposed substitution. When, in the sole opinion of the Architect, the product is equal, or better, in all respects to the Architect-specified items, it will be approved subject to contract requirements and the Contractor's assumption of the responsibility for all extenuating circumstances.

PART 3. EXECUTION

3.01 SUBMITTAL

- A. The Contractor shall thoroughly review all shop and detail drawings, prior to submittal, to ensure coordination with other parts of the Work. The Contractor's failure to do this will be cause for rejection. Submittals shall bear the Contractor's approval stamp and initials. Submittals shall be transmitted using the Contractor's Submittal Review Request form. Each copy of each submittal shall use this form as a coversheet.
- B. Shop and detail drawings shall be submitted in related packages. All equipment or material details that are interdependent or are related in any way must be submitted indicating the complete installation. Submittals shall not be altered once accepted for construction. Revisions shall be clearly marked and dated. Major revisions must be resubmitted for review.
- C. Allow a minimum of 10 working days for the Architects review of submittal packages. The Contractor's schedule shall indicate the anticipated date of submittals and the required return date to the Contractor as necessary to comply with the schedule's critical path.

D. Components or materials that require shop drawings and that arrive at the job site prior to review of shop drawings shall be considered as not being made for this project and shall be subject to rejection and removal from the premises.

E. Maintain at least 1 complete set of accepted shop drawings and brochures on the job site for reference during construction.

F. The Owner will pay for the initial review of each submittal package. Subsequent reviews of the same submittal package(s), or sections thereof, shall be paid for by the Contractor, at no charge to the Owner. For bidding purposes, the Contractor shall expect to pay the cost of the cursory review for Architect / Engineer to provide the Contractor with submittal acceptance criteria.

A cost to complete the acceptance criteria will depend upon the complexity of the submittal, and will be negotiated with the Contractor.

Situations that will initiate this charge condition to the Contractor include, but are not limited to the following:

1. Required submittals returned to Contractor for additional information in a category of amend and resubmit, or reject/resubmit.
2. "Or equal" or "substitution" submittals, without the specific rationale and details for the "or equal" or "substitution" submittals and/or that are returned to the Contractor for additional information in a category of amend and resubmit, or reject/resubmit.
3. Requests for information (RFIs) that do not provide the specific information needed by the Architect / Engineer to answer the RFI appropriately, necessitating a request to the Contractor for additional information from the Architect / Engineer or Owner.

3.02 SUBMITTALS STATUS

A. After the Architect / Engineer reviews each submittal, the documents will be returned to the Contractor with the review action. Possible review actions are defined as follows:

1. No Exceptions Taken. The Architect / Engineer has accepted the documentation subject to compatibility with possible later submittals or with additional documentation required to cover work requirements not covered in this submittal. This review action does not constitute approval of any variation in scope of work, which shall be formalized by separate correspondence.
2. Make Corrections Noted. Meaning is the same as above for "No Exceptions Taken," except that the Contractor must resolve and correct minor inconsistencies and errors, as noted. Formal re submittal for the Architects / Engineer's review is not required unless so specified.
3. Amend and Resubmit. The Architect / Engineer has not accepted the submitted

material because of major inconsistencies, number of errors, or unauthorized departures from the Technical Specifications. The Contractor must resolve and correct all matters before re-submittal to the Architect / Engineer for review.

4. Reject/Resubmit. The Architect / Engineer has not accepted the submitted material because the submittal documents show nonconformance with Contract Plans and Technical Specifications in major respect—technical, administrative, or both. The Architect / Engineer will not conduct a detailed review due to the nonconformance.

END OF SECTION

SECTION 01 40 00
QUALITY REQUIREMENTS

1. GENERAL

1.01 SECTION INCLUDES

- A. Quality control and control of installation
- B. Tolerances
- C. References
- D. Labeling
- E. Testing and inspection services

1.02 QUALITY CONTROL AND CONTROL OF INSTALLATION

- A. Monitor quality control of suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply with manufacturer's instructions, including each step in sequence.
- C. Comply with specified standards as minimum quality for the Work except where tolerances, codes, or specified requirements that are more stringent indicate higher standards or workmanship that is more precise.
- D. Perform Work by persons qualified to produce required and specified quality.
- E. Verify that field measurements are as indicated on Shop Drawings or as instructed by manufacturer.
- F. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.

1.03 TOLERANCES

- A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
- B. Comply with manufacturer's tolerances.
- C. Adjust products to appropriate dimensions; position before securing products in place.

1.04 REFERENCES

- A. For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of standard, except when requirements that are more rigid are specified or required by applicable codes.

- B. Conform to reference standard by date of issue as indicated in Contract Documents, except where a specific date is established by code.
- C. Obtain copies of standards where required by product specification sections.
- D. When specified reference standards conflict with Contract Documents, request clarification from the Engineer before proceeding.
- E. Contractual relationships and duties, responsibilities of parties in Contract and those of Engineer shall not be altered from Contract Documents by mention or inference otherwise in reference documents.

1.05 LABELING

A. Label Information: Include manufacturer's or fabricator's identification, approved agency identification, and the following information, as applicable, on each label.

- 1. Model number
- 2. Serial number
- 3. Performance characteristics

1.06 TESTING AND INSPECTION SERVICES

A. Owner will employ specified services of an independent firm to perform testing and inspection as requested by the Owner/Engineer.

- 1. Owner will pay for initial compaction testing of:
 - a. Installed trench backfill
 - b. Structural backfill
 - c. Asphalt concrete pavement
 - d. Aggregate base
 - e. Embankments
- 2. Contractor shall pay for testing when:
 - a. Additional tests and inspections by Owner's testing firm are required because initial tests and inspections reveal failure to meet Contract requirements.
 - b. Excessive inspection time by Owner's testing firm is required because of Contractor's failure to provide sufficient workers or to pursue the progress of work properly.

c. Test(s) are deemed necessary by the Owner/Engineer to evaluate any substitution proposed by the Contractor.

d. Testing and inspection are for the Contractor's convenience.

e. Testing and inspection overtime are necessitated by the Contractor's schedule.

f. Sampling and testing are necessary to provide compliance with the requirements of the Specifications, including but not limited to:

- (1) Design of Portland cement concrete mix
- (2) Portland cement concrete aggregate
- (3) Field compaction and control densities
- (4) Moisture content of soils and base course
- (5) Base and top course materials
- (6) Pipe and structures bedding and backfill materials
- (7) Pipe materials
- (8) Concrete slump and compressive strength
- (9) Asphalt concrete mix design
- (10) Imported material (soil, drainage, fill, stabilization, etc.)
- (11) Pressure testing of piping systems

B. Testing, inspections, and source quality control may occur on or off project site. Perform offsite testing as required by Engineer or Owner, and as required by individual Specification sections.

C. Reports will be submitted by independent firm to Engineer, Contractor, and County, indicating observations, results of tests, and compliance or noncompliance with Contract Documents.

Submit final report indicating correction of all Work previously reported as noncompliant.

D. Cooperate with independent firm; furnish samples of materials, design mix, equipment, tools, storage, safe access, and assistance by incidental labor as requested.

1. Notify Engineer and independent firm 24 hours prior to expected time for operations requiring services.

2. Make arrangements with independent firm and pay for additional samples and tests required for Contractor's use.

E. Testing and employment of testing agency or laboratory shall not relieve

Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

F. Re-testing or re-inspection required because of non-conformance to specified requirements shall be performed by same independent firm on instructions by Engineer. Payment for re-testing or re-inspection will be charged to Contractor by deducting testing charges from Contract payment.

Responsibilities of Testing/Inspection Provider:

1. Test samples of mixes submitted by Contractor.
2. Provide qualified personnel at site. Cooperate with Owner/Engineer and Contractor in performance of services.
3. Perform specified sampling and testing of products in accordance with specified standards.
4. Ascertain compliance of materials and mixes with requirements of Contract Documents.
5. Promptly notify Owner/Engineer and Contractor of observed irregularity or non-conformance of Work or product.
6. Perform additional tests required by Owner/Engineer.
7. Attend pre-construction meetings and progress meetings, if requested by Owner/ Engineer.

H. Testing/Inspection Provider Reports: After each test, promptly submit copies of report to Engineer, Contractor, and County. When requested by Engineer, provide interpretation of test results. All reports shall include the following:

1. Date issued
2. Project title and number
3. Name of inspector
4. Date and time of sampling or inspection
5. Identification of product and specifications section
6. Location in Project
7. Type of inspection or test
8. Date of test
9. Results of tests
10. Conformance with Contract Documents

I. Limits On Testing Authority:

1. Testing/Inspection Provider may not release, revoke, alter, or enlarge on requirements of Contract Documents.
2. Testing/Inspection Provider may not approve or accept any portion of the Work.
3. Testing/Inspection Provider may not assume duties of Contractor.
4. Testing/Inspection Provider has no authority to stop the Work.

2. PRODUCTS
–NOT USED

3. EXECUTION

3.1. EXAMINATION

A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means Contractor's acceptance of existing conditions.

B. Verify that existing substrate is capable of structural support or attachment of new Work being applied or attached.

C. Examine and verify specific conditions described in individual Specification sections.

D. Verify that utility services are available, of correct characteristics, and in correct locations.

3.2. PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.

B. Seal cracks or openings of substrate prior to applying next material or substance.

C. Apply manufacturer-required or -recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.

END OF SECTION

SECTION 01 41 00
REGULATORY REQUIREMENTS

PART 1. GENERAL

1.01 CONTRACTOR

A. Contractor at all times shall observe and comply with all federal and state laws, and lawful regulations issued thereunder, and local laws, ordinances and regulations, which in any manner affect the activities of the Contractor under this contract, and further, shall observe and comply with all orders or decrees as exist at present and those that may be enacted later by bodies or tribunals having any jurisdiction or authority over such activities of the Contractor.

B. All work shall conform to the 2019 editions of the California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, California Energy Code, and California Green Building Standards Code, as minimum requirements, in addition to all applicable local amendments. All work shall conform to federal, state and local ADA regulations.

C. Contractor shall be responsible and liable for all accidents, damage, or injury to any person or property resulting from any activities, duties, and obligations of the Contractor under this contract for which the Contractor may be legally liable, and the Contractor shall hold harmless, and shall indemnify the Owner and its officers, employees, and agents against any and all claims, demands, loss, injury, damage, actions, and costs of actions whatsoever that they or any of them may sustain by reason of any act, omission, or neglect of Contractor or employees, agents, representatives, or assignees of Contractor in connection with the activities, duties, and obligations of the Contractor under this Contract.

D. The Contractor shall be responsible to pay any fine levied by a regulatory agency for violation resulting from non-compliance with a permit.

1.02 PERMITTING AGENCIES AND REQUIREMENTS

A. The following agencies have granted or are in the process of granting permits for this construction:

1. State Water Resources Control Board (SWRCB)
2. Building Services Department of the City of Ukiah
3. Planning & Community Development Department of the City of Ukiah
4. Mendocino County Air Quality Board

B. The Contractor shall comply with all requirements of the permits

C. The Contractor shall obtain copies of the permits from the Owner, or from the

administrative agencies that issued the permits, and shall maintain copies of each relevant permit on site during construction.

PART 2. PRODUCTS

—NOT USED.

PART 3. EXECUTION

— NOT USED.

END OF SECTION

SECTION 01 51 00
TEMPORARY UTILITIES, FACILITIES AND CONTROLS

PART 1. GENERAL

1.01 DESCRIPTION

A. This section covers the work necessary to move in personnel and equipment, and set up offices, and related facilities, necessary to prepare the work area for construction and protect existing facilities, historic structures and trees. Temporary facilities and controls required for this work may include, but are not necessarily limited to:

1. Temporary utilities (such as, water, electricity, telephone, and cable/ internet)
2. Temporary Contractor construction staging area(s)
3. Sanitary facilities
4. Barriers and Enclosures
5. Tree Protection
6. Security
7. Temporary Controls (Noise, Vibration, Dust, Water, Pollution)
8. Site survey control

B. Related Work Described Elsewhere

1.02 SUBMITTALS

- A. Temporary fencing materials
- B. Temporary fencing plan.
- C. Tree protection plan.
- D. Plan for dust control measures at entry and/or interior.

PART 2. PRODUCTS

2.01 UTILITIES

B. Temporary Water

1. Coordinate with Engineer for use of existing site water sources.

C. Temporary Electricity

1. Make all arrangements and pay all operating costs for electrical power, both temporary and permanent, used during construction, testing, and up to the time of the Engineer's final acceptance.
2. Pay for all services associated with the temporary power.

E. Temporary Cable/Internet Service

1. Wifi service is available at the site. Coordinate with Owner for use of site internet.

2.02 TEMPORARY CONTRACTOR CONSTRUCTION STAGING AND CONSTRUCTION OFFICES

A. The City may provide limited area adjacent to the work site for the Contractor's use as temporary construction staging areas and/or construction office location. It shall be the Contractor's responsibility to determine the adequacy of the area made available by the City.

B. The Contractor shall not use the public right-of-way or public facilities for longterm staging or material storage. During the work day, the Contractor may use the work area for storage of project materials and equipment to be used during that day; however, at the end of the day, the work site shall be secured to prevent hazards to the public.

C. The Contractor's use of private property external to the easements or staging areas provided by the City for any purpose associated with this project will require a written agreement between the property owner and the Contractor. The City will provide an agreement at the pre-construction meeting for the Contractor to review and sign.

2.03 SANITARY FACILITIES

A. Furnish and install all required temporary toilet facilities for use of all workers; comply with all minimum requirements of the Health Department or other public agency having jurisdiction; maintain sanitary conditions at all times.

2.04 TEMPORARY BYPASS AND/OR SHUTOFF FOR WATER, SANITARY SEWER, AND STORM SEWER

A. If in the course of the Work of this Project, it becomes necessary to bypass a portion of the existing piping systems or shutoff service to customers on a temporary basis, the Contractor shall notify the affected customers at least 72 hours before interrupting service by hand delivering notices. The Contractor shall ensure that all affected customers have been alerted to the planned

interruption in service.

B. The maximum time for water service interruption is 4 hours for residential properties. Commercial and industrial services may only be shut off during nonbusiness hours, and then for a maximum of 8 hours.

C. Temporary bypass of sanitary sewer or storm sewer requires a bypass plan to be submitted to the Owner and Engineer at least 10 working days in advance of the planned bypass. Owner will give written consent to the bypass plan before work can occur.

D. Contractor shall maintain all bypass facilities continuously and at all times.

2.05 BARRIERS AND ENCLOSURES

A. Contractor shall provide and maintain temporary enclosures to prevent public entry and to protect persons using buildings and portions of the Site and/or Premises, the public, and workers.

B. Contractors shall also protect the Work and existing facilities from the elements and adjacent construction and improvements, persons, and trees and plants from damage and injury from demolition and construction operations.

1. Contractor shall provide barriers to a minimum height of 4'-0" around existing historic buildings, historic structures and markers.

2. Damage to existing structures will be evaluated by an independent design professional and the cost of repair and/or replacement will be borne by the Contractor at no additional expense to the City.

C. Contractor shall provide site access to existing facilities for persons using portions of the Site and buildings and for deliveries and other services and activities.

D. Tree and Plant Protections:

1. Contractor shall preserve and protect existing trees and plants on the Premises that are not designated or required to be removed and those adjacent to Premises.

2. Contractors shall provide barriers to a minimum height of 4'-0" around the drip line of each tree and plant, around each group of trees and plants, as applicable, in the proximity of demolition and construction activities.

3. Contractor shall not park trucks, store materials, perform Work or cross over landscaped areas. Contractor shall not dispose of paint thinners, water from cleaning, plastering or concrete operations, or other deleterious materials in landscaped areas, storm drain systems, or sewers. Plant materials damaged as a result of the performance of the

Work shall, at the option of the City and at Contractor's expense, either be replaced with new plant materials equal in size to those damaged or by payment of an amount representing the value of the damaged materials as determined by the City.

4. Contractor shall remove soil that has been contaminated during the performance of the Work by oil, solvents, and other materials which could be harmful to trees and plants and replace with good soil, at Contractor's expense.

E. Excavation Around Trees:

1. Excavation within drip lines of trees shall be done only where absolutely necessary and confirmed in writing by Engineer.

2. Where trenching for utilities is required within drip lines, tunneling under and around roots shall be by hand digging and shall be approved by Engineer. Main lateral roots and taproots shall not be cut. All roots 2" diameter and larger shall be tunneled under and heavily wrapped with wet burlap so as to prevent scarring or excessive drying. Smaller roots that interfere with installation of new work may be cut with prior approval by Engineer. Roots must first be cut with a Vermeer, or equivalent root cutter prior to any trenching. When excavation for new construction is required within drip line of trees, hand excavation shall be employed to minimize damage to root system. Main lateral roots and taproots shall not be cut. Roots 2" or smaller that interfere with installation of new work may be cut with prior approval by Engineer. Roots shall be cut approximately 6 inches back from new construction. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Temporary earth cover shall be provided, or roots shall be wrapped with four layers of wet, untreated burlap and temporarily supported and protected from damage until permanently covered with backfill.

3. Accidentally broken roots shall be sawed cleanly 3" behind ragged end.

2.06 SECURITY

The Contractor shall be responsible for project security for materials, tools, equipment, supplies, and completed and partially completed Work.

2.07 TEMPORARY CONTROLS

The Contractor shall be responsible for project security for materials, tools, equipment, supplies, and completed and partially completed Work.

A. Noise and Vibration Control

1. Contractor acknowledges that adjacent facilities may remain in operation during all or a portion of the Work period, and it shall take all reasonable precautions to minimize noise as required by applicable laws and

Contract Documents

2. Notice of proposed noisy operations including without limitation, operation of pneumatic demolition tools, concrete saws, and other equipment shall be submitted to the Museum a minimum of twenty-four (24) hours in advance of their performance.

3. Equipment and Impact tools shall have intake and exhaust mufflers

D. Dust and Dirt

1. Contractor shall conduct demolition and construction operations to minimize the generation of dust and dirt, and prevent dust and dirt from interfering with the occupied facilities.

2. Contractor shall periodically water exterior demolition and construction areas to minimize the generation of dust and dirt. Contractor shall ensure that all hauling equipment and trucks carrying loads of soil and debris shall have their loads sprayed with water or covered with a tarpaulin and/or as otherwise required by local and State ordinance.

3. Contractor shall prevent dust and dirt from accumulating on walks, roadways, parking areas, planting, and from washing into sewer and storm drain lines.

2.08 SURVEY CONTROL

A. The Owner will provide construction control surveys. Contractor shall be responsible for maintaining line and grade, and protecting survey control points.

PART 3. EXECUTION

3.01 REMOVAL

A. Maintain all temporary facilities and controls as long as needed for the safe and proper completion of the Work; remove all such temporary facilities and controls as rapidly as progress of the Work will permit or as the Architect directs.

END OF SECTION

SECTION 01 56 10
SITE AND AREA CLEANUP

PART 1. GENERAL

1.01 DESCRIPTION

A. Related Requirements Specified Elsewhere

1. These Specifications are in general agreement with permits issued by various governing authorities; however, the Contractor should check with the following agencies where facilities fall within their rights-of-way or jurisdiction.

a. City of Ukiah Public Works Department; City Engineer: 707-463-6280

b. North Coast Regional Water Quality Control Board: 707-576-2220

c. North Coast Unified Air Quality Management District: 707-443-3093

2. No burning allowed

3. Related Sections:

Section 01 10 00: Summary of Work

Section 01 57 23: Temporary Stormwater Pollution Control

B. Maintain the site and general area free from accumulations of waste, debris, dust, and mud caused by Contractor's operations.

C. At completion of work, remove all waste materials, tools, equipment, machinery, and surplus materials; clean all exposed surfaces; leave property clean and ready for occupancy; leave all rights-of-way in a condition equal to that at the beginning of the Work.

PART 2. PRODUCTS

2.01 MATERIALS

A. Water for cleanup is available from the City. The Contractor shall refer to "Section 01 10 00: Summary of Work," and contact the City before obtaining water from fire hydrants or other locations.

PART 3. EXECUTION

3.01 DURING CONSTRUCTION

A. Clean any affected buildings, grounds, streets, and public properties to ensure that they are maintained free from accumulation of waste materials, dust, mud, and debris.

B. Where required, wet down surfaces to control dust and prevent it from becoming

wind-borne or blowing to nearby businesses, residences, or public properties.

C. The Contractor shall keep all streets and sidewalks, as well as adjacent private properties, clean and free of dust, mud, and debris resulting from Contractor's own operations. Conduct daily cleanup for the job's duration, but take extra cleanup precautions before weekends and holidays. The Contractor's daily cleanup shall include, but not be limited to, removing spoil along travelways; grading and vacuum sweeping surfaces initially where applicable; and later, water flushing with high-pressure sprays, avoiding any downstream contamination, in accordance with best management practices (BMPs) of the current National Pollutant Discharge Elimination System (NPDES) General Permit (No. CAS000002) for California, Order No. 2009-0009-DWQ, as amended by Orders Nos. 2010-0014-DWQ and 2012-0006-DWQ.

D. All non-hazardous or uncontaminated waste materials, debris, and rubbish shall be disposed of at sites to be chosen by Contractor. Prior to disposal on any private property, a letter of permission, approved by the Owner's representative, allowing such disposal shall be obtained from the property owner and a copy, presented to the Engineer. At the completion of work, a letter from any affected property owner releasing the Contractor and Owner from future liability will be required.

E. If the Contractor does not properly clean up (in the opinion of the Architect), then the Owner shall have the option of using outside equipment to perform the work and will withhold the cost for such clean up from the Contractor.
Also see "Part I: Contract Documents" or "Part II: General Provisions" for any withholds that may be retained when cleanup on the part of the Contractor is found to be lacking.

3.02 CLEANING

A. Schedule cleaning operations so that dust and other contaminants resulting from cleaning process will not fall on wet, or newly painted surfaces.

3.03 FINAL CLEANING

A. Where earth moving, trenching, or piping operations are concerned, the Contractor shall remove all waste materials, rubbish, tools, equipment, machinery, and all surplus materials and clean all exposed surfaces, leaving the entire project area clean and suitable for public use.

B. Remove all dust, mud, spoils, and construction debris from all roadways, ditches, shoulders, and private property (except fills or spoils placed on private property with the property owner's written permission).

C. Contractor should especially note that prior to final paving, all areas where paving will be cut and matched (where overlay paving will be installed or where new paving meets existing paving) must be washed clean with no trace of dust or mud cakes remaining. END OF SECTION

SECTION 01 73 29
CUTTING AND PATCHING REQUIREMENTS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Requirements and procedural requirements for cutting and patching, including:

1. Cutting and patching not required to be performed as part of the Work specified in other Sections.
2. Cutting and patching existing construction altered or disturbed to accommodate new construction.
3. Cutting and patching existing construction damaged or defaced during new construction as required to restore to existing or better condition at the time of award of Contract.
4. Cutting and patching required to:
 - a)Install or correct non-coordinated Work.
 - b) Remove and replace defective and non-conforming Work.
 - c) Remove samples of installed Work for testing.

B. Refer to other Sections and drawings for specific requirements of the extent and limitations applicable to cutting and patching, demolishing, or altering existing construction of individual parts of the Work.

1. Requirements of this Section also apply to plumbing mechanical and electrical installations. (Refer to Division-22, Division 23 and Division-26 Sections for other requirements and limitations applicable to cutting and patching plumbing, mechanical and electrical installations).

1.02 RELATED SECTIONS

- A. Section 01 11 00 - Summary of the Work
- B. Section 01 56 00 - Temporary Barriers and Enclosures: Dust-control barriers at cutting and patching locations.
- C. Section 01 74 00 - Cleaning Requirements: Cleaning after cutting and patching Work.
- D. Section 02 41 16 - Demolition and Disposal: Cutting and removal of existing construction.

1.03 SUBMITTALS

A. Written Requests for Cutting and Alteration: Coordinate with requirements specified in [Section 02 41 16 - Demolition and Disposal]

1. Contractor shall submit written request in advance of cutting or alteration which affects:
 - a. Structural integrity of any element of new or existing construction.
 - b. Integrity of weather-exposed or moisture-resistant elements.
 - c. Efficiency, maintenance, or safety of operational elements.
 - d. Visual qualities of elements exposed to view in the completed construction.
 - e. Work by University's construction forces or by others under separate contract with University.
 - f. Existing construction not otherwise indicated to be revised by Work under the Contract.
2. Contractor shall include in requests for cutting and alteration:
 - a. Identification of Project.
 - b. Location and description of affected Work. Include shop drawings as necessary to identify locations and communicate descriptions.
 - c. Explanation of necessity for cutting and patching.
 - d. Description of proposed Work and products to be used.
 - e. Alternatives to cutting and patching.
 - f. Effect on existing construction.
3. Contractor shall indicate date and time cutting and patching Work will be performed, including duration.
4. Contractor shall describe the extent of cutting and patching required and how it is to be performed.
5. Contractor shall describe anticipated results in terms of changes to existing construction; include changes to structural elements and operating components as well as changes in the building's appearance and other significant visual elements.
6. Contractor shall list products to be used and firms or entities that will perform work.
7. Contractor shall list utilities that will be disturbed or affected, including those that will be relocated and those that will be temporarily out-of-service. Contractor shall indicate how long service will be disrupted.
8. Where cutting and patching involves addition of reinforcement to structural elements, Contractor shall submit details to show how reinforcement is integrated with the original structure.
9. Approval by the Architect to proceed with cutting and patching does not waive the Architect's right to later require complete removal and replacement of a part of the Work found to be unsatisfactory.

1.04 QUALITY ASSURANCE

- A. Requirements for Structural Work: Contractor shall not cut and patch structural elements in a manner that would reduce their load-carrying capacity or load-deflection ratio.

1. Contractor shall obtain approval from the Architect of the cutting and patching proposal before cutting and patching the following structural elements:

- Bearing and retaining walls
- Structural concrete
- Structural steel
- Lintels
- Timber and primary wood framing
- Structural decking
- Stair systems
- Miscellaneous structural metals
- Equipment supports
- Piping, ductwork, vessels and equipment

B. Operational and Safety Limitations: Contractor shall not cut and patch operating elements or safety-related components in a manner that would result in reducing their capacity to perform as intended, or result in increased maintenance, or decreased operational life or safety.

1. Contractor shall obtain approval of the cutting and patching proposal before cutting and patching the following operating elements or safety-related systems:

- Primary operational systems and equipment
- Air or smoke barriers
- Water, moisture, or vapor barriers
- Membranes and flashings
- Fire protection systems
- Noise and vibration control elements and systems
- Control systems
- Communication systems
- Electrical wiring systems

C. Visual Requirements: Contractor shall not cut and patch construction exposed on the exterior or in occupied spaces, in a manner that would, in the Architect's opinion, reduce the building's aesthetic qualities, or result in visual evidence of cutting and patching. Contractor shall remove and replace work cut and patched in a visually unsatisfactory manner.

D. If possible Contractor shall retain the original installer or fabricator throughout construction phases to cut and patch the following categories of exposed work, or if it is not possible to engage the original installer or fabricator, Contractor shall engage another recognized experienced and specialized firm:

- Concrete finishes
- Masonry
- Stucco and ornamental plaster
- Acoustical ceilings
- Painting
- Wall covering
- HVAC enclosures, cabinets or covers

PART 2 - PRODUCTS

2.01 PATCHING MATERIALS

- A. Patching Materials, General: As required for original installation and to match surrounding construction.
1. Contractor shall provide same products or types of construction as that in existing structure, as needed to patch, extend or match existing.
 2. Generally the Contract Documents will not define products or standards of workmanship present in existing construction; Contractor shall determine products by inspection and necessary testing, and determine quality of workmanship by using existing as a sample for comparison.
 3. The presence of a product, finish, or type of construction requires that patching, extending or matching shall be performed as necessary to make work complete and consistent with identical standards of quality.
- B. Patching at Paving: At Portland cement concrete (PCC) paving, Contractor shall use concrete mix with maximum 3/8-inch aggregate and minimum 3000 psi 28-day compressive strength. Contractor shall provide dowels to existing paving with min. 6" penetration into existing surface and reinforce new paving with minimum No. 3 reinforcing steel bars at 16-inches on center each way placed in the vertical center of the slab. Welded wire fabric reinforcement will not be acceptable.
1. All PCC paving shall be cut and patched from score line to score line and shall match as closely as possible in color and texture of the adjacent finish.
- C. Patching of Building Finish Materials: Contractor shall match existing products and finishes. Contractor shall confirm colors, patterns and textures with Architect. Contractor shall custom cut new materials to fit and to match joint patterns with existing materials.
- D. Product Substitutions: For each proposed change in materials, Contractor shall submit request for substitution under provisions of Section 01 61 00 - Basic Product Requirements.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examination, General: Before cutting existing surfaces, Contractor shall examine surfaces to be cut and patched and conditions under which cutting and patching is to be performed. Contractor shall take corrective action before proceeding, if unsafe or unsatisfactory conditions are encountered. Contractor shall inspect existing conditions prior to commencing Work, including elements subject to damage or movement during cutting and patching.

1. Before proceeding, Contractor shall meet at the site with parties involved in cutting and patching, including asbestos abatement, mechanical and electrical trades. Contractor shall review areas of potential interference and conflict. Contractor shall coordinate procedures and resolve potential conflicts before proceeding.
2. Beginning of cutting or patching shall be interpreted to mean that existing conditions were found by Contractor to be acceptable.
3. After uncovering existing Work, Contractor shall inspect conditions affecting proper accomplishment of Work.

3.02 PREPARATION

- A. Temporary Supports: Contractor shall provide supports to ensure structural integrity of the Work. Contractor shall provide devices and methods to protect other portions of Project from damage.
- B. Protection: Contractor shall protect existing construction during cutting and patching to prevent damage. Contractor shall provide protection from adverse weather conditions for portions of the Project that might be exposed during cutting and patching operations.
- C. Contractor shall avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- D. Contractor shall take all precautions necessary to avoid cutting existing pipe, conduit or ductwork serving the building, but scheduled to be removed or relocated until provisions have been made to bypass them.
- E. Weather Protection: Contractor shall provide protection from elements for areas which may be exposed by uncovering Work. Contractor shall maintain excavations free of water.

3.03 CUTTING AND PATCHING

- A. Cutting and Patching, General: Contractor shall execute cutting, fitting, and patching, excavation and fill, as necessary to complete the Work. Contractor shall employ skilled workers to perform cutting and patching. Contractor shall proceed with cutting and patching at the earliest feasible time and complete without delay.

Contractor shall:

1. Coordinate installation or application of products for integrated Work. Avoid having to cut and patch new substrates and finishes.
2. Uncover completed Work as necessary to install or apply products out of sequence.
3. Cut, remove and replace defective and non-conforming Work.
4. Cut and patch as necessary to provide openings in the Work for penetration of plumbing, fire protection, HVAC and electrical Work.

5. Where partitions are removed, patch floors, walls, and ceilings with finish materials to match existing.

a. Where removal of partitions results in adjacent spaces becoming one, re-work floors and ceilings to provide smooth and clean planes without breaks, steps, or bulkheads.

b. Where extreme change of plane of one inch or more occurs, request instructions from Architect as to method of making transition.

6. Trim and refinish existing doors as necessary to clear new floor finishes.

7. By-pass utility services such as pipe or conduit, before cutting, where services are shown or required to be removed, relocated or abandoned. Cut-off pipe or conduit in walls or partitions to be removed. Cap, valve or plug and seal the remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after by-passing and cutting. Update as-built set with photographs or notations for the actual conditions.

B. Cutting: Contractor shall:

1. Cut existing construction using methods least likely to damage elements to be retained or adjoining construction. Where possible review proposed procedures with the original installer; comply with the original installer's recommendations. Provide appropriate surfaces to receive final finishing. It is recommended to photograph the existing condition prior to cutting. This photo record shall serve as the pre-cut condition for comparison to the final patched outcome.

2. Execute cutting and patching of weather-exposed, moisture-resistant elements and surfaces exposed to view by methods to preserve weather, moisture and visual integrity.

3. Cut rigid materials using carbide tip saw blades, diamond grit abrasive saw blades, diamond core drills and hole saws, and similar cutters for smooth edges. Do not overcut corners.

a. Core drill holes through concrete and masonry.

b. Pneumatic tools will not be allowed without prior approval.

4. Provide fire and smoke seals at new penetrations to maintain fire rating at all penetrations.

5. Confirm and comply with all Asbestos and lead containing/based paint remedial procedures listed in Section 01 35 01 – Hazardous Material Procedures prior to any disturbance of any existing material.

C. Patching: Contractor shall patch with durable seams that are as invisible as possible. Contractor shall comply with specified tolerances. Contractor shall restore substrates and finishes with products to match existing construction and as specified in product Sections of the Specifications for new construction. Contractor shall:

1. Where feasible, inspect and test patched areas to demonstrate integrity of the installation.

2. Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

3. Where removal of walls or partitions extends one finished area into another, patch and repair floor and wall surfaces in the new space to provide an even surface of uniform color and appearance. Remove existing floor and wall coverings and replace with new materials, if necessary to achieve uniform color and appearance.

a. Where patching occurs in a smooth painted surface, extend final paint coat over entire unbroken containing the patch, after the patched area has received primer and second coat.

4. Patch, repair or re-hang existing ceilings as necessary to provide an even plane surface of uniform appearance.

5. Finish surfaces flush and textured to match surrounding finishes.

6. Fit work neat and tight allowing for expansion and contraction.

7. Butt new finished to existing exposed structure, pipes, ducts, conduit, and other penetrations through surfaces.

D. Finishing: Contractor shall refinish surfaces to match adjacent and similar finishes as used for the Project.

1. For continuous surfaces, Contractor shall refinish to nearest intersection or natural break.

2. For an assembly, Contractor shall refinish entire unit.

E. Penetrations at Fire-Rated Construction: At penetrations of fire rated walls, partitions, ceiling, or floor construction, Contractor shall completely seal voids with firestopping and smoke seal material in compliance with an applicable UL-listed assembly, to full thickness of the penetrated element.

F. Restoration and Finishing: Contractor shall finish surfaces to match adjacent and similar finishes as used for the Project.

1. Contractor shall restore Work with new products as specified in individual product Specifications Sections in Divisions 07 and 09.

2. Contractor shall patch and replace any portion of an existing finished surface which is found to be damaged, lifted, discolored, or shows other imperfections, with matching material. Contractor shall:

a. Provide adequate support of substrate prior to patching the finish.

b. Refinish patched portions of painted or coated surfaces in a manner to produce uniform color and texture over the entire surface.

c. When existing surface finish cannot be matched, refinish entire surface to nearest intersections.

G. Transition from Existing to New Construction:

1. When new work abuts or finishes flush with existing work, Contractor shall make a smooth and clean transition. Contractor shall patched work shall match existing adjacent work in texture and appearance so that the patch or transition is invisible at a distance of five feet.
2. When finished surfaces are cut in such a way that a smooth and clean transition with the new work is not possible, Contractor shall notify Architect. Contractor shall terminate existing surface in a neat manner along a straight line at a natural line of division, and provide trim appropriate to finished surface, or as otherwise directed by Architect.

3.4 CLEANING

A. Cleaning: Contractor shall thoroughly clean areas and spaces where cutting and patching is performed or used as access. Contractor shall remove completely paint, mortar, oils, putty and items of similar nature. Contractor shall thoroughly clean piping, conduit and similar features before painting or other finishing is applied. Contractor shall restore damaged pipe covering to its original condition.

END OF SECTION

SECTION 02 41 16
DEMOLITION AND DISPOSAL

PART 1. GENERAL

1.01 SUMMARY

A. Exterior demolition, removal and salvage of indicated materials.

1.02 SUBMITTALS

A. Submit List of Salvage Items. List to include quantity to be salvaged and place of stockpile or storage. Engineer to approve List prior to beginning demolition and salvage operations.

B. Shop Drawings: Indicate demolition and removal sequence and location of salvageable items; and location and construction of barricades, fences, and temporary work.

1.03 CLOSEOUT SUBMITTALS

A. Section 01 70 00: Execution and Closeout Requirements: Requirements for submittals.

B. Project Record Documents: Accurately record actual locations of capped utilities.

1.04 QUALITY ASSURANCE

A. Conform to applicable code for demolition of structures, safety of adjacent structures, dust control, runoff control, disposal, and safety.

B. Obtain required permits from authorities having jurisdiction.

C. If the Contractor or any of the Contractor's agents or employees encounters or discovers materials that appear (by visual or olfactory inspection) to contain regulated or hazardous materials (as defined by the California Environmental Protection Agency) during the performance of the Work, the Contractor shall inform the Architect immediately and suspend work in the affected area until the Architect has inspected the location and materials in question. If it becomes necessary to undertake remediation, the Architect will give written notice to suspend work in the affected area until the proper course of has been determined. Operations in the affected area shall be resumed only upon written notice by the Architect.

1.05 SEQUENCING

Section 01 10 00: Summary: Requirements for sequencing

1.06 SCHEDULING

- A. Section 01 30 00: Administrative Requirements: Requirements for scheduling.
- B. Schedule Work to precede site excavation work.
- C. Describe demolition removal procedures and schedule.

1.06 PROJECT CONDITIONS

- A. Buildings indicated to be demolished will be vacated before start of Work.
- B. Owner assumes no responsibility for actual condition of buildings to be demolished.
- C. Maintain existing sidewalks to greatest extent possible.

PART 2. PRODUCTS

2.01 FILL MATERIALS

- A. Fill Material: material used to fill and/or cap underground pipes and structures.
 - 1. Slurry cement backfill shall be in conformance with "Section 19-3.02D: Slurry Cement Backfill" of the Caltrans Standard Specifications and shall consist of a fluid, workable mixture of aggregate, cement, and water. Slurry cement backfill shall be 2-sack mix, containing 188 pounds of Portland cement per cubic yard of material.
 - 2. Other fill material as approved by the Engineer and City.

PART 3. EXECUTION

3.01 SITE INSPECTION

- A. Prior to any demolition work, carefully inspect the site and determine the extent of work involved.
- B. Report any discrepancy to the Architect / Engineer immediately.

3.02 SHORING AND BRACING

Provide any temporary shoring or bracing that may be required during demolition. Refer to "Section 31 50 00: Excavation Support and Protection."

3.03 SAFETY

A. All Work shall conform to pertinent OSHA regulations and to other state and local codes as applicable.

3.04 EXAMINATION

A. Examine existing buildings indicated to be demolished before demolition.

B. Determine where removals may result in structural deficiency or unplanned building collapse during demolition. Coordinate demolition sequence and procedures to prevent structures from becoming unstable.

C. Determine where demolition may affect structural integrity or weather resistance of adjacent buildings indicated to remain.

1. Identify measures required to protect buildings from damage.

2. Identify remedial work including patching, repairing, bracing, and other work required to leave buildings indicated to remain in structurally sound and weathertight and watertight condition.

D. Verify hazardous material abatement is complete before beginning demolition.

3.05 PREPARATION

A. Call USA North Information service at 1-800-227-2600 not less than 2 working days before performing Work.

Request underground utilities to be located and marked within and surrounding construction areas.

B. Notify affected utility companies before starting work and comply with utility's requirements.

C. Do not close or obstruct roadways, sidewalks, or hydrants without permits.

D. Erect, and maintain temporary barriers and security devices, including warning signs and lights, and similar measures, for protection of the public, Owner, and existing improvements indicated to remain.

E. Protect existing landscaping materials, trees, appurtenances, structures, and piping indicated to remain.

F. Prevent movement or settlement of adjacent structures. Provide bracing and shoring.

3.06 DEMOLITION REQUIREMENTS

A. Use of explosives is not permitted.

- B. Conduct demolition to minimize interference with adjacent structures.
- C. Cease operations immediately when adjacent structures appear to be in danger. Notify Engineer. Do not resume operations until directed.
- D. Conduct operations with minimum interference to public or private accesses to occupied adjacent structures. Maintain protected egress and access from adjacent structures at all times.
- E. Obtain written permission from adjacent property owners when demolition equipment will traverse, infringe upon, or limit access to their property.
- F. Sprinkle Work with water to minimize dust. Provide hoses and water connections required for this purpose.

3.07 DEMOLITION

- A. Disconnect and cap designated utilities to extents shown on Plans. Identify utilities at termination of demolition. Record termination or capped location on Record Documents.
- B. Break up concrete slabs-on-grade to permit natural moisture drainage.
- C. Remove materials to be re-installed or retained in manner to prevent damage. Store and protect in accordance with requirements of "Section 01 60 00: Product Requirements."
- D. Rough grade and compact areas affected by demolition to maintain site grades and contours.
- E. Continuously clean-up and remove demolished materials from site. Do not allow materials to accumulate in buildings or on site.
- F. Do not burn or bury materials on site. Leave site in clean condition.
- G. Demolition shall include the removal and disposal of all material to a suitable, approved offsite location. All demolished material shall become the property of the Contractor.
- H. Materials to be salvaged shall be delivered to location specified by City, as directed.

END OF SECTION

SECTION 02 41 19
SELECTIVE INTERIOR DEMOLITION

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. The demolition and removal of the existing construction to the extent indicated on the Drawings.
- B. Disconnecting, capping or sealing, and removing of rough plumbing & electrical serving areas to be demolished.
- C. Contractor's post-Demolition Survey.

1.02 RELATED SECTIONS

- A. Summary of Work: Section 01 11 00
- B. Temporary Facilities and Controls: Section 01 50 00

1.03 DEFINITION

- B. Remove: Detach items from existing structure and legally dispose of them off-site unless indicated to be removed and salvaged or recycled.
- B. Salvage: Detach items from existing structure. Protect from damage and store for reuse on the Work – or – detach items from existing construction and deliver to Owner.
- C. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or recycled. Protect from damage.

1.04 SUBMITTALS

- A. Procedures: In accordance with Section 01 33 00, "Submittal Procedures."
- B. Quality Control:
 - 1. Qualification data for specialty demolition firm: Submit experience by project name, address, and contact reference with telephone number.
 - 2. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.
 - 3. Receipts for recycled materials that include name of licensed recycling company, dollar value, and date.

4. The Contractor shall submit a post Demolition Survey detailing all critical dimensions in coordination with the Architect and Owner.

1.06 QUALITY ASSURANCE

A. Qualifications: Demolition shall be performed by an experience firm that has specialized in demolition work similar in material and extent to that indicated for this project.

B. Regulatory Requirements:

1. Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

2. Comply with CalGreen Section 5.408, Nonresidential Mandatory Measures for Construction Waste Reduction by submitting a Construction Waste Management Plan, or complying with local construction or demolition waste management standards, whichever is more stringent.

3. Certifications: Obtain and pay for any necessary permits from governing authorities.

C. Standards: Comply with ANSI A10.6 and NFPA 241.

D. Pre-demolition Conference: Conduct conference at Project site. Review methods and procedures related to building demolition including, but not limited to, the following:

1. Inspect and discuss condition of construction to be demolished.

2. Review structural load limitations of existing structure.

3. Review and finalize Demolition Plan and verify availability of demolition personnel, equipment, and facilities needed to make progress and avoid delays.

4. Review and finalize protection requirements including temporary dust barriers required to safely enclose Construction zone and protect Owner staff and guests from Construction activities.

1.07 PROJECT CONDITIONS

A. Promptly repair damage caused by demolition operations to existing structure, finishes, and facilities to remain at no cost to the Owner.

1.08 TRAFFIC

A. Conduct demolition operations and the removal of debris to ensure minimum

interference with driveways, walks, and adjacent occupied or used facilities and portions of the Building. Do not close or obstruct driveways, walks or other occupied or used facilities without permission from Owner.

1.09 UTILITY SERVICES

A. Shutting off and disconnection of utilities serving areas to be demolished shall be performed by scheduled shutdowns only. Coordinate with owner with minimum of 3 days notification.

B. Maintain existing utilities, including fire and life safety, serving other areas of the building and indicated to remain. Keep in service, and protect against damage during demolition operations.

C. Do not interrupt existing utilities serving adjacent occupied or used facilities except when authorized in writing by Architect/Owner.

D. Provide temporary services during interruptions to existing utilities as acceptable to the Architect/Owner.

E. Contractor shall verify that utilities are properly disconnected and sealed before starting demolition operations.

PART 2 – PRODUCTS

- NOT USED

PART 3 - EXECUTION

3.01 EXAMINATION

A. Survey existing conditions and correlate with requirements indicated to verify extent of demolition required.

B. Inventory and record the condition of any items required to be removed and salvaged.

C. When unanticipated mechanical, electrical, or structural elements are encountered, investigate and measure the nature and extent of the element. Promptly submit a written report to Architect and Owner.

3.02 PREPARATION

A. Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving the areas to be demolished.

1. Arrange to shut off indicated utilities.

2. Do not start demolition work until utility disconnecting and sealing have been

completed.

3.03 REMOVED AND SALVAGED ITEMS

A. When required by the Drawings or specified and when so directed to be salvaged, remove item to be salvaged in the most careful manner possible to avoid damage; and if damaged, such items shall be restored to conditions satisfactory to the Architect.

B. If there are items to be removed and salvaged by Contractor prior to commencement of general demolition operations, they are identified on the Drawings.

C. Comply with the following:

1. Clean salvaged items of dirt and demolition debris. Remove all fasteners and finishes unless noted otherwise.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until re-use in the Work.
4. Protect items from damage during transport and storage.
5. Cut, mill, sand, and otherwise prepare salvaged wood items as required for reuse.

D. Materials to be removed and not reused or salvaged shall become the property of the Contractor, who shall be responsible for their timely removal from the Project site and their legal disposal.

3.04 PROTECTION

A. Existing Facilities: Protect adjacent areas of the building, walkways, and other facilities during demolition operations.

B. Temporary Protection: Comply with requirements in Section 01 11 00, "Summary of Work."

C. Protect walls, windows, signage, roofs, mechanical equipment and other adjacent interior and exterior construction that are to remain and that are exposed to building demolition operations.

D. Provide necessary temporary partitions, enclosure coverings, and the like for confining dust, noise, and debris to areas of the building in which demolition and/or alterations are being performed.

E. See additional requirements specified in Section 01 50 00, "Temporary Facilities and Controls."

3.05 DEMOLITION

- A. Use methods required to complete the Work within limitations of governing regulations and as specified.
- B. Perform surveys as the Work progresses to detect hazards that may result from demolition activities.
- C. Conduct demolition and debris-removal operations to ensure minimum interference with adjacent occupied and used facilities, driveways, parking areas and walks.
- D. Comply with governing environmental-protection regulations.

3.06 REPAIRS

- A. Promptly repair damage to adjacent construction caused by demolition operations.
- B. Where repairs to existing surfaces are required, patch to match adjacent surface conditions.
- C. Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.

3.07 RECYCLING DEMOLISHED MATERIALS

- A. The recycling of demolition materials is encouraged and must comply with County of Ukiah Ordinances and any other regulations applicable to the site and building location.
- B. Separate recyclable demolished materials from other demolished materials to the maximum extent possible. Separate recyclable materials by type.
- C. Provide containers or other storage method for controlling recyclable materials until they are removed from Project site.
- D. Transport recyclable materials off Owner's property and legally dispose of them. Owner's existing recycling facilities are not available for use by the Contractor.
- E. Submit receipts for recycled and disposed materials as specified in Part 1.

3.08 DISPOSAL OF DEMOLISHED MATERIALS

- A. Except for items or materials indicated to be recycled, salvaged, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill. Owner's existing refuse collection facilities are not available for use by the Contractor.
- B. Do not allow demolished materials for accumulate in the building.
- C. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

D. Submit receipts for disposed materials as specified in Part 1.

3.09 CLEANING

A. Clean adjacent surfaces and improvements of dust, dirt, debris caused by demolition operations. Return adjacent areas to condition existing before building demolition operations began.

3.10 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including Division 01 Specification Sections, apply to this Section.

END OF SECTION

SECTION 03 20 00
REINFORCING STEEL

PART 1 GENERAL

1.01 SCOPE

A. The work included under this section consists of furnishing all material, supplies, equipment, tools, transportation, and facilities, and performing all labor and services necessary for, required in connection with, or properly incidental to furnishing and installing all reinforcing bars, ties, spacing devices, inserts, and all other material required to complete installation, as described in this section of the specifications, shown on the accompanying Plans, or reasonably implied therefrom.

B. Work Included:

1. Fabrication and installation of all reinforcing steel for cast-in-place concrete
2. Fabrication of reinforcing steel dowels to be embedded in existing concrete and existing masonry

1.02 RELATED WORK

A. Section 03 30 00: Cast-in Place Concrete

1.03 REFERENCES

A. American Society for Testing and Materials-International (ASTM):
ASTM A82: Specification for Cold-Drawn Steel Wire for Concrete Reinforcement
ASTM A185: Specification for Welded Steel Wire Fabric for Concrete Reinforcement
ASTM A615: Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement

B. Concrete Reinforcing Steel Institute (CRSI):
CRSI: Manual of Standard Practice

1.04 CODES AND STANDARDS

C. Comply with all applicable federal, state, and local code and safety regulations.

D. Comply with the provisions of the following American Concrete Institute (ACI) codes, specifications, and standards, except where requirements that are more stringent are shown or specified.

ACI 315: Details and Detailing of Concrete Reinforcement, latest edition
ACI 318: Building Code Requirements of Reinforced Concrete, latest

edition

E. Comply with the provisions of the following American Welding Society (AWS) codes, specifications, and standards, except where requirements that are more stringent are shown or specified.

AWS D1.4: Structural Welding Code- Reinforcing Steel, latest edition

1.05 SAMPLING, TESTING, AND INSPECTION

A. All materials and work shall be subject to inspection at the mill, the fabrication shop, and at the building site. Material or work quality not complying fully with the Plans, and/or Specifications will be rejected.

B. If the Engineer, through oversight or otherwise, has accepted material or work that is defective or contrary to the Specifications, this material or work, regardless of state of completion, may be rejected.

C. The Contractor shall cooperate with and notify the Engineer at least 24 hours in advance of inspections required and shall provide samples, test pieces, and facilities for inspection without extra charge.

D. The Contractor shall identify each lot of fabricated reinforcing steel to be shipped to the site by assigning an individual lot number that identifies steel by heat number and shall be tagged in such a manner that each such lot can be accurately identified at the job site.

E. The Contractor shall remove all unidentified reinforcing steel, anchorage assemblies, and bar couplers received at the site.

1.06 SUBMITTALS

A. Submit shop drawings in accordance with "Section 01 33 00: Submittal Procedures."

B. Indicate bar materials and size, spacing, locations, and quantities of reinforcing steel, bending and cutting schedules, and supporting and spacing devices.

1.07 OTHER

A. Store reinforcement during fabrication and at site to avoid excessive rusting or coating with grease, oil, dirt, or other objectionable materials.

B. Coordinate work with all trades so that it does not interfere with the work of other trades. Bring interferences between trades to Engineer's attention and resolve before any concrete is placed.

PART 2 MATERIALS

2.01 REINFORCING

A. Bars for reinforcement shall be deformed, intermediate grade steel conforming to the requirements of ASTM A615, Grade 60, including Supplement S1.

2.02 ACCESSORY MATERIALS

A. All wire for concrete reinforcement shall conform to "Specifications for Cold-Drawn Steel Wire for Concrete Reinforcement," ASTM A82.

B. All wire fabric for concrete reinforcement shall conform to "Specification for Welded Steel Wire Fabric for Concrete Reinforcement," ASTM A185.

C. All other materials, not specifically described by these Specifications but required for complete and proper placement of reinforcement shall be new, first quality of their respective kinds, and subject to the approval of the Engineer.

2.02 FABRICATION

A. Bends for reinforcing steel shall be made in accordance with ACI 318 latest edition. Bend all bars cold.

B. Bars shall not be cut by gas torch.

PART 3 EXECUTION

3.01 PLACEMENT

A. Prior to all work of the section, carefully inspect the installed work of other trades and verify that all work is sufficiently complete to permit the start of work under this section and that the completed work of this section will be in complete accordance with the original design and the reviewed shop drawings. In the event of discrepancy, immediately notify the Engineer in writing.

B. In the event conduits, pipes, inserts, sleeves, or any other items interfere with placing the reinforcement as indicated on the Plans or approved shop drawings, or as otherwise required, immediately notify the Engineer and obtain approval of procedure before placement of reinforcement is started.

Do not field-bend reinforcing steel in a manner that will injure material, cause the bars to be bent on too tight a radius, or that is not indicated as allowed on Plans or permitted by Engineer. Do not straighten bent or kinked bars for use on project without permission of Engineer. Replace bars with kinks or bends not shown on the Plans.

C. All reinforcement shall be placed in strict conformity with the requirements of the engineering drawings as to location, position, and spacing of members. It shall be supported and secured against displacement by the use of adequate and proper wire supporting and spacing devices, tie wires, etc. so that it will remain in its proper position in the finished structure.

D. Preserve clear space between parallel bars of not less than 1. times the nominal

diameter of round bars. In no case shall the clear distance be less than 1. inches or less than $1\frac{1}{3}$ times the maximum size of aggregate for concrete. Bars placed in shotcrete shall have a minimum clearance between bars of 2. inches for No. 5 and smaller and six bar diameters for bars larger than No. 5. Lap splices shall be contact lap splices in accordance with ACI 318 unless noted otherwise on the Contract Plans. Bars shall be wired together at laps. Wherever possible, stagger splices in adjacent bars. Make all splices in wire fabric at least 1. meshes or 12 inches wide, whichever is greater. When splicing in areas to receive shotcrete, lap splices shall be non-contact with at least 2 inches clearance between bars.

E. Take all means necessary to ensure that steel reinforcement, at the time concrete is placed around it, is completely free from rust, dirt, loose mill scale, oil, paint, and all coatings that will destroy or reduce the bond between steel and concrete.

F. The Contractor shall notify the Engineer at least 24 hours in advance of when inspections are required.

END OF SECTION

SECTION 03 30 00
CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes cast-in-place concrete, including preparation, base courses, form work, reinforcement, concrete materials, mix design, placement procedures and finishes.

1.03 SUBMITTALS

A. Product Data: For each manufactured material and product indicated.

B. Design Mixes: For each concrete mix indicated.

C. Shop Drawings: For steel reinforcement.

D. Samples for integral concrete color selection.

E. Samples for Detectable Warning Paving

1.04 QUALITY ASSURANCE

A. Manufacturer's Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C94 requirements for production facilities and equipment.

B. Contractor's Qualifications, three (3) years minimum experience in installing decorative concrete paving.

C. Concrete certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."

D. ACI Publications: Comply with the following unless modified by requirements in Contract Documents.

1. ACI 301, "Specification for Structural Concrete." Section 1 through 5.

2. ACI 117, "Specification for Tolerances for Concrete Construction and Materials."

E. Welding: Qualify procedures and personnel according to AWS D1.4, "Structural Welding Code – Reinforcing Steel."

F. Mock Ups: Provide (3) 4' square mockups of finished concrete illustrating colors, aggregates, and finishing.

1.05 SOILS ENGINEER

A. The Soils Engineer will inspect sub-grade and aggregate base prior to installation of

foundations, flatwork, and paving. See Geotechnical Report: "Foundation Design Recommendations for the Grace Hudson Museum Nature Education Project," by SHN Consulting Engineers & Geologists, Inc.: 335 S. Main Street, Willits, CA 95490.

PART 2 – PRODUCTS

2.01 FORM-FACING MATERIALS

A. Board-Formed Finish Concrete: Provide lumber dressed on at least two edges and one side for tight fit.

2.02 STEEL REINFORCEMENT

A. Reinforcing Bars: ASTM A 615/ A 615M, Grade 60, deformed. Reinforcement to be welded shall meet chemical requirements of ASTM A706. Grade 40 for #3 and #4 stirrups and ties.

B. Plain-Steel Welded Wire Fabric: ASTM A 185, fabricated from as-drawn steel wire and flat sheets.

C. Deformed-Steel Welded Wire Fabric: ASTM A 497, flat sheet.

D. Bar Supports: Bolsters, chairs, spaces and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel, wire, plastic or precast according to CRSI's "Manual of Standard Practice."

E. Mechanical Couplers: Tension-compression connections with demonstrated ability to develop the tensile strength of the bar and meet concrete cover and bar spacing requirements. All mechanical couplers shall be approved by the Structural Engineer.

2.03 CONCRETE MATERIALS

A. Cementitious Material: Portland Cement: ASTM C 150, Type II. Supplement with the following: 1) Fly Ash ASTM C 618, Class C and 2) Ground Granulated Blast-Furnace Slag: ASTM C 989, Grade 100 or 120.

B. Blended Hydraulic Cement: ASTM C 595, Type IS, Portland blast-furnace slag IP, Portland-pozzolan I (PM), pozzolan-modified Portland I (SM) slag-modified Portland Cement.

C. Normal-Weight Aggregates: ASTM C 33, graded, 1-inch (25-mm) nominal maximum course-aggregate size.

Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

Water: ASTM C 94C 94M and potable.

Air-Entraining Admixture: ASTM C 260.

2.04 DETECTABLE WARNING AND DECORATIVE UNIT PAVERS

A. Detectable Warning Pavers:

1. Wassau "ADA -2" Title 24 Approved. 12" tile, standard color ADA60. Wausau Tile, Inc. (Tectura Designs), P.O Box 1520 Wausau, WI 54402-15209001 <http://www.wausautile.com>. Toll Free: (800) 388-8728. Pete Janda (707) 374-4015

B. Decorative Unit Pavers:

1. Wassau Ultra Face series Color 40: Wassau to cut 16"x16" paver to specified sizes. Owner pre-ordering. Wausau Tile, Inc. PO Box 1520 Wausau, WI 54402-15209001 <http://www.wausautile.com>. Toll Free: (800) 388-8728. Pete Janda (707) 374-4015

2.05 VAPOR RETARDERS

- A. Below Slab Vapor Barrier: See Section 07 26 16.

2.06 CURING MATERIALS

- A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

- B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.

- C. Moisture-Retaining Cover: ASTM C 1171, polyethylene film or white burlap-polyethylene sheet.

- D. Water: Potable.

- E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class

- B, dissipating.

- F. Sealant: solvent based acrylic sealer.

2.07 RELATED MATERIALS

A. Anchors:

1. Adhesive Anchors (dowels) shall use an epoxy adhesive and shall have a current ICBO or NER Research Report. "AC 100+ Gold" epoxy injection gel by Powers Fastening (RAWL), "Se-XP Epoxy" adhesive system by Simpson Strong-Tie Company, Inc or Engineer approved equal.

2. Expansion anchors shall have a current ICBO or NER Research Report: Hilti, Inc. "Kwik-Bolt-3" or equal.

2.08 CONCRETE MIXTURES

A. Prepare design mixtures for each type and strength of concrete, proportioned on the bases of laboratory trial mixture of field test data, or both, according to ACI 301.

B. Slabs-on-Grade: Proportion normal-weight concrete mixtures as follows:

1. Minimum Compressive Strength: 2500 psi at 28 days when tested in accordance with ASTM C39/ C39M.
2. Minimum Cementitious Materials Content: 540 lbs. per cubic yard.
3. Maximum Fly Ash Content: 20 percent of cementitious materials by weight.
4. Maximum Aggregate Size: . inch nominal.
5. Slump limit: 5 inches
6. Air Content: 1.5 percent.
7. Coloring pigments: As required to meet Architect's requirements. Lightfast, lime proof, finely divided mineral oxide terrazzo matrix coloring.

C. Footings and Below Grade Walls: See Structural sheet S0.1 for typical structural notes and specifications.

2.09 FABRICATING REINFORCEMENT

A. Fabricate steel reinforcing according to CRSI's "Manual of Standard Practice."

2.10 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix and deliver concrete according to ASTM C 94/C 94M and furnish batch ticket information. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.01 FORMWORK

A. Design, erect, shore, brace and maintain formwork according to ACI 301 to support vertical, lateral, static and dynamic loads, construction loads that might be applied, until structure can support such loads.

B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.

C. Do not chamfer exterior corners and edges of permanently exposed concrete.

3.02 EMBEDDED ITEMS

A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

B. Broadcast moistened decorative aggregate uniformly and steel trowel into concrete cream until completely embedded.

3.03 VAPOR RETARDERS

A. Plastic Vapor Retarders: Place, protect, and repair vapor retarders according to ASTM E 1643 and manufacturer's written instructions. Lap joints 6 inches and seal with manufacturer's recommended tape. Do not cut or puncture vapor retarder. Repair and reseal vapor retarder before placing concrete. See Section 07 26 16, "Below Grade Vapor Retarders."

3.04 STEEL REINFORCEMENT

A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.

B. Weld reinforcing bars according to AWS D1.4 where indicated. Install mechanical couplers according to ICBO Evaluation Report where indicated.

3.05 JOINTS

A. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect. Existing concrete surfaces against which concrete will be placed should be roughened to a full amplitude of approximately 1/4 inch and cleaned.

B. Contraction Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated by Architect. Construct contraction joints as follows:

1. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8 inch wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before concrete develops random contraction cracks.

C. Isolation Joints in Slabs-on-Grade: After removing formwork, install joint-filler strips at slab junctions with vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations as indicated.

3.06 CONCRETE PLACEMENT

A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed. Base course, where required, shall be compacted by rolling or other approved method to 95 percent of compaction.

B. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.

C. Cold-Weather Placement: Comply with ACI 306.1.

D. Hot-Weather Placement: Comply with ACI 301.

3.07 FINISHING FORMED SURFACES

A. Rough Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defects repaired and patched. Remove fins and other projections that exceed specified limits on formed-surface irregularities. Applies to concrete surfaces not exposed to view.

B. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

3.08 FINISHING FLOORS AND SLABS

A. Wash finish for exterior concrete flatwork, timed to expose decorative aggregate. Steel trowel to a smooth, hard finish. Using a fine spray uniformly while concrete is green but firm, lightly wash the surface to expose fine aggregates only. Finish shall be uniform throughout in color and texture.

B. Smooth-troweled finish for all interior, structural slabs on grade. Finish shall be uniform throughout in color and texture.

3.09 CONCRETE PROTECTING AND CURING

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.

B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and full floating or darbying concrete, but before finishing.

C. Cure concrete according to ACI 308.1, by one or a combination of the following methods:

1. Moisture Curing: Keep surfaces continuously moist for not less than seven days.
2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproofing tape or adhesive. Cure for not less than seven days.
3. Immediately repair any holes or tears during curing period using cover material and waterproof tape.

3.10 CONCRETE SURFACE REPAIRS

A. Defective Concrete: Repair and patch defective areas when approved by Engineer. Remove and replace concrete that cannot be repaired and patched to Engineer's approval.

3.11 FIELD QUALITY CONTROL

A. Testing and Inspecting: Owner will engage a qualified independent testing and inspection agency to perform special inspections as specified in the latest addition of the California Building Code and as indicated on sheet S1.0 of the Contract Documents.

B. At completion of work and/or when directed by Architect / Engineer, remove all surplus material, debris and rubbish resulting from work under this Section from the site.

END OF SECTION

SECTION 06 10 00
CARPENTRY

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. All rough and finish carpentry and related work.

1.02 RELATED WORK

- A. Section 06 41 13, "Wood Architectural Casework."
- C. Section 07 25 00, "Building Envelope Underlayment."
- D. Section 07 62 00, "Sheet Metal Flashing."
- E. Section 26 00 01, "Electrical General Provisions"
- F. Section 09 90 00, "Painting and Coating"
- G. Section 03 30 00, "Cast in Place Concrete"
- H. Section 03 20 00, "Reinforcing Steel"
- I. Section 02 30 00, "Plumbing Equipment"
- K. Section 08 16 00, "Composite Doors"

1.03 SUBMITTALS

- A. Submittals in accordance with Section 01 33 00, "Submittal Procedures."
- B. Product Data: Manufacturer's descriptive literature for fasteners and shop-applied coatings. Hardware cut sheets.
- C. Samples:
 - 1. 12-inch lengths for each required wood species, grade and finish.
 - 2. 24-inch lengths of each size for interior paneling, base, casings, moldings and trim.
 - 3. Samples shall have specified finish applied in step fashion showing each required coat.
 - 4. Miscellaneous wood trim as shown on drawings or required (as requested by Architect).

1.04 QUALITY ASSURANCE

A. Perform finish work in accordance with the WIC "Manual of Millwork," Latest Edition, and the current editions of the Uniform Building Code and local amendments.

B. Lumber:

1. Grading shall comply with the following grading rules:
 - a. Western Wood Products Association (WWPA)
 - b. Redwood Inspection Service (RIS)
 - c. West Coast Lumber Inspection Bureau (WCLIB)
2. No finger-jointed, twisted, warped, bowed, or otherwise defective lumber wood will be allowed unless otherwise indicated.
3. Sizes indicated are nominal, unless otherwise indicated.

1.05 DELIVERY, STORAGE AND HANDLING:

- A. Protect work from physical and moisture damage, according to WIC recommendations.
- B. Wood shall be stored completely under cover and off the ground. Waterproof coverings shall allow for air to circulate between coverings and wood.
- C. Protect sheet materials from breakage and damage while unloading and when stored.

1.06 FIELD MEASUREMENTS

- A. Verify field measurements.

1.07 COORDINATION

- A. Coordinate the work with installation of associated and adjacent components.

PART 2 – PRODUCTS

2.01 STRUCTURAL FRAMING LUMBER

A. Unless otherwise indicated on structural drawings, shall be S4S air dried to maximum 19% moisture content at time of dressing (S-Dry), and of species and grade noted below.

1. Light Framing and Studs: Douglas Fir, Stud or Standard.
2. Joists, Beams and Posts: Douglas Fir, No. 1, or Standard.
3. Concealed from view blocking as required for cabinetry, fixture attachment, and all wall mounted fixtures: Douglas Fir stud.

4. Header at (N) Doors and Windows: LVL per structural drawings.

2.03 PLYWOOD

A. Plywood sheathing: APA grade marked, conforming to Product Standard I-83. See structural drawings.

B. Interior exposed plywood for seal finish: APA B-B INT Douglas Fir, where both sides are exposed to view; APA B-C INT where one side is exposed to view.

C. Exterior exposed plywood for seal finish: APA B-B EXT exterior glue, Douglas Fir, where both sides exposed to view; APA A-C EXT exterior glue, Douglas Fir, where one side exposed to view.

2.04 INTERIOR FINISH LUMBER

A. S4S or standard milling, kiln dried to a maximum of 15% moisture content at time of dressing.

B. Exposed Shelving (other than cabinet shelving): .” Douglas Fir, clear vertical grain, veneer B-B plywood.

2.05 WOOD COUNTERTOP

A. Countertop in Workshop Cubbies: 2x Douglas Fir, biscuit join to achieve full width of countertop, S4S, clear grain.

2.06 MISCELLANEOUS CARPENTRY MATERIALS:

A. Building Paper: #15 asphalt saturated felt, Type “D” or TYVEK House Wrap by Dupont, or SIGA Majvest at Contractors option and as approved by Owner and Architect. Use SIGA Wigluv or approved equivalent for window flashing and joint sealing.

B. Bolts, washers, clips, framing anchors should be hot dip galvanized.

C. Nails: Common wire for framing; finish for finish work; hot dip galvanized for exterior work (other types of galvanizing are not permitted), Tedlar coated stainless steel for exterior siding where surface nailing (exposed), unless otherwise indicated.

D. Adhesive: DAP 4000 Sub-Floor and Plywood Adhesive. Waterproof resorcinol for exterior carpentry.

E. Sill Plate Sealant: Wide vinyl tape compound, Protecto Wrap Triple Guard Energy Sill Sealer or approved equivalent.

F. Finish carpentry work and miscellaneous items and their related components which are to be furnished and/or installed under this Section are not necessarily individually

described. The most important features, and those requiring detailed descriptions are mentioned. Finish carpentry work and miscellaneous items not mentioned or described shall be furnished and/or installed in accordance with the intent of the Drawings and Specification and as required to complete the work.

2.08 FINISHING

A. Finished wood shall be sealed on all cut edges, backs and other areas concealed in final work prior to installation. Back out or kerf backs of standing and running exterior trim wider than 5 inches except members with ends exposed to view.

B. Pre-finish end grain edges at butt joints concealed portions of trim prior to installation.

C. For stained finish items, shop prepare and identify components for grain matching during site erection.

D. Verify measurements at job site. Verify details and dimensions of equipment and fixtures integral with finish carpentry for proper fit and accurate alignment. Coordinate details with other work supporting, adjoining, or fastening to finish carpentry items.

E. Thoroughly hand sand wood surfaces. Perform final sanding in direction of grain; ease knife-edge corners by sanding. Provide wood surfaces free from dust, glue, stains, and other foreign matter and in proper condition to receive finish.

F. Ease edges of lumber to 1/16 inch radius.

PART 3 - EXECUTION

3.01 ALL WORK shall be plumb and true, firmly installed in a neat workmanlike manner, complete in all respects.

3.02 INSTALL ALL necessary blocking and furring. Block all unsupported edges of square edge plywood sheathing. Horizontal blocking for vertical board siding shall be 2'-0" O.C. maximum.

3.03 NAILING shall be in accordance with applicable codes and standards and as shown on drawings.

A. Nail plywood wall sheathing as indicated on structural drawings.

B. Cement fiber siding and trim: per manufacturer's instructions.

C. All smooth finish trim shall be nailed with finish nails, and all finish nails shall be set. Putty nail holes only if finish is to have opaque paint or stain finish. If nailing tends to split, pre-drill nail holes.

D. All rough finish trim shall be nailed with common nails set flush with trim surface. Do not set nail heads. If nailing tends to split, pre-drill nail holes.

3.04 CUTTING AND NOTCHING: comply with limits set forth on the structural drawings and with limits set forth in the referenced building code, which ever is more restrictive. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing the site cutting.

3.05 ALL BOLTS bearing against wood shall have washers both under nut and head.

3.06 SILL SEALANT: Install two rows of sill sealant at centers of all exterior wall sill plates.

3.07 HANDLE AND STORE all lumber materials, plywood, etc, which are to be exposed in the finished work to prevent soiling or staining which cannot be removed by normal cleaning techniques. Brush or otherwise clean construction marks from exposed work at completion of job.

3.08 BACK PRIME all trim and siding which is to receive a paint or stain finish with one coat of sealant or stain as noted in Section 09 90 00, "Painting and Coating." Prime all edges and cut ends of trim and siding prior to installation.

3.09 EXAMINATION

A. Verify adequacy of backing and support framing.

B. Verify mechanical, electrical, and building items affecting work of this Section are placed and ready to receive work.

3.10 PREPARATION: Miter corners, except where shown. Cope materials at angle for scarf joints.

3.11 INSTALLATION AND APPLICATION

A. Underlayment and flashing shall be installed where shown and in accordance with section 07 62 00, "Sheet Metal Flashing and Trim," and 07 65 00, "Flexible Flashing."

B. Install all millwork plumb, true and in accordance with the Drawings, submittals and WIC Custom Grade standards.

C. Install in longest possible lengths to minimize joints. No pieces less than 3-feet shall be permitted, unless total run is less than 3-feet.

D. Fastening:

1. Wood: fasteners shall be flush to surface where exposed.

2. Hammer, tool marks and marked surfaces and edges are not acceptable on exposed surfaces.

3. Exposed fasteners shall be carefully aligned in both directions. Review layout with architect.

E. Field Finishing: Apply in accordance with section 09 90 00, "Painting and Coating."

- 3.12 PREPARATION FOR SITE FINISHING: Set exposed fasteners. Apply wood putty stick filler in exposed fastener indentations. Color of putty to be slightly darker than wood, review with Architect. Sand work smooth.
- 3.13 ERECTION TOLERANCES: Maximum offset from true alignment with abutting materials: 1/16 inch.

END OF SECTION

SECTION 06 41 13
ARCHITECTURAL CASEWORK

PART 1 - GENERAL

1.01 WORK INCLUDED

A. All mill fabricated architectural woodwork with accessories as required for complete finished installation, including cabinet work hardware

Provide sealed/stained cabinetwork.

Provide solid surface countertops.

1.02 RELATED WORK

A. Section 06 10 00, "Carpentry."

1.03 SUBMITTALS

A. Submittals in accordance with Section 01 33 00, "Submittal Procedures."

B. Product Data: Submit manufacturer's literature for manufactured items.

C. Shop Drawings: Indicate materials and wood species, component profiles, fastening, joining details, finishes and accessories.

D. Samples:

Wood veneer

Door and drawer front.

Exposed casework hardware.

Solid Surface countertops, indicating exposed edge construction.

E. Certification: Woodwork Institute certification and monitored compliance programs will not be required for architectural woodwork, however Owner reserves right to retain Woodwork Institute if quality of work is questionable.

1.04 QUALITY ASSURANCE

A. Fabricator Qualifications: Firm with not less than five years successful experience fabricating architectural woodwork similar to that required for Project.

B. Standards: Perform architectural woodwork in accordance with Architectural Woodwork Standards, Edition 1, 2009, (AWS) adopted and published jointly by AWI, AWMA, and Woodwork Institute.

1.05 DELIVERY, STORAGE AND HANDLING:

- A. Do not deliver architectural woodwork until site conditions are adequate to receive work; protect items from weather while in transit.
- B. Allow architectural woodwork shop finish to completely dry prior to delivery to site.
- C. Store materials indoors, in ventilated areas with constant but minimum temperature of 60 degrees F and maximum relative humidity of 25% to 55%.
- D. Do not begin installation of architectural woodwork until space is fully enclosed and mechanical systems are fully operational.
- E. Maintain interior installation areas at 70 degrees F and 50-55% relative humidity.
- F. Immediately remove from site materials with visible mold and materials with mildew.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Interior Sealed Finished Wood Casework:

AWS/Custom Grade, Type A frameless, Style 1 – Overlay, flush overlay type.
Veneers: Vertical Grain Grade B Douglas Fir; a uniform appearance shall be required.
Minimum 0.036" thick. Non-edge banded exposed plywood

B. Solid Surface Countertops Type: Standard solid surface sheet for countertops designed to accept undermount

1. Color: Manufacturer's standard color, see Finish Schedule in drawings, selected by Architect, polished surface.

3. Manufacturers: Corian, Swanstone, Formica Evenstone, Wilsonart, or approved alternate.

D. Casework Hardware: Provide casework hardware items as required for complete installation as indicated; provide types as listed in Architectural Woodwork Standards for Grade 1, but no less than following types.

- 1. Plug-in Pin Type Shelf Supports: Provide holes 3" O.C.
- 2. Adjustable Shelf Standards and Supports: Flush mounted in cabinet.
- 3. Cabinet hinges: European concealed type, minimum 160 degree opening, with spring closer.
- 4. Cabinet Pulls: See Drawings, sheet A9.1

5. Drawer Slides: Full extension, rail mounted type, minimum 100 lb. capacity with ball-bearing rollers. Soft close.

6. Cabinet Locks: Pin and tumbler slide bolt lock, two keys each.
Casters: 4" diameter rotating casters w/ total lock.

E. Anchors, Nails and Screws: Select material, type, size and finish required by each substrate for secure anchorage; provide toothed steel or lead expansion bolt screws for drilled-in-place anchors.

F. Wood Filler: Color to match wood being filled.

G. Volatile Organic Compound (VOC) Emissions: Select materials that generate least amount of pollution; consider pollution and volatile organic compound (VOC) emissions generated during manufacturing, transport, installation, use and disposal.

1. Use adhesives, sealants, coatings, fillers, and sealers complying with low or no volatile organic compound emissions, no added formaldehyde, and no toxic materials as defined by applicable codes and regulations.

2. Avoid materials that contain ozone depleting chemicals and that emit potentially harmful volatile organic compound (VOC) emissions.

3. Avoid materials that can leach harmful chemicals into ground water; do not allow potentially harmful chemicals to enter sewer nor storm drains.

4. Select materials that can be reused or recycled and materials with significant percentage of recycled content percentages for individual materials; avoid materials difficult to recycle.

2.02 FABRICATION

A. General: Fabricate architectural woodwork in accordance with specified quality standards.

B. Countertops: Apply in full, uninterrupted sheets consistent with manufactured sizes.

1. Make corners and joints hairline; slightly ease edges.

2. Locate butt joints at least 2'-0" from cutouts.

3. Provide cutouts for inserts, fixtures and fittings; verify locations from on-site dimensions.

C. Use exposed fastening devices or nails only when approved and unavoidable; arrange neatly.

D. Assemble woodwork in shop in sizes easily handled and to ensure passage through building openings.

2.03 FINISHES

A. Sealed Finished Woodwork: Finish architectural woodwork in shop unless otherwise indicated.

1. Wood Veneers: As indicated on Drawings; match Architect samples.
2. Veneering: As indicated, as directed by Architect where not otherwise indicated.
3. Sand work smooth; seal concealed and semi-concealed surfaces of transparent finished woodwork; brush apply.
4. Sealed Finish: AWS/Premium Grade finish producing a dull rubbed effect, as approved by Architect.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrication where possible; do not delay job progress, allow for trimming and fitting.
- B. Clean surfaces to receive quartz countertop fabrications, remove loose and foreign matter that could interfere with adhesion.

3.02 INSTALLATION

- A. Install work consistent with Architectural Woodwork Standards specified quality grade, plumb, level, true and straight with no distortions.
1. Shim as required, using concealed shims.
- B. Ensure mechanical and electrical items affecting architectural woodwork are properly placed, complete, and have been inspected by Architect prior to commencement of installation.
- C. Secure work to structure, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation.
- D. Scribe and cut for accurate fit to other finished work.
- E. Attach architectural woodwork securely in place with uniform joints providing for thermal and building movements.

F. Solid Surface countertops: Install in accordance with manufacturer's instructions and approved Shop Drawings. Adhere fabrications with continuous beads of adhesive.

G. Acceptable Tolerances:

1. Variation from True Position: Maximum 1/16" at any position and maximum 1/8" in any 10'-0" length.
2. Adjoining Surfaces of same material: no variation permitted.
3. Offset with Abutting Materials: Maximum 1/32".

H. Preparation for Field Finishing (Solid Wood Paneling):

1. Sand work smooth and set exposed nails and screws.
2. Apply wood filler in exposed nail and screw indentations and leave ready to receive site-applied finishes.
3. Seal concealed and semi-concealed surfaces; brush apply only, using primer
4. consistent with finish coats specified under Section 09 90 00, "Painting and Coating."

3.03 CLEANING

- A. Clean casework and fabrications after installation.

3.04 PROTECTION

- A. Protect installed casework and fabrications with non-staining sheet coverings.

END OF SECTION

SECTION 07 25 00
BUILDING ENVELOPE UNDERLAYMENT

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Siding Underlayment: Provide underlayment and flashing for siding applications, with related concealed metal flashings and accessories as required for complete watertight installation.

B. Self-Adhering Sheet Membrane (SASM) Flashing at Penetrations: Provide SASM flashing for around all penetrations through underlayment including windows and doors, with accessories as required for complete watertight installation.

1.02 RELATED WORK

A. Section 07 62 00, "Sheet Metal Flashing & Trim."

1.03 SUBMITTALS

A. Product Data: Furnish manufacturer's literature for each type of underlayment.

B. Shop Drawings: Submit for metal flashings, as related to underlayment. Clearly indicate general construction, configurations, jointing methods and locations, fastening methods and locations and installation details.

C. Sample: Furnish samples of each material.

1.04 WARRANTY

A. Special Warranty: Provide for correcting failure of underlayment to resist penetration of water. Repair underlayment and pay for or replace damaged materials or surfaces.
Special Warranty Period: 2 years.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Corrugated Siding Underlay: Self-adhering rubberized sheet membrane with primers and sealers as required for complete watertight installation; type as recommended by manufacturer for substrate and for applications indicated.

B. Sheet Metal and Flashing Underlayment: Self-adhering rubberized sheet membrane with primers and sealers as required for complete watertight installation; type as recommended by manufacturer for substrate and for applications indicated.

1.Manufacturers:
SIGA
Grace Construction Products
Prosoco

Henry Company
Carlisle Corp.
Protecto Wrap Company

C. Self-Adhering Sheet Membrane (SASM) Flashing at Penetrations: SASM with primers and seam sealers as required for complete watertight installation; type as recommended by manufacturer for substrate and for applications indicated.

1. Manufacturers:
SIGA tape
Grace Construction Products
Prosoco
Henry Company
Carlisle Corp.
Protecto Wrap Company

D. Concealed Metal Flashings Integral with Underlayment: See Section 07 62 00, "Sheet Metal Flashing & Trim."

E. Bituminous Paint: Acid and alkali resistant type; black color.

F. Accessories: Provide as recommended by underlayment manufacturers for specific applications.

G. Plastic Cement: Cutback asphaltic type with mineral fiber components, for sealing and coating flashings; free of toxic solvents and free of asbestos. Capable of setting within 24 hours at temperature of approximately 75 degrees F and 50% relative humidity.

H. Volatile Organic Compound (VOC) Emissions: Provide materials conforming to applicable air quality management district limitations on volatile organic compound (VOC) emissions.

PART 3 - EXECUTION

PREPARATION

A. Install underlayment over surfaces that are dry, free of ridges, warps and voids that could damage paper.

B. Coordinate installation with installation of components and items projecting through

END OF SECTION

SECTION 07 42 13
ROOFING AND SIDING PANELS

1. GENERAL

1.1. SECTION INCLUDES

- A. Standing seam metal roof panels.
- B. Through-fastened metal wall panels.

1.2. RELATED SECTIONS

- A. Section 06 10 00 - Rough Carpentry.
- B. Section 07 62 00 - Sheet Metal Flashing and Trim.
- C. Section 07 91 26 - Joint Fillers.

1.3. REFERENCES

- A. Building Design Codes: International Building Code (IBC) with revisions for Local Codes
- B. American Iron and Steel Institute (AISI): North American Specification for the Design of Cold-Formed Steel Structural Members.
- C. American Institute of Steel Construction (AISC): Manual of Steel Construction.
- D. ASTM International (ASTM):
 - 1. ASTM D 659: Method of Evaluating Degree of Chalking of Exterior Paints.
 - 2. ASTM D 822 - Standard Practice for Filtered Open-Flame Carbon-Arc Exposures of Paint and Related Coatings.
 - 3. ASTM D 3361 - Standard Practice for Unfiltered Open-Flame Carbon-Arc Exposures of Paint and Related Coatings.
 - 4. ASTM D 4214 - Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films
 - 5. ASTM D 4587 - Standard Practice for Fluorescent UV-Condensation Exposures of Paint and Related Coatings.
 - 6. ASTM G 23 - Practice for Operating Light-Exposure Apparatus (Carbon-Arc Type) With and Without Water for Exposure of Nonmetallic Materials.

1.4. PERFORMANCE REQUIREMENTS FOR ROOF SYSTEMS

- A. Design Requirements:
 - 1. The metal roof system as designed by the manufacturer shall be a complete system. All components of the system shall be supplied by the same manufacturer.
 - 2. Roof Panels: Steel panels shall be designed in accordance with the AISI Cold-Formed Steel Design Manual.
 - 3. Deflection requirements shall be in accordance with the applicable building code, or as a minimum, L/180 for roof snow load, but not less than 20 psf (98 kg/sq m).

4. Accessories and Fasteners: Accessories and fasteners shall be capable of resisting the specified design wind uplift forces and shall allow for thermal movement of the roof panel system. Exposed fasteners shall not restrict free movement of the roof panel system resulting from thermal forces, except at designed points of roof panel fixity.
5. Design Loads: Design load application shall be in accordance with local building code.
6. Dead Loads: The dead load shall be the weight of the metal roof system.
7. Collateral Loads: Shall not be applied to the roof panels.
8. Live Loads: The panels and fasteners shall be capable of supporting a minimum uniform live load of 20 psf (98 kg/sq m).
9. Snow Loads: The design ground snow loads shall be as defined in accordance with local building code.
10. Wind Loads: The design wind loads shall be based on the wind criteria defined in accordance with local building code.
11. Thermal Effects: Roof panels shall be free to move in response to the expansion and contraction forces resulting from temperature variation, as specified in the MBMA Metal Roofing Systems Design Manual.

1.5. PERFORMANCE REQUIREMENTS FOR WALL SYSTEMS

A. Design Requirements for Wall Systems:

1. System Design: Metal wall system as designed by the manufacturer shall be a complete system. All components of the system shall be supplied by the same manufacturer.
2. Wall Panels: Steel panels shall be designed in accordance with the AISI Cold-Formed Steel Design Manual.
3. Design Loads: Design load application shall be in accordance with local building code.
4. Wind Loads: The design wind loads shall be based on the wind criteria in accordance with local building code.
5. Deflection: Deflection requirements shall be in accordance with the applicable building code, or as a minimum, $L/180$ for wind load (but not less than 10 psf (49 kg/sq m)).
6. Accessories and Fasteners: Accessories and fasteners shall be capable of resisting the specified design wind suction forces in accordance with local building code.

B. Framing Members Supporting the Metal Panel System:

1. Additions/revisions to framing members supporting the metal panel system to accommodate the manufacturer/fabricator's design shall be the Contractor's responsibility, and shall be submitted for review and approval by the Engineer of Record.
2. Framing members and their connections shall be designed in accordance with AISC, AISI, and LGSI design specifications as applicable. Deflection requirements shall be in accordance with the applicable building code, or as a minimum, the provisions of the AISC Steel Design Guide Series 3 - Serviceability Design Considerations for Low-Rise-Buildings.

1.6. SUBMITTALS

- A. Submit under provisions of Section 01 30 00.
 - 1. Product Data: Manufacturer's data sheets on each product to be used.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- B. Shop Drawings:
 - 1. Show methods of erection, elevations, and plans of roof panels, sections and details, anticipated loads, flashings, roof curbs, vents, sealants, interfaces with all materials not supplied and proposed identification of component parts and their finishes.
 - 2. Submit complete shop drawings and erection details to Architect for review. Do not proceed with manufacture prior to review of shop drawings and approval of shop drawings. Do not use drawings prepared by Architect for shop or erection drawings.
- C. Selection Samples: For each finish product specified, color charts representing manufacturer's full range of standard colors and patterns. For non standard colors or finishes color samples must be submitted to manufacturer for matching if quantity of custom materials is sufficient.
- D. Verification Samples: For each product specified, two samples, minimum size 12 inches (305 mm) x full panel width, representing actual product configuration.

1.7. QUALITY ASSURANCE

- A. Manufacturer Qualifications:
 - 1. Panels specified in this section shall be produced in a permanent factory environment with fixed-base roll-forming equipment. Standing seam roofing may be roll formed at the job-site if the design lengths of the panels are longer than shipping capabilities. Roll forming of the profiled panels, curving of all panels, factory mitering of corners, and fabricating of all curved flashings shall be performed by the manufacturer.
 - 2. Manufacturer shall submit names and addresses of five previous projects of equal size and scope at the request of the Architect.
 - 3. Specified system shall have been in use in the United States for a minimum of ten years.
 - 4. Manufacturer with a minimum of five years experience in manufacturing panels of this nature in a permanent, stationary, indoor production facility utilizing industrial equipment.
- B. Installer Qualifications:
 - 1. Installer shall have completed five projects of similar scope and magnitude that have been in service for a minimum of five years with satisfactory performance of the panel system.
 - 2. Installer shall submit names and addresses of five previous projects of equal size and scope at the request of the Architect.
 - 3. Installer's foreman shall be trained in the proper installation of the specified system, and present at all times when material is being installed.
- C. Regulatory Requirements: Comply with specified performance and local building code requirements. In the event of conflict, comply with the higher performing or

more restrictive requirement.

1.8. DELIVERY, STORAGE, AND HANDLING

- A. Deliver panels to job site properly packaged to provide protection against transportation damage.
- B. Exercise extreme care in unloading, storing, and erecting panels to prevent bending, warping, twisting, end and surface damage.
- C. Store all material and accessories above ground on well skidded platforms.
- D. Store inside or under breathable waterproof covering. Provide proper ventilation to panels to prevent condensation buildup between each panel. Elevate one end of bundles while being stored.
- E. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.9. WARRANTY

- A. Manufacturer's Warranty:
 - 1. Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official.
 - 2. Manufacturer's warranty is in addition to and not intended to limit other rights.
 - 3. Replace any products damaged during handling.

2.PRODUCTS

2.1. MANUFACTURERS

- A. Manufacturers :
- B. Corrugated Panels - Flexospan, Corrugated Metals Inc. or approved equal to match existing siding
- C. Metal standing seam roofing - Flexospan or approved equal to match existing roof
- D. Accessories:
 - 1. End lap plates shall be provided by the manufacturer.
 - 2. The panel clip shall allow for the thermal expansion of the roof system.
 - 3. Metal Components:
 - a. Provide accessories and other items essential to a complete roof panel installation including trim, flashing, fascia, metal closures, caps, gutters, downspouts, soffits and similar metal components.
 - b. Metal components to be fabricated from same gauge and finish as metal panels, unless otherwise noted.
 - 4. Flashing: All flashing shall be manufactured from the same material as the roof panel and shall be designed to allow the panel system to expand.
 - 5. Fasteners:
 - a. Exposed fasteners shall be hex head self-drilling screws with bonded

- washers and color finished to match panels. Screws may be either plated carbon steel or stainless steel as noted on the drawings.
 - b. Exposed stainless steel rivets shall match color finish of panel.
 - c. Concealed Fasteners: Zinc-coated steel or stainless steel.
 - 6. Closure Strips: Polyethylene to match configuration of the covering.
 - 7. Sealants:
 - a. Exposed Sealants: Shall be one component silicone based as recommended by panel manufacturer: field applied.
 - b. Concealed Sealants: Non-curing, non-skinning butyl, polyisobutylene or polybutane tape as recommended by panel manufacturer; field applied.
- E. Fabrication:
 - 1. Form and fabricate components of the system to the profiles and patterns as determined by Architect.
 - 2. Panel Orientation: Panels with custom metallic finishes are directional and shall be erected so as to produce a consistent visual effect.
 - 3. Length: Unless otherwise shown on Drawings or specified herein, panels shall be full length. Fabricate flashings in 10 ft (3 m) lengths.
 - a. Panel Length: Factory formed standard lengths to 40 feet (12 m).
 - b. Panel Length: Factory formed custom lengths of 40 feet to 60 feet (12 m to 18 m) with special packaging and shipping.
 - c. Panel Length: Field formed lengths when greater than 60 feet (18 m).
- F. Insulation: Use insulation designed to be installed with standing seam metal roof panels.
 - 1. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 2-3/4 inches (70 mm).
 - 2. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 3 inches (76 mm).
 - 3. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 4 inches (102 mm).
 - 4. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 6 inches (152 mm).

2.2. THROUGH-FASTENED METAL WALL PANELS

- A. Metal Wall Panels: Corrugated Metal Wall Panel as manufactured by Flexospan 2.67 inches (68 mm) rib spacing by 1/2 inch (13 mm) deep. Overall panel width of 41.25 inches (1048 mm) with a wall coverage of 40 inches (1016 mm).
- B. Accessories:
 - 1. Metal Components:
 - a. Provide accessories and other items essential to a complete roof panel installation including trim, flashing, fascia, metal closures, caps, gutters, downspouts, soffits and similar metal components.
 - b. Metal components to be fabricated from same gauge and finish as metal panels, unless otherwise noted.
 - 2. Flashing: Flashing shall have the same gauge and finish as the exterior panel, unless otherwise noted.
 - 3. Fasteners:

- a. Exposed fasteners shall be hex head self-drilling screws with bonded washers and color finished to match panels. Screws may be either plated carbon steel or stainless steel as noted on the drawings.
 - b. Exposed stainless steel rivets shall match color finish of panel.
 - 4. Closure Strips: Polyethylene to match configuration of the covering.
 - 5. Sealants:
 - a. Exposed Sealants: Shall be one component silicone based as recommended by panel manufacturer; field applied.
 - b. Concealed Sealants: Non-curing, non-skinning butyl, polyisobutylene or polybutane tape as recommended by panel manufacturer; field applied.
- C. Fabrication:
 - 1. Form and fabricate components of the system to the profiles and patterns as determined by Architect.
 - 2. Metal panels shall be factory formed on a stationary industrial type rolling mill.
 - 3. Panel Orientation: Panels with custom metallic finishes are directional and shall be erected so as to produce a consistent visual effect.
 - 4. Length: Unless otherwise shown on Drawings or specified herein, panels shall be full length. Fabricate flashings in 10 ft (3 m) lengths.
 - a. Panel Length: Factory formed standard lengths to 40 feet (12 m).
 - b. Panel Length: Factory formed custom lengths of 40 feet to 60 feet (12 m to 18 m) with special packaging and shipping.
- D. Insulation: Use insulation designed to be installed with through fastened metal wall panel.
 - 1. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 2 3/4 inches (70 mm).
 - 2. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 3 inches (76 mm).
 - 3. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 4 inches (102 mm).
 - 4. Insulation shall be Fiberglass-type blanket faced with VRR+ vinyl of the following thickness: 6 inches (152 mm).

3.EXECUTION

3.1. EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Tolerance Requirements: No panels shall be erected if the structural steel does not meet the tolerances of the AISC Code, Section 7. It is the responsibility of the Contractor to examine this alignment before the panels are erected. The Contractor is responsible for properly installing the roof system and ensuring that all purlins or sub-framing members are properly installed.
- C. If structural steel erection is the responsibility of another installer, notify Architect of unsatisfactory conditions before proceeding.

3.2. PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3. INSTALLATION - STANDING SEAM METAL ROOF PANELS

- A. Install in accordance with manufacturer's instructions.
- B. Sealant: Panels shall be properly sealed at the side and end joints with sealants provided by the manufacturer. Sealant shall be applied over and under the clip as described in the instructions and standard details.
- C. Polyethylene Ridge Closures: Closed cell polyethylene ridge closures are required on all ridges and high eave conditions and are to be friction fit and caulked in panned ends of panels per the instructions and standard details.
 - 1. Metal Ridge End Closures. Formed metal ridge end closures with butyl tape as supplied by the manufacturer are to be used for all ridge or high-eave conditions.
- D. Field Panning: The FSS-1.5 panels shall be field panned in accordance with the instructions and standard details.
- E. Side Laps: Side laps shall be fully seamed, either by hand seaming or with an electric seaming machine, to ensure the integrity of the total roof system.
- F. Appearance: Due to the inherent tolerances of base metal, any flat surface panels have the potential of "oil canning". This will not be a basis for panel rejection.

3.4. INSTALLATION - METAL PANELS

- A. Install in accordance with manufacturer's instructions.
- B. Fastening of Exterior Wall Panels:
 - 1. Exposed fastener profiles shall be attached with No. 14, self-tapping screws when attached to a sub-girt with a No. 14 by 3/4 inch (19 mm) sheet metal screw, or 12/14 by 1 inch (25 mm) self-drilling screws with sealing washers. When used with color-coated exterior panels, fastener heads shall be the same color as the panel. Fasteners used for attaching aluminum, stainless steel, or Galvalume/Acrylume, shall be of an approved type.
 - 2. Concealed fastener exterior panels shall be positive fastened only, no clip-type fastening shall be permitted. When fastened directly to structural steel, panels shall be attached with No. 14 by 1 inch (25 mm) self-tapping screws. When used in conjunction with a FL-24 liner panel and sub-girt, the exterior panel shall be attached using No. 14 by 3/4 inch (19 mm) sheet metal screws, or 12/14 by 1 inch (15 mm) TEK 3 self-drilling screws.

3.5. PROTECTION

- A. Protect installed products until completion of project.
- B. Remove strippable film immediately upon erection of panels or flashings.

- C. On standing seam roofing panels complete the seaming first and then immediately remove strippable plastic film.
- D. Exercise extreme care in unloading, storing, and erecting panels to prevent bending, warping, twisting, end and surface damage.
- E. Remove all metal filings from panel surface as part of the cleanup procedure.
- F. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 07 62 00
SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. Flashings, counter-flashings, reglets, gutters, downspouts, and other sheet metal items shown and required for weatherproofing the building.

1.02 RELATED WORK

- A. Section 06 10 00, "Rough Carpentry."
- B. Section 07 25 00, "Building Envelope Underlayment."
- C. Section 07 46 46, "Fiber Cement Siding."
- D. Section 07 92 00, "Joint Sealants."

1.03 REFERENCES

- A. SMACNA – "Architectural Sheet Metal Manual," published by the Sheet Metal Air Conditioning Contractors National Association.
- B. NRCA – "Roofing and Waterproofing Manual" published by the National Roofing Contractors Association.

1.04 SUBMITTALS

- A. Shop Drawings: Indicate material profile, jointing details, fastening methods, flashings, terminations, interface with Work of other trades, and installation details.
- B. Samples: 12-inches long illustrating external corner, internal corner, joint detail for the various conditions, junction to vertical dissimilar surface, material and finish. Submit other samples if requested by the Architect.
- C. Documentation: Qualifications of fabricator/installer as required by 1.5 below.

1.05 QUALITY ASSURANCE

- A. Perform Work in accordance with SMACNA and NRCA standard details and Engineer accepted shop drawings.
- B. Standard commercial manufactured items as applicable may be used for flashings and counter-flashing if they meet the functional and appearance requirements of items shown or specified.

C. Fabricator and Installer: Company specializing in sheet metal flashing work with 5-years experience on projects of this type and complexity.

D. Convene pre-installation conference 1-week prior to commencing Work of this section.

1.06 DELIVERY, STORAGE AND HANDLING

A. Stack materials to prevent twisting, bending or abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.

B. Prevent contact with materials with may cause discoloration or staining.

1.07 PROJECT CONDITIONS

A. Exercise care when working on or about roof surfaces to avoid damaging or puncturing membrane or flexible flashings.

1.08 WARRANTY

A. Work under this Section shall be guaranteed water-tight for a period of 3-years. Written guarantee, signed by the sheet metal application and the Contractor, shall include all materials and labor required to repair leaks that develop and make good any damage to other Work caused by such leaks or the repair thereof.

PART 2 – PRODUCTS

SHEET METAL

A. Flashings and Related Items: Galvanized steel, ASTM A 653, G90 coating, hot-dipped galvanized, both sides flattened, chemically treated. 24-gauge, unless otherwise shown, specified, or required to meet SMACNA standards.

B. Roof Flashings and Related Items: Galvanized steel, ASTM A 653, G90 coating, hot-dipped galvanized, both sides flattened, chemically treated. 24-gauge, unless otherwise shown, specified, or required to meet SMACNA standards.

C. Under-siding trim and related items: Bonderized, painted to match existing

2.02 ACCESSORIES

A. Fasteners:

1. Same material and finish as flashing metal or material compatible with the sheet metal.
2. Provide soft integral neoprene washers for all exposed conditions.

3. Pop rivets of same material as material to be fastened may be used for metal-to-metal connections where future disassembly is not required and where not exposed to view.

B. Protective Backing Paint: Bituminous type.

C. Sealant: Type specified in Section 07 92 00, "Joint Sealants."

D. Bedding Compound: Butyl type.

E. Plastic Flashing Cement: ASTM D4586

F. Solder: ASTM B 32, grade as recommended by manufacturer of metal sheets for intended use.

G. Miscellaneous: Items essential to the completeness of the sheet metal installation, though not specifically shown or specified, shall be provided. All such items, unless otherwise shown on the Drawings or specified, shall be of the same kind of material as the item to which applied.

2.03 FABRICATION

A. Form sections in conformance with the referenced standards, unless otherwise indicated, true to shape, accurate in size, square and free from distortion or defects.

B. Material requiring soldering shall be soldered in shop unless otherwise accepted by Engineer.

C. Fabricate cleats of same material as sheet, interlockable with sheet.

D. Form pieces in longest possible lengths in single length sheets.

E. Hem all exposed edges on underside ½-inch, miter, and seam corners.

F. Work exposed to weather or moisture shall be completely watertight with provisions for free expansion without leaks.

G. Soldering:

1. Clean and flux metal prior to soldering.

2. Sweat solder completely through seam width.

3. Make exposed soldering full flowing and smooth with finish surfaces.

4. Wash acid flux with an appropriate neutralizing solution after soldering, and remove soldering flux on exposed and painted surfaces.

H. Edge drips fabricated with bottom edge formed outward ¼-inch and hemmed to form drip.

I. Embedded flashings fabricated to allow flange to extend a minimum of 5-inches under roofing surface.

J. Form gutters to profile and size as shown.

2.04 FINISH

A. Back paint concealed galvanized metal surfaces with protective backing paint to a minimum dry film thickness of 1-mil.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify roof openings, curbs, sleeves, ducts, or vents through roof are solidly set, reglets in place and nailing strips located.

B. Verify roofing termination and base flashings are in place, sealed and secure.

3.02 PREPARATION

C. Install cleats before starting installation.

D. Install surface-mounted reglets true to lines and levels. Bed reglets in sealant tape and seal top of reglets with sealant.

3.03 INSTALLATION

A. Standards: Install items in accordance with the "Architectural Sheet Metal Manual" (SMACNA) "National Roofing Contractors' Manual", or roofing manufacturers recommendations, whichever is most stringent, unless otherwise indicated on the Drawings or in these Specifications. For proprietary products, follow manufacturer's specifications.

B. General: Install straight and true with miters and joints accurately fitted. Exposed Work shall be free of dents, waves and buckles or other defects. Ample provisions shall be made for expansion and contraction in sheet metal assembly, and shall be provided by slip joints set in non-hardening type sealant. Provide slip joints at a minimum every 15- feet, unless otherwise permitted by SMACNA.

C. Reinforcement shall be provided as required. Dissimilar metals shall be isolated and protected from contact with either butyl sealer or specified isolating material. Surfaces of sheet metal in contact with concrete, plaster, or treated wood shall be protected with a coating of bituminous paint.

D. Soldering: Edges of sheet metal shall be pre-tinned before soldering is begun. Heat the seam thoroughly, and completely sweat the solder through the full width of the seam. Ample solder shall be used, and the seam shall show not less than one full inch of evenly flowed solder. Soldering shall follow immediately after the application of flux. Upon completion of soldering, flux shall immediately be neutralized, and the surfaces shall be thoroughly scraped and cleaned. Joints shall be free to move with expansion of the metal.

E. Joints:

1. General: Not exposed to view (visible only from roof). When permitted by SMACNA, standards shall be lap joints. Turn joints in direction of water flow. Corners and miters shall be reinforced and soldered. Exposed edges shall be folded, beaded or ½-inch double returned; no raw edges will be permitted. Lap 4-inches minimum and bed in sealant.

2. Items exposed to view shall have joints meeting SMACNA “acceptable” joint designs for weight of material.

F. Fastenings: Adequate to sustain normal loads which may be imposed. Applied in such a manner as not to jeopardize the watertight integrity of the building. Secure flashings in place using specified type of fasteners. Use exposed fasteners only in locations where concealed fastening is not possible. Exposed fastener location shall be reviewed by the Architect prior to installation.

G. Flashings and Metal Trim: Provide all flashings, counter-flashings, metal trim and any other fabricated items and miscellaneous sheet metal work indicated or required to provide a watertight installation roof top. Flashings shall have flange set on roof and fastened to substrate. Lock seams and end joint. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles. Miscellaneous flashing, metal trim and their related components are not necessarily

END OF SECTION

SECTION 07 92 00
JOINT SEALANTS

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. All general sealing work required throughout the project.

1.02 RELATED WORK

- A. Section 07 25 00, "Building Envelope Underlayment."
- B. Section 07 62 00, "Sheet Metal Flashing and Trim."
- C. Section 08 81 00, "Glazing." (For sealing for glazing)
- D. Section 09 21 16, "Gypsum Board Assemblies." (For sealing at drywall)

1.03 SUBMITTALS

- A. Product Data: Provide data indicting chemical characteristics, performance criteria, substrate suitability, preparation, installation procedures, limitations and color availability.
- B. Samples: Illustrating sealant colors for selection. When so directed, apply sample in 12- inch-minimum-runs in actual joints at the job site. When these are accepted by Architect, they will serve as a standard of quality for the Project.

1.04 QUALITY ASSURANCE

- A. Perform Work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Exterior sealant work shall be done by an applicator specializing in Work of this type and complexity with a minimum of 5-years experience.
- C. Installer shall comply with manufacturer's recommendations regarding shelf life for sealant.
- D. Design sealant joints for expansion, compression movement, adhesion and appearance per Sealant, Waterproofing and Restoration Institute (SWRI) requirements.
- E. Sealant shall not cause staining, degradation or premature aging of adjacent surfaces or sealant itself when in contact with these surfaces.
- F. Sealants should be field tested for adhesion.

1.05 ENVIRONMENTAL REQUIREMENTS

- A. Maintain temperature and humidity recommended by sealant manufacturer during and after installation.
- B. Schedule sealing operations so that working joints are most likely to be normal size. Apply materials within manufacturer's recommended surface and ambient temperature ranges.

1.06 WARRANTY

- A. Provide a 3-year warranty. Include coverage for installed sealants and accessories which fail to achieve watertight seal and/or exhibit loss of adhesion or cohesion, become brittle or crack, change color in a significant way, or do not cure.

PART 2 – PRODUCTS

2.01 GENERAL

- A. Sealants, primers, and accessories shall be compatible with contacting surfaces, including other sealant types and non-staining to adjacent exposed materials. Products having similar application and usage shall be of the same manufacturer and type.
- B. Colors shall be selected from manufacturer's standard range except as otherwise indicated. Use gun consistency compounds, unless otherwise required by job conditions. Do not use oil-based caulking materials for any purpose.

2.02 SEALANT (EXTERIOR USE)

- A. Unless otherwise indicated below, in other sections, unless otherwise required by a product manufacturer for compatibility with their product, or unless sealant manufacturer does not recommend for a particular use: One component polyurethane as manufactured by Pecora, Sonneborn, or accepted equal.
- B. Concealed joints: One-part butyl rubber caulk conforming to FS-TT-S-001657, Type 1, Pecora "BC158" or accepted equal.
- C. Concealed joints (between 2 assembled rigid surfaces in compression): Polyisobutylene sealant tape conforming to AAMA 804.1

2.03 SEALANT (GENERAL INTERIOR USE): Latex Acrylic ASTM C834

2.04 INTERIOR WET AREAS: One part mildew-resistant silicone rubber conforming to ASTM C920, Type S, Class 25, Grade NS, Dow-Corning 786, General Electric "SCS" or accepted equal.

2.05 ADDITIONAL SEALANT MATERIALS: As specified in respective specification Sections.

2.06 COLORS: As selected by Architect from manufacturer's standards except as follows-

Color selection is optional where used in concealed conditions.

PART 3 - EXECUTION

3.01 GENERAL

A. Use and install per manufacturer's instructions to achieve effective adhesion and secure the work against penetration by water.

B. Clean joint surfaces and prime as recommended by manufacturer.

C. Accurately apply in one continuous operation to full depths and widths of joints or pockets. Surface shall have a thoroughly neat, extruded appearance when complete.

D. Joint width: as shown or 1/4-inch minimum and 1-inch maximum. Joint depth not more than joint width or 1/2-inch maximum.

E. Support sealants from back with construction as shown or with backer rod.

F. Sealant work shall precede asphaltic work, or painting.

G. Clean adjacent surfaces free from caulking and sealant smears.

3.02 APPLICATIONS

A. Sealant: Use for all exterior and interior joints directly exposed to view.

B. Caulking: Use for all other joints or applications as required to exclude water penetration.

END OF SECTION

SECTION 08 16 00
COMPOSITE INTERIOR DOORS

1.01 PART 1 - GENERAL

1.02 WORK INCLUDED

A. New Composite doors at interior.

1.03 RELATED WORK

A. Section 06 10 00, "Carpentry."

B. Section 08 71 00, "Door Hardware."

C. Section 09 90 00, "Painting and Coating."

1.03 SUBMITTALS

A. Product Data: Submit door manufacturer current product literature, including installation instruction.

B. Samples: Provide finish samples for all products.

1.04 DELIVERY, STORAGE AND HANDLING

A. Deliver doors, materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact.

B. Store doors as recommended by manufacturer.

1.05 WARRANTY

A. Manufacturer standard warranty indicating that the door will be free from material and workmanship defects from the date of substantial completion for a period of 5 years.

PART 2 – PRODUCTS

2.01 MANUFACTURER

A. Trudoor Interior Doors or approved equal.

2.02 PASSAGE DOORS

A. Solid core with knock down metal frame. Thickness: 1-3/4-inch.

B. Jamb: jamb as indicated on drawings.

C. Finish: Paint per Section 09 90 00, "Painting and Coating." and per Finish Schedule in drawings

D. Hardware: See Section 08 71 00, "Door Hardware." And Door Schedule in drawings

PART 3 - EXECUTION

3.01 GENERAL

A. Install doors in accordance with manufacturer's installation guidelines and recommendations. Install plumb & true, with closure pressure within approved ADA, local or state guidelines, whichever is most stringent.

3.02 EXAMINATION

A. Inspect door prior to installation.

B. Inspect rough opening for compliance with door manufacturer recommendations. Verify rough opening conditions are within recommended tolerances.

3.03 PREPARATION

A. Prepare and install in accordance with manufacturer's recommendations.

B. Re-check for square, level and even spacing around door.

END OF SECTION

SECTION 08 41 13
ALUMINUM STOREFRONTS

1. GENERAL

1.1. SECTION INCLUDES

- A. Aluminum storefronts.

1.2. RELATED SECTIONS

- A. Section 08 81 00 - Glass Glazing.
- B. Section 07 62 00 - Sheet Metal Flashing and Trim

1.3. REFERENCES

- A. ASTM International (ASTM):
 - 1. ASTM B 221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
 - 2. ASTM E 283 - Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors under Specified Pressure Differences across the Specimen.
 - 3. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
 - 4. ASTM E 331 - Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

1.4. SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Shop Drawings: Configuration and details for installation, maintenance and operation.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square representing actual product, color, and patterns.

1.5. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum 5 year experience manufacturing similar products.
- B. Installer Qualifications: Minimum 2 year experience installing similar products.

- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship is approved by Architect.
 - 3. Refinish mock-up area as required to produce acceptable work.

1.6. PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to starting work of this section.

1.7. DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging bearing the brand name and manufacturer's identification until ready for installation.
- B. Handling: Handle materials to avoid damage.

1.8. PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.9. SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

2. PRODUCTS

2.1. MANUFACTURERS

- A. Acceptable Manufacturer: CR Laurence, Arcadia or Approved Equal.

2.2. ALUMINUM STOREFRONT

- A. Product: Aluminum Storefront
- B. Design:
 - 1. Framing sections shall be extruded from 6063-T5 aluminum alloy.
 - 2. Glazing beads shall be NS (non-stretch, high-shore) vinyl used on both sides of the glass. Vinyl shall incorporate a fiberglass cord bonded with the vinyl.
 - 3. Sections shall conform to details and shall present clean, straight, sharply defined lines, and shall be free from defects impairing strength or durability.
 - 4. Screws, nuts, bolts and fastening devices and internal components shall be of aluminum, stainless steel or other non-corrosive material.
 - 5. Factory preparation from detail drawings shall be so fabricated that field assembly will be able to produce accurate, tightly fitted joints.
- C. Hardware:
 - 1. Per Manufacturer, Refer to Section 08 71 00 - Door Hardware.

3.EXECUTION

3.1. EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2. PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3. INSTALLATION

- A. Install in accordance with manufacturer's instructions.

3.4. FIELD QUALITY CONTROL

- A. All joints between metal and masonry shall be fully caulked and field tested to resist water leakage with provisions taken to drain infiltrated water.

3.5. PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 08 51 13
ALUMINUM WINDOWS

1. GENERAL

1.1. SECTION INCLUDES

- A. Aluminum Windows with integral glazing units and accessories.
 - 1. Fixed.
 - 2. Combination: Fixed with Slider

1.2. RELATED SECTIONS

- A. Section 07 62 00 - Sheet Metal Flashing and Trim
- B. Section 08 83 13 - Mirrored Glass Glazing.

1.3. REFERENCES

- A. American Architectural Manufacturer's Association (AAMA).
 - 1. AAMA/WDMA/CSA101/I.S.2/A440, North American Fenestration Standard/ Specification for Windows, Doors, and Skylights, Includes Update No. 1.
 - 2. AAMA 502-12 Voluntary Specification for Field Testing of Newly Installed Fenestration Products.
 - 3. AAMA 609 Cleaning and Maintenance Guide for Architecturally Finished Aluminum.
 - 4. AAMA 611 Voluntary Standards for Anodized Architectural Aluminum.
 - 5. AAMA 2605 Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix).
- B. ASTM International (ASTM).
 - 1. ASTM E283 Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
 - 2. ASTM E330 Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
 - 3. ASTM E547 Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference.
 - 4. ASTM F588 Standard Test Methods for Measuring the Forced Entry Resistance of Window Assemblies, Excluding Glazing Impact.
- C. Glass Association of North America (GANA):
 - 1. GANA 01-0300 Proper Procedures for Cleaning Architectural Glass Products.
- D. National Fenestration Rating Council (NFRC).
 - 1. NFRC 100A Procedure for Determining Fenestration Attachment Product U-factors.
 - 2. NFRC 200A Procedure for Determining Fenestration Attachment Product

3. Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.
NFRC 500 Procedure for Determining Fenestration Product Condensation Resistance Values.
- E. US Green Building Council (USGBC).
 1. LEED NC Version 2.2, LEED (Leadership in Energy and Environmental Design): Green Building Rating System Reference Package For New Construction and Major Renovations.

1.4. SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's standard specifications and descriptive literature, including:
 1. Certified test laboratory reports to show compliance with requirements.
 - a. Windows with sizes exceeding the gateway sizes do not qualify under these tests.
 - b. Windows manufactured with configurations different than the tested configurations do not qualify under these tests; windows can be tested for performance outside the already tested gateway sizes.
 - c. Windows with hardware different from what is referenced on the test reports do not qualify under these tests.
 2. Manufacturer's standard head, jamb, and sill details.
 3. Installation methods: Submit manufacturer's written installation instructions.
- C. Manufacturer's Certificates: Submit certified independent testing agency reports indicating window unit meets or exceeds specified performance requirements.
- D. Verification Samples:
 1. Window Section: 8 x 8 inch (203 x 203 mm) minimum corner section sample of frame for each glazing type specified used to verify construction, corner joint, frame finish, and color.
 - a. Quantity: 5.
 2. Single or Insulated Glazing 12 x 12 inch (305 x 305 mm).
 3. Finish: AAMA 611 Anodized Architectural Coatings. Class 1 Anodized.
 4. Finish: AAMA 2605 for Organic Coatings on Aluminum Extrusions. Kynar.
- E. Shop Drawings: For each installation and for special components not dimensioned or detailed in manufacturer's product data.
 1. Details of construction and installation including, but not limited to, window location chart, window schedule, size, muntin type and design, sections and details of multiple window assemblies, hardware, glazing details, frame type, STC, glass types, screens and handing operation. Show locations.
- F. Manufacturer's written instructions, including:
 1. Delivery, storage, and handling recommendations.
 2. Preparation and installation recommendations.
- G. Installer's Experience: Submit verification of evidence of similar work of this section.
- H. Warranty: Fully executed, issued in Owner's name and registered with

manufacturer, including:

1. Manufacturer's 1 year warranty, from date of substantial completion, covering defects in materials.

1.5. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum ten years documented experience.
 1. Manufacturer must be certified through PPG Certified Window and Door Fabricator Program.
- B. Installer Qualifications: Company specializing in performing Work of this section with minimum three years documented experience with projects of similar scope and complexity.
- C. Source Limitations: Provide each type of product from a single manufacturing source to ensure uniformity.
- D. Mock-Up: Construct a mock-up with actual materials in sufficient time for Architect's review and to not delay construction progress. Locate mock-up as acceptable to Architect and provide temporary foundations and support.
 1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance.
 2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are achieved.
 3. Retain mock-up during construction as a standard for comparison with completed work.
 4. Do not alter or remove mock-up until work is completed or removal is authorized.
 5. Incorporation: Mock-up may be incorporated into final construction upon Owner's and Architect's approval.

1.6. PRE-INSTALLATION CONFERENCE

- A. Convene a conference approximately two weeks before scheduled commencement of the Work. Attendees shall include Architect, Contractor and trades involved. Agenda shall include schedule, responsibilities, critical path items and approvals.

1.7. DELIVERY, STORAGE, AND HANDLING

- A. Delivery of Materials:
 1. In accordance with manufacturer's written instructions.
 2. In manufacturer's original, unopened, undamaged containers or packaging with identification labels intact, product name and manufacturer clearly visible.
 3. In sizes to suit project.
- B. Material Storage: Protect from exposure to harmful environmental conditions. Keep clean, dry, frost-free and at manufacturer's recommended temperature and humidity levels.
- C. Handling:

1. Exercise care during off-loading and installation to avoid damage and marring of finishes.
2. Handle in a manner to distribute material load evenly to prevent twisting, bending, and cracking of windows, and associated parts.
3. Replace any products damaged during handling with new materials.

1.8. PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.9. WARRANTY

- A. Manufacturer's Warranty:
 1. Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official.
 2. Manufacturer's warranty is in addition to and not intended to limit other rights.
 3. Replace any products damaged during handling.

2.PRODUCTS

2.1. MANUFACTURERS

- A. Suggested Manufacturers: CR Laurance, Acadia, Western or approved equivalent.

2.2. ALUMINUM WINDOWS

3.EXECUTION

3.1. EXAMINATION

- A. Verification of Conditions: Verify that conditions of substrate previously installed under other Sections or Contracts are acceptable for aluminum window installation in accordance with manufacturer's written recommendations.
 1. Visually inspect substrate.
 2. Verify openings are dimensionally correct and within allowable tolerances, and substrates are plumb, level, and clean.
 3. Verify in the presence of the Architect that anchoring surface is in accordance with approved shop drawings.
 4. Inform Architect of unacceptable conditions immediately upon discovery.
 5. Proceed with installation only after unacceptable conditions have been remedied and after receipt of written approval to proceed from Architect.
 6. Starting window installation implies substrate conditions are acceptable for Work of this Section.

3.2. PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

- C. Installers: Use only installers who have training and experience of similar work of this section.

3.3. INSTALLATION

- A. Install aluminum windows in accordance with manufacturer's written recommendations, approved submittals, and in proper relationship with adjacent construction.
 - 1. Ensure operable windows are closed and locked during installation.
- B. Sealants: Apply sealant in accordance with manufacturer's written guidelines.

3.4. FIELD QUALITY CONTROL

- A. Comply with AAMA 502-12.
- B. Field Testing Performance: To AAMA 502-12, Section 1.1.
- C. Proper Execution of Field Test:
 - 1. Ensure window is plumb, level, and square.
 - a. If conditions fall outside the plus or minus 1/8 inch (3 mm) tolerance, do not test the product.
 - b. Test at a pressure greater than 2/3 the fenestration product laboratory test pressure.
- D. Qualification of Agency Performing Test: Ensure AAMA accreditation by independent testing agency.
- E. Site Visits: Schedule to review work at stages listed:
 - 1. After delivery and storage of aluminum windows and when preparatory work on which work of this section depends is complete, but before application begins.
 - 2. Twice during progress of work at 25 and 60 percent complete.
 - 3. Upon completion of work, after cleaning is carried out.
 - 4. Obtain reports within three days of review and submit immediately to Architect.

3.5. CLEANING AND PROTECTION

- A. Clean sealants, caulking and other materials from surfaces, including adjacent work.
- B. Clean frames, casings and glass using materials and methods recommended by the manufacturer.
 - 1. Clean using methods which comply with AAMA 609.
 - 2. Clean glass using methods which comply with GANA 01-0300.
- C. Protect installed products until completion of project.
- D. Protect installed aluminum windows from damage during construction.
- E. Repair or replace adjacent materials damaged by installation of aluminum window.
- F. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 08 71 00
DOOR HARDWARE

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Door finish hardware.

1.02 RELATED WORK

A. Section 06 10 00, "Carpentry."

B. Section 08 16 00, "Composite Doors."

C. Section 08 31 14 "Aluminum Storefronts"

1.03 REFERENCES

A. American National Standards Institute (ANSI)

ANSI A115 and A115-W: Door and Frame Preparation Standards.

ANSI/BHMA A156.1 through A156.20: Standards for various hardware items as sponsored and published by Builders Hardware Manufacturers Association (BHMA).

B. National Fire Protection Association (NFPA) – NFPA 80, Fire Doors and Windows.

C. California Code of Regulations (CCR), Title 24 – California Building Code, Title 24, Part 2, Chapter 31 and 33.

D. Americans with Disabilities Act Accessibility Guidelines (ADA-AG).

E. Standards and Codes: Finish hardware must comply with applicable fire, safety regulation, building and accessibility codes and, in addition, with Underwriters' Laboratories, Inc. (UL) requirements for rated openings. Hardware must be UL approved.

1.04 SUBMITTALS

A. Submit manufacturer's information for hardware selections.

B. Keying Schedule: Submit 3 copies of complete keying schedule.

C. Shop Drawings: Indicate locations and mounting heights of hardware. Supply templates to door and frame manufacturers for proper and accurate sizing and locations of cutouts for hardware.

D. Closeout Submittal: Record actual locations of installed cylinders and master key codes on project Record Documents.

PART 2 – PRODUCTS

2.01 GENERAL

- A. Numbers indicating hardware items are those of the manufacturer listed, or as otherwise indicated. Hardware finish, unless otherwise noted shall be US 10B (Oil-Rubbed Bronze).
- B. Upon delivery of the finish hardware to the job site, the Contractor shall be responsible for all materials. The hardware shall be protected from damage at all times, prior to and after its installation.
- C. Furnish hardware with all necessary screws, bolts or other fastenings as recommended by the hardware manufacturer.
- D. Examine drawings to determine proper hand and other location requirements for hardware.
- E. While the hardware schedule is intended to cover all doors and other movable parts of the building, and establish type and standard of quality, it shall be the specific duty and responsibility of finish hardware supplier to examine Plans and Specifications and furnish proper hardware for all openings whether listed or not. If there are any omissions in hardware groups in regard to regular doors they shall be called to the attention of the Architect prior to bid opening for instruction; otherwise, list will be considered complete. No extras will be allowed for omissions.

2.02 HARDWARE ITEMS:

- A. Review drawings for hardware group locations and door types; where not fully covered in Hardware Schedule, comply with general requirements.
- B. Hinges and Butts: Comply with the following unless otherwise indicated, or supplied by door manufacturer:
 - 1. Doors 1-3/4" thick and up to 41" wide: 4-1/2" heavy weight.
 - 2. Provide widths sufficient to clear trim projections when door swings 180 degrees.
 - 3. Provide 3 hinges to 90-inches high, 1 hinge for each 18-inches above 90-inches high for each door leaf, unless otherwise specified.
 - 4. Provide ball bearing or oilite hinges at doors with closers.
 - 5. All exterior hinges to have NRP (non-removable pin) and be of ANSI A5111 stainless steel with Oil-Rubbed Bronze finish.
- C. Locksets and Latchsets: Provide metal matching specified finish; interior parts of steel and zinc-dichromatic plating, to resist rusting and corrosion; do not supply plastic, die-cast or aluminum mechanisms.

1. Type: Schlage ND series in Oil Rubbed Bronze finish.
2. Lock Design: Cylindrical with Tubular (TLR) Lever
3. Backset: 2 ¾
4. Strikes: Furnish standard strikes with extended lips where required to protect trim from being marred by latch bolt.

D. Panic Hardware:

1. Type: Allegion Von Duprin 35A in Oil-Rubbed Bronze finish.
2. Lock Design: Standard mortise keyed lock with 06 Lever at exterior.
3. Strikes: Furnish standard strikes with extended lips where required to protect trim from being marred by latch bolt.

E. Keying: will be done to match the existing system, or as directed by the Owner.

1. Keying manufacturer shall provide for grand master, master key, keyed alike or keyed different, keying as directed by Owner.
2. Provide construction keying or construction cylinders for doors requiring locking during construction; construction inserts or cylinders shall be removed just prior to owner occupancy.
3. Keying manufacturer to furnish additional master, extractor, emergency, and blank keys in quantities as requested by Owner.
4. Tag all keys with location and schedule heading number and submit keys for final use to owner.
5. Hardware manufacturers shall key and register lock cylinders and shall keep complete and accurate records for future expansion and reference purposes.

F. Door Stops: See Door Schedule for reference.

1. Threshold: Furnish threshold as detailed or specified. See Door Schedules for reference.

G. Kick Plates, push side: Height x 1-1/2" less door width x .050. See Hardware Group for model

2.03 HARDWARE GROUPS

Group #3: Interior Swing Door Privacy or Security – Key Entry (Type C & D)

#	ITEM	MODEL	MANUFACTURER
1	Hinges		By Door MFR.
1	Cylinder	Removable core	Per Owner
1	Lockset/ Handle	ND66PD w/ Rhodes lever	Schlage or equiv.
1	Door stop	FS425	Ives or equiv.
1	Threshold		By Door MFR.
1	Kickplate	8400	Ives or equiv.
	Weatherstrip		By Door MFR.

Group #1: Exterior Swing Doors Entry – Key Entry w/ Panic Hardware (Type: A & B)

#	ITEM	MODEL	MANUFACTURER
1	Hinges		By Door MFR.
1	Cylinder	Removable core	Per Owner
2	Panic Hardware	Von Duprin 35A w/ Standard Lever	Allegion or Equiv.
2	Door stop	FS425	Ives
1	Threshold		By Door MFR.
2	Kickplate	8400	Ives or Equiv
	Seal		By Door MFR.

Group #2: Interior Swing / Glazed Office Partitions – Keyed (Type J)

#	ITEM	MODEL	MANUFACTURER
1	Hinges	By Door MFR.	By Door MFR.
1	Cylinder	Removable core	Per Owner
1	Lockset/Handle	ND50PD w/ Rhodes lever	By Door MFR.
1	Door Stop	WS11	Ives or equiv.
1	Kickplate		By Door MFR.

Group #4: Interior Swing Doors Passage - (Type C)

#	ITEM	MODEL	MANUFACTURER
1	Hinges	By Door MFR.	By Door MFR.
1	Cylinder	Removable core	Per Owner
1	Handle	ND50PD w/ Rhodes lever	Schlage or equiv.

Group #5: Conference Room Glazed Door - (Type H)

#	ITEM	MODEL	MANUFACTURER
2	Double-Acting Hinges	By Door MFR.	By Door MFR.
1	Handle	Rockwood 11847	Rockwood by Assa Abloy or equiv.

PART 3 - EXECUTION**3.01 INSTALLATION**

A. Comply with recommendations of Builders Hardware Manufacturer's Association. Subject to approval, for height of items not indicated; height is to center unless otherwise noted. Must be within ADA requirements. Heights are centerline heights from finished floor.

B. Locks and Latches: 36" to center of lever.

C. Door Pulls: 44" to center of grip.

D. Top Hinge: To jamb manufacturer's standard, but not greater than 10" from head of frame to centerline of upper hinge.

E. Bottom Hinge: To jamb manufacturer's standard, but not greater than 12-1/2" from floor to center of bottom hinge.

F. Intermediate Hinges: Equally spaced between top and bottom hinges and from each other.

G. Other Items: Comply with recommendations of Builders Hardware Manufacturers Association (BHMA), subject to approval, for heights of items not indicated.

H. Install each hardware item in compliance with the manufacturer's instructions and recommendations. Do not install surface-mounted items until finishes have been completed on the substrate.

I. Set units level, plumb and true to line and location.

J. No extra cost will be allowed because of changes or corrections necessary to facilitate installation of hardware.

3.02 ADJUST AND CLEAN:

A. Adjust and check each operating item of hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate freely and smoothly as intended for the application made.

B. Final Adjustment: Prior to acceptance occupancy of the work make final check and adjustment of all hardware. Clean operating items as necessary for proper function and finish of hardware and doors. Adjust door control devices.

C. Instruct Owner's Personnel in proper adjustment and maintenance of hardware and hardware finishes, during the final adjustment of hardware.

****END OF SECTION****

SECTION 08 80 00
GLAZING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Glass and glazing accessories for windows and doors.

1.02 RELATED WORK

- A. Section 07 90 00, "Joint Protection."
- B. Section 08 16 00, "Composite Doors."
- C. Section 08 31 14 "Aluminum Storefronts"
- D. Section 10 28 13, "Toilet Accessories."

1.03 SUBMITTALS

- A. Product data: Submit product data indicating special handling or installation requirements.
- B. Samples: Submit one sample, 12 x 12 inches in size, illustrating each type of glazing unit.
- C. Certification: Submit certification that glazing materials used on the Project conform to all applicable requirements of CSPE "Safety Standard for Architectural Glazing materials," and the requirements as indicated.

1.04 QUALITY ASSURANCE

- A. Glazing standards: Comply with recommendations of Glass Association of North America (GANA) "Glazing Manual" and "Sealant Manual" for glazing installation methods, except where more stringent requirements are indicated.
- B. Regulatory Requirements:
- C. Comply with Consumer Product Safety Commission (CPSC) "Safety Standard for Architectural Glazing Materials," 42 FR 1428; 16 CFR Part 1201, "Category II," for all applicable materials.
- D. Comply with 2013 California Building Code (CBC), Chapter 24, "Glass and lazing."

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store and handle materials in manner to prevent damaging and as recommended by the manufacturer.

B. Deliver glass affixed with manufacturer's labels and do not remove labels prior to installation inspection or final approval.

C. Protect glass from edge damage during handling and installation, and subsequent operation of glazed components of the work. During installation, discard units with significant edge damage or other imperfections.

PART 2 – PRODUCTS

2.01 GLASS MATERIALS

A. Glass at Doors, Unless Otherwise Noted: Manufacturer's factory hermetically sealed units, conforming to IGMAC certification, tempered where required.

B. Glass at factory assembled Windows, Unless Otherwise Noted: Manufacturer's factory hermetically sealed units, conforming to IGMAC certification, tempered where required = 15/16 inch insulated unit.

C. Glass at custom exterior transom inswing hopper windows: ¼-inch clear, with embedded diagonal wire @ ¾-inch o.c.

D. Glass at custom interior transom inswing hopper window: 1/8" clear.

E. Tempered Glass at exterior display case: ASTM C1036-85, Type I, Class 1, Quality q3; tempered where shown and required in accordance with ASTM C10448, Kind FT – Fully Tempered, Laminated; 1/4-inch thick, unless otherwise indicated.

F. Mirrors: see drawings for Plumbing accessories and fixtures schedule.

2.02 GLAZING ACCESSORIES

A. As required by manufacturer for complete, weather-tight installation.

B. Mirror Mastic: Paulmer Mirror Mastic or approved equal.

2.03 GENERAL FABRICATION

A. Factory-label each pane of glass; do not remove labels until final acceptance is obtained.

B. Tong marks on tempered glass shall not be permitted; use horizontal tempering process.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify surfaces of glazing channels or recesses are clean, free of obstructions, and ready for work of this Section. Do not begin installation until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean contact surfaces to receive glass immediately before glazing with solvent and wipe dry.

B. Seal porous glazing channels or recesses. Prime surfaces scheduled to receive sealant.

C. Glaze in accordance with referenced standards and recommendations of door or window assembly manufacturer.

3.03 MIRROR: Install per recommendations from Mirror Mastic manufacturer.

3.04 CLEANING

A. After installation, mark accessible side of pane with an "x" by using plastic tape which removable paste, to prevent persons from bumping into glass.

B. Remove glazing sealant, compound, dust, dirt and other foreign materials from finish surfaces. Remove labels after work is completed.

C. Replace glass which is broken or otherwise damaged just prior to substantial completion. Wash and polish glass inside and out just prior to owners' acceptance.

END OF SECTION

SECTION 09 21 16
GYPSUM BOARD ASSEMBLIES

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Gypsum board, joint treatment and accessories.

1.02 RELATED WORK

A. Section 07 92 00, "Joint Sealants."

B. Section 09 90 00, "Painting and Coating."

1.03 REFERENCES

A. ASTM C840: Application and Finishing of Gypsum Board.

1.04 SUBMITTALS

A. Product Data: Submit manufacturer's product data.

1.05 PROJECT CONDITIONS

A. Do not begin installation of interior gypsum board until space is enclosed, space is not exposed to other sources of water, and space is free of standing water.

B. Maintain areas to receive gypsum board at minimum 50 degree F for 48 hours prior to application and continuously after application until drying of joint compound is completed; comply with ASTM C840.

C. Immediately remove from site gypsum board for interior use exposed to water, including gypsum board with water stains, with signs of mold, and gypsum board with mildew.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Acceptable Manufacturers: National Gypsum Co.; Georgia-Pacific Corp.; United States Gypsum Co., USG Corp.;

2.02 MATERIALS

- A. Gypsum Board: Comply with ASTM C840; maximum permissible lengths; ends square cut, tapered edges on boards to be finished.
- B. Typical: ASTM C1396; provide Type X fire rated gypsum board or gypsum sheathing where required for fire rating.
- C. Tile substrates: Cementitious backer units specified in Section 09 30 13, "Ceramic Tile."
- D. Gypsum Board Accessories: Comply with ASTM C840.
- E. Provide protected coated steel corner beads and edge trim; type designed to be concealed in finished construction by tape and joint compound.
- F. Reinforcing Tape, Joint Compound, Adhesive, Water, Fasteners: Types recommended by system manufacturer and conforming to ASTM C475. Typical Joint Compound: Chemical hardening type for bedding and filling, ready-mixed or powder vinyl type for topping.
- G. Control Joints: Back to back casing beads. Back control joints with 4 mil thick polyethylene air seal.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Gypsum Board Installation: Install in accordance with ASTM C840 and manufacturer's recommendations.
 - 1. Use screws when fastening gypsum board to furring and to framing.
 - 2. Erect gypsum board with ends and edges occurring over firm bearing.
 - 3. For fire rated systems comply with requirements for fire ratings.
 - 4. Place control joints to be consistent with lines of building spaces and as directed by Architect.
 - a Provide at dissimilar materials.
 - b Lengths exceeding 30'-0" in partitions.
 - c Lengths exceeding 50'-0" or 2500 square feet in ceiling areas.
 - d Wings of "L", "U" and "T" shaped ceilings.
 - 5. Place corner beads at external corners; use longest practical lengths.
 - 6. Place edge trim where gypsum board abuts dissimilar materials.
 - 7. Tape, fill, and sand exposed joints, edges, corners and openings to produce surface ready to receive finishes; feather coats onto adjoining surfaces.
 - 8. Finishing: Comply with Gypsum Association (GA) "Levels of Gypsum Board Finish." GA Level 4, three coat finishing and sanding is required for surfaces indicated to be painted; provide flush, smooth joints and surfaces ready for applied paint finishes.
 - 9. Remove and replace defective work.

END OF SECTION

SECTION 09 65 19
RESILIENT TILE FLOORING

1. GENERAL

1.1. SECTION INCLUDES

- A. Resilient tile flooring, Stair Treads and accessories.
- B. Moisture barrier membrane.
- C. Noise reduction underlayment.

1.2. RELATED SECTIONS

- A. Section 03 30 00 - Cast-in-Place Concrete.
- B. Section 07 27 19 - Plastic Sheet Air Barriers .
- C. Section 09 65 13 - Resilient Base and Accessories.

1.3. REFERENCES

- A. American Association of Textile Chemists and Colorists, AATCC 134 - Electrostatic Propensity of Carpets.
- B. ASTM International (ASTM):
 - 1. ASTM D 2047 - Standard Test Method for Static Coefficient of Friction of Polish-Coated Flooring Surfaces as Measured by the James Machine.
 - 2. ASTM D 2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials.
 - 3. ASTM D 3884 - Standard Guide for Abrasion Resistance of Textile Fabrics (Rotary Platform, Double-Head Method), Abrasion Wheels- H18 with 1000 grams load.
 - 4. ASTM D 4060 - Standard Test Method for Abrasion Resistance of Organic Coatings by the Taber Abraser.
 - 5. ASTM E 492 - Standard Test Method for Laboratory Measurement of Impact Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine.
 - 6. ASTM E 662 - Standard Test Method for Specific Optical Density of Smoke Generated by Solid Materials.
 - 7. ASTM E 648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source.
 - 8. ASTM E 989 - Standard Classification for Determination of Impact Insulation Class (IIC).
 - 9. ASTM F 137 - Standard Test Method for Flexibility of Resilient Flooring Materials with Cylindrical Mandrel Apparatus.
 - 10. ASTM F 386 - Standard Test Method for Thickness of Resilient Flooring Materials Having Flat Surfaces.
 - 11. ASTM F 925 - Standard Test Method for Resistance to Chemicals of Resilient Flooring.
 - 12. ASTM F 970 - Standard Test Method for Static Load Limit.

13. ASTM F 1514 - Standard Test Method for Measuring Heat Stability of Resilient Flooring by Color Change.
14. ASTM F 1515 - Standard Test Method for Measuring Light Stability of Resilient Flooring by Color Change.
15. ASTM F 1700 - Standard Specification for Solid Vinyl Floor Tile.
16. ASTM F 1869 - Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride.
17. ASTM F 1914 - Standard Test Methods for Short-Term Indentation and Residual Indentation of Resilient Floor Covering.
18. ASTM F 2055 - Standard Test Method for Size and Squareness of Resilient Floor Tile by Dial Gage Method.
19. ASTM F 2170 - Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes.
20. ASTM F 2199 - Standard Test Method for Determining Dimensional Stability of Resilient Floor Tile after Exposure to Heat.
21. ASTM F 3261 - Standard Specification for Resilient Flooring in Modular Format with Rigid Polymetric Core.

1.4. SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Provide detailed data on each product to be used including but not limited to the following information as applicable:
 1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
 4. Maintenance recommendations.
- C. Selection Samples: For each finish product specified, two sets of each type, colors and finish of resilient flooring and accessory required, indicating full range of color and pattern variation.
- D. Verification Samples: For each finish product specified, two sets of each type, colors and finish of resilient flooring and accessory required, indicating color and pattern of actual product, including variations, as proof of application compliance.
- E. Closeout Submittals: Submit three copies of the following:
 1. Maintenance and operation data includes - methods for maintaining installed products, and precautions against cleaning materials and methods detrimental to finishes and performance.
 2. Documentation of warranty specified herein.
- F. Flame Spread Certification: Submit manufacturer's certification that resilient flooring furnished for areas indicated to comply with required flame spread rating has been tested and meets or exceeds indicated or required standard.

1.5. QUALITY ASSURANCE

- A. Installer Qualifications: Minimum two years' experience, and have completed at least three projects of similar magnitude, material, and complexity. Upon request,

provide project references including contact names and telephone numbers for three projects.

- B. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship, color, sheen, and finished appearance are approved by Architect.

1.6. DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Flooring material and adhesive shall be acclimated to the installation area for a minimum of 48 hours prior to installation.
- C. Store cartons of tile products flat and squarely on top of one another, not on edge.
- D. Store tubes of design strips and borders in a horizontal position. Storage in a vertical or inclined position causes uneven weight distributions, which will spaghetti the ends of the design strips. Store all tubes lying flat.

1.7. PROJECT CONDITIONS

- A. Environmental Requirements/Conditions: In accordance with manufacturer's recommendations. Areas to receive flooring shall be clean, fully enclosed, weather tight with the permanent HVAC set at a uniform temperature of at least 65 degrees F (18 degrees C) and less than 85 degrees (30 degrees C) 48 hours prior to and during and for not less than 48 hours after installation. The flooring material shall be conditioned in the same manner prior to installation.
- B. Close off areas to traffic during resilient flooring installation, and for a period of time after installation as recommended in writing by the manufacturer.
- C. Install resilient flooring materials and accessories after other finishing operations, including painting, have been completed.
- D. Where demountable partitions and other items are indicated for installation on top of sheet resilient flooring material, install flooring material before these items are to be installed.
- E. Concrete substrates must be tested in accordance with ASTM F 2170 or ASTM F 1869. If the results exceed limits of the product or adhesive to be used a moisture mitigation system or damp-proof membrane must be installed to bring moisture levels within specifications.
- F. Store tubes of design strips and borders in a horizontal position. Storage in a vertical or inclined position causes uneven weight distributions, which will spaghetti the ends of the design strips. Store all tubes lying flat.

1.8. WARRANTY

- A. Warranty Period: Manufacturer's standard warranty against manufacturing defects

and wearing for flooring are as follows:

- B. Deliver to Owner extra materials from same production run as products installed. Package products with protective covering and identify with descriptive labels. Comply with Division 1 closeout submittals requirements.
 - 1. Quantity: Furnish quantity of flooring units equal to 2 percent of amount installed. Karndean Delivery, Storage and Protection: Comply with Owner's requirements for delivery, storage, and protection of extra materials.

2. PRODUCTS

2.1 GENERAL

- A. Resilient Wall base: Johnsonite Traditional Wall Base Durocove Thermoplastic Rubber 1/8" (Type TP) in 4". Cut lengths 48 inches preferred, or coils in manufacturer's standard length, per project requirements. Job formed corners are preferred. Miter inside corners. At outside corners, "V" cut back base strip to 2/3 of its thickness and fold. Avoid specifying preformed corners, as they tend to come loose during routine cleaning operations and become an ongoing maintenance issue. See Finish Schedule in drawings for colors and locations.
- B. Stair Tread + Nose • Material: Johnsonite Color Splash 11684 Rubber Tile and Tread, HRTSP VJ6 1/8 24 X 24 Hammered Speckled- See Finish Schedule in drawings for color.
- C. Rubber Tile: Johnsonite Color Splash 11684 Rubber Tile and Tread, HRTSP VJ6 1/8 24 X 24 Hammered Speckled. See Finish Schedule in drawings for color.

2.1. MANUFACTURERS

- A. Acceptable Manufacturer: Tarkett Johnsonite Rubber Tile flooring in Color Splash, Hammered finish with matching base and stair tread components, or approved equivalent.

3. EXECUTION

1. EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the work.
- B. Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of resilient products.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

2. PREPARATION

- A. Prepare substrates according to manufacturer written instructions to ensure proper adhesion of Resilient Flooring.
 - 1. Prepare concrete substrates in accordance with ASTM F 710.
 - a. Concrete treads must be free of dust, solvent, paint, wax, oil, grease, residual adhesive, adhesive removers, film-forming curing compounds, silicate penetrating curing compounds, sealing, hardening or parting compounds, alkaline salts, excessive carbonation or laitence, mold, mildew, and other foreign materials that may affect dissipation rate of moisture from the concrete, discoloration or adhesive bonding.
 - b. Mechanically remove contamination on the substrate that may cause damage to the resilient flooring material. Permanent and non-permanent markers, pens, crayons, paint, etc., must not be used to write on the back of the flooring material or used to mark the substrate as they could bleed through and stain the flooring material.
 - 2. Wood subfloors must be rigid, free of movement.
 - a. Single wood and tongue and groove subfloors should be covered with ¼" (6.4 mm) or ½" (12.7 mm) APA approved underlayment plywood.
 - b. Do not install over OSB (Oriented Strand Board), particle board, chipboard, lauan or composite type underlayments.
- B. Fill cracks, holes, depressions and irregularities in the substrate with good quality Portland cement based underlayment leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
- C. Do not install resilient products until they are same temperature as the space where they are to be installed.
 - 1. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
- D. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.

3. RESILIENT TILE FLOORING INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient tile flooring.
- B. Resilient Rubber Floor Tile:
 - 1. Install with manufacturer adhesive specified for the site conditions and follow adhesive label for proper use.
 - 2. Roll the flooring in both directions using a 100 pound three-section roller.

4. CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of resilient products.

- B. Perform the following operations immediately after completing resilient product installation:
 - 1. Remove adhesive and other blemishes from exposed surfaces.
 - 2. Sweep and vacuum surfaces thoroughly.
 - 3. Damp-mop surfaces to remove marks and soil.
- C. Protect resilient products from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.
 - 1. No traffic for 24 hours after installation.
 - 2. No heavy traffic, rolling loads, or furniture placement for 72 hours after installation.
- D. Wait 72 hours after installation before performing initial cleaning.
- E. A regular maintenance program must be started after the initial cleaning.

END OF SECTION

SECTION 09 68 13
CARPET TILE

1. GENERAL

1.1. SECTION INCLUDES

- A. Carpet tile.

1.2. RELATED SECTIONS

- A. Section 03 30 00 - Cast-in-Place Concrete.

1.3. SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Verification Samples: For each finish product specified, two samples, representing actual product and finish.
- D. Extra Stock: Submit extra stock equal to 2% of total installed.

1.4. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum 5 year experience manufacturing similar products.
- B. Installer Qualifications: Minimum 2 year experience installing similar products.
- C. Performance: Fire performance meeting requirements of building code and local authorities.
- D. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship is approved by Architect.
 - 3. Refinish mock-up area as required to produce acceptable work.

1.5. PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to starting work of this section.

1.6. DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging bearing the

brand name and manufacturer's identification until ready for installation.

- B. Handling: Handle materials to avoid damage.

1.7. PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.8. SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

2.PRODUCTS

2.1. MANUFACTURERS

- A. Acceptable Manufacturers: Flor carpet tile, see Finish Schedule in Drawings for color and install pattern.
- B. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2. MATERIALS

- A. Carpet Tile:
 - 1. Material: High-performance nylon bonded to resilient backing.
 - 2. Material: Selected by allowance.
 - 3. Material: Match existing.
 - 4. Material: As selected by Architect.
 - 5. Installation Method: Glue-down.
 - 6. Installation Method: Partial glue-down.
 - 7. Installation Method: Free-lay.
 - 8. Auxiliary Materials:
 - a. Edge guards.
 - b. Adhesives, cements and fasteners.
 - c. Leveling compound.

3.EXECUTION

3.1. EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2. PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for

achieving the best result for the substrate under the project conditions.

3.3. INSTALLATION

- A. Install in accordance with manufacturer's instructions and in proper relationship with adjacent construction. Test for proper operation and adjust until satisfactory results are obtained.
- B. Comply with recommendations of Carpet and Rug Institute 'Specifier's Handbook'.

3.4. PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 09 90 00
PAINTING AND COATING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Painting and Finishing. Refer to Finish Schedule and Finish Notes on drawings for location of finishes.

1.02 RELATED WORK

A. Shop-primed products for site finishing are specified in various sections.

1.03 SUBMITTALS

A. Product Data: Submit manufacturer's technical information, including paint label analysis and application instructions for each material.

B. Samples: Submit samples for review of color and texture; provide list of material and application for each coat of each finish sample.

C. Brush-outs: Submit samples of each color and material with texture similar to actual conditions, on hardboard, minimum 12" by 18" size. Submit 8" by 10" samples of wood finishes on actual wood surfaces. Label and identify each as to location and application.

D. Field Samples: Duplicate painted finishes of approved samples on actual wall surfaces and components for approval prior to commencing work. Minimum 100 SF, or one component, located where approved. Simulate finished lighting conditions for review.

E. Certificates: Furnish certificates from each manufacturer stating materials are top quality lines and suitable for intended use on this Project.

1.04 QUALITY ASSURANCE

A. Regulatory Requirements: Furnish materials approved for use by applicable air quality management district for limitations of volatile organic compounds for architectural or special coatings as applicable.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to job site in original, new and unopened packages and containers bearing manufacturer's name and label, with:

1. Name of material, color and sheen.
2. Manufacturer's name, stock number and date of manufacture.
3. Contents by volume, for major pigment and vehicle constituents.
4. Thinning and application instructions.

1.06 SITE CONDITIONS

- A. Apply water-base paints when temperature of surfaces and surrounding air are between 50 and 90 degrees F.
- B. Do not apply paint in rain, fog or mist; or when relative humidity exceeds 85 percent; or to damp or wet surfaces.
- C. Painting may be continued during inclement weather if areas to be painted are enclosed and heated within temperature limits specified.
- D. Provide additional ventilation during interior application of paints to eliminate volatile organic compound (VOC) emissions from interior spaces as quickly as possible.

1.07 EXTRA MATERIAL

- A. Furnish Owner with a minimum of 1 gallon of all finish material, properly labeled in terms of color, sheen, and location(s) in project.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

For Walls and Ceilings:

- A. Benjamin Moore & Co. See Finish Schedule in Drawings for Colors
- B. Sherwin-Williams Co.
- C. Kelly Moore

For Smoke Odor Sealer for use on existing damaged ceiling trusses and plywood:

- A. Zinsser - Clear
- B. Kilz Restoration - Clear

2.02 MATERIALS

A. Definition: "Paint" as used herein means coating systems including primers, emulsions, enamels, stains, sealers and fillers, whether used as prime, intermediate or finish coats.

B. Material Quality: Provide top line quality commercial grade (professional painter) paints; materials not bearing manufacturer's identification as a best-grade product shall not be acceptable.

C. Primers: Provide premium grade primers recommended by paint manufacturer for substrates indicated and for finish systems specified.

D. Undercoats and Barrier Coats: Provide undercoat paints produced by same manufacturer as finish coats; use only thinners approved by paint manufacturer, and use only within recommended limits.

E. Finish Coats: Provide finish coats capable of being washed with mild detergent without loss of color, sheen or pigments. Pigments to be pure, non-fading, and of applicable types to suit substrate and service indicated; no lead content permitted.

F. Finish Coat Coordination: Provide finish coats where compatible with prime paints, undercoats and barrier coats used.

G. Colors and Finishes: Prior to commencement of painting work, Architect will furnish color chips for surfaces to be painted. Use of proprietary names in color selection is not intended to imply exclusion of equivalent products of other manufacturers. Final acceptance of colors will be from samples applied on site.

H. Volatile Organic Compound (VOC) Emissions: Select materials that generate the least amount of pollution. No VOC's preferred. Consider pollution and emissions generated during manufacturing, transport, installation, use, and disposal.

I. Avoid materials that contain ozone depleting chemicals and that emit potentially harmful volatile organic compound (VOC) emissions. Comply with VOC level requirements in California Green Building Code, Non-Residential Mandatory Measures.

J. Avoid materials that can leach harmful chemicals into ground water; do not allow potentially harmful chemicals to enter sewers nor storm drains.

K. Select materials that can be reused or recycled and materials with significant percentage of recycled content; set specific recycled content percentages for individual materials; avoid materials difficult to recycle.

PART 3 - EXECUTION

3.01 PREPARATION

- A. Inspection: Examine areas and conditions under which painting work is to be applied.
- B. Start of painting work indicates acceptance of surfaces and conditions of surfaces and conditions within any particular area.
- C. Where exposed items or surfaces are not specifically mentioned in Schedules, paint same as adjacent similar materials or areas.
- D. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to a durable paint film.
- E. Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions and as specified for substrate condition.
- F. Remove hardware, accessories, and items in place and not to be painted, or provide protection prior to surface preparation and painting; after painting reinstall removed items.
- G. Clean surfaces before applying paint; remove oil and grease prior to mechanical cleaning; program cleaning so contaminants from cleaning process do not fall onto wet, newly painted surfaces.
- H. Mix painting materials in accordance with manufacturer's directions.
- I. Store materials in tightly covered containers; maintain containers used in storage, mixing and application of paint in a clean condition, free of foreign materials and residue.
- J. Stir materials before application to produce mixture of uniform density, and stir as required during application; do not stir surface film into material, if necessary, strain material before using.

3.02 APPLICATION

- A. Apply paint in accordance with manufacturer's directions; use applicators and techniques best suited for substrate and type of material being applied.
- B. Apply additional coats when stains or blemishes show through final coat, until paint is a uniform finish, color and appearance.
- C. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces; paint surfaces behind permanently-fixed equipment and furniture with prime coat only.
- D. Finish doors on tops, bottoms and side edges same as faces.

E. Scheduling Painting: Apply first coat to surfaces that have been cleaned, pretreated or prepared for painting as soon as practicable after preparation.

F. Allow time between successive coatings to permit proper drying.

G. Do not recoat until paint feels firm and does not deform or feel sticky under moderate thumb pressure.

H. Prime Coats: Apply to items not previously primed; recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat.

I. Finish Coats: Provide even texture; leave no laps, irregularity in texture, skid marks, or other surface imperfections.

J. Opaque Finishes: Provide opaque, uniform finish, color and coverage; cloudiness, spotting, holidays, brush marks, runs, sags, ropiness, and other surface imperfections are not acceptable.

K. Transparent and Stained Finishes: Produce glass smooth surface film of even luster; provide with no cloudiness, color irregularity, runs, brush marks, orange peel, nail holes, and other surface imperfections.

L. Completed Work: Match approved samples for color, texture and coverage; remove, refinish or repaint work not accepted.

3.03 PAINTING SCHEDULE

A. Interior Work: Provide the following paint systems.

1. Gypsum Board Systems: Eggshell (satin) sheen at walls, flat sheen at ceilings, semigloss sheen at kitchenette and toilet rooms.

1st Coat: Universal primer.

2nd and 3rd Coat: Interior latex or acrylic latex emulsion.

2. Natural Finished Wood: Flat sheen.

1st and 2nd Coat: Interior clear wood sealer.

3. Pre-primed Doors: Semi-gloss sheen at doors.

1st and 2nd Coat: Interior latex or acrylic latex emulsion.

B. Sheens: Comply with ASTM D523, reflectance of paint.

Flat: 1-10.

Satin: 15-30.

Eggshell: 30-45.

Semigloss: 45-75.

Gloss: 75-100.

END OF SECTION

SECTION 10 28 13
TOILET ACCESSORIES

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. Toilet and bath accessories.

1.02 RELATED SECTIONS

- A. Section 07 90 00, "Joint Protection."
- B. Section 08 81 00, "Glazing." (For mirrors).
- C. Section 22 30 00, "Plumbing Equipment." (for plumbing fixtures and fittings.)

1.03 SUBMITTALS

- A. Product Data: Manufacturer's catalog data and cut sheets and complete parts list.
- B. Closeout: Maintenance data and operating instructions and keys required for each type of lock and equipment.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Bobrick Washroom Equipment, or approved equal.
- B. Accessories (other than where noted) shall be product of single manufacturer.

2.02 BATHROOM ACCESSORIES:

- A. SEE PLUMBING AND ACCESSORIES SCHEDULE IN DRAWINGS

2.03 FINISH: Satin Stainless Steel (unless otherwise noted).

PART 3 - EXECUTION

3.01 EXAMINATION

Check substrates and verify spacing of fixtures and partitions that would affect installation. Beginning work constitutes acceptance of conditions. Coordinate installation of accessories with wall and floor finish materials and wall stud depth.

3.02 INSTALLATION

Install and anchor securely with concealed fasteners at locations shown on drawings. Provide recesses and blocking where required. Seal all penetrations; bed mounting flanges in sealant.

END OF SECTION

SECTION 10 40 00
SIGNAGE

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. Signage as required by ADA, Title 24 and CBC.
- B. Other signage as shown on Drawings.

1.02 RELATED SECTIONS

- A. Division 26, "Electrical."

1.04 REFERENCES

- A. Americans with Disabilities Act (ADA).
- B. California Code of Regulations, Title 24 (CCR-T24)
- C. California Building Code (CBC).

1.05 SUBMITTALS

- A. Shop Drawings: List sign styles, lettering and locations; Colors; Overall dimensions and methods of attachment of sign.
- B. Certification: Certify that signage and proposed mounting locations are in conformance with the referenced standards specified above in 1.03.
- C. Samples: Samples as requested by Architect.

1.06 PRODUCT HANDLING

- A. Deliver products to site and store and protect.
- B. Package signs labeled in name groups.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Sign American (415) 512-7446, David Sign Company (415) 457-4091, or Architect accepted equal.

2.02 GENERAL

A. Character Proportion: Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10.

B. Raised and Braille Characters and Pictorial Signs: letters and numerals shall be raised 1/32-inch upper case, sans serif or simple serif type, and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8-inch high, but no higher than 2- inches. Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6-inches minimum in height.

C. Finish and Contrast: The characters and background of signs shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background, either light characters on a dark background or dark characters on a light background, with colors as selected by Architect. Rowmark background 341331(Grey Flannel) and 341201(White) for the text.

2.03 SIGNAGE

A. Toilet Room Signage: As required to meet specified code and regulatory requirements. Rowmark background 341331(Grey Flannel) and 341201(White) for the text.

B. Other Code Required Signage: Includes tactile exit signs, accessible entrance signs, and room occupancy signs. As required to meet specified code and regulatory requirements, and as shown on drawings.

C. illuminated exit signage: see Lighting Schedule, Cut sheets and location per drawings.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive Work.

B. Beginning of installation means installer accepts existing surfaces.

C. Install in accordance with referenced standards and manufacturer's instructions.

D. Install signs after surfaces are finished in locations indicated, and where not specifically indicated, as directed.

E. Sign shall be installed with vandal resistant anchorage on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, signs shall be placed on the nearest adjacent wall. At Toilet Rooms, signs shall also be placed on the doors. Mounting height shall be 60-inches above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3-inches of signage without encountering protruding objects within the swing of a door.

F. At exterior, signs shall be installed as shown on Drawings or as directed by Architect/Owner.

G. Clean and polish.

3.04 CLEAN-UP, PROTECTION AND REPAIR

A. Clean up: During progress of work, remove discarded paint materials, rubbish, cans and rags from site at end of each work day.

B. Clean glass and paint-spattered surfaces immediately by proper methods of washing and scraping, using care not to scratch or damage finished surfaces.

C. Protection: Protect work of other trades, whether to be painted or not; correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.

D. Provide "Wet Paint" signs to protect newly-painted finishes.

E. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.

Repair: At completion of work of other trades, touch-up and restore damaged surfaces or defaced painted surfaces.

END OF SECTION

SECTION 12 24 13
ROLLER SHADES

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. All roller shades shown in drawings on door schedule.

1.02 RELATED SECTIONS

- A. Section 06 10 00 Rough Carpentry

1.03 SUBMITTALS

- A. Product Data, including styles, material descriptions, construction details, dimensions of individual components and profiles, and operating instructions for roller shades.
- B. Shop Drawings: Show fabrication and installation details for roller shades, including fabric panel materials, their orientation to rollers, and their seam and batten locations.
- C. Samples: For each exposed product and for each color and texture specified, 10 inches long.

1.04 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. For roller shades, full-size units equal to 5 percent of the quantity installed for each size, color, and fabric panel material indicated.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Deliver roller shades in factory packages, marked with manufacturer, product name, and location of installation.

1.06 FIELD CONDITIONS

- A. Do not install roller shades until construction and finish work in spaces, including painting, is complete and dry and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- B. Where roller shades are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Allow clearances for operating hardware of operable glazed units through entire operating range. Notify Architect of installation

conditions that vary from Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

PART 2 – PRODUCTS

2.01 MANUFACTURER: Insolroll, inc, or approved equal

2.02 MANUALLY OPERATED SHADES WITH SINGLE ROLLERS

A. Chain-and-Clutch Operating Mechanisms: With continuous-loop bead chain and clutch comprised of multi-banded steel springs that stops shade movement when beach chain is released; permanently adjusted and lubricated.

B. Metal Chain Guide Color: Black

Clutch Color: Black

Loop Length: Full length of roller shade.

Limit Stops: Provide upper and lower ball stops.

C. Rollers: Corrosion-resistant steel or extruded-aluminum tubes of diameters and wall thicknesses required to accommodate operating mechanisms and weights and widths of fabric panels indicated without deflection. Provide with permanently lubricated drive-end assemblies and idle-end assemblies designed to facilitate removal of fabric panels for service.

D. Roller Drive-End Location: As indicated on Drawings.

Direction of Fabric Panel Roll: Regular, from back of roller.

Fabric Panel to Roller Attachment: Manufacturer's standard method.

E. Mounting Hardware: Brackets or endcaps, corrosion resistant and compatible with roller assembly, operating mechanism, installation accessories, and mounting location and conditions indicated.

F. Fabric Panels: Light blocking fabric. Color to be selected by Architect from standard line, TBD.

G. Installation Accessories:

1. Front Fascia: Aluminum extrusion that conceals front and underside of roller and operating mechanism and attaches to roller endcaps without exposed fasteners. Color: Black. Manufacturer's standard height required to enclose roller and fabric panel with shade is fully open.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, operational clearances, and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

A. Install roller shades level, plumb, and aligned with adjacent units according to manufacturer's written instructions.

B. Adjust and balance roller shades to operate smoothly, easily, safely and free from binding or malfunction throughout entire operational range.

3.03 CLEANING AND PROTECTION

A. Clean roller-shade surfaces after installation, according to manufacturer's written instructions.

B. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, and ensure that roller shades are without damage or deterioration at time of Substantial Completion.

C. Replace damaged roller shades that cannot be repaired, in a manner approved by Architect, before time of Substantial Completion.

END OF SECTION

SECTION 21 10 00
FIRE SUPPRESSION AND ALARM SYSTEMS

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Design, Furnish, install, test and secure all necessary approvals and permits for an alteration of the existing wet-pipe mechanical fire protection automatic sprinkler system, and Local Manual Fire Alarm System at the Grace Hudson Museum, hereafter referred to as the System, which is acceptable to Mendocino County Fire Marshal, and/or the City of Ukiah Fire Department, Owner's Insurance Carrier, Architect, and other authorities having jurisdiction.

B. Areas included: Locations of all interior alterations

C. Furnish and install a complete alteration of the existing System including but not limited to the following:

1. Sprinklers and sprinkler piping in the building.
2. Connection to the existing fire water supply.
3. Connection to the existing sprinkler system drains.
4. New flow switches and tamper switches, as required.
5. New valves, gauges, trim, signs, hangers, seismic bracing, and all other features and appurtenances required for a complete system.
6. Alterations to existing Manual Fire Alarm system, initiating devices, Manual Pull Stations, Alarm Horns, Strobes, Horn/Strobes, Mini-horns, as required.

D. The Contractor is responsible for all necessary coordination with the following:

1. Mendocino County Fire Marshal, and/or the City of Ukiah Fire Department and any other authorities having jurisdiction over this project.
2. The Architect: If additional requirements are established during the coordination with authorities, notify the Architect immediately.
3. The mechanical, plumbing, electrical, structural work and all other trades involved with this project.
4. The Owner: Coordination of the Contractor's work with the Owner's operations.

1.02 CODES, STANDARDS, AND REGULATIONS

A. The latest approved edition of the following documents shall apply to work under this Section. In case of conflicts, the most restrictive requirements shall apply.

1. All pertinent requirements of Mendocino County Fire Marshal, and/or the City of Ukiah Fire Department.
2. California Administrative Code, Title 8, 17, 19, 24, and 25.
3. National Fire Protection Association Standards, including but not limited to NPFA 13: Installation of Sprinkler systems and NPFA 231: General storage.
4. California Building Code (CBC), Section 300 & 904.
5. California Fire Code (CFC).
6. California Mechanical Code (CMC).
7. Factory mutual.
8. Underwriter's Laboratories, Inc. (UL) Fire Protection Equipment Listings.
9. ASCE American Society of Civil Engineers
 - a. Standard 7-05 – Minimum Design Loads for Buildings and Other Structures
 - Chapter 13 – Seismic Design Requirements for Non-Structural Components.

B. Where a question exists as to code interpretation, applicability or implementation with reference to some feature of the work that is not covered herein or by approved Shop Drawings, it is the Contractor's responsibility to obtain a finding by the authority having jurisdiction and the written approval of the Architect before proceeding with the Work.

1.03 QUALITY ASSURANCE

A. The alterations to the existing fire protection automatic sprinkler system shall be designed, fabricated, installed and tested by a Fire Protection Engineer Contractor holding a valid C16 license in the State of California.

B. Designer's Qualifications: Design calculations and shop drawings shall be prepared by a California licensed engineer practicing in the field of Fire Protection Engineering. Drawings and calculations shall bear the engineer's licensing stamp.

C. Installer's Qualifications: The Contractor shall possess a valid State of California fire sprinkler contractor's C-16 License, and shall have been in business of installing, testing, and maintaining fire protection systems for at least 5 (five) years. Provide qualifications with submittal.

D. Materials and Equipment: All equipment and devices shall be of a make and type listed by the UL, FM, or other nationally recognized testing laboratory for the specific purpose for which it is used.

1.04 SUBMITTALS

A. Sprinkler Preliminary Drawings: Submit two complete sets of preliminary drawings and product information to the Architect for review and approval prior to permit submittal. Include:

1. Sprinkler head layouts for coordination with architectural reflected ceiling plans. Revise layouts as directed by Architect, to achieve the aesthetic quality desired.
2. The preliminary pipe layout. Revise the pipe routing as directed by the Architect.
3. The points of connection to the existing system.
4. The weight or class, and size and material of all piping.
5. Sprinkler head product information.

B. Sprinkler Working Drawings: Before any equipment is installed, submit six sets of Working Drawings (in accordance with NFPA 13) to the Architect, and sets to Mendocino County Fire Marshal, and/or the City of Ukiah Fire Department as required. Working Drawings shall include but not be limited to:

1. A layout drawing of the complete overhead sprinkler system, showing alterations, indicating relationship of all other overhead items including ceiling air diffusers, lighting fixtures, plumbing, other equipment and structural members.
2. A site plan indicating existing location of underground connections, control valves, piping, and related items and showing location of all structures within 15 feet of the building being sprinklered.
3. Details and sections at the altered areas, as required to clearly define and clarify the design, including a materials list describing all proposed materials by manufacturer's name and catalog number.
4. Manufacturer's Data: Submit six copies of manufacturer's specifications including catalog number, type, class, the rating capacity, size, warranties, installation and service instructions, and general recommendations from the manufacturer for each type of material required including sprinkler heads. All Manufacturer's Data shall be submitted at one time.

C. Sprinkler Calculations:

1. Provide computerized hydraulic sprinkler calculations showing total calculated flow, static and residual pressure at source, pressure drop to calculated remote area
2. Provide seismic load calculations for all sway bracings. The sprinkler system shall be seismically braced in accordance with the requirements of the CBC chapter 16, Div. IV, section 1632. Specific project seismic information can be found on the structural drawings.
3. All calculations shall be stamped and signed by either a Fire Protection Engineer or Contractor, appropriately licensed in the State of California.
4. Sprinkler Record Documents: During the progress of the Work, maintain an accurate record of all changes made in the System from the layout and materials shown on the approved Shop Drawings and submittals. When work is completed, prepare a set of reproducible drawings showing as-built conditions.
5. Manufacturer's Product Data for all elements of Manual Fire Alarm System.
6. Field/Shop Drawings of the altered Manual Fire Alarm System, indicating materials, manufacturer's, locations and mounting of devices and sensors, wiring, and connection to existing system.

1.05 WARRANTY

A. The entire system shall be warranted for a period of one year beginning with Owner's acceptance of the work. All labor and materials necessary to repair or replace the System during that time shall be provided by the Contractor at no extra charge and shall be warranted for a period of one year as of the repair or replacement.

PART 2 – PRODUCTS

2.01 DESIGN

A. Contractor is responsible for verification of design criteria and for providing a complete and proper design acceptable to Mendocino County Fire Marshal, and/or the City of Ukiah Fire Department, complying with all applicable codes and standards.

B. Arrangement: Conceal all piping above ceiling. Refer to As-built Drawings for existing structural framing. Observe CBC limits on notching, penetrating, and drilling of structural elements. Coordinate sprinkler head types and locations with Architect, avoiding lights and other building features.

2.02 MATERIALS

A. All equipment and materials shall be UL listed for the intended use. Higher quality shall only be required if so determined by the agencies having jurisdiction.

B. The selection, locations, and installation details of all equipment, signs and other features located in areas ordinarily visible to building occupants shall be as approved by the Architect based on aesthetic acceptability. It is understood that good engineering practice and installation practicalities are major considerations that also must be satisfied.

C. Use the equipment of a single manufacturer (preferably to match the existing system) to the maximum extent possible for ease of maintenance and parts replacement.

D. All the materials required for a complete and proper installation of the fire protection automatic sprinkler and alarm system shall be as selected by the Contractor, subject to the Architect's review.

PART 3 - EXECUTION

3.01 INSPECTION

A. Examine the areas and conditions under which Work of this section will be installed. Do not proceed until unsatisfactory conditions have been corrected.

3.02 DISCREPANCIES

A. In the event of a discrepancy, immediately notify the Architect.

B. Do not proceed with installation in the areas of discrepancies until they have been fully resolved.

3.03 INSTALLATION

A. Install the complete fire sprinkler system in strict accordance with the approved Shop Drawings.

B. Support and brace all piping from the building structure by means of hangers, inserts and other supports in accordance with the requirements of CBC Chapter 16.

C. Conceal all new piping within the building construction.

D. Install all new piping to not interfere with operation or maintenance of existing equipment.

E. Connect new elements to existing system, providing for complete drainage and testing.

F. Provide system with identification signs specified or required by code.

3.04 TESTING

A. Upon completion of installation and alteration of existing system, furnish all personnel and equipment necessary and test and re-test the complete system including hydrostatic testing, fire pump test, coordination with fire alarm test and all other operational tests according to applicable local codes and NFPA standards, making all adjustments required and securing the approval of the Fire Marshal having jurisdiction and the Architect.

B. Notify the Owner, Engineer, Fire Marshal and Insurance Carrier five (5) days or more in advance of conducting all required tests.

3.05 ACCEPTANCE

A. After the system has been completely approved, secure a letter of final acceptance from the local authority and deliver three copies of the letter and the "as built" drawing record set to the Architect.

END OF SECTION

SECTION 22 30 00
PLUMBING EQUIPMENT

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Materials, equipment, fabrication, installation, and testing for the plumbing systems, including:

1. Complete sanitary waste drainage system
2. Cold water supply and distribution
3. Service and/or domestic hot water heating and distribution
4. Plumbing equipment, fixtures and trim.
5. Pipe hangers, supports, and trapezes for plumbing systems
6. Pipe insulation
7. Cleaning, sterilization and testing for work in this section.

B. Provide all other plumbing items indicated on the Drawings, described in this Specification, or required for a complete and proper installation.

C. Related work described elsewhere:

1. Site piping and all utilities beyond five feet from the building.
2. All trenching and backfilling associated with the plumbing installation.
3. Fire protection systems.
4. Line voltage wiring and disconnect switches.

D. All details included in the Contract Documents are schematic in nature: the Contractor is responsible for determining actual installation requirements.

E. Plumbing work is to within 5' of the building.

1.02 CODES AND STANDARDS

A. All work shall comply with the latest adopted edition of the following documents:

1. California Building Code (CBC).
2. California Plumbing Code (CPC).
3. California Mechanical Code (CMC).
4. California Electrical Code (CEC).
5. California Fire Code (CFC).
6. California Energy Code (CEC, AKA Title 24).
7. National Electrical Code (NEC).
8. Americans with Disabilities Act (ADA).
9. Sheetmetal Contractors and Air Conditioning Contractor's National Association (SMACNA)
10. National Fire Protection Association (NFPA).
11. Local codes and ordinances.

B. Furnish, without extra charge, any additional material and labor required to comply with the above codes and standards, even though the work may not be described in the Contract Documents.

C. Where the requirements of the Contract Documents exceed the requirements of the above codes and standards, the Contract Documents shall take precedence.

D. Where different sections of the codes contradict one another the most restrictive shall apply.

1.03 PERMITS

A. The Contractor shall obtain all permits, licenses, and fees that are required to perform the work. Provide the Architect with the original certificates, permits, licenses, and receipts for fees.

1.04 REFERENCES

- A. ASME B16.1 - Cast Iron Pipe Flanges and Flanged Fittings Class 25, 125, 250 and 800.
- B. ASME B16.3 - Malleable Iron Threaded Fittings.
- C. ASME B16.4 - Cast Iron Threaded Fittings Class 125 and 250.
- D. ASME B16.18 - Cast Copper Alloy Solder Joint Pressure Fittings.
- E. ASME B16.22 - Wrought Copper and Bronze Solder Joint Pressure Fittings.
- F. ASME B16.23 - Cast Copper Alloy Solder Joint Drainage Fittings - DWV.
- G. ASME B16.26 - Cast Bronze Fittings for Flared Copper Tubes.
- H. ASME B16.29 - Wrought Copper and Wrought Copper Alloy Solder Joint Drainage Fittings - DWV.
- I. ASME A112.6.1 - Supports for Off-the-Floor Plumbing Fixtures for Public Use.
- J. ASME A112.18.1 - Finished and Rough Brass Plumbing Fixture Fittings.
- K. ASME A112.19.1 - Enameled Cast Iron Plumbing Fixtures.
- L. ASME A112.19.2 - Vitreous China Plumbing Fixtures.
- M. ASME A112.19.3 - Stainless Steel Plumbing Fixtures (Designed for Residential Use).
- N. ASME A112.19.4 - Porcelain Enameled Formed Steel Plumbing Fixtures.
- O. ASME A112.19.5 - Trim for Water-Closet Bowls, Tanks, and Urinals.

1.06 SUBMITTALS

A. Product Data: Immediately after award of Contract and before commencing work, submit one (1) PDF format set of submittals to the Architect, including:

1. Index
2. Complete materials list of all items proposed to be furnished and installed under this section.
3. Catalog cuts, calculations and other data required to demonstrate compliance with the Contract Documents; clearly designate selection options/items for all

equipment and appurtenances.

B. Shop Drawings: Before purchase, fabrication or installation, submit Shop Drawings including the location of pipe supports and trapezes and all details of the proposed installation.

C. Record Drawings: When work is completed, submit one (1) PDF format set of marked up drawings to the Architect showing as-built conditions clearly indicating all changes, including Project Manager's signature and date. Label drawings 'RECORD DRAWINGS.'

D. Manual: When work is completed, submit to the Architect (5) copies of a Manual approximately 8.5" x 11" in size in a durable plaster binder, including:

1. Copies of manufacturer's brochures and instructions for operation and maintenance of all mechanical equipment, including replacement parts lists.
2. List of names, addresses and phone numbers of distributors of all equipment and appurtenances.
3. Manufacturer's warranties.

1.07 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years experience.

B. It is the specific intent of these Specifications and design conditions that all systems, including equipment, piping, ducting, and all other parts shall be free of undue noise and vibration. If undue noise or vibration, as a result of installation, occurs in the building, it is the responsibility of the Contractor to correct these conditions at no cost to the Owner.

1.08 DELIVERY, STORAGE AND HANDLING

A. Accept fixtures on site in factory packaging. Inspect for damage.

B. Handle, store, and protect equipment and materials to prevent damage before and during installation in accordance with the manufacturer's recommendations, and as approved by the Contracting Officer. Replaced damaged or defective items.

1.09 WARRANTY

A. The entire system shall be warranted for a period of one (1) year beginning with the Owner's acceptance of the work. All labor and materials necessary to repair or replace the System, or portions thereof, during that time shall be warranted for a period of one (1) year from the repair or replacement.

PART 2 – PRODUCTS

2.01 GENERAL

A. Before installation begins, obtain a full understanding of the existing plumbing system in place, and alert the Architect to any conflicts with the planned improvements and additions.

B. New fixtures, pipes and fittings to be installed in the building are to be compatible with the existing system in place. Upgrade existing system as necessary to allow for new fixtures to be installed. Provide a full, complete, and functional installation.

2.02 MATERIALS

A. Pipe

1. All materials, fixtures and equipment shall be new, of the type, size, capacity and quality specified and free from defects.
2. Pipe and fittings inside building shall terminate five feet outside building line.
3. Soil and waste drainage piping: Schedule 40 ABS DWV, Schedule 40 PVC DWV plastic pipe and fittings, per ASTM D2661-93a, with type DWV fittings. Areas of tight construction: hard drawn Copper DWV.
4. Vent Pipe: Cast iron, galvanized steel, galvanized wrought iron, copper, brass, Schedule 40 ABS DWV, Schedule 40 PVC DWV or other approved materials having a smooth and uniform bore
5. Wherever copper tubing (DWV or Type L) is allowed by Local code, it may be used.
6. Water Pipe (Hot and Cold Water): Hard-drawn copper tube, Type L, per ASTM B88-93a, made up with wrought or forged copper fittings.
7. Domestic cold water under ground: aqua-PEX, without joints.
8. Solder: Lead-free, Canfield "100% Watersafe"

B. Pipe Wrapping

1. Wrap all steel pipe buried in the ground, and other pipe where so noted on the Drawings, with Scotchwrap 20-mil, or as approved by the local utility.

C. Cleanouts

1. Cleanouts shall be installed where specified, required by code, and where necessary for proper operation of the system. All exposed parts of floor cleanouts in finished areas shall be scoriated nickel bronze.

D. Valves and Stops

1. Use full line size ported valves, types and models as follows:
 - a. Ball, 4-inch and smaller: Jomar T-100, provide extended handle where pipe is insulated.
 - b. Gate, 3-inch and smaller: Nibco T-111.
 - c. Globe, 3-inch and smaller: Nibco T-211.

d. Y-pattern swing check, 2-inch and smaller: Jomar T-413.

E. Insulation

1. Above ground: Owens Corning type ASJ/SSL-II heavy density fiber glass with all service vapor jacket. Flame spread rating not to exceed 25 and smoke density not to exceed 450. Domestic up to 4-inch diameter: 1" thick. Domestic run-outs up to 2-inch diameter: ½" thick.
2. Under ground, industrial hot and hot water return: see Pipe Specification above.
3. Lavatory traps: manufactured insulators with smooth, white, PVC outer covering, complying with ADA and state accessibility requirements.

F. Pipe Supports

1. Trapezes and hardware: 1-5/8-inch channel, Uni-strut, Tolco, Super-Strut or B-Line.
2. Pipe Clamps: Aluminum or stainless steel with elastomeric isolators.

G. Access Plates

1. Wall cleanouts: ZURN no ZANB-1460-2 nickel bronze, or Z-1460-8 stainless steel with (bronze at cast iron, plastic at PVC or ABS) clean out plug.
2. Access doors at tile or wood surfaces: ELMDOOR #DW-SS, 16 gage, type 304 brushed stainless steel construction, or approved equal. Minimum size 10" x 10"
3. Access doors at dry wall surfaces: ELMDOOR #DWB 16 gage galvanized steel construction with prime finish, or approved equal. Minimum size 10" x 10".

H. Plumbing Fixtures

1. Provide fixtures and equipment of the manufacturer and model numbers shown on the Drawings, complete with all required carriers, stops, supplies, trim and other items necessary.
2. Fixture tailpieces and traps for lavatories and sinks shall be brass tubing, semi-cast, or cast-iron; all brass tubing shall be 17 gage, chrome plated.
3. All stops at lavatories to be Brasscraft chrome plated brass construction, and connecting tubing to be stainless steel or chrome plated steel tubing.
4. All equipment, fixtures and fittings shall conform to California Energy Commission Certification per Section 2-5314(A), where applicable, for energy usage and water usage compliance. See equipment schedules for specific ratings.
5. Fixtures:
 - a. SEE PLUMBING FIXTURE SCHEDULE IN DRAWINGS.

I. Specialties:

1. Pipe Seals: Where piping passes through walls and floors required sealing against the entry of seal water, soil or backfill material. Provide Link seal modular seal assemble WS series, color Black or approved equal by MetraSeal. At fire rated assemblies, provide MetraSeal 120 or approved equal.
2. Supply stop valves and supply kits: Brasscraft HR with prefix "S", stainless steel or chrome plated brass finish, lock shield with loose key. Stainless steel or chrome plated steel supply tubing.

J. Other Materials

1. All other materials, not specifically described but required for a complete and proper installation of the work in this Section, shall be new, first quality of their respective kinds, and as selected by the Contractor subject to acceptance by the Engineer.

PART 3 - EXECUTION

3.01 GENERAL

- A. Cut no structural members without approval from the Architect or Engineer. If pipes cannot be properly concealed, notify Architect. Any patching and cutting done as a result of error or neglect on the part of the Plumbing Contractor shall be done by the General Contractor at the expense of the Plumbing Contractor.
- B. Take care to preserve all newly installed utilities in the work area of this project. Repair or replace all utilities damaged during excavation or other work of this Section.

3.02 INSPECTIONS

- A. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where installation may properly commence.
- B. Verify that the work of this Section may be completed in strict accordance with all pertinent codes and regulations, the Construction Documents, approved Shop Drawings, and manufacturer recommendations.
- C. In the event of a discrepancy, immediately notify the Engineer. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved.
- D. Post warnings until sterilization is complete. Chlorinate only when the building is unoccupied.

3.03 INSTALLATION

- A. Install all piping promptly, capping or plugging all open ends.

- B. Install all piping generally level and plumb, free from traps, and in a manner to conserve space for other work.
- C. Cushion all traps and bearings to minimize transfer of sound.
- D. Unless shown otherwise, provide uniform pitch of at least ¼ inch per foot (2% for all horizontal drainage piping within the building.
- E. Pitch all vents for proper drainage, except under slabs. Install vent piping in locations as noted on the Drawings with each bend 45 degrees minimum from the horizontal wherever structural conditions with permit.
- F. Inspect all pipe, coupling, fittings, and equipment and appliances. All shut-off and control valves shall be installed in accessible locations. Provide access covers where valves are installed in concealed piping unless valves are accessible by removal of lay-in tiles. Install all below-grade valves in concrete valve boxes set flush with the finished grade.
- G. Isolate all dissimilar metals with “EPCO” dielectric unions, except for brass or bronze valves with steel pipe.
- H. Provide accessible unions or flanges at all equipment connections as required for equipment replacement and servicing. Unions shall be used at all 2-1/2” and smaller equipment connections. Flanges shall be used at larger connections.
- I. Use only stock fittings. No bushings or field-made fittings shall be used. All threaded nipples three diameters or less in length shall be Schedule 80.
- J. Paint all steel equipment surfaces which are not factory finished or galvanized. Paint all black steel piping and appurtenances exposed to the weather, color to be selected by Architect. Unless otherwise specified in these Specifications, all steel surfaces shall be painted with one coat metal primer and one finish coat of epoxy paint.
- K. Install water hammer arrestors, valves, air vents, and other appurtenances in accessible locations, or provide access door.

3.03 INSTALLATION OF EQUIPMENT

- A. Install all equipment in the location shown on the Drawings, except where existing conditions and conflicts with other trades require relocation, or as specifically otherwise approved on the job by the Engineer.
- B. Avoid interference with structure, and with work of other trades, preserving adequate headroom and clearing all doors and passageways to the approval of the Engineer.
- C. Install all equipment per manufacturer’s instructions.

D. Check each piece of equipment in the system for defects, verifying that all parts are properly furnished and installed, that all items function properly, and that all necessary adjustments have been made.

3.04 PIPE SUPPORTS

A. Above ground piping shall be securely supported and attached to the building construction.

B. All pipe hangers, clamps and channels shall be adequately sized to carry pipe loads and prevent sagging.

C. Wherever insulated pipe is supported by ring hangers or pipe clamps, the rings or clamps shall protect the insulation and the point of contact with pre-insulated pipe supports.

D. Pipe clamps allow for expansion: anchor piping subject to expansion or contraction in a manner permitting strains to be evenly distributed and alleviated by swing joints or expansion loops as required. Installation of piping shall be such that damage to buildings, equipment or pipe supports cannot result from thermal expansion or contraction. Allow for pipe expansion of 1 inch per 100 feet.

E. Seismic restraints and sway bracing shall be provided as required by California seismic zone and SMACNA standards, insure that bracing and supports will not restrain expansion and contraction or set up excessive stresses at joints and equipment.

F. Provide hangers and supports at intervals per CPC table 313.1.

G. Additional supports shall be provided for tubing, valves, fittings and accessories.

H. Hangers shall be placed two feet (min) from a piping change in direction.

I. Where piping passes through foundation or bearing walls, provide pipe sleeves two sizes larger than the pipe passing through the structure. Caulk the annular space between the pipes. Provide chrome plated brass split flanges where pipes pass through finished floors, ceilings, or walls.

3.05 CLEANING

A. Thoroughly clean all piping and equipment, removing all dirt, rust, oil and plaster.

B. Flush all piping systems to remove all dirt, debris and contaminants. Where feasible, remove strainers, filters, and appurtenances prior to flushing. All piping, filters, strainers, valves and appurtenances shall be clean and free of all debris and contaminants when turned over to the Owner.

3.06 CLOSING-IN OF UNINSPECTED WORK

A. General: Notify the Engineer at least 24 hours prior to covering or enclosing Work. Do not allow or cause any of the Work of this Section to be covered up or enclosed until it has been observed and accepted by the Engineer and by all other authorities having Jurisdiction.

B. Uncovering: Should any of the Work of this Section be covered up or enclosed before it has been completely observed and accepted, do all things necessary to uncover all such Work. After the Work has been observed and accepted, provide all materials and labor necessary and make all repairs necessary to restore the Work to its original and proper condition at no cost to the Owner.

3.07 COOPERATION WITH OTHER TRADES

A. Do all things necessary to cooperate with other trades in order that all systems in the Work may be installed in the best arrangement. Coordinate as required with all other trades to share space in common areas and to provide maximum access to each system.

3.08 TESTING

A. General: furnish all test pumps, gages, equipment, and personnel required, and test as necessary to demonstrate the integrity of the finished installation to the approval of all pertinent authorities and the Engineer. Notify the Engineer at least 24 hours prior to testing.

B. Sanitary, Process, and Storm Drainage: Unless otherwise directed, plug all openings and fill with water to a height equal to 10 foot head. Allow to stand one hour or longer as required. Repair leaking joints and then re-test.

C. Water lines: Test and make tight at 100 PSIG. Retain for 24 hours; repair all leaking joints as directed and then retest.

D. Equipment: Test each piece of equipment and all systems to verify rated performance, and to ensure proper functioning of all controls, elimination of noise and vibration, and minimization of energy consumption.

E. Other: Test all piping specialties for proper operation. Test all air vent points to ensure that air has been vented.

Adjustments: Adjust and operate all plumbing systems to the satisfaction of the Engineer.

3.09 STARTUP AND COMPLETION

A. When the installation is complete and all required adjustments have been made, the Contractor shall be responsible for start-up in accordance with the manufacturers' instructions and for operation of each system for a minimum period of one week. The Contractor shall demonstrate to the Owner and the Engineer that the system is

completed and operating in conformance with these specifications. Notify the Engineer at least 48 hours prior to the scheduled demonstration.

B. The work hereunder will not be observed for final acceptance until Operation and Maintenance Data, Manufacturer's Literature, valve directories, piping identification, nameplates and record documents specified herein have been accepted and properly posted in the building and final cleaning has been completed.

C. The guaranty for an item of equipment shall not commence until final acceptance or substantial completion (unless noted otherwise on the Notice of Substantial Completion) for the installation.

3.10 INSTRUCTING

A. Upon completion of all required testing and balancing, and at a date set to coincide with the Owner's acceptance of the completed Work, furnish all necessary personnel and thoroughly instruct the Owner's personnel in the operation and maintenance of the installed systems. Demonstrate the contents of the Manual required to be submitted under Article 1.03 above and ensure that the Owner's personnel are thoroughly familiar with all aspects of operation and maintenance of the installed systems.

B. Review control operation and settings with Owner's personnel, and adjust settings per the Drawings, or as instructed by the Owner. Demonstrate to Owner and Engineer that the control system is operating properly.

C. Notify the Engineer at least 48 hours prior to the instruction specified above.

END OF SECTION

SECTION 23 05 00
HVAC WORK

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. Design, Furnish, install, and secure all necessary approvals and permits for an alteration of the existing HVAC system at the Grace Hudson Museum, that is acceptable with the local building department, Engineer, and other authorities having jurisdiction.
- B. Areas included: Locations of interior alterations at the Grace Hudson Museum (Garden Entrance, Small Conference Room, Storage, Restrooms).
- C. Furnish and install a complete alteration to the existing system, including new ducting, registers, diffusers, and connections to existing system.
- D. The Contractor is responsible for all necessary coordination with the following:
- E. The local Building Department, and other authorities having jurisdiction over this project.
- F. The Architect: If additional requirements are established during the coordination with authorities, notify the Architect immediately.
- G. Plumbing, electrical, structural work, and all other trades involved with this project.
- H. The Owner: Coordination of the Contractor's work with the Owner's operations.

1.02 CODES, STANDARDS AND REGULATIONS

- A. The latest approved editions of the following documents shall apply to work under this Section. In case of conflicts, the most restrictive requirements shall apply.
 - 1. All pertinent requirements of the local Building Department.
 - 2. California Building Code (CBC).
 - 3. California Mechanical Code (CMC).
 - 4. California Energy Code (CEC).
 - 5. American Society of Mechanical Engineers (ASME) Publications.
 - 6. Underwriters Laboratories Inc (UL)
 - 7. Referenced Standards:

- a. ASC – Adhesive and Seal Council
- b. SMACNA – Sheet Metal and Air Conditioning Contractors National Association
- c. NFPA – National Fire Protection Association

1.03 QUALITY ASSURANCE

A. The alterations to the existing HVAC system shall be performed by a licensed contractor with at least five years experience performing similar work.

1.04 SUBMITTALS

A. Design Schematic and description of planned alterations.

B. Shop Drawings: Show locations of new ducting and registers, and connections to the existing system. Revise layout of registers as directed by the Architect, to achieve the aesthetic quality desired.

C. Manufacturer's Product Data for all elements of the system alteration.

PART 2 – PRODUCTS

2.01 PRODUCTS

A. Ductwork

- 1. Flexible Ducting: Flexmaster 5m; ATCO series 30 (or equal)
- 2. Duct sealants shall conform to UL 181, 181A or 181B.

B. Insulation: All insulation shall have a flame spread rating of not more than 25 and a smoke-developed rating of not more than 50.

C. Controls: Control wire: 18 gauge, 8 conductor. Where not concealed in walls or attics all low voltage wiring is to be installed in EMT conduit.

D. Other Materials:

- 1. Volume dampers shall be galvanized steel minimum 20 gage frame, 14 gage blade, neoprene seal: Ruskin CDRS25 (or equal).
- 2. All other materials, not specifically described but required for a complete and proper installation, shall be as selected by the Contractor subject to acceptance by the Engineer.

PART 3 - EXECUTION

3.01 INSPECTION

A. Examine the areas and conditions under which Work of this section will be installed. Do not proceed until unsatisfactory conditions have been corrected.

B. Verify that the work of this Section may be completed in strict accordance with all pertinent codes and regulations, the Construction Documents, approved Shop Drawings, and manufacturer recommendations.

C. In the event of discrepancy, immediately notify the Engineer. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved.

3.02 GENERAL

A. Provide volume dampers where required to balance the system.

B. Avoid interference with structure, and with work of other trades, preserving adequate headroom and clearing of all doors and passageways to the approval of the Engineer.

C. Do not cut into or reduce the size of any structural member without the permission of the Architect.

3.03 EQUIPMENT

A. Install all equipment in the location shown on the Drawings, except where existing conditions and conflicts with other trades require relocation, or as specifically otherwise approved on the job by the Engineer.

B. Install all equipment per manufacturer's instructions.

C. Install accessible parts, including equipment, coils, valves, dampers, controls, and filters with adequate clearance for inspection, adjustments, repair, and replacement. Provide access panels where these components are concealed behind non-accessible construction. Label access panels with description of service.

D. Check each piece of equipment in the system for defects, verifying that all parts are properly furnished and installed, that all items function properly, and that all necessary adjustments have been made.

3.04 DUCTWORK

A. Wherever obstructions require a change in duct shape, maintain the equivalent areas.

B. All sizes shown on the Drawings are net dimensions inside the insulation.

C. Round branch takeoffs shall be made with conical tees, 45o laterals, or wye fittings.

D. Seal all joints to provide an air-tight system using mastic and embedded fiberglass fabric on sheet metal ducts; at all discharge ductwork, internally seal with mastic at all joints: Duct tape alone is not an acceptable sealing method.

E. Fabricate and install ductwork at fans to minimize system effect, using the minimum number of offsets and elbows possible; provide a minimum of three fan diameters of straight duct upstream of fan intakes.

F. During construction, provide temporary closures of metal, duct board, or taped polyethylene on open ductwork to prevent construction dust from entering ductwork system.

G. Support all ductwork from building structure per SMACNA seismic restraint manual.

3.05 FLEXIBLE DUCTWORK

A. Refer to the Ductwork Execution items listed above.

B. Connections to sheet metal collars shall use approved duct draw-bands in addition to approved duct tape; tighten draw-bands as recommended by manufacturer with adjustable tensioning tool.

C. Install flexible ducts in a fully extended condition free of sags and kinks.

D. Support on 36" centers with 3/4" wide (minimum) flat banding material.

E. All connections shall be made with 1" wide (minimum) sheet metal collar secured with sheet metal screws.

F. Flexible ducts shall be installed per UMC standard 6-3.

3.06 GRILLES, REGISTERS AND DIFFUSERS

A. Install and connect all grilles, registers, and diffusers in the locations shown on the Drawings, securely anchoring each item in place and sealing with rubber gaskets to prevent leakage.

3.07 FLASHINGS

A. Provide weather-proof flashings at all duct and pipe penetrations through the building walls and roof; as a minimum, flashings shall be designed and installed in accordance with SMACNA standards.

B. Provide weather-proof flashings at all roof top platforms, curbs and sleeps; 24 gauge (min) with 2" (min) lap over roof flashing.

3.08 CLOSING-IN OF UN-INSPECTED WORK

A. General: Notify the Engineer at least 24 hours prior to covering or enclosing Work. Do not allow or cause any of the Work of this Section to be covered up or enclosed until it has been observed and accepted by the Engineer and by all other authorities having jurisdiction.

B. Uncovering: Should any of the Work of this Section be covered up or enclosed before it has been completely observed and accepted, do all things necessary to uncover all such Work; after the Work has been observed and accepted, provide all materials and labor necessary and make all repairs necessary to restore the Work to its original and proper condition at no cost to the Owner.

3.09 COOPERATION WITH OTHER TRADES

A. Do all things necessary to cooperate with other trades in order that all systems in the Work may be installed in the best arrangement. Coordinate as required with all other trades to share space in common areas and to provide maximum access to each system.

3.10 TESTING AND ADJUSTING

A. General: Provide all necessary personnel, equipment, materials and services and perform all tests necessary to demonstrate the integrity of the completed installation and compliance with the Drawings, to the approval of the Engineer and all other authorities having jurisdiction. Make all adjustments necessary to balance the completed system in accordance with the data shown on the Drawings.

B. Heating, Ventilating and Air/Conditioning System:

1. Test and regulate all components of the HVAC systems to conform to the air volumes shown on the Drawings. Adjust each piece of equipment and all systems to ensure proper functioning of all controls; elimination of noise and vibration; and minimization of energy consumption.
2. Repair or replace any work or material which does not perform properly, until approved by the Engineer and at no cost to the Owner.
3. Make the following tests and submit reports to the Engineer:
 - a. Air volume at each supply, return, and exhaust outlet or inlet.
 - b. Outside air volume to each HVAC unit and supply fan.
 - c. Motor speed, fan speed, and input ampere reading of each fan.
 - d. Total CRM and total static pressure of each supply and exhaust fan.
4. Exhaust fans shall be tested with all doors closed.
5. Measurements shall be made with the following equipment:
 - a. Air tests: velometer or anemometer
 - b. Static pressure tests: pitot tube
 - c. Ampere readings: integrating watt or ampere meter.

C. Controls: test each operational mode of the HVAC system and verify that all equipment, fans, motorized dampers, etc., operate according to the controls sequence of operation as noted on the drawings; testing shall be done in Engineer's presence, unless waived by Engineer; notify the Engineer 48 hours (min) prior to testing.

D. Owner's right to retesting: should the Contractor refuse or neglect to make any tests necessary to demonstrate the integrity of the completed system, the Owner may retain

the services of an outside Contractor to make all such tests and their resulting adjustments and balance; the costs for such test shall be deducted from amounts owing to the Contractor and shall not be borne by the Owner.

3.11 STARTUP AND COMPLETION

A. When the installation is complete and all required adjustments have been made, the Contractor shall be responsible for start-up in accordance with the manufacturers' instructions and for operation of each system for a minimum period of one week; the Contractor shall demonstrate to the Owner that the system is completed and operating in conformance with these specifications.

3.12 INSTRUCTING

A. Upon completion of all required testing and balancing, and at a date set to coincide with the Owner's acceptance of the completed Work, furnish all necessary personnel and thoroughly instruct the Owner's personnel in the operation and maintenance of the installed systems; demonstrate the contents of the Manual and ensure that the Owner's personnel are thoroughly familiar with all aspects of operation and maintenance of the installed systems.

B. Review thermostat and control operation and settings with Owner's personnel, and adjust settings per the Drawings, or as instructed by the Owner; demonstrate to Owner and Engineer that the control system is operating properly; notify the Engineer at least 48 hours prior to the instruction.

END OF SECTION

SECTION 26 00 01
ELECTRICAL GENERAL PROVISIONS

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Furnish all labor, materials, apparatus, tools, equipment, transportation, and special or occasional services as required to make a complete working electrical installation, as shown on the drawings or described in these Specifications. The work shall include materials, appliances, and apparatus not specifically mentioned herein or noted on the drawings as being furnished and installed under another Section.

B. Electrical and equipment grounding systems.

C. All incidental work, material, carpentry, or structural supports necessary for the mounting of equipment being installed under this Section.

D. Cutting and patching for electrical work.

E. Connections to mechanical systems as shown on the mechanical drawings including conduits, wiring, and equipment as noted. Verify mechanical control requirements with mechanical contractor.

F. Equipment and product warranties and guaranties.

1.02 WORK NOT INCLUDED:

A. Telephone equipment, cables and terminations.

B. Mechanical controls and wiring and terminations.

C. Security camera wiring, cables, and equipment and terminations.

D. All low voltage control equipment, wiring, and terminations, unless noted otherwise.

1.03 ELECTRIC SERVICES

A. The utility services information incorporated on the electrical drawings is for general reference only. Exact utility services requirements and routing of utility services shall be as directed by the Utility Company's engineered drawings and coordinated with the Owner's Representative.

1.04 EXAMINATION OF SITE

A. A visit to the site shall be made before submitting the bid. No extra payment will be made for work not covered on the plans and in the specifications if such work is apparent from an inspection of the site at that time.

1.05 DRAWINGS AND MEASUREMENTS

A. The drawings are diagrammatic and are for the assistance and guidance of this Section. The exact locations, distances, elevations, etc., will be governed by the buildings and by actual field conditions.

B. Drawings shall be followed as closely as actual construction of the buildings and work of other trades will permit. Any changes from the drawings necessary to make the work conform with the buildings as they are actually constructed or to fit the work of other trades or to conform to the rules of inspecting bodies having jurisdiction shall be made at no cost to the Architect.

C. Verify all measurements at the new and existing buildings. No extra compensation will be allowed for any differences between actual dimensions and those shown or scaled on the plans.

1.06 CODES, RULES, AND REGULATIONS

A. All work and materials shall be in full accordance with the latest rules of the following ordinances:

1. National Electrical Code.
2. Underwriters Laboratories, Inc.
3. NEMA Standards.
4. California Administrative Code.
5. State Fire Marshal.
6. Cal - OSHA.
7. Local Rules, Regulations, and Standards.
8. California Building Code, State of California Electrical Code
9. NFPA - National Fire Protection Association.
10. ADA - American Disabilities Act.
11. Rules and regulations of Utility Companies.
12. All equipment to be UL listed.

B. Nothing in these plans or specifications is to be construed to permit work not conforming to these codes. However, when these specifications call for or describe materials or construction of a better quality or larger size than required by the above-mentioned rules and regulations, the provisions of these specifications shall take precedence over requirements of the said rules and regulations.

1.07 WORKMANSHIP

A. Workmanship shall be in accordance with the best practice of the trade and subject to the approval of the Architect.

B. The work under this Section shall include competent direction and first-class mechanics to make installation and complete the work in conformity with the intent of the plans and specifications.

1.08 SUPERVISION

A. The Contractor shall personally or through an authorized and competent representative constantly supervise the work from beginning to completion and final acceptance. During its progress, the work shall be subject to inspection by representatives of the Architect. At such times, the Contractor shall promptly furnish any required information.

1.09 COORDINATION WITH OTHER WORK

A. Become familiar with conditions at job site and with drawings and specifications and plan the installation of electrical work to conform to conditions shown and specified to provide the best possible assembly of the combined work of all trades.

B. Any difference or disputes concerning coordination, interference, or extent of work shall be decided by Architect, and his decision shall be considered final.

C. Electrical system layouts are generally diagrammatic, location of outlets and equipment is approximate. Exact routing of wiring, locations of outlets to be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection to be readily accessible.

1.10 LICENSES, PERMITS, FEES, AND INSPECTIONS

A. Provide, secure, and pay for all licenses, fees, inspections required to begin, perform, and complete work under this Section and as per General Conditions.

1.11 PROTECTION OF EQUIPMENT

A. The Contractor shall be responsible for damage to any of his work before final acceptance. Securely cover all openings into conduits and cover all apparatus, fixtures, and appliances both before and after being set into place to prevent obstructions in the conduits and breakage or disfigurement of the equipment.

B. Should the equipment become damaged or disfigured, it shall be restored to its original condition and finish, before final acceptance at no expense to the Architect.

1.12 CLEANING EQUIPMENT AND PREMISES

A. The premises and all parts of the building shall be kept free from any accumulations of dirt, waste, materials, or rubbish caused by work under this Section. Remove such accumulations from the premises when directed.

B. All exposed equipment and piping to be painted shall be thoroughly cleaned of cement, rust, plaster, grease, and oil.

C. Thoroughly clean all equipment upon completion of the installation.

1.13 PRELIMINARY OPERATIONS

A. Should the Architect request that any portion of the systems or equipment installed under this Section be operated previous to the final completion and acceptance of the work, such operation shall be with the consent and under the direct supervision of the Contractor.

B. Such preliminary operation shall not be construed as an acceptance of any of the work of this Contract.

1.14 FIRE PREVENTION

A. All operations under the Contract shall be so performed that no fire hazards are needlessly created or permitted to exist, and particular care shall be exercised with regard to the disposition of waste materials, the nature and quantity of which might create or increase a fire hazard.

1.15 MATERIAL SUBSTITUTION

A. Where materials, equipment, apparatus, or other products are specified by manufacturer, brand name, type, or catalog number, such designation is to establish standards of desired quality and style and shall be the basis of the bid. Material so specified shall be furnished under the Contract unless a change is authorized in writing. Where two or more designations are listed, choice shall be optional with the Contractor.

1.16 MATERIAL LIST

A. The Contractor shall within fifteen (15) days after award of Contract and before any materials or equipment are purchased, submit four (4) copies of a complete list of materials to the Architect for approval. This list shall give the name of the manufacturer and the catalog numbers of all material furnished under this Section.

1.17 SHOP DRAWINGS

- A. Within thirty-days (30) after award of Contract, the Contractor shall submit to the Architect detailed dimensional shop drawings and brochures covering equipment listed below. Such equipment shall not be put into manufacture until these shop drawings or brochures have been approved by the Architect. The following procedures shall be followed:
- B. The Contractor shall submit four (4) prints of shop drawings to the Architect for comment or correction. Upon reception of the reviewed submittal, the Contractor shall then resubmit four (4) sets of prints of corrected shop drawings to the Architect for final approval. The same procedure shall apply in making shop-drawing revisions.
- C. Provide Shop Drawings for the following:
 - 1. Panelboards.
 - 2. Lighting Fixtures.
 - 3. Lighting Controls.
 - 4. 200 amp Service Meter Cabinet and Panel Pullboxes

1.18 RECORD DRAWINGS

A. Obtain, pay for, and keep up-to-date and available to the Architect or his representative complete blue line prints of the project, drawings clearly annotated with "as-built" data as the work is performed; this data shall include exact sizes, locations of all the equipment.

1.19 TESTS AND INSPECTIONS

A. Inspect and make necessary tests, which the Architect may request to insure that the electrical equipment is installed correctly and that the wiring systems are free of all shorts, grounds, and faulty connections, and have insulation resistance between conductors and ground of not less than the requirements of the National Electric Code.

1.20 CONNECTION OF MECHANICAL EQUIPMENT AND FIXED APPLIANCES

A. The electrical connections of all mechanical, plumbing, and landscaping equipment, including the furnishing and installing of conduits, wiring, boxes, fittings, equipment, and disconnect switches, is included as a part of this Section of the Specifications as shown.

1.21 CLEANING

A. Equipment and Materials: Remove foreign materials including dirt, grease, splashed paint and plaster. Restore to original condition any damaged finish.

1.22 SAFETY

A. In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions on the job site, including safety of all persons and property during performance of the work.

1.23 DAMAGE AND RESTORATION

A. The Contractor shall be responsible for damages to his work during construction and until expiration of the guarantee period, effects of normal usage excepted. Repair all damage due to faulty workmanship, material, or equipment, leaking pipes or other like causes. All damaged portions of the building, existing, or new, surface or improvements, furnishings, equipment or material shall be restored to its original condition.

END OF SECTION

SECTION 26 00 02
BASIC MATERIALS AND METHODS

PART 1 - GENERAL

1.01 MATERIALS

A. All materials shall be new, of the best quality, and where applicable shall be approved by, the Underwriters' Laboratories and bear the U.L. label.

B. Electrical Metallic Tubing: Electro-galvanized welded steel tubing, with interior coat of clear lacquer.

C. Flexible Steel Conduit: Electro-galvanized steel, continuous strip interlocking spiral jacket.

D. Watertight Flexible Steel Conduit: "Sealtite" with neoprene jacket.

E. Rigid Non-Metallic Conduit: Polyvinyl chloride, Schedule 40, rigid, standard pipe sizes with rigid metal elbows and stub ups. Conduit types "DB," "P&C," "ABS," and "EB" not encased are not acceptable

F. For all panel feeders use conduit and wire.

G. Fittings: Provide fitting with insulated throats and accessories approved for the purpose and equal in all respects to the conduit or raceway. EMT connectors and couplings shall be set- screw type.

H. Outlet Boxes:

1. Fixture Box: 4" octagonal box, depth and fixture studs as required. Provide raised covers, brackets and bar hangers if required. Size larger boxes per N.E.C. 370, RACO.
2. Flush Switch and Receptacle for One or Two Devices: Size per Code, 1-1/2" or more deep, with plaster rings and/or covers as required, RACO.
3. Three or More Devices at One Location: Use one piece gang boxes with one piece plaster rings and/or covers (plastic as permitted by code): RACO.
4. Provide galvanized steel or Code approved interior outlet wiring boxes, of the type, shape and size, including depth of box, to suit each respective location and installation: constructed with stamped knockouts in back and sides, and with threaded holes with screws for securing box covers or wiring devices.
5. Provide outlet box accessories as required for each installation, including mounting brackets, wallboard hangers, extension rings, fixture studs, cable clamps and metal straps for supporting outlet boxes, compatible with outlet boxes being used and meeting requirements of individual wiring situations. Choice of accessories is Installer's option.
6. Weatherproof outlet boxes shall be seamless die-cast aluminum with threaded hubs and built-in grounding lug, sizes per code.

- I. Wire and Cables - Wire and cables shall be brought to the site in unbroken packages and reels, rated for 600 volts and conforming to the following:
 - 1. All conductors in conduit shall be copper, #12 AWG minimum.
 - 2. Type THHN/THWN in feeder sized #6 and larger.
 - 3. Type THWN in sizes #8 and smaller in wet locations, underground, and in concrete slabs.
 - 4. Type THHN in all locations other than specified above where drawings call for wires in conduit.
 - 5. Metal clad cable for branch circuiting shall be type MC copper cable as required and when permissible by Code.
 - a. Metal clad cables embedded in concrete shall have a PVC outer jacket. Provide sleeve where penetrating concrete or masonry.
 - b. Metal clad cable shall be secured within eight inches of boxes.
 - c. No more than one metal clad cable shall be inserted under cable clamping device.
 - 6. All connections and terminations shall be approved for either copper or aluminum conductors.

J. Color-Coding: System conductors shall be identified as to voltage and phase connections by means of color impregnated insulation or approved colored marking tape per the existing distribution system.

K. Wire and Cable Connectors - Thomas and Betts "Lock-Tite" for #6 AWG and larger. Scotchlok with insulating cap for #8 AWG and smaller.

L. Splice Insulation - Scotch #33+ (0-22 degrees Fahrenheit) electrical tape with vinyl plastic backing, or rubber tape with protective friction tape.

1.04 WIRING DEVICES

A. Switches shall be totally enclosed; quiet type rated 15 amp, 120 volts, commercial grade. Hubbell, Arrow-Hart, and Leviton. Color; per Architect.

B. Receptacles shall be rated 15 Amps, 125 volts, commercial grade.. Hubbell, Arrow-Hart, and Leviton. Color; per Architect.

C. Light switches as indicated on the drawings. See drawings for locations.

D. Equipment power receptacles, as indicated on the drawings.

E. Weatherproof GFCI receptacle covers shall be Intermatic #WP1100 series or equal.

1.05 DEVICE PLATES

A. Device plates for switches, receptacles, motion sensors, and blank outlets shall be smooth thermoplastic, noncombustible 0.100" thick plates, color matches device, single or gang type as required.

B. Weatherproof device plates shall be cast metal, gasketed and have four (4) mounting screws.

C. Where marked plates are required, they shall be permanently engraved with 1/8" high paint filled letters unless otherwise noted.

D. Plates shall be gang type where two or more devices are installed at one location. Individual or gangable plates are not acceptable.

1.06 DUCT SEALING COMPOUND

A. Duct sealing compounds shall be a permanently soft, non-toxic compound that adheres to any clean dry surface, insoluble in water. The compound must not slump, flow, harden, crack, or shrink in service, and be asbestos free. Johns-Manville Duxseal, Calpico "CD-AF."

1.07 PANEL BOARDS / SERVICE METER CABINET

A. Panel boards shall be the same manufacturers as the meter centers, flush or surface as noted with busing and circuit breakers as noted on the Panel Schedules. Neutral bars shall be equipped with lugs for all branch circuits and shall be insulated from the cabinets. Provide copper ground bar with lugs for connection of ground wires.

B. Cabinets shall be code gauge galvanized steel with one-piece stretcher-leveled steel trims of not less than #12 gauge. Trims shall be equipped with resting lugs and flush doors with combination latch and lock and two keys. All locks shall be keyed alike. Metal directory frames with typed listing of circuit loads shall be mounted under clear plastic inside doors. Spaces on panel boards to be labeled to indicate type of breaker in accordance with Panel Schedule.

C. Trims shall be bonderized after fabrication and finished with two coats of ANSI #61 gray lacquer.

D. Busing shall be aluminum. Color code mains and each breaker terminal.

E. Molded case branch and feeder circuit breakers shall be insulated, bolt-on, trip indicating, thermal magnetic type.

F. Service meter cabinet shall have meter socket and by-pass test facility per the Utility company.

1.08 FUSIBLE SWITCHES

A. Fusible switches shall be equipped with front operated quick-make, quick-break operators. The switches shall be of the knife-switch blade type. Multiple plated type arc-quenchers and replaceable high temperature melting alloy arch-tips shall be supplied. Phase barriers shall be made of flame-retardant, glass-polyester material. All current-carrying parts shall be of high conductivity silver-plated copper. A mechanical interlock shall be provided to prevent opening the compartment door or fuse access door when the switch is closed.

1.09 GROUNDING

A. All electrical equipment shall be grounded in accordance with the National Electrical Code and all local codes and requirements.

B. Connections made to concrete encased grounding electrodes or those, which are inaccessible following installation, shall be made using a thermal welding process.

C. Provide green copper ground wire from ground bus in meter centers to ground bar in all load centers and ground connections for all mechanical equipment. Sizes per Code.

D. Include green copper ground wire in all conduits from each load center ground bar to receptacle and equipment ground lugs. Sizes per Code.

1.09 GROUND ELECTRODES

A. Metallic Cold water piping system: Contractor shall install a grounding electrode conductor from the nearest metallic cold water pipe and building steel to a ground bus in the meter centers.

Driven ground rods: Copper clad steel, minimum 3/4" inch diameter by 10 feet long, sectional type with copper alloy couplings and carbon steel driving stud.

B. Grounding connectors: For cable to pipe, O.Z./Gedney G-100B series.

C. Bonding jumpers: O.Z./Gedney Tuyupe BJ for pipe to pipe.

2.01 COORDINATION OF WORK

A. The Contractor shall coordinate the electrical work with the work of other trades. The Contractor shall not be reimbursed for any work installed but not usable due to improper coordination of work.

B. Mechanical Equipment: The Contractor shall check with the Mechanical Contractor for space requirements of mechanical equipment. Changes in electrical requirements due to the substitution of mechanical equipment shall be brought to the Engineer's attention prior to installing any work.

C. Architectural Drawings: The Contractor shall check the architectural drawings for the exact location of outlets installed over counters, in cabinets adjacent to mirrors, etc.

D. Ceiling Diffusers: Prior to installing any work, the Contractor shall check with the Mechanical Contractor or the exact location of heating and ventilating ceiling diffusers and maintain clearances between lighting fixtures and ceiling diffusers.

E. Local codes: Prior to installing any work, the Contractor shall review the job with local electrical inspector and bring any special requirements to the attention of the Engineer. Special requirements of local codes shall be included as part of this work.

F. Materials: Prior to placing orders for materials, the Contractor shall check equipment ratings, equipment catalog numbers, and equipment dimensions as to applicability and correctness for installation.

2.02 RACEWAY OR CONDUIT

- A. Conduits shall be installed and supported in a rigid and satisfactory manner generally concealed within the structure or below grade unless otherwise indicated.
- B. All raceways shall be securely fastened to the cabinets, pullboxes, terminals, etc. with two locknuts, or other approved fittings.
- C. All underground conduits shall be Rigid PVC Schedule 40 and stub-ups approved for by each of the following:
 - 1. Underwriters Laboratories.
 - 2. Utility Companies
 - 3. Local Authorities
- D. All underground conduits shall be installed a minimum of 36" below grade, unless otherwise noted on the drawings.
- E. Conduit system shall be electrically continuous with all boxes and conduits readily accessible.
- F. Openings around conduits penetrating walls or floors shall be sealed and finished to match adjacent surfaces. Where any conduit or branch circuit penetrates a fire rated assembly, the Electrical Contractor shall seal the penetration with appropriate fire rated sealant and maintain assembly rating.
- G. Where spaces are provided for conduits: Keep conduit runs within the limits indicated on plans.
- H. Flexible metal conduit shall be installed for motor, equipment and fixture connections as indicated and required. Install conduit with sufficient slack to avoid strain on fittings. Flexible conduit in wet locations shall be watertight.
- I. Where conduits are run exposed, they shall be installed at right angles or parallel to the building lines. Conduits shall be fastened to the building structure by means of malleable iron pipe straps. Plumber's tape will not be permitted.
- J. During construction all conduits shall be plugged to prevent the entrance of foreign matter, such plugs shall not be removed until all plastering etc., as been completed.
- K. All empty raceways shall contain a high tensile strength polyethylene pulling line. Greenlee 431.

2.03 OUTLET BOXES

- A. Outlet layout review:
 - 1. The Subcontractor shall layout and box a representative portion of the building and review with Owner and Architect prior to wiring. Exact locations per Architect.

2. Installation of boxes without Architects approval of layout are subject to revision at the request of the Architect at no additional cost to the Owner.

B. Outlet Boxes shall be installed and supported in a rigid and satisfactory manner with the use of prefabricated box brackets.

C. Boxes for the support of ceiling fixtures or wall brackets shall have a galvanized 3/8" stud.

D. Plaster rings shall be installed on all concealed boxes. Rings shall be of proper depth to suit the wall finish.

E. Light switch boxes shall be installed on the latch side of the doorframe.

F. Outlet boxes on common walls shall be horizontally separated by not less than 24" between outlets in the opposite wall surface. See Drawings for additional requirements. No back-to-back boxes are permitted without written authorization by the Architect.

2.04 WIRES AND CABLES

A. All wires and cables shall be hand-pulled with the exception of cables of size #1 AWG and larger. Where mechanical means are used to pull cables #1 and larger a pulling lubricant shall be used.

B. Conductors shall not be installed in raceways until all boxes and mechanical work is complete.

C. Prior to the pulling of conductors in raceways, the raceway shall be blown out with the use of compressed air at 100 p.s.i. minimum pressure.

D. All splices of #10 AWG and smaller shall be made with "Scotch-Lock" solderless connectors. Terminations of #8 AWG wire and larger shall employ the use of solderless terminal lugs for stranded conductors.

E. Wire and cable bushings shall be installed on all conduits entering junction boxes, pull boxes or equipment.

F. Where multiple circuits run through the same junction box or outlet box each wire shall be marked with a wrap-around cable marker indicating the circuit number and panel.

G. Feeders, branch circuits and motor circuits shall be copper.

2.05 WIRING FOR MOTORS AND CONTROLS

A. Exact location of motor connections and details of the control equipment shall be ascertained before the installation of any circuit. Where motors are furnished under other Sections, consult those Sections for locations.

B. Fused disconnect switch shall be provided for each motor out of sight of panelboard and as required by Code; shall be flush or surface mounted as shown; of proper size and number of poles required by the motor.

C. Flexible conduit connection shall be provided between the motor terminal outlet and the rigid conduit at each motor, length of flexible section shall be not less than 10 times the conduit diameter.

D. Fractional horsepower motors shall have manual starters with melting alloy type thermal overload relay. Rating, poles, and voltage per equipment. Square D, Class D 2510.

E. Provide nameplate on each disconnect switch.

2.06 PANEL BOARDS

A. Set panel boards plumb and symmetrical with building lines. Furnish and install all construction Channel bolts, angles, etc., required to mount the equipment furnished under this Section.

B. Provide mounting brackets, busbar drillings, and filler pieces for unused spaces.

C. "Train" interior wiring; bundle and clamp, using specified plastic wire wraps.

D. Touch-up paint: Any mars, blemishes, or other finish damage suffered during installation.

E. Replace panel doors, or trim exhibiting dents, bends, warps, or poor fit.

END OF SECTION

SECTION 26 50 00
LIGHTING SYSTEM

PART 1 - GENERAL

1.01 WORK INCLUDED

A. Furnish and install all required fixtures with lamps, lighting controls, and branch circuits.

1.02 SUBMITTALS

A. Submit for approval, catalog cuts showing performance and construction details of standard fixtures and complete shop construction drawings showing all proposed construction details of special or modified standard fixtures. Submit ELT photometric curves.

PART 2 - PRODUCTS

2.01 LIGHTING FIXTURES

A. Fixtures shall be complete with fittings, stems, hangers, and component parts to make complete installation include lamps of type and wattage called for.

B. All fixtures shall be energy compliant per Title 24.

C. Fixtures and lamps see Light Fixture Schedule In Drawings.

D. Finish: As Selected by the Architect see Light Fixture Schedule in Drawings.

PART 3 - EXECUTION

3.01 LIGHTING FIXTURES

A. Coordinate installation of fixtures with the paving and ceiling installation. Mock-up may be required by Landscape Architect/Architect for review and approval.

1. The Subcontractor shall layout a representative portion of the building and garden and review with Owner and Landscape Architect/Architect prior to wiring.
2. The Landscape Architect/Architect reserves the right to relocate any and all fixtures before they are roughed in, at no additional cost to the Owner.
3. Installation of fixtures without Landscape Architect's/Architect's approval of layout are subject to revision at the request of the Landscape Architect/Architect at no additional cost to the Owner.

B. Frames for recessed fixtures: Where recessed fixtures are mounted against ceiling on which gypsum board is applied, the fixture supplier shall provide extension frames for mounting the fixtures, depth of such frames to be suitable for the full thickness of the ceiling.

C. Extension Rings: Where fixtures are surface-mounted against acoustical tile ceilings, provide extension rings of depth suitable for the full thickness of the ceiling.

D. Wire for connection to fixtures or devices shall be provided on each lead at each outlet, 8" in length.

E. Exact locations of fixtures are indicated on reflected ceiling plans and building exterior elevations on the Architectural Drawings or are dimensioned therein; do not scale electrical drawings for fixture locations.

F. Lighting outlets: Standard 4" octagon or square boxes, unless otherwise noted on the drawings, at each ceiling and bracket fixture indicated. Each box complete with 3/8" fixture stud and in furred spaces with outlet box hanger and box covers. All outlets shall finish flush against concrete walls or ceiling, except for exposed work.

G. Verify all ceiling types and conditions prior to ordering lighting fixtures. All lighting fixtures surface mounted to low-density tile ceilings shall have spacers or be approved for mounting to low-density tile ceilings.

H. Remove all labels and tapes that will be visible in the finish work. Clean all dirt and debris from inside surfaces of lenses and reflectors.

I. Provide fire rated box for all recessed fixtures in fire rated ceilings. Maintain rating of ceiling.

J. Electrical Contractor to include in the Base Bid, full documentation of commissioning compliance forms and certificate requirements per Title 24, 2019 and 2019 Building Efficiency Standards.

END OF SECTION

SECTION 32 31 13
CHAIN LINK FENCE AND GATES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. DIVISION 01 - GENERAL REQUIREMENTS: Drawings, quality, product and performance requirements, general and supplemental conditions apply as applicable to the project and project documents.

2. SUMMARY

- A. This Section includes industrial/commercial chain link fence and gates specifications:
 - 1. Polymer coated steel chain link fabric
 - 2. Polymer coated galvanized steel framework and fittings
 - 3. Gates: swing and cantilever slide
 - 4. Installation
- B. Related Sections:
 - 1. 01 33 23 Shop Drawings, product data
 - 2. 01 43 13 Manufacturers Qualifications

1.3 REFERENCES

- A. ASTM F552 Standard Terminology Relating to Chain Link Fencing
- B. ASTM F567 Standard Practice for Installation of Chain Link Fence
- C. ASTM F626 Specification for Fence Fittings
- D. ASTM F668 Specification for Polymer Coated Chain Link Fence Fabric
- E. ASTM F900 Specification for Industrial and Commercial Swing Gates
- F. ASTM F934 Specification for Standard Colors for Polymer-Coated Chain Link
- G. ASTM F1043 Specification for Strength and Protective Coatings of Steel Industrial Chain Link Fence Framework
- H. ASTM F1083 Specification for Pipe, Steel, Hot-Dipped Zinc-Coated (Galvanized) Welded, for Fence Structures

1.4 SUBMITTALS

- A. Shop drawings: Site plan showing layout of fence location with dimensions, location of gates and opening size, cleared area, elevation of fence, gates, footings and details of attachments. Comply with the provisions of Section 01 33 23.
- B. Material samples: When required, provide representative samples of chain link fabric, framework and fittings.

C. Specification Changes: May not be made after the date of bid.

PART 2 – PRODUCTS

1. MANUFACTURERS

A. Framework, posts, rails, fabric, and fittings for chain link fence system: Merchants Metals, or approved equal.

2. CHAIN LINK FABRIC

A. Steel Chain Link Fabric: [Height or heights indicated on drawings] <Select from table below and insert ASTM serial designation, mesh size, wire gauge, coating specification, including class and color when applicable, top/bottom selvage >

1. Polymer Coated Steel Fabric: ASTM F668, wire gauge specified is that of the metallic coated steel core wire.

a. Class 1 extruded

b. Class 2a extruded and adhered

c. Class 2b fused and adhered

d. Color - choose one: [green] [brown] [black] in compliance with ASTM F934.

2. Fabric Selection Table: Steel chain link mesh sizes and gauges produced in one piece widths 3 feet (910 mm) to 12 feet (3660 mm)

3. Fabric selvage:

Standard fabric selvage for 2 in (50 mm) mesh 72 in. (1.8 m) high and higher is knuckle finish at one end, twist at the other, [K&T]. Fabric less than 72 in (1.8 m), knuckle finish top and bottom, K&K. [Manufacturing and installation issues dictate all mesh sizes less than 2 in. (50 mm) have a knuckle selvage for both top and bottom, K&K.]

2.3 ROUND STEEL PIPE FENCE FRAMEWORK

Mesh Size	6 gauge core	9 gauge core	11 gauge core	11 1/2 gauge core	12 Gauge core	Notes
In. (mm)	0.192 in.	0.148 in.	0.120 in.	0.113 in.	0.105 in.	
	4.88 mm	3.76 mm	3.05 mm	2.87 mm	2.67 mm	N/A = Not applicable for
2 (50)	yes	yes	yes	N/A	N/A	industrial/commercial
1 3/4 (44)	yes	yes	yes	N/A	N/A	applications
1 (25)	N/M	yes	yes	N/A	N/A	N/M = Not manufactured
5/8 (16)	N/M	yes	yes	yes	yes*	*12 ga. only per F668
1/2 (13)	N/M	yes	yes	yes	yes*	
3/8 (10)	N/M	N/M	yes	yes	yes*	
	2170 lbf	1290 lbf	850 lbf	750 lbf	650 lbf	Wire Break Strength
N)	(9650	(5740 N)	(3780 N)	(3340 N)	(2895 N)	

- A. Round steel pipe and rail: Schedule 40 standard weight pipe, in accordance with ASTM F1083, 1.8 oz/ ft² (550 g/m²) hot dip galvanized zinc exterior and 1.8 oz/ft² (550 g/m²) hot dip galvanized zinc interior coating.
Regular Grade: Minimum steel yield strength 30,000 psi (205 MPa)

B. Typical post and rail size for normal Commercial / Industrial applications

Item	Fence Height	Outside Diameter Inches (mm)	*F1083 Schedule 40 Weight lb/ft (kg/m)	F1043-IC (LG-40) Weight lb/ft (kg/m)
Line post	up to 6 ft. (1.8 m)	1.900 (48.3)	2.72 (4.0)	2.28 (3.39)
	over 6 to 8 ft. (1.8 to 2.4 m)	2.375 (60.3)	3.65 (5.4)	3.12 (4.64)
	over 8 to 12 ft. (2.4 to 3.7 m)	2.875 (73.0)	5.79 (8.6)	4.64 (6.91)
	over 12 to 16 ft. (3.7 to 4.9 m)	4 . 0 0 0 (101.6)	9.11 (13.6)	6.56 (9.78)
Terminal post	up to 6 ft. (1.8 m)	2.375 (60.3)	3.65 (5.4)	3.12 (4.64)
	over 6 to 8 ft. (1.8 to 2.4 m)	2.875 (73.0)	5.79 (8.6)	4.64 (6.91)
	over 8 to 12 ft. (2.4 to 3.7 m)	4.000 (101.6)	9.11 (13.6)	6.56 (9.78)
	over 12 to 16 ft. (3.7 to 4.9 m)	6.625 (168.3)	18.97 (28.2)	Not available
		8.625 (219.1)	28.58 (42.5)	Not available
Rails		1.660 (42.2)	2.27 (3.4)	1.84 (2.74)

*Regular Grade F1083 Schedule 40

- C. Polymer Coated Pipe: Polymer coated pipe shall have a [PVC or Polyester] coating fused and adhered to the exterior zinc coating of the galvanized pipe in accordance with ASTM F1043. The minimum thickness of the PVC coating shall be 10-mils (0.254 mm), for polyester 3 mils (0.0076 mm). Color to match fabric [black] per ASTM F934.

3. TENSION WIRE

- A. Polymer Coated Steel Tension Wire: 7 gauge core (0.177 in.) (4.50 mm) wire complying with ASTM F1664. [Match coating class and color to that of the chain link fabric] Class 1, extruded

4. FITTINGS

- A. Tension and Brace Bands: Galvanized pressed steel complying with ASTM F626, minimum steel thickness of 12 gauge (0.105 in.) (2.67 mm), minimum width of 3/4 in. (19 mm) and minimum zinc coating of 1.20 oz/ft² (366 g/m²). Secure bands with 5/16 in. (7.94 mm) galvanized steel carriage bolts.
- B. Terminal Post Caps, Line Post Loop Tops, Rail and Brace Ends, Boulevard Clamps, Rail Sleeves: In compliance to ASTM F626, pressed steel galvanized after fabrication having a minimum zinc coating of 1.20 oz/ft² (366 g/m²).
- C. Truss Rod Assembly: In compliance with ASTM F626, 3/8 in. (9.53 mm) or 5/16" (7.94 mm) diameter steel truss rod with a pressed steel tightener, minimum zinc coating of 1.2 oz/ft² (366 g/m²), assembly capable of withstanding a tension of 2,000 lbs. (970 kg).
- D. Tension Bars: In compliance with ASTM F626. Galvanized steel one-piece length 2 in. (50 mm) less than the fabric height. Minimum zinc coating 1.2 oz. /ft² (366 g/m²).
*[Bars for 2 in. (50 mm) and 1 3/4 in. (44 mm) mesh shall have a minimum cross section of 3/16 in. (4.8 mm) by 3/4 in. (19 mm)]
*[Bars for 1 in. (25 mm) mesh shall have a cross section of 1/4 in. (6.4 mm) by 3/8 in. (9.5 mm)]
*[Small mesh 3/8 in. (10 mm), 1/2 in. (13 mm) and 5/8 in. (16 mm) shall be attached (sandwiched) to the terminal post using a galvanized steel strap having a minimum cross section of 2 in. (51 mm) by 3/16 in. (4.8 mm) with holes spaced 15 in. (381 mm) on center to accommodate 5/16 in. (7.9 mm) carriage bolts which are to be bolted thru the strap the mesh and thru the terminal post.]
- E. Polymer Coated Color Fittings: In compliance with ASTM F626, minimum coating thickness 0.006 in. (0.152 mm) fused and adhered to the zinc coated fittings] [Match color to fence system]

2.6 SWING GATES

- A. Swing Gates: Galvanized steel pipe welded fabrication in compliance with ASTM F900. Gate frame members 1.900 in. OD (48.3 mm) [ASTM F 1083 schedule 40 galvanized steel pipe] or [ASTM F1043 Group IC (LG-40) galvanized steel pipe] Frame members spaced no greater than 8 ft. (2440 mm) apart vertically and horizontally. Welded joints protected by applying zinc-rich paint in accordance with ASTM Practice A780. Positive locking gate latch, pressed steel galvanized after fabrication. Galvanized malleable iron or heavy gauge pressed steel post and frame hinges. Provide lockable drop bar and gate holdbacks with double gates. Match gate fabric to that of the fence system Gateposts per ASTM F1083 schedule 40 galvanized steel pipe. Polymer coated gate frames and gateposts; match the coating type and color to that specified for the fence framework. Moveable parts such as hinges, latches and drop rods may be field coated using a liquid polymer touch up.
- B. Gateposts: Regular Grade ASTM F1083 Schedule 40 pipe

Gate fabric height up to and including 6 ft. (1.2m)
--

Gate leaf width	Post Outside Diameter	Weight
up to 4 ft. (1.2 m)	2.375 in. (60.3 mm)	3.65 lb/ft (5.4 kg/m)
over 4 ft. to 10 ft. (1.2 to 3.05 m)	2.875 in. (73.0 mm)	5.79 lb/ft (8.6 kg/m)
over 10 ft. to 18 ft. (3.05 to 5.5 m)	4.000 in. (101.6 mm)	9.11 lb/ft (13.6 kg/m)
Gate fabric height over 6 ft. to 12 ft. (1.2 to 2.4m)		
Gate leaf width		
up to 6 ft. (1.8 m)	2.875 in. (73.0 mm)	5.79 lb/ft (8.6 kg/m)
over 6 ft. to 12 ft. (1.8 to 3.7 m)	4.000 in. (101.6 mm)	9.11 lb/ft (13.6 kg/m)
over 12 ft. to 18 ft. (2.4 to 5.5 m)	6.625 in. (168.3 mm)	18.97 lb/ft (28.2 kg/m)
over 18 ft. to 24 ft. (5.5 to 7.3 m)	8.625 in. (219.1 mm)	28.58 lb/ft (42.5 kg/m)

PART 3 EXECUTION

3.1 FRAMEWORK INSTALLATION

- A. Posts: Posts shall be set in fencing manufacturer approved bolted-metal post fitting to attach to wood structural members. Line posts installed at intervals not exceeding 10 ft. (3.05 m) on center. Reference architectural details.
- B. Top rail: When specified, install 21 ft. (6.4 m) lengths of rail continuous thru the line post or barb arm loop top. Splice rail using top rail sleeves minimum 6 in. (152 mm) long. Rail shall be secured to the terminal post by a brace band and rail end. Bottom rail or intermediate rail shall be field cut and secured to the line posts using boulevard clamps or brace band with rail end. <Fences 12 feet (3.66 m) high or higher require mid rail>
- C. Terminal posts: End, corner, pull and gate posts shall be braced and trussed for fence 6 ft. (1.8 m) and higher and for fences 5 ft. (1.5 m) in height not having a top rail. The horizontal brace rail and diagonal truss rod shall be installed in accordance with ASTM F567.
- D. Tension wire: Shall be installed 4 in. (101.6 mm) up from the bottom of the fabric. Fences without top rail shall have a tension wire installed 4 in. (101.6 mm) down from the top of the fabric. Tension wire to be stretched taut, independently and prior to the fabric, between the terminal posts and secured to the terminal post using a brace band. Secure the tension wire to each line post with a tie wire.

3. CHAIN LINK FABRIC INSTALLATION

Chain Link Fabric: Install fabric to outside of the framework maintaining a ground clearance of no more than 2 inches (50 mm). Attach fabric to the terminal post by threading the tension bar through the fabric; secure the tension bar to the terminal post

with tension bands and 5/16 in. (7.94 mm) carriage bolts spaced no greater than 12 inches (304.8mm) on center. Small mesh fabric less than 1 in. (25 mm), attach to terminal post by sandwiching the mesh between the post and a vertical 2 in. wide (50mm) by 3/16 in. (4.76 mm) galvanized steel strap using carriage bolts, bolted thru the bar, mesh and post spaced 15 in. (381 mm) on center. Chain link fabric to be stretched taut free of sag. Fabric to be secured to the line post with tie wires spaced no greater than 12 inches (304.8 mm) on center and to horizontal rail spaced no greater than 18 inches (457.2 mm) on center. [Aluminum alloy tie wire shall be installed following ASTM F567: Wrap the tie around the post or rail and attached to a fabric wire picket on each side of the post or rail by twisting the tie wire around the fabric wire picket two full turns, cut off excess wire and bend over to prevent injury.] [Preformed 9 gauge power-fastened wire ties shall be installed following ASTM F626: Wrap the tie a full 360° around the post or rail and fabric wire picket, using a variable speed drill, twist the two ends together three full turns, cut off any excess wire and bend over to prevent injury.] Secure the fabric to the tension wire by crimping hogs rings around a fabric wire picket and tension wire.

3.2 GATE INSTALLATION

- A. Swing Gates: Installation of swing gates and gateposts in compliance with ASTM F 567. Direction of swing shall be inward Gates shall be plumb in the closed position having a bottom clearance of 3 in. (76 mm), grade permitting. Hinge and latch offset opening space shall be no greater than 3 in. (76 mm) in the closed position.

3.6 NUTS AND BOLTS

Bolts: Carriage bolts used for fittings shall be installed with the head on the secure side of the fence. All bolts shall be peened over to prevent removal of the nut.

1. CLEAN UP

Clean Up: The area of the fence line shall be left neat and free of any debris caused by the installation of the fence.

END OF SECTION 32 31 13

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

Architect's Opinion of Probable Cost

11/17/2023

1350 Hastings Road - Electric Service Center Tenant Improvement & Fire Repair

CSI Division	Description	Cost
01 - General Requirements	± 7% of estimated construction cost +2% bonds, insurance & permits	\$ 122,173
02 - Existing Conditions	Deconstruct Mezzanines and store onsite, demolish existing flooring & walls where indicated on plans, demo existing doors & windows where indicated on plans	\$ 17,646
03 - Concrete	Backfill & backpour ± 260 sqft. concrete where indicated on plans	\$ 9,012
04 - Masonry	-	-
05 - Metals	Structural steel where indicated on plans, wire mesh panel guards and screening at mezzanines and above offices	\$ 23,320
06 - Wood, Plastics & Composites	New wood beams, joists, structural framing, interior wall partition framing, countertops & millwork	\$ 184,000
07 - Thermal & Moisture Protection	Insulation at interior & exterior walls	\$ 6,500
08 - Openings	New interior & exterior windows where indicated on plans. Fabricate & install new interior & exterior doors where indicated on plans.	\$ 245,500
09 - Finishes	Drywall ceilings, wall finishes, baseboards, flooring, painting & exterior finish patching where indicated on plans	\$ 62,500
10 - Specialties	Restroom accessories where indicated on plans	\$ 7,000
12 - Furnishings	-	-
13 - Special Construction	-	-
14 - Conveying Equipment	-	-
21 - Fire Suppression	new sprinkler heads where required, documentation & permitting	\$ 20,000
22 - Plumbing	New plumbing fixtures & fittings where indicated on plans	\$ 82,000
23 - HVAC	New forced air HVAC system	\$ 350,000
25 - Integrated Automation	-	-
26 - Electrical	New lighting where indicated on plans, new switching & outlets where indicated on plans	\$ 345,000
27 - Communications	-	-
28 - Electronic Safety & Security	New burglar alarm integration at new building entry points	\$ 5,000
31 - Earthwork	-	-
32 - Exterior Improvements	-	-
33 - Utilities	-	-
3/6/2023	Sub-Total	\$ 1,479,651
3/6/2023	Contingency (10%)	\$ 147,965
3/6/2023	GC Profit & Overhead (15%)	\$ 221,948
3/6/2023	*Total	\$ 1,849,564
11/17/2023	Inflation & Material Fluctuation Factor (5% of 3/6/2023 Estimated Total)	\$ 92,478
11/17/2023	Fire Damage Repair Scope (3/8/2023)	\$ 525,000
11/17/2023	Fire Damage Repair GC Contingency (15%)	\$ 78,750
11/17/2023	Fire Damage Repair GC Profit & Overhead (15%)	\$ 78,750
11/17/2023	Estimated Total Cost	\$2,624,542



AGENDA SUMMARY REPORT

SUBJECT: Consideration of 1) the Planning Commission's Recommendation to Adopt a Resolution to: Adopt an Addendum to the Ukiah Western Hills Open Land Acquisition and Limited Development Project Initial Study/Mitigated Negative Declaration (SCH No. 2021040428); Approve an Amendment of the Western Hills Annexation Area to Include APN 003-190-11; and Prezone Parcels to Public Facility ("PF") Zoning District and Low Density Residential-Hillside Overlay Zoning District ("R1-H"); and 2) Authorization for the City Manager to Negotiate and Execute the Property Purchase Sale Agreement and Joint Escrow Instructions between the City of Ukiah and David J. Hull.

DEPARTMENT:

Community
Development

PREPARED BY:

Sean White, Water Resources Director, Maya
Simerson, Project & Grant Administrator, Craig
Schlatter, Community Development Director

PRESENTER:

Sean White, Water Resources Director; Craig
Schlatter, Community Development Director; and
Maya Simerson, Project Administrator

ATTACHMENTS:

1. PC Staff Report 11.8.23 (body)
2. Draft Findings_Amendment of Western Hills Annexation Area Amendment
3. Draft COAs_Amendment of Western Hills Annexation Area Amendment
4. Draft Resolution 11 30 23
5. Project Maps and List of Parcels
6. Western_Hills_Aquisition_Project_FAQs
7. Draft Property Purchase Agreement
8. Western Hills Revised Project ISMND Addendum_103123
9. 12a Correspondence Received - Norm Rosen
10. 12a Correspondence Received - Jeanne Chinn
11. 12a Correspondence Received - Betty Lacy
12. 12a Correspondence Received - Karen Rosen
13. 12a Correspondence Received - John Rogers
14. 12a Correspondence Received - Andrea Vachon

Summary: The City Council will conduct a public hearing and consider the Planning Commission's recommendation to adopt the Resolution adopting an Addendum to the 2021 Western Hills Project Initial Study and Mitigated Negative Declaration (SCH No. 2021040428); and to approve the amendment to the Western Hills Annexation Area, proposed rezoning, and associated actions, as described below. Additionally, Council will consider authorizing the City Manager to negotiate and execute the Property Purchase Sale Agreement and Joint Escrow Instructions for the associated parcel.

Background: The City has a vision and goal to protect Ukiah's western wildland urban interface, to preserve open space and conserve forest and stream ecosystems, provide large-scale wildfire mitigation, and to protect the Upper Russian River Watershed, while facilitating orderly development to reduce sprawl and to benefit wildlife resources for the greater Ukiah community. This vision and goal(s) is supported by the following plans: 2040 General Plan; City Council's Strategic Plan; City Annexation Policies; City's Climate Initiative; Diversity, Equity and Inclusion Plan; Groundwater Sustainability Plan; and the Ukiah Valley Area Plan. Specifically, this

project supports:

2040 General Plan

- LU 6 Hillside Access “To preserve the natural character of hillside development areas”
- LU 7 To ensure orderly and timely growth...
- LU 8 Growth Management
- LU 11.3 Neighborhood Character “...complement views from US101”
- LU 13 Ensure all have equal access to green spaces...
- ED 4.1 Supporting Tourism
- PFS 1 Maintain safe and adequate water...
- PFS 1.1 Water Storage (tank sites)
- PFS 12 To provide parks...
- PFS 12.3 Equitable access to parks...

City’s Climate Initiatives

- 4.a Implement Nature Based Solutions
- 4.b. Maintain Wild Lands
- 4.d. Enhance Carbon Sequestration Capacity
- 7.a. Expand Sustainable Water Practices.
- 10.a. Fire Prevention “including the acquisition of open space...”

Diversity, Equity and Inclusion Plan

Current goals are process oriented and include:

- Clean Air
- Clean Water
- Access to Open Space

Groundwater Sustainability Plan

- 4.3.2.4 City of Ukiah Western Hills Source Water Protection

The current hydrology of the western hills of the Ukiah Valley is a major driver for recharging the underlying aquifer. Preserving these properties will protect these important resources.

Ukiah Valley Area Plan, Section 2:

- Vision: The scenic viewsheds of the Valley are preserved.
- Vision: The natural beauty of the Ukiah Valley is conserved and enhanced and viewsapes of the forested western hills are protected.

Towards achievement of these goals, and at the direction of the City Council, over the last several years the City has been acquiring lands immediately adjacent to the western city limits, known as the “Western Hills,” with the purpose of annexing such lands into the city limits for open space preservation, public purposes, wildfire protection, and for the potential of limited orderly development. Specifically, the City is proposing to annex ±792 acres known as the “Western Hills Annexation Area,” as amended, which comprises both City-owned and privately-owned property.

The Western Hills Annexation Area was originally established via approval of the Western Hills Open Land Acquisition and Limited Development Agreement Project (2021 Western Hills Project), which included acquisition and annexation of 707 acres, and was approved by the City Council on September 15, 2021. Additionally, the Western Hills Annexation Area was formalized in the 2040 General Plan (adopted by Council on December 7, 2022) and identified as one of the three areas the City intends to pursue for annexation. In addition to the 2021 Western Hills Project parcels (707 acres), 44 acres of privately owned parcels, referred to as the “clean up parcels,” were included in the Western Hills Annexation Area to rectify jurisdictional issues (resulting in a total of 752 acres) as requested by the Mendocino County Local Agency Formation Commission (LAFCo). In June 2022, the City of Ukiah submitted an application for annexation to LAFCo for annexation of the Western Hills Annexation Area (LAFCo No. A-2022-02).

An additional 40-acre parcel (APN 003-190-11) directly adjacent (south) of the Western Hills Project and City’s western city limit became available for purchase in 2023, and City Council directed Staff to seek acquisition of the parcel for open space and access opportunities in connection with the open space parcels within the Western Hills Annexation Area. As a part of the project, the City proposes to enter into a Property Purchase Sale Agreement and Joint Escrow Instructions (Purchase Agreement) with the private property owner that would allow 15 acres to be transferred back to Hull for development of up to three parcels that could potentially be developed with one single-family dwelling and one accessory dwelling unit each in the future (resulting in the potential for six total units).

At their November 8, 2023, regular meeting, the Planning Commission considered approval of the amendment to the Western Hills Annexation Area (to include the 40-acre parcel), proposed rezoning, as well as adoption of an Addendum to the 2021 Western Hills Project Initial Study and Mitigated Negative Declaration (SCH No. 2021040428). At the conclusion of the meeting, the Planning Commission recommended approval of the Addendum to the 2021 MND and approval of the amendment to the Western Hills Annexation Area.

However, the Planning Commission also recommended to the City Council that the project be approved with one development parcel instead of three, resulting in the possibility of one single-family dwelling and one ADU. The Staff Report prepared for the November 8, 2023, Planning Commission, which includes a detailed Project Description, is included in Attachment 1. Attachments to the Staff Report plus the Commission’s discussion and recommendation to the City Council can be accessed online at: <https://ukiahca.portal.civicclerk.com/event/1663/overview>.

Discussion: Per Ukiah City Code (UCC), approval of the amendment to the Western Hills Annexation Area, rezoning, and adoption of the Addendum is to be considered and acted upon by the City Council. Council also has the authority to approve the Purchase Agreement between the City of Ukiah and the property owner. These actions are further discussed below. A detailed analysis of these actions is included in the *Staff Analysis* section of the November 8, 2023, Planning Commission Staff Report. Findings for City Council approval of the proposed actions are included in Attachment 2, and the Conditions of Approval are included in Attachment 3. A draft Resolution approving these actions is included in Attachment 4.

Amendment of the Western Hills Annexation Area

Since approval of the 2021 Western Hills Project, 84 acres have been added to the Western Hills Annexation Area, as described below. The additional acreage, in combination with the other components summarized below, constitute the “Revised Project.” Project Maps, including a location map and rezoning map, as well as a list of parcels proposed for inclusion, are included in Attachment 5.

The City proposes to amend the Western Hills Annexation Area to include one 40-acre parcel, resulting in a total acreage of 792 acres (see Table 1 included in Attachment 1 for a list of parcels). 25 acres of the property would be owned by the City and maintained for open space and municipal purposes, while 15 acres would be transferred to the private property owner (Hull) via a Purchase Agreement between the City and Hull, and would allow Hull to retain one approximately 15-acre parcel for limited residential development. See Purchase Agreement discussion for more information.

As discussed in the November 8, 2023, Planning Commission Staff Report, the 40-acre parcel proposed for

inclusion is contiguous to the existing city limits and Western Hills Annexation Area, consistent with Government Code and LAFCo policies related to annexation. The Revised Project is also consistent with General Plan Goals ENV-1, ENV-4, LU-6, LU-7, LU-8 and LU-9 (and Policies ENV 1.2, LU 6.1, 6.2, 6.3, 7.1, 7.2 and 8.1) which support annexation and orderly development of lands contiguous to the city limits, as well as open space preservation, protection of hillsides and development of all housing types. See Findings in Attachment 2 for further details.

Approval of Purchase Agreement

The City's goals and benefits associated with this Purchase Agreement include: (1) preserving property in the Western Hills as open space and watershed for the Ukiah Valley; (2) creating opportunities for access trails, including, but not limited to, public hiking, biking, and associated recreational activities; (3) developing public facilities for various municipal purposes provided that their development and use do not unreasonably conflict or interfere with the preservation of the property as open space and for watershed protection. Additionally, another motivating factor to increasing City ownership of property in the Western Hills is to gain control of fire mitigation activities. The impacts of this forty-acre acquisition adds to the property that the City will have the ability to easily maintain. For more information, a list of responses to 'Frequently Asked Questions' can be referred to in Attachment 6.

After the Planning Commission meeting in November, Staff presented the recommendation from the Planning Commission to the property owner regarding limiting the 15-acre development property to one parcel. This recommendation was found not to be economically feasible with the existing drafted Purchase Agreement. Reducing the development property from the potential of three parcels to one parcel would constitute a significant change in the terms of the drafted agreement and would result in the property owner no longer being willing to participate in the transaction.

As such, Staff proposes the allowance of three development parcels, as originally presented to the Planning Commission. Under the Purchase Agreement, Hull will retain the right to create and develop three parcels with one single family home and one accessory dwelling unit on each parcel (six total possible units), in accordance with Single-Family Residential-Hillside Overlay (R1-H) zoning regulations. The parcels would be created within the eastern portion of the existing 40-acre parcel. However, the exact location of the potential residential units is not known at this time and, likewise, it does not include specific development designs or proposals, nor does it grant any entitlements for development. The Purchase Agreement also specifies the property owner's water rights, as well as utility and access easements for both parties. While the easements allow for future public access opportunities, no such uses are proposed at this time. The draft Purchase Agreement, in its substantial form, is included in Attachment 7, and if authorized, the City Manager will finalize the document, and its associated attachments. Funding for the acquisition is being provided by donations from Adventist Health Ukiah Valley, the Ukiah Valley Trail Group, and also from the City's water enterprise fund capital reserves, resulting in no expected net fiscal impact to the general fund. A budget adjustment is required to anticipate the donation revenue and increase the appropriation for the acquisition.

Approval of Prezoning

Consistent with Government Code Section 65859 and Ukiah City Code Section 9267, the City may prezone unincorporated territory adjoining the city for the purpose of determining the zoning, which will apply to such property in the event of subsequent annexation to the City.

City Staff recommends prezone the 15 acres associated with the Purchase Agreement as Low Density Residential-Hillside Overlay (R1-H). The remaining 25 acres (that would remain owned by the City) is proposed for Public Facility (PF) zoning district prezone. Lastly, the 44-acres ("clean up parcels") would transition to R1-H. The parcels were included in the General Plan and associated EIR, but have not been formally prezone via City Council Resolution, as required by LAFCo. These parcels are proposed for R1-H prezone for consistency with existing and adjacent development but would remain under private ownership and are not included in the Development Agreement (2021) or Purchase Agreement (2023).

As discussed in the November 8, 2023, Planning Commission Staff Report, the proposed uses and prezone

are consistent with surrounding uses and zoning.

Addendum to the 2021 Initial Study and Mitigated Negative Declaration

Pursuant to Section 15164 of the CEQA Guidelines, an Addendum to an adopted MND may be prepared by a lead agency or a responsible agency if minor changes or additions are necessary and none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or subsequent MND have occurred. In this instance, an Addendum to the 2021 Western Hills Project ISMND (SCH No: 2021040428) has been prepared (included in Attachment 8). The 2021 MND analyzed the acquisition, annexation, rezoning and development potential (up to 14 residential units) associated with the 2021 Western Hills Project. The 2021 MND was approved by City Council on September 15, 2021, and can be accessed online at: <https://cityofukiah.com/ukiah-western-hills-open-land-acquisition-limited-development-agreement-project/>.

As discussed in the Planning Commission Staff Report and Addendum, none of the criteria noted in CEQA Guidelines 15162 have occurred, and only minor changes are necessary in order to deem the Addendum to the certified MND adequate. Specifically, there are no substantial changes proposed that require major revisions of the 2021 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

In summary, the Revised Project proposes to include additional properties immediately adjacent to the original project within the Western Hills Annexation Area, resulting in the potential for six additional residential units, compared to the 14 potential units analyzed within the Western Hills 2021 MND. As discussed throughout the Addendum, impacts from the Revised Project are equal to, or less than, those described for the original project. The Revised Project will incorporate mitigation identified in the 2021 MND to reduce all impacts to a less than significant level. No new impacts that were not previously discussed in the 2021 MND have been identified. CEQA Guidelines Section 15164 also states that an Addendum need not be circulated for public review but can be included in or attached to the certified MND for consideration by the hearing body. The Addendum is included in Attachment 8.

Recommended Action: Adopt a Resolution to Adopt an Addendum to the Ukiah Western Hills Open Land Acquisition and Limited Development Project Initial Study/Mitigated Negative Declaration (SCH No. 2021040428); Approve an Amendment of the Western Hills Annexation Area to Include APN 003-190-11; and Prezone Parcels to Public Facility ("PF") Zoning District and Low Density Residential-Hillside Overlay Zoning District ("R1-H"); and Authorization for the City Manager to Negotiate and Execute the Property Purchase Sale Agreement and Joint Escrow Instructions between the City of Ukiah and David J. Hull.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 0

PROPOSED BUDGET AMOUNT: 10022200.47110.18305: \$100,000 (donation revenue); 10022200.19010.18305: \$100,000; 82227113.19010.18305: \$200,000

FINANCING SOURCE: Donations and Water Resources Fund

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Sage Sangiacomo, City Manager, David Rapport, City Attorney, David J. Hull, Property Owner, Adventist Health Ukiah Valley, and Ukiah Valley Trails Group

DIVERSITY-EQUITY INITIATIVES (DEI):

- Clean Air
- Clean Water
- Access to Open Space

CLIMATE INITIATIVES (CI):

- 4.a Implement Nature Based Solutions
- 4.b. Maintain Wild Lands

- 4.d. Enhance Carbon Sequestration Capacity
- 7.a. Expand Sustainable Water Practices.
- 10.a. Fire Prevention “including the acquisition of open space...”

GENERAL PLAN ELEMENTS (GP): LU 6; LU 7; LU 8; LU 11.3; LU 13; ED 4.1; PFS 1; PFS 1.1; PFS 12; PFS 12.3

Approved:


Sage Sangiacomo, City Manager



AGENDA ITEM NO. 12a
 Department of Community Development
 Planning Division
 300 Seminary Ave.
 Ukiah, CA 95482

DATE: October 31, 2023
TO: Planning Commission
FROM: Michelle Irace, Planning Manager
SUBJECT: Recommendation to the City Council for Approval of an Amendment of the Western Hills Annexation Area, Rezoning, and Adoption of an Addendum to the Ukiah Western Hills Open Land Acquisition & Limited Development Project Initial Study/Mitigated Negative Declaration

SUMMARY

OWNER:	City of Ukiah; various private property owners
APPLICANT:	City of Ukiah
LOCATION:	Several parcels located within unincorporated Mendocino County within the Ukiah Western Hills. See Table 1 below.
TOTAL ACREAGE:	The Western Hills Annexation Area, as amended, comprises ±792 acres
GENERAL PLAN:	Existing Mendocino County General Plan: Remote Residential, 40 Acre Minimum ("RMR40") Proposed City of Ukiah General Plan: Hillside Residential ("HR") and Public ("P")
ZONING:	Existing Mendocino County Zoning: Upland Residential, 40-acre minimum (UR:40) Proposed City of Ukiah Zoning: Single-Family Residential-Hillside Overlay District (R1-H) and Public Facilities (PF)
AIRPORT COMPATIBILITY ZONE:	Other Airport Environs ("OAE") area of the Ukiah Municipal Airport Land Use Compatibility Plan
ENVIRONMENTAL DETERMINATION:	Addendum to Initial Study and Mitigated Negative Declaration No. 2021040428 (approved by City Council on September 15, 2021)
RECOMMENDATION:	Make a recommendation to the City Council to approve the amendment to the Western Hills Annexation Area, rezoning, and Addendum. Findings are included in Attachment 1 and Conditions of Approval are included in Attachment 2.

BACKGROUND

Over the last several years, the City has been acquiring lands immediately adjacent to the western City limits, known as the “Western Hills” with the purpose of annexing such lands into the City limits for open space preservation, public purposes, wildfire protection, and limited orderly development potential. Specifically, the City is proposing to annex ±792 acres known as the “Western Hills Annexation Area”, as amended, which comprises both City-owned and privately-owned property (See Project Description Section below for more information). Below includes a summary of actions associated with the Western Hills Annexation Area to date.

- At the August 25, 2021, regular meeting, the Planning Commission considered approval of the Western Hills Open Land Acquisition and Limited Development Agreement Project (2021 Western Hills Project), associated rezoning and Initial Study and Mitigated Negative Declaration (ISMND; State Clearinghouse No. 2021040428), and recommended approval for these actions to the City Council. The 2021 Western Hills Project included acquisition and annexation of ±707 acres for open space, public purposes, and the potential for limited residential development.
- On September 15, 2021, the City Council introduced Ordinance No. 1217, approving the 2021 Western Hills Project, associated rezoning and ISMND via Ordinance No. 1217. The ISMND (referred to the “2021 MND” in this Staff Report) can be found online at: <https://cityofukiah.com/ceqa-review/>.
- On June 8, 2022, the City of Ukiah submitted an application for annexation to the Mendocino County Local Agency Formation Commission (LAFCo) for annexation of the 2021 Western Hills Project parcels, in accordance with the terms identified in the Development Agreement. In addition to the parcels identified as a part of the Western Hills Annexation Area, the application for annexation (LAFCo No. A-2022-02) included several privately-owned parcels (±44 acres total) located in between the 2021 Western Hills Project parcels and the County’s jurisdictional boundary, to inform the deliberate and appropriate boundaries and growth for the City of Ukiah. Some of these parcels also span both City and County jurisdiction and the City proposes to annex them to rectify this jurisdictional issue.
- On December 7, 2022, the City Council adopted Resolution No. 2022-78 and Resolution No. 79, adopting the City’s 2040 General Plan and certifying the associated Environmental Impact Report (EIR; SCH No. 2022050556). The 2040 General Plan and EIR identify the Western Hills Annexation Area as one of the three areas the City intends to pursue for annexation (see EIR Section 2.2.7). The 44 acres of privately owned parcels intended to rectify jurisdictional issues (“clean up parcels”) were included in the Western Hills Annexation Area within the General Plan and EIR. The General Plan and EIR can be found online at <https://ukiah2040.com/>.
- On December 19, 2022, LAFCo approved the City’s Ukiah Municipal Service Review (MSR) and Sphere of Influence (SOI) Update. The updated SOI includes the entire Western Hills Annexation Area identified within the General Plan (original 707 acres, in addition to the 44 acres of “clean up parcels”).
- An additional 40-acre parcel (APN 003-190-11) directly adjacent (south) to the Western Hills Project and City’s western City limit became available for purchase in 2023, and on May 3, 2023, the City Council approved the City seeking acquisition of the parcel for open space and access opportunities in connection with the Western Hills open space parcels. This parcel is proposed for inclusion in the Western Hills Annexation Area, as described below.

At this time, the Planning Commission is being asked to consider making a recommendation to the City Council to: 1) adopt the Addendum to the 2021 Western Hills Project Initial Study and Mitigated Negative Declaration (SCH No. 2021040428); and 2) to approve the amendment to the Western Hills Annexation Area, and proposed rezoning, as described below. If approved by Council, the City will amend its application of annexation to LAFCo for consideration.

PROJECT DESCRIPTION

Since approval of the 2021 Western Hills Project, 84 acres have been added to the Western Hills Annexation Area, as described below. The additional acreage, in combination with the other components summarized below, constitute the "Revised Project". Project Figures and Maps, including a location map and rezoning map are included in Attachment 3.

- Amending the Western Hills Annexation Area to include one 40-acre parcel, resulting in a total acreage of 792 acres (see Table 1 below for a list of parcels). 25 acres of the property would be owned by the City and maintained for open space and municipal purposes.
- 15 acres would be transferred to the private property owner (Hull) via a Purchase Agreement between the City and Hull would allow Hull to retain one +/- 15-acre parcel (via a Lot Line Adjustment) after annexation.
 - o Hull would be able to retain the right to create and develop three parcels with one single family home and one accessory dwelling unit (six total possible units), in accordance with Single-Family Residential-Hillside Overlay (R1-H) zoning regulations. The parcels would be created within the eastern portion of the existing 40-acre parcel, but the location of the potential residential units is not known at this time, as it does not include specific development designs or proposals, nor does it grant any entitlements for development.
 - o The Purchase Agreement will also specify the property owner's water rights, as well as utility and access easements. While the easement will allow for future trail opportunities, no such uses are proposed at this time.
- Rezoning the 15 acres associated with the Purchase Agreement as Single-Family Residential-Hillside Overlay (R1-H), and the remaining 25 acres (that would remain owned by the City) as Public Facilities (PF).
- Rezoning the 44-acres ("clean up parcels") to R1-H. The parcels were included in the General Plan and associated EIR, but have not been formally rezoned via City Council Resolution, as required by LAFCo. These parcels are proposed for R1-H rezoning for consistency with existing and adjacent development but would remain under private ownership and are not included in the Development Agreement (2021) or Purchase Agreement (2023).
- Amending the City's annexation application (LAFCo No. A-2022-02) to include the 40-acre parcel and other items noted as incomplete for submittal to LAFCo.

Please refer to the comprehensive Project Description in the Addendum to the approved 2021 MND prepared for the Revised Project, in accordance with the California Environmental Quality Act, for more information (Addendum is included in Attachment 4 and discussed more in the Environmental Documentation Section below).

Table 1, Western Hills Annexation Area Parcels (as revised)

Assessor Parcel No.	Property Owner	Situs Address	Size (acres)
2021 Western Hills Project Parcels (707 acres total)			
157-030-02	City of Ukiah	None assigned	20.00
157-030-03	City of Ukiah	None assigned	60.00
157-050-14	City of Ukiah	None assigned	20.17
157-050-15	City of Ukiah	None assigned	40.43
157-050-16	Dave Hull; D & J Investments, LLC.	None assigned	40.25
157-050-18	City of Ukiah	None assigned	60.00
157-070-05	City of Ukiah	None assigned	76.20
003-190-17	Dave Hull; D & J Investments, LLC.	None assigned	18.30
003-190-16	Dave Hull; D & J Investments, LLC.	None assigned	0.29
003-190-15	Dave Hull; D & J Investments, LLC.	None assigned	5.00
003-190-13	Dave Hull; D & J Investments, LLC.	None assigned	9.08
003-110-90	Adonis & Sarah Noguera	620 Redwood Ave.	4.14
003-190-09	Adonis & Sarah Noguera	620 Redwood Ave.	10.20
100-040-83	Dave Hull; D & J Investments, LLC.	None assigned	77.60
157-050-03	City of Ukiah	None assigned	60.05
157-050-13	City of Ukiah	None assigned	59.71
157-060-02	City of Ukiah	None assigned	18.66
157-060-03	City of Ukiah	None assigned	128.52
Privately-Owned Parcels (44 acres) Added to the Western Hills Annexation Area in the 2040 General Plan			
001-420-40	Robert R Beltrami	145 Mendocino Pl.	1.49
001-041-02	Grayden Huff	500 Lookout Dr.	1.33
001-041-03	Amanda Reiman	4 Lookout Dr.	0.66
001-041-04	Amanda Reiman	3 Lookout Dr.	0.48
001-041-05	Robert Werra	2 Lookout Dr.	1.13
001-041-06	Robert Werra	415 Hillview Ave.	0.74
001-041-07	Robert Werra	415 Hillview Ave.	0.38
001-040-81	William Edwards	335 Janix Dr.	2.40
001-041-01	Robert Werra	None assigned	35.50
Additional Parcel (40 acres) Proposed for Inclusion			
003-190-11	Dave Hull (25 acres to be owned by City)	None assigned	40
		TOTAL ACREAGE	792.71

SURROUNDING LAND USE & ZONING

The parcels are currently located outside of the City of Ukiah limits, within unincorporated Mendocino County, currently carry a Remote Residential, 40 Acre Minimum (“RMR40”) land use designation within the Ukiah Valley Area Plan (UVAP; 2011) and the existing zoning is Upland Residential, 40-acre minimum (“UR:40”). Lands to the north (with the exception of the northeastern-most boundary), west and south are largely undeveloped but contain some rural residential development within unincorporated Mendocino County. To the east, the Project is bounded by lands within the City of Ukiah developed with single family housing and zoned Single-Family Residential-Hillside Overlay District (R1-H). A summary of surrounding land uses and zoning designations is provided below in Table 2. Existing General Plan and Zoning Maps may be accessed online at: <https://cityofukiah.com/community-development/policies-documents-maps/>.

Table 2, Surrounding Zoning and Land Uses

	ZONING:	USE:
NORTH	County: Upland Residential, 40-acre minimum (UR:40) City: Single-Family Residential-Hillside Overlay District (R1-H)	Undeveloped/ Rural Residential Undeveloped
EAST	City: Single-Family Residential-Hillside Overlay District (R1-H)	Single-Family Residential
SOUTH	County: Upland Residential, 40-acre minimum (UR:40)	Undeveloped/ Rural Residential
WEST	County: Upland Residential, 40-acre minimum (UR:40)	Undeveloped/ Rural Residential

STAFF ANALYSIS

General Plan Consistency. Since approval of the original 2021 Western Hills Project and MND, the City adopted its 2040 General Plan (December, 2022). As a part of the General Plan, the Western Hills Annexation Area (including the 707 acres within the original project and MND, as well as the additional 44 acres of “clean up” parcels), the City’s Sphere of Influence (SOI) and Planning Area were also updated and analyzed. The updated (now existing) boundaries of the SOI include the 707 acres included in the original project, and Western Hills Annexation Area. The 40 acres proposed as a part of the Revised Project were not included in the amended SOI, nor the Western Hills Annexation Area identified in the General Plan and associated EIR. However, the 40 acres would be owned by the City at the time of annexation and is within the City’s updated Planning Area, consistent with the intent of Government Code Section 56742. Additionally,

The 2021 Western Hills Project was determined to be consistent with the City’s General plan (1995) and planned growth anticipated within it. Further, as noted above, annexation of this area was built into the City’s new (2040) General Plan. The proposed 40-acre parcel being included in the Western Hills Annexation Area would result in a more orderly, contiguous and less peninsular annexation area than the current configuration, which is supported by LAFCo policies.

The Revised Project is also consistent with General Plan Goals ENV-1, ENV-4, LU-6, LU-7, LU-8 and LU-9 (and Policies ENV 1.2, LU 6.1, 6.2, 6.3, 7.1, 7.2 and 8.1) which support annexation and orderly development of lands contiguous to the City limits, as well as open space

preservation, protection of hillsides and development of all housing types. See Findings in Attachment 1 for further detail.

Prezoning. Government Code Section 65859 allows the City to adopt a zoning district for land outside of the city limits in anticipation of annexation and development (i.e., prezone). Under the provisions of the Government Code, the zoning district adopted by the City does not become effective unless and until the land is annexed into the City. UCC §9267, *Prezoning*, states that the City may prezone unincorporated territory adjoining the City for the purpose of determining the zoning which will apply to such property in the event of subsequent annexation to the City. This section of the UCC states that the Planning Commission shall formulate a recommendation to the City Council, and the Council shall conduct a public hearing to consider the prezoning proposal, and shall render a decision accordingly.

The current County land use designation is Remote Residential, 40 Acre Minimum (“RMR-40”) and the existing County zoning designation is Upland Residential, 40-acre minimum (“UR-40”). These designations are intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, and are well suited for small scale farming and low density agricultural and residential uses. Both the existing RMR-40 land use designation and UR-40 zoning designation allow for one dwelling unit (and one ADU) per 40 acres.

The 25 acres (of the 40-acre parcel) that would remain under City ownership for open space and municipal purposes would be prezoned as Public Facilities (PF), with a corresponding Public (P) General Plan land use designation. The P General Plan land use designation and PF zoning encompass lands within the City that are owned by the City and/or contain open space and parks, as well as other public facilities or municipal services. Because the portion that would ultimately owned by the City and intended for municipal purposes, the PF prezoning (and P General Plan land use designation) is appropriate.

The remaining 15 acres that would be transferred to the private property owner and could allow for limited residential development under a Purchase Agreement is proposed for Single-Family Residential-Hillside Overlay (R1-H) prezoning with a corresponding Hillside Residential (HR) General Plan (2040) land use designation. The Hillside Residential (HR) land use designation replaces previous (1995 General Plan) Rural Residential designation in areas in the hillsides west of Highland Avenue and Park Boulevard, with a maximum allowable density of one dwelling unit per gross acre. The intent of this designation is to allow for single-family residential at a lower density to align with the goal of reducing development in designated High Fire Hazard Areas. The Hillside Overlay District (-H or R1-H) is intended to encourage planning, design, and development while preserving natural physical features and minimizing potential safety, water runoff and soil erosion concerns associated with the natural terrain.

The Purchase Agreement associated with the Revised Project would allow creation of three development parcels (in accordance with R1-H standards and the Subdivision Map Act) within the 15 easternmost acres of the 40-acre parcel and would further restrict development to one single family dwelling per parcel and one ADU (except for in cases where the slope exceeds 50 percent, per the City’s Hillside Overlay Ordinance). All development within the R1-H district requires discretionary review (Planning Commission approval) and would be subject to all R1-H development regulations (including slope, density, setbacks, height, fire safety and water requirements, access requirements, etc.) contained within the Hillside Overlay District. Development within the Hillside Overlay District also includes submittal of the following: soil and geological reports, subsurface investigations, grading plans, vegetation reports, grading plans, hydrology reports, and structure elevations. Each home would require approval of a Use Permit

and/or Site Development Permit by the Planning Commission as well as a Building Permit, which includes additional review and approval by County and City departments.

The privately-owned ±44 acres (“clean up parcels”) that are included in the Western Hills Annexation Area are proposed for R1-H zoning. The existing zoning is Upland Residential, 40-acre minimum (“UR:40”). However, all of the parcels are currently existing nonconforming to the 40-acre requirement, as the median size of these parcels is 0.94 acres due to them being unincorporated remnants of lots already developed within the City along Lookout Drive. Because the parcels are developed with single-family residences (or associated with developed residences) within the Western Hills area and surrounded by other R1-H properties, the proposed Hillside Residential land use designation and R1-H zoning designations are appropriate for these parcels.

Conclusion. For the reasons discussed above, the Project would be consistent with the City's General Plan, Zoning Code, the County's UVAP, as well as the Government Code and LAFCo policies related to annexation and rezoning. The Ukiah City Code does not identify specific findings required for annexation or rezoning, but Draft Findings supporting Staff's recommendation are included in Attachment 1. Draft Conditions of Approval can be found in Attachment 2.

ENVIRONMENTAL REVIEW

Pursuant to Section 15164 of the CEQA Guidelines, an Addendum to an adopted MND may be prepared by a lead agency or a responsible agency if minor changes or additions are necessary and none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or subsequent MND have occurred.

In this instance, an Addendum to the 2021 Western Hills Project ISMND (SCH No: 2021040428) has been prepared. The 2021 MND analyzed the acquisition, annexation, rezoning and development potential (up to 14 residential units) associated with the 2021 Western Hills Project. The 2021 MND was approved by City Council on September 15, 2021 and can be accessed online at: <https://cityofukiah.com/ukiah-western-hills-open-land-acquisition-limited-development-agreement-project/>.

The Western Hills Annexation Area was identified as “Annexation Area C” within the City's 2040 General Plan and associated EIR, and included the original 707 acres associated with the 2021 Western Hills Project, as well as the 44 acres of “clean up” parcels added after approval of the 2021 Western Hills Project. The EIR analyzed annexation of this area, as well as the associated rezoning, and adoption of the new Sphere of Influence and Planning Area. Because the addition of the 44 acres was analyzed within the EIR and no change to those parcels are proposed as a part of the Revised Project, further analysis of these parcels is not required, and not included within the Addendum. However, the EIR is referenced in certain sections of the Addendum, as appropriate. The EIR can be accessed online at: <https://ukiah2040.com/documents.html>.

The Addendum (Draft) is included in Attachment 4 and includes a discussion of impacts identified in the 2021 MND, as well as a discussion of impacts associated with the Revised Project. A summary of the analysis and findings contained within the Addendum is included below.

Summary of Impacts Disclosed in 2021 MND. Project components including the acquisition, annexation, and rezoning of parcels, in addition to the Lot Line Adjustments, would not directly result in physical impacts to the physical environment. However, infrastructure improvements and the potential construction of up to seven single-family homes and seven associated ADUs, for a total of 14 units within the easternmost 54 acres of the Project area, could occur under the

Development Agreement. Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs. Development Parcels 1-3 will still be included in the application for annexation and rezoned to R1-H. Although residential development is not proposed at this time and the 2021 Western Hills Project would not grant any entitlements, this analysis assumes that the development will occur on all Development Parcels, both under the County and City's jurisdiction. As described throughout the Initial Study, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce impacts to less than significant with mitigation incorporated.

Cumulative impacts are generally considered in analyses of Air Quality, Biological Resources, Cultural Resources, Noise, and Traffic. As discussed throughout the Initial Study, the 2021 Western Hills Project would have less than significant impacts on these resources with implementation of mitigation measures described therein. As discussed in Section 14, Population and Housing, as well as Section 11, Land Use and Planning, the potential development of up to 14 units would not induce substantial unplanned population growth in an area, either directly or indirectly. Individual impacts from the 2021 Western Hills Project would not significantly contribute to cumulative impacts in the area as there are no known past projects nor current projects within the vicinity of the site. However, all future housing development would be analyzed on a project level basis for direct, indirect, and cumulative impacts, as necessary.

Summary of Impacts from Revised Project. Impacts associated with the Revised Project would be consistent, if not less than, those disclosed within the 2021 MND and within the 2040 General Plan EIR related to the Western Hills Annexation Area. Specifically, the 40-acres proposed for inclusion in the Western Hills Annexation Area contains similar terrain, vegetation and scenic quality as the parcels previously analyzed. While the Revised Project does not include road and/or utility improvements, which would result in less impacts described within the 2021 MND associated with groundwork, grading, and vegetation removal associated with those components, the Purchase Agreement would allow for potential development of up to six additional units within a 15-acre area, in accordance with the R1H zoning regulations. Similar to the analysis contained within the 2021 MND, the exact location of the potential development parcels and residential units is unknown at this time. However, all future development would be subject to discretionary and environmental review and be required to comply with City regulations for height, setbacks, and other development standards established to protect natural features and scenic resources within the Western Hills. The Revised Project would incorporate mitigation measures from the 2021 MND to reduce impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Wildfire. Consistent with the 2021 MND, all impacts, including cumulative impacts, associated with the Revised Project would be less than significant with mitigation incorporated.

CEQA Conclusion. Consistent with CEQA Guidelines 15164, the following discussion demonstrates that none of the conditions described in Section 15162 have occurred and that only minor changes are necessary in order to deem the certified MND adequate to describe the impacts of the project. Specifically, there are no substantial changes proposed that require major revisions of the 2021 MND due to the involvement of new significant environmental effects or a

substantial increase in the severity of previously identified significant effects. CEQA Guidelines Section 15164 also states that an Addendum need not be circulated for public review but can be included in or attached to the certified MND for consideration by the hearing body.

The following addresses each of the criteria contained in Section 15162 of the CEQA Guidelines in regard to the project.

- a) *No Substantial Project Changes.* The revisions to the analysis from the Revised Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects evaluated in the 2021 MND. The Revised Project is proposing to include additional properties immediately adjacent to the original project within the Western Hills Annexation Area, resulting in the potential for six additional residential units, compared to the 14 potential units analyzed within the Western Hills 2021 MND. As discussed throughout the Addendum, impacts from the Revised Project are equal to, or less than, those described for the original project. The Revised Project will incorporate mitigation identified in the 2021 MND to reduce all impacts to a less than significant level. No new impacts that were not previously discussed in the 2021 MND have been identified.
- b) *No Substantial Change in Circumstances.* No changes have occurred as a result of the Revised Project which require major revisions of the 2021 MND. The Revised Project would not result in any new significant environmental impacts or substantial increase in the severity of previously identified significant impacts (refer to the Environmental Analysis section for details regarding the impacts associated with the Revised Project).
- c) *No New Information of Substantial Importance.* Although some circumstances surrounding the Revised Project have changed from those described in the 2021 MND, the analysis for the Revised Project demonstrates that the changes are not substantially different from those described in the 2021 MND. Additionally, there is no information available that indicates that the Revised Project would result in a substantial increase in the severity of previously identified impacts.

NOTICE

Public notice was provided in the following manner, consistent with Ukiah City Code (UCC) §9267 and California Environmental Quality Act (CEQA) Guidelines Section 15164:

- Provided to property owners within 300 feet of the project parcels on October 26, 2023;
- Published in the Ukiah Daily Journal on October 28, 2023;
- Posted on the Project site on October 26, 2023; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

RECOMMENDATION

The Ukiah City Code places the authority for adoption of the Addendum, and approval of the Revised Project (acquisition, annexation and rezoning) with the City Council. The Planning Commission has the authority to consider the aforementioned and make recommendations to the City Council. The City Council will also consider Adoption of a Resolution of Application to LAFCo, as formal annexation of the parcels for inclusion in the City limits requires approval by LAFCo.

As such, Staff recommends Planning Commission:

1. Conduct a public hearing;
2. Make a recommendation to the City Council to adopt the Addendum to the 2021 Western Hills Project Initial Study and Mitigated Negative Declaration (SCH No. 2021040428);

3. Make a recommendation to City Council to approve the amendment to the Western Hills Annexation Area and proposed rezoning.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Project Figures and Maps
4. Draft Addendum to 2021 Western Hills Project Initial Study and Mitigation Negative Declaration (SCH No. 2021040428)

**DRAFT FINDINGS TO APPROVE THE WESTERN HILLS ANNEXATION AREA
AMENDMENT, PREZONING, AND TO ADOPT AN ADDENDUM TO THE INITIAL
STUDY/MITIGATED NEGATIVE DECLARATION APPROVED FOR THE UKIAH WESTERN
HILLS OPEN LAND ACQUISITION & LIMITED DEVELOPMENT AGREEMENT PROJECT**

The Community Development Department's recommendation for approval of an amendment to the Western Hills Annexation Area (now totaling +/-792 acres), prezoning, and adoption of an Addendum to the previously approved Initial Study/Mitigated Negative Declaration (SCH No. 2021040428), is based in part on the following findings, in accordance with UCC §9267, as well as Section 65895 of the Government Code, and CEQA Guidelines Sections 15162-15164.

1. On September 15, 2021, the City Council introduced Ordinance No. 1217, approving the 2021 Western Hills Project, which included acquisition and annexation of 707 acres and a Development Agreement for limited residential opportunities on 54 of the 707 acres, associated prezoning, and an ISMND via Ordinance No. 1217. The ISMND (referred to the "2021 MND" in this Staff Report) can be found online at: <https://cityofukiah.com/ceqa-review/>.
2. On December 7, 2022, the City Council adopted Resolution No. 2022-78 and Resolution No. 79, adopting the City's 2040 General Plan and certifying the associated Environmental Impact Report (EIR; SCH No. 2022050556). The 2040 General Plan and EIR identify the Western Hills Annexation Area as one of the three areas the City intends to pursue for annexation (see EIR Section 2.2.7). The 44 acres of privately owned parcels intended to rectify jurisdictional issues ("clean up parcels") were included in the Western Hills Annexation Area within the General Plan and EIR. The General Plan and EIR can be found online at <https://ukiah2040.com/>.
3. On June 8, 2022, the City of Ukiah submitted an application for annexation to the Mendocino County Local Agency Formation Commission (LAFCo) for annexation of the 2021 Western Hills Project parcels (707 acres), in accordance with the terms identified in the Development Agreement. In addition to the parcels identified as a part of the Western Hills Annexation Area, the application for annexation (LAFCo No. A-2022-02) included several privately-owned parcels (±44 acres total) located in between the 2021 Western Hills Project parcels and the County's jurisdictional boundary, to inform the deliberate and appropriate boundaries and growth for the City of Ukiah. Some of these parcels also span both City and County jurisdiction and the City proposes to annex them to rectify this jurisdictional issue.
4. An additional 40-acre parcel (APN 003-190-11) directly adjacent (south) to the Western Hills Project and City's western City limit became available for purchase in 2023, and on May 3, 2023, the City Council approved the City seeking acquisition of the parcel for open space and access opportunities in connection with the Western Hills open space parcels. The additional acreage, in combination with the other components summarized below, constitute the "Revised Project". The 40 acres were not included in the amended SOI nor the Western Hills Annexation Area identified in the General Plan and associated EIR. However, the 40 acres would be owned by the City at the time of annexation and is within the City's updated Planning Area, consistent with the intent of Government Code Section 56742. The proposed parcels for annexation would also be contiguous to existing City of Ukiah city limits and the existing Western Hills Annexation Area, and result in a more orderly, contiguous and less peninsular

annexation area than the current configuration, in accordance with LAFCo policies and the Government Code Section 65895.

5. In accordance with LAFCo-adopted procedures, and as required under the Development Agreement (2021) and Purchase Agreement (2023) associated with the Western Hills Project (as revised), the City will amend its annexation application (LAFCo No. A-2022-02) that was submitted on June 8, 2022.
6. The Revised Project (2023) includes: Amending the Western Hills Annexation Area to include one 40-acre parcel (APN 003-190-11), resulting in a total acreage of 792 acres; 25 acres of the property would be owned by the City and maintained for open space and municipal purposes and 15 acres would be transferred to the private property owner (Hull) via a Purchase Agreement between the City and Hull for limited residential development potential.
7. As further described in the Staff Report and Draft Addendum, the Revised Project would be consistent with the City's General Plan, Zoning Code, the County's Ukiah Valley Area Plan, as well as the Government Code and LAFCo policies related to annexation and rezoning. The 2021 Western Hills Project was determined to be consistent with the General Plan (1995) and zoning code at the time of approval. Further, as described in the Staff Report, annexation of this area was built into the City's new (2040) General Plan. The proposed 40-acre parcel being included in the Western Hills Annexation Area would result in a more orderly, contiguous and less peninsular annexation area than the current configuration, which is supported by LAFCo policies.
8. The Revised Project is also consistent with General Plan (2040) Goals ENV-1, ENV-4, LU-6, LU-7, LU-8 and LU-9 (and Policies ENV 1.2, LU 6.1, 6.2, 6.3, 7.1, 7.2 and 8.1) which support annexation and orderly development of lands contiguous to the City limits, as well as open space preservation, protection of hillsides and development of all housing types.
9. In accordance with UCC Section §9267, Rezoning, the City may rezone unincorporated territory adjoining the City for the purpose of determining the zoning which will apply to such property in the event of subsequent annexation to the City. Rezoning does not become effective until after successful approval of the annexation application by LAFCo.
10. The agreements (2021 Development Agreement and 2023 Purchase Agreement) would allow low density residential development on approximately 69 acres of the 792 acres included in the Western Hills Annexation Area. However, the agreements would restrict development to one single family dwelling per parcel and one ADU (except for in cases where the slope exceeds 50 percent, per the City's Hillside Overlay Ordinance). No development is proposed at this time and this approval does not grant any entitlements. All development would occur in accordance with R1-H zoning, which requires discretionary review (Planning Commission approval) and would be subject to all development regulations (including slope, density, setbacks, height, fire safety and water requirements, access requirements, etc.) contained within the Hillside (-H) Overlay District.
11. Pursuant to Section 15164 of the CEQA Guidelines, an Addendum to the 2021 Western Hills Project ISMND (SCH No: 2021040428) has been prepared by the City of Ukiah Planning Division. Consistent with CEQA Guidelines 15164, none of the conditions described in Section 15162 have occurred and only minor changes are necessary in order to deem the certified MND adequate to describe the impacts of the project. Specifically, the revisions to the analysis from the Revised Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects evaluated in the 2021 MND. The Revised Project is proposing to include additional properties immediately

adjacent to the original project within the Western Hills Annexation Area, resulting in the potential for six additional residential units, compared to the 14 potential units analyzed within the Western Hills 2021 MND. As discussed throughout the Addendum, impacts from the Revised Project are equal to, or less than, those described for the original project. The Revised Project would incorporate mitigation measures from the 2021 MND to reduce impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Wildfire. Consistent with the 2021 MND, all impacts, including cumulative impacts, associated with the Revised Project would be less than significant with mitigation incorporated. No new impacts that were not previously discussed in the 2021 MND have been identified. There are no substantial changes proposed that require major revisions of the 2021 MND due to the involvement of new substantial information, identified significant environmental effects, or a substantial increase in the severity of previously identified significant effects. As such, preparation of an Addendum is appropriate.

12. CEQA Guidelines Section 15164 states that an Addendum need not be circulated for public review but can be included in or attached to the certified MND for consideration by the hearing body.
13. Public notice was provided in the following manner, consistent with Ukiah City Code (UCC) §9267 and California Environmental Quality Act (CEQA) Guidelines Section 15164:
 - Provided to property owners within 300 feet of the project parcels on October 26, 2023;
 - Published in the Ukiah Daily Journal on October 28, 2023;
 - Posted on the Project site on October 26, 2023; and
 - Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

**DRAFT CONDITIONS OF APPROVAL FOR THE WESTERN HILLS ANNEXATION AREA
AMENDMENT, PREZONING, AND TO ADOPT AN ADDENDUM TO THE INITIAL
STUDY/MITIGATED NEGATIVE DECLARATION APPROVED FOR THE UKIAH WESTERN
HILLS OPEN LAND ACQUISITION & LIMITED DEVELOPMENT AGREEMENT PROJECT**

The following Conditions of Approval shall be made a permanent part of the approvals associated with the Western Hills Annexation Area (now totaling 792 acres), associated with the Ukiah Western Hills Open Land Acquisition & Limited development Project. All original Conditions of Approval remain in effect, as applicable.

City of Ukiah Special Conditions

1. In accordance with LAFCo-adopted procedures, and as required under the Development Agreement, the City will submit a revised annexation application to the Mendocino County Local Agency Formation (LAFCo), after it acquires title to the Annexation Parcels, and upon City Council approval of the project.
2. An application for annexation and prezoning shall be approved by the Mendocino County Local Agency Formation Commission (LAFCo) prior to the prezoning becoming effective. Prezoning will also require a General Plan Map Amendment and Zoning Map Amendment, upon approval of the annexation application.
3. Upon approval of the annexation application, a copy of the final Lot Line Adjustment shall be provided to the City Engineer for final review before recordation. The final map shall conform to the Subdivision Map Act and Division 9, Chapter 1 of the Ukiah Municipal Code, as applicable. This includes, but is not limited to, providing a slope map and calculations consistent with R1-H lot size requirements. A copy of the recorded Lot Line Adjustment shall be submitted to the Community Development Department prior to submittal of a Use Permit for single family housing within the Development Parcels located within the City's jurisdiction.
4. In accordance with the terms described in the Development Agreement (2021), Hull shall have the option to withdraw the Hull Development Parcels from the City's annexation application, if LAFCo has failed to approve the annexation within one (1) year from the date the Executive Officer of LAFCo accepts the application as complete.
5. All mitigation measures within the 2021 Initial Study and Mitigated Negative Declaration prepared for the Project and the 2023 Addendum (SCH No. 2021040428) shall be applied to all future development described therein. The Mitigation Monitoring and Reporting Program is included in Attachment A.
6. This approval does not grant any entitlements. Future residential development of the Development Parcels shall be in accordance with the Hillside Overlay Zoning District regulations contained within UCC Sections 9135-9139. All future development shall require discretionary review and may require additional environmental review. Additional project-specific Conditions of Approval and CEQA analysis may be required upon review by City departments and applicable agencies.
7. Future development of the City-owned parcels shall comply with PF zoning regulations and may require additional dictionary review and analysis under CEQA.
8. All future development shall be in accordance with the terms described within the Development Agreement (2021) and Purchase Agreement (2023) between the City and the private property owner (Hull; D & J Investments), and all easements shall be maintained.

City of Ukiah Standard Conditions

9. City Council approval is not effective until the 10-day appeal period applicable to the project has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
10. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
11. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
12. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

Department of Public Works

13. Future residential development and site improvements shall be reviewed by the Department of Public Works to identify site-specific requirements.
14. Construction projects that would disturb more than one acre of land, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to reduce the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff.
15. Applicable City water and sewer connection fees shall be paid at the time of building permit issuance.
16. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.

Electric Utility Department

17. Utility easements shall be maintained and any modifications shall be submitted to the COUEUD for approval.
18. Upon individual parcel development, additional easements may be required to provide electric service.
19. Future site improvements shall be submitted to the Electric Utility Department for review and comment. Construction requirements and associated developer costs will be determined to provide electric service.
20. Developer shall incur all costs of project, to include labor, materials, and equipment.

Building Division

21. All development is required to submit plans and building permit application. Please submit four complete plan sets, two wet stamped and signed. All Conditions of Approval shall be printed on the first page of the Building Plans.
22. The design and construction of all site alterations shall comply with the current California Building Code, Plumbing Code, Electrical Code, California Mechanical Code, California Fire Code, California Energy Code, Title 24 California Energy Efficiency Standards, California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

Ukiah Valley Fire Authority

23. All access improvements, roadways and residential development shall be reviewed by the Fire Marshall and adhere to all current local, state and federal fire regulations relating to access and safety, including but not limited to: California Building Code, Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure, including Wildland Urban Interface regulations); California Residential Code, Section R337 (Materials and Construction Methods for Exterior Wildlife Exposure); California Referenced Standards Code, Chapter 12-7A (Fire Resistive Standards); California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3 (Fire Hazard Reduction Around Buildings and Structures); and California Government Code, Section 51182 (Very High Fire Hazard Severity Zones).

In addition, Public Resources Code Sections 4290 and 4291 contain additional requirements for lands within Very High Fire Severity Zones. These include the following in order to provide defensible space and fire protection for new construction and ensure adequate emergency access: increased property line setbacks for all applicable construction; on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000lb vehicles; maximum slope of 16%; turnout requirements; gate requirements and setbacks, parking standards, fuels reduction regulations, etc.

**UKIAH WESTERN HILLS OPEN LAND & LIMITED DEVELOPMENT AGREEMENT PROJECT
MITIGATION MONITORING REPORTING PROGRAM**

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Construction and ground disturbing activities could result in short-term impacts to air quality.	AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles: - Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District. - Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District. - Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate. - Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.	Developer	Developer	During construction and ground disturbing activities	
	AQ-2: Grading Projects- During Construction- All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430: - All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions. - All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.	Developer	Developer	During construction and ground disturbing activities	

	3. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed. 4. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts. 5. All earthmoving activities shall cease when sustained winds exceed 15 mph. 6. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours. 7. The operator shall keep a daily log of activities to control fugitive dust. 8. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to: 1. Submit a Large Area Grading permit application to the District. 2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos. 3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos. 4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.				
	AQ-3: Property Development-Prior to starting any construction, the applicant is required to: a. Obtain a Property Development Permit from the District for any open outdoor burning. b. Obtain a Grading Permit, if applicable. c. Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable.	Developer	Developer	Prior to construction	

	d. Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning. e. Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.				
Biological Resources					
Construction and ground disturbing activities could result in impacts to sensitive plant species and sensitive woodland tree habitat	BIO-1: Sensitive Trees. If trees are proposed for removal, preconstruction surveys shall be conducted by a qualified biologist to identify Oregon white oak forest and woodland, as well as California bay forest and woodland habitat; removal of sensitive habitat shall be conducted in accordance with California Department of Fish and Wildlife (CDFW) regulations.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact Red-belly newt, and other special status amphibians and their habitat	BIO-2: Sensitive Amphibian Species. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, or other sensitive amphibian species, and identify additional avoidance measures, if needed. A qualified biologist shall be on-site for any dewatering event to address the potential for the presence of sensitive amphibian species such as foothill yellow-legged frog (<i>Rana boylii</i>).	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction, vegetation removal, and ground disturbing activities could impact nesting birds and their habitat	BIO-3: Nesting Birds. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.	Qualified Biologist	Developer	Prior to vegetation removal or ground disturbing activities between	

				March 1 and August 31	
Construction and ground disturbing activities could impact special-status insects and their habitat	BIO-4: Special-Status Insects. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact special-status mammals and their habitat	BIO-5: Special-Status Mammals. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Cultural Resources and Tribal Cultural Resources					
Ground disturbing activities have the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources	CUL-1: Unanticipated Discovery. If previously unidentified cultural, historic, paleontologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with	Qualified archaeologist	Developer	During ground disturbing activities	

	square nails; and refuse deposits or bottle dumps, often located in old wells or privies.				
Ground disturbing activities have the potential for accidental discovery of unknown Native American remains	CUL-2: Encountering Native American Remains. If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated and further recommendations regarding treatment of the remains will be provided.	Qualified archaeologist	Developer	During ground disturbing activities	
Geology and Soils					
Ground disturbing activities could result in impacts associated with erosion, the loss of topsoil and landslides if not properly designed	Incorporation of Mitigation Measure CUL-1	Qualified archaeologist	Developer	During ground disturbing activities	
	GEO-1: The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt	Developer	Developer	Prior to any ground disturbance and throughout construction activities; ongoing as needed to control erosion	

	fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.				
Hazards and Hazardous Materials					
Project construction could result in a hazard to the public or the environment if the incidental use of petroleum hydrocarbons (fuel, oil) in tools used during construction were to lead to accidental leaks or spills in or around the work area	HAZ-1: The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the City's storm drainage and waterway systems, including: a) There shall be no storage of hazardous materials at the Project Site; b) The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and c) The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.	Developer	Developer	During construction	
Construction of the Project may involve the use of gasoline-powered tools and equipment potentially introducing new temporary sources of ignition that could increase fire risk.	HAZ-2: Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken: a) Spark arresters are required on all portable gasoline-powered equipment. b) Equipment shall be maintained in good working condition, with exhaust systems and spark arresters in proper working order and free of carbon buildup. c) Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills. d) Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition.	Developer	Developer	During construction	

	e) Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler. f) No smoking or open flame allowed near gasoline-powered equipment.				
Hydrology and Water Quality					
Ground disturbing activities and construction of the project would result in impervious surfaces that could impact water quality	Implementation of Mitigation Measures GEO-1 and HAZ-1	Developer	Developer	Prior to and during construction; ongoing as needed to control erosion	
Noise					
Ground disturbing activities and construction of the project would result in temporary noise impacts	NOI-1: Prior to building permit or grading permit issuance, the developer shall comply with the following: a. Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. b. Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses (e.g., residences, schools, convalescent homes), to the extent feasible. c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. d. Per the City's Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m.	Developer	Developer	Prior to issuance of building or grading permits, and during construction	
Utilities and Service Systems					

City sewer, water and electric utilities would be extended to the area which could result in physical impacts to the environment	Implementation of BIO-1 through BIO-5 , and GEO-1 .	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	
Wildfire					
Construction of the Project may involve the use of gasoline-powered equipment and machinery, potentially introducing new sources of ignition that could increase fire risk	Implementation of Mitigation Measure HAZ-2	Developer	Developer	During construction	

RESOLUTION NO. 2023-__**RESOLUTION OF APPLICATION OF THE CITY COUNCIL OF THE CITY OF UKIAH FOR THE WESTERN HILLS ANNEXATION AREA, PREZONING, AND ADOPTION OF AN ADDENDUM TO THE PREVIOUSLY CERTIFIED MITIGATED NEGATIVE DECLARATION FOR THE UKIAH WESTREN HILLS OPEN LAND ACQUISITION AND LIMITED DEVELOPMENT AGREEMENT PROJECT****WHEREAS:**

1. On January 16, 2020, the Ukiah City Council adopted an Annexation Policy (Resolution No. 2020-06) that states that the City will pursue, apply for, and support the annexation of unincorporated areas to the City to avoid the negative consequences of continued urban sprawl and to ensure the efficient provision of municipal services to unincorporated areas without placing an undue financial burden on the City or its residents; and
2. On September 15, 2021, the City Council introduced Ordinance No. 1217, approving the Ukiah Western Hills Open Land Acquisition & Limited Development Project ("2021 Western Hills Project") for acquisition, annexation and rezoning of approximately 707 acres, and the associated Initial Study and Mitigated Negative Declaration (ISMND; SCH No.2021040428) via Ordinance No. 1217; and
3. On March 2, 2022, the City Council approved the Limited Development Agreement and Property Exchange (COU-No.2122-201), and a Road, Access and Maintenance Agreement (COU-No. 2122-200) associated with the 2021 Western Hills Project; and
4. On June 8, 2022, the City of Ukiah submitted application number A-2022-02 for annexation of the 2021 Western Hills Project parcels to the Mendocino County Local Agency Formation Commission (LAFCo). The application also included several privately-owned parcels (±44 acres total; referred to as the "clean up parcels") located in between the 2021 Western Hills Project parcels and the County's jurisdictional boundary, to inform the deliberate and appropriate boundaries for the City of Ukiah. Some of these parcels also span both City and County jurisdiction and the City proposes to annex them to rectify this jurisdictional issue; and
5. On December 7, 2022, the City Council adopted Resolution No. 2022-78 and Resolution No. 79, adopting the City's 2040 General Plan and certifying the associated Environmental Impact Report (EIR; SCH No. 2022050556). The 2040 General Plan and EIR identify the Western Hills Annexation Area as one of the three areas the City intends to pursue for annexation. The 44 acres of privately owned parcels intended to rectify jurisdictional issues ("clean up parcels") were included in the Western Hills Annexation Area within the General Plan and EIR, bringing the total Western Hills Annexation Area to 752 acres; and
6. On December 19, 2022, LAFCo approved the City's Ukiah Municipal Service Review (MSR) and Sphere of Influence (SOI) Update. The updated SOI includes the entire Western Hills Annexation Area (752 acres) identified within the General Plan; and
7. In early 2023, an additional 40-acre parcel (APN 003-190-11) directly adjacent (south) to the Western Hills Annexation Area and City's western City limit became available for purchase;
8. The City of Ukiah desires to continue a proceeding for the adjustment of boundaries specified herein by seeking acquisition of the parcel for open space and access opportunities in connection with the Western Hills open space parcels.; and
9. Pursuant to Government Code Section 56654(a), the City must approve a resolution of application in order to initiate annexation proceedings; and
10. Pursuant to Government Code Section 65859 and Ukiah City Code Section 9267, the City may prezone unincorporated territory adjoining the City for the purpose of determining the zoning which will apply to such property in the event of subsequent annexation to the City; and;
11. Pursuant to Section 15164 of the CEQA Guidelines, an Addendum to an adopted MND may be prepared by a lead agency or a responsible agency if minor changes or additions are

necessary and none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or subsequent MND have occurred.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code, specifically Government Code § 56654(a).
2. This proposal is an annexation to the City of Ukiah.
3. Legal descriptions of the affected territories are set forth in Exhibit A, and maps of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.
4. The additional parcel to be annexed is a 40-acre uninhabited parcel that is contiguous to the existing Western Hills Annexation Area and City limits, resulting in a total annexation area of approximately 792 acres.
5. The 40-acre parcel is not located within the City's Sphere of Influence, but is included in the City's Planning Area (as identified in the 2040 General Plan). The proposal to include this parcel complies with Government Code Section 56742 in that the property is 1) less than 300 acres and located in Mendocino County where the City is situated; 2) is contiguous to the existing City limits and Western Hills Annexation Area; and 3) will be owned by the City and used for municipal purposes at the time these commission proceedings are initiated.
6. 25 acres of the 40-acre parcel would be owned by the City and maintained for open space and municipal purposes, while 15 acres would be transferred to the private property owner (Hull) via a Purchase Agreement between the City and Hull and would allow Hull to retain one +/- 15-acre parcel which can be subdivided into, not to exceed, three parcels upon each of which one single family residence and one accessory dwelling unit can be constructed as specified in the Purchase Agreement.
7. The City proposes to prezone the property(ies) Public Facilities (PF) and Single-Family Residential-Hillside Overlay (R1-H), as depicted on the rezoning map in Exhibit B.
8. In accordance with CEQA Guidelines Sections 15162 through 15164, an Addendum to the 2021 Western Hills Project ISMND (SCH No: 2021040428) has been prepared by the City of Ukiah Community Development Department, Planning Division.
9. As discussed in the Planning Commission Staff Report and Addendum, none of the criteria noted in CEQA Guidelines 15162 have occurred, and only minor changes are necessary in order to deem the Addendum to the certified MND adequate. Specifically, there are no substantial changes proposed that require major revisions of the 2021 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Addendum incorporates mitigation identified in the 2021 MND to reduce all impacts to a less than significant level. No new impacts that were not previously discussed in the 2021 MND have been identified.
10. As discussed throughout the Addendum, staff reports and associated documents, the proposal and associated actions are consistent with the City's General Plan, Zoning Code, as well as the Government Code and LAFCo policies related to annexation.
11. The City Council approves the Western Hills Annexation Area amendment, rezoning and associated actions.
12. The City Council adopts the Addendum (and associated Mitigation Monitoring Reporting Program) to the 2021 Western Hills Project ISMND (SCH No: 2021040428), based on the findings described in Attachment XX and the Conditions of Approval in Attachment XX.
13. Once the territory is annexed by the City, it will no longer be subject to property taxes. Moreover, the use of the property for governmental purposes will not generate any other tax revenues, such as sales tax. As such, this reorganization will not result in any taxes that could be shared by the City and County pursuant to a tax sharing agreement.

PASSED AND ADOPTED this 6th day of December, 2023, by the following roll call vote:

AYES:

NOES:

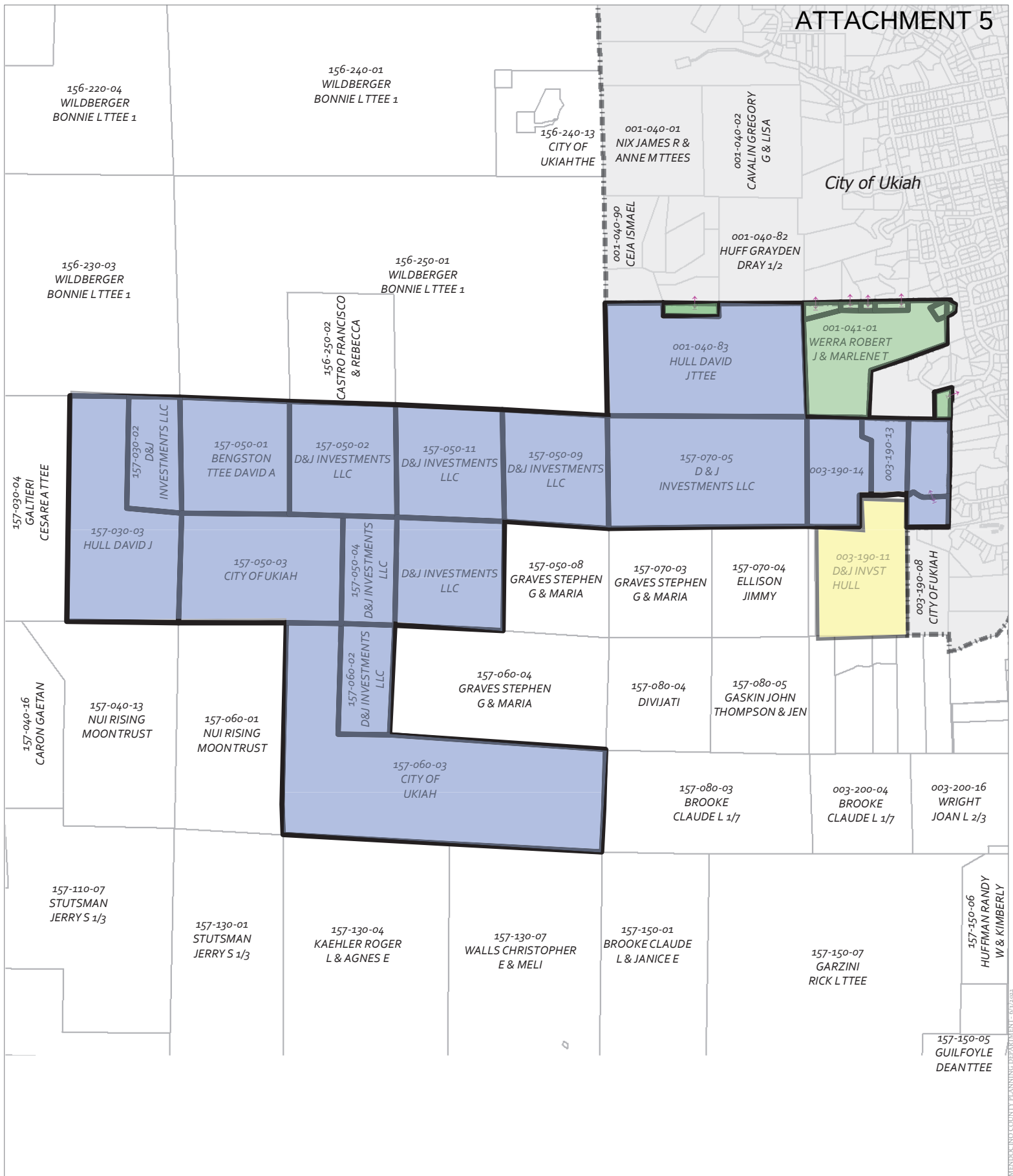
ABSENT:

ABSTAIN:

Josephina Dueñas, Mayor

ATTEST:

Kristine Lawler, City Clerk



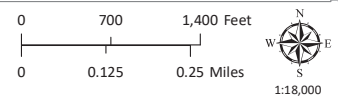
Ukiah Western Hills Annexation Area Map

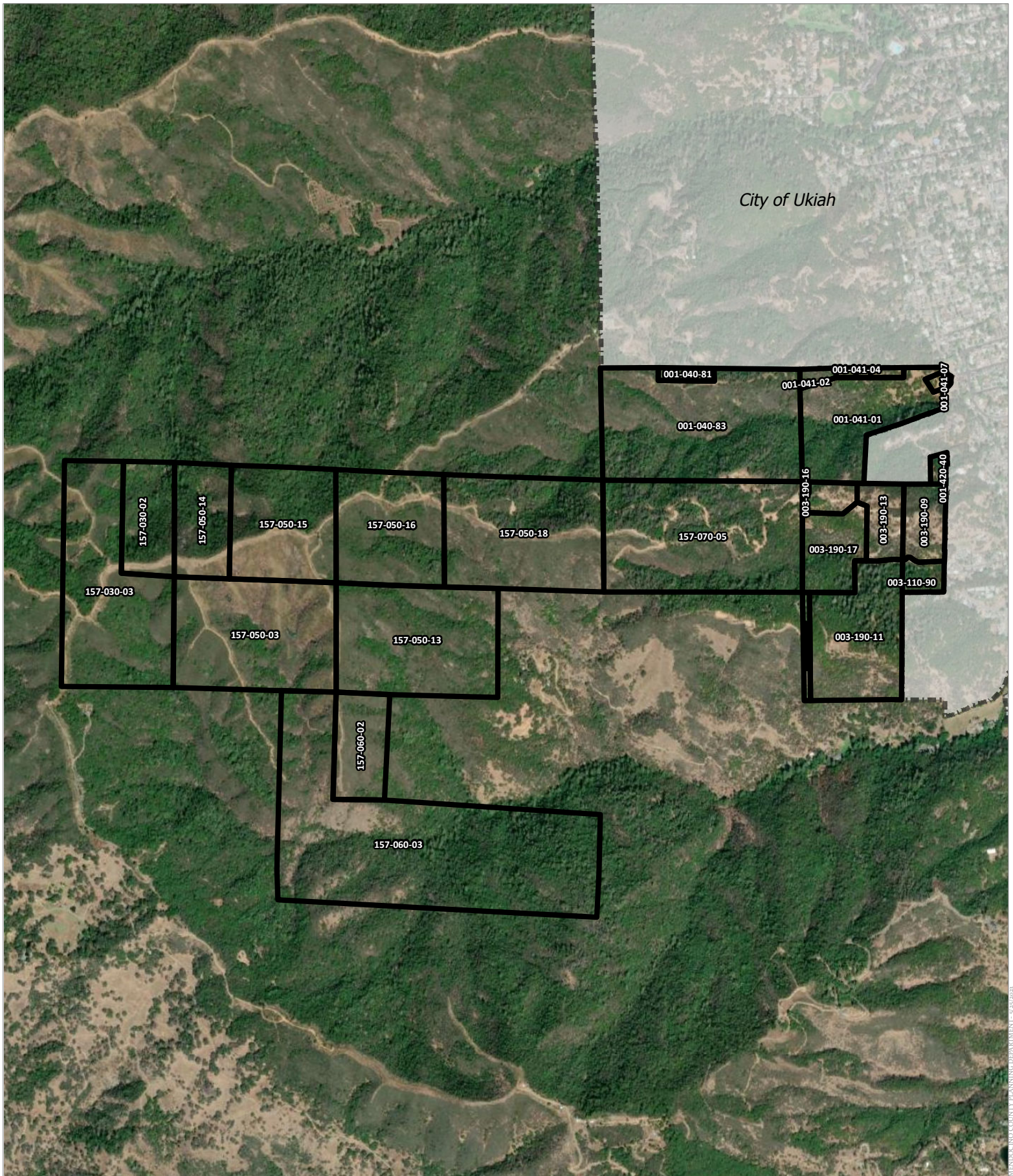
City Limits

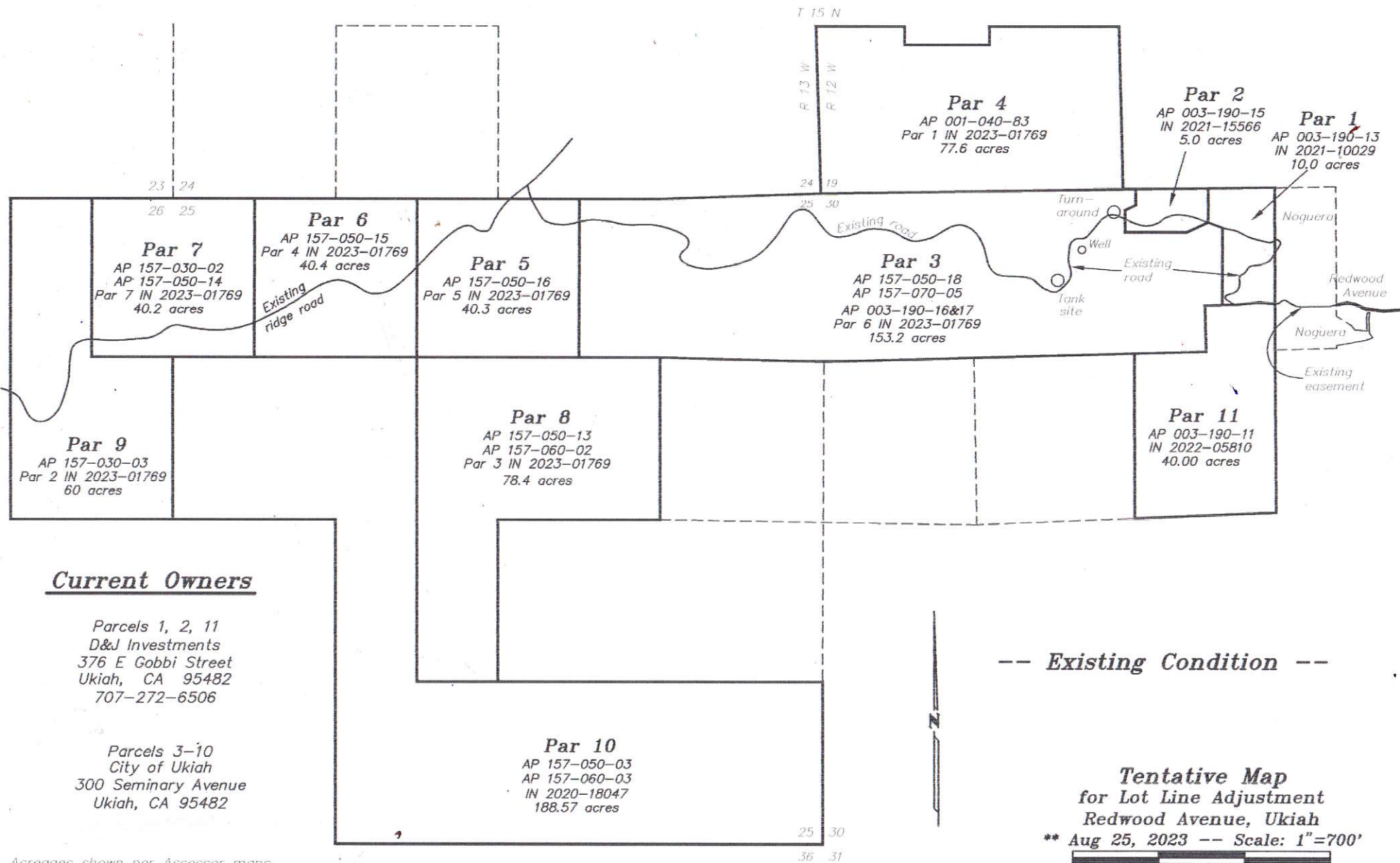
2021 Western Hills Annexation parcels

"Clean up parcels" added during City's General Plan Update

Additional parcel proposed for inclusion (Revised Project, 2023)

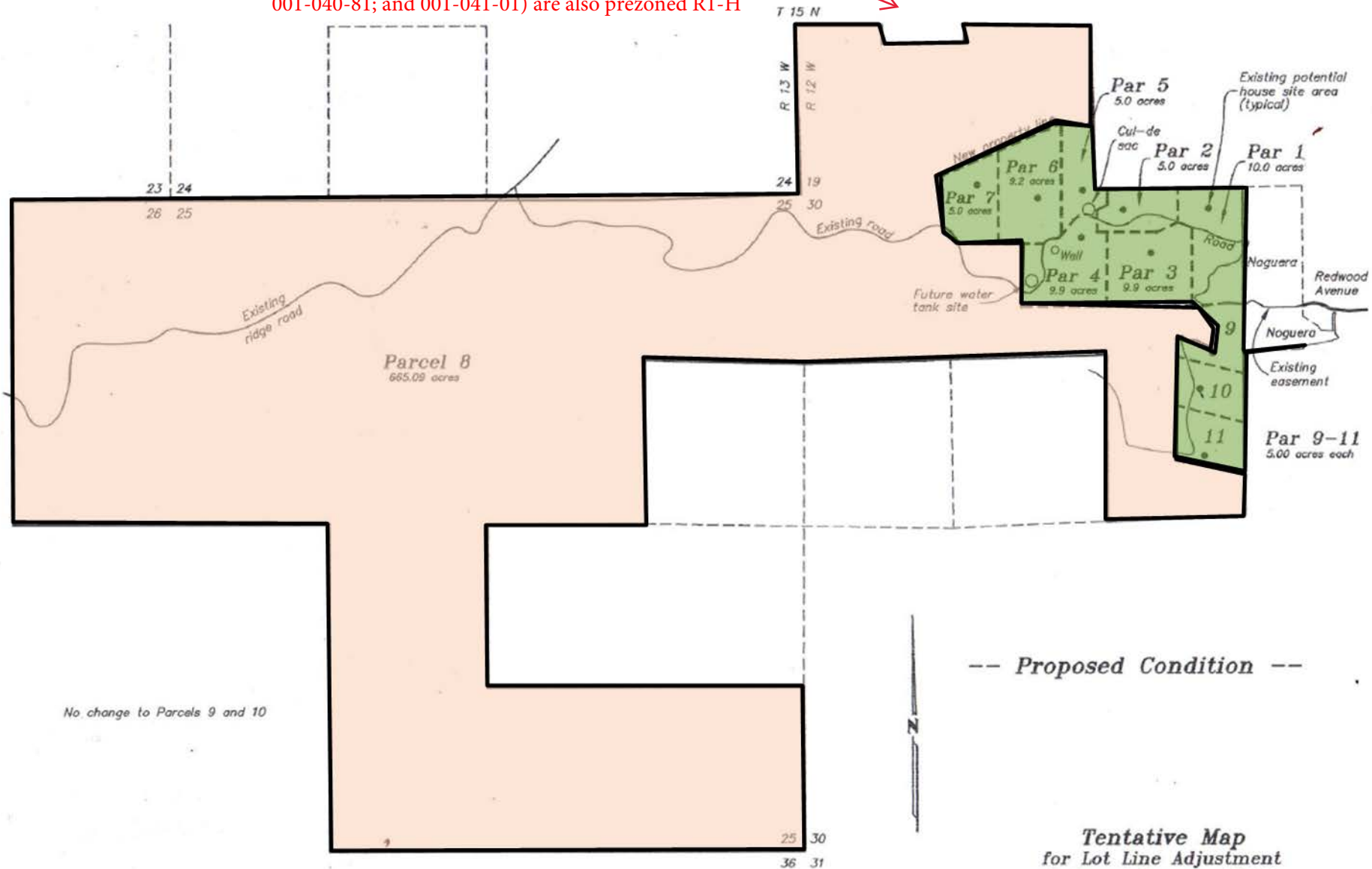






Acreages shown per Assessor maps

44 acres of "clean up parcels" (APNs 001-420-40; 001-041-02; 001-041-03; 001-041-04; 001-041-05; 001-041-06; 001-041-07; 001-040-81; and 001-041-01) are also prezoned R1-H



Proposed Prezoning Upon Successful Annexation

- Single-Family Residential-Hillside Overlay (R1-H)
- Public Facilities (PF)

-- Proposed Condition --

Tentative Map
for Lot Line Adjustment
Redwood Avenue, Ukiah
** Aug 25, 2023 -- Scale: 1"=700'



** updated AP numbers

Added Parcel 11 Page 391 of 519

Table 1, Western Hills Annexation Area Parcels (as revised)

Assessor Parcel No.	Property Owner	Situs Address	Size (acres)
2021 Western Hills Project Parcels (707 acres total)			
157-030-02	City of Ukiah	None assigned	20.00
157-030-03	City of Ukiah	None assigned	60.00
157-050-14	City of Ukiah	None assigned	20.17
157-050-15	City of Ukiah	None assigned	40.43
157-050-16	Dave Hull; D & J Investments, LLC.	None assigned	40.25
157-050-18	City of Ukiah	None assigned	60.00
157-070-05	City of Ukiah	None assigned	76.20
003-190-17	Dave Hull; D & J Investments, LLC.	None assigned	18.30
003-190-16	Dave Hull; D & J Investments, LLC.	None assigned	0.29
003-190-15	Dave Hull; D & J Investments, LLC.	None assigned	5.00
003-190-13	Dave Hull; D & J Investments, LLC.	None assigned	9.08
003-110-90	Adonis & Sarah Noguera	620 Redwood Ave.	4.14
003-190-09	Adonis & Sarah Noguera	620 Redwood Ave.	10.20
100-040-83	Dave Hull; D & J Investments, LLC.	None assigned	77.60
157-050-03	City of Ukiah	None assigned	60.05
157-050-13	City of Ukiah	None assigned	59.71
157-060-02	City of Ukiah	None assigned	18.66
157-060-03	City of Ukiah	None assigned	128.52
Privately-Owned Parcels (44 acres) Added to the Western Hills Annexation Area in the 2040 General Plan			
001-420-40	Robert R Beltrami	145 Mendocino Pl.	1.49
001-041-02	Grayden Huff	500 Lookout Dr.	1.33
001-041-03	Amanda Reiman	4 Lookout Dr.	0.66
001-041-04	Amanda Reiman	3 Lookout Dr.	0.48
001-041-05	Robert Werra	2 Lookout Dr.	1.13
001-041-06	Robert Werra	415 Hillview Ave.	0.74
001-041-07	Robert Werra	415 Hillview Ave.	0.38
001-040-81	William Edwards	335 Janix Dr.	2.40
001-041-01	Robert Werra	None assigned	35.50
Additional Parcel (40 acres) Proposed for Inclusion			
003-190-11	Dave Hull (25 acres to be owned by City)	None assigned	40
		TOTAL ACREAGE	792.71

**Western Hills 40-acre Land Acquisition;
Here are some answers to the questions we are most frequently asked.**

What does this project entail?

The scope of this project is the acquisition of a forty-acre parcel in the western hills. The City will enter into a Property Purchase Agreement with the owner and follow the terms of the agreement which include amending the existing environmental documents, pre-zoning the property as required by LAFCo, and amending the annexation application with LAFCo to include the parcel. As an end result the owner will retain fifteen acres for development of up to three parcels and the City will secure twenty-five acres as open space.

What are the benefits of the acquisition?

The City's goals/benefits include: (1) preserving property in the Western Hills as open space and watershed for the Ukiah Valley; (2) creating opportunities for access trails, including, but not limited to, public hiking, biking, and associated recreational activities; (3) developing public facilities for various municipal purposes provided that their development and use do not unreasonably conflict or interfere with the preservation of the property as open space and for watershed protection.

What impacts will this cause to neighborhood streets?

There are no anticipated impacts to any streets. The access point to the property is from a private driveway on Redwood Avenue. There would not be any public access associated with this driveway.

What are the plans for public access?

Any development of public access of City owned open space will go through the public process and require planning, environmental analysis, and funding. No plan is proposed at this time.

Will the project increase fire hazards?

One of the motivating factors to City ownership of property in the Western Hills is to gain control of fire mitigation activities. The impacts of this forty-acre acquisition add to the property the City will have the ability to easily maintain. Additionally, the development area on this parcel is on confined to the lower elevations and will have zoning code R1-H restrictions.

Furthermore, per the California Fire Code, a portion of the water (varies based on size and number of homes) will be required to be allotted for fire protection services and cannot be used for residential use; this will be accomplished by a float switch that will be installed in the tanks. In addition, Public Resources Code Sections 4290 and 4291 contain additional requirements for lands within Very High Fire Severity

Zones that would apply to the Project. These include, but are not limited to, the following which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access: increased property line setbacks for all applicable construction; on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000lb vehicles; maximum slope of 16%; turnout requirements; gate requirements and setbacks, parking standards, fuels reduction regulations, etc. All future residential development would be reviewed by the fire department and be required to adhere to all fire safety standards, including those etc.

What plans are there for maintenance of the open space?

The property will undergo an initial evaluation with an environmental survey and habitat assessment components. It will then be incorporated into the Western Hills Watershed Protection Area Management Plan (currently in draft form). This plan determines the best treatment approach for fire mitigation efforts including a Forest Management Plan. There are no fire breaks on this parcel to be maintained. A Long-Term Monitoring Plan will be developed, with stakeholder input, and will be used to guide baseline and ongoing efforts. Monitoring efforts will be coordinated with City staff, the Ukiah Valley Fire Authority, and other partners.

Are there any permits associated with the project?

No. Any site development would require all necessary applications and permits to be filed prior to commencing.

Are there any costs associated to the tax payers from this acquisition?

Funding for the purchase of this parcel is provided by a combination of community donations and Water Resource Department funds, there is no general fund impact to the purchase. Likewise, any development costs such as utilities and roadwork would be borne by the developer.

Will any cannabis cultivation be allowed?

Under the City's zoning code, certain indoor cannabis uses are listed as being allowed, with an approved Use Permit by the Planning Commission, in all zoning districts, with the exception of **residential zoning districts**. However, the Public Facilities-zoned property will be owned by the City, has no structures, and the City has no plans to engage in these activities.

If you have remaining questions, concerns, or would like more information about the project, please call Maya Simerson, Project Administrator at 707-367-0699.

PROPERTY PURCHASE SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

This Agreement is made and entered in Ukiah, California, on _____, 2023, (“Effective Date”) by and between the City of Ukiah, a California general law municipal corporation (“City”) and David J. Hull, individually and as Trustee of the David J. Hull Living Trust, and D&J Investments, LLC, a California limited liability company (collectively “Hull”). City and Hull are at times collectively referred to herein as the “Parties.”

RECITALS:

1. Effective March 25, 2022, the Parties entered the Property Purchase-Sale/Exchange and Development Agreement and Joint Escrow Instructions (“Exchange Agreement”), a copy of which is attached as **Exhibit 1**.
2. Hull has recently acquired title to 40+/- acres of real property generally shown and identified as Mendocino County Assessor Parcel No. (“APN”) 003-19-11 on **Exhibit 2** hereto and more fully described in the attached **Exhibit 3** (“the Property”).
3. On the terms and conditions stated in this Agreement: the City desires to acquire a portion of the Property from Hull and Hull desires to convey the Property to the City with Hull reserving certain rights therein and with City conveying a portion of the Property back Hull; Hull desires to acquire and City desires to grant Hull certain rights and interests in and to a legal parcel included in the Option Property (defined below); and, the Parties desire to convey, reserve, and/or provide for certain easement rights related to those matters.
4. By this Agreement, the Parties, among other things, agree to cooperate in and facilitate their mutual and respective goals and benefits. Acquisition of the Property by the City will further the City’s goals for the Western Hills Open Space Project

5. (aka the “Project” as described in the Exchange Agreement) while permitting Hull to develop and sell single family housing on a portion of the Property. The City’s goals/benefits include: (1) preserving property in the Western Hills as open space and watershed for the Ukiah Valley; (2) creating opportunities for access trails, including, but not limited to, public hiking, biking, and associated recreational activities; (3) developing public facilities for various municipal purposes provided that their development and use do not unreasonably conflict or interfere with the preservation of the property as open space and for watershed protection; and, (4) furthering development of single-family residential housing on property within the City limits. Hull’s goals/benefits include, but are not limited to, development and sale of up to three legal parcels on the Hull Portion (defined below) of the Property and removal of public access to the Open Space Parcels on the San Jacinta Property, and use of one legal parcel currently part of the Option Property as provided in this Agreement.

6. The City only requires 25+/- acres of the Property (“City Portion”) for the purposes described above, leaving 15+/- acres (“Hull Portion”), which shall be reconveyed to Hull by City as provided in Section 7 of this Agreement, and on which Hull shall retain and reserve and be granted the exclusive rights to establish, sell, and/or hold not more than three separate legal parcels on each of which a single family residence and one accessory dwelling unit (“ADU”), along with other lawful uses and structures, may be lawfully developed. (See Section 7.)

7. The location of the Property together with an access easement to be reserved by or granted to the City along an existing road over the Hull Portion to the City Portion of the Property (“Roadway”) and a public utility easement within the Roadway, and an access trail over the Hull Portion to the Open Space Parcels to be reserved by the City upon conveyance of the Hull Portion to Hull as depicted in **Exhibit 5** (“City Easements”) and more particularly described in this Agreement, along with easements for access trails to be conveyed to the City by Hull on the southern portion of Mendocino County Assessor Parcel Number 003-190-08 (hereinafter the “San Jacinta Property”), as generally depicted on the attached **Exhibit 4** (“San Jacinta Access Trails”) and more particularly described in this Agreement, will provide the City with alternative public access across properties owned by Hull to the real property comprising the “Open Space Parcels” (as described in the Exchange Agreement) which are satisfactory to the City. Accordingly, pursuant to Section 2.2.2(b) of the Exchange Agreement the City shall, contemporaneous with the Close of Escrow (defined below), release, terminate, and reconvey to Hull the public access portion of the City’s reserved right of access on Redwood Avenue (or the “Road” as defined in the Exchange

Agreement).

8. Contemporaneous with the Close of Escrow Hull shall reserve, maintain, and/or be granted Hull's Reserved Rights, as described in Section 7.a, the Water Rights, as described in Section 1.d, and access and utilities easements, as depicted in **Exhibit 5** ("Hull Easements") and more particularly described in this Agreement.

9. The location and dimensions of the San Jacinta Access Trails shall be based on and consistent with those delineated on **Exhibit 4**; and, the City Easements and Hull Easements shall be based on and consistent with those delineated on the map attached hereto as **Exhibit 5**. The final boundaries and the legal descriptions of the City Portion and the Hull Portion shall be based on and consistent with the boundary locations delineated on the proposed configuration map, attached hereto as **Exhibit 6**. The final locations and legal descriptions of the San Jacinta Access Trails, City Easements, Hull Easements, City Portion, and Hull Portion shall be recorded in grants and/or reservations to and by the Parties as provided in this Agreement.

10. Contemporaneous with the Close of Escrow, the Parties shall record a memorandum or similar instrument, the effect of which is to record, preserve, protect, and provide notice of the Parties' reserved rights and interests in and to the Property, the Option Property, and related matters as provided in this Agreement, in the form(s) attached hereto as **Exhibit 7** ("Memorandum(s)"). Subsequent to the Close of Escrow the Parties shall mutually cooperate, including but not limited to timely executing all reasonably requested or required documents, to grant, reserve, and take other appropriate action the effect of which results in the party entitled thereto holding the right, title, and interest in and to the San Jacinta Access Trails, City Easements, Hull Easements, and City Portion and Hull Portion as provided by this Agreement.

11. Upon the Close of Escrow, the City shall: (a) amend its pending "Western Hills Annexation" application to the Mendocino County Local Agency Formation Commission ("LAFCo") to include the Property; and, (b) pre-zone and upon annexation zone the City Portion as Public Facilities and the Hull Portion as R1-H under the City's zoning ordinance. Upon annexation of the Property, or on Hull's written request, the City shall convey the Hull Portion to Hull in accordance with this Agreement.

12. City and third parties entered a Lease Agreement with Option to Purchase ("Lease-Option") under which City has a present leasehold interest and right to purchase on certain terms and conditions, not later than April 28, 2026, two legal parcels of real property ("Option Property") described in **Exhibit 8** attached hereto.

Hull shall have the right to one legal parcel from the Option Property, for and as part of boundary line adjustments, and as further provided in Section 8 of this Agreement regardless of whether LAFCo approves the amendment to the annexation application. Upon the Close of Escrow this right shall be reflected and preserved in the Memorandum(s).

Ex. 1 Property Purchase-Sale/Exchange and Development Agreement and Joint Escrow Instructions (Exchange Agreement).

Ex. 2. AP Map showing the “Property,” APN 006-19-011.

Ex. 3. Legal Description of the “Property.”

Ex. 4. Map illustration of San Jacinta Property, Assessor Parcel Number 003-190-08, with San Jacinta Access Trails depicted in green in the approximate location set forth in the attached.

Ex. 5. Approximate agreed locations of City Easements and Hull Easements.

Ex. 6. Approximate agreed configuration of the City Portion and Hull Portion, including 3 lots on the Hull Portion.

Ex. 7. Recordable Memorandum(s) describing the Parties’ reserved and other rights and interests in and to the Property, the San Jacinta Property, and the Option Property, including but not limited to the Hull’s Reserved Rights, the Water Rights, the City Easements, and the Hull Easements.

Ex. 8 Lease Agreement with Option to Purchase and legal description of Option Property.

AGREEMENT:

Based on the foregoing recitals which are incorporated into this Agreement and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Hull and the City hereby agree as follows.

1. Purchase and Sale of the Property. Hull agrees to sell the Property to the City and the City agrees to purchase the Property from Hull in accordance with the following:

a. Purchase Price. The purchase price for the Property shall be Three Hundred Thousand Dollars (\$300,000.00) (“Purchase Price”). City shall pay the Purchase Price as provided in subsection b.

b. Establishment of Escrow; Deposit; Payment of Balance. Within ten (10) business days of the Effective Date, the Parties shall open an escrow with Redwood Empire Title Company of Mendocino County (“Escrow Agent” or “Title Company”) in Ukiah, California, for the sale and purchase of the Property. Upon opening escrow, the City shall deposit with the Escrow Agent Thirty Thousand Dollars (\$30,000.00) ("Deposit") representing 10% of the Purchase Price, which shall be applied to the Purchase Price on the date escrow closes, which shall be on or before the date that is thirty (30) days from the Effective Date ("Closing Date" or "Close of Escrow") absent the Parties’ written agreement to extend it. The balance of the Purchase Price (\$270,000.00) shall be deposited by City into escrow with the Escrow Agent on or before the Closing Date.

c. Title Report and Objections. Hull shall promptly cause Title Company to prepare and deliver to City a current preliminary title report on the Property (“Report”), together with copies of all recorded title exceptions shown on the Report. City shall have ten (10) working days to notify Hull in writing of any objections to matters disclosed in the Report. Failure to give such timely notice to Hull shall waive any objections by City to the condition of title to the Property. If City provides timely written notice of objections to matters disclosed in the title report or any other objections to title within the same time frame, and Hull is unwilling or unable to remedy any such objectionable item, City may terminate this Agreement by written notice to Hull, in which event this Agreement shall terminate without default by or either party incurring any liability to the other, and Escrow Agent shall promptly refund the deposit to City. In that event, if any escrow fees are due Title Company, each party shall pay one-half of those fees.

d. Water Rights. The rights granted to Hull by the Grant Deed recorded in the official records of Mendocino County on May 6, 2022, as document number 2022-05810, Tract Four (“Water Rights”), are not included in the sale of the Property to the City and shall not be considered part of the marketable title to the Property except to the extent stated in this provision. On the Close of Escrow, the appurtenance of the Water Rights shall be reserved and vested in and to the Hull Portion exclusively, and additionally, Hull shall reserve / be granted as part of the Hull Easements an exclusive easement for water pipelines, valves, pumps, and related water facilities, and non-exclusive access easements on and in the City Portion, which City shall convey to Hull, as more particularly described in this Agreement

2. Condition of Property.

a. Deliveries & Investigation. Within seven (7) days following the Effective Date, Hull shall deliver to the City copies of all documents, if any, containing, defining, describing or necessary to an understanding of the nature and extent of the Water Rights, any environmental reports or assessments, geological studies, seismic studies, water reports, timber surveys, soils reports and studies, plans, specifications, drawings, property tax bills, insurance claims, inspection reports, licenses, permits or approvals of governmental authorities, material correspondence with governmental authorities, and other documents, materials and information material to the use and occupancy of the Property ("Relevant Materials"), which are in Hull's possession or control or, except for publicly available Relevant Materials, known to and accessible by Hull. If Hull has actual knowledge of Relevant Materials that are not in his possession or control, including information, documents and materials maintained by the County of Mendocino within this same time period, Hull shall notify the City of their existence and possible location. The City shall have seven (7) working days from the receipt of Relevant Materials or the notice from Hull of the existence and possible location thereof to review the Relevant Materials and to give written notice to Hull of any unacceptable conditions or information contained therein, including, but not limited to, the exclusion of the Water Rights from the sale of the Property to City. Throughout the term of this Agreement until the Closing Date, Hull shall also deliver to City such other documents, materials and information relating to the Property Hull is obligated to deliver to City under applicable law. If Relevant Materials are discovered or generated after the required delivery date for such materials prescribed above, Hull shall promptly deliver the after-discovered or generated material to City, which shall have five (5) working days from the date of delivery to review it and give written notice to Hull of any unacceptable conditions. The City shall be deemed to have waived, and thereby approved, any matter reflected in the Relevant Materials unless it has given Hull written notice otherwise within the time periods described in this section 2.a.

b. Inspection of the Property.

(1) Inspection. As of the Effective Date, Hull shall afford City and its agents, consultants and representatives, access to the Property at all reasonable times for the purpose of allowing the City to inspect and conduct studies thereof. City and Hull shall reasonably cooperate with each other to facilitate entries onto, and inspections and studies of the Property.

(a) The City shall indemnify and hold Hull harmless from any claims, demands, liabilities, costs, damages, or expenses based on injuries to persons, including death, and damage to real or tangible personal property, caused by the City's inspections, investigations, studies, and testing of the Property. Said indemnification shall include the costs of defense, including attorney's fees and litigation expenses. For the time the City has access to and a right to inspect the Property, the City shall furnish Hull with a copy of the currently effective Memorandum of Coverage ("MOC") from California Intergovernmental Risk Authority ("CIRA"), and shall also provide an endorsement or equivalent document, which shall name Hull as an additional insured (or similar designation) under the MOC.

(b) The City shall have fifteen (15) days from the receipt of information and documents required by Section 2.a to (i) conduct physical inspections of the Property as provided herein, as well as any non-physical inspections and examinations of and into the Property.

(2) Waiver of Objections. The City shall be deemed to have waived, and thereby approved, any disapproval or objection to the condition of the Property, unless it has given Hull written notice of those disapprovals or objections within the time periods described in this Section 2.b. If City disapproves or objects to a condition within the applicable time periods prescribed by this Agreement, Hull may elect, but is not required, to remedy the disapproved or objectionable condition to the City's satisfaction prior to the Close of Escrow in which case any such condition shall be deemed satisfied upon City's written approval of the remedy or remedies performed by Hull; otherwise, the City's sole remedy shall be to (a) waive the condition or (b) terminate this Agreement, which shall, in that event, be deemed without default by either party.

3. Warranties or Representations.

a. Hull.

(1) Hull represents and warrants that he has full power and authority to enter this Agreement and all proceedings required to be taken by or on Hull's behalf to make, deliver, and carry out this Agreement's terms have been duly and properly taken, including conveying to City by grant deed all right, title and interest in and to the Property on the Close of Escrow in accordance with this Agreement. No further consent of any person or entity is required related to Hull's

performance under this Agreement.

(2) Hull represents and warrants that, to the best of Hull's knowledge:

(a) On the Close of Escrow, and except as provided in this Agreement, no parties will possess any option to purchase or lease, or any right of first refusal to purchase or lease the Property or any portion thereof; except as provided herein or disclosed by Hull under section 2, there are no unrecorded leases, occupancy agreements, easements, rights-of-way, restrictive covenants, liens, encumbrances, claims or other adverse rights affecting the Property or any portion thereof; and there are no unrecorded agreements or obligations relating to the Property which will be binding upon City following the Closing Date, except as provided in this Agreement.

(b) Without having conducted any investigation, the Property is not now, and has not been at any time in the past, a site or location for the use, generation, production, manufacture, treatment, storage, disposal, discharge, release or transportation of Hazardous Materials (as defined in this Agreement); the Property is in full compliance with all Hazardous Materials Laws (as defined in this Agreement); there are no existing or former agreements or pending or threatened proceedings regarding Hazardous Materials on the property; there are, and have been, no underground or above ground storage tanks installed on or under, or removed from, the Property containing or having contained Hazardous Materials; and, Hull has no knowledge that any property adjoining the Property contains or may contain Hazardous Materials. For the purposes of this Agreement, "Hazardous Materials" shall mean any oil or petroleum products, flammable explosives, asbestos, urea formaldehyde insulation, radioactive materials or other hazardous or toxic substances, material or waste which is or becomes regulated by any federal, state or local governmental authority; and "Hazardous Materials Laws" means all federal, state and local statutes, ordinances, rules and regulations relating to Hazardous Materials, including those pertaining to health, safety, industrial hygiene or the environment, such as, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, the Resource Conservation and Recovery Act of 1976, as amended, and any similar state laws.

(c) The Property is not located in a special flood hazard area or flood plain, and there are no wetlands located on the Property.

(d) There is no litigation pending in any court or, to the best of Hull's knowledge, threatened with respect to the Property or the transaction contemplated by this Agreement.

(e) Except as may be reflected in readily available County of Mendocino files and records associated with the Property, no other notices of violation of any ordinance, rule or regulation relating to the Property have been issued to, served upon, received by or entered against Hull.

(f) The Property complies or will comply prior to Closing with the California Subdivision Map Act (Government Code Section 66410, et seq), if and to the extent it is applicable, and any applicable local City or County codes and ordinances and other legal requirements, except as may be reflected in County of Mendocino files and records associated with the Property, provided that Hull is required to disclose to City any such files or records Hull knows to exist.

Other than the representations and warranties contained in this Agreement, Hull makes no warranty or representation, express or implied, including but not limited to implied warranties of merchantability and fitness for a particular purpose. City acknowledges it is acquiring the Property “**AS IS.**”

b. City. City, including the undersigned representative of it, represents and warrants that it has full power and authority to enter this Agreement and all proceedings required to be taken by or on City's behalf to authorize City (and the undersigned representative of it) to make, deliver, and carry out this Agreement's terms have been duly and properly taken, including, but not limited to, the authority to accept from Hull, subject to the terms and conditions of this Agreement, the conveyance by grant deed of all right, title and interest in and to the Property, and the release, revocation, termination, and reconveyance of the public access easement pursuant to section 2.2.2.(b) of the Exchange Agreement, at the Close of Escrow. City shall provide Hull and Escrow Agent any consent or resolution authorizing City to consummate the transaction(s) contemplated by this Agreement as may be reasonably required.

c. Mutual. The Parties each represent that neither of them engaged or otherwise dealt with a finder or real estate broker or salesperson with regard to the transaction(s) contemplated by this Agreement. In the event a contrary claim is made by such a person/entity, the party for whom such services were allegedly provided shall indemnify, defend, and hold the other party harmless from and

against any and all losses, claims, demands, expenses, damages, liabilities or causes of action, however any of the same may be characterized, related to said person/entity.

d. General Disclosures. Each party makes and acknowledges the following disclosures.

(1) Supplemental Property **Tax Bill Notice: Notice of Your “Supplemental” Property Tax Bill.** California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Collector's Office.

(2) **Notice Regarding Advisability of Title Insurance:**
IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO INSURE YOUR INTEREST IN THE PROPERTY THAT IS BEING ACQUIRED.

4. **Conditions Precedent.**

a. Conditions precedent to City's Obligations. The obligations of City under this Agreement are expressly conditioned upon the satisfaction of the following on or before the Closing Date:

(1) On the Closing Date, the Title Company shall be prepared to issue to City as of the Closing Date any policy of title insurance (CLTA or ALTA at City's option) reasonably requested by City with total liability in the amount of \$300,000, insuring City that title is vested in City, subject to: the standard printed exceptions and those particular exceptions otherwise appearing on the Report, as may be amended, and approved by the City and the Hull Easements, Hull's Reserved Rights, the Water Rights, and the Memorandum(s) (the “City Title Policy”), upon payment of its regularly scheduled premium therefor;

(2) All of Hull's representations and warranties contained in this Agreement shall be true and correct in all material respects as of the Closing Date;

(3) City has waived or been deemed to have waived any disapproval of and objections to the condition of title to the Property;

(4) City's approval or waiver (or deemed waiver) of Relevant Materials associated with, and inspections, investigations, and examinations of and into, the Property in accordance with this Agreement; and

(5) Hull shall have deposited all documents, including but not limited to the executed Memorandum(s), with the Escrow Agent and performed each and every covenant required by or contained in this Agreement to be performed by Hull on or prior to the Closing Date.

b. Condition to Hull's Obligations. The obligations of Hull under this Agreement are expressly conditioned upon the satisfaction of the following conditions precedent on or before the Closing Date:

(1) All of City's representations and warranties contained in this Agreement shall be true and correct in all material respects as of the Closing Date: and

(2) The City shall have deposited with Escrow Agent all funds and documents, including but not limited to the executed Memorandum(s), it is required to deposit prior to Close of Escrow and performed each and every covenant required by or contained in this Agreement to be performed by City on or prior to the Closing Date.

c. Conditions precedent to both the City's and Hull's Obligations: The Parties shall make good faith and diligent efforts to cooperate with one another, the Escrow Agent, and others involved in the transaction(s) contemplated by, and to satisfy their respective obligations and the conditions precedent specified in, this Agreement, inclusive of executing further escrow instructions and other forms consistent with and reasonably necessary to implement the terms of this Agreement.

5. Closing; Title and Escrow Costs.

a. Closing: After the City has deposited the balance of the Purchase Price, Hull has deposited a Grant Deed to the Property, the Parties have deposited the Memorandum(s) or similar instrument with the Escrow Agent for recordation in the

Official Records of Mendocino County to preserve, protect, and provide notice of the Parties' reserved rights and interests in and to the Property and Option Property and related matters as provided in this Agreement, and all other conditions to close escrow have been satisfied, and Escrow Agent is prepared to cause the Title Company to issue the City Title Policy, Escrow Agent shall:

(1) Record the Grant Deed and Memorandum(s) in the Official Records of Mendocino County, California, and instruct the County Recorder to deliver such instruments after recording the deed and memorandum(s) to the City and Hull;

(2) Deliver to City the FIRPTA Certificate and the State Affidavit; and,

(3) Cause the Title Company to issue the City Title Policy.

b. Title & Escrow Costs. City shall pay the entire premium and endorsement charges for the City Title Policy, all state, county and/or local documentary transfer taxes and any other real property transfer or conveyance taxes payable with respect to the deed conveying the Property to the City and the Memorandum(s) pursuant to this Agreement. The Parties shall equally pay all other escrow fees and expenses charged by Escrow Agent for services rendered prior to Close of Escrow. The Parties shall deposit with Escrow Agent all monetary sums and documents necessary to consummate all transactions pursuant to this Agreement. Each party shall bear their own attorney's fees and costs incurred in connection with drafting this Agreement.

6. Prorations. Prorations shall be made as of the Close of Escrow. All prorations shall be made on the basis of a thirty (30) day month and shall be paid in cash to Hull if it is entitled thereto or shall be credited against the balance of the Purchase Price due from City, if City is entitled thereto. Such prorations shall be made by Escrow Agent on the basis of a statement(s) approved by City and Hull and deposited into the escrow prior to the Close of Escrow. The date used for prorations is hereinafter referred to as the "Proration Date." All real estate taxes and all personal property taxes due and owing as of the Proration Date, and all penalties and interest thereon, shall be paid by the transferring party. Current real estate taxes, special assessments and personal property taxes which are not yet due and owing shall be prorated based upon the most recent tax bill, so that the portion of current taxes allocable to the period from the beginning of such tax year through the Proration Date shall be charged to and paid by the transferring party and the portion of the current taxes allocable to the portion of such tax year from

the Proration Date to the end of such tax year shall be charged to and paid by the grantee. Proration of taxes and assessments shall be final as of the Proration Date, regardless of the amount of taxes or assessments that are, or subsequently become, due.

7. Post-closure rights and obligations of the Parties.

a. Hull's Reserved Rights.

_____(1) Notwithstanding the conveyance to the City of title to the Property or the Close of Escrow, Hull shall and hereby does reserve, retain, and contemporaneous with the Close of Escrow is granted by City, the sole and exclusive rights, authority, and discretion to: (continue to) use and develop the Hull Portion as follows. . Upon the City's conveyance of the Hull Portion to Hull and annexation of the Property Hull may boundary line adjust, subdivide, and/or reconfigure the Property, as may be lawful so that up to three (3) legal parcels are established / configured within the Hull Portion for such purposes and the boundaries of the City Portion remain unchanged. (Said rights, authority, and discretion are collectively referred to as "Hull's Reserved Rights".) The Hull Portion shall be established as a separate legal parcel by the City performing a lot line adjustment under Government Code Section 66412(d), combining the City Portion with adjacent City owned property. Upon annexation, the three residential lots can be established by any lawful means and the City will cooperate with Hull in creating the three parcels..

_____(2) Upon close of escrow Hull shall have the right at his risk and expense to improve the access roadway to and within the Hull Portion ("the Road") and construct related improvements, such as storm drain facilities ("Road Improvements") and to construct/install Utility Infrastructure to serve up to three residential parcels with utility services, including, but not limited to, electrical, water, sewer, internet, cable television and telephone, but shall only be allowed to create three parcels within the Hull Portion upon annexation of the Hull Portion into the City. The Road Improvements and Utility Infrastructure shall comply with the applicable provisions of state and local law, including fire safety standards for state responsibility areas developed pursuant to Public Resources Code §4290.

(i) The permissible Road Improvements include, but are not limited to, paving the Road, storm drains and other drainage facilities. The Utility Infrastructure may include water and sewer systems to serve up to three residential lots. The water system shall be located entirely within the Hull Portion and consist of a water well as the water source, water-storage tank(s), and water pipelines to deliver the water to each residential lot, with the lines

installed along the Road to points that will enable future connection by buyers of the individual lots (collectively “**Water System**”). Prior to annexation, a septic tank shall be installed to serve a single residence and an ADU in compliance with applicable Mendocino County ordinances and regulations. Upon annexation, the sewer system may consist of a private sewage disposal system in compliance with Division 4, Chapter 2, Article 4 of the Ukiah City Code, commencing with Section 3703.1 for which Hull shall install the sewage holding tank(s), pumps, and other components to points to enable future connection by buyers of the individual residential lots within the Hull Portion for the treatment of sewage solids and an effluent line along the Road or in another suitable location, which shall connect with a City sewer main approved by the City (collectively “**Sewer System**”).

(ii) The Water System and Sewer System shall be for the sole benefit of the residential lots on the Hull Portion. The Electrical Infrastructure shall be constructed by Hull subject to the review and approval of the public utility providing the service.

(3) Indemnification & Mechanic's Liens. Hull's construction and installation of the Road Improvements and Utility Infrastructure to the extent it involves physical changes to land within the Hull Portion, such as, but not limited to, grading and road construction, Hull must comply with the following:

(i) *Indemnification*. Except for the negligence or willful misconduct of City, including its employees and agents, and to the extent permitted by law, Hull agrees to indemnify, defend and hold harmless City and its officers, directors, members and employees (each, a “City Party”) from and against any and all losses, liabilities, damages, costs and expenses (including reasonable attorneys’ fees) resulting from claims by third parties for injuries to any person and damage to or loss of property caused by Hull or those under his direction or control, including employees, contractors or subcontractors—during or as a result of the construction and installation of Road & Development Improvements and Electrical Conduit or other activities in furtherance of development. If any action or proceeding is brought against any City Party by reason of any such claim, then Hull, upon notice from City, shall defend the claim at Hull’s expense with counsel reasonably approved by City.

(ii) *Mechanic's Liens*.

Responsibility for Payment. Hull hereby agrees that it will pay or cause to be paid all costs for work done by it or its contractors and any subcontractors, and it will keep the Hull Portion clear of all mechanics' liens on account of work done by Hull or his contractors during development.

Security. If Hull shall desire to contest any claim of lien it shall furnish City adequate security pursuant to Section 8424 and such other applicable provisions of the California Civil Code, plus estimated costs and interest, or a bond of a responsible corporate surety in such amount as is necessary to release the lien or provide City with evidence that enforcement of the lien is stayed. If a final judgment establishing the validity or existence of a lien for any amount is entered, Hull shall pay and satisfy the same at once.

In Case of Default. If Hull shall be in default in paying any charge for which a mechanics' lien claim and suit to foreclose the lien have been filed, and shall not have given City security to protect the Hull Properties (City Portion) and City against such claims of Lien, then City may, but shall not be obligated to, pay the said claim and any costs, and the amount so paid, together with reasonable attorneys' fees incurred in connection therewith, shall be immediately due and owing from Hull to City, and Hull agrees to and shall pay the same with interest at the legal rate often percent (10%).

b. Use of Hull Portion. Notwithstanding conveyance of the Property from Hull to City, the City shall not use public utility easements included as part of the City Easements or within the Roadway for a period of ten (10) years after the Effective Date. During that period the City is prohibited from installing or performing construction activities related to any such easements, including but not limited to water, sewer or electric utilities. To the extent City installs, constructs, or maintains any utilities on or within the Roadway after said ten-year period, the following conditions shall apply: City shall do so without cost to Hull, unless such extension is requested by Hull or his successors-in-interest to the Hull Portion ; City shall without cost to Hull promptly repair/replace any improvements disturbed within the Hull Portion in doing so; all utilities may be installed on or below the ground within the easement; the installation and construction shall not unreasonably interfere with the owners or occupants use of the Hull Portion; and, the owners and occupants of the Hull Portion shall have the opportunity to connect to any such utilities as may be available under the applicable provisions of state and local law, including, upon annexation, the Ukiah City Code. Notwithstanding

conveyance of the Property from Hull to City, the City shall not make or permit the making of any other physical changes to the Hull Portion or convey or permit the creation of any legal interests, including but not limited to liens or encumbrances, in the Hull Portion that were not reported in the policy of title insurance issued at Close of Escrow or arising out of this Agreement.

c. City Annexation; Out of Area Service Agreement. Not more than 45 days after Close of Escrow, the City shall amend its Western Hills Annexation application pending before LAFCo to include the Property. As part of the annexation application to LAFCo, the City shall pre-zone the City Portion as Public Facilities (“PF”) and the Hull Portion as R1-H and upon annexation of the Property the City shall zone the Property as such. The City shall diligently work to complete any portion of its Annexation application that is deemed by the Executive Officer of LAFCo to be incomplete or otherwise deficient. City shall proceed in good faith to process the Annexation application in a timely manner. City shall be solely responsible to pay all costs associated with the processing and completion of annexation, pre-zoning and zoning as applicable to the Property. Hull acknowledges that LAFCo has the discretion to and could deny the annexation of the Property by the City. Upon the conveyance of the Hull Portion to Hull under this Agreement prior to annexation, Hull may request the City to enter an Out of Area Service Agreement (“OASA”) to extend electrical, water or sewer utilities to the Hull Portion for residential use. Upon the negotiation and execution of the OASA, Hull may submit an application to LAFCO to amend the City’s sphere of influence (“SOI”), if necessary, and to approve the OASA. City shall cooperate with Hull in processing any such applications), provided Hull pays filing fees and other LAFCo charges to process the application(s).

d. Conveyance of the Hull Portion. Upon the Western Hills Annexation, as amended to include the Property, becoming final, or at any time upon written notice to the City from Hull, the City shall convey the Hull Portion to Hull by grant deed. Within ten (10) days after such notice is given, the City shall request Title Company to prepare and record the grant deed using a legal description approved by both Parties that is based on the approximate boundaries described in in **Exhibit 6**, reserving, excepting, or granting the easements described in Exhibits 4 and 5.

In the event that title to the Hull Portion is conveyed to Hull prior to annexation, Hull consents to the City continuing to pursue annexation of the Hull Portion, both Parties understanding that to do so may require an amendment to the City’s SOI.

The City will prepare and file the application to amend the SOI to include the Hull Portion, provided Hull pays all LAFCo fees and charges to process that application and the City's cost to prepare and process the application. Hull acknowledges that including the SOI amendment may delay LAFCO's taking final action on the annexation application.

e. City Easements, Hull Easements, Water Rights, San Jacinta Access Trails.

(1) The San Jacinta Access Trails shown on **Exhibit 4** shall be legally described to align with their as-built location once constructed and recorded in the form of a non-exclusive easement grant deed from Hull to City for public trail ingress and egress across the San Jacinta Property, twenty (20) feet in width, lying ten (10) feet on each side of the center line of the as-built trails, subject to the following conditions: the deed shall be recorded within eighteen (18) months of the Effective Date; absent written agreement of the Parties, the as-built location of the trails shall not substantially deviate or from the trail location as depicted on Exhibit 4 (a deviation of twenty (20) or more feet from said location shall constitute a substantial deviation); and, City shall pay all costs associated with generating the legal description and recording the deed.

(2) The City Easements shown on **Exhibit 5** shall be non-exclusive easements, appurtenant to the City Portion, for non-public ingress, egress, and underground public utilities on the Hull Portion, twenty (20) feet in width, lying ten (10) feet on each side of the center line of the existing Roadway depicted on Exhibit 5. Ingress and egress on the City Easements shall be used only by City employees and agents. The City Easements shall be reserved by the City and recorded in the grant deed by which the City conveys the Hull Portion to Hull as required by this Agreement.

(3) The Hull Easements shown on **Exhibit 5** shall be: non-exclusive easements, appurtenant to the Hull Portion and San Jacinta Property, for ingress, egress, and underground utilities across the City Portion, twenty (20) feet in width, lying ten (10) feet on each side of the center line of the existing Roadway depicted on Exhibit 5, provided, however, that any water pipelines, valves, pumps, and related facilities included as part of Hull's Water Rights that are, or which may be, installed within the easement area described in this subsection shall, notwithstanding any provision herein to the contrary, be for Hull's exclusive use and benefit. The Hull Easements shall be conveyed by City to Hull by an easement grant deed contemporaneous with the City's conveyance to Hull of the Hull Portion as required by this Agreement.

(4) The Water Rights shall be specifically conveyed by City to Hull by grant deed as an appurtenance to the Hull Portion exclusively contemporaneous with the City's conveyance to Hull of the Hull Portion as required by this Agreement.

f. Zoning. If the City fails to pre-zone or zone the Property or subsequently modifies such zoning (from that applicable to R1-H zoning on the Effective Date) in a way that reduces, restricts, burdens, or prevents the use or development of the up to three residential parcels as provided in this Agreement, the City shall be deemed to have breached this Agreement and Hull may seek to recover damages from the City based on said breach. Nothing in this provision shall be deemed to limit or restrict matters constituting breach or the Parties' respective rights or remedies otherwise available by law.

8. **BLAs utilizing Option Property.** The purpose of this provision is to permit Hull the right to remove through the boundary line adjustment process one legal parcel from the Option Property for Hull's exclusive use and ownership of said parcel on other lands and in a manner that results in the City maintaining sole ownership of the Option Property's second legal parcel with the physical boundaries thereof being of equal size to the Option Property's present acreage. Hull's right shall be memorialized as part of the Memorandum(s). After the City has acquired title to the Option Property, and upon Hull's written request, the City shall grant Hull an ownership interest in one of the two Option Property legal parcels (the "BLA Parcel") for the sole and exclusive purpose of using the parcel for a boundary line adjustment or adjustments pursuant to and in compliance with Government Code Section 66412(d), if applicable, provided (1) Hull assumes and pays all costs associated with Hull's performance under this Section 8, (2) does not request conveyance of legal title to the BLA Parcel more than sixty (60) days before he files an application for approval of the boundary line adjustment(s) and (3) completes the boundary line adjustment or adjustments authorized by this Section 8 within eight (8) years of the City closing of escrow on the Option Property such that the BLA Parcel is no longer a parcel within the boundaries of what currently constitutes the Option Property. Once Hull removes the BLA Parcel from the boundaries of what currently constitutes the Option Property, Hull shall maintain the sole and exclusive right, title, and interest in and to the use ownership of said legal parcel. Within said eight (8) years Hull shall have an exclusive and transferrable right to complete one or more boundary line adjustments of the BLA Parcel with other property owned by Hull or in which Hull has an interest or right, including, without limitation, the Hull Portion. So long as the BLA Parcel is part of what currently constitutes the Option Property, the City shall retain and reserve the exclusive rights of physical use of the BLA Parcel, which reserved right shall be included in the deed conveying title thereto to

Hull and which rights shall terminate with respect to the BLA Parcel once that parcel is boundary line adjusted from the Option Property. The City shall cooperate with Hull in completing the boundary line adjustments, as allowed by law, but only if the single parcel remaining under City ownership after the completion of the boundary line adjustments is the same size as the current combined size of the two original legal parcels presently comprising the Option Property (i.e., the boundary line adjustments do not reduce the physical size of the Option Property originally purchased by the City). The City shall take no action or fail to take action the effect of which may restrict or limit Hull's rights, title, or interests under this provision.

10. **Miscellaneous.**

a. Notices. All notices and any other communications permitted or required under this Agreement must be in writing and will be effective (a) immediately upon delivery in person or by facsimile, or upon delivery to the recipient if attached to an email communication; (b) on the date of delivery, as evidenced by the records of the courier, if deposited with a nationally-recognized commercial courier for overnight delivery, provided delivery is made during regular business hours or receipt is acknowledged by a person reasonably believed by the delivering party to be employed by the recipient; or (c) on the date indicated on the return receipt, if deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid. Any notice to be given by any party hereto may be given by the counsel for such party. All notices must be properly addressed and delivered to the parties at the addresses set forth below, or at such other addresses as either party may subsequently designate by written notice given in the manner provided in this section and a copy of all notices and other communications shall be delivered by email:

Hull: David J. Hull

Email: dave.diamondmountain@gmail.com

With copy to: James & McMullen, LLP
Attn: Donald J. McMullen
445 North State St.
Ukiah, CA 95482
Email: donald@james-mcmullen.com; and
lawoffice@james-mcmullen.com

City: City of Ukiah
Attention: Sage Sangiacomo, City Manager
Ukiah Civic Center
300 Seminary Ave
Ukiah, CA. 95482
Fax: 707-463-6204
Email: ssangiacomo@cityofukiah.com

With copy to: David J. Rapport, City Attorney
405 West Perkins Street
Ukiah, CA 95482
Email: drapport@cityofukiah.com

b. Cooperation. The Parties agree to execute such other documents and to perform such other acts as reasonably necessary or desirable to carry out the purpose of this Agreement, both before and after the Closing Date.

c. Binding Effect & Assignment. This Agreement shall be binding on and inure to the benefit of the Parties respective heirs, successors, and permitted assignees.

d. Surviving Close of Escrow. All terms, rights, and obligations of the Parties to occur subsequent to the Close of Escrow shall survive that event.

e. Partial Invalidity. If any term, covenant or condition of this Agreement or its application to any person or circumstances shall be held to be illegal, invalid or unenforceable, the remainder of this Agreement or the application of such term or provisions to other persons or circumstances shall not be affected, and each term hereof shall be legal, valid and enforceable to the fullest extent permitted by law, unless an essential purpose, or substantial portion of the consideration, of this Agreement would be defeated by the loss of the illegal, unenforceable, or invalid provision. In the event of such partial invalidity, the Parties shall seek in good faith to agree on replacing any such legally invalid provisions with valid provisions which, in effect, will, from an economic viewpoint, most nearly and fairly approach the effect of the invalid provision and the intent of the Parties in entering into this Agreement.

f. No Waiver. No consent or waiver by either party to or of any breach or non-performance of any representation, condition, covenant or warranty shall be enforceable unless in a writing signed by the party entitled to enforce performance, and such signed consent or waiver shall not be construed as a consent to or waiver

of any other breach or non-performance of the same or any other representation, condition, covenant, or warranty.

g. Time is of the Essence. Time is of the essence in the Parties' performance of their respective obligations under this Agreement and each and every provision hereof.

h. Governing Law. This Agreement is entered into and shall be governed by, and construed and enforced in accordance with, the laws of the State of California (without giving effect to its choice of law principles). The parties agree to the jurisdiction of the California state courts and to venue in the state courts in Mendocino County.

i. Construction. The Parties are each represented by counsel and jointly participated in preparing this Agreement; it shall be deemed drafted and prepared by both parties, and any rule of construction that serves to resolve ambiguities or other interpret language against the drafting party shall not be employed in relation to this Agreement.

j. Counterparts. This Agreement may be executed in counterparts, all together which shall be deemed an original, single, instrument. Electronic signatures shall be deemed original.

WHEREFORE, this Agreement is effective on the Effective Date.

CITY OF UKIAH

By: _____
Sage Sangiacomo,
City Manager

DAVID J. HULL, Individually, as
Trustee of the DAVID J. HULL
LIVING TRUST, and as managing
member of D&J Investments

David J. Hull

ATTEST:

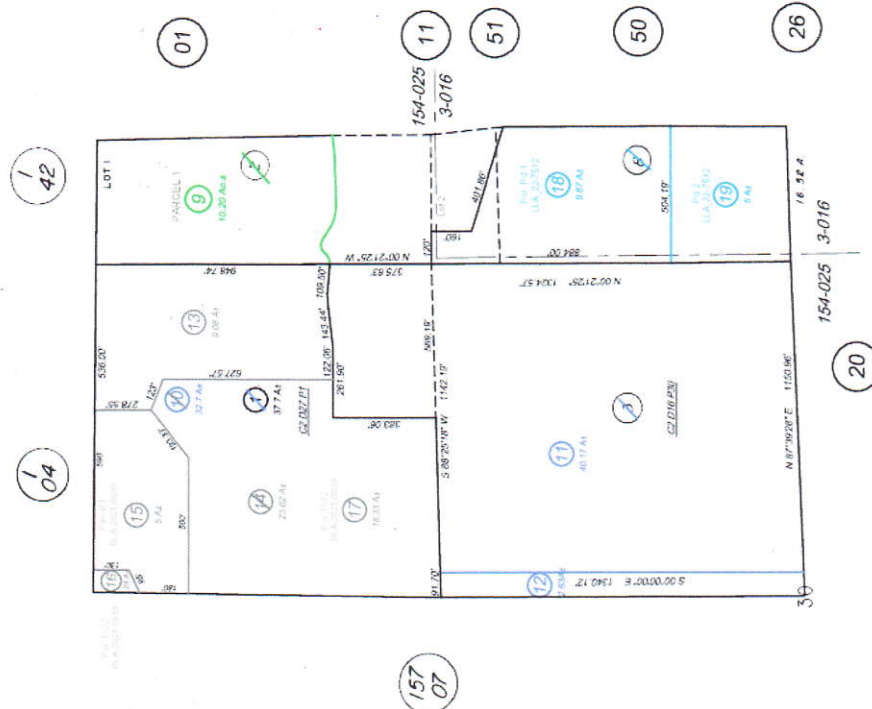
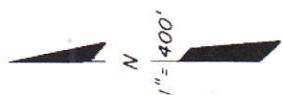
Kristine Lawler, City Clerk

DRAFT

154-025
3-016

3-19

NE 1/4 Sec. 30 T15N, R12W, M.D.B. & M.



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data obtained herefrom.

Assessor's Map
County of Mendocino, Calif
November 10, 2022

~~EXHIBIT "A"~~

All that certain property situated in the County of Mendocino, State of California, more particularly described as follows:

TRACT ONE:

A portion of the southwest quarter of the northeast quarter of Section 30, Township 15 North, Range 12 West, Mount Diablo Meridian described as follows:

COMMENCING at the center quarter corner of said Section 30 as shown on the Record of Survey map recorded in Map Case 2, Drawer 27, Page 1, Mendocino County Records; thence North 87°39'28" East, 87.71 feet to the **POINT OF BEGINNING**; thence continuing North 87°39'28" East, 1150.96 feet; thence North 00°21'25" West, 1324.57 feet; thence South 88°25'18" West, 1142.19 feet; thence South 00°00'00" East, 1340.12 feet to the Point of Beginning.

TOGETHER WITH the following:

BEGINNING at the northeast 1/16th corner of said Section 30, shown as note 1 on the Record of Survey map recorded in Map Case 2, Drawer 27, Page 1, Mendocino County Records; thence along the east line of the northwest quarter of the northeast quarter of said Section 30, North 00°21'25" West, 375.83 feet to the center of a private road as shown on said Record of Survey map; thence leaving said east line and following along said road North 85°26'00" West, 109.50 feet; thence along a curve to the left with a radius of 275.00 feet, a central angle of 11°04'30" and an arc length of 53.16 feet; thence South 83°29'30" West, 143.44 feet; thence leaving said road North 90°00'00" West, 261.90 feet; thence South 00°00'00" East, 383.06 feet to a point on the south line of the northwest quarter of the northeast quarter of said Section 30; thence along said south line North 88°25'18" East, 569.19 feet to the Point of Beginning.

AP 003-190-11

NOTE:

(Jimmy Ellison reserved the following easement in Instrument Number 2022-05810 for the benefit of the Ellison parcel described in Instrument Number 2020-08217, MCR)
"Reserving therefrom as an appurtenance to the remaining lands of the grantor (Ellison), a non-exclusive easement 30 feet in width lying 15 feet on either side of the centerline of the existing road for ingress, egress and public utilities"

TRACT TWO: (from Instrument Number 2015-03898, Mendocino County Records)

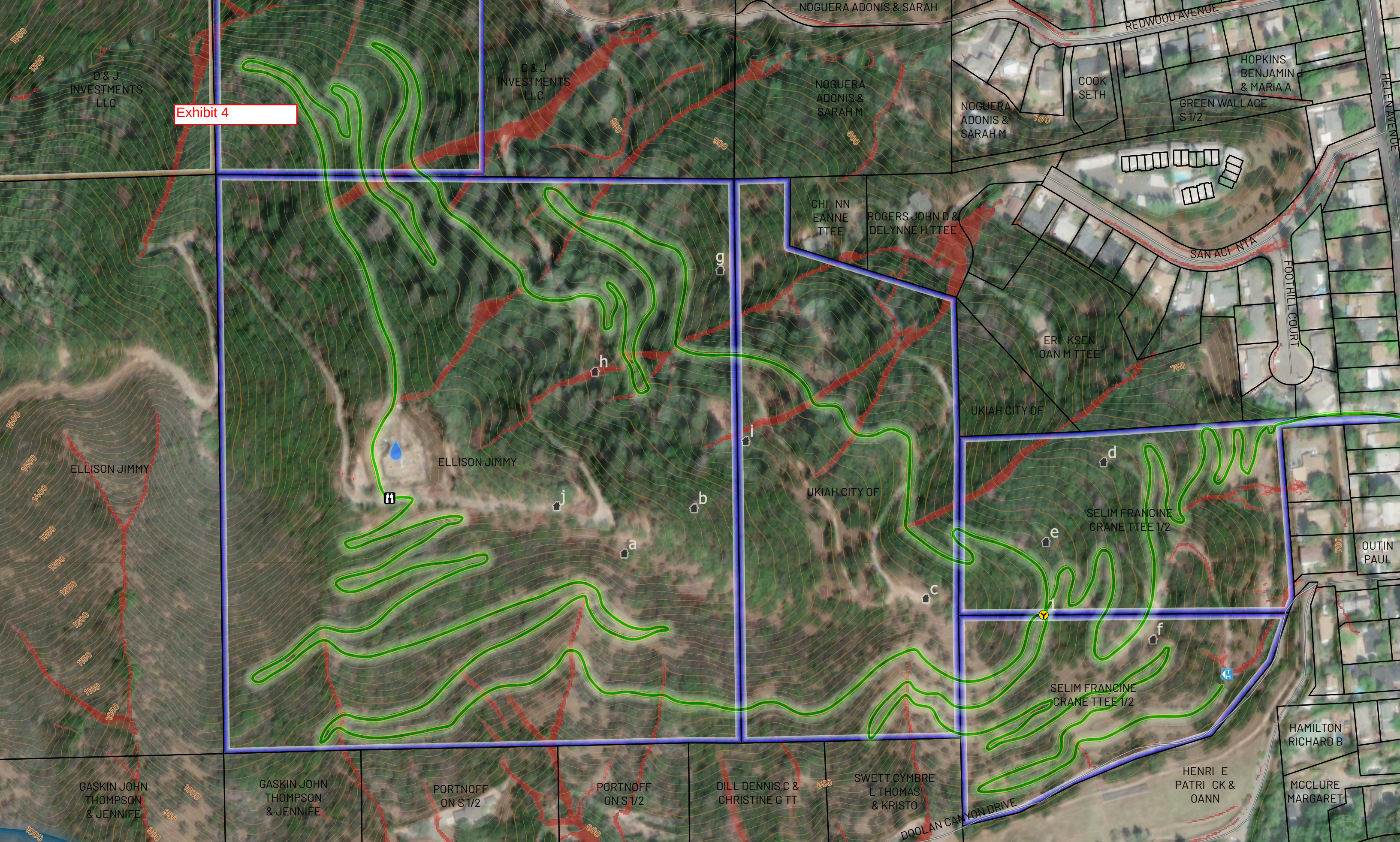
That certain 70 foot wide easement over the northwest quarter of the northeast quarter of Section 30, Township 15 North, Range 12 West, Mount Diablo Base and Meridian to the Lands of Ross as described in the Order Approving Agreement for Exchange of Easements recorded April 9, 1976 and shown on the Record of Survey recorded September 2, 1975 in Map Case 2, Drawer 27, Page 1, Mendocino County Records.

TRACT THREE: (from Instrument Number 2015-03898, Mendocino County Records)

A non-exclusive 70 foot wide easement for ingress, egress and public utilities lying 35 feet on each side of the centerline of the easement as shown over Lot 1 of Section 30, Township 15 North, Range 12 West, Mount Diablo Base and Meridian on the Record of Survey recorded September 2, 1975 in Map Case 2, Drawer 27, Page 1, Mendocino County Records.

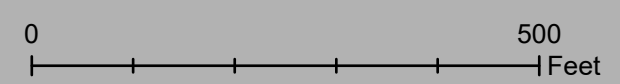
TRACT FOUR: (from Instrument Number 2022-05810, Mendocino County Records)

A non-exclusive easement for the repair, maintenance and use of the existing waterlines leading from the existing well located on the lands of the grantor (Ellison) near the northeast corner of the southeast quarter of the northwest quarter of Section 30, Township 15 North, Range 12 West, MDB&M; thence running in a generally easterly direction to the westerly boundary of the lands described in TRACT ONE above. Together with 1/2 of the water from said well.



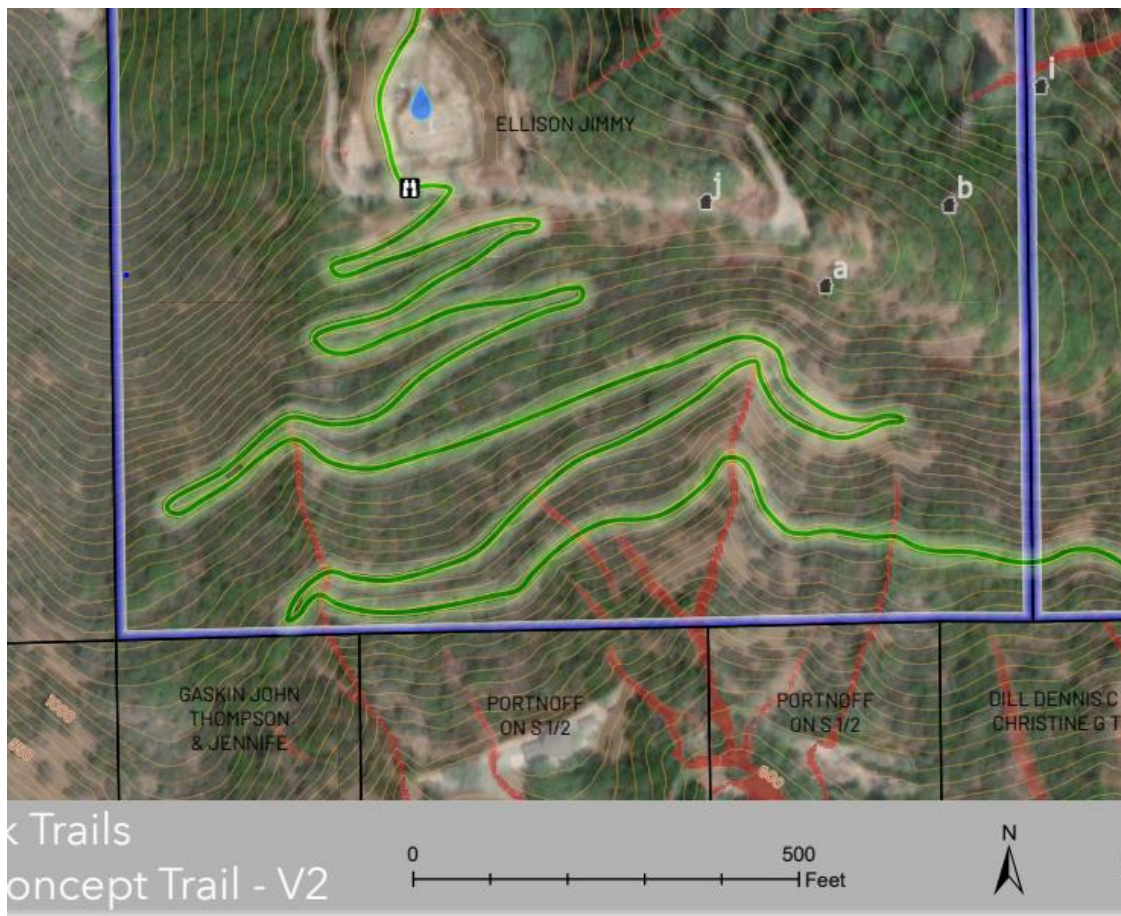
Doolan Creek Trails

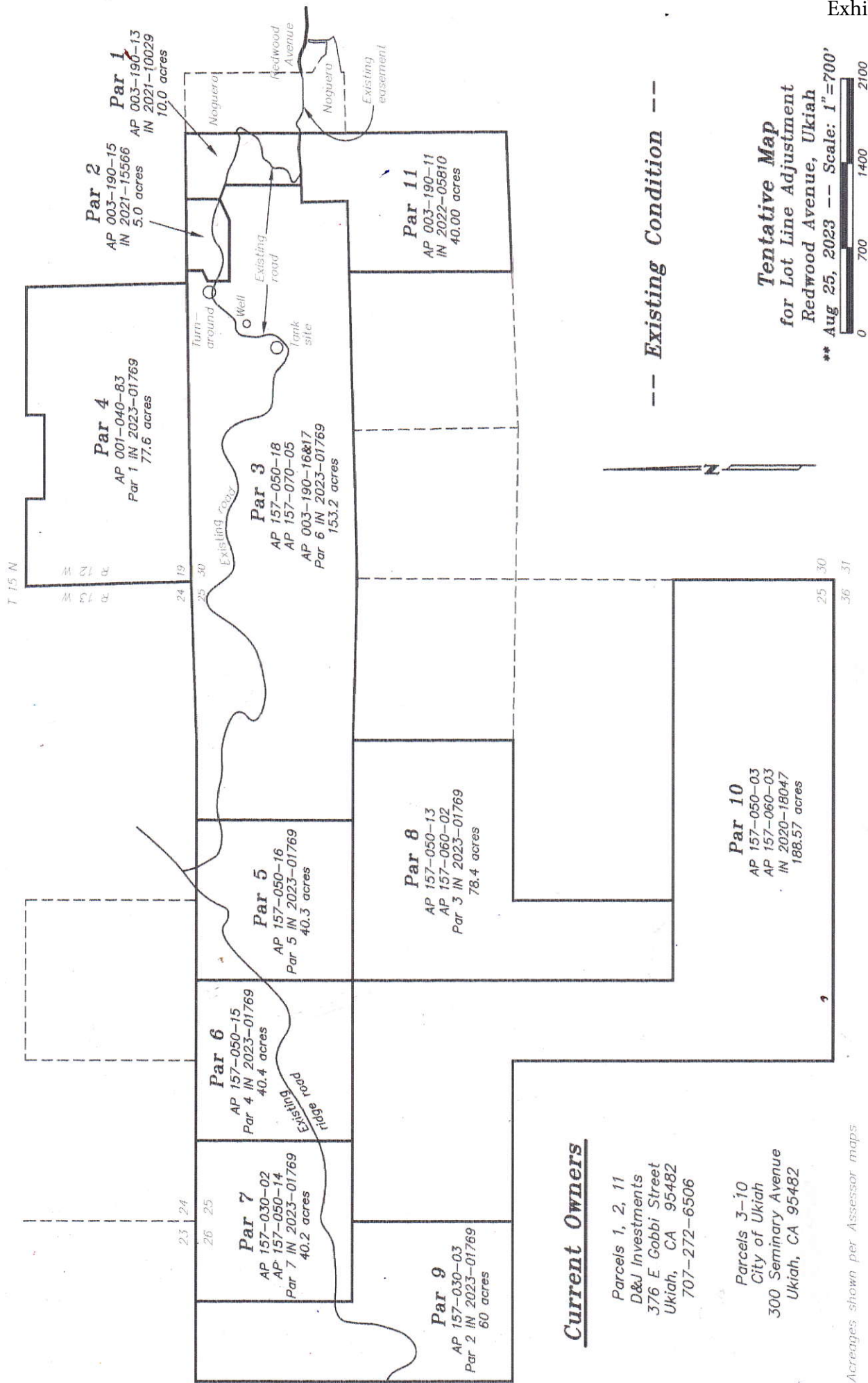
Water Tank Concept Trail - V2



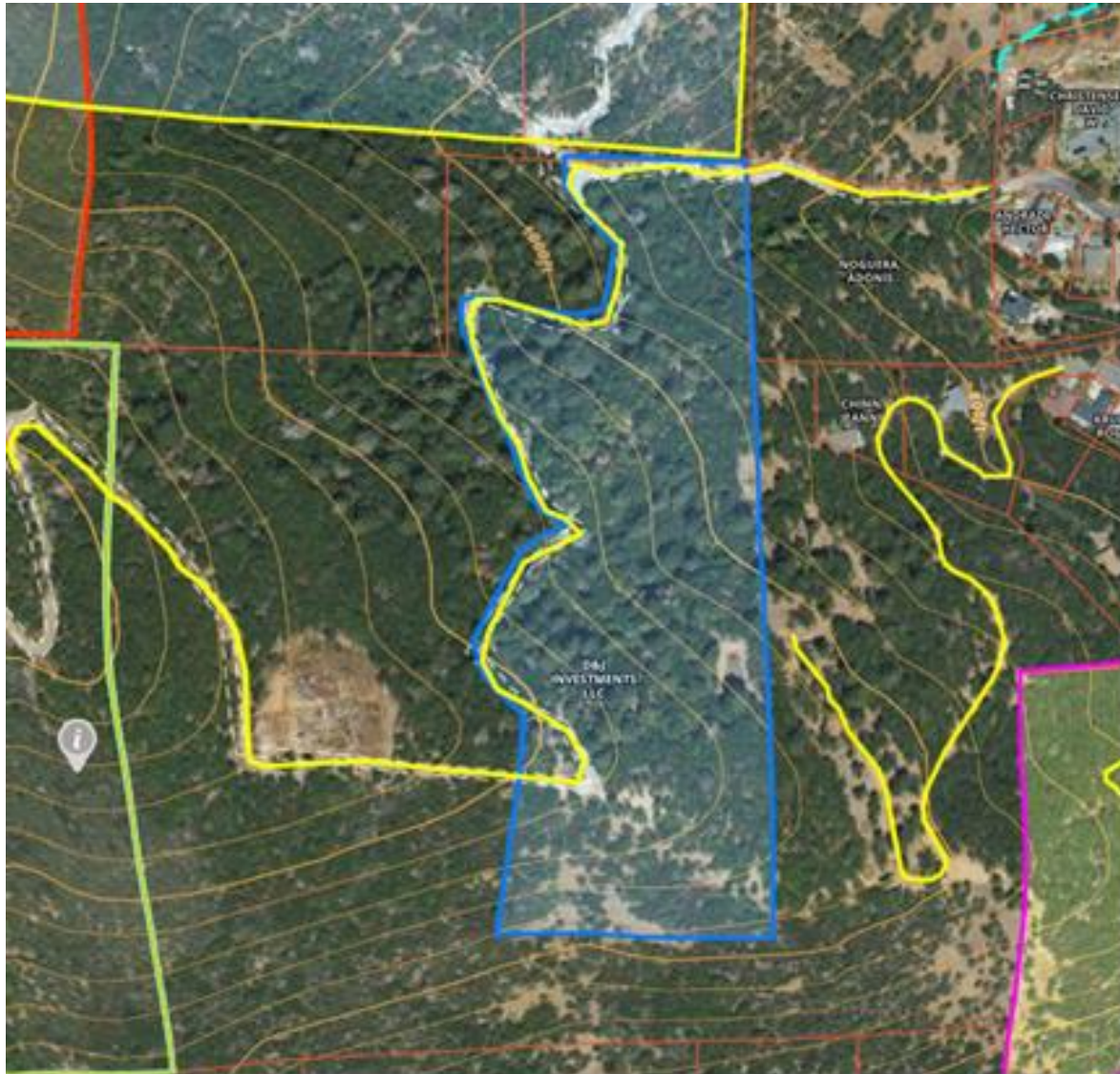
Phase 2 Project Area	Concept Alignment	Trailhead	Overlook
Gateway Trail Project Area	Contour - 50 ft	Water Tank	More Flow
Parcels	Contour - 10 ft	Intersection	Some Flow
County Roads	House Site		

Additional access requirements for the City that may require easements on south end of the Property that may impact Hull 15 acres.





Option 2; Approximate configuration of the Hull Portion and the City Portion



2023-03365

Recorded at the request of
CITY OF UKIAH

05/02/2023 09:13 AM

Fee: \$0 Pgs: 1 of 6

OFFICIAL RECORDS

Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO:

Attention: City Clerk
City of Ukiah
Ukiah Civic Center
300 Seminary Avenue
Ukiah, CA 95482



APNs 003-260-01-00 and 003-500-14-00

Space Reserved for
Recorder

No fee pursuant to Government Code Section 6103

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum of Lease") is made as of April, 28, 2023, by and between Eric Douglas Crane and the Francine Crane Selim Separate Property Trust ("Lessors"), and the City of Ukiah., a California general law municipal corporation ("Lessee").

AGREEMENT

1. **Lease of Leased Premises.** Pursuant to that certain Lease Agreement with Option to Purchase, dated APRIL 28, 2023 (the "Lease"), Lessors are leasing to Lessee with an option to purchase, and Lessee is leasing from Lessor, that certain real property located in the County of Mendocino, State of California, and which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with certain rights, privileges, easements, and appurtenances thereto ("the Leased Premises").

2. **Term.** The term of the Lease began on APRIL 28, 2023 ("Commencement Date"), and continues until the earlier of 36 months from the Commencement Date or the date Lessee exercises its option to purchase the Leased Premises.

3. **Prevailing Agreements.** This Memorandum of Lease is being executed pursuant to the Lease. Nothing contained in this Memorandum of Lease shall be deemed to amend, modify or supersede in any respect any of the terms or provisions of the Lease referred to herein.

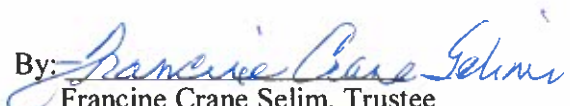
[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the date first above written.

LESSORS:

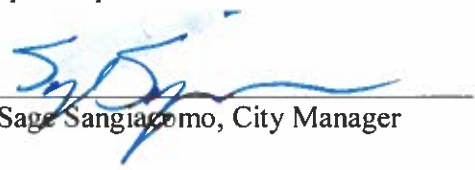

Eric Douglas Crane

Francine Crane Selim Separate Property Trust

By: 
Francine Crane Selim, Trustee

LESSEE:

CITY OF UKIAH,
a municipal corporation

By: 
Sage Sangiacomo, City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Mendocino

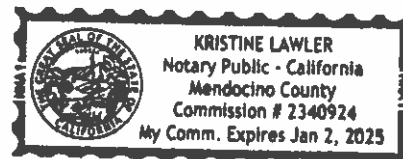
On APRIL 28, 2023, before me, Kristine Lawler, Notary Public
(name and title of the officer)

personally appeared Eric Douglas Crane, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity on behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kristine Lawler [SEAL]
Signature



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Mendocino

On APRIL 28 2023, before me, Kristine Lawler, Notary Public
(name and title of the officer)

personally appeared Francine Crane Selim who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~~~she~~~~they~~ executed the same in ~~his~~~~her~~~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~~~her~~~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity on behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kristine Lawler
Signature

[SEAL]



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Mendocino

On MAY 1, 2023, before me, Kristine Lawler, Notary Public
(name and title of the officer)

personally appeared Sage Sangiacomo, who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is ~~are~~ subscribed to the within instrument and acknowledged to me that he ~~she/they~~ executed the same in his ~~her/their~~ authorized capacity ~~(ies)~~, and that by his ~~her/their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity on behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kristine Lawler
Signature

[SEAL]

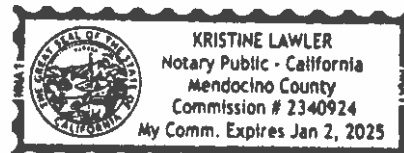


EXHIBIT A

DESCRIPTION:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, AND STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

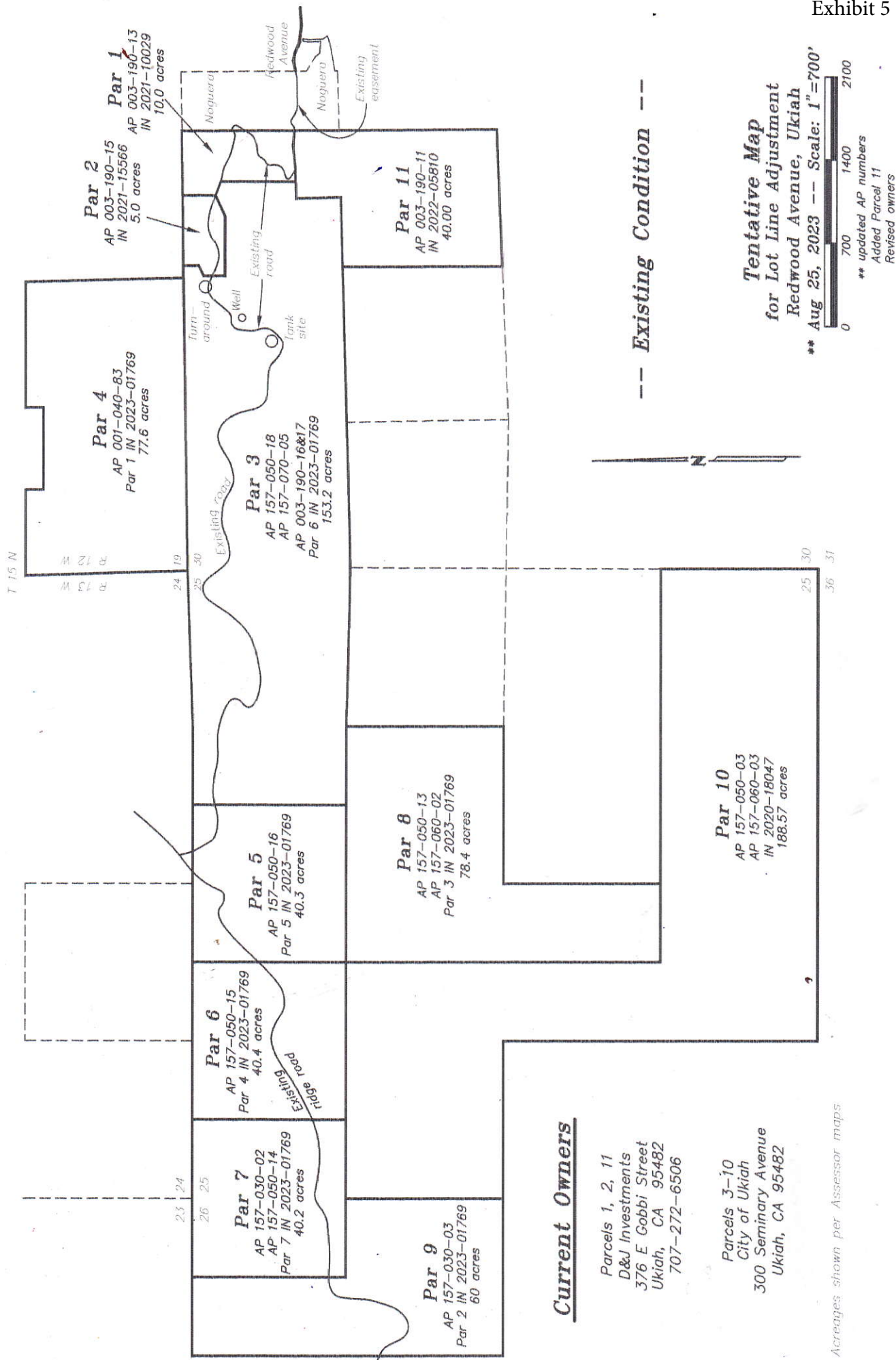
BEGINNING at a post marked A.L.R.E.D. on the Westerly line of lot 77, Yokayo Rancho, 22.90 chains North 0° 30' West from the Southwest corner of Lot 27 of George Luce's Subdivision of said Lot 77; thence North 88° 00' East, 1034.68 feet, more or less, to the West line of Helen Avenue; thence South 4° 50' East along the West line of Helen Avenue 372.22 feet to the centerline of a road from Helen Avenue toward Doolan Canyon; thence, along the center of said road, South 86° 52' West, 252.84 feet; thence South 44° 51' West, 54.22 feet; thence South 16° 04' West, 140.28 feet; thence South 38° 52' West, 224.49 feet; thence South 73° 52' West, 189.48 feet; thence South 68° 31' West, 153.60 feet; thence South 63° 02' West 140.51 feet; thence South 75° 16' West 141.54 feet to the intersection of said centerline of said road with said Westerly line of said lot 77, thence, along said Westerly line North 0° 30' West, 905.32 feet, more or less, to the point of beginning.

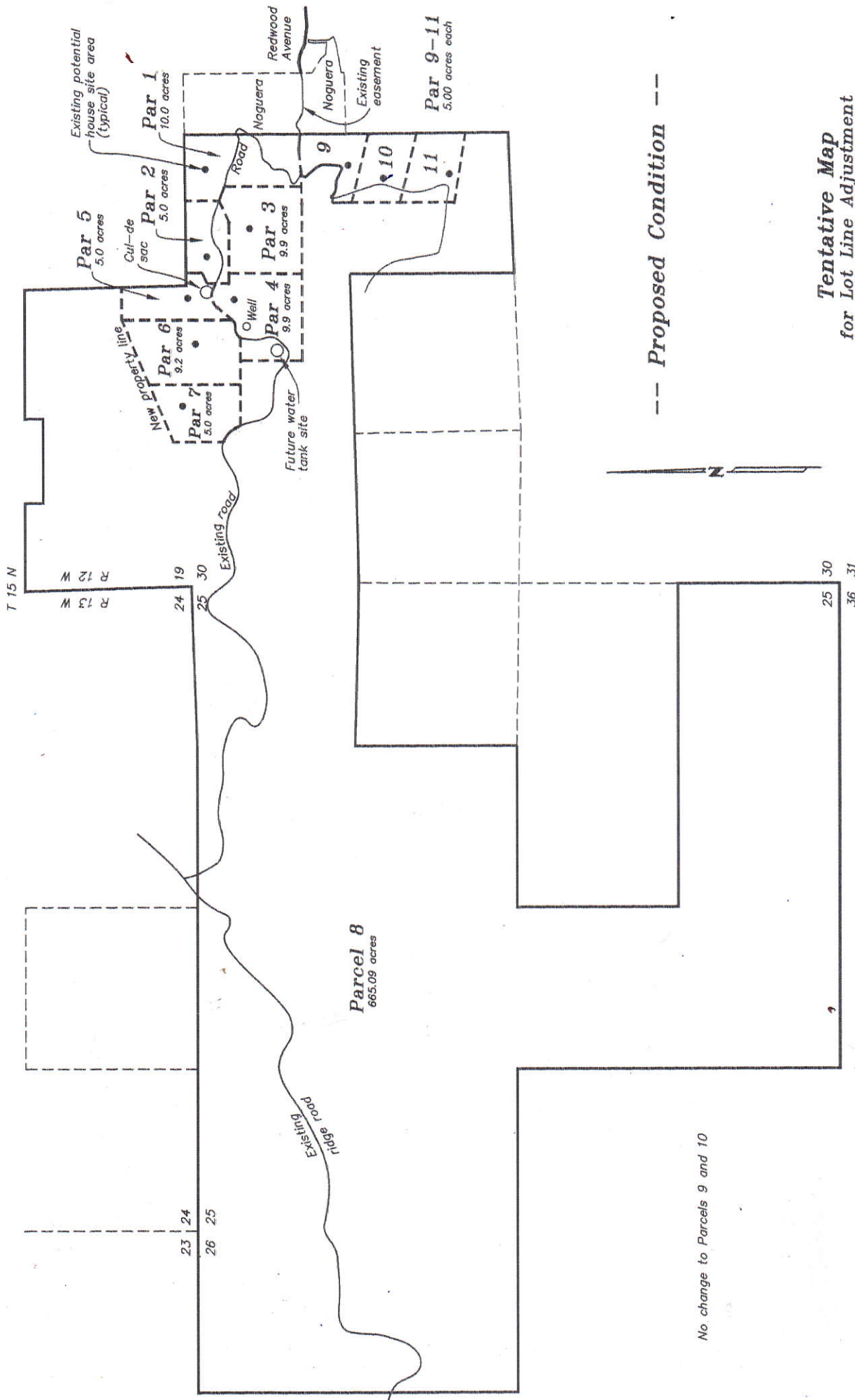
EXCEPTING THEREFROM THE FOLLOWING:

1st: That portion conveyed by Mae Bell Stem to J. H. Penner, et ux, by deed dated March 16, 1946, recorded March 18, 1946 in Volume 194 of Official Records, Page 472, Mendocino County Records.

2nd: That portion conveyed by Mae Bell Gillespie formerly Mae Bell Stem to E. A. Dunsing, et ux, by deed dated November 2, 1949, recorded November 16, 1949 in Volume 258 of Official Records, page 299, Mendocino County Records.

APNs: 003-260-01-00 and 003-500-14-00





-- Proposed Condition --

Tentative Map
 for Lot Line Adjustment
 Redwood Avenue, Ukiah
 ** Aug 25, 2023 -- Scale: 1"=700'
 0 700 1400 2100
 ** updated AP numbers
 Added Parcel 11

No change to Parcels 9 and 10

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DRAFT ADDENDUM TO
INITIAL STUDY AND MITIGATED NEGATIVE
DECLARATION FOR
UKIAH WESTERN HILLS OPEN LAND ACQUISITION AND
LIMITED DEVELOPMENT AGREEMENT PROJECT**



Draft Prepared on October 31, 2023
Adopted by the Ukiah City Council on XXX
SCH No: 2021040428

Prepared by:

**City of Ukiah
Community Development Department
Planning Division
300 Seminary Avenue, Ukiah, CA 95482**

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ATTACHMENTS

- A. Western Hills Annexation Area Map and General Plan (2040) Land Use Map
- B. Existing Configuration of Parcels
- C. Proposed Configuration of Parcels and Rezoning Map
- D. Mitigation Monitoring Reporting Program
- E. 2021 MND Approval Documents and CEQA Notice of Determination

I. INTRODUCTION

1. Purpose of this Document

The purpose of this document is to formalize and analyze proposed changes to the previously approved (2021) Western Hills Annexation Area associated with the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project (“2021 Western Hills Project”) and the Initial Study and Mitigated Negative Declaration (2021 MND), in compliance with the California Environmental Quality Act (CEQA).

2. CEQA Requirements

Pursuant to Section 15164 of the CEQA Guidelines, an Addendum to an adopted MND may be prepared by a lead agency or a responsible agency if minor changes or additions are necessary and none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or subsequent MND have occurred. Consistent with CEQA Guidelines 15164, the following discussion demonstrates that none of the conditions described in Section 15162 have occurred and that only minor technical changes are necessary in order to deem the certified MND adequate to describe the impacts of the project. CEQA Guidelines Section 15164 also states that an Addendum need not be circulated for public review but can be included in or attached to the certified MND for consideration by the hearing body.

The following addresses each of the criteria contained in Section 15162 of the CEQA Guidelines in regard to the project.

- a) **No Substantial Project Changes.** There are no substantial changes proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- b) **No Substantial Change in Circumstances.** No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c) **No New Information of Substantial Importance.** There is no new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete, which shows any of the following: the project will have one or more significant effects not discussed in the previous MND; significant effects previously examined will be substantially more severe than shown in the previous MND; mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or mitigation measures or alternatives which are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the conditions identified in CEQA Guidelines Section 15162(a) would occur with implementation of the Revised Project because:

- a) The revisions to the Revised Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects evaluated in the 2021 MND. The Revised Project is proposing to include additional properties immediately adjacent to the original project within the Western Hills Annexation Area, resulting in the potential for six additional residential units, compared to the 14 potential units analyzed within the Western Hills 2021 MND. As discussed throughout this Initial Study, impacts from the Revised Project are equal to, or less than, those described for the original project. The Revised Project will incorporate mitigation identified in the 2021 MND to reduce all impacts to a less than significant level. No new impacts that were not previously discussed in the 2021 MND have been identified.
- b) No changes have occurred as a result of the Revised Project which require major revisions of the 2021 MND. The Revised Project would not result in any new significant environmental impacts or substantial increase in the severity of previously identified significant impacts (refer to the Environmental Analysis section for details regarding the impacts associated with the Revised Project).
- c) Although some circumstances surrounding the Revised Project have changed from those described in the 2021 MND, the analysis for the Revised Project demonstrates that the changes are not substantially different from those described in the 2021 MND. Additionally, there is no information available that indicates that the Revised Project would result in a substantial increase in the severity of previously identified impacts.

II. BACKGROUND

1. Location

The Western Hills Annexation Area parcels (now totaling ±792 acres), are located within unincorporated Mendocino County within the Ukiah Western Hills, just west of the Ukiah city limits. A Figure of the Annexation Area is included in Attachment A.

2. Background and Previous Approvals

The City has a vision, and is working towards a goal, of promoting the protection of Ukiah's western urban interface to restore and conserve forest and stream ecosystems, provide large-scale wildfire mitigation and to protect the Upper Russian River Watershed to benefit fish, wildlife, scenic resources, and the greater Ukiah community.

Over the last several years, the City has been acquiring lands immediately adjacent to the western City limits, known as the "Western Hills" with the purpose of annexing such lands into the City limits for preservation and public purposes. Specifically, the City is proposing to annex ±792 acres known as the "Western Hills Annexation Area", as amended, which comprises both City-owned and privately-owned property (See Project Description Section below for more information).

Below includes a summary of actions associated with the Western Hills Annexation Area to date.

- At the August 25, 2021, regular meeting, the Planning Commission considered approval of the Western Hills Open Land Acquisition and Limited Development Agreement Project (2021 Western Hills Project), associated rezoning and Initial Study and Mitigated Negative Declaration (ISMND; State Clearinghouse No. 2021040428), and recommended approval for these actions to the City Council. The Western Hills Project included

acquisition and annexation of ±707 acres for open space, public purposes, and the potential for limited residential development.

- On September 15, 2021, the City Council introduced Ordinance No. 1217, approving the Western Hills Project, associated rezoning and ISMND. Ordinance No. 1217 is included in **Attachment E** and the ISMND can be found online at: <https://cityofukiah.com/ceqa-review/>.
- On June 8, 2022, the City of Ukiah submitted an application for annexation to the Mendocino County Local Agency Formation Commission (LAFCo) for annexation of the Western Hills Project parcels, in accordance with the terms identified in the Development Agreement. In addition to the parcels identified as a part of the Western Hills Annexation Area, the application for annexation included several privately-owned parcels (±44 acres total) located in between the 2021 Western Hills Project parcels and the County's jurisdictional boundary, to inform the deliberate and appropriate boundaries and growth for the City of Ukiah. Some of these parcels also span both City and County jurisdiction and the City proposes to annex them to rectify this jurisdictional issue.
- On June 29, 2022, the City received correspondence from LAFCo determining that the application (LAFCo No. A-2022-02) had been reviewed and deemed incomplete based on several items, such as a Tax Share Agreement, Residential Entitlement matrix form, Property Owner letters of approval, a Statement of Fair Share Housing Needs and Timely Availability of Water, along with a few other ministerial items, the City noted as to be pending and forthcoming in the June 8, 2022 application for annexation.
- On December 7, 2022, the City Council adopted Resolution No. 2022-78 and Resolution No. 79, adopting the City's 2040 General Plan and certifying the associated Environmental Impact Report (EIR; SCH No. 2022050556). The 2040 General Plan and EIR identify the Western Hills Annexation Area as one of the three areas the City intends to pursue for annexation (see EIR Section 2.2.7). The 44 acres of privately owned parcels intended to rectify jurisdictional issues were included in the Western Hills Annexation Area within the General Plan and EIR. The General Plan and EIR can be found online at <https://ukiah2040.com/>.
- On December 19, 2022, LAFCo approved the City's Ukiah Municipal Service Review (MSR) and Sphere of Influence (SOI) Update. The updated SOI includes the entire Western Hills Annexation Area (2021) identified within the General Plan.
- An additional 40-acre parcel (APN 003-190-11) directly adjacent (south) to the Western Hills Project and City's western City limit became available for purchase in 2023, and on May 3, 2023, the City Council approved the City seeking acquisition of the parcel for open space and access opportunities in connection with the Western Hills open space parcels. This parcel is proposed for inclusion in the Western Hills Annexation Area, as described below.

III. PROJECT DESCRIPTION

1. Western Hills Project Description (2021)

The original (2021) Western Hills Project included the following.

- Acquisition, annexation and rezoning of ±707 acres, including:
 - ±640 acres preserved for open space conservation and public uses. These parcels were rezoned Public Facilities (“PF”).
 - ±54 acres included in a Limited Development Agreement between the City and the private property owner (Hull; D&J Investments, LLC.) to allow for residential development (14 units total) through the creation of seven “Development Parcels” (via a series of sequential Lot Line Adjustments) beginning at the terminus of Redwood Avenue. These parcels are rezoned Single-Family Residential-Hillside Overlay (R1-H).
 - ±14 acres of privately owned property included in the Limited Development Agreement for access to the open space parcels. These parcels were rezoned R1-H.
- Road improvements to Redwood Avenue, as well as water/sewer utility extensions within Redwood Avenue, and construction of a water tank.

2. Revised Project Description (2023)

Since approval of the 2021 Western Hills Project, 84 acres have been added to the Western Hills Annexation Area, as described below. The additional acreage, in combination with the other components outlined below, constitute the “Revised Project”.

- ±44 acres of privately-owned property (comprising 9 legal parcels) were added to the Western Hills Annexation Area to address existing LAFCo policies and known mapping errors, and to avoid the formation of an unincorporated island. These parcels were not included in the original 2021 Western Hills Project but were included in the preliminary application submitted to LAFCo. Additionally, they were identified as a part of the Western Hills Annexation Area in the 2040 General Plan and included in the Environmental Impact Report analysis (see Environmental Review Section below for more information). These parcels are proposed for R1-H rezoning for consistency with existing and adjacent development but would remain under private ownership and are not included in the Development Agreement (2021) or Purchase Agreement (2023).
- ±40 acres of privately-owned property being pursued for acquisition by the City for open space and access opportunities. The parcel is proposed for inclusion in the Western Hills Annexation Area. A Purchase Agreement for the 40 acres would allow the private property owner (Hull) to retain the right to keep 15 acres for development of three (3) parcels, as further described below. The aforementioned 15 acres is proposed for R1-H rezoning, and the remaining 25 acres (that would be owned by the City) would be rezoned PF for open space. The 40-acre parcel is currently not located within the City’s SOI but is within the Planning Area identified in the General Plan. The parcel would be owned by the City at the time of annexation. The 15 acres would be transferred to Hull after annexation is complete.
- The Purchase Agreement to include APN 003-190-11. The Purchase Agreement would allow Hull to retain one +/- 15-acre parcel (via a Lot Line Adjustment) after annexation. Hull would be able to retain the right to create and develop three parcels with one single family home and one accessory dwelling unit (six total possible units), in accordance with R1-H zoning regulations. Similar to the Western Hills Project (2021), the Revised Project, including the new

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Purchase Agreement, allows for limited development, but does not include specific development designs or proposals, nor does it grant any entitlements for development. The parcels would be created within the eastern portion of the existing 40-acre parcel, but the location of the potential residential units is not known at this time. The Purchase Agreement will also specify the following:

- City will release public access on private drive from Redwood Ave (current DA says the City maintains access until alternate access established).
- Hull retains water rights from Ellison well with access and utility easement for use in enhancing fire protection activities on the three development parcels and potentially for potable water to the development sites.
- Hull grants City additional trail easements to San Jacinta (south side) as the City originally retained the right to only one trail easement and would like to retain the option for additional trail location depending on future design work.
- Project does not include road or utility improvements, access to the parcels is established off of a private drive at the end of Redwood Avenue. There is no associated water, sewer or electric utility component to this project. After the three development parcels are established any utility infrastructure work would be evaluated in concert with the appropriate site development permits and serving entities.

Figures of the Western Hills Annexation Area is included in Attachment A, a figure showing the existing and proposed conditions for the 15 acres associated with the Purchase Agreement is included in Attachment B, and a Rezoning Figure is included in Attachment C.

Table 1, Western Hills Annexation Area Parcels (as revised)

Assessor Parcel Number	Property Owner	Situs Address	Size (acres)
2021 Western Hills Project Parcels			
157-030-02	City of Ukiah	None assigned	20.00
157-030-03	City of Ukiah	None assigned	60.00
157-050-14	City of Ukiah	None assigned	20.17
157-050-15	City of Ukiah	None assigned	40.43
157-050-16	Dave Hull; D & J Investments, LLC.	None assigned	40.25
157-050-18	City of Ukiah	None assigned	60.00
157-070-05	City of Ukiah	None assigned	76.20
003-190-17	Dave Hull; D & J Investments, LLC.	None assigned	18.30
003-190-16	Dave Hull; D & J Investments, LLC.	None assigned	0.29
003-190-15	Dave Hull; D & J Investments, LLC.	None assigned	5.00
003-190-13	Dave Hull; D & J Investments, LLC.	None assigned	9.08
003-110-90	Adonis & Sarah Noguera	620 Redwood Ave.	4.14
003-190-09	Adonis & Sarah Noguera	620 Redwood Ave.	10.20
100-040-83	Dave Hull; D & J Investments, LLC.	None assigned	77.60
157-050-03	City of Ukiah	None assigned	60.05
157-050-13	City of Ukiah	None assigned	59.71
157-060-02	City of Ukiah	None assigned	18.66
157-060-03	City of Ukiah	None assigned	128.52
Privately-Owned Parcels Added to the Western Hills Annexation Area in the 2040 General Plan			
001-420-40	Robert R Beltrami	145 Mendocino Place	1.49
001-041-02	Grayden Huff	500 Lookout Dr.	1.33
001-041-03	Amanda Reiman	4 Lookout Dr.	0.66
001-041-04	Amanda Reiman	3 Lookout Dr.	0.48
001-041-05	Robert Werra	2 Lookout Dr.	1.13
001-041-06	Robert Werra	415 Hillview Ave.	0.74
001-041-07	Robert Werra	415 Hillview Ave.	0.38
001-040-81	William Edwards	335 Janix Dr.	2.40
001-041-01	Robert Werra	None assigned	35.50
Additional Parcels Proposed for Inclusion			
003-190-11	Dave Hull (25 acres to be acquired by City)	None assigned	40
		TOTAL ACREAGE	792.71

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

1. Environmental Setting

The Western Hills Annexation Area is located within the Ukiah Valley, west of the City of Ukiah, in central Mendocino County, with elevations varying from approximately 600-feet above mean sea level up to approximately 3,000 feet in the hills surrounding the city, including the Western Hills. The Ukiah valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for approximately nine miles, with a maximum width of three miles. The Russian River enters the valley at the north end and runs south along the valley floor. Ukiah is located along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge.

The majority of the area is undeveloped with access roads and fire breaks. However, the 44 acres of private property north of the original 2021 Western Hills Project are developed with single-family homes and/or undeveloped. The additional 40 acres proposed for inclusion in the Western Hills Annexation Area (Revised Project) is largely undeveloped and is bisected by a 1,000-foot unpaved road accessed from Redwood Avenue. The access road width ranges from 16-to-20-feet wide and has been improved with gravel and compaction. The road climbs to a levelled one-acre abandoned cannabis cultivation site before continuing uphill and off the project site. Remnants of the cultivation site include old fencing with concrete footings, PVC irrigation pipes, pots, tubs, planting containers, a water tank, and pallets.

Soils in the area are characterized as both Hopland, which consists of very deep, well drained soils formed in colluvium and residuum weathered from sandstone or shale on steep hills and slopes, and Maymen soils that are shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. These soils have a shallow depth to bedrock. Class II and Class III watercourses exist along the steeper portions of the area.

Vegetation in the Western Hills Annexation Area includes native and nonnative annual and perennial grasses, with dense chaparral and mixed hardwood forest throughout. Native trees in the area primarily consist of California bay laurel (*Umbellularia californica*) and California black oak (*Quercus kelloggii*). Undergrowth consists largely of poison oak (*Toxicodendron diversilobum*) and Western bracken fern (*Pteridium aquilinum*). The terrain is very rugged and steep (greater than 50% slope in many areas). Intrusions of non-native, invasive French Broom and other species are also present throughout the area.

2. Previously Disclosed Impacts

2021 MND: The analysis within the Mitigated Negative Declaration previously approved for the Western Hills Project (referred to herein as the “2021 Western Hills Project” and “2021 MND”) included the following: 1) Acquisition and annexation of the parcels; 2) Rezoning the parcels to PF and R1-H (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Sequential Lot Line Adjustments to reconfigure the existing parcels into seven lots (“Development Parcels”) for future potential development; 4) Development

Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (14 units total); and 5) site improvements including extension of utilities, road improvements, and construction of the water tanks.

As described throughout the Initial Study, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce impacts to less than significant. Mitigation measures identified within the Initial Study and Mitigated Negative Declaration related to ground disturbing activities and construction for road and utility improvements, as well as residential development, will be included in the Development Agreement and Conditions of Approval to ensure that they are implemented accordingly. A Mitigation Monitoring and Reporting Program is provided in Section VII of the Initial Study.

All future residential development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable (with the exception of by-right development).

Based upon the analysis contained within the 2021 MND, all potential impacts resulting from the 2021 Western Hills Project would be less than significant with incorporation of mitigation.

2040 General Plan EIR: The City's 2040 General Plan and Environmental Impact Report (EIR) were adopted by City Council in December, 2022, and analyzed the type and amount of development that can occur throughout the City through the planning horizon year of 2040 (over approximately 18 years). As part of the 2040 General Plan, the City identified three potential separate annexation areas currently located in the County of Mendocino's jurisdictional boundaries, totaling approximately 1,617 acres. The Western Hills Annexation Area was identified as "Annexation Area C" and included the original 707 acres associated with the 2021 Western Hills Project, as well as the 44 acres of "clean up" parcels added after approval of the 2021 Western Hills Project. The EIR analyzed annexation of this area, as well as the associated rezoning, and adoption of the new Sphere of Influence and Planning Area. Because the addition of the 44 acres was analyzed within the EIR and no change to those parcels are proposed as a part of the Revised Project, further analysis of these parcels is not required, and not included within this Addendum. However, the EIR is referenced in certain sections of the below analysis, as appropriate.

3. Summary of Impacts

A. Aesthetics

Summary of Aesthetics Impacts from the Western Hills Project 2021 MND

According to the California Department of Transportation's (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within the vicinity of the project. However, the Western Hills, including the Project site are considered a local scenic vista. Approximately 640 acres would remain open space, while 54 acres would be potentially developed with up to 14 units (one single-family dwelling and one ADU per lot). Although the Project does not include specific development proposals for construction of the homes, the Development Agreement allows the potential for the homes to be built at some point in the future. However, all future development would be subject to discretionary and environmental review and be required to comply with City regulations for height, setbacks, and other development standards established to protect natural features and scenic resources within the Western Hills.

Sewer and electric utilities would be extended from Redwood Avenue to the house sites but would be located underground within the existing roadway to avoid visual impacts. The two proposed water tanks (34 ft x 34 ft, 10.5 ft high) would be colored a shade of green to blend in with the landscape. The water tank site has already been cleared of vegetation and is surrounded by trees, making it less visible to the public. Due to the location and topography of the site, and distance from public views, such as those in adjacent residential areas or views from the valley floor, the proposed water tank would not significantly impact scenic resources on the site or in the area.

For the aforementioned reasons, the Project would not result in a significant impact to scenic vistas, nor the visual character of the site or area. Impacts would be less than significant.

2021 MND Mitigation Measures: None.

Summary of Aesthetics Impacts from the Revised Project

Impacts to Aesthetics associated with the revised Project would be consistent, if not less than, those disclosed within the 2021 MND. Specifically, the 40-acres proposed for inclusion in the Western Hills Annexation Area contains similar terrain, vegetation and scenic quality as the parcels previously analyzed. While the Revised Project does not include road and/or utility improvements, which would result in less impacts described within the 2021 MND associated with groundwork, grading, and vegetation removal associated with those components, the Purchase Agreement would allow for potential development of up to six additional units within a 15-acre area, in accordance with the R1H zoning regulations. Similar to the analysis contained within the 2021 MND, the exact location of the potential development parcels and residential units is unknown at this time. However, all future development would be subject to discretionary and environmental review and be required to comply with City regulations for height, setbacks, and other development standards established to protect natural features and scenic resources within the Western Hills. For the aforementioned reasons, consistent with the 2021 MND, the Revised Project would not result in a significant impact to scenic vistas, nor the visual character of the site or area. Impacts would be less than significant.

B. Agriculture and Forestry Resources

Summary of Agriculture and Forestry Impacts from the Western Hills Project 2021 MND

According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the Project area does not contain Unique Farmland, or Farmland of Statewide Importance. However, the site is designated as Grazing Land, which is defined as land on which the existing vegetation is suited to the grazing of livestock but has not been used for grazing. There are no agricultural uses or Williamson Act contracts on-site or in the immediate vicinity. The Project would not convert Farmland, conflict with existing zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. Therefore, impacts to agricultural resources would be less than significant.

2021 MND Mitigation Measures: None.

Summary of Agriculture and Forestry Impacts from the Revised Project

Consistent with the analysis contained within the 2021 MND, the 40-acre parcel proposed for inclusion in the Western Hills Annexation Area is designated as Grazing Land by the California Department of Conservation Farmland Mapping & Monitoring Program, and there are no agricultural uses or Williamson Act contracts on-site or in the immediate vicinity. Consistent with the analysis in the 2021 MND, Revised Project would not convert Farmland, conflict with existing

zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. Therefore, impacts to agricultural resources would be less than significant.

C. Air Quality

Summary of Air Quality Impacts from the Western Hills Project 2021 MND

Improvement of roadways, installation of utilities, and construction of the water tanks, as well as future potential construction of single-family homes could result in impacts to air quality. Short-term construction related impacts (emissions and dust) would result from grading, vegetation removal, trenching, paving, operation of construction equipment, and vehicle trips associated with construction workers. However, with incorporation of Mendocino County Air Quality Management District (MCAQMD) Best Management Practices identified in Mitigation Measures AQ-1 through AQ-3, impacts would be less than significant.

Long-term air quality impacts associated with single-family residential development is typically minimal and generally associated with vehicle trips, wood burning stoves, landscape and maintenance activities, etc. However, existing building codes requiring energy efficient and low emitting equipment and features for new residential development (see Section 6, Energy, Section 8, Greenhouse Gas Emission, and Section 17, Transportation of the Initial Study for more information). With adherence to the aforementioned regulations, and others intended to reduce emissions and impacts to air quality, impacts from operation of the Project would be less than significant.

2021 MND Mitigation Measures:

AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:

- a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.*
- b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.*
- c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.*
- d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.*

AQ-2: Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:

- a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.*
- b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.*
- c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.*
- d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.*
- e. All earthmoving activities shall cease when sustained winds exceed 15 mph.*

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- f. *The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.*
- g. *The operator shall keep a daily log of activities to control fugitive dust.*
- h. *For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to:*
 - 1. *Submit a Large Area Grading permit application to the District.*
 - 2. *Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos.*
 - 3. *Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.*
 - 4. *If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.*

AQ-3: Property Development-Prior to starting any construction, the applicant is required to:

- a. *Obtain a Property Development Permit from the District for any open outdoor burning.*
- b. *Obtain a Grading Permit, if applicable.*
- c. *Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable.*
- d. *Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.*
- e. *Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.*

Summary of Air Quality Impacts from the Revised Project

Impacts associated with the Revised Project, and specifically potential future residential development of six units, would be the same as described within the 2021 MND and future development would adhere to Mendocino County Air Quality Management District (MCAQMD) Best Management Practices identified in Mitigation Measures AQ-1 through AQ-3, and relevant energy efficiency building codes, impacts would be less than significant.

D. Biological Resources

Summary of Biological Resources Impacts from the Western Hills Project 2021 MND

According to the Biological Assessment Report (BRA) was prepared for the Project by Jacobszoon & Associates, Inc. (2021, updated 2022) for the Project, based on existing vegetation and known habitat range, seventeen (17) special-status plant species and thirteen (13) special-status wildlife species have a moderate or high potential to occur within the study area (identified as 55 acres for potential development, and 100 ft radius around the access road and fire breaks). However, during the field survey, none were observed on-site. Because no special status plant species were observed during the field survey, the Project is not anticipated to result in significant impacts to them. However, this does not preclude the possibility of wildlife species being present at the time of construction or being impacted from vegetation removal, grading, and other ground disturbing activities for utility extension, road improvements, water tank construction, and future residential development. In addition, two sensitive woodland tree habitats were identified in the Project Area. As such, construction, vegetation removal, and ground disturbing activities could

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result in impacts to nesting birds, special status insects, woodland habitat, and mammals. However, Mitigation Measures BIO-1 through BIO-5 would reduce impacts to less than significant.

There are no established native resident or migratory wildlife corridors, or native wildlife nursery sites within the Project area, and no adopted Habitat Conservation Plans for the City of Ukiah, nor the larger Ukiah Valley that apply to the site.

The Study Area contains two (2) Class II watercourses and four (4) Class III watercourses that were observed and mapped on-site (in the northernmost parcels). However, this area would be avoided, and no development is proposed within proximity of the watercourses. No wetlands were observed within or immediately adjacent to the study area. The study area also does not contain any special-status fish species or fish bearing watercourses or waterbodies. If future work in or adjacent to any of the other watercourses are proposed, the Developer is required to obtain necessary regulatory permits from the California Department of Fish and Wildlife and the Regional Water Quality Control Board, as necessary. Impacts to sensitive aquatic resources would be less than significant.

2021 MND Mitigation Measures:

BIO-1: Sensitive Trees. If trees are proposed for removal, preconstruction surveys shall be conducted by a qualified biologist to identify Oregon white oak forest and woodland, as well as California bay forest and woodland habitat; removal of sensitive habitat shall be conducted in accordance with California Department of Fish and Wildlife (CDFW) regulations.

BIO-2: Sensitive Amphibian Species. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, or other sensitive amphibian species, and identify additional avoidance measures, if needed. A qualified biologist shall be on-site for any dewatering event to address the potential for the presence of sensitive amphibian species such as foothill yellow-legged frog (Rana boylei).

BIO-3: Nesting Birds. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.

BIO-4: Special-Status Insects. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.

BIO-5: Special-Status Mammals. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.

Summary of Biological Resources Impacts from the Revised Project

The additional 40 acres proposed for inclusion in the Western Hills Annexation Area (Revised Project) is largely undeveloped and is bisected by a 1,000-foot unpaved road accessed from Redwood Avenue. The access road width ranges from 16-to-20-feet wide and has been improved with gravel and compaction. The road climbs to a levelled one-acre abandoned cannabis cultivation site before continuing uphill and off the project site. Remnants of the cultivation site

include old fencing with concrete footings, PVC irrigation pipes, pots, tubs, planting containers, a water tank, and pallets.

Vegetation on the Project site is varied across east, south, and north facing slopes. South facing slopes include native and nonnative annual and perennial grasses, brush (chamise) and Oak woodland. East facing slopes include mixed hardwood forest and Black Oak Woodland. Undergrowth is consistent with a Black Oak Alliance including Toyon (*Heteromeles arbutifolia*), ceanothus (*Ceanothus* spp.), and Manzanita (*Manzanita* spp.). North facing slopes are dominated by Doug Fir (*Pseudotsuga menziesii*). The northern boundary of the property includes a Class III waterway and associated riparian vegetation. Intrusions of non-native, invasive French Broom are found along approximately 100 yards of the road as it climbs away from the drainage. The terrain on the southern side of the property is steep (greater than 50% slope in some areas) while the northern portion of the property has slopes generally in the 10-30% range. There are no soils unusual to the region.

The Revised Project includes preservation of an additional 25 acres of open space, which would have no impact on biological resources. However, the 15 acres that would be included in the Purchase Agreement and allow for up to six residential units, would have similar impacts to those described in the 2021 MND. The parcels would be created within the eastern portion of the existing 40-acre parcel, but the location of the potential residential units is not known at this time. All development requires discretionary review per the R1-H zoning district regulations. R1-H regulations also requires submittal of the following: soil and geological reports, subsurface investigations, grading plans, vegetation reports, and hydrology reports. Additionally, depending on the location and vegetation contained within the development area, a Biological Assessment may also be required. Future development would also adhere to Mitigation Measures BIO-1 through BIO-5. A Class III watercourse is located in the northern portion of the site. However, no development would occur in this area and watercourses would be avoided. As such, impacts to biological resources as a result of the Revised Project would be similar to those described in the 2021 MND, and would be less than significant with mitigation.

E. Cultural Resources

Summary of Cultural Resources Impacts from the Western Hills Project 2021 MND

An Archeological Survey Report was prepared by Alta Archeological Consulting (Alta) in March 2021, to identify any archaeological, historical, or cultural resources located within the 55 acres included in the Development Agreement to be developed with single family homes at some point in the future. Alta also conducted a field survey of the area and requested an archaeological and historical records search (File No. 20-1364) from the Northwest Information Center (NWIC) located on the campus of Sonoma State University. The records search included a review of all study reports on file within a one-half mile radius of the Project area. No cultural resources were identified within the Project area (or within one-half mile) as a result of the records search, literature review, or archaeological field survey. In addition, given the steep terrain, the potential for substantial prehistoric or historic settlement is considered low. Therefore, the Project activities are not anticipated to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

As a part of the Project, the City also followed tribal consultation notification procedures, in accordance with Assembly Bill 52 (AB 52). On January 28, 2021, a request for formal consultation by the Pinoleville Pomo Nation was received, and AB 52 consultation was concluded with the tribe on May 3, 2021. No specific resources were identified within the Project area as a result of the consultation process, but Mitigation Measures CUL-1 and CUL-2 were included in the Project

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to mitigate for the potential of unanticipated discoveries during ground disturbing activities. These mitigation measures apply to all future development. As such, impacts to cultural, archeological and historical resources would be less than significant with mitigation incorporated.

2021 MND Mitigation Measures:

CUL-1: Unanticipated Discovery. If previously unidentified cultural, historic, palaeontologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

CUL-2: Encountering Native American Remains. If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated and further recommendations regarding treatment of the remains will be provided.

Summary of Cultural Resources Impacts from the Revised Project

Impacts from the Revised Project, and specifically the potential development of six single family homes within the additional 15 acres, would be consistent with those described in the 2021 MND, as the soils, terrain and development type would be similar. With implementation of Mitigation Measures CUL-1 and CUL-2, impacts would be less than significant with mitigation incorporated.

F. Energy

Summary of Energy Impacts from the Western Hills Project 2021 MND

The Western Hills Project, including the Development Agreement, does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be analyzed on a project level basis subject to the County’s and City’s building and safety codes, as well as Title 24 regulations (and others) to promote energy efficiency. Specifically, each residence would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting.

Project construction equipment would also be required to comply with the latest California Air Resources Board (CARB) and Environmental Protection Agency (EPA) engine emissions standards which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

With adherence to the aforementioned regulations, and others intended to reduce energy consumption, impacts from the Project related to energy consumption would be less than significant.

2021 MND Mitigation Measures: None.

Summary of Energy Impacts from the Revised Project

Impacts from the Revised Project would be consistent with those described in the 2021 MND, as all future potential construction would be subject to the aforementioned regulations intended to reduce energy consumption. Impacts to energy as a result of the Revised Project would be less than significant.

G. Geology and Soils

Summary of Geology and Soils Impacts from the Western Hills Project 2021 MND

The Western Hills Project site(s) is not in a California Earthquake Fault Zone and is not susceptible to liquefaction or strong seismic ground shaking. However, future potential construction of single-family homes and utility improvements could require vegetation removal and grading, which could result in impacts associated with erosion, the loss of topsoil and landslides if not properly designed.

All of the aforementioned activities must be completed in accordance with applicable safety codes and the below standard mitigation measure requires sediment and erosion plans identifying BMPs to reduce soil erosion and water runoff to reduce or avoid impacts to geology and soils to be submitted prior to any ground disturbance, in accordance with Ukiah City Code (“UCC”) Division 9, Chapter 7, Erosion and Sediment Control. In addition, R1-H development standards (which will be applied to all Development Parcels) require submittal of Geotechnical Reports, Grading Plans, Hydrology Reports, etc. to ensure development is being properly designed, and will include a set of site/project specific recommended Best Management Practices and adherence to Mitigation Measure GEO-1 for future development projects to avoid impacts to geology and soils. Impacts related to soil erosion and geologic hazards would be less than significant with mitigation.

An onsite community sewer system (holding tank) with a sewer line, rather than a leach field, will be constructed for discharging wastewater (effluent only) to a sewer main at the end of Redwood Avenue. The soils at the Project site are not identified as being expansive and could adequately support the sewer system. In addition, building code, Mendocino County of Environmental Health, and Public Works’ requirements will ensure that the sewer system is adequately installed in accordance with all standards related to safety. Impacts would be less than significant.

Lastly, as described in Section 5, Cultural Resources, of the 2021 MND, although not anticipated, the potential exists for unique paleontological resources or site or unique geological features to be encountered within the Project area during ground-disturbing construction activities. However, in the event that resources are discovered during construction, Mitigation Measure CUL-1 requires the protection of the resources. Impacts would be less than significant with mitigation incorporated.

2021 MND Mitigation Measures: Implementation of CUL-1.

GEO-1: The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.

Summary of Geology and Soils Impacts from the Revised Project

The terrain on the southern side of the property is steep (greater than 50% slope in some areas) while the northern portion of the property has slopes generally in the 10-30% range. There are no soils unusual to the region. Impacts from the Revised Project would be consistent with those described in the 2021 MND, as the soils, terrain and development type would be similar, and all future potential construction would be subject to the aforementioned regulations intended to reduce soil erosion and hazards related to geologic features. Development on the 15 acres under the Revised Project would differ in that there would not likely be the affluent line and all sewer/septic would stay on site. Impacts to soils related to septic systems would be evaluated with any site development permit application. Specifically, potential development under the Revised Project would adhere to R1-H regulations, which require submittal of Geotechnical Reports, Grading Plans, Hydrology Reports, etc. to ensure development is being properly designed, and will include a set of site/project specific recommended Best Management Practices and adherence to Mitigation Measure GEO-1 and CUL-1 for future development projects to avoid impacts to geology and soils. Impacts to geology and soils as a result of the Revised Project would be less than significant with mitigation.

H. Greenhouse Gas Emissions

Summary of Greenhouse Gas Emissions Impacts from the Western Hills Project 2021 MND

As discussed in Section 3, Air Quality, of the 2021 MND, the Western Hills Project (both construction and operation) would not result in a significant negative impact to air quality. Similarly, as discussed in Section 17, Transportation, the Western Hills Project would not produce significant amounts of traffic or vehicle miles traveled that would in turn result in a significant increase in GHG emissions. Individual residential development projects constructed under the Development Agreement will be reviewed on a project by project basis to analyze GHG emissions and will be required to follow all building codes and policies including those intended to reduce emissions. Specifically, future residential uses constructed on all Development Parcels would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 standards. Compliance with Title 24 Building Energy Efficiency Standards would provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage, as well as GHG emissions.

Lastly, the Project includes annexation and conservation of approximately 640 acres, which will have no impact (or a beneficial impact) on GHG, given that the Project is located within a non-attainment area, the rural nature of the site, and small development footprint, the Project, including infrastructure improvements and other temporary construction activities, is not expected to significantly increase GHG in the area. With implementation of the aforementioned regulations, impacts to GHG emissions would be less than significant.

2021 MND Mitigation Measures: None.

Summary of Greenhouse Gas Emissions Impacts from the Revised Project

Impacts associated with greenhouse gas emissions would be consistent with those described in the 2021 MND, as the potential development type and intensity is similar (but slightly less) than that described for the Western Hills Project. Compliance with Title 24 Building Energy Efficiency Standards would provide minimum efficiency standards related to various building features,

including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage, as well as GHG emissions. Additionally, as a part of the 2040 General Plan, the City adopted thresholds for analyzing projects under Vehicle Miles Traveled, which is directly tied to greenhouse gas emissions. The General Plan EIR identified that the following projects are expected to result in less than significant impacts: small projects that meet existing categorical CEQA exemptions, employment uses in areas with a diverse mix of land uses, local serving retail, projects in proximity to a major transit stop, transportation projects, and all residential projects/uses (such as those proposed as a component of the Revised Project). For more information, please refer to Section 4.11, Transportation, and Appendix D of the City's General Plan Environmental Impact Report, which may be accessed online at: https://ukiah2040.com/images/docs/Ukiah_2040_Compiled_Appendices.pdf.

Based on the aforementioned, impacts related to greenhouse gas emissions from the Revised Project would be less than significant.

I. Hazards and Hazardous Materials

Summary of Hazards and Hazardous Materials Impacts from the Western Hills Project 2021 MND

Hazardous Materials. Construction activities and future residential uses associated with the Project would require the routine transport, use, storage, and disposal of small quantities of hazardous materials common for equipment and property maintenance and operation, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, cleaning solvents and supplies, pesticides, fertilizers, paint, etc. However, the types and quantities of materials to be used are not expected to pose a significant risk to the public and/or environment and would be managed in accordance with federal, state, and local regulations. In addition, Mitigation Measure HAZ-1 would ensure that materials would be transported and stored in a manner to reduce potential impacts, including those to schools within one-mile, to less than significant. Impacts would be less than significant with mitigation incorporated.

According to the GeoTracker and EnviroStor databases the Project site(s) do not contain any listed hazardous sites; no impact would occur.

Airport. Under the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), the Project is located within the Other Airport Environs (OAE) Compatibility Zone. Within this airport influenced area, no limits are prescribed with regard to intensity of use, density of dwelling units, nor are there any open land requirements specific to airport safety considerations. According to Table 3A of the UKIALUCP, the proposed Project would not engender airport safety concerns under the UKIALUCP, and a review of associated residential uses are indicated as 'Normally Compatible.' As such, impacts to people residing or working near the airport would be less than significant.

Emergency Response. There are no components of the Project that would impair or interfere with emergency response or evacuation. Since the Project, specifically access improvements and residential development, would be required to be designed in accordance with state and local standards, including safety and emergency access requirements, there are no components of the Project that would impair implementation of, or physically interfere with, the adopted Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) or other emergency response plan or evacuation plan. Impacts would be less than significant.

Wildfire. As previously noted, none of the lands within the City of Ukiah are located within a California Department of Forestry (Cal Fire) State Responsibility Area (SRA). However, County lands immediately west of the City (including the majority of the Project site(s)) are located within the SRA and are classified as having a “Very High” fire hazard severity. The Project site is developed with Cal Fire fuel breaks and has been subject to vegetation management practices in order to reduce fire risk in the Western Hills. Additionally, the Project includes installation of an approximately 130,000-gallon water tank to add new water storage and fire protection facilities in the Western Hills. The access road and future residential development are required to adhere to all fire safety standards. Regardless of the aforementioned, construction activities involving the use of gasoline-powered tools and equipment could introduce new temporary sources of ignition that could increase fire risk. However, with implementation of Mitigation Measure HAZ-2, impacts would be reduced to less than significant. For the reasons stated, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. See Section 20, Wildfire of the 2021 MND, for more information. Impacts would be less than significant with mitigation incorporated.

2021 MND Mitigation Measures:

HAZ-1: The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the City’s storm drainage and waterway systems, including:

- a. There shall be no storage of hazardous materials at the Project Site;*
- b. The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and*
- c. The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.*

HAZ-2: Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken:

- a. Spark arresters are required on all portable gasoline-powered equipment.*
- b. Equipment shall be maintained in good working condition, with exhaust systems and spark arresters in proper working order and free of carbon buildup.*
- c. Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills.*
- d. Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition.*
- e. Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler.*
- f. No smoking or open flame allowed near gasoline-powered equipment.*

Summary of Hazards and Hazardous Materials Impacts from the Revised Project

Impacts related to hazards and hazardous materials would be consistent with those described in the 2021 MND, as the 40-acre parcel is located within the OAE zone of the UKIALUCP; within a Very High Fire Zone of the State Responsibility Area (not located within the UVFA district); and is not located on an identified hazardous site. Potential residential development associated with the Purchase Agreement would be of similar scale and intensity as that described in the 2021 MND. The Revised Project would implement mitigation measures HAZ-1 and HAZ-2 to reduce impacts related to hazards and hazardous materials. Contrary to the improvements included in the 2021 MND, there are no road or utility improvements currently proposed for the Revised Project. All

future improvements (road, electric, water, sewer) would be analyzed and provided by the property owner/developer, and residential development is required to comply with the R1-H development standards, as well as all applicable fire and building codes. As such, impacts from the Revised Project would be less than significant with mitigation.

J. Hydrology and Water Quality

Summary of Hydrology and Water Quality Impacts from the Western Hills Project 2021 MND

Future development would adhere to all applicable waste discharge requirements. Therefore, the Project would not violate any water quality standards. Water utilities will be developed by the property owner on-site to support the Development Parcels; approximately 130,000-gallons of storage will be provided by two 65,000 gallon tanks (34ft in diameter and 10.5ft high) that will be placed within the existing water tank pad site. According to the water tank planning study memorandum, prepared by GHD (December 10, 2020), the existing wells produce approximately 50,000 gallons per day and are located adjacent to the proposed tank. As a result, the developer proposes to supply the tanks with water from the wells rather than constructing new booster pump stations to pump water up to the tanks from the City's existing wells. Therefore, the Project would not substantially deplete groundwater resources and impacts would be less than significant.

The Project area contains two (2) Class II watercourses and four (4) Class III watercourses. However, The Project does not propose any modifications to existing culverts or watercourses. As noted in Mitigation Measures GEO-1 and HAZ-1, prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval and shall include BMPs to address soil erosion and stormwater runoff associated with road and utility improvements. Additionally, construction projects that would disturb more than one acre of land, would be subject to the requirements of General Construction Activity Stormwater Permit which requires a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs related to stormwater pollution. The proposed Development Agreement does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to County and City's development standards, building and safety codes, including review of stormwater management practices, where applicable. If future work in or adjacent to any of the other watercourses or culverts are proposed, the Developer is required to obtain necessary regulatory permits from the California Department of Fish and Wildlife and the Regional Water Quality Control Board, as necessary. Impacts associated with erosion and stormwater runoff would be less than significant with mitigation incorporated.

2021 MND Mitigation Measures: Implementation of GEO-1 and HAZ-1.

Summary of Hydrology and Water Quality Impacts from the Revised Project

Impacts from the Revised Project would be consistent with those described in the 2021 MND. However, no water tank or utility extensions are proposed with the Revised Project. Water and utilities would be analyzed and developed by the future property owner/developer for development of residential units.

A Class III watercourse is located in the northern portion of the site. While the Revised Project does not propose any modifications to existing culverts or watercourses, future development associated with residential construction and access/infrastructure could result in impervious

surfaces and erosion that could result in an impact to water quality. However, implementation of GEO-1 and HAZ-1 would reduce impacts to Less than Significant with mitigation.

K. Land Use and Planning

Summary of Land Use and Planning Impacts from the Western Hills Project 2021 MND

The Project area is undeveloped with the exception of an existing access road, firebreaks and previous land improvements for potential future housing development. While the Project would improve the existing access road and allow for potential future low-density residential development, it does not propose new linear features that would result in the division of an established community. Impacts would be less than significant.

The Project includes acquisition, annexation and rezoning of approximately 707 acres into the City's jurisdiction. The 54 acres associated with the Development Agreement and private access parcels would be rezoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), while the remaining 640 acres utilized for open space and municipal purposes would be rezoned Public Facilities (PF) with a Public (P) General Plan designation. Under Government Code Section 56742, city-owned parcels are not required to be located within the City's SOI. Parcels can be located anywhere in the County, as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application. Because the portion of the open space parcels proposed for annexation totals approximately 296 acres, and will be under city ownership for open space, this portion of the Project is consistent with the Government Code.

Under the provisions of the Government Code, the zoning district adopted by the City does not become effective unless and until the land is annexed into the City. The Development Agreement allows for a total of seven single-family homes and seven Accessory Dwelling Units (ADUs). However, once the parcels are annexed into the City, the site(s) would not be developed until an applicant submits a development on the Development Parcels (4-7) and obtains Planning Commission approval of a Use Permit to construct their home. All development would be constructed to R1-H standards, either through the City's discretionary process (Development Parcels 4-7), or within the County's jurisdiction (Development Parcels 1-3) by including R1-H standards in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). In addition, although not required, the mitigation measures contained within the 2021 MND for residential development will also be included in the CC&Rs.

2021 MND Mitigation Measures: None.

Summary of Land Use and Planning Impacts from the Revised Project

The Revised Project includes acquisition, annexation, and rezoning of an additional 40 acres; 25 acres would be for open space and municipal purposes, and 15 acres would be available for development of three single-family homes and three ADUs (six units total). Impacts associated with the Revised Project would be consistent with those described in the 2021 MND, as the use, intensity and type of development that could be facilitated would be consistent with the original project.

Since approval of the original project and 2021 MND, the City adopted its 2040 General Plan. As a part of the General Plan, the Western Hills Annexation Area (including the 707 acres within the original project and MND, as well as the additional 44 acres of "clean up" parcels), the City's Sphere of Influence (SOI) and Planning Area were also updated and analyzed. The updated (now existing) boundaries of the SOI include the 707 acres included in the original project, and Western Hills Annexation Area. The 40 acres proposed as a part of the Revised Project were not included

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in the amended SOI nor the Western Hills Annexation Area identified in the General Plan and associated EIR. However, the 40 acres would be owned by the City at the time of annexation and is within the City's updated Planning Area, consistent with the intent of Government Code Section 56742. Additionally, the proposed 40-acre parcel being included in the Western Hills Annexation Area would result in a more orderly, contiguous and less peninsular annexation area than the current configuration, which is supported by LAFCo policies.

Consistent with the impacts discussed within the 2021 MND, the 25 acres proposed for open space and municipal purposes is consistent with the intent of the PF zoning and P land use designation. While the City notes the desire to obtain potential trail opportunities in the future, no such uses are proposed at this time. Acquisition of property for open space opportunities is supported by the General Plan.

The 15 acres proposed for limited single family residential development that could be facilitated by the Revised Project is consistent with the rural, low density, single family residential development and intensities currently existing within western Ukiah and prescribed within the Ukiah Valley Area Plan and County zoning. Specifically, the current land use designation is Remote Residential, 40 Acre Minimum ("RMR-40") and the existing County zoning designation is Upland Residential, 40-acre minimum ("UR-40") are intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, and are well suited for small scale farming and low density agricultural and residential uses. Both the existing RMR-40 land use designation and UR-40 zoning designation allow for one dwelling unit (and one ADU) per 40 acres.

As described within the Land Use Element of the City's 2040 General Plan, the Hillside Residential (HR) land use designation replaces previous (1995 General Plan) Rural Residential designation in areas in the hillsides west of Highland Avenue and Park Boulevard, with a maximum allowable density of one dwelling unit per gross acre. The intent of this designation is to allow for single-family residential at a lower density to align with the goal of reducing development in designated High Fire Hazard Areas. Similarly, the Hillside Overlay District (-H or R1-H) is intended to encourage planning, design, and development while preserving natural physical features and minimizing potential safety, water runoff and soil erosion concerns associated with the natural terrain.

The Purchase Agreement associated with the Revised Project would allow creation of three development parcels (in accordance with R1-H standards and the Subdivision Map Act) within the 15 easternmost acres of the 40-acre parcel and would further restrict development to one single family dwelling per parcel and one ADU (except for in cases where the slope exceeds 50 percent, per the City's Hillside Overlay Ordinance). All development within the R1-H district requires discretionary review (Planning Commission approval) and would be subject to all R1H development regulations (including slope, density, setbacks, height, fire safety and water requirements, access requirements, etc.) contained within the Hillside Overlay District. Development within the Hillside Overlay District also includes submittal of the following: soil and geological reports, subsurface investigations, grading plans, vegetation reports, grading plans, hydrology reports, and structure elevations. Each home would require approval of a Use Permit and/or Site Development Permit by the Planning Commission, as well as approval of a Building Permit, which includes additional review and approval by County and City departments.

Lastly, the Revised Project is consistent with General Plan Goals ENV-1, ENV-4, LU-6, LU-7, LU-8 and LU-9 (and Policies ENV 1.2, LU 6.1, 6.2, 6.3, 7.1, 7.2 and 8.1) which support annexation and orderly development of lands contiguous to the City limits, as well as open space preservation, protection of hillsides and development of all housing types.

L. Mineral Resources

Summary of Mineral Resources Impacts from the Western Hills Project 2021 MND

There are no identified mineral resources within the Western Hills Project area. No impact would occur.

2021 MND Mitigation Measures: None.

Summary of Mineral Resources Impacts from the Revised Project

Consistent with the analysis within the 2021 MND, there are no mineral resources within the Revised Project parcel and no impact would occur.

M. Noise

Summary of Noise Impacts from the Western Hills Project 2021 MND

Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours. The nearest existing sensitive receptors are residential uses adjoining the Project site to the east and south along Redwood Avenue; the closest residence being more than 700 ft away from the potential house site on proposed Parcel 1. However, construction related noise would be considered temporary. In addition, to reduce potential noise impacts to nearby sensitive receptors, Mitigation Measure NOI-1 would require compliance with the City's allowed hours of construction (7:00 a.m. to 7:00 p.m.), include Best Management Practices (BMPs) for reducing construction noise, and require construction equipment to be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. Noise impacts associated with construction of the Western Hills Project would be less than significant with mitigation incorporated.

Operation of the Western Hills Project would result in stationary noise sources associated with typical residential land uses (e.g., mechanical equipment, dogs/pets, landscaping activities, cars parking, etc.). These noise sources are typically intermittent and short in duration and would be comparable to existing sources of noise experienced at surrounding residential uses. The Project is also anticipated to use typical construction equipment for temporary periods of time that would not be considered excessive. As such, impacts from operation of the Western Hills Project would be less than significant.

The nearest airport is the Ukiah Municipal Airport, located approximately 0.79-mile east of the Western Hills Project site. The Project is located within the Other Airport Environs (OAE) Compatibility Zone of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). Within this airport influenced area, no limits are prescribed with regard to intensity of use, density of dwelling units, nor are there any open land requirements specific to airport safety considerations. Noise and overflight factors are considered minimal, but there may be occasional overflights which may be intrusive to some outdoor activities. In general, the risk level for this zone is low, and no specific safety or airspace protection factors are identified.

For the reasons discussed above, impacts related to noise as a result of the Western Hills Project would be less than significant with mitigation.

2021 MND Mitigation Measures:

NOI-1: Prior to building permit or grading permit issuance, the developer shall comply with the following:

- a. *Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.*
- b. *Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses (e.g., residences, schools, convalescent homes), to the extent feasible.*
- c. *During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.*
- d. *Per the City's Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m.*

Summary of Noise Impacts from the Revised Project

Impacts related to noise as a result of the Revised Project would be consistent with those described in the 2021 MND, as it is also located within the OAE zone of the UKIALUCP, and future potential construction would adhere to the City's noise regulations and Mitigation Measure NOI-1. Impacts related to noise as a result of the Revised Project would be less than significant with mitigation.

N. Population and Housing

Summary of Population and Housing Impacts from the Western Hills Project 2021 MND

The current Ukiah Valley Area Plan land use designation of the Western Hills Project parcels is Remote Residential, 40 Acre Minimum ("RMR40") and the existing zoning is Upland Residential, 40-acre minimum ("UR:40"). Under the County's General Plan and Zoning Ordinance, the entirety of the 707 acres has the potential to be developed with up to one dwelling per 40 acres, for a total of 17 primary dwellings. In addition, an ADU may be constructed as of right on each parcel, resulting in the potential for up to 34 total units to be developed.

Once annexed, 54 acres could be developed with up to 14 residential units (seven single family homes and one associated ADU per lot) through the proposed Development Agreement. Although no development is proposed at this time, for this analysis it is assumed that future development of all Development Parcels would result in construction and development of residential uses on the site. As a part of the Project, utilities would be extended to the area. However, because the extension of utilities would be limited to the seven Development Parcels that are currently zoned for rural residential development, the Project, including development of up to 14 units, would not directly induce substantial unplanned development and population growth in the area. The remaining 640 acres that would be preserved as open space would not be developed with residential uses that could result in an increase in population. For the aforementioned reasons, the Western Hills Project would not induce substantial unplanned population growth in an area, either directly or indirectly. Impacts would be less than significant.

2021 MND Mitigation Measures: None.

Summary of Population and Housing Impacts from the Revised Project

Once annexed, under the City's jurisdiction and the Purchase Agreement associated with the Revised Project, 15 acres of the 40-acres could be split into three (3), five-acre parcels and developed with three single family homes and three ADUs, in accordance with R1-H zoning and development regulations. The remaining 25 acres would be rezoned PF, and no residential development would occur within this area. As analyzed within the 2040 General Plan EIR (Land Use Section), the maximum buildout potential assumed within the General Plan would result in an additional 2,350 housing units and an additional 4,514,820 non-residential square footage (City

of Ukiah 2022). This buildout is projected to occur specifically within the existing City limits and Annexation Areas. However, the six additional units would be included in the existing Planning Area and the amended Western Hills Annexation Area. Although the Revised Project would allow for the potential of six additional units than the original Western Hills Project, and four additional units when compared to the existing County zoning regulations, this change in potential units (and population) would not be considered substantial. Impacts would be less than significant.

O. Public Services

Summary of Public Services Impacts from the Western Hills Project 2021 MND

Police protection services for the entire City limits is provided by the Ukiah Police Department, while the Mendocino County Sheriff's Department provides police services for areas outside of the City limits. Fire protection services in the Ukiah Valley are provided by the Ukiah Valley Fire Authority and California Department of Forestry and Fire Protection (Cal Fire). Educational facilities in the Ukiah Valley area are provided by the Ukiah Unified School District (UUSD), County Office of Education, and the Mendocino-Lake Community College District. There are also several private and charter schools serving residents within the City of Ukiah, as well as the unincorporated portions of Mendocino County.

Although no development is proposed at this time, it is assumed that future development would result in construction and development of residential uses (up to 14 units) on the site. New homes in the City's jurisdiction would be served by the City's Police Department and the Ukiah Valley Fire authority. This minimal increase in service area would not be considered significant, as fire and police impact fees are collected for new construction to offset the financial burden that new development can potentially create for the fire department. Similarly, it is not anticipated that the additional residential units, currently already being served by existing school districts, would result in a significant impact to school services. Lastly, as discussed in Section 16, Recreation of the 2021 MND, the increase in residential units would not be considered significant and future development would be required to pay park impact fees, which are used to assist in the development and maintenance of parks and recreation facilities.

Lastly, future residential development would be assessed, and impact fees for all aforementioned public services would be collected during the Building Permit process. As such, the Project would have a less than significant impact on public services.

2021 MND Mitigation Measures: None.

Summary of Public Services Impacts from the Revised Project

Impacts associated with the Revised Project would be consistent with those identified in the 2021 MND, as new homes in the City's jurisdiction (once annexed) would be served by the City's Police Department and the Ukiah Valley Fire authority. Future residential development would be assessed, and impact fees for all aforementioned public services would be collected during the Building Permit process. As such, the Project would have a less than significant impact on public services.

P. Recreation

Summary of Recreation Impacts from the Western Hills Project 2021 MND

The Western Hills Project does not propose any recreational facilities at this time. However, the City does have aspirations to develop trails and recreational open space areas at some point in

the future. Potential development of up to 14 new residential units would increase population, and in turn, increase the use of existing recreation facilities. However, the increase in population would not be considered significant and future development would be required to pay all park impact fees, which are used to assist in the development and maintenance of parks and recreation facilities. As such, impacts would be less than significant on park facilities.

2021 MND Mitigation Measures: None

Summary of Recreation Impacts from the Revised Project

Consistent with the analysis within the 2021 MND, the Revised Project does not propose any recreational facilities at this time. However, the City does have aspirations to develop trails and recreational open space areas at some point in the future, and acquisition of the Revised Project parcel provides potential access opportunities to the remaining Western Hills open space parcels. If, and when the City wishes to pursue development of such recreational opportunities, it would be analyzed under CEQA on a project-level basis at that time. As such, impacts to recreation as a result of the Revised Project would be less than significant.

Q. Transportation

Summary of Transportation Impacts from the Western Hills Project 2021 MND

Based on information and analyses contained within the Office of planning and Research (OPR) Technical Advisory on *Evaluating Transportation Impacts Under CEQA* and the Fehr & Peers Baseline Study, the construction of up to 22 units in Mendocino County would be considered a 'small project' and screened out of further analysis for vehicle miles traveled (VMT). Because the Project would ultimately allow a max buildout of seven single family residential units and the possibility of associated ADUs, the Project may be screened out of further VMT analysis. Nonetheless, since the Project site is currently undeveloped, any development with related vehicle use would increase VMT. In this case, there would be an increase in traffic to and from the site during both construction and operation of the Project. It is expected that construction of the Project would result in a temporary increase in traffic to and from the site, as construction workers arrive and leave each workday. In addition, minor increases to traffic on adjacent streets (specifically Redwood Avenue and Helen Avenue) could occur when heavy equipment required for construction is traveling to and from the site. However, once construction is complete, workers would no longer be traveling to the site, and the source of VMT would result from permanent residents. VMT generated from the Project would be similar to that of existing low-density residential development and would be considered less than significant.

Additionally, the Western Hills Project would not conflict with identified Major Improvements, Goals, Policies or Objectives identified in the 2017 RTP. Additionally, the Ukiah Valley Area Plan (2011) identifies future conceptual roadway improvements for the plan area. The 2021 Western Hills Project does not conflict with the UVAP's recommendations and conceptual road improvements, because these recommendations address gaps in the street system expand capacity where future congestion levels are anticipated, and development of parallel north/south facilities.

2021 MND Mitigation Measures: None

Summary of Transportation Impacts from the Revised Project

Impacts to transportation related to the Revised Project would be similar, if not less than those described in the 2021 MND, as the Revised Project does not propose road or utility improvements.

However, the Revised Project would allow for the development of three single family homes and three ADUs. Development of potential homes may require road and utility improvements to facilitate development. However, such improvements are not proposed at this time.

Since the 2021 MND was approved, the City adopted the 2040 General Plan. As a part of the General Plan Environmental Impact Report (EIR), the City identified that the following projects are expected to result in less than significant impacts: small projects that meet existing categorical CEQA exemptions, all, employment uses in areas with a diverse mix of land uses, local serving retail, projects in proximity to a major transit stop, transportation projects, and all residential projects. For more information, please refer to Section 4.11, Transportation, and Appendix D of the City's General Plan Environmental Impact Report, which may be accessed online at: https://ukiah2040.com/images/docs/Ukiah_2040_Compiled_Appendices.pdf

Because the Revised Project would include open space and limited residential development, it meets the City's adopted VMT thresholds. As such, the Revised Project would have a less than significant impact on transportation.

R. Tribal Cultural Resources

Summary of Tribal Cultural Resources Impacts from the Western Hills Project 2021 MND

As described in Section 5, Cultural Resources of the 2021 MND, no cultural resources were identified within the Project area as a result of the records search, literature review, or archaeological field survey. In addition, due to its topography, the site is considered to have a "low potential" for cultural, archeological, and historic resources.

Although no tribes have contacted the City of Ukiah to request notification under AB 52, tribal notifications offering the opportunity to request formal consultation were sent to local tribes on December 15, 2020. In addition, a request seeking a list of tribes that should be contacted was sent to the NAHC. Notices were sent to the additional tribes identified by the NAHC on January 14, 2021. On January 28, 2021, a request for formal consultation by the Pinoleville Pomo Nation was received; AB52 consultation was concluded with the tribe on May 3, 2021. Correspondence with Pinoleville Pomo Nation has been omitted for confidentiality.

Despite the negative findings and the low potential for resources to occur on-site, there is potential for resources to be inadvertently discovered during ground disturbing activities. Therefore, Mitigation Measures CUL-1 and CUL-2 would be implemented. Impacts to would be less than significant with mitigation.

2021 MND Mitigation Measures: Implementation of CUL-1 and CUL-2.

Summary of Tribal Cultural Resources Impacts from the Revised Project

Impacts to tribal cultural resources from the Revised Project would be consistent, if not less than, those described in the 2021 MND because the Revised Project does not propose ground disturbing activities at this time. Regardless, there is potential for future activities to result in the inadvertent discovered of resources. However, Mitigation Measures CUL-1 and CUL-2, which are effectively are required by the Public Resources Code for all development, would be implemented. Impacts to would be less than significant with mitigation.

S. Utilities and Service Systems

Summary of Utilities and Service Systems Impacts from the Western Hills Project 2021 MND

Sewer and water will be developed by the property owner, while electric infrastructure will be developed by the property owner and/or the City. All utilities would be owned and maintained by the HOA, with the exception of electric, which will be ultimately maintained by the City. Development of utilities could result in physical impacts to the environment. However, all utilities will be undergrounded and located within or adjacent to existing access roads, on private parcels and previously disturbed areas. In addition to serving the proposed residential developments, two water tanks will be installed to add new water storage and fire protection facilities in the Western Hills. No other development is proposed at this time. With incorporation of mitigation measures described in Biological Resources, Geology and Soils, and Hydrology and Water Quality, impacts related to expansion of utilities would not result in a significant impact to the environment. Impacts would be less than significant with mitigation measures incorporated.

The project is anticipated to use 14 equivalent sanitary sewer units (ESSUs). The City's Wastewater Treatment Plant (WWTP) currently has available, between the City of Ukiah and the Ukiah Valley Sanitation District (UVSD), 1,571 ESSUs. The WWTP has capacity to serve this development and impacts would be less than significant.

Based on information provided on CalRecycle's website, the Potrero Hills Landfill has a maximum permitted throughput of 4,330 tons per day and a remaining capacity of 13.872 million cubic yards, and is estimated to remain in operation until February 2048. As such, the proposed would not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals. A less than significant impact would occur.

Mitigation Measures: Implementation of BIO-1 through BIO-5, and GEO-1.

Summary of Utilities and Service Systems Impacts from the Revised Project

The 40-acre parcel proposed for inclusion under the Revised Project is located within the UVSD's service boundary, but is not located within an established water district, nor within the UVFA boundary.

As a part of the Purchase Agreement, the developer is retaining exclusive right to the on-site well on the neighboring property to provide water and on-site storage for fire mitigation requirements. If the developer wants to pursue utility services, the parcel is within the UVSD boundaries. It is not currently within a water district but is contiguous with City of Ukiah Water services.

Contrary to the original Western Hills Project, the Revised Project does not propose any connections to City utilities or infrastructure at this time. The City is retaining rights to easements for underground utilities (water and/or electric within the roadway) but has no plans now to utilize these easements. Sewer, water and electric utilities would be analyzed and provided to the future development by the property owner/developer. All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems.

While the impacts to utilities and services systems within the 2021 MND were determined to be less than significant with mitigation (related to trenching and ground disturbing activities), the impacts resulting from the Revised Project would be less than significant (without mitigation), as no utility extensions with associated ground disturbing activities are proposed.

T. Wildfire

Summary of Wildfire Impacts from the Western Hills Project 2021 MND

The Project area is developed with fuel breaks and has been subject to vegetation management practices in order to reduce fuel load within the Western Hills. The Project site is developed with an existing access road that varies from 18 ft to 35 ft, wide with the majority of it being a minimum of 20 ft wide. The sections that are 18 ft wide are short in length (approximately 100 ft long) and have wide turnouts immediately before or after them. Both the California Department of Forestry and Fire Protection (Cal Fire) and the Ukiah Valley Fire Authority (UVFA) have reviewed the Project and conducted a site visit. The existing gravel access road will be improved with asphalt and a cul-de-sac, in accordance with all current fire and safety codes applicable to the Project. The proposed improvements would increase the level of fire protection to the Project area. The Project also includes installation of water tanks and fire hydrants to add new water storage and fire protection facilities in the Western Hills. Per the California Fire Code, a portion of the water (varies based on size and number of homes) will be required to be allotted for fire protection services and cannot be used for residential use; this will be accomplished by a float switch that will be installed in the tanks. In addition, Public Resources Code Sections 4290 and 4291 contain additional requirements for lands within Very High Fire Severity Zones that would apply to the Project. These include, but are not limited to, the following which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access: increased property line setbacks for all applicable construction; on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000lb vehicles; maximum slope of 16%; turnout requirements; gate requirements and setbacks, parking standards, fuels reduction regulations, etc. All future residential development would be reviewed by the fire department and be required to adhere to all fire safety standards, including those etc.

There are no components of the Project that would conflict with, or impair the adopted MJHMP, EOP, or other adopted emergency response plan or emergency evaluation plan. For the reasons stated, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and would not impair emergency access. Impacts would be less than significant.

As described in Section 9, Hazards and Hazardous Materials, of the 2021 MND, installation of infrastructure and construction of the Project may involve the use of gasoline-powered tools and equipment potentially introducing new temporary sources of ignition that could increase fire risk. However, implementation of Mitigation Measure HAZ-2 will reduce impacts to less than significant. Less than significant with mitigation incorporated.

Mitigation Measures: Implementation of HAZ-2

Summary of Wildfire Impacts from the Revised Project

Once under the City's jurisdiction, the 25 acres would be maintained for fire protection. The properties will undergo an initial evaluation with an environmental survey and habitat assessment components, to determine the best treatment approach for fire mitigation efforts. The City plans to develop a Forest Management Plan in coordination with the Mendocino County Fire Safe Council for City-owned properties within the Western Hills.

As a part of the Purchase Agreement, the developer is retaining exclusive right to the on-site well on the neighboring property to provide water and on-site storage for fire mitigation requirements.

The Project site is developed with an existing access road that varies from 16 ft to 20 ft, wide that will be required to be improved to current fire and building codes at the time of development. Additionally, the Revised Project will comply with all applicable goals and policies contained within the City's Safety Element related to wildfire and development, such as adherence to Public Resources Code Sections 4290 and 4291 that contain additional requirements for lands within Very High Fire Severity Zones.

There are no components of the Project that would conflict with, or impair the adopted MJHMP, EOP, or other adopted emergency response plan or emergency evaluation plan. For the reasons stated, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and would not impair emergency access. Impacts would be less than significant.

4. Mandatory Findings of Significance

Summary of Impacts Disclosed in 2021 MND

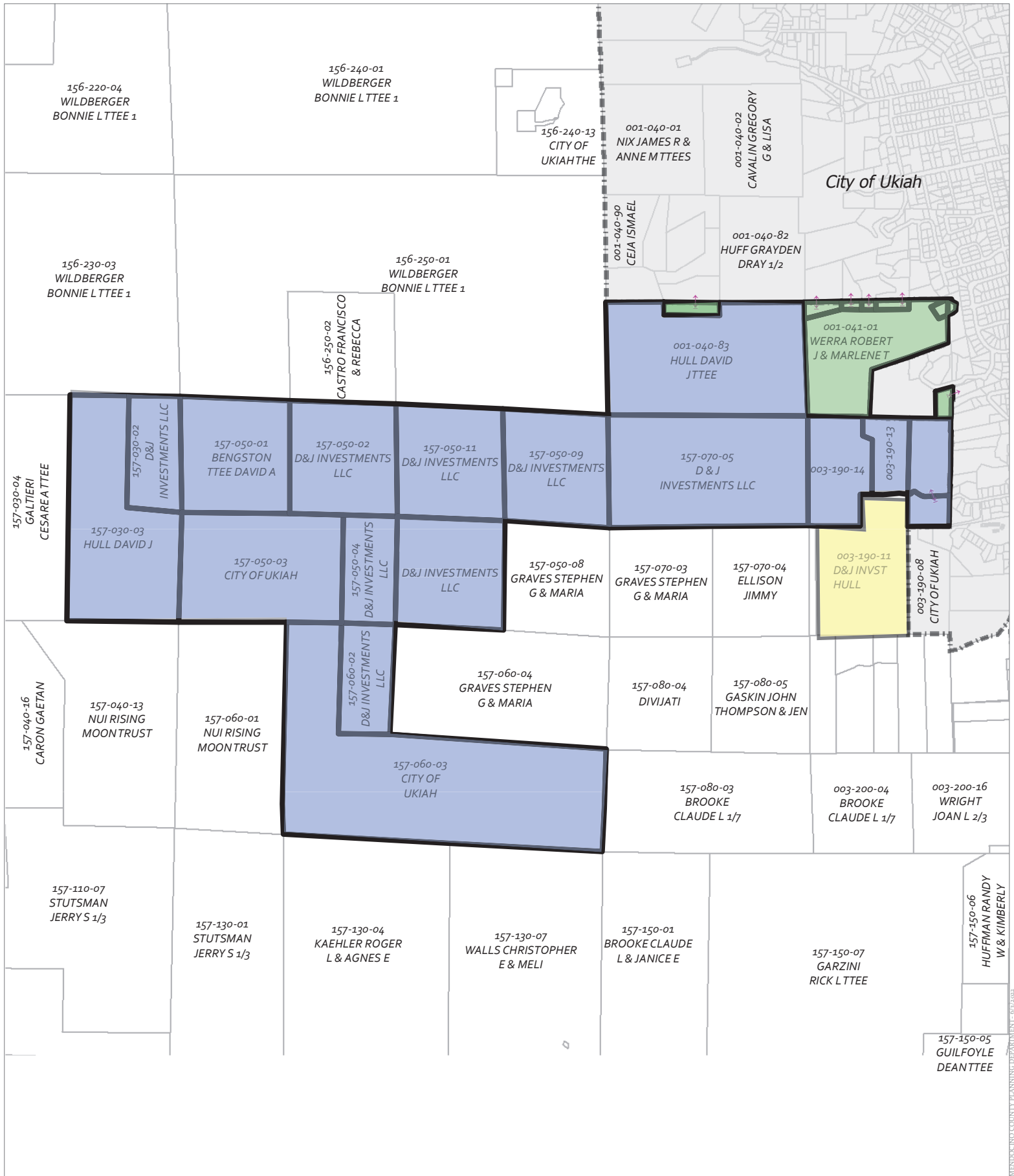
Project components including the acquisition, annexation, and rezoning of parcels, in addition to the Lot Line Adjustments, would not directly result in physical impacts to the physical environment. However, infrastructure improvements and the potential construction of up to seven single-family homes and seven associated ADUs, for a total of 14 units within the easternmost 54 acres of the Project area, could occur under the Development Agreement. Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs. Development Parcels 1-3 will still be included in the application for annexation and rezoned to R1-H. Although residential development is not proposed at this time and the 2021 Western Hills Project would not grant any entitlements, this analysis assumes that the development will occur on all Development Parcels, both under the County and City's jurisdiction. As described throughout the Initial Study, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce impacts to less than significant with mitigation incorporated.

Cumulative impacts are generally considered in analyses of Air Quality, Biological Resources, Cultural Resources, Noise, and Traffic. As discussed throughout the Initial Study, the 2021 Western Hills Project would have less than significant impacts on these resources with implementation of mitigation measures described herein. As discussed in Section 14, Population and Housing, as well as Section 11, Land Use and Planning, the potential development of up to 14 units would not induce substantial unplanned population growth in an area, either directly or indirectly. Individual impacts from the 2021 Western Hills Project would not significantly contribute to cumulative impacts in the area as there are no known past projects nor current projects within the vicinity of the site. However, all future housing development would be analyzed on a project level basis for direct, indirect, and cumulative impacts, as necessary.

Summary of Impacts from Revised Project

Impacts associated with the Revised Project would be consistent, if not less than, those disclosed within the 2021 MND and within the 2040 General Plan EIR related to the Western Hills Annexation Area. Specifically, the 40-acres proposed for inclusion in the Western Hills Annexation

Area contains similar terrain, vegetation and scenic quality as the parcels previously analyzed. While the Revised Project does not include road and/or utility improvements, which would result in less impacts described within the 2021 MND associated with groundwork, grading, and vegetation removal associated with those components, the Purchase Agreement would allow for potential development of up to six additional units within a 15-acre area, in accordance with the R1H zoning regulations. Similar to the analysis contained within the 2021 MND, the exact location of the potential development parcels and residential units is unknown at this time. However, all future development would be subject to discretionary and environmental review and be required to comply with City regulations for height, setbacks, and other development standards established to protect natural features and scenic resources within the Western Hills. The Revised Project would incorporate mitigation measures from the 2021 MND to reduce impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Wildfire. Consistent with the 2021 MND, all impacts, including cumulative impacts, associated with the Revised Project would be less than significant with mitigation incorporated. See Mitigation, Monitoring and Reporting Program in Attachment D.



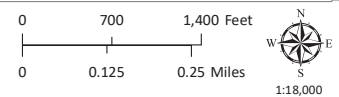
Ukiah Western Hills Annexation Area Map

City Limits

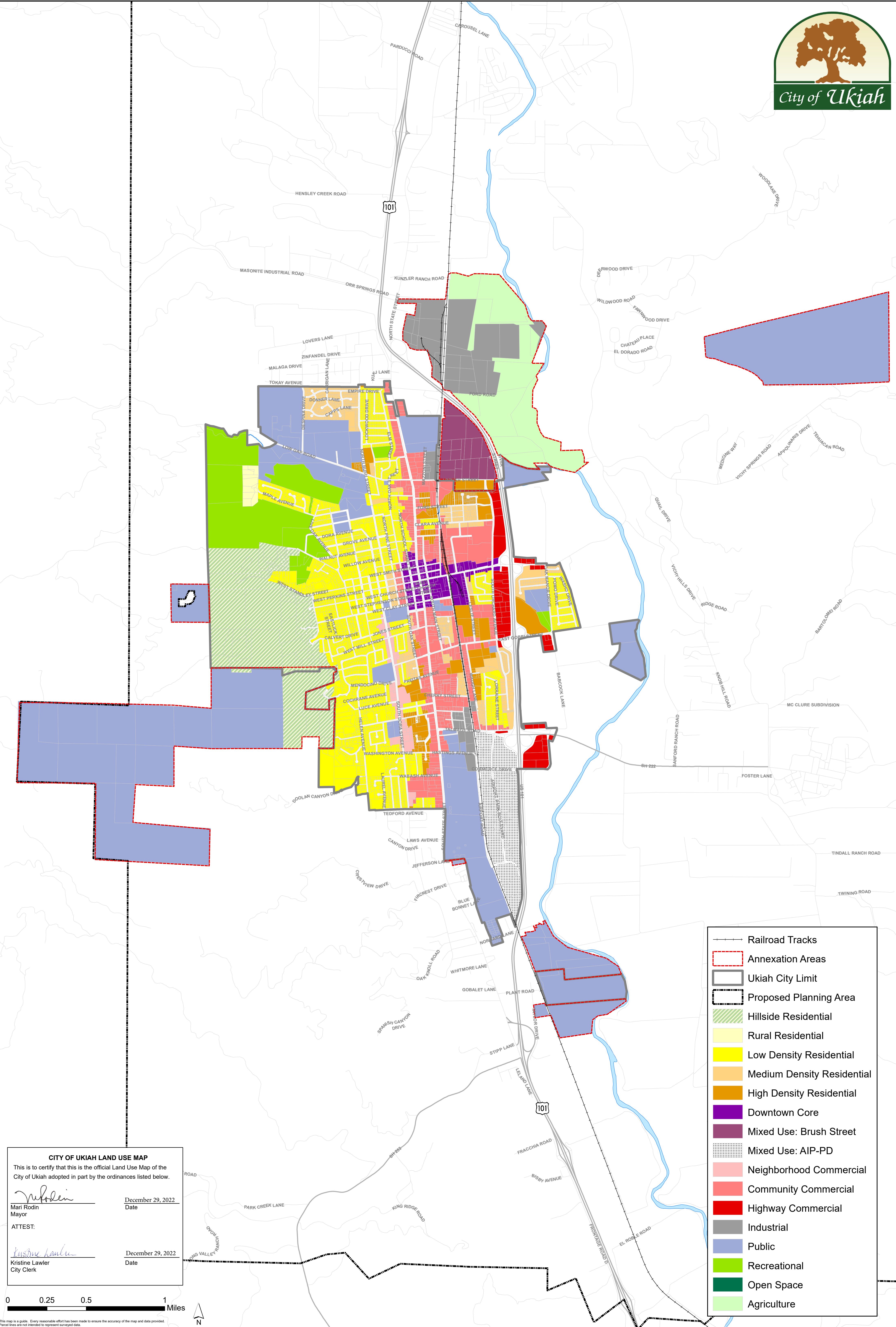
2021 Western Hills Annexation parcels

"Clean up parcels" added during City's General Plan Update

Additional parcel proposed for inclusion (Revised Project, 2023)

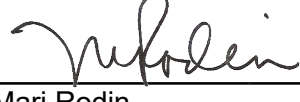


UKIAH GENERAL PLAN - 2040 Land Use Diagram



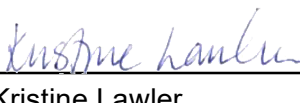
CITY OF UKIAH LAND USE MAP

This is to certify that this is the official Land Use Map of the City of Ukiah adopted in part by the ordinances listed below.

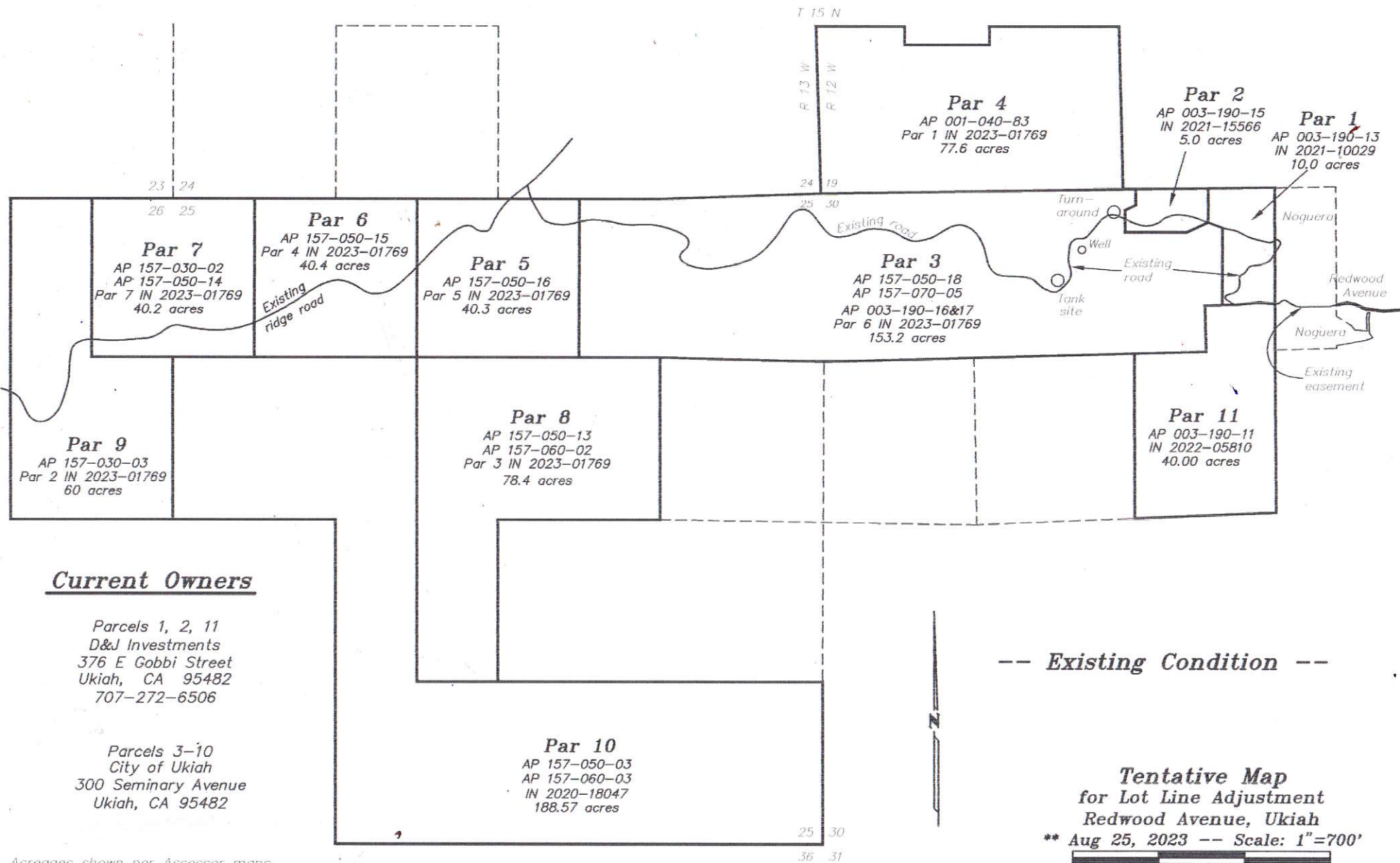

Mari Rodin
Mayor

December 29, 2022
Date

ATTEST:


Kristine Lawler
City Clerk

December 29, 2022
Date



Acreages shown per Assessor maps

MITIGATION MONITORING REPORTING PROGRAM
(as adopted for the “2021 Western Hills Project”)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Construction and ground disturbing activities could result in short-term impacts to air quality.	AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles: a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District. b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District. c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate. d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.	Developer	Developer	During construction and ground disturbing activities	
	AQ-2: Grading Projects- During Construction- All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430: a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.				

	b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph. c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed. d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts. e. All earthmoving activities shall cease when sustained winds exceed 15 mph. f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours. g. The operator shall keep a daily log of activities to control fugitive dust. h. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to: 1. Submit a Large Area Grading permit application to the District. 2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos. 3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos. 4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.				
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	AQ-3: Property Development-Prior to starting any construction, the applicant is required to: - Obtain a Property Development Permit from the District for any open outdoor burning. - Obtain a Grading Permit, if applicable. - Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable. - Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning. - Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.	Developer	Developer	Prior to construction	
Biological Resources					
Construction and ground disturbing activities could result in impacts to sensitive plant species	BIO-1: Special-Status Plants. Full USFWS protocol-level sensitive plant species surveys for Mendocino tarplant, congested headed hayfield tarplant, bristly leptosiphon, broad-lobed leptosiphon, redwood lily, green monardella, white-flowered rein orchid, Mayacamas popcornflower, beaked tracyina, showy Indian clover, and oval-leaved viburnum within the blooming period (generally March-August) shall be conducted prior to any ground disturbing activities to verify the presence of special status plants, and identify additional mitigation if needed, to ensure that the project will not result in a significant impact.	Qualified Biologist	Developer	Prior to ground disturbing activities	

Construction and ground disturbing activities could impact Red-belly newt and their habitat	BIO-2: Red-belly newt. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, and identify additional avoidance measures, if needed.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction, vegetation removal, and ground disturbing activities could impact nesting birds and their habitat	BIO-3: Nesting Birds. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.	Qualified Biologist	Developer	Prior to vegetation removal or ground disturbing activities between March 1 and August 31	
Construction and ground disturbing activities could impact special-status insects and their habitat	BIO-4: Special-Status Insects. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact special-status mammals and their habitat	BIO-5: Special-Status Mammals. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.	Qualified Biologist	Developer	Prior to ground disturbing activities	

Cultural Resources and Tribal Cultural Resources					
Ground disturbing activities have the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources	CUL-1: Unanticipated Discovery. If previously unidentified cultural, historic, paleontologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.	Qualified archaeologist	Developer	During ground disturbing activities	
Ground disturbing activities have the potential for accidental discovery of unknown Native American remains	CUL-2: Encountering Native American Remains. If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains will be provided.	Qualified archaeologist	Developer	During ground disturbing activities	

Geology and Soils					
Ground disturbing activities could result in impacts associated with erosion, the loss of topsoil and landslides if not properly designed	Incorporation of Mitigation Measure CUL-1	Qualified archaeologist	Developer	During ground disturbing activities	
	GEO-1: The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.	Developer	Developer	Prior to any ground disturbance and throughout construction activities; ongoing as needed to control erosion	
Hazards and Hazardous Materials					
Project construction could result in a hazard to the public or the environment if the incidental use of petroleum hydrocarbons (fuel, oil) in tools used during construction were to lead to	HAZ-1: The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the City's storm drainage and waterway systems, including: a) There shall be no storage of hazardous materials at the Project Site; b) The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and	Developer	Developer	During construction	

accidental leaks or spills in or around the work area	c) The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.				
Construction of the Project may involve the use of gasoline-powered tools and equipment potentially introducing new temporary sources of ignition that could increase fire risk.	HAZ-2: Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken: a) Spark arresters are required on all portable gasoline-powered equipment. b) Equipment shall be maintained in good working condition, with exhaust systems and spark arresters in proper working order and free of carbon buildup. c) Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills. d) Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition. e) Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler. f) No smoking or open flame allowed near gasoline-powered equipment.	Developer	Developer	During construction	

Hydrology and Water Quality					
Ground disturbing activities and construction of the project would result in impervious surfaces that could impact water quality	Implementation of Mitigation Measures GEO-1 and HAZ-1	Developer	Developer	Prior to and during construction ; ongoing as needed to control erosion	
Noise					
Ground disturbing activities and construction of the project would result in temporary noise impacts	NOI-1: Prior to building permit or grading permit issuance, the developer shall comply with the following: a. Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. b. Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses (e.g., residences, schools, convalescent homes), to the extent feasible. c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. d. Per the City's Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m.	Developer	Developer	Prior to issuance of building or grading permits, and during construction	

Utilities and Service Systems					
City sewer, water and electric utilities would be extended to the area which could result in physical impacts to the environment	Implementation of BIO-1 through BIO-5 , and GEO-1 .	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	
Wildfire					
Construction of the Project may involve the use of gasoline-powered equipment and machinery, potentially introducing new sources of ignition that could increase fire risk	Implementation of Mitigation Measure HAZ-2	Developer	Developer	During construction	

ORDINANCE NO. 1217

UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH TO PREZONE CERTAIN PARCELS IN ASSOCIATION WITH THE WESTERN HILLS OPEN LAND ACQUISITION AND LIMITED DEVELOPMENT AGREEMENT PROJECT.

The City Council of the City of Ukiah hereby ordains as follows: SECTION ONE. FINDINGS

1. The City proposes to acquire and annex approximately 707 acres total, including the "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12), the "Noguera Properties" (APNs 003-190-09 & 003-110-90) and the City-owned "Donation Parcel" (APNs 157-050-03, 157-060-003) in the Western Hills for open space preservation, while allowing the potential for future low-density residential development on the approximately 54 easternmost acres ("Development Parcels"), consistent with existing development in the Western Hills within the City of Ukiah limits; and
2. Government Code Section 65859 allows the City to adopt a zoning district for land outside of the city limits in anticipation of annexation and development, i.e. prezone.
3. Government Code Section 56742 allows the City to annex parcels that are not located within the City's Sphere of Influence ("SOI"), provided that those parcels are located in the County of Mendocino, less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application.

SECTION TWO.

The City Council of the City of Ukiah hereby ordains that:

1. The City will apply to annex approximately 640 acres total referred to as the "Conservation Parcels", for open space and conservation. The Conservation Parcels will be pre-zoned with a Public Facilities (PF) zoning designation, which encompasses lands within the City that contain open space and parks, as well as other public facilities. Approximately 343 acres of the Conservation Parcels are located within the City's SOI and 296 acres outside of it.
2. The proposed Development Parcels (totaling approximately 54 acres) will be zoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. In addition, the Noguera Properties will be zoned R1-H for consistency with surrounding zoning and land uses.
3. A map of the affected territories is set forth in Exhibit A, and the parcel configuration, intended use, and proposed pre-zoning of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.

SECTION THREE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

2. Effective Date: Section 2 and 3 of this ordinance shall become effective as of the date that the annexation of the Conservation Parcels, Development Parcels, and Noguera Properties becomes final.

Introduced by title only on September 15, 2021, by the following roll call vote:

AYES: Councilmembers Rodin, Duenas, Brown, and Mayor Orozco
NOES: None
ABSENT: Councilmember Crane
ABSTAIN: None

Adopted on October 6, 2021, by the following roll call vote:

AYES: Councilmembers Duenas, Brown, and Mayor Orozco
NOES: None
ABSENT: Councilmembers Crane and Rodin
ABSTAIN: None



Juan V. Orozco, Mayor

ATTEST:



Kristine Lawler, City Clerk

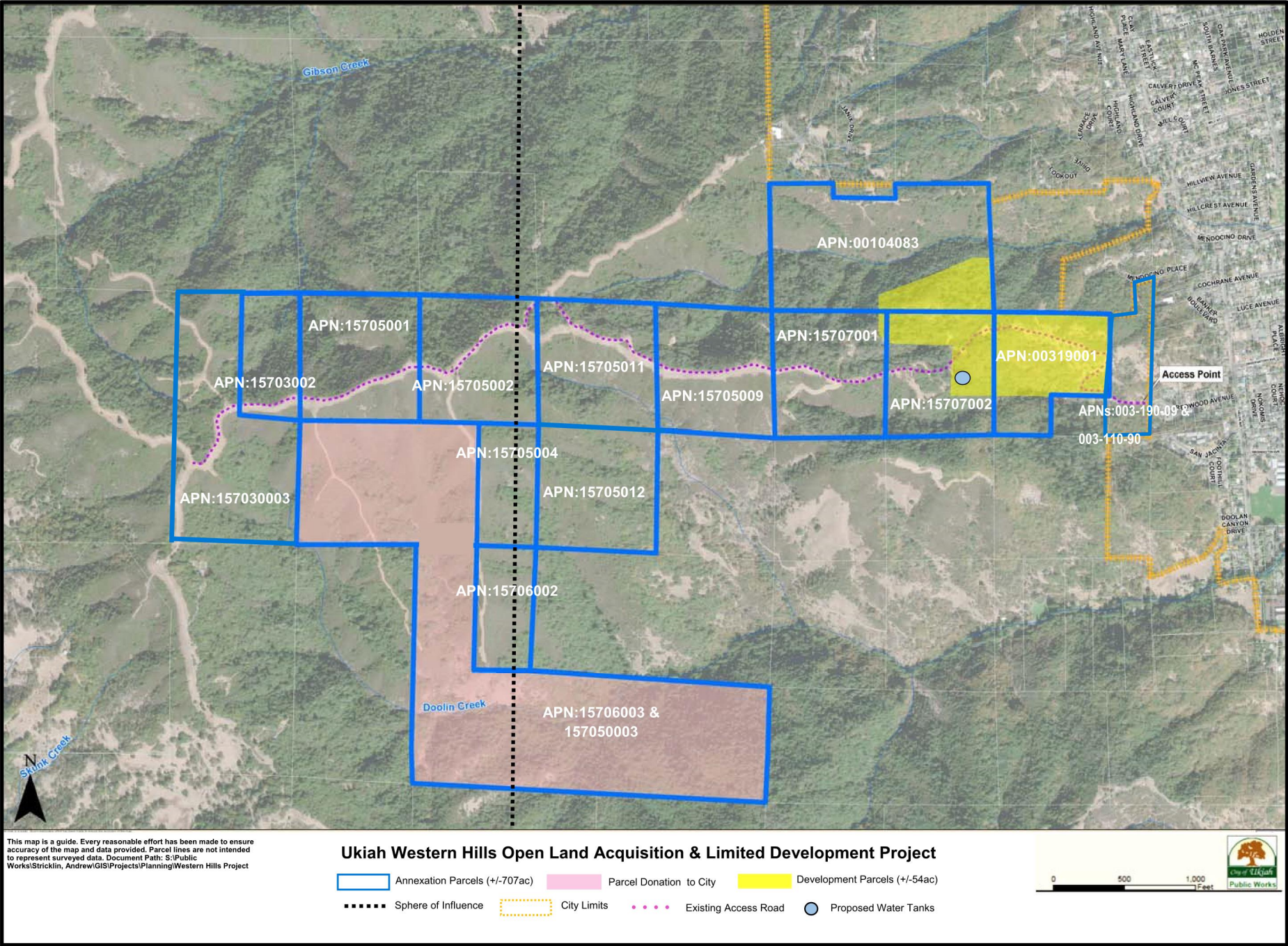


Figure 1
Location Map
Page 479 of 519

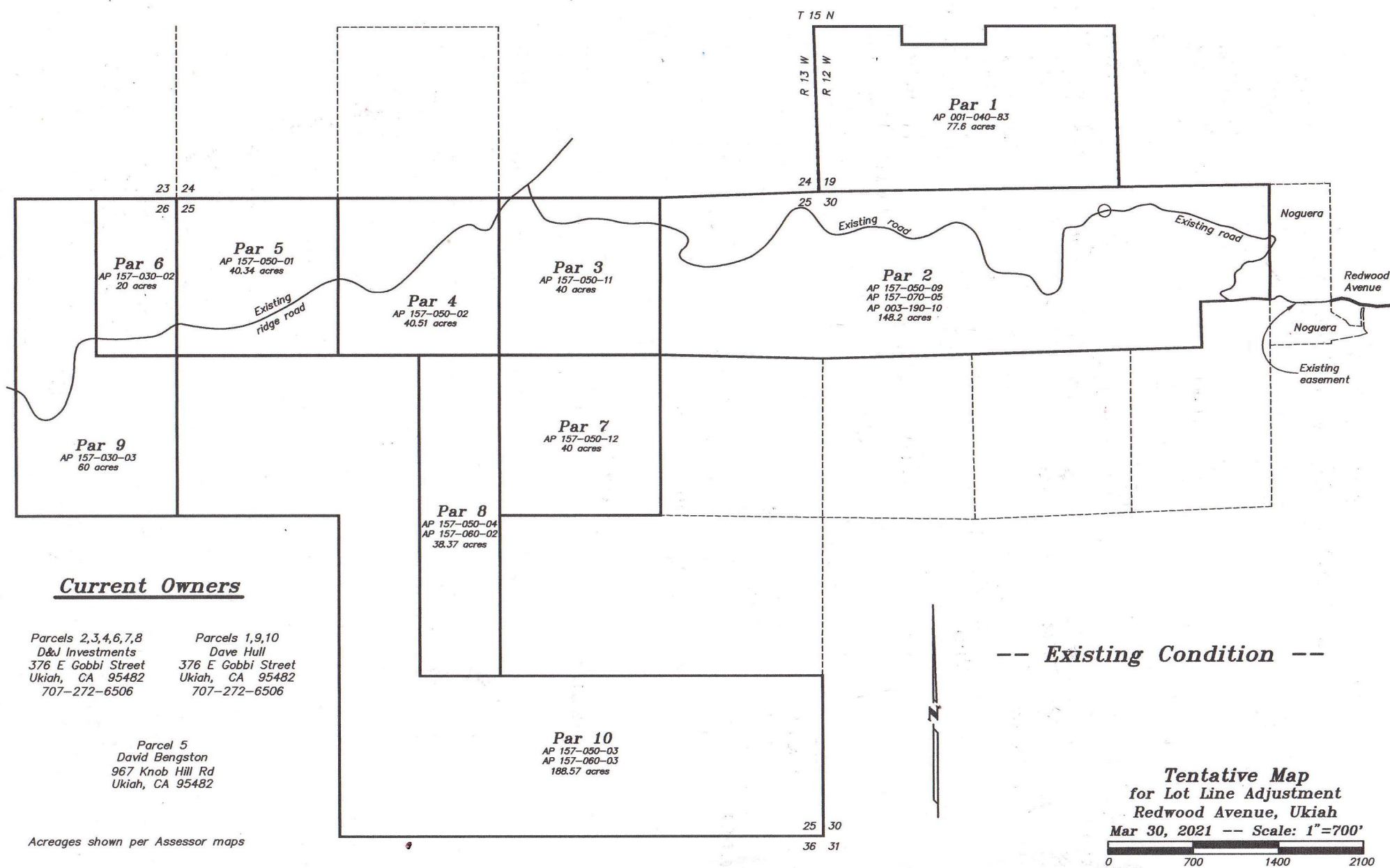
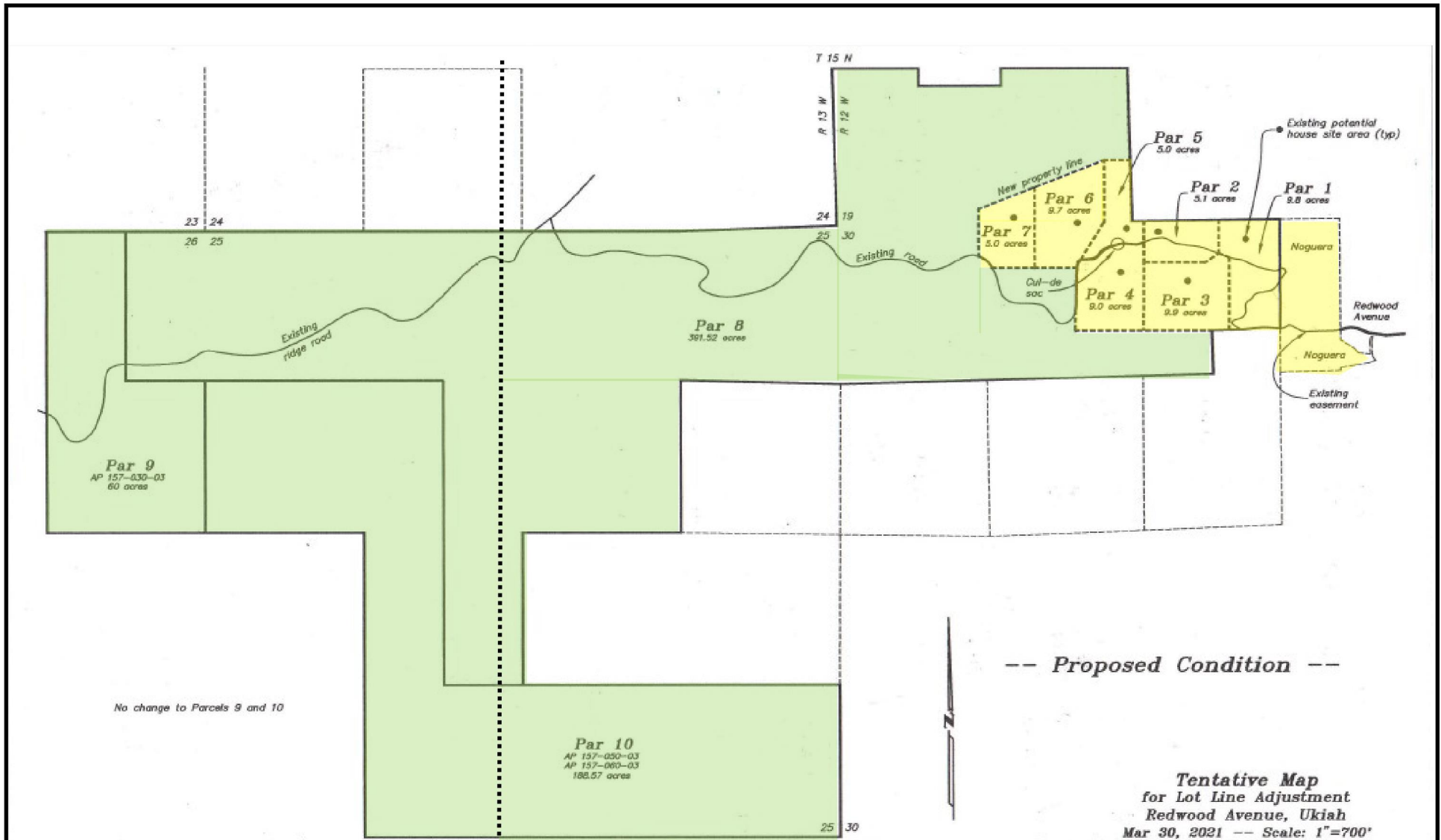


Figure 2
Existing Parcel Configuration
Page 480 of 519



Proposed Parcel Configuration & Prezoning for Western Hills (Hull Properties) Open Land Acquisition & Limited Development Agreement Project

..... Sphere of Influence

Conservation Parcels" (640ac) with Public
Facilities (PF) Prezoning

"Development Parcels" (54ac) with Single-Family Residential-
Hillside Overlay District (R1-H) Prezoning

Last revised June 2, 2021

Figure 3
Proposed Parcel Configuration & Prezoning

EXHIBIT B- ANNEXATION PARCELS AND PREZONING

Assessor's Parcel Number (APN)	Existing Size (+/acres)	Proposed Size (+/-acres) through Lot Line Adjustments¹	Resulting Parcel Configuration, Intended Use and Proposed Prezoning
001-040-83	77.6	9.8	Parcel 1 will become a Development Parcel intended for single family housing and prezoned R1-H.
157-070 01, 157-070-02, 003-190-01 & 157-050-09	148.2	5.1	Parcel 2 on Existing Conditions Tentative Map, contains several APNs but is one legal parcel (149 acres total). This parcel will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-11	40.0	9.9	Parcel 3 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-02	40.5	9.0	Parcel 4 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-01	40.3	5.0	Parcel 5 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-030-02	20.0	9.7	Parcel 6 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-12	40.0	5.0	Parcel 7 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-04 & 157-060-02	38.7	391.5	Parcel 8 will become a Conservation Parcel and be prezoned PF. The proposed water tanks will be placed on this parcel within the existing water tank pad site (on existing Parcel 2).
157-030-03	60.0	60.0	Parcel 9 is an Conservation Parcel and will prezoned PF.
157-030-03 & 157-060-03	188.5	188.5	Parcel 10 (City-owned "Donation Parcel") will become a Conservation Parcel and will be prezoned PF.
"Noguera Properties" 003-190-09 & 003-110-90	10.20 4.14	10.20 4.14	These parcels contain the existing access road that will be improved but remain under private ownership. It will be included in the annexation proposal and prezoned R1-H, consistent with surrounding zoning and land uses, but no development is proposed; this parcel is not included in the Lot Line Adjustment.
TOTAL	+/- 707 acres		

¹ Resulting parcel configuration is subject to change but the Development Parcel area footprint and number of resulting parcels will remain the same.

Ukiah Western Hills Open Land Acquisition & LDA ISMND

Summary

SCH Number	2021040428
Lead Agency	City of Ukiah
Document Title	Ukiah Western Hills Open Land Acquisition & LDA ISMND
Document Type	NOD - Notice of Determination
Received	9/27/2021
Posted	9/27/2021
Document Description	1) Acquisition and annexation of approx. 707 acres for open space and limited develop- ment; 2) Pre-zoning of the parcels; 3) Sequential Lot Line Adjustments to reconfigure parcels into seven lots for future development; 4) Development Agreement between the City and Hull Properties restricting development to one single-family residence and one accessory dwelling unit (total of 14 units on 54ac); and 5) Site improvements (ex- tension of utilities, road improvements, construction of water tanks).

Contact Information

Name	Michelle Irace
Agency Name	City of Ukiah
Contact Types	Lead/Public Agency
Address	300 Seminary Ave. Ukiah , CA 95482
Phone	(707) 463-6268
Email	mirace@cityofukiah.com

Location

Cities	Ukiah
Counties	Mendocino
Regions	Citywide, Countywide, Northern California
Cross Streets	Redwood Avenue

Zip	95482
Total Acres	707
Parcel #	several
State Highways	Highway 101
Airports	Ukiah Municipal Airport

Notice of Determination

Approving Agency	Ukiah City Council
Approving Agency Role	Lead Agency
Approved On	9/15/2021
County Clerk	Mendocino
Final Environmental Document Available at	https://www.cityofukiah.com/ceqa-review/ or 300 Seminary Ave., Ukiah CA, 95482

Determinations

(1) The project will have a significant impact on the environment	No
(2a) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA	No
(2b) A Mitigated or a Negative Declaration was prepared for this project pursuant to the provisions of CEQA	Yes
(2c) An other document type was prepared for this project pursuant to the provisions of CEQA	No
(3) Mitigated measures were made a condition of the approval of the project	Yes
(4) A mitigation reporting or monitoring plan was adopted for this project	Yes
(5) A Statement of Overriding Considerations was adopted for this project	No
(6) Findings were made pursuant to the provisions of CEQA	Yes

Attachments

Notice of Determination

Western Hills ISMND NOD

PDF

473 K

Disclaimer: The Governor’s Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via

Notice of Determination**To:**

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Mendocino
 Address: 501 Low Gap Rd # 1020
 Ukiah, CA 95482

From:

Public Agency: City of Ukiah
 Address: 300 Seminary Ave.
 Ukiah, CA, 95482
 Contact: Michelle Irace, Planning Manager
 Phone: 707-463-6268 mirace@cityofukiah.com

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021040428

Project Title: Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project

Project Applicant: City of Ukiah

Project Location (include county): approx. 707 acres in unincorporated Mendocino County

Project Description:

1) Acquisition and annexation of approx. 707 acres for open space and limited development; 2) Rezoning of the parcels; 3) Sequential Lot Line Adjustments to reconfigure parcels into seven lots for future development; 4) Development Agreement between the City and Hull Properties restricting development to one single-family residence and one accessory dwelling unit (total of 14 units on 54ac); and 5) Site improvements (extension of utilities, road improvements, construction of water tanks). +

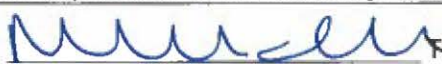
This is to advise that the Ukiah City Council _____ has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on 9/15/21 _____ and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.cityofukiah.com/ceqa-review/> or 300 Seminary Ave., Ukiah, CA, 95482

Signature (Public Agency):  Title: Planning Manager

Date: 9/20/21 _____ Date Received for filing at OPR: _____

Good Evening Madam Mayor and City Councilmembers. My name is Norman Rosen and I have lived by the Westside Hills of Ukiah for the past 45 years and am concerned with the proposed land swap that is before you that will result in an increase in fire danger that affects all of us.

It is my understanding that the main reason behind the proposed action is to provide access to the already acquired 700 acres for hiking and recreational purposes. There are other adjacent properties that I am told could possibly offer alternative access though I find no mention of these alternatives in your staff's report.

Assuming that the need for a public access is critical to the use of the 700 acres and that there is no other alternative access, I would suggest that you consider taking the 40 acres by eminent domain and provide fair and just compensation to the landowner.

A local government such as the City of Ukiah can use the power of eminent domain to control land use and implement its general plan. This is a limited power as it must be for a "public" use. The whole rationale for the land swap before you is that there is a critical need for public access. You can surely and safely use this governmental power under these circumstances.

Of course there is a question as to how to fund the acquisition. Do not be fooled by the previous acquisition price for the forty acres as it appears to exceed fair market value. If you have already had an independent appraisal done on this property, please disclose this information to the public so we can equally evaluate your position. A friendly bank or private lender would surely want to enable the City to acquire this property on terms with a modest money down in order to protect the rest of the inhabitants of the City from a potential wildfire emanating from the proposed land swap with the potential of six new

houses. A taking by the City would even eliminate the possibility of any development on the forty acres, further reducing the threat of wildfire.

My counsel is for you to take a step back and not rush in to a decision on this matter. Time is on your side and we the people are on your side as well.

Date: December 5, 2023

To: Honorable Mayor and Ukiah City Council Members

From: Jeanne Wetzel Chinn, M.S.

Re: December 6, 2023 City Council Meeting, Agenda Item 12a
Potential Amendment of 40ac Annexation in Western Hills

Honorable Mayor and City Council Members:

I have owned my home, 395 San Jacinta Drive, at the Northwestern end of the road in the Western Hills for over 30 years. The potential annexation of the 40ac with build-out options for 3 homes and 3 ADUs is directly behind my small property with a thin strip of David Hull property between.

Had I known 30 years ago this area would be in the highest fire severity zone, I would not have bought my home. I have cherished the peace and quiet; more buildout will change the landscape of the hills and not diminish the potential for fire. I was one of the founders of the Western Hills Fire Safe Council, chair for 3-1/2 years and now co-chair. I have become knowledgeable in fire threats to our Western Hills and residences, working with neighbors to create defensible space. But there is only so much we can do in this changing climate with wildfires from natural and anthropogenic causes.

There are already 7 homes with an allowed 7 ADUs being built on the next street to the north on Redwood Avenue – all in the highest fire severity zone and west of the shaded fuel break. To consider adding another 3 homes with 3 ADUs again west of the shaded fuel break in the highest fire severity zone provides an even greater fire threat. It's actually ridiculous.

I'm sure you will take the Planning Commission vote into consideration of only allowing 1 house and 1 ADU. I suggest not allowing any more homes with ADUs to be built west of the shaded fuel break and/or in highest fire severity zones.

As a retired environmental scientist from the California Department of Fish & Wildlife, I relish the wildlife in our Western Hills – from bear to coyote, fox, likely a mountain lion passes through on occasion, plus deer and all the smaller critters. As I've mentioned to the City Manager and others before, it would be a feather in the City of Ukiah's cap to retain what's not developed, limit roads to fire trails, and not further fragment the Western Hills landscape. We have an option to protect our Hills from further buildout and retain them as a wildlife preserve. It can yet be a place where our future generations enjoy the views and know wildlife still have a place to roam.

Please reject this project, or acquire the full 40ac and keep it all free from buildout. It's time to end development in the Western Hills in the highest fire severity zone.

Thank you for your consideration.

Kristine Lawler

Subject: 12a Correspondence Received - Betty Lacy

From: Betty Lacy <bettylacymd@gmail.com>
Sent: Wednesday, December 6, 2023 8:23 AM
To: CityClerk <cityclerk@cityofukiah.com>
Cc: jimnlacy <jimnlacy@gmail.com>; gravitywon15@gmail.com
Subject: Fwd: re acquisition of proposed 40 acre parcel.

To City Clerk City of Ukiah:

Please post to public record,

I am a homeowner who has lived on Helen Avenue for the past 30 years. I support the UVTGroup. They have done an incredible job of trail making and maintaining in our valley. My concerns regarding the 40 acres in question is specifically related to fire risk. The western hills are rated severely high wildfire risk. I am aware that Redwood Avenue is a narrow road and currently is the only access point to the annexation area. Due to these concerns, I cannot support the annexation by the city of these 40 acres in question. An alternative I would support is to create a public group interested in supporting open space and trail planning that would lead a campaign to purchase this 40 acre parcel. We were able to accomplish projects like this in the past of which the skate park is one example. I think we can do it again.

Thank you,
Betty Lacy

Subject: 12a Correspondence Received - Karen Rosen

From: Norm Rosen <nkrosen@pacific.net>
Sent: Wednesday, December 6, 2023 11:42 AM
To: CityClerk <cityclerk@cityofukiah.com>
Cc: Norm Rosen <nkrosen@pacific.net>
Subject: Letter for tonight's City Council meeting

Dear Honorable Mayor and City Council Members,

My name is Karen Rosen and I have resided at 1304 West Clay St. for the last 44 years. I am a member of the Western Hills Fire Council representing my upper West Clay Street neighborhood. You have heard from individuals who have a lot more expertise than I regarding the increased fire danger posed by annexing this parcel and agreeing to zone the 15 annexed acres back to the owner as HR1. This would allow as you know three times the current development potential from 1 dwelling and 1 ADU to 3 dwellings and 3 ADU's. It further significantly increases the value of this 15 acre parcel given back to the owner because under annexation it now would be within the City limits and afforded access to utilities and City services.

Thank you for your hard work as Council Members, City Manager office personnel as well as planning personnel and Planning Commission members for all your tireless work over the last two or three years and beyond to acquire the 700 acres and the now proposed 25 acres. I want to express my appreciation to the trail group for the 50k it raised, to Adventist Hospital for the 50k it contributed and to the staff ingenuity to find the additional 200k that enabled the proposed purchase from the owner, Dave Hull DBA D&J Investments LLC, for 300k. I have been told the price is based on another special project appraiser's figures for land in the area and adjusted to reflect that this undeveloped land is a bit more complicated to develop. It is therefore worth less than the 28k per acre and 30k per acre paid by the City to acquire the nearby Doolan Canyon property that is easily developable. The appraised value used by the City in this case was a range of 8k to 12k per acre. This makes sense and is within the guidelines noted by Maya Simerson at the November Planning Commission meeting I attended. The City only pays fair market value for land according to guidelines established.

I have learned a great deal in the last week about the vision and planning and forward thinking and resources that have gone into this project. I am so impressed. I feel safer knowing the 15 acres will provide for a future water tank location with a tank of significant capacity and additional ingress and egress for safety vehicles as well as public access to trails and better management systems for water utilities.

Here is my area of concern as a taxpayer and Westside resident and why I am here before you today. We are selling our selves short. We are to pay fair market value for the purchase of public lands. But here, we are paying 300k to the owner and gifting him back 15 acres of increased value. Even if I take in to consideration the value of the whole 40 acres at 12k per acre we are only talking about a fair market value of 480k. It doesn't take being an assessor to understand that 15 acres of property with the potential to build 3 dwellings and 3 ADU's on it is worth far more than the fair market value of 480k. I know from public records the owner in 2022 paid above fair market value for the property when he purchased 40 acres of hillside undeveloped County property in a high fire zone for 500k.

I further recognize the City with the fair market value guidelines it has to abide by would not have been able to pay this amount. The owner deserves some consideration. It seems to me 1 dwelling and one ADU resulting from the proposed HR1 zoning is more than just compensation.

Let's make this a win win situation. Let's use the community know how that has lead to making things happen and for which I am so proud to call myself a Ukiahian. I am referring to the the know how that led to the creation of Anton Stadium and the subsequent more recent improvements, the Sun House new park, the Boys and Girls Club, the Skate park, the Ukiah Players Theater, and SPACE, to name a few. We can raise the money to buy the whole 40 acres at fair market value as a community and make a gift to the City. This would result in all the land annexed being under City control as desired and put to good use. It would address the concerns of the experts that more hillside development would increase our fire danger.

If there is a need for more housing in the future the City can always put the land up for sale and it can be developed at that time. I ask you to not just dot the i's and cross the t's but given the importance and all the effort put into all of this, to look more closely on how to stay within the fair market value purchase guideline and come up with a creative solution.

Thank you.

Karen Piretti Rosen

Kristine Lawler

Subject: 12a Correspondence Received - John Rogers
Attachments: Western Hills Annex City Council.docx

the adoption and implementation of City practices, policies, and procedures.

From: John Rogers <johnrogers8200@gmail.com>
Sent: Wednesday, December 6, 2023 12:04 PM
To: CityClerk <cityclerk@cityofukiah.com>
Subject: Tonight's City Council Meeting

Good evening Madam Mayor and City Councilmembers. My name is John Rogers and I live at the end of San Jacinta Drive in close proximity to the proposed amended annexation. My wife and I are active members of the Western Hills Fire Safe Council and I serve as a co-chair.

My wife and I are opposed to the amended annexation due to the creation of three additional residential parcels. The 40 acre subject parcel is in a very high fire hazard severity zone. In 2005, the Mendocino County Fire Chiefs' Association and Cal Fire published the Mendocino County Wildfire Protection Plan. In reference to the western hills, the fire authorities warned us that encroachment into the western hills creates a "significant probability of a very destructive wildland interface fire". Their warnings should not be ignored.

Other studies also warn us about building homes in the Wildland Urban Interface. In a 2018 report in the Proceedings of the National Academy of Sciences, the authors state that when houses are built in the Wildland Urban Interface they pose two problems related to wildfire:

1. There will be more wildfires due to human ignition. In other words, when you add more homes in an area there is a greater chance that someone will accidentally start a fire and the more homes, the greater the chance that could happen.
2. Wildfires that occur will pose a greater risk to lives and homes, including the risk to fire fighters.

It's not just the three proposed residential parcels that pose a problem. In addition to the seven residential parcels created in the 2021 agreement, the City of Ukiah traded two parcels at the end of San Jacinta Drive as part of an earlier agreement. These two parcels were not included in the 2021 project approved by the city council and they are within the city limits, so they are not part of the amended annexation. However, these two residential parcels are adjacent to the subject 40 acre parcel with the three proposed residential parcels. That would mean a total of 12 residential parcels are being created in the western hills with a potential of 24 residences including ADUs. Adding this many homes in a very high fire hazard severity zone seems excessive and poses a fire threat to nearby neighborhoods and to the city in general.

All that being said, we applaud the city's efforts in acquiring the 700 acres in 2021. The trade of 700 acres for seven residential parcels seemed like a good deal. Safeguarding 700 acres in the western hills was worth it. That amounts to 100 acres for each of the seven residential parcels that were approved. In contrast, the proposed amendment would add 25 acres of open space for three residential parcels. That's eight acres for each residential parcel. That's not a good deal. Considering the additional fire risk, adding just 25 acres is not worth the risk.

We support the unanimous recommendation of the Planning Commission to limit residential development to one parcel. We hope the city council will consider the public safety concerns and reject the proposal to add three residential parcels.

If not, what guarantees do we have that we will not see additional amendments for more residences in the future. The city needs to take a stand and say no more development in the western hills.

Thank you. John and Delynn Rogers

Kristine Lawler

Subject: 12a Correspondence Received - Andrea Vachon

-----Original Message-----

From: Andrea Vachon <avachon1@mindspring.com>

Sent: Wednesday, December 6, 2023 1:23 PM

To: Meeting <meeting@cityofukiah.com>

Subject: comment for City Council mtg Dec 6

December 6, 2023

To: Ukiah City Council

From: Andrea Vachon

Re: December 6, 2023 City Council Meeting, Agenda Item 12a "Adopt an Addendum to the Ukiah Western Hills Open Land Acquisition..."

The ONLY access to this project is via a gate at the west end of Redwood Ave. After entering Redwood Ave. from Helen Ave., you will travel approx. 1,000 ft. to reach this gate. You may be surprised to learn that there are about 24 existing houses on Redwood Ave., many of them within 25 ft. of the curb. Even more astonishingly, people actually live in those houses! These residents have been subjected, for days and weeks on end, to large trucks and heavy equipment going up and down the formerly quiet street. For example, one day it was trucks carrying asphalt. Because this is a narrow road (barely 30ft wide) trucks were unable to turn around, so they backed up the street with reversing alarms beeping for several hours non-stop.

No notices about this project have ever been sent to the majority of residents on Redwood Ave. The City says it is only required to notify properties within 300 ft. of the project site.

The proposed addition to this project of three more houses, each with one ADU, equals a 43% increase to the number of dwellings (14 being in the original plan), all accessed via Redwood Ave. This means 43% more construction traffic when building commences and 43% more residents commuting whenever those properties are sold.

And what guarantee have we that this project will not continue to expand?

Shamefully, the City seems to have no concern whatsoever for the enormous impact of all this additional traffic on the existing local residents.

I sincerely hope you will vote NO to this Addendum.



AGENDA SUMMARY REPORT

SUBJECT: Consideration and Possible Adoption of a Resolution Amending the Fee Schedule for the Planning and Building Divisions of the Community Development Department (*Withdrawn and Deferred to a Future Meeting Date*).

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Craig Schlatter, Community Development Director

ATTACHMENTS:

None

Summary: Analysis related to recommendations for amendments to the Fee Schedule of the Planning and Building Divisions of the Community Development Department is still under development. As a result, Staff has withdrawn the public hearing at this time and will re-notice the item for a new date once final analysis and recommendations have been completed.

Background: N/A

Discussion: N/A

Recommended Action: N/A

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager



AGENDA SUMMARY REPORT

SUBJECT: Consider Authorization for the City Manager to Execute a Three-Year Agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a Cloud-Based Human Resources and Payroll Module in the Amount of \$321,889.82, and Approve a Corresponding Budget Amendment.

DEPARTMENT: Finance

PREPARED BY: SARAH BROWN, Financial Manager, Mary Horger, Financial Services Manager

PRESENTER: Sarah Brown, Financial Services Manager, Disbursements; Mary Horger, Financial Services Manager, Procurement

ATTACHMENTS:

1. RFI for Timesheet Entry Software
2. Demo Presentation Agenda Script (1)
3. Dec 5th Council ready NEOGOV NCSA Agreement with special Term Clause for Ukiah City CA (003)

Summary: Council will consider authorizing the City Manager to execute an agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a cloud-based Human Resources and Payroll Module.

Note: For the current fiscal year, the one-time implementation fee of \$103,889.82 and \$50,655 for services will be funded out of reserves from the City's Administrative Services fund (200). With the use of these funds, there are no additional contributions required from the General or Enterprise Funds this fiscal year.

Background: The City of Ukiah Payroll Division of the Finance Department serves over 400 employees annually. Additionally, the City has nine different employment Memorandum of Understandings, which add another layer of complexity to the management of the employee data and payroll processes. During the last several years, the division has been looking at ways to increase efficiency and provide better services for employees through an electronic timesheet application.

The current method of entering payroll and personnel information is manual. For payroll, the process utilizes timesheet forms that are in a Microsoft Excel format, and then converted to PDF. The timesheet must be manually signed off by each employee's supervisor, and then submitted by the supervisor either in hard copy or via email to Payroll Staff. The Payroll Staff then reviews each timesheet for accuracy, and sends back the timesheets for corrections as needed. Once the timesheet is considered complete, the Payroll Staff manually enters into the software each employee's time for each pay period. This process is antiquated, is subject to human error, and takes up significant City-wide staff time, as well as the Payroll Staff's time and resources that can better be put to use in other, more technically difficult areas of payroll.

For personnel updates, an employee who wants to make any changes to their address, tax information, etc. has to fill out a form and send it to the Human Resources (HR) department. This information is then reviewed by HR Staff, and then entered into the software system.

The software that is currently utilized by the Payroll and HR departments within the City's current Enterprise Resource Planning (ERP) software system has presented certain challenges in terms of user-friendliness, accuracy, and efficiency. Staff had to create a series of "work around" processes in order for the system to

operate properly. Moreover, there have been some concerns regarding the timeliness and adequacy of technical support associated with this module, which has not fully aligned with the Payroll and HR department's needs.

Discussion: In April of this year, a Request for Information (RFI) was issued to potential vendors for time and attendance software. Please see Attachment 1 for a copy of the RFI. Six companies responded. An evaluation team, consisting of members of the Finance and HR departments, reviewed the responses, and selected four of the six companies to perform product demonstrations.

An agenda was created for the demonstrations with a list of functions and features that the evaluation team wanted to see. Please see Attachment 2 for a copy of the agenda.

As a result of these demonstrations - which included several follow-up meetings with NeoGov to confirm functionality and compatibility, and to perform reference checks - the consensus of the evaluation team was that NeoGov was the best product to meet the needs of the City, incorporating employee self-service, benefit tracking, as well as electronic timesheet and payroll functionality. This would allow for more efficient and streamlined payroll processing, all while still being able to integrate with the City's financial software system. Additionally, NeoGov's software application is a cloud-based system. Therefore, no hardware is necessary and requires little assistance from IT staff.

The following is an outline of NeoGov's proposed software functionality:

Core HR/Benefits: This is a centralized information system that maintains each employee's information in one place. Benefits plan administration will be automated, and will flow to the payroll processing. Employees will be able to select benefit packages and update personal information on their own within the system without reaching out to an HR Staff member. Employees will be able to view their timesheets, make tax changes, direct deposit changes, and have a live view of their vacation and sick-leave balances.

Time & Attendance: This will automate time entry, time tracking, PTO, and vacation requests; as well as tracking eligibility, entitlement, and FMLA tracking. Workflows and approvals will be maintained but automated and tracked through the system.

Payroll Services: This will include ACH processing, payroll tax filing and payments, W2 printing and mailing, 1095 printing and mailing, as well as W2 filing and reporting. This reduces tedious tasks, eliminates manual errors, and ensures compliance with current tax regulations and payroll calculations.

As an added advantage, the City's HR Department already uses NeoGov's Recruitment as well as their Perform and Learn modules, which will work in conjunction with these added modules. It has been reported that the level of customer service and technical support they have received during the implementation of those modules has been excellent.

In summary, NeoGov provides a comprehensive human resources payroll system that will better meet the current needs of Payroll Staff and all City employees.

NeoGov is proposing a three-year contract for the amount of \$321,889.82 (please refer to Attachment 3). For Year 1, this includes a one-time implementation fee of \$103,889.82 and \$50,655 for annual services. This price is based on the North Carolina Sheriff's Association Cooperative Contract, and further discounted by \$81,216.28 in total for the three years. The implementation costs and Year 1 annual services will be paid for out of reserves in the City's Administrative Services fund (200). Recurring annual fees will be paid for through the City's indirect cost allocation plan.

Staff performed an analysis on time savings this software potentially offers, which are not necessarily budgetary savings in the near-term but savings to overall cost of performing payroll activities. The table below illustrates that analysis in detail, where the total cost each year is what would be re-appropriated elsewhere in payroll and HR to meet other departmental needs. These are future value costs, not discounted for inflation. Additionally, the City will cancel the payroll portion of its existing contract with the City's ERP provider, totaling approximately \$18,000 annually.

Payroll Administrator	Hours	Multiplier	Total Hours	Hourly Rate, Year 1	Hourly Rate, Year 2	Hourly Rate, Year 3	Total Cost, Year 1	Total Cost, Year 2	Total Cost, Year 3	Total
W2 Processing	24.00	1.00	24.00	\$ 73.82	\$ 76.58	\$ 80.41	\$ 1,771.69	\$ 1,837.86	\$ 1,929.75	\$ 5,539.30
Quarterly Processing	24.00	4.00	96.00	73.82	76.58	80.41	7,086.77	7,351.42	7,718.99	22,157.18
PAF & Employee changes	8.00	26.00	208.00	73.82	76.58	80.41	15,354.66	15,928.08	16,724.49	48,007.23
Financial Services Specialist I (Payroll)										
Timesheet Entry	17.00	26.00	442.00	39.83	41.39	43.46	17,606.85	18,294.62	19,209.35	55,110.81
HR Analyst										
PAF & Employee changes	4.00	26.00	104.00	59.36	61.55	64.63	6,173.20	6,401.33	6,721.39	19,295.92
HR Analyst										
PAF & Employee changes	4.00	26.00	104.00	101.15	104.91	110.16	10,519.08	10,911.13	11,456.69	32,886.90
Total Hours			978.00				\$ 58,512.25	\$ 60,724.44	\$ 63,760.66	\$ 182,997.35
Multiplier										
26 = Pay periods										
4 = Quarterly										
1 = 1 Time Per Year										

Therefore, Staff is recommending Council authorize the City Manager to execute a three-year agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a cloud-based Human Resources and Payroll module in the amount of \$321,889.82, and approve a corresponding budget amendment.

Recommended Action: Authorize the City Manager to execute a three-year agreement with Governmentjobs.com, Inc. (dba "NEOGOV") for a cloud-based Human Resources and Payroll module in the amount of \$321,889.82, and approve a corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 20013220.54320: \$25,000

PROPOSED BUDGET AMOUNT: 20013220.54320: \$129,544.82

FINANCING SOURCE: Admin Reserves

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Dan Buffalo, Director of Finance; Mary Horger, Financial Services Manager; Lauren Ruffin, Payroll Administrator; Sheri Mannion, Director of Human Resources and Risk Management; Scott Shaver, IT Project Manager

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): 8a – Information Technology. (Transition to Cloud computing and reducing paper usage)

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager



REQUEST FOR INFORMATION

TIME & ATTENDANCE SOFTWARE SYSTEM

City of Ukiah
300 Seminary Ave.
Ukiah, CA 95482

Issue Date: April 24, 2023

Submittal Due Date: May 12, 2023 at 2:00 PM (PT)

RFI FOR A TIME AND ATTENDANCE SOFTWARE SYSTEM

I. Purpose

The City of Ukiah "City" seeks information regarding time and attendance software system available in the market that will accommodate the requirements of a public agency with multiple labor Memorandums of Understanding ("MOU"). The City is interested in a user-friendly, web-based system that will streamline the City's current time and attendance process, alleviate repetitive manual tasks, and overall enhance the process through accuracy and transparency.

II. Background

The City, with a population of approximately 15,500 people, is located about 115 miles north of San Francisco on the US Highway 101 corridor. Ukiah is also the County seat for Mendocino County, serving as the retail hub to an area reaching a 50-mile perimeter and experiencing a daytime service population exceeding 35,000 people.

The City is a full-service municipality, including General Government, Public Safety (Police and Fire), Planning, Building Inspection; Electric, Water, and Sewer Utilities. The City currently employs approximately 186 full-time employees and 226 part-time employees. There are eight (8) labor MOUs, that include the Administrative and Maintenance Unit, Department Heads, Electric Unit, Management Unit, Ukiah Police Officers Association, Ukiah Professional Firefighters Association, Water Utilities, and Mechanics Unit, and City Manager Contract – all of which can be viewed at the following link: <https://cityofukiah.com/hr/memorandums-of-understanding-mous/>

The City utilizes Tyler Munis for its financial software system. Currently, timesheet entry is done manually and is processed every two weeks. Supervisors submit approved PDF copies of their employee's timesheets to the Payroll department; this is done primarily by email. From there, the Payroll Department staff performs the time entry directly into the Tyler Munis financial software system, to complete the payment processing.

III. Scope of Information Desired

The City is seeking information about time and attendance software, including functionality, length of time for implementation, ease of use, interface capabilities, and other information.

Please respond to the following questions and include additional information as necessary:

- **How long has your software been available?**
- **How often is your software updated?**
- **What are the technical requirements for the implementation of the system?**
- **Licensing Options. What are the licensing options? Are there tiers for enterprise licenses? What is the structure?**
- **What is the upgrade or maintenance cycle?**
- **How many customers do you currently have?**
- **How many current implementations are you involved with?**

RFI FOR A TIME AND ATTENDANCE SOFTWARE SYSTEM

- How many of your customers reside in California, and of that number, how many are government agencies?
- Does the system require additional hardware such as keypads or time clock machines?
- Does the system provide a functional mobile application where employees can clock in and out and submit time off requests?
- Is there an online portal?
- What single sign-on does the application integrate with?
- Does the system have automated workflow set-up capabilities?
- Is there a limitation on how many active employees we can have?
- What is the flexibility in the setup for employee classifications – employee codes and departments?
- How many pay codes can the system handle?
- Can your system handle employees whose time is reported to multiple pay codes or pay rates?
- Can your system handle an additional project code for cost tracking?
- Does the system track accruals, such as vacation, sick time, etc.?
- How is the system able to integrate with a separate financial software system?
- Have you ever integrated with Tyler Munis?
- How does your system handle the processing of W2s?
- How does your system handle filing with the IRS?
- Can employees update their W4 via your product?
- Are employees able to view earning and pay history, and current accrual amounts such as vacation, sick time, etc.?
- Can employees update their demographics?
- Explain all the ways employees can request time off.
- Electronic mail. Does the system have email capabilities?
- Dashboard. What type of information does it provide on a dashboard? Is it customizable?
- What is the system's reporting capabilities?

IV. Submission Requirements

All submittals shall comply with the requirements stated in the following sections.

A. Format

Please submit your responses in a PDF format.

Information shall be submitted to:

To: efernandez@cityofukiah.com

Cc: mhorger@cityofukiah.com

Subject: RFI Response – Time & Attendance Software System

RFI FOR A TIME AND ATTENDANCE SOFTWARE SYSTEM

B. Content

The City seeks the following information and documents.

1. Cover Letter that includes contact information (address, telephone, cell phone, email address) of the primary contact person.
2. Responses to the questions in the order listed in Section III.
3. Screenshots of dashboards, sample reports, and other visuals to help the City get an image of the system's look and feel.
4. Brochures indicating features and benefits.
5. Any other information that may be helpful in deciding the capabilities that may be desired.

C. Submission Review Process

The designated City project team will review the information submitted. The information provided will help the City in developing a scope of services and/or in seeking out a strategic sourcing method in order to meet the City's objectives.

D. Demonstrations

The City may at its option request demonstrations of the systems presented by the firms responding to this RFI. No Respondent will be entitled to attend another Respondent's demonstration.

E. Additional Information

The City may request additional information from one or more respondents as necessary.

V. Schedule of Events

RFI Schedule	Date
RFI Advertised	4/24/2023
Deadline for RFI Responses	5/12/2023 at 2:00 PM (PT)
Review and Evaluation of Responses (Tentative)	5/31/3023
Vendor Demonstrations (Tentative)	6/14 – 6/15/2023
RFP or Other Sourcing Method Determined (Tentative)	6/30/2023



Time & Attendance Software System Vendor Demo Presentation

Agenda:

- 1) Introductions: City of Ukiah (5 minutes)
Introductions: Vendor (5 minutes)
 - 2) System Demonstration:
Product Overview and System Capabilities (45 minutes)
 - 3) Technology & Support (45 minutes)
 - 4) Q&A (20 minutes)
-

1) Introductions

The COU Team is interested in viewing a demonstration of the system's overall capabilities, specifically the following:

2) Product Overview and System Capabilities

- Employee setup and dashboard customization by the user
- Useability and features of the online portal
- Portal view for employee and Portal view for supervisor
- Workflow for submission of timesheet and approval process
 - o Public Works Classifications – demonstrate how project codes are captured and tied to the appropriate expense accounts.
- Mobile App – employee usability for submitting time and requests for time off
- Document wizard to prepare documents from pre-established templates, allowing for customization.

3) Technology & Support

- e-signature support
- interface with other systems, currently used by the City of Ukiah, such as Munis Tyler
- training support
- maintenance support
- updates and patches schedule
- ongoing software support and help desk
- technical requirements

Templates and Document Generation.

Describe the document generation process.

- Can templates be customized?
- Can the documents be locked to prevent changes?
- Can any portion of templates be locked to prevent changes to specific clauses?

Electronic mail.

Does the system have email capabilities? Can documents be sent to individuals who are not registered, users?

Reporting.

Can the system collect information and provide a performance report based on pre-established metrics? What type of reporting can it provide? Please provide us with visual examples of the types of documents and reports that can be generated.

Licensing Options.

What are the licensing options? Are there tiers for enterprise licenses? What is the structure?

Technical Requirements

What are the technical requirements for the implementation of the system?

What additional investment or equipment is necessary to ensure the system's successful performance?

Data Recycling.

Where does data go after the term of the agreement? Explain the recycling process for data information.

Maintenance of Software.

How often is software maintenance required?

4) Q & A

Exhibit A

Order Form



NEOGOV

Customer:

Governmentjobs.com, Inc. (dba "NEOGOV")
 2120 Park Pl, Suite 100
 El Segundo, CA 90245
 United States
 billing@neogov.com
 Sales Rep: Alan Paul

Ukiah, City of (CA)
 300 Seminary Avenue
 Ukiah, CA 95482
 USA

Quote Valid From: 7/31/2023
 Quote Valid To: 12/8/2023

Quote Number: Q-11891
 PaymentTerms: Annual,Net 30
 Subscription Term in Months: 42

Employee Count: 220
 Order Summary

Pro-Rated Term Incentive Applied to
 Bundle Rate

ProRated to align renewal with existing NEOGOV System

Service Description	Start Date	End Date	Term Price (USD)
eForms Subscription	12/11/2023	6/9/2024	\$2,808.82
Pro-Rated Term Incentive Applied to Bundle Rate TOTAL:			\$2,808.82

Year 1 Incentive Applied to Bundle Rate

Service Description	Start Date	End Date	Term Price (USD)
eForms Subscription	6/10/2024	6/9/2025	\$5,648.50
Payroll Subscription	6/10/2024	6/9/2025	\$8,991.00
Time & Attendance Subscription	6/10/2024	6/9/2025	\$8,991.00
Core HR Subscription	6/10/2024	6/9/2025	\$11,588.50
Payroll Services Subscription	6/10/2024	6/9/2025	\$11,440.00
Benefits Subscription	6/10/2024	6/9/2025	\$3,996.00
Year 1 Incentive Applied to Bundle Rate TOTAL:			\$50,655.00

Year 2 reduced Incentive continued bundle pricing ProRated to align renewal with existing NEOGOV System

Service Description	Start Date	End Date	Term Price (USD)
eForms Subscription	6/10/2025	6/9/2026	\$8,472.75
Payroll Subscription	6/10/2025	6/9/2026	\$13,486.50
Time & Attendance Subscription	6/10/2025	6/9/2026	\$13,486.50
Core HR Subscription	6/10/2025	6/9/2026	\$17,382.75
Payroll Services Subscription	6/10/2025	6/9/2026	\$11,440.00
Benefits Subscription	6/10/2025	6/9/2026	\$5,994.00
Year 2 reduced Incentive continued bundle pricing TOTAL:			\$70,262.50

Year 3 Incentive ends, Bundle rate only ProRated to align renewal with existing NEOGOV System

Service Description	Start Date	End Date	Term Price (USD)
eForms Subscription	6/10/2026	6/9/2027	\$11,861.85
Payroll Subscription	6/10/2026	6/9/2027	\$18,881.10
Time & Attendance Subscription	6/10/2026	6/9/2027	\$18,881.10
Core HR Subscription	6/10/2026	6/9/2027	\$24,335.85
Payroll Services Subscription	6/10/2026	6/9/2027	\$12,012.00
Benefits Subscription	6/10/2026	6/9/2027	\$8,391.60
Year 3 Incentive ends, Bundle rate only TOTAL:			\$94,363.50

Year 1 Incentive Applied to Bundle Rate

Service Description	Start Date	End Date	Term Price (USD)
eForms Setup			\$1,800.00
Payroll Setup			\$21,600.00
Time & Attendance Setup			\$21,600.00
Core HR Setup			\$25,200.00
Payroll Services Setup			\$16,800.00
Benefits Setup			\$16,800.00
Year 1 Incentive Applied to Bundle Rate TOTAL:			\$103,800.00

ORDER TOTAL (USD) : **\$321,889.82**

A. Terms and Conditions

1. Agreement. This Ordering Document and the Services purchased herein are expressly conditioned upon the acceptance by Customer of the terms of the NEOGOV Services Agreement either affixed hereto or the version most recently published prior to execution of this Ordering Form available at <https://www.neogov.com/service-specifications>. Unless otherwise stated, all capitalized terms used but not defined in this Order Form shall have the meanings given to them in the NEOGOV Services Agreement.
2. Effectiveness & Modification. Neither Customer nor NEOGOV will be bound by this Ordering Document until it has been signed by its authorized representative (the "Effective Date"). Unless otherwise stated in this Ordering Document, all SaaS Subscriptions shall commence on the Effective Date. This Ordering Document may not be modified or amended except through a written instrument signed by the parties.
3. Summary of Fees. Listed above is a summary of Fees under this Order. Once placed, your order shall be non-cancelable and the sums paid nonrefundable, except as provided in the Agreement.
4. Order of Precedence. This Ordering Document shall take precedence in the event of direct conflict with the Services Agreement, applicable Schedules, and Service Specifications.

B. Special Conditions (if any).

1. The North Carolina Sheriffs' Association (NCSA) invites interested vendors, including Vendors/Certified Representatives to submit responses in accordance with these solicitation documents. The NCSA will serve as the "Contract Administrator" in the solicitation process and the administration of the resulting cooperative purchasing contract. The purpose of this Solicitation for Bids is to establish a contract between manufacturers and manufacturer's authorized vendors and the North Carolina Sheriffs' Association for the purpose of providing current year Technology.
2. Pro-Rated SaaS Subscription Fees and initial setup fee in the amount of \$103,800 shall be due net thirty (30) from 12/11/2023. Annual SaaS Subscription Fee invoices shall commence after expiration of the Pro-Rated Term.
3. As an incentive if this order form is signed on or before December 8, 2023, NEOGOV Subscription Fees for Insight, GovernmentJobs.com and Candidate Text Messaging shall not increase by the greater of 6% or the annual change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, as published by the Bureau of Labor Statistics of the Department of Labor (<http://www.bls.gov/cpi/home.htm>)]% from the previous Term for the 2 Renewal Terms of Insight, GovernmentJobs.com and Candidate Text Messaging after execution of this Agreement. Thereafter, NEOGOV may increase Fees according to the Agreement.
4. Notwithstanding anything to the contrary in the NEOGOV Services Agreement, Customer shall have a one-time right to terminate this Order Form solely in the event that Customer is unable to export general ledger data to Customer's ERP platform in accordance with the

specifications previously provided to NEOGOV. This one-time termination right shall expire on the first export of such data to Customer's ERP platform.

"Ukiah, City of (CA)"

NEOGOV

Signature:

Print Name:

Date:

Signature:

Print Name:

Date:



AGENDA SUMMARY REPORT

SUBJECT: Review and Consider the Fiscal Year 2024-25 Budget Development Schedule.

DEPARTMENT: Finance

PREPARED BY: Dan Buffalo, Finance Director, Olga Keough,
Controller, Mary Horger, Financial Services
Manager, Diana Ramos, Assistant Accountant

PRESENTER: Dan Buffalo, Finance Director

ATTACHMENTS:

1. 2024-25 Budget Development Schedule

Summary: The Council will receive and consider the City's operating and capital budget development and adoption schedule for the 2024-25 fiscal year.

Note: This schedule is flexible and currently in draft. It may be revised as necessary. Council members should review and hold dates/times on their calendar. Council members should also report any potential conflicts to Dan Buffalo, Director of Finance.

Background: California's law requires that an annually-approved appropriation plan be considered for all local governmental entities. Most produce a budget to satisfy that requirement. The City of Ukiah will develop a budget document for the 2024-25 fiscal year built on best practices, focused on clarity, and presented at the highest level of quality per the guidelines of the Government Finance Officers Association.

Discussion: A sound, well-managed budget for a governmental entity is a living document. It is subject to regular review and amendment, is clear and understandable, is scrutinized frequently, and its development thoughtfully planned and executed. The City of Ukiah's 2024-25 budget will exhibit these characteristics, starting with planning. The attached schedule (Attachment #1) outlines the development process, key dates, and milestones.

This schedule is flexible and currently in draft. It may be revised as necessary. Knowing this going into the process creates the right frame of mind for everyone involved in developing what will be an end product that will be indelibly beneficial to Staff, Council, and the community.

Recommended Action: Receive and consider the City's operating and capital budget development and adoption schedule for the 2024-25 fiscal year.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager



Budget Development Schedule (Working Draft)

Fiscal Year: 2024-25

Activity	Tasks	Start Date	Completion Date
Budget Schedule Released	Preliminary Budget Schedule released		December 6
Budget Kick-off Meeting with Executive Team	Special considerations for this year's budget preparation		January 8
Budget Memo released	Budget Memo released		January 12
Trainings: Scheduled standing appointment/as needed/requested	5-year CIP update - Department Narrative Development - Munis budget entry 22-23 Accomplishments 23-24 Objectives	January 8	January 26
General fund pre-approved budget sums released	- Departments that operate in the general fund will receive a pre-approved budget amount for non-personnel, non-capital accounts. - Departments must not exceed that amount with their initial budget requests. - Capital accounts do not apply to this new process. - Personnel accounts do not apply to this new process as they are governed by personnel requests approved by HR and the City Manager. - Requests for additional appropriation may be submitted after March 31 when Finance has completed its initial budget review. More details on this process will be forthcoming after April 1.		January 31
Personnel Requests	Personnel changes and requests due to HR	January 8	February 2
CIP Development: Utilities and Public Works	Development and submissions of initial 5-year CIP requests to Mary	December 1	February 2
Narratives and CIP	- Narrative updates - Capital budget updates		February 2
City Council: Mid-year Review 5-Year CIP review (Workshop)	- Finance reports City-wide operating results through mid-year - CIP introduction and overview - Council strategic planning		February 21 4:00 pm
Department initiation - UVFA - UVSD	- Schedule budget meetings with Departments - Distribute budget workbooks - Begin budget planning - Start drafting MOU's with UVSD for Capital Projects	January 22	February 9
CIP Development: all departments	All departments (including Public Works and utilities) develop and submit updates to the 5-year CIP		February 16

Activity	Tasks	Start Date	Completion Date
City Council update on Objectives and Accomplishments (Workshop)	- City Manager's Office - Community Development - Electric Utility Department - Airport		March 20 4:00 pm
Budget training – Munis Central Budget (Virtual) By appointment/as needed/requested	Munis module will be open for entry	March 1	March 31
Department Budget entry	- Revenue estimates and budget allocations provided to departments - General Fund Munis open for budget entry - Any remaining updates to Accomplishments/Objectives	March 1	March 31
City Council update on Objectives and Accomplishments (Workshop)	- Human Resources - Public Works - Water Resources		April 3 4:00 pm
UVFA Preliminary Budget to Executive Committee	Draft budget to UVFA Executive Committee		April 9
City Manager and Finance review of budget requests	- Review appropriation requests - Meet with Finance for discussion/analysis - Finance to conduct preliminary revenue forecasts for all major funds	April 1	April 12
City Council update on Objectives and Accomplishments (Workshop)	- Fire Department - Police Department - Community Services - Finance		April 17 4:00 pm
Reconciled Budget Meetings with City Manager	First-round budget meetings with Departments and CM/Finance Discussion of appropriation requests - Finalize initial appropriation requests Second-round will be scheduled as needed	April 8	April 19
Draft Budget	- Draft budget to UVSD - UVSD draft budget due to the City		May 1
Budget Training and Review with Council (Special City Council Meeting)	- Review/discussion of Budget Development Status - Review/discussion of revised 5-year CIP, including consideration of Council feedback received at February 1st meeting		May 15 4:00 pm
Finalize Draft Budget Document	- Finalize revenue estimates - Complete special revenue funds and trust/agency funds - Circulate for review/edits		May 20

Activity	Tasks	Start Date	Completion Date
Budget draft review and comment period	Budget presentation draft released to departments for review and comment	May 20	May 29
Budget Hearing with Council (Workshop)	- Overview presentation of budget proposal - Discussion of changes from prior year - Department presentation - CIP review - Discussion and Q&A - Take requests and revisions		June 3 4:00 PM
Budget Hearing (cont.)- Department presentations (Special City Council Meetings)	- Department presentation - CIP review - Discussion and Q&A - Take requests and revisions		June 4 3:00 PM
Budget Hearing (cont.) Department presentations, If necessary (Special City Council Meetings)	- Department presentation - CIP review - Discussion and Q&A - Take requests and revisions		June 5 3:00 pm
Budget Hearing (cont.) Adoption of either final or tentative (Regular City Council Meeting)	- Final Q&A - Adoption – tentative or final		June 19 6:00 pm
Budget Hearing (cont.), if needed Adoption of either final or tentative (Special City Council Meeting)	- Final Q&A - Adoption – tentative or final		TBD if needed



AGENDA SUMMARY REPORT

SUBJECT: Receive Updates on City Council Committee and Ad Hoc Assignments, and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad Hoc(s), Including Consideration of a New Ad Hoc to Review the Fee Schedule for the Planning and Building Divisions.

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Mayor Duenas and Various Councilmembers

ATTACHMENTS:

1. City Council Special Assignments rev 8-4-23

Summary: City Council members will provide reports and updates on their committee and ad hoc assignments. If necessary, the Council may consider modifications.

Background: City Council members are assigned to a number of committees and ad hoc activities. These assignments are included as Attachment 1.

Discussion: Previously, the City Council discussed having more time allocated to reporting on committee and ad hoc activities. Often, the Council Reports section of the regular agenda is rushed due to impending business (i.e., public hearings), and not enough time is afforded for reports beyond community activities.

In an effort to foster regular updates on committee and ad hoc assignments, this item is being placed on the agenda to provide the City Council members an expanded opportunity to report on assignments and modify assignments as necessary.

Staff is requesting an ad hoc be formed to work with the Community Development Department in the updating of the Fee Schedule for the Planning and Building Divisions. A goal of the Fee Schedule update is to achieve appropriate cost recovery while also ensuring equitable fees for services across the board. Because the Fee Schedule has not been revised since January 2020, input and analysis from a Council ad hoc would be valuable in ensuring this goal is achieved.

Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s), and consider appointing two Councilmembers to serve on an ad hoc to review the fee schedule for the Planning and Building Divisions.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager

LOCAL / UKIAH VALLEY	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
City Broadband Project	TBD	TBD	Civic Center 300 Seminary Ave. Ukiah, CA 95482	to evaluate the Request for Proposal (RFP) for the Internet Service Provider (ISP) for the California's Public Utilities Commission (CPUC) Last mile Broadband.	Orozco	Jim Robbins, Grants Manager; 463-6708; jrobbins@cityofukiah.com
Investment Oversight Committee	Varies	Civic Center 300 Seminary Ave. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	Reviews City investments, policies, and strategies	Crane Orozco - Alternate Alan Carter, Treasurer	Dan Buffalo, Director of Finance; 463-6220 dbuffalo@cityofukiah.com
Disaster Council	Shall meet a minimum of once a year at a time and place designated upon call of the chair	Place designated upon call of the chair or, if she/he is unavailable or unable to call such meeting, the first vice chair and then the City Manager or her/his designee.	Office of Emergency Management 300 Seminary Ave. Ukiah, CA 95482 467-5765 - Tami Bartolomei	Develop any necessary emergency and mutual aid plans, agreements, ordinances, resolutions, rules, and regulations.	Orozco Duenas- Alternate	Traci Boyl, City Manager's Office Management Analyst; 467-5720; tboyl@cityofukiah.com
Greater Ukiah Business & Tourism Alliance (GUPTA)	4th Monday of month, 10:00 a.m.	200 S School St. Ukiah, CA 95482	200 S School St. Ukiah, CA 95482	Promotes tourism and works to strengthen and promote the historic downtown and businesses within the greater Ukiah area	Rodin Duenas - Alternate	Shannon Riley, Deputy City Manager; 467-5793 sriley@cityofukiah.com
Mendocino County Inland Water and Power Commission (IWPC)	2nd Thursday of month, 6:00 p.m.	Civic Center 300 Seminary Avenue conference room 5	IWPC Staff P.O. Box 1247 Ukiah, CA 95482 391-7574 - Candace Horsley	Develops coordination for water resources and current water rights: Potter Valley project - Eel River Diversion	Rodin Orozco- Alternate	Sean White, Director of Water Resources; 463-5712 swhite@cityofukiah.com
North Coast Opportunities (NCO)	4th Wednesday of month, 2 p.m.	Alternating locations - Ukiah and Lakeport	Governing Board Chair North Coast Opportunities 413 North State Street Ukiah, CA 95482	Assist low income and disadvantaged people to become self reliant	Burgess	Jake Burgess, Community Services Supervisor; 463-6201 jburgess@cityofukiah.com
Sun House Guild ex officio	2nd Tuesday of month, 4:30 p.m.	Sun House 431 S. Main St. Ukiah, CA	431 S. Main Street Ukiah, CA 95482 467-2836	Support and expand Grace Hudson Museum	Duenas Neil Davis - Alternate	David Burton, Museum Director; 467-2836 dburton@cityofukiah.com
Ukiah Valley Basin Groundwater Sustainability Agency (GSA)	2nd Thursday of month, 1:30 p.m.	Board of Supervisors Chambers; 501 Low Gap Road Ukiah, CA	County Executive Office 501 Low Gap Rd., Rm. 1010 Ukiah, CA 95482 463-4441	GSA serves as the Groundwater Sustainability Agency in the Ukiah Valley basin	Crane Duenas - Alternate	Sean White, Director of Water Resources; 463-5712 swhite@cityofukiah.com
MENDOCINO COUNTY	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
City Selection Committee	Called as required by the Clerk of the Board	BOS Conference Room 501 Low Gap Rd. Rm. 1090 Ukiah, CA	C/O: BOS 501 Low Gap Rd., Rm 1090 Ukiah, CA 95482 463-4441	Makes appointments to LAFCO and Airport Land Use Commission (Mayor - Primary; Vice Mayor - Alternate)	Mayor Rodin Vice Mayor Duenas - Alternate	Kristine Lawler, City Clerk; 463-6217 klawler@cityofukiah.com
Economic Development & Financing Corporation (EDFC)	2nd Thursday of month, 2:00 p.m.	Primarily 631 S. Orchard Street (location varies)	Executive Director 631 South Orchard Avenue Ukiah, CA 95482 467-5953	Multi-agency co-op for economic development and business loan program	Riley (appointed 12/19/18)	Shannon Riley, Deputy City Manager; 467-5793 sriley@cityofukiah.com
Library Advisory Board	3rd Wednesdays of alternate months; 1:00 p.m.	Various Mendocino County Libraries	Ukiah County Library 463-4491	Review library policy and activities	Duenas Rodin - Alternate	Kristine Lawler, City Clerk; 463-6217; klawler@cityofukiah.com
Mendocino County 1st District Liaison	Monthly; TBD	Civic Center Annex conference room #5 411 West Clay St. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	To coordinate activities and policy development with the City's 1st District Supervisor	Rodin Crane - Alternate	Sage Sangiacomo, City Manager; 463-6221; ssangiacomo@cityofukiah.com
Mendocino County 2nd District Liaison	1st Wednesdays of month, 8:00 a.m.	Civic Center Annex conference room #5 411 West Clay St. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	To coordinate activities and policy development with the County's 2nd District Supervisor	Rodin Duenas - Alternate	Shannon Riley, Deputy City Manager; 467-5793 sriley@cityofukiah.com
Mendocino Council of Governments (MCOG)	1st Monday of month, 1:30 p.m.	Board of Supervisors Chambers 501 Low Gap Road Ukiah, CA	Executive Director 367 N. State Street, Ste. 206 Ukiah, CA 95482 463-1859	Plan and allocate State funding, transportation, infrastructure and project County wide	Duenas Sher - Alternate	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Mendocino County Airport Land Use Commission	As needed	BOS Conference Room 501 Low Gap Rd., Rm. 1090, Ukiah, CA	Mendocino County Executive Office 501 Low Gap Rd. Rm. 1010 Ukiah, CA 95482	To formulate a land use compatibility plan, provide for the orderly growth of the airport and the surrounding area, and safeguard the general welfare of the inhabitants within the vicinity	Liaisons: Owen/Schlatter	Greg Owen, Airport Manager; 467-2855; gowen@cityofukiah.com Craig Schlatter, Director of Community Development; 463-6219; cschlatter@cityofukiah.com
Mendocino County Local Area Formation Commission (LAFCO)	1st Monday of month, 9:00 a.m.	Board of Supervisors Chambers	Executive Director 200 S. School Street, Ste. 2 Ukiah, CA 95482 463-4470	Required by legislation - planning spheres of influence, annexation, service areas, and special districts	Rodin Crane - Desired Alternate if appointment becomes available with City Selection Committee	Craig Schlatter, Director of Community Development; 463-6219; cschlatter@cityofukiah.com

2023 CITY COUNCIL SPECIAL ASSIGNMENTS

MENDOCINO COUNTY Continued	MTG DATE/TIME	MEETING	LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Mendocino Solid Waste Management Authority (MSWMA)	3rd Thursday of every other month (varies), 10:00 a.m.	Willits Council Chambers		Solid Waste Director 3200 Taylor Drive Ukiah, CA 95482 468-9710	County-wide Solid Waste JPA	Crane Sher- Alternate	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Mendocino Transit Authority (MTA) Board of Directors	Last Wednesday of month, 1:30 p.m.	Alternating locations - Ukiah Conference Center or Fort Bragg, or Point Arena		Executive Director 241 Plant Road Ukiah, CA 95482 462-1422	County-wide bus transportation issues and funding	Sher Duenas - Alternate	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Mendocino Youth Project JPA Board of Directors	3rd Wednesday of month, 7:45 a.m.	776 S. State Street Conference Room		Mendocino Co. Youth Project 776 S. State Street, Ste. 107 Ukiah, CA 95482 707-463-4915	Targets all youth with a focus on drug and alcohol prevention, healthy alternatives and empowering youth to make healthy choices	Cedric Crook, Police Captain Duenas - Alternate	Cedric Crook, Police Captain 463-6771; ccrook@cityofukiah.com
Russian River Flood Control District (RRFCD) Liaison	1st Monday of month, 5:30 p.m.	151 Laws Ave., Suite D Ukiah, CA		151 Laws Ave., Ukiah, CA 95482; rrfc@pacific.net; 462-5278	Proactively manage the water resources of the upper Russian River for the benefit of the people and environment of Mendocino County	White/Orozco	Sean White, Director of Water Resources; 463-5712 swhite@cityofukiah.com
Ukiah Players Theater Board of Directors	3rd Tuesday of month, 6:00 p.m	1041 Low Gap Rd Ukiah, CA 95482 462-1210		1041 Low Gap Rd Ukiah, CA 95482 462-1210	To oversee the activities, organization and purpose of the Ukiah Players Theater	Greg Owen, Airport Manager (appointed 12/19/18)	Kristine Lawler, City Clerk; 463-6217 klawler@cityofukiah.com
Ukiah Unified School District (UUSD) Committee	Quarterly	511 S. Orchard, Ste. D Ukiah, CA 95482		511 S. Orchard Ukiah, CA 95482	Information exchange with UUSD Board Chair, Mayor, Superintendent, and City Manager	Mayor, City Manager and Police Chief	Sage Sangiacomo, City Manager; 463-6221 ssangiacomo@cityofukiah.com
REGIONAL	MTG DATE/TIME	LOCATION		MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Great Redwood Trail Agency	Bi-monthly, 3rd Thursdays, 10:30 a.m.	Various Locations - announced		419 Talmage Road, Suite M Ukiah, CA 95482 463-3280	Provides a unified and revitalized rail infrastructure meeting the freight and passenger needs of the region	Rodin Duenas - Alternate	Neil Davis, Community Services Director 467-5764 ndavis@cityofukiah.com
League of California Cities Redwood Empire Legislative Committee	Prior to Division Meetings, meets 3x in person and then via conference call	Various locations that are announced		Redwood Empire League President; Public Affairs Program Manager (916) 658-8243	Elected city officials and professional city staff attend division meetings throughout the year to share what they are doing and advocate for their interests in Sacramento	Orozco Duenas -Alternate	Sage Sangiacomo, City Manager; 463-6221 ssangiacomo@cityofukiah.com
Russian River Watershed Association (RRWA)	4th Thursday of month, 9:00 a.m. (only 5 times a year)	Windsor Town Hall		Russian River Watershed Assoc. 425 South Main St., Sebastopol, CA 95472 508-3670	Consider issues related to Russian river - plans projects and funding requests	Rodin Sher - Alternate	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Northern California Power Agency (NCPA) Commission	4th Thursday of month, 9:00 a.m. (see NCPA calendar)	Roseville, CA and other locations		651 Commerce Drive Roseville, CA 95678 916-781-4202	Pool of State and local power utilities developing and operating power generation, providing scheduling and related energy services and providing regulatory and legislative support.	Crane - Commissioner Sauers - Alternate and Commissioner in absence of Commissioner Crane	Cindi Sauers - Electric Utility Director; 463-6286 csauers@cityofukiah.com
Northern California Power Agency (NCPA) – Lodi Energy Center (LEC) Appointment	2nd Monday of month, 10:00 AM	Lodi, CA and other locations		651 Commerce Drive Roseville, CA 95678 916-781-4299	Committee oversees the operation, maintenance and expenditures of the LEC 300 MW generating project.	Sauers – Project Participate Appointee	Cindy Sauers, Electric Utility Director, 463-6286, csauers@cityofukiah.com
Transmission Agency of Northern California (TANC)	4th Wednesday of month, 10 a.m.	35 Iron Point Circle Suite 225 Folsom, CA		35 Iron Point Cir #225 Folsom, CA 95630 916-852-1673; info@tanc.us	Provide electric transmission to its Member utilities through transmission line ownership or contract arrangements.	Crane Sauers - Alternate	Cindi Sauers - Electric Utility Director; 463-6286 csauers@cityofukiah.com
STANDING COMMITTEES	MTG DATE/TIME	LOCATION		MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Diversity and Equity	TBD	Virtual Meeting Room (link to be created)		Civic Center 300 Seminary Ave. Ukiah, CA 95482	Improve diversity and equity in the City's workforce and municipal services	Orozco/Duenas	Traci Boyd, City Manager's Office Management Analyst; 467-5720; tboyd@cityofukiah.com
Fire Executive Committee	2nd Tue, every other month beginning in January; 5:00 p.m.	Ukiah Valley Conference Center, 200 S. School Street Ukiah, CA		Civic Center 300 Seminary Ave. Ukiah, CA 95482 sabba@cityofukiah.com	Per the recently adopted agreement between the City of Ukiah and the Ukiah Valley Fire Protection District	Orozco/Sher	Doug Hutchison, Fire Chief; 463-6263; dhutchison@cityofukiah.com
Countywide Oversight Board to the RDA Successor Agencies	4th Thursday of January, 4:00 p.m.; meets annually	Ukiah Valley Conference Center, 200 S. School Street Ukiah, CA		City of Ukiah ATTN: City Clerk 300 Seminary Ave. Ukiah, CA 95482 707-463-6217	oversee and direct the Successor Agencies of the former redevelopment agencies	Crane	Dan Buffalo, Director of Finance; 463-6220 dbuffalo@cityofukiah.com Kristine Lawler, City Clerk; 463-6217, klawler@cityofukiah.com

2023 AD HOC COMMITTEES		
COMMITTEE	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Electric Grid Operational Improvements	Crane/Orozco	Cindy Sauers, Electric Utility Director; 463-629586 csauers@cityofukiah.com
Trench Cut Policy Development	Crane	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Advance Planning & Policy for Sphere of Influence (SOI), Municipal Service Review (MSR), Annexation, Tax Sharing, Detachment, and Out of Area Service Agreements	Crane/Rodin	Craig Schlatter, Community Development Director 463-6219 cschlatter@cityofukiah.com
UVSD/ City Relations <i>Ad hoc committee to address specific issues with the Ukiah Valley Sanitation District, including discussion of overall sewer system service delivery policies, operating policy revisions, potential revisions to the current Operating Agreement, and cost sharing</i>	Crane/Orozco	Dan Buffalo, Director of Finance; 463-6220 dbuffalo@cityofukiah.com Sean White, Water Resources Director 463-5712 swhite@cityofukiah.com
Orr Street Bridge Corridor	Rodin/Sher	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Complete Streets	Rodin/Crane	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com Shannon Riley, Deputy City Manager 467-5793 sriley@cityofukiah.com Neil Davis, Community Services Director 467-5764 ndavis@cityofukiah.com
Special Districts (Water District Consolidation)	Orozco/Crane	Shannon Riley, Deputy City Manager 467-5793 sriley@cityofukiah.com
Corp Yard Planning	Crane/Orozco	Jason Benson, Senior Civil Engineer 463-6284 jbenenson@cityofukiah.com
City/District Review of 2019/22 Proposed Fire Code	Crane/Orozco	Doug Hutchison, Fire Chief 463-6263 dhutchison@cityofukiah.com
Mendocino County Courthouse Project and Reuse	Sher/Orozco	Shannon Riley, Deputy City Manager 467-5793 sriley@cityofukiah.com
Climate Action Plan <i>Will coordinate with the Community Development Director to identify and assign representation to each of the identified categories, and also coordinate with the Community Development Director and the Climate Action Plan Working Group related to other outreach efforts during the development of the draft municipal Climate Action Plan related to the 2040 General Plan</i>	Sher/Duenas	Craig Schlatter, Community Development Director 463-6219 cschlatter@cityofukiah.com
City's 150-Year Anniversary Planning	Orozco/Rodin	Shannon Riley, Deputy City Manager 467-5793 sriley@cityofukiah.com