PUBLIC WORKS CONTRACT (Formal Bid)

Monterey Conference Center Solar PV Project (30c1453)

THIS AGREEMENT, hereinafter referred to as the "Agreement", made and entered into this 18 day of January 2018, by and between the CITY OF MONTEREY, a municipal corporation, hereinafter referred to as the "City", and SOLEX DBA APPLIED SOLAR ENERGY hereinafter referred to as the "Contractor";

WITNESSETH:

WHEREAS, the Council of the City has awarded a contract to the Contractor for performing the work hereinafter described in accordance with the City's Specifications and Contractor's sealed proposal;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. SCOPE OF WORK. The Contractor shall perform all of the work and furnish all labor, materials, equipment and transportation necessary for **Monterey Conference Center Solar PV Project**. Work is to be as set out in the Specifications on file in the Office of the City Engineer and as in the Contractor's Proposal attached hereto, dated August 18, 2017, for the total base bid in an **amount not to exceed Two Hundred Two Thousand Four Hundred Eighty-Four Dollars ($202,484.00)** plus a sum of up to 15% for such contingencies as the City Manager, or his designee, deems appropriate.
2. TIME OF PERFORMANCE. The work under this contract **shall commence within fourteen (14) calendar days from the effective date of the Notice to Proceed and shall be completed on or before the expiration of eighty-six consecutive working days** from the effective date of the Notice to Proceed.
3. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force without being impaired or invalidated in any way.
4. Contractor agrees that in the performance of this Agreement, it will comply with all applicable state, federal and local laws, codes and regulations. This Agreement shall be governed by and construed in accordance with the laws of the State of California and the City of Monterey.
5. In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined by that chapter of the Labor Code, unless currently registered and qualified to perform public work pursuant to Section 1725.5 of the Labor Code. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.
6. The Monterey City Council awarded this contract on November 7, 2017 by Resolution 17-187 C.S.
7. This Agreement shall consist of this Public Works Contract document and the following items, all of which are on file in the office of the City Clerk and are incorporated herein and made a part hereof by reference:
   - A. Specifications
   - B. Accepted Proposal
   - C. Performance Bond
   - D. Payment Bond (labor and materials)
   - E. Non-Collusion Declaration
   - F. Debarment and Suspension Certification
   - G. Certification(s) of Good Faith Effort to Hire Local Residents

IN WITNESS WHEREOF, said Contractor and said City have hereunto set their hands, all on the day and year first above written.

ATTEST:

By: _____
City Clerk

CITY OF MONTEREY:

By: _____
City Manager, or his designee

SOLEX DBA APPLIED SOLAR ENERGY:

By: _____
Stanley Semmel, Owner

CAO RISK

PUBLIC WORKS CONTRACT (Formal Bid)

Monterey Conference Center Solar PV Project (30c1453)

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ATTEST:	CITY OF MONTEREY:	SOLEX DBA APPLIED SOLAR ENERGY:
By: _____ City Clerk	By: _____ City Manager, or his designee	By: Stanley Semmel, Owner

CAO RISK

CITY OF MONTEREY
DEPARTMENT OF PLANS AND PUBLIC WORKS

SPECIFICATIONS

FOR

MONTEREY CONFERENCE CENTER SOLAR PV (30C1453)

FORMAL BID

This is a CCFD (Conference Center Facility District) bond funded Project

TECHNICAL SPECIFICATIONS APPROVED BY:

ENGINEER

DATE: 7/19/17

REGISTERED PROFESSIONAL ENGINEER · ANDREAS ADKINS BAER · No. M 34457 · Exp. 12/31/17 · STATE OF CALIFORNIA · MECHANICAL

APPROVED FOR CONSTRUCTION:

CITY ENGINEER

DATE: 7-19-17

REGISTERED PROFESSIONAL ENGINEER · STEVE J. WITTRY · NO. 61620 · CIVIL · STATE OF CALIFORNIA

Master Specification Revision: 02/03/2017

Project Specification Revision: 07/18/2017

CAO RISK

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CAO RISK

MONTEREY CONFERENCE CENTER SOLAR PV (30C1453)

TABLE OF CONTENTS

CITY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS
MONTEREY, CALIFORNIA

PART I: NOTICE TO CONTRACTORS

Sealed unbound bid proposals will be received in the office of the City Clerk, attention Finance Director, 580 Pacific Street, Room 6, City of Monterey, California, until **2:00 p.m., August 22nd, 2017**, at which time they will be publicly opened and read in the City Council Chambers, for furnishing all labor, materials, tools, equipment and incidentals for the construction of the Monterey Conference Center Solar PV project (30c1453) in Monterey, California, in accordance with these Plans and Specifications.

In general, the work consists of, but is not limited to, installing the highest output code compliant solar photovoltaic system for the lowest price that will fit on the new Monterey Conference Center's upper roof. All proposals shall maximize the solar panel coverage on the Monterey Conference Center roof for single fixed angle solar array. Additive alternates are included in this bid for additional distinct areas of the roof such as covering the mechanical equipment area, and the flat roof north of the mechanical equipment area. Additive alternates shall use the same make and model panels and inverters as proposed in the base bid. The rooftop solar equipment shall minimize it's visibility from the ground. The existing roof is a TPO membrane laid over foam insulation resting on steel decking fixed to 8" wide glue-lam beams which support the span along the north south axis every 10' on center. For more information on the roof structure, see the plans in **Attachment 2,** and diagrams in the Part IV the Technical Specifications of this bid document. The allowable load in the field space between the glue-lam beams shall not exceed a 10lb/sf point load. The total system design load may not exceed a 10lb/sf dead load. The grid connection shall be 3-phase 480v and made in the new Siemens electrical panels located in the mezzanine level of the Monterey Conference Center.

The work will consist of providing permit and construction drawings and revisions including, but not limited to, the solar electrical drawings, providing anchoring and load calculations and details, and providing equipment specifications for submission to the City of Monterey Permit and Inspection Services Department. The Contractor shall install a new solar photovoltaic racking system securely anchored and/or ballasted to the excising roof. This may involve penetrating the new TPO roof, and the Contractor shall be responsible for coordinating with the roof manufacturer, and recent installer for a post installation inspection and maintaining the roof warrantee as described in the technical specification. The solar installing Contractor shall provide a letter to the City from the roof manufacturer stating that the roof system has not been compromised, and the existing warranty will be honored. The Contractor shall flood test the roof for whiteness by the City inspector after all penetrations and water proofing work using water from the adjacent rooftop mechanical equipment area. The Contractor shall install all solar photovoltaic panels (PV), wiring, conduits, combiner boxes, disconnects junction boxes, and inverters, and make the system fully operational. Two 3" conduits have been installed between the exterior roof, and the interior of the building as show on sheet E5.02 and A2.04 of the existing plan, **Attachment 2.** These two conduits have been extended beyond where their roof penetration and routed all the way to the intermediate floor electrical room. The Contractor shall provide all wiring connections for a grid tied system from the roof to the building's main electrical room and all connections to the building communication network.

At the time of the bid opening, the successful Bidder must be legally entitled to perform contracts requiring one of the following licenses:

"A" – General Engineering contractors are authorized to install solar energy systems.

"B" – General Building contractors are authorized to install solar energy systems within the definition of B&P Code Section 7057, since an solar energy system constitutes the use of two unrelated building trades or crafts as required by Section 7057.

C-10 – Electrical contractors are authorized to perform any solar projects which generate, transmit, transform or utilize electrical energy in any form for any purpose.

C-46 – Solar contractors install, modify, maintain, and repair thermal and photovoltaic solar energy systems. A licensee in this classification shall not undertake or perform building or construction trades, crafts or skills, except when required to install a thermal or photovoltaic solar energy system.

Any Bidder or Contractor not so licensed shall be subject to all penalties imposed by law including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board.

All electricians performing work under this contract, as defined as making electrical connections at or above 100 volt-amperes, shall be certified pursuant to Section 3099 et seq. of the California Labor Code. Contractor shall submit proof of certification, or proof that the requirements of Section 3099.4 (a) of the California Labor Code have been met, prior to electricians commencing work under this contract.

SPECIFICATIONS AND BID FORMS

Specifications, including instructions to Bidders and all necessary contract documents and forms, are available on-line from the City's website located at http:/monterey.org/en-us/Business/Bids-and-RFPs. In order to download project documents, you must register as a document (plan) holder on EbidBoard at no cost through the City web site. Potential bidders, subcontractors and suppliers are responsible for reviewing the complete bidding documents, including all addenda, prior to submitting their bid. They are also advised to check the City's web site noted above periodically and prior to submitting their bid. Submit **unbound** bid proposals (see Appendix A) in sealed envelopes clearly marked on the exterior with the project name, bid opening date and bid opening time for which the bid proposal is being submitted. When submitting a bid in a sealed envelope within another sealed envelope, such as an envelope provided by an overnight carrier, be sure to also mark the exterior of the outermost envelope or overnight carrier's envelope clearly with the project name, bid opening date and bid opening time.

MANDATORY PRE-BID CONFERENCE

A mandatory pre-bid conference is scheduled for **10:00am on Wednesday, August 2, 201**7 at the Monterey Conference Center 1 Portola Plaza, Monterey Ca 93940. This conference will allow bidders to review and inspect project conditions. Failure to attend and arrive on time may result in your bid being deemed non-responsive resulting in rejection of your bid. Meet at the plaza in front of the Monterey Conference Center.

NOTE: The Pre-bid conference will take place in an active construction zone. All attendees must wear closed toed shoes, and a hard hat to attend. Walkthrough attendees must stick together, and shall adhere to all safety requirements imposed by the project's general contractor and/or the project construction manager.

PREVAILING WAGES

Local prevailing wage rates shall be paid in accordance with Sections 1770, 1773, and 1782, as amended, of the California Labor Code, and Section 28-20(e) of the Monterey City Code, on all public works construction contracts exceeding twenty-five thousand dollars ($25,000) and all public works contracts for alteration, demolition, repair or maintenance work exceeding fifteen thousand dollars ($15,000). Local wage rates may be obtained from City of Monterey, Engineering Division Office, City Hall, Monterey, CA, (831-646-3921) or the Director, Department of Industrial Relations, State of California, 455 Golden Gate Avenue, San Francisco, California (415-703-4774). Any Bidder Contractor awarded a public works contract that uses a craft or classification not in the general prevailing wage determinations may be required to pay the wage rate most closely related in the general determinations, effective at the time of the call for bids.

In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. A Contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal (subject to the requirements of Section 4104 of the Public Contract Code), or engage in the performance of any contract for public work, as defined by that chapter of the Labor Code, unless currently registered and qualified to perform public work pursuant to Section 1725.5 of the Labor Code. **See Part III of these Specifications for additional requirements**.

In accordance with the provisions of Section 1773.3 of the Labor Code, the City of Monterey shall provide notice to the Department of Industrial Relations (DIR) of the award of any public works contract subject to the requirements of Chapter 1 of the Labor Code, within five days of the award. The notice shall be transmitted electronically in a format specified by the DIR (see https://www.dir.ca.gov/pwc100ext/) and shall include the name of the Contractor, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, job site location, and any additional information the DIR specifies that aids in the administration and enforcement of this chapter.

BID BOND

Cash, a certified check or cashier's check, payable to the order of the City of Monterey, or a satisfactory bid bond, in original form (no fax or photocopy shall be accepted), executed by the Bidder and an acceptable surety in an amount equal to ten percent (10%) of the bid amount shall be submitted with each bid.

BID VALIDITY

No Bidder may withdraw their bid for a period of **one hundred and twenty (120) days** from the date of opening of the bids for the purpose of reviewing the bids and investigating the qualifications of Bidders, prior to awarding of the contract. Any bid withdrawal before the expiration of such time period shall result in the forfeiture of Bidder's Bid Bond. In the event of a bid mistake resulting from a clerical error made by the Bidder, withdrawal of such bid without forfeiture of the Bid Bond may only be allowed if the criteria set forth in California Public Contracts Code Sec. 5103 are met and the procedures set forth therein are followed; any such approval by City of bidders request to withdraw bid shall be at the sole discretion of the City.

RESPONSIBLE BIDDER

Responsible bidder as it pertains to this contract shall be as follows:

1. Standards of Responsibility: The City may reject bids on the basis of non-responsibility. A responsible bidder is one that has the capacity in all respects to perform fully the contract requirements, and the integrity and reliability which will assure good faith performance of the contract. Factors to be considered in determining whether the standard of responsibility has been met include whether a bidder has:

    a. The appropriate financial, material, equipment, facility, capacity (adequate workforce to complete the job in a timely fashion) and personnel resources, including all required certifications, licenses, and expertise necessary to indicate its capacity to meet all contractual requirements, including the following specific requirements:

        i. Adequate workforce to meet multiple critical work schedules at once;

        ii. Ability to start projects on the commencement dates set forth by the City and satisfactorily complete them within the City's stated time limits;

    b. A satisfactory record of performance, including but not limited to any prior work performed by bidder for the City or other agency;

    c. Evidence of bidder's ability to provide the required bonding and insurance capacity. Apparent low bidder with cash or cashier's check as bid bond is required to submit a pre-qualification letter from an acceptable surety or cashier's check as performance bond within fourteen (14) calendar days of the bid opening;

    d. A satisfactory record of integrity, diligence, and professionalism in the specific contract work;

    e. The legal qualifications to contract with the City; and

    f. Supplied all information requested by the City in connection with the inquiry concerning responsibility.

2. Information Pertaining to Responsibility. The prospective Contractor shall supply any information requested by the City concerning the responsibility of such Contractor, including the qualifications and performance records of Contractor's employees and proposed subcontractors. If the prospective Contractor fails to supply the requested information, the City shall base the determination of responsibility in award of the Contract upon any available information, or may find the prospective Contractor non-responsible on the basis of its failure to provide the requested information to the City.

3. The City's Duty Concerning Responsibility. Before awarding a contract, the City must be satisfied that the prospective Contractor is responsible. The City may use the information provided by prospective

Contractor as well as information obtained from other legitimate sources, including City staff's own experience with the prospective Contractor and prospective Contractor's employees.

4. Written Determination of Non-responsibility Requirements. If a bidder or offeror who otherwise would have been awarded the Contract is found non-responsible, a written determination of non-responsibility setting forth the basis determination shall be prepared by the City and sent to the non-responsible bidder or offeror. The bidder or offeror shall have an opportunity to appeal the City's determination on non-responsibility.

BID REJECTION

The City reserves the right to reject any or all bids as the best interests of the City may dictate and, to the extent permitted by law, waive any irregularity in any bid. If there is any reason for believing that collusion exists among the bidders, the City may reject any or all bids.

UNBALANCED BID

Bids which are obviously unbalanced may be rejected. For the purposes of this section, an unbalanced bid is one that (a) has unit prices based on nominal prices for some items of work and enhanced unit prices for other items of work, and (b) the amount and manner in which the unit prices are distributed is not reflective of the true cost to perform the work. Any unbalanced bid may be rejected by the City whether or not the result of the unbalanced bid increases the cost of the project to the City.

BIDDER PROTEST

All bid protests shall follow the procedures set forth in Monterey City Code §28-26 et seq., and the City's Purchasing Manual, both of which are available on-line on the City's website located at http:/monterey.org. Payment of a bid protest filing fee in the amount set forth in the City Code and Purchasing Manual shall be prerequisite to the filing of any such protest.

INTERPRETATION OF SPECIFICATIONS

Should a Bidder be in doubt as to the true meaning of any item in the Plans or Specifications or should Bidder discover items containing discrepancies or omissions, the Engineer shall be immediately notified. All requests for interpretations must be submitted ninety-six (96) hours before bid opening. All questions must be directed to the Project Manager Andreas Baer, P.E., Associate Mechanical Engineer by emailing engineering-admin@monterey.org. The project name must be referenced in all communication.

If found necessary, interpretation or correction will be made by written addendum, a copy of which will be sent to each plan holder. Such addenda are to be considered as part of the contract documents, and the Bidder shall acknowledge this condition by listing each addendum by number in his bid proposal. The Engineer shall not be held responsible for any oral interpretations or instructions. No addenda can be issued less than forty-eight (48) hours before bid opening without an accompanying bid time extension. The Engineer reserves the right to make decisions on extending the bid period.

DEFINITIONS

For the purposes of this document, the following definitions shall apply:

CITY:	The term City refers to and indicates the City of Monterey, Monterey County, State of California.
ENGINEER OR CITY ENGINEER	The term Engineer or City Engineer refers to and indicates the Public Works Director of the City of Monterey or his duly authorized representative.
BIDDER:	Party submitting a bid for consideration by the City of Monterey.
CONTRACTOR:	The term Contractor refers to and indicates the party or parties contracting to perform the work to be done in pursuance of this contract and specifications.
COUNCIL OR CITY COUNCIL:	The City Council of the City of Monterey.
PLANS:	The project plans referred to herein.
SPECIAL PROVISIONS:	Part IV of these Specifications.
SPECIFICATIONS:	This document, in its entirety.
STANDARD SPECIFICATIONS:	Specifications entitled “State of California, Department of Transportation, Standard Specifications” of latest publication on file in the office of the City Clerk of the City of Monterey.
STANDARD PLANS:	Plans entitled “State of California, Department of Transportation, Standard Plans” of latest publication.
ADA:	Americans with Disabilities Act of 1990, Titles II and III, revised September 15, 2013.
CBC:	California Building Codes, latest edition as adopted by the City of Monterey.
IBC:	International Building Codes, latest edition.
PV:	Photo Voltaic
BMP:	Best Management Practice
η_p:	Average solar PV panel efficiency published by the manufacturer, measured in percentages
η_i:	Average solar PV inverter efficiency published by the manufacturer, measured in percentages
Production %:	This percentage will be different depending on the panel manufacturers warrantee. For example a panel manufacturer that provides a standard warrante of 90% power output for the first 10 years and 80% power output for the remaining 15 years will have an average power output of (((10yrs*90%)+(15yrs*80%))/25yrs) = 84%. A panel with a better warrantee such as 95% for the first 5 years, and a 0.4% degradation for the remaining 20 years will have an average power output of (((5yrs*95%)+(20yrs*(95%-(0.4%*($^{20yrs}/_{2}$))/25yrs) = 91.8%.
CSI:	California Solar Initiative
EPBB:	Expected Performance Based Buydown

CSI EPBB Incentive Calculator:	The CSI EPBB Incentive Calculator can be found at http://www.csi-epbb.com/default.aspx.
CSI EPBB - Annual kWh:	The "Results" section of the CSI EPBB Incentive Calculator provides an annual kWh result (a). This number shall be reported in the bid schedule and it will be used when determining column 6 of the bid schedule the "Cost per Watt."
Installed System Price:	The "Installed System Price" shall be the bidder's total proposed price for all work to install an operational grid tied solar system with solar PV panels on the Upper Roof Area as described in the Upper Roof Area Solar PV bid item description.

MONTEREY CONFERENCE CENTER SOLAR PV

CITY OF MONTEREY

PART II: PROPOSAL

To the Honorable City Council
City of Monterey
City Hall
Monterey, California

The undersigned declares to have carefully examined the location of the proposed work, that the Plans and Specifications as set forth herein have been examined, and hereby proposes to furnish all materials and equipment and do all the work required to complete the said work in accordance with said Plans and Specifications for the lump sums and unit prices set forth in the following schedule. The Solar PV System areas described in the base bid schedule, and additive alternate bid schedules are broken down by the roof areas shown in Section 1 Figure 1 above.

BASE BID SCHEDULE

Column		**1**	**2**	**3**	**4**	**5**	**6**
Item No.	**Description**	**CSI Rating Annual (kWh)**	**Ave. Warranted Production Over 25 Yr. (Production %)**	**System Unit Price Cost per Watt ($)/(((kWh/(1688h))* 1000)**	**Panel Efficiency (η_p)**	**Inverter Efficiency (η_i)**	**Installed System Price ($)**
1	Upper Roof Area Solar PV System						
	BASIS OF AWARD (ITEM 6) (In Words) _____ _____						**(In Figures)** **$**

ADDITIVE ALTERNATE BID SCHEDULE

Item No.	**Description**	**Approx. Quantity**	**Unit**	**Unit Price**	**Amount**
2	Additive Alternate #1 Mechanical Area Solar PV System	4,040	ft^2		
3	Additive Alternate #2 North Roof Solar PV System	1,660	ft^2		

BASIS OF AWARD

Award of contract, if any be made, shall be made to the Contractor with lowest weighted system unit price measured in dollars per watt. The weighting system values higher efficiency systems and higher density installations because the City of Monterey wants to maximize cost effective production on the Monterey Conference Center. The award is intended to be at the dollar value of the Installed System Price ($)

The Monterey Conference Center has limited roof space available and needs to produce as much power as it can.

CAO RISK

Bidders are encouraged to provide not just the lowest cost option, but the lowest cost option at the greatest power output. At the time of bid, the Engineer will input all of the bid schedule information into a spreadsheet to compare the bids. Each bidder will have their system efficiency calculated relative to the other bidder's system efficiencies as shown in ***Equation 1*** *below*. The bidders proposed system efficiency is compared to the other bidders in order to create a factor that will be used to weigh the bidders System Unit Price.

Equation 1:

$$Relative\ System\ Efficiency = \left(Bidders\ efficiency(\boldsymbol{\eta}\mathrm{p} * \boldsymbol{\eta}\mathbf{i})/\left(Average\ efficiency\ (\boldsymbol{\eta}\mathrm{p} * \boldsymbol{\eta}\mathbf{i})\right)\right)$$

Once the relative system efficiency is known for all bidders, each bidders system unit price will be divided by the relative system efficiency to the power of (27/25)th, as shown in ***Equation 2***.

Equation 2:

$$Weighted\ System\ Unit\ Price = (System\ Unit\ Price)/\left(Relative\ System\ Efficiency^{27/25}\right)$$

This equation will influence the bids by attributing a lower Weighted System Unit Price to bidder's System Unit Price for systems with above average efficiencies, and attributing a higher Weighted System Unit Price to the bidders System Unit Price for systems with below average efficiencies. It is possible with this basis for award that the City of Monterey will award a contract to the bidder who does not have the lowest system unit price, but instead offers the most efficient system at the lowest price.

The apparent low bidder will be announced at the bid opening; however the bidder's efficiency and system size will have to be verified before any award is made. Bidders are encouraged to model their bid against alternative system models to see how their system performs.

BID ITEM DESCRIPTIONS

This section covers details of individual items of the Bid Schedule to ensure that it is clear what is included in each item. The costs submitted with each item are to reflect the work to be completed under that bid item only. Payment of all the following items shall be for actual materials installed on the job and for actual work accomplished.

1. Upper Roof Area Solar PV

Measurement and payment for this Item shall be based on the percentage of work completed for the entire project in the sole judgment of the Engineer. The work shall include, but not be limited to the following items "**A"** through "**J"**.

A. Mobilization and Demobilization

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. This category of work shall cover the costs of mobilization and demobilization for items awarded. The work shall include, but not be limited to, preparatory and cleanup work necessary for performance of the work in accordance with these Specifications, and as directed by the Engineer. This item also includes the movement of construction personnel, equipment, supplies and incidentals to and from the project site, and all other work and operations, which must be incurred prior to the beginning of and after the end of construction work. This item shall also include obtaining bonds, insurance policies, licenses, and permits required by the contract documents, PG&E interconnection agreement, project meetings, coordination and all related administrative costs for this Project. Partial payment of this bid item shall be based on percent of this item completed and shall be contingent upon the Contractor's furnishing and the City's acceptance of: 1) the schedule of values, 2) the construction schedule, 3) Traffic Control Plans, 4) Quality Control Plan, 5) all submittals and shop drawings, 6) electrician certifications, 7) subcontractor's Certificate of Good Faith Effort to hire local, 8) fringe benefit summary statement, and 9) warranty information. Also included in this bid item is maintaining the project site, temporary fencing and staging area, if any.

B. Storm Water Compliance

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the

Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include, but not be limited to, the furnishing of all labor, materials, tools, equipment and incidentals necessary for the implementation of the requirements under "Environmental/Pollution Prevention Requirements" of these Specifications and as directed by the Engineer. This work also includes compliance with all applicable rules, regulations, ordinances and statutes. Also included is providing and installing BMPs, proper maintenance and inspection of all BMPs installed for the project, removal of BMPs, and clean up and proper disposal of any environmental pollutants due to construction related activities.

C. **Traffic Control**

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include, but not be limited to, the furnishing of all labor, materials, tools, equipment, and incidentals necessary to maintain vehicular traffic for public use during performance of the work, including all related construction area sign placement and maintenance. This work also includes the preparation, submittal and implementation of the traffic control plan(s), establishing traffic detour(s), traffic control device placement and maintenance, flagging, barriers, temporary drainage facilities, temporary access, temporary asphalt tapers, protection of adjacent existing improvements from damage or staining, removal of the detour(s) upon direction of the Engineer, and restoration of all areas affected by construction, maintenance, use, and removal of the detour in accordance with the Standard Specifications, Plans and Specifications, and as directed by the Engineer. If craning materials onto the roof from Pacific St., a traffic control plan will be required.

D. **Plans**

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include all engineering, design, and drafting required to complete Monterey Conference Center Solar PV system plans that include but are not limited to electrical drawings, load calculations, equipment mounting details, and material specifications. The plans will be submitted by the Contractor to the City of Monterey Permits and Inspections Department, and shall be revised as necessary to procure a permit.

E. **Rack Mounting System**

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include, but not be limited to, the furnishing of all labor materials, tools, equipment and incidentals necessary to install a roof top solar PV rack mounting system including any and all anchoring, roof repair and water proofing for the solar PV system described in these Specifications.

F. **Solar PV Panels**

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include, but not be limited to the furnishing of all labor materials, tools, equipment and incidentals necessary to install roof top solar panel on a rack mounting system as described in these Specifications

G. **Inverters**

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include, but not be limited to the furnishing of all labor materials, tools, equipment and incidentals necessary to install inverters or micro inverters for the purpose of converting DC voltage power to AC voltage power and providing system monitoring and diagnostics as described in these Specifications

H. **Electrical Wiring and Equipment**

Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the

Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include, but not be limited to the furnishing of all labor materials, tools, equipment and incidentals necessary to wire both the medium voltage DC and AC solar PV system, and all low voltage communication wiring required for monitoring or communications. This bid item shall include but not be limited to all conduit, conductor, mounting, conduit painting, labeling, junction boxes, combiner boxes, disconnect switches, breakers, placarding, and the demo and repair of existing surfaces required to facilitate this installation in accordance with these Specifications.

I. **CSI EPBB Calculator**
Measurement and payment for this item shall be broken out on a lump sum (LS) basis in the Contractor's schedule of values, and included in the total Upper Roof Area Solar PV system base bid item 1. The work shall include, but not be limited to furnishing all labor, materials, tools, equipment and incidentals necessary to complete the California Solar Initiatives current Incentive Calculator – CSI Standard PV model for your proposed system as found at http://www.csi-epbb.com/default.aspx and in accordance with these Specifications.

J. **Record Drawings**
Measurement and payment for this item shall be on a lump sum (LS) basis for furnishing to the City a complete set of Record (As-Built) Drawings upon project completion.

2. **ADDITIVE ALTERNATE #1 Mechanical Area Solar PV System**
Measurement and payment for this item shall be made on the square foot (SF) basis. The unit price shall include all labor, materials, and equipment necessary for furnishing and installing any additional racking, anchors, mounts, bracing, supports, or beams specific to support a solar system on this area of the roof beyond what is necessary to support the solar system in the base bid. The proposed racking system shall meet all structural and seismic loading requirements. This racking system shall span over mechanical equipment at the height of the top of the perimeter wall. If this additive alternate is awarded it will be for a complete solar system with all components included in the base bid, this additive alternate solar system will use the same model solar PV panel and inverter as the base bid and shall be paid for at the same dollar per watt rate of the base bid plus or minus the dollar per square foot cost of supporting the system at this location. If the bidder believes that the cost of racking per square foot is less than that of the base bid, the Contractor would create a bid with a negative unit price and a negative amount.

3. **ADDITIVE ALTERNATE #2 North Roof Solar PV System**
Measurement and payment for this item shall be made on the square foot (SF) basis. The unit price shall include all labor, materials, and equipment necessary for furnishing and installing any additional racking, anchors, mounts, bracing, supports, or beams specific to support a solar system on this area of the roof beyond what is necessary to support the solar system in the base bid. The proposed racking system shall meet all structural and seismic loading requirements. This racking system shall span over mechanical equipment at the height of the top of the perimeter wall. If this additive alternate is awarded it will be for a complete solar system with all components included in the base bid, this additive alternate solar system will use the same model solar PV panel and inverter as the base bid and shall be paid for at the same dollar per watt rate of the base bid plus or minus the dollar per square foot cost of supporting the system at this location. If the bidder believes that the cost of racking per square foot is less than that of the base bid, the Contractor would create a bid with a negative unit price and a negative amount.

ANCILLARY ITEMS

Payment for any items that do not have instruction indicating where expenses for said items are to be accounted for are to be considered ancillary to the work and accounted for in every one of the lump sum or unit price items and no additional compensation will be allowed therefor.

LUMP SUM PRICE BREAKDOWN

Immediately after award of the contract, the Contractor shall submit a cost breakdown list to the Engineer for all Lump Sum Bid items. The list shall consist of major elements of work that make up the item and shall be used for determining progress pay estimates.

BID CLARIFICATION

Pursuant to the provisions of the California Public Contract Code Section 20103.8, City reserves the option to award any or all the additive bid items in addition to the original contract after the lowest responsive responsible Bidder has been determined, should the City later obtain additional funding for additive alternatives not awarded with the original contract.

For responsible bidder as it pertains to this contract, see Part I, Responsible Bidder.

Unit and lump sum prices shall be for items in place, as shown on the Plans, including all labor, materials, equipment, taxes, and incidentals necessary for a complete job.

Whenever unit prices are required and there is an incorrect extension thereof, the unit price correctly extended shall prevail and the total bid shall be corrected to reflect the correct extension. If a bid item amount is zero, enter zero. If a bid item is included elsewhere, enter "included". Do not enter "N/A" into the Bid Schedule.

The foregoing quantities are approximate only, being given as a basis for comparison of bids, and the City of Monterey does not, expressly or by implication, agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of work by twenty-five percent (25%) or to omit portions of the work as may be deemed necessary by the Engineer.

Bidders may withdraw or revise their bid personally, or upon a written or telegraphic request, or by FAX (the City's FAX number is 646-3702), at any time prior to the hour set for the opening of bids, but not thereafter; however, the City shall not accept faxed copies of bid bonds, affidavits or any other documents where an original document or signature is required by these Specifications. Bids may not be withdrawn for the time period specified in BID VALIDITY of Part I.

The **Noncollusion Declaration** included in this document shall be executed and submitted with each bid. The **Local Hire Certification** included in this document shall be executed and submitted with each bid, except in the following cases: 1) informal bids (i.e., under $100,000); 2) whenever a state or federal law or regulation applicable to a particular contract prohibits the provision of a local hire requirement; or 3) whenever the City, in accordance with the requirements of the City Code or state law, determines that the contract is necessary to respond to an emergency which endangers the public health, safety, or welfare; or 4) whenever the City determines that a suitable pool of persons providing specialized skills does not exist locally for a specific public works project.

DECLARATION OF BIDDER RE: LICENSE QUALIFICATIONS

Bidder certifies he/she possesses a license in accordance with a State Act providing for the registration of Contractors. License No. :_____, Class: _____, Expiration date: _____.

In accordance with California Labor Code (SB 854), bidder certifies that he/she is registered with the Department of Industrial Relations. Registration No.: _____.

ALL OF THE INFORMATION CONTAINED IN THIS BID PROPOSAL IS TRUE AND CORRECT AND IS EXECUTED UNDER PENALTY OF PERJURY IN

_____ COUNTY, CALIFORNIA, ON _____, 201___.

Name of Firm: _____

Address: _____

Telephone: _____

Email: _____

(If firm is an individual, so state. If a firm or co-partnership, state the firm name and give the names of person authorized to execute the declaration on its behalf.)

FAILURE TO PROVIDE ANY OF THE INFORMATION REQUIRED HEREIN INCLUDING CONTRACTOR SIGNATURES MAY RESULT IN YOUR BID BEING DEEMED NON-RESPONSIVE

_____ _____

Signature Printed Name and Title

CAO RISK

ACKNOWLEDGEMENT OF ADDENDA

The Bidder shall list below any and all addenda issued for this project. Failure to list issued addenda will result in a non-responsive bid:

ADDENDA (Please acknowledge with initials)	DATE RECEIVED
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____

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BIDDER'S STATEMENT OF QUALIFICATIONS

The Bidder shall list below a minimum of three (3) jobs of a similar nature recently completed by Bidder's organization:

Project Name	Owner Name	Address	Telephone Number/Email	Contact Name

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SUBCONTRACTOR'S LIST

The Bidder shall list below the name, the location of the place of business, and the California Contractor license number of any subcontractors proposed to perform work or labor or render service on this project, or a subcontractor licensed by the State of California who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications of this project, whose work is in excess of one-half of 1 percent of the Bidder's total bid or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of 1 percent of the Bidder's total bid or ten thousand dollars ($10,000), whichever is greater:

Name of Subcontractor	California Contractor License Number	California DIR Registration Number	Location of Place of Business	Trade or Portion of Work

NONCOLLUSION DECLARATION
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham . The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on this _____ day of _____, 201__ in _____ [city], _____ County, California.

_____
Signature

_____
Printed Name and Title

DEBARMENT AND SUSPENSION CERTIFICATION

The Bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, disqualification, or determination of ineligibility by any state, federal, or local agency;
- Has not been suspended, debarred, voluntarily excluded, disqualified or determined ineligible by any state, federal, or local agency within the past 3 years;
- Does not have a proposed debarment or disqualification pending; and
- Has not be indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining Bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions.

I declare under penalty of perjury that the foregoing is true and correct and that this certification is signed this

_____ day of _____, 201__ in _____ [city], _____ County, California.

_____
Signature

_____
Printed Name and Title

LOCAL HIRING REQUIREMENT

All Contractors who submit bids, or proposals, to construct or provide work on any City of Monterey Public Works project, or for any other Public Works construction, or improvement, on City property must comply with Monterey City Code Article 2 of Chapter 28, which sets forth the requirements regarding the Local Hiring Requirement for Public Works Projects. A copy of Monterey's Local Hiring Requirement Ordinance is available at the City Clerk's Office; Bidders are responsible for familiarizing themselves with the contents thereof before signing the certifications required below.

Among other requirements, this ordinance requires the Contractor to promise to make a good-faith effort to hire qualified individuals who are residents of the Monterey Bay Area (Monterey, Santa Cruz and San Benito Counties), in sufficient numbers so that no less than fifty percent (50%) of the Contractor's total construction work force, including subcontractor work force, measured in labor work hours, is comprised of Monterey Bay area residents. This same requirement applies to all subcontractors.

Every Bidder must complete and sign under penalty of perjury a Certification of Good-Faith effort to Hire Monterey Bay Area Residents, on the form provided, and submit said Certification with the sealed bid no later than the date and time of the bid opening. Bidder shall attach to the Certification documentary evidence supporting Bidder's promise to meet, or to make a good-faith effort to meet, the local hiring goal.

Contractor shall include in each and every subcontract relating to the project the requirement that the subcontractor promises to make a good faith effort to hire qualified individuals who are residents of the Monterey Bay Area. Contractor shall be responsible for subcontractor's compliance.

Prior to submitting bids, Bidders shall ensure that any and all subcontractors listed in their bids are not disqualified at that time pursuant to Section 28-78 of the City ordinance referenced above. Prospective contractors may consult the list, available from the City Clerk, of contractors and subcontractors, if any, who are currently disqualified.

The local hiring requirement shall not apply under the following circumstances:

(a) Informal Bids, or

(b) Whenever a state or federal law or regulation applicable to a particular contract prohibits the provision of a local hire requirement; or

(c) Whenever the City, in accordance with the requirements of the Code or state law, determines that the contract is necessary to respond to an emergency which endangers the public health, safety, or welfare; or

(d) Whenever the City determines that a suitable pool of persons providing specialized skills does not exist locally for a specific public works project. An example would be marine-related pile drivers.

CERTIFICATION OF GOOD-FAITH EFFORT TO HIRE MONTEREY BAY AREA RESIDENTS
(Prime Contractor – To be Submitted with Bid)

I, _____, a licensed Contractor, or responsible managing officer, of the company known as _____, do hereby certify, under penalty of perjury, that I have met, or made a good-faith effort to meet, the requirements set forth in Monterey City Code Article 2 of Chapter 28. Further, I certify that during the performance of the contract, I shall keep an accurate record on a standardized form showing the name, place or residence, trade classification, hours employed, proof of qualified individual status, per diem wages and benefits of each person employed by the company on the specific public works project, including full-time, part-time, permanent, and temporary employees, and provide such records to the City upon request, within five working days. I understand that I am responsible for insuring that any subcontractor working under my direction, complies with this ordinance, including submitting a Certification of Good Faith Effort to Hire Monterey Bay Residents, and to keeping accurate records as described above.

_____
Signature

_____
Printed Name and Title

_____
Date

CERTIFICATION OF GOOD-FAITH EFFORT TO HIRE MONTEREY BAY AREA RESIDENTS
(Subcontractor – To be Completed by Subcontractor After Bid is Awarded)

I, _____, a licensed Contractor, or responsible managing officer, of the company known as _____, do hereby certify, under penalty of perjury, that I have met, or made a good-faith effort to meet, the requirements set forth in Monterey City Code Article 2 of Chapter 28. Further, I certify that during the performance of the contract, I shall keep an accurate record on a standardized form showing the name, place or residence, trade classification, hours employed, proof of qualified individual status, per diem wages and benefits of each person employed by the Contractor on the specific public works project, including full-time, part-time, permanent, and temporary employees, and provide such records to the City upon request, within five working days. I understand that I am responsible for insuring that any subcontractor working under my direction, complies with this ordinance, including submitting a Certification of Good Faith Effort to Hire Monterey Bay Residents, and to keeping accurate records as described above.

_____
Signature

_____
Printed Name and Title

_____
Date

CAO RISK

BID BOND
(To be Submitted with Bid)

KNOW ALL MEN BY THESE PRESENTS that we, _____, as Surety and _____, as Principal, are jointly and severally, along with their respective heirs, executors, administrators, successors and assigns, held and firmly bound unto **the City of Monterey** ("the Obligee") for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the Principal has submitted the accompanying Bid Proposal to the Obligee for the Work commonly described as: **Monterey Conference Center Solar PV (30c1453)**

WHEREAS, subject to the terms of this Bond, the Surety and the Principal are jointly and severally firmly bound unto the Obligee in the penal sum equal to Ten Percent (10%) of the Basis of Award or grand total of the base bid.

NOW THEREFORE, if the Principal shall not withdraw said Bid Proposal within the period specified therein after the opening of the same, or, if no period be specified, for one hundred and eighty (180) days after opening of said Bid Proposal; and if the Principal is awarded the Contract, and shall within the period specified therefore, or if no period be specified, within fifteen (15) days after the prescribed forms are presented to him for signature, enter into a written contract with the Obligee, in accordance with the Bid Proposal as accepted and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract, or in the event of the withdrawal of said Bid Proposal within the period specified or the failure of the Principal to enter into such Contract and give such bonds within the time specified, if the Principal shall pay the Obligee the difference between the amount specified in said Bid Proposal and the amount for which the Obligee may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by the Obligee in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed there under, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents shall in no way affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract, the Call for Bids, the Work, the Drawings or the Specifications, or any other portion of the Contract Documents.

In the event suit or other proceeding is brought upon this Bond by the Obligee, the Surety and Principal shall be jointly and severally liable for payment to the Obligee all costs, expenses and fees incurred by the Obligee in connection therewith, including without limitation, attorney's fees.

[CONTINUED NEXT PAGE]

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this _____ day of _____, 20___ by their duly authorized agents or representatives.

_____
(Bidder/Principal Name)

By: _____
(Signature)

_____
(Typed or Printed Name)

Title: _____

(Attach Notary Public Acknowledgement of Principal's Signature)

_____
(Surety Name)

By: _____
(Signature of Attorney-In-Fact for Surety)

_____
(Typed or Printed Name of Attorney-In-Fact)

(Attach: (i) Attorney-In-Fact Certification; (ii) Notary Public Acknowledgment of Authorizing Signature on Attorney-Fact Certification; and (iii) Notary Public Acknowledgement of Attorney-In-Fact's Signature.)

Contact name, address, telephone number and email address for notices to the Surety

_____
(Contact Name)

_____
(Street Address)

_____
(City, State & Zip Code)

(_____) _____ (_____) _____
Telephone Fax

_____
(Email address)

CERTIFICATION OF WORKERS' COMPENSATION INSURANCE

I,_____ the _____of
(Name) (Title)

_____, declare, state and certify that:
(Contractor Name)

1. I am aware that California Labor Code § 3700(a) and (b) provides:

   "Every employer except the state shall secure the payment of compensation in one or more of the following ways:

   a. By being insured against liability to pay compensation in one or more insurers duly authorized to write compensation insurance in this state.

   b. By securing from the Director of Industrial Relations a certificate of consent to self-insure either as an individual employer, or one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees."

2. I am aware that the provisions of California Labor Code §3700 require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of this Contract.

_____
(Contractor Name)

By:_____
(Signature)

_____

SPECIFIED OR APPROVED EQUAL PRODUCT SUBMITTALS

Product submittals for Bidder proposed "Approved Equal" products to the standard Crystalline Si Cell Solar panel must be submitted with the bid OR submitted in writing for qualification prior to the scheduled bid opening date. The City is interested in installing the most efficient solar PV system at the lowest price and will consider all alternatives proposed. The Engineer will be the sole judge as to what alternatives solar PV technologies are "Approved Equal" products. The Bidder shall list below the Model Number and Manufacturer of both the Solar PV Panels as well as the DC to AC Inverters. When proposing an alternative product, the bidder's proposed equivalent product shall be listed below. If a product is not submitted with adequate time for the City to review and respond prior to the bid opening, or if the product is submitted with the bid, the Contractor is hereby notified that the rejection of this product would categorize the bid as non-responsive, and disqualify the bid. See Special Provisions for additional information relating to those products listed:

✓	Product	Model Number	Manufacturer	Product Rating/Certification
___	SOLAR PV PANEL___	_____	_____	_____
___	DC to AC Inverter____	_____	_____	_____

PART III: GENERAL PROVISIONS
FORMAL BID ($100,000 and over)

BIDDING

JOB SITE AND DOCUMENT EXAMINATION

The bidder is required to thoroughly examine the job site, Plans and Specifications including Contract Form (See Part III, Page 2) for the work contemplated, and it will be assumed that the bidder has investigated and is satisfied as to the requirements of the plans and specifications, including the contract. It is mutually agreed that submission of a proposal shall be considered prima facie evidence that the bidder has made such examination.

BID DOCUMENT COMPLETION

Proposals to receive consideration shall be made in accordance with the following instructions:

1. The proposal shall be made upon the form provided therefor with all items filled out (Appendix A of these specifications). The completed form must be without interlineations, alterations, or erasures. All submitted documents must be in original form (no photocopies or faxes).

2. Each bid shall be accompanied by cash, a cashier's check, a certified check, or a bidder's bond executed by the bidder and an acceptable surety in original form, or any negotiable instruments in original form that are not cancelable amounting to ten percent (10%) of the bid, payable to the City of Monterey. The amount so posted shall be forfeited to the municipality if the bidder does not, within fifteen (15) calendar days after written notice that the contract has been awarded to said bidder, enter into a contract with the municipality for the work.

The City shall have the right to hold all bid bonds until award of the contract. However, the Finance Director may order the return of all bid bonds except that of the two (2) lowest bidders prior to the award.

CONTRACT AWARD AND EXECUTION

CONTRACT AWARD

The contract shall be awarded, if an award is made, to the lowest responsive responsible bidder as defined in Part II, Bid Clarification, of these specifications, within one hundred and eighty (180) calendar days from the date bids are publicly opened, examined and declared unless a different bid validity period is specified in Part I, Bid Validity. If the award is not made within the specified period, then all of the bids submitted shall be deemed to have been rejected by the legislative body.

CONTRACT EXECUTION

A contract shall not be deemed to have been made between the Contractor and the City of Monterey until all of the following steps have been completed:

1. Award of the contract by the City Council,

2. Within fifteen (15) calendar days after written notice that a contract has been awarded to him (Notice of Award), the Contractor shall submit two (2) signed original contracts, required bonds or alternative security, evidence of insurance that conforms to the contract, and City of Monterey Business License or evidence of application for said license.

3. Upon approval of the foregoing documents, the City will execute the contract and return an original to the Contractor.

SAMPLE PUBLIC WORKS CONTRACT (Formal Bid)

Monterey Conference Center Solar PV Project (30C1453)

THIS AGREEMENT, hereinafter referred to as the "Agreement", made and entered into this____ day of___ __ 201__, by and between the CITY OF MONTEREY, a municipal corporation, hereinafter referred to as the "City", and [*INSERT CONTRACTOR NAME*] hereinafter referred to as the "Contractor";

WITNESSETH:

WHEREAS, the Council of the City has awarded a contract to the Contractor for performing the work hereinafter described in accordance with the City's Specifications and Contractor's sealed proposal;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. SCOPE OF WORK. The Contractor shall perform all of the work and furnish all labor, materials, equipment and transportation necessary for **Monterey Conference Center Solar PV Project (30C1453).** Work is to be as set out in the Specifications on file in the Office of the City Engineer and as in the Contractor's Proposal attached hereto, dated [*Insert Month Day, Year*], in an **amount not to exceed [*Insert amount in words*] dollars ($###,### .00)** plus a sum of up to 15% for such contingencies as the City Manager, or his designee, deems appropriate.
2. TIME OF PERFORMANCE. The work under this contract **shall commence within fourteen (14) calendar days from the effective date of the Notice to Proceed and shall be completed on or before the expiration of eighty six (86) working days** from the effective date of the Notice to Proceed.
3. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force without being impaired or invalidated in any way.
4. Contractor agrees that in the performance of this Agreement, it will comply with all applicable state, federal and local laws, codes and regulations. This Agreement shall be governed by and construed in accordance with the laws of the State of California and the City of Monterey.
5. In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. A Contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined by that chapter of the Labor Code, unless currently registered and qualified to perform public work pursuant to Section 1725.5 of the Labor Code. It is not a violation of this section for an unregistered Contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the Contractor is registered to perform public work pursuant to Section 1735.5 at the time the contract is awarded.
6. The Monterey City Council awarded this contract on [*Month Day, Year*] by Resolution [##-###] C.S.
7. This Agreement shall consist of this Public Works Contract document and the following items, all of which are on file in the office of the City Clerk and are incorporated herein and made a part hereof by reference:
   - A. Specifications
   - B. Accepted Proposal
   - C. Performance Bond
   - D. Payment Bond (Labor and Materials)
   - E. Non-Collusion Declaration
   - F. Debarment and Suspension Certification
   - G. Certification(s) of Good Faith Effort to Hire Local Residents*]*

IN WITNESS WHEREOF, said Contractor and said City have hereunto set their hands, all on the day and year first above written.

ATTEST:	CITY OF MONTEREY:	[*INSERT CONTRACTOR NAME*]:
By: _____	By: _____	By: _____
City Clerk	City Manager, or his designee	[*Insert Name, Title*]

CAO RISK

PERFORMANCE BOND

BOND NO. _____

PREMIUM: _____

WHEREAS, The _____, (hereinafter designated as “Obligee”) and _____ (hereinafter designated as “Principal”) have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated _____ , and identified as project _____ is hereby referred to and made a part hereof; and

WHEREAS, Said principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement;

NOW, THEREFORE, We, the principal and _____ as surety, are held and firmly bound unto the hereinafter called “The Obligee,” in the penal sum of _____ dollars ($ _____) lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally firmly by these presents.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney’s fees, incurred by county in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specification accompanying the same shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on

By _____
PRINCIPAL

By: _____
PRINCIPAL

By: _____
ATTORNEY-IN-FACT

PAYMENT (LABOR AND MATERIALS) BOND

BOND NO.: _____

KNOW ALL MEN/WOMEN BY THESE PRESENT that we,_____ as Principal (also referred to herein as “CONTRACTOR”), and _____ as Surety, are held and firmly bound unto City of Monterey, hereinafter called "OWNER," in the sum of _____ Dollars ($_____), for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

The condition of the above obligation is such that, whereas said Principal has been awarded and is about to enter into the annexed Contract with the City of Monterey for the Monterey Conference Center Solar PV in accordance with OWNER’s Call for Bids documents and Principal’s Bid Dated _____, and to which reference is hereby made for all particulars, and is required by said City of Monterey to give this bond in connection with the execution of said Contract;

NOW, THEREFORE, if said CONTRACTOR, its Subcontractors, its heirs, executors, administrators, successors, or assigns, shall fail to pay (a) for any materials, provisions, equipment, or other supplies used in, upon, for or about the performance of the WORK contracted to be done under the Contract, or (b) for any work or labor thereon of any kind contracted to be done under the Contract, or (c) for amounts due under the Unemployment Insurance Code with respect to work or labor performed pursuant to the Contract, or (d) for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the CONTRACTOR and its Subcontractors under Section 13020 of the Unemployment Insurance Code with respect to such work and labor, in each case, as required by the provisions of Sections 9550-9566 inclusive, of the Civil Code of the State of California and acts amendatory thereof, and sections of other codes of the State of California referred to therein and acts amendatory thereof, and provided that the persons, companies, corporations or other entities so furnishing said materials, provisions, provender, equipment, or other supplies, appliances, or power used in, upon, for, or about performance of the Work contracted to be executed or performed, or any person, company, corporation or entity renting or hiring implements or machinery or power for or contributing to said Work to be done, or any person who performs work or labor upon the same, or any person, company, corporation or entity who supplies both work and materials therefor, shall have complied with the provisions of said laws, then said Surety will pay in full the same in an amount not exceeding the sum hereinabove set forth and also will pay, in case suit is brought upon this bond, a reasonable attorney's fee, as shall be fixed by the Court. This bond shall inure to the benefit of any and all persons named in Section 9100 of the Civil Code of the State of California so as to give a right of action to them or their assigns in any suit brought upon this bond.

PROVIDED, that any alterations in the WORK to be done or the materials to be furnished, or changes in the time of completion, which may be made pursuant to the terms of said Contract Documents, shall not in any way release said CONTRACTOR or said Surety thereunder, nor shall any extensions of time granted under the provisions of said Contract Documents release either said CONTRACTOR or said Surety, and notice of such alterations or extensions of the Agreement is hereby waived by said Surety.

CAO RISK

IN WITNESS WHEREOF, the Principal and the Surety have executed this instrument in duplicate this

_____ day of _____, 20_____.

_____	_____
Surety	Principal
By:_____	By: _____
_____	_____
Print Name/Title	Print Name/Title
_____	_____
Address	Address
(_____)_____	(_____)_____
Telephone Number	Telephone Number
_____	_____
Email Address	Email Address

NOTARIAL CERTIFICATE OF ATTORNEY IN FACT AND SEAL OF SURETY MUST BE ATTACHED.

SCOPE OF WORK

INTENT

The work to be done consists of furnishing all labor, materials, methods and processes, implements, tools, equipment, incidentals and machinery except as otherwise specified, which are necessary and required to complete the contract in a satisfactory and workmanlike manner.

The intent of the plans and specifications is to prescribe the details for the construction and completion of the work which the Contractor undertakes to perform in accordance with the terms of the contract. Where the plans or specifications describe portions of the work in general terms, but not in complete detail, it is understood that only the best general practice is to prevail and that only materials and workmanship of the best quality are to be used.

CHANGES AND EXTRA WORK

Changes and extra work shall be in accordance with Section 4-1.05, Changes and Extra Work, of the Standard Specifications.

The Engineer reserves the right to make such alterations, deviations, additions to or omissions from the plans and specifications, including the right to increase or decrease the quantity of any item or portion of the work or to omit any items or portion of the work, as may be deemed by the Engineer to be necessary or advisable, and to require such extra work as may be determined by the Engineer to be necessary for the proper completion or construction of the whole work contemplated.

When special conditions arise, such as mitigation of unforeseen conditions or additional work, the work shall be negotiated as “extra work” in accordance with the Standard Specifications. Approved Change Orders shall describe the changes or extra work, contract time adjustments and payment basis for such work as applicable. Change Orders are valid contract amendments when approved and signed by the City and Contractor. All changes and extra work must be negotiated and approved before the work is performed.

The City may require the Contractor to work outside approved construction hours noted in Part IV, Construction Procedure. For work done during these times, when required by the City, payment to the Contractor may be adjusted per General Prevailing Wage Rate provisions.

CLEANUP

All work sites shall be kept as clear of equipment, material and waste material as is practicable at all times. The City of Monterey and/or government Representative shall make the determination that this requirement is being complied with.

If the City is required to provide cleanup of the work sites due to failure of the Contractor to so provide, or in case of emergency, the City shall charge the Contractor the actual cost of labor and materials and may deduct said costs from any monies due and owing the Contractor.

Upon completion and before making application for acceptance of the work, the Contractor shall clean the street and/or other areas of work, and all ground occupied by him in connection with the work, of all rubbish, excess materials, temporary structures, and equipment, and all parts of the work shall be left in a neat and presentable condition.

CONTROL OF WORK

CONTRACT COMPONENTS

These specifications, the plans and all supplementary documents are essential parts of the contract, and a requirement occurring in one is as binding as though occurring in all; they are intended to be cooperative, to describe, and to provide for a complete job.

Shop drawings required by the plans, specifications or the Engineer shall be furnished by the Contractor and approved by the Engineer before any work relating to the shop drawings is performed unless approval is waived in writing by the Engineer.

It is mutually agreed that shop drawing approval by the Engineer does not relieve the Contractor of any responsibility for accuracy of dimensions and details, and that the Contractor shall be responsible for agreement and conformity of the shop drawings with the approved plans, specifications and site conditions.

Submittal review and approval by the Engineer does not relieve the Contractor from compliance with the requirements and intentions of the plans and specifications.

All authorized alterations affecting the requirements and information given on the approved plans and specifications shall be in writing. No changes shall be made on any plan, specification or drawing after the same has been approved by the Engineer, except by direction of the Engineer.

In the event of discrepancy, written dimensions shall take precedence over scaled dimensions.

ENGINEER'S AUTHORITY

The Engineer shall respond to any and all inquiries as to the quality or acceptability of materials furnished and work performed, and as to the manner of performance and rate of progress of the work; all inquiries as to the interpretation of the plans and specifications; all inquiries as to the acceptable fulfillment of the contract on the part of the Contractor; and all inquiries as to claims and compensation. The Engineer's response shall be final and the Engineer shall have executive authority to enforce and make effective such responses.

Should it appear that the work to be done, or any matter relative thereto, is not sufficiently detailed or explained in the plans and specifications, the Contractor shall submit a written Request for Information (RFI) to the Engineer. Responses to RFI's shall be in writing and deemed part of the contract documents. Contractor shall comply with response explanation or interpretation so far as may be consistent with the intent of the plans, specifications and amendments thereto.

In the event of doubt or question relative to the true meaning of the plans and specifications, reference shall be made to the City Manager, or his designee, whose decision thereon shall be final.

ASSIGNMENT

The contract may be assigned only upon the written consent of the City Council.

SUBCONTRACTING

Any Proposed substitution of subcontractors must comply with the requirements of the Subletting and Subcontracting Fair Practices Act, California Public Contract Code §4100, et seq.

The Contractor shall give his personal attention to the fulfillment of the contract and shall keep the work under his control.

Subcontractors will not be recognized as such, and all persons engaged in the work of construction will be considered as employees of the Contractor, and their work shall be subject to the provisions of the contract, plans and specifications.

Where a portion of the work sublet by the Contractor is not being prosecuted in a manner satisfactory to the Engineer, the subcontractor shall be removed immediately on the requisition of the Engineer and shall not again be employed on the work.

REPRESENTATIVE

The Contractor shall assign a representative per Section 5-1.16, Representative, of the Standard Specifications and submit contact information (name, telephone number) to the City of Monterey Engineering Division. If the after-hours representative is different than the on-site representative, provide contact information for both.

The Contractor shall be constantly on the work during its progress or shall be represented by a foreman who is competent to receive and carry out instructions which may be given by the proper authorities, and the Contractor shall be held liable for the faithful observance of any lawful instructions of the Engineer not in conflict with the contract, and which may be delivered to the Contractor, Contractor's superintendent, foreman, or other representatives on the work. If the Contractor believes the Engineer's instructions are in conflict with the contract, the Contractor shall immediately bring it to the attention of the Engineer in writing.

The Contractor shall provide and maintain an office in the City of Monterey near the site of the work and shall allot such space to the Engineer or his representative as is required for proper keeping of records and plans of work, if required by the plans or specifications.

EQUIPMENT

While certain sections of these specifications may provide that equipment of a particular size and type is to be used to perform portions of the work, it is to be understood that the development and use of new or improved equipment is to be encouraged.

The Contractor may request, in writing, permission from the Engineer to use equipment of a different size or type in place of the equipment specified.

The Engineer, before considering or granting such request, may require the Contractor to furnish, at Contractor's expense, evidence satisfactory to the Engineer that the equipment proposed for use by the Contractor is capable of producing work equal to, or better than, that which can be produced by the equipment specified.

PROPERTY AND FACILITY PRESERVATION

Attention is directed to Section 5-1.36, Property and Facility Preservation, Section 7-1.05, Indemnification and Section 7-1.06, Insurance, of the Standard Specifications. Due care shall be exercised to avoid injury to existing street improvements or facilities, utility facilities, adjacent property, roadside trees and shrubbery that are not to be removed.

The Contractor shall be held responsible for any damages to existing streets, highways, roads, driveways, sidewalks, curbs, gutters, utilities, other public facilities or private property caused by Contractor's operations. Where the work calls for cutting into or disturbing existing materials, the Contractor shall patch or repair the existing area to a neat, finished product. This shall include touch up or repair of the existing which was disturbed, and repair to the same structural capacity as the existing facility or better.

Full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the work involved in protecting or repairing property, shall be considered as included in the prices paid for the various contract items of work, and no additional compensation will be allowed therefor.

POTENTIAL CLAIMS AND DISPUTE RESOLUTION

Potential claims and dispute resolution shall be in accordance with Section 5-1.43, Potential Claims and Dispute Resolution, of the Standard Specifications.

CONTRACTOR'S RESPONSIBILITY FOR WORK

All work which is defective in its construction or deficient in any of the requirements of the plans and specifications shall be remedied or removed and replaced by the Contractor in an acceptable manner, and no compensation will be allowed for such correction.

The inspection of the work shall not relieve the Contractor of any of his obligations to fulfill the contract as prescribed. Defective work shall be made good, and unsuitable materials may be rejected, notwithstanding the fact that such defective work and unsuitable materials have been previously overlooked or approved by the Engineer and accepted or estimated for payment.

All work done beyond the lines and grades shown on plans or established by the Engineer, or any extra work done without written authority, will be considered as unauthorized and will not be paid for.

Upon failure on the part of the Contractor to comply forthwith with any order of the Engineer made under the provisions of this article, the Engineer shall have authority to cause defective work to be remedied, or removed and replaced, and unauthorized work to be removed. The cost of removing, replacing, or repairing said defective or unauthorized work may be deducted from any monies due and owing the Contractor but said right of set-off shall be an alternative and not the sole remedy of the City.

Until the formal acceptance of the work by the City (as constituted by the filing of the Notice of Completion), the Contractor shall have the charge and care thereof and shall bear the risk of injury or damage to any part thereof by the action of the elements or from any other cause whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof, except such injuries or damages occasioned by the acts of the federal government or the public enemy.

Should the City elect to occupy a project before acceptance, the City will issue a Notice of Substantial Completion designating those portions of the work that will be occupied or utilized. Contractor shall be relieved from maintenance and from the responsibility of injury and damage to this work. However, any guarantees will not begin until acceptance of the entire project, and the Contractor shall retain responsibility for making good defective work or materials.

EMPLOYEES

All workmanship shall be fully up to the highest standard of modern construction and practice. The employment of labor shall comply with the prevailing local labor conditions and the Contractor shall employ only competent, careful, orderly persons upon the work. If at any time it shall appear to the Engineer that any person employed upon the work is incompetent, careless, reckless, or disorderly, or disobeys or evades orders and instructions, such person shall be immediately discharged and not again employed upon the work.

CONTROL OF MATERIALS

GENERAL

The Contractor shall furnish without charge such samples of materials and tests of materials as are required by the plans, specifications or the Engineer. No material shall be used until it has been approved by the Engineer.

All tests of materials ordered by the Engineer and made by the Contractor shall be made in accordance with commonly recognized standards of national organizations, and such special methods of tests as are prescribed in the plans and specifications.

All materials not conforming to the requirements of the plans and specifications shall be considered defective, and all such materials, whether in place or not, shall be rejected and shall be removed immediately from the site of the work unless otherwise permitted by the Engineer. No rejected materials, the defects of which have been subsequently corrected, shall be used until approved in writing by the Engineer.

Upon failure on the part of the Contractor to comply with any order of the Engineer made under the provisions of this article, the Engineer shall have authority to remove and replace defective material. The cost of removing, replacing or repairing said defective or unauthorized material may be deducted from any monies due and owing the Contractor but said right of set-off shall be an alternative and not the sole remedy of the City.

For convenience in designation on the plans or in the specifications, certain articles or materials to be incorporated in the work may be designated under a trade name or the name of a manufacturer and his catalog information. The use of an alternative article or material which is of equal quality and of the required characteristics for the purpose intended will be permitted, provided that the burden of proof as to the quality and suitability of alternatives shall be upon the Contractor who shall furnish, at the Contractor's expense, all information necessary as required by the Engineer. The Engineer shall be the sole judge as to the quality and suitability of alternative articles or materials and that decision shall be final.

MATERIAL SOURCE

At the option of the Engineer, the source of supply of each of the materials shall be approved by the Engineer before delivery is started and before such material is used in the work. Representative preliminary samples of the character and quality prescribed shall be submitted by the Contractor or producer of all materials to be used in the work, for testing or examination by the Engineer.

QUALITY

Except as otherwise provided, sampling and testing of all materials, and the laboratory methods and testing equipment required under the plans and specifications shall be in accordance with the latest requirements of the State of California, Department of Transportation, Office of Materials Engineering and Testing Services. Sampling and testing of materials not covered by CalTrans specifications and not otherwise provided for, shall be in accordance with the latest Test Methods and Standards of the American Society for Testing and Materials (ASTM).

GUARANTEE

All materials supplied and all work done under this contract shall be guaranteed by the Contractor for a period of one (1) year from the date of formal acceptance by the City of Monterey. Upon receipt of notice from the Engineer of failure of any part of the guaranteed materials during the guarantee period, the affected parts shall be replaced promptly and at the expense of the Contractor.

The Contractor shall maintain the performance bond (See Part IV, Contract Bonds) in full force and effect during the guarantee period for the purpose of insuring that said repairs or replacements will be made, or may, at the Contractor's option, replace said performance bond for a similar bond in the amount of twenty (20) percent of the total contract amount including adjustments or the original performance bond, whichever is greater.

LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

LAWS

The Contractor shall keep fully informed of all existing and future state and federal laws and all municipal ordinances and regulations of the City of Monterey which in any manner affect those engaged or employed in the work, or the materials used in the work, or which in any way affect the conduct of the work, and of all such orders and decrees of bodies or tribunals having any jurisdiction or authority over the same.

All work shall comply in every respect with all the governing laws, regulations, and ordinances of the City of Monterey, which shall be considered for the purpose of contract to which the plans and specifications refer, a part thereof. The Contractor shall give to the proper authorities all necessary notices relative to the work, and shall obtain and pay for all such permits, licenses, notices, inspections, or tests required as part of the contract price. All permits issued by the City for work done under this contract shall be issued at no charge.

All bidders and contractors shall be licensed in accordance with the laws of this State, specifically the provisions the Business and Professions Code, Division 3, Chapter 9. Any bidder or Contractor not so licensed is subject to the penalties imposed by such laws. In accordance with the requirements in Public Contract Code Section 10164, in all contracts where Federal funds are involved, the Contractor shall be properly licensed at the time the Contract is awarded.

NONDISCRIMINATION

The Contractor shall comply with Section 1735 of the Labor Code, which reads as follows:

"No discrimination shall be made in the employment of persons upon public works because of the race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex of such persons, except as provided in Section 12940 of the Government Code, and every Contractor for public works violating this section is subject to all the penalties imposed for a violation of this chapter."

The Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform Work under the contract.

LABOR CODE

In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. A Contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal (subject to the requirements of Section 4104 of the Public Contract Code), or engage in the performance of any contract for public work, as defined by that chapter of the Labor Code, unless currently registered and qualified to perform public work pursuant to Section 1725.5 of the Labor Code.

An inadvertent error in listing a subcontractor that is not registered shall not be grounds for filing a bid protest or grounds for considering the bid nonresponsive, provided that any one of Section 1771.(c)(1)-(3) applies. Failure of a listed subcontractor to be registered shall be grounds for the Contractor to substitute.a registered subcontractor for the unregistered subcontractor. The City shall not accept any bid, nor shall the City or bidder enter any contract or subcontract, without proof of the Contractor or subcontractor's current registration to perform public work pursuant to Section 1725.5 of the Labor Code. The prime Contractor shall post job site notices, as required by Section 1771.4(a) (2) of the Labor Code and regulations. The prime Contractor shall submit records to the Labor Commissioner, as required by Sections 1771.4(a) (3), 1771.4(c) (2), and 1776 of the Labor Code.

WAGES

Local prevailing wage rates shall be paid in accordance with Sections 1770, 1773, and 1782, as amended, of the California Labor Code, and Section 28-20(e) of the Monterey City Code, on all public works construction contracts exceeding twenty-five thousand dollars ($25,000) and all public works contracts for alteration, demolition, repair or maintenance work exceeding fifteen thousand dollars ($15,000).

The Contractor and any subcontractor under the Contractor shall comply with Labor Code Sections 1774 and 1775. Pursuant to Section 1775, the Contractor and any subcontractor under the Contractor shall forfeit to the State or political subdivision on whose behalf a contract is awarded a penalty of not more than two hundred dollars ($200), or such other amount as may be amended from time to time by the Department of Industrial Relations, for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of Industrial Relations for the Work or craft in which the worker is employed for any public (City) Work done under the contract by the Contractor or by any subcontractor under the Contractor in violation of the requirements of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. The amount of this forfeiture shall be determined by the Labor Commissioner and shall be based on consideration of the mistake, inadvertence, or neglect of the Contractor or subcontractor in failing to pay the correct rate of prevailing wages, or the previous record of the Contractor or subcontractor in meeting their respective prevailing wage obligations, or the willful failure by the Contractor or subcontractor to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rate of prevailing wages is not excusable if the Contractor or subcontractor had knowledge of the obligations under the Labor Code. In addition to the penalty and pursuant to Labor Code Section 1775, the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate shall be paid to each worker by the Contractor or subcontractor. If a worker employed by a subcontractor on a public works (City) project is not paid the general prevailing per diem wages by the subcontractor, the prime Contractor of the project is not liable for the penalties described above unless the prime Contractor had knowledge of that failure of the subcontractor to pay the specified prevailing rate of wages to those workers or unless the prime Contractor fails to comply with all of the following requirements:

1. The contract executed between the Contractor and the subcontractor for the performance of Work on the public works (City) project shall include a copy of the requirements in Sections 1771, 1775, 1776, 1777.5, 1813 and 1815 of the Labor Code.

2. The Contractor shall monitor the payment of the specified general prevailing rate of per diem wages by the subcontractor to the employees, by periodic review of the certified payroll records of the subcontractor.

3. Upon becoming aware of the subcontractor's failure to pay the specified prevailing rate of wages to the subcontractor's workers, the Contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the subcontractor for Work performed on the public works (City) project.

4. Prior to making final payment to the subcontractor for Work performed on the public works (City) project, the Contractor shall obtain an affidavit signed under penalty of perjury from the subcontractor that the subcontractor has paid the specified general prevailing rate of per diem wages to the subcontractor's employees on the public works (City) project and any amounts due pursuant to Section 1813 of the Labor Code.

Pursuant to Section 1775 of the Labor Code, the Division of Labor Standards Enforcement shall notify the Contractor on a public works (City) project within 15 days of the receipt by the Division of Labor Standards Enforcement of a complaint of the failure of a subcontractor on that public works (City) project to pay workers the general prevailing rate of per diem wages. If the Division of Labor Standards Enforcement determines that employees of a subcontractor were not paid the general prevailing rate of per diem wages and if the City did not retain sufficient money under the contract to pay those employees the balance of wages owed under the general

prevailing rate of per diem wages, the Contractor shall withhold an amount of moneys due the subcontractor sufficient to pay those employees the general prevailing rate of per diem wages if requested by the Division of Labor Standards Enforcement. The Contractor shall pay any money retained from and owed to a subcontractor upon receipt of notification by the Division of Labor Standards Enforcement that the wage complaint has been resolved. If notice of the resolution of the wage complaint has not been received by the Contractor within 180 days of the filing of a valid notice of completion or acceptance of the public works (City) project, whichever occurs later, the Contractor shall pay all moneys retained from the subcontractor to the City. These moneys shall be retained by the City pending the final decision of an enforcement action.

Pursuant to the requirements in Section 1773 of the Labor Code, the City has obtained the general prevailing rate of wages (which rate includes employer payments for health and welfare, pension, vacation, travel time and subsistence pay as provided for in Section 1773.8 of the Labor Code, apprenticeship or other training programs authorized by Section 3093 of the Labor Code, and similar purposes) applicable to the Work to be done, for straight time, overtime, Saturday, Sunday and holiday 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 workmen concerned.

The general prevailing wage rates and any applicable changes to these wage rates are available at the City of Monterey, Engineering Division Office, City Hall, Monterey, CA, (831-646-3921). General prevailing wage rates are also available from the California Department of Industrial Relations' Internet Web Site at: http://www.dir.ca.gov.

The wage rates determined by the Director of Industrial Relations for the project refer to expiration dates. Prevailing wage determinations with a single asterisk after the expiration date are in effect on the date of advertisement for bids and are good for the life of the contract. Prevailing wage determinations with double asterisks after the expiration date indicate that the wage rate to be paid for Work performed after this date has been determined. If Work is to extend past this date, the new rate shall be paid and incorporated in the contract. The Contractor shall contact the Department of Industrial Relations as indicated in the wage rate determinations to obtain predetermined wage changes. Pursuant to Section 1773.2 of the Labor Code, general prevailing wage rates shall be posted by the Contractor at a prominent place at the site of the Work.

Changes in general prevailing wage determinations which conform to Labor Code Section 1773.6 and Title 8 California Code of Regulations Section 16204 shall apply to the project when issued by the Director of Industrial Relations at least ten (10) days prior to the date of the Notice Inviting Bids for the project.

The City will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the prevailing wage rate set forth in the contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining the bid, and will not under any circumstances be considered as the basis of a claim against the City on the contract. The Contractor shall make travel and subsistence payments to each workman, needed to execute the Work, in conformance with the requirements in Labor Code Section 1773.8.

CERTIFIED PAYROLL RECORDS

The Contractor shall conform to the requirements in Labor Code Section 1776 concerning payroll records. Regulations implementing Labor Code Section 1776 are located in Sections 16016 through 16019 and Sections 16207.10 through 16207.19 of Title 8, California Code of Regulations. The Contractor and each subcontractor shall preserve their payroll records for a period of 3 years from the date of completion of the contract.

APPRENTICES

The Contractor and subcontractors shall comply with the provisions in Sections 1777.5, 1777.6 and 1777.7 of the California Labor Code and Title 8, California Code of Regulations Section 200 et seq. To ensure compliance and complete understanding of the law regarding apprentices, and specifically the required ratio

thereunder, the Contractor and each subcontractor should, where some question exists, contact the Division of Apprenticeship Standards, 455 Golden Gate Avenue, San Francisco, CA 94102, or one of its branch offices prior to commencement of Work on the contract. Responsibility for compliance with this section lies with the Contractor. It is State and City policy to encourage the employment and training of apprentices on public works contracts as may be permitted under local apprenticeship standards.

WORKING HOURS

Eight hours labor constitutes a legal day's Work. The Contractor or any subcontractor under the Contractor shall forfeit, as a penalty to the State of California, twenty five dollars ($25) or such other amount as may be amended by the Department of Industrial Relations from time to time for each worker employed in the execution of the contract by the respective Contractor or subcontractor for each calendar day during which that worker is required or permitted to Work more than 8 hours in any one calendar day and 40 hours in any one calendar week in violation of the requirements of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that Work performed by employees of Contractors in excess of 8 hours per day, and 40 hours during any one week, shall be permitted upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half times the basic rate of pay, as provided in Section 1815 thereof.

OCCUPATIONAL SAFETY AND HEALTH STANDARDS

The Contractor shall conform to all local, state and federal rules and regulations pertaining to safety. Furnished equipment, material and services shall comply with all OSHA Standards and regulations and all applicable governmental laws and orders. The Contractor shall post an OSHA poster in a conspicuous location as required by law.

EXCAVATION SAFETY

Per California Labor Code Section 6500, Contractor shall posses a valid Construction Activity Permit for construction of trenches or excavations which are five (5) feet or deeper and into which a person is required to descend. When trenches or excavations five (5) feet or deeper are anticipated as part of the contract, Contractor shall posses a valid permit at the time of bidding and for the life of the contract. Contractor shall furnish copies of valid permits to the City of Monterey Engineering Division office. When required in Part I, Notice to Contractors, Contractor must provide evidence of a current T1 Annual Trench/ Excavation Permit at the time of bidding.

Contractor shall comply with California Labor Code Section 6705 which provides that prior to the commencement of excavation of any trench or trenches five (5) feet or more in depth, Contractor shall submit to the Engineer a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such plan varies from the shoring system standards established by the Construction Safety Orders, the plan shall be prepared by a registered civil or structural engineer.

Plans must be submitted to the Engineer at least five (5) working days prior to the commencement of excavation. If said plans are not submitted five (5) days prior to the commencement of said excavation, the City shall not be liable to Contractor for any delay in work caused by delinquent submission of said plans.

Trenching of more than four (4) feet below the surface shall require the Contractor to promptly notify the Engineer if unknown hazardous wastes, subsurface or latent physical site conditions different from those indicated or unusual site conditions are encountered, and inform the City as to its duty to investigate those conditions. The Contractor may file for a change order for any conditions different from those indicated.

PUBLIC CONVENIENCE AND PUBLIC SAFETY

Attention is directed to Section 7-1.03, Public Convenience, and Section 7-1.04, Public Safety, of the Standard Specifications for the provisions relating to the Contractor's responsibility for providing for the convenience and safety of the public in connection with his operations. Standard Specifications are on file in the office of the City Engineer.

Contractor is to notify the Engineer of the start date and construction schedule at least nine (9) calendar days prior to the planned start of construction unless otherwise noted in Part IV.

The Contractor shall conduct his operations as to cause the least possible inconvenience to public traffic. The Contractor shall provide traffic control devices or personnel where necessary in conformance with good traffic safety standards. The Contractor shall provide sufficient warning signs or devices to give adequate notice to the public of dangerous or changed conditions existing during construction.

The City Engineer shall determine the adequacy of said devices and, in cases of dispute, his determination shall be final.

If the City is required to provide traffic direction, signs or devices, due either to failure of the Contractor to so provide or in case of emergency, the City shall charge Contractor the actual cost of labor and materials and may deduct said costs from any monies due and owing the Contractor.

WORKER'S COMPENSATION

Pursuant to the requirements in Section 1860 of the Labor Code, the Contractor will be required to secure the payment of workers' compensation to the Contractor's employees in conformance with the requirements in Section 3700 of the Labor Code.

PATENTS

If any material, composition, process, method of construction or any other thing called for or required by the plans and specifications or used in the work is covered by letter patent, all royalties and expenses thereof, all litigation thereupon, or anything whatsoever which may develop as a cost from the use of such materials, composition, process, method, or any other thing which is covered by letter patent, shall be borne by the Contractor.

RIGHT OF PROPERTY

Nothing in the contract shall be construed as vesting the Contractor with any right of property in the materials furnished and used in the work herein provided for after they have been attached to the work and have become an integral portion of the work herein provided. All such materials shall, upon their becoming an integral part of the work herein provided, be, and remain, the property of the City of Monterey.

INCREASED FORCE

In case of emergency involving danger to life or property, continuous work with increased force may be required by the Engineer.

LIABILITIES

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.

PROSECUTION AND PROGRESS

GENERAL

If at any time in the opinion of the Engineer, the Contractor has failed to supply an adequate working force, or material of proper quality, or has failed in any other respect to prosecute the work with the diligence and force specified and intended in and by the terms of the contract, notice thereof in writing shall be served upon the Contractor. Should the Contractor neglect or refuse to provide means for a satisfactory compliance with the contract, as directed by the Engineer, within the time specified in such notice, the Engineer in any such case shall have the power to suspend the operation of the contract. Upon receiving notice of such suspension, the Contractor shall discontinue said work, or such parts of it as the City may designate.

Upon such suspension, the Contractor's control shall terminate, and thereupon the Engineer or duly authorized representative may take possession of all or any part of the Contractor's materials, tools, equipment, and appliances upon the premises, and use the same for the purpose of completing said contract, and hire such force and buy or rent such additional machinery and appliances, tools, and equipment and buy or rent such additional materials and supplies at the Contractor's expense as may be necessary for the proper construction of the work and for the completion thereof; or may employ other parties to carry the contract to completion, employ the necessary workers, substitute other machinery or materials and purchase the materials contracted for in such manner as the City may deem proper; or the City may annul and cancel the contract and re-let the work or any part thereof.

Any excess of cost arising therefrom over and above the contract price will be charged against the Contractor and his sureties, who will be liable therefor. In the event of such suspension, all money due the Contractor or retained under the terms of this contract shall be forfeited to the City, but such forfeiture will not release the Contractor or his sureties from liability for failure to fulfill the contract. The Contractor and his sureties will be credited with the amount of money so forfeited toward any excess of cost over and above the contract price, arising from the suspension of the operations of the contract and the completion of the work by the City as above provided, and the Contractor will be so credited with any surplus remaining after all just claims for such completion have been paid.

In the determination of the question whether there has been any such noncompliance with the contract as to warrant the suspension or annulment thereof, the decision of the City Manager shall be binding on all parties to the contract.

SUSPENSIONS AND DELAYS

Suspensions of work and delays shall be in accordance with Section 8-1.06, Suspensions, and Section 8- 1.07, Delays, of the Standard Specifications.

The Engineer shall have the authority to suspend the work wholly or in part, for such period as the Engineer may deem necessary due to unsuitable weather, or to such other conditions as are considered unfavorable for the suitable prosecution of the work, or for such time as the Engineer may deem necessary due to the failure on the part of the Contractor to carry out Engineer’s orders given or to perform any provisions of the work. The Contractor shall immediately obey such order of the Engineer and shall not resume work until ordered in writing by the Engineer.

Any act of, or any omission of anything required to be done by the City, its officers, agents or employees which

shall cause the Contractor delay in the completion of the work shall be a ground for extension of time on the part of the Contractor to complete the work but shall not grant the Contractor any monetary damages for such delay.

RIGHTS OF WAY

Rights-of-way or easements for work to be constructed will be provided by the City. The Contractor shall make his own arrangements and pay all expenses for additional area required by him outside of the limits of rights-of-way or easements unless otherwise especially provided. In the event of delay on the part of the City, its officers, agents or employees in obtaining any such rights-of-way or easements for the work to be constructed, then the Contractor shall have time for the completion of his contract for the period or periods caused by such delay or delays but shall have no damages against the local entity, its officers, agents or employees.

PAYMENT

GENERAL

Attention is directed to Section 9, Payment, of the Standard Specifications on file in the office of the City Engineer, the provisions of which shall govern unless other and conflicting provisions are set forth in these specifications and/or the plans.

The City pays for the Contractor furnishing the resources and activities to complete the work. The Contractor shall accept the City's payment as full compensation for furnishing the resources and activities, including, but not limited to all labor, materials, tools, equipment, taxes and incidentals necessary to complete the work and for performing all work contemplated, and embraced under the contract; also for loss or damage arising from the nature of the work or from the action of the elements, or from any unforeseen difficulties which may be encountered during the prosecution of the work until the formal acceptance by the City, and for all risks of every description connected with the prosecution of the work; also for all expenses incurred in consequence of the suspension or discontinuance of the work as herein specified, and for completing the work according to the plans and specifications.

The City shall not be obligated to process any payment request until thirty (30) calendar days after receipt of a correct, complete and undisputed progress payment request or sixty (60) calendar days after receipt of a correct, complete and undisputed final payment request. Payments not made within the specified time periods are subject to an interest rate of two percent (2%) per month. A payment request shall not be deemed complete unless all related documentation has been supplied and verified, and all related contract requirements have been satisfactorily met.

PROGRESS PAYMENTS

The Contractor may, once each month, make an estimate in writing of the total amount of work done to the time of such estimate and the value thereof, and request payment for that work.

Upon approval of the progress payment request, the Engineer shall cause to be paid to the Contractor the balance not retained as aforesaid, after deducting therefrom all previous payments and all sums to be withheld or retained under the provisions of the contract. No such estimate or payment shall be required to be made when, in the judgment of the Engineer, the work is not proceeding in accordance with the provisions of the contract, or when in the judgment of the Engineer, the total value of the work done since the last estimate amounts to less than one thousand dollars ($1,000.00).

Except as set forth in the following paragraph, the Engineer shall retain five percent (5%) of the value of the materials so estimated to have been furnished and delivered and unused, or furnished and stored as aforesaid, as part security for the fulfillment of the contract by the Contractor. The Engineer shall also retain five percent (5%)

of the value of all work done.

The Contractor may elect to receive 100% of payments due under the contract from time to time, without retention of any portion of the payment by the City, by depositing approved securities of equivalent value with the City or in an escrow account with an approved bank in accordance with the provisions of Section 4590 of the Government Code. Such securities, if deposited by the Contractor, shall be valued by the City's Finance Director, whose decision on valuation of the securities shall be final.

No such estimate or payment shall be construed to be an acceptance of any defective work or improper materials.

PAYMENT AFTER CONTRACT ACCEPTANCE

Upon receipt of written notice that the work is ready for final inspection and acceptance, the Engineer shall promptly make such inspection, and when the work is found to be acceptable under the contract and the contract fully performed, the Engineer shall file a Notice of Completion.

Final payment, including all sums withheld or retained as herein before specified as partial security for the fulfillment of the contract, shall be paid promptly by the City after expiration of the lien period (see California Civil Code § 3179 et seq.), providing there are no disputes arising from the performance of the contract or the amount due.

MONTEREY CONFERENCE CENTER SOLAR PV (30C1453)

PART IV: SPECIAL PROVISIONS

A. GENERAL

In general, the work consists of, but is not limited to, installing the highest output code compliant solar photovoltaic system for the lowest price that will fit on the new Monterey Conference Center's upper roof. All proposals shall maximize the solar panel coverage on the Monterey Conference Center roof for single fixed angle solar array. Additive alternates are included in this bid for additional distinct areas of the roof such as covering the mechanical equipment area, and the flat roof north of the mechanical equipment area. Additive alternates shall use the same make and model panels and inverters as proposed in the base bid. The rooftop solar equipment shall minimize it's visibility from the ground. The existing roof is a TPO membrane laid over foam insulation resting on steel decking fixed to 8" wide glue-lam beams which support the span along the north south axis every 10' on center. For more information on the roof structure, see the plans in **Attachment 2,** and diagrams in the Part IV the Technical Specifications of this bid document. The allowable load in the field space between the glue-lam beams shall not exceed a 10lb/sf point load. The total system design load may not exceed a 10lb/sf dead load. The grid connection shall be 3-phase 480v and made in the new Siemens electrical panels located in the mezzanine level of the Monterey Conference Center.

The work will consist of providing permit and construction drawings and revisions including, but not limited to, the solar electrical drawings, providing anchoring and load calculations and details, and providing equipment specifications for submission to the City of Monterey Permit and Inspection Services Department. The Contractor shall install a new solar photovoltaic racking system securely anchored and/or ballasted to the excising roof. This may involve penetrating the new TPO roof, and the Contractor shall be responsible for coordinating with the roof manufacturer, and recent installer for a post installation inspection and maintaining the roof warrantee as described in the technical specification. The solar installing Contractor shall provide a letter to the City from the roof manufacturer stating that the roof system has not been compromised, and the existing warranty will be honored. The Contractor shall flood test the roof for whiteness by the City inspector after all penetrations and water proofing work using water from the adjacent rooftop mechanical equipment area. The Contractor shall install all solar photovoltaic panels (PV), wiring, conduits, combiner boxes, disconnects junction boxes, and inverters, and make the system fully operational. Two 3" conduits have been installed between the exterior roof, and the interior of the building as show on sheet E5.02 and A2.04 of the existing plan, **Attachment 2.** These two conduits have been extended beyond where their roof penetration and routed all the way to the intermediate floor electrical room. The Contractor shall provide all wiring connections for a grid tied system from the roof to the building's main electrical room and all connections to the building communication network.

B. PLANS AND SPECIFICATIONS

A component in one Contract part applies as if appearing in each. The parts are complementary they describe and provide for the work comprohensivly. The work embraced herein shall be done in accordance with the appropriate provisions of the Standard Specifications insofar as it may apply, and in accordance with these Specifications. In case of conflict between the **Standard Specifications, Standard Plans,** and these **Special Provisions** the order of precedence shall be as follows:

Special Provisions shall take precedence over **Standard Specifications** and **Standard Plans**. These **Special Provisions** shall also take precedence over conflicting portions of the "General Provisions, Part III" of these project specifications.

C. CONTRACT BONDS

For Bid Bond requirements, see Part I, Bid Bond, of these Specifications.

The Contractor, at the time of signing and executing the contract, shall execute and file with the City a performance bond to the satisfaction and approval of said City, in a sum of not less than one hundred percent (100%) of the amount of the contract conditional upon the faithful performance of the contract. For additional information, see Guarantees elsewhere in these specifications.

The Contractor, at the time of signing and executing any contract in excess of twenty-five thousand dollars ($25,000), shall execute and file with the City a payment bond (public works labor and materials bond) to the satisfaction and approval of said City, in a sum of one hundred percent (100%) of the amount of the contract in accordance with Public Contract Code §9550 et seq.

Please refer to Part III, Page 3, for sample bond forms.

The surety shall be an admitted carrier in California with a valid surety license and possess a minimum rating from A. M. Best Company of A-VII. The Surety and /or co-sureties must be listed as an acceptable surety on federal bonds by the United Stated Department of the Treasury, subject to the maximum amount shown in the listing. If co-sureties are used, their bonds shall be on a joint and several basis.

Notwithstanding the above, the Contractor may substitute adequate securities for any bond called for under the provisions of these Specifications as set forth in Public Contracts Code Section 22300. Alternate security substitutions shall be submitted to the City no later than ten (10) days after written notice that a contract has been awarded to the Contractor to allow processing and escrow agreement for in lieu security.

The Contractor shall submit the contract with his signature affixed thereto, required bonds or alternate security and evidence of insurance that conforms to the contract within fifteen (15) calendar days after written notice that a contract has been awarded to him.
The Contractor shall maintain the performance bond in full force and effect during the guarantee period for the purpose of insuring that said repairs or replacements will be made, or may, at the Contractor's option, replace said performance bond for a similar bond in the amount of twenty percent (20%) of the total contract amount, including adjustments, or the original performance bond, whichever is greater.

D. TIME LIMITS

Within fifteen (15) calendar days after written notice that a contract has been awarded (Notice of Award), the Contractor shall submit two (2) signed original contracts, required bonds or alternative security, evidence of insurance that conforms to the contract, and City of Monterey Business License or evidence of application for said license.

A Notice to Proceed will be issued upon receipt of the foregoing documents and shall specify a construction time widow of **eighty six (86) consecutive working days.** The Contractor shall diligently prosecute the Contractor to completion within the construction time window. The construction time widow will follow the demobilization of the existing construction Contractor, and the official opening of the Monterey Conference Center. The Contractor shall begin work within fourteen (14) calendar days after the first date of the construction time window. Contractor may purchase materials and equipment for the job immediately after the contract has been awarded, and can apply for reimbursement for labor and materials associated with the procurements any time after the procurement effort is made if the procurement can be verified by the city. The city will not pay for initial storage, or extended storage if the construction window is delayed for any amount of time.

E. LICENSES AND PERMITS

Prior to the execution of any contractual agreements, the successful Bidder shall obtain a City of Monterey Business License, and all applicable permits (except Coastal Zone Conservation permits) for construction.

City permits shall be issued at no charge, except for construction parking permits. Construction parking permits are as follows for dashboard permits (commercial vehicles only):

$10 per vehicle/space per day (meter space):
Cannery Row Area
Wharf Area
Waterfront Area
Foam Street
Scott/Oliver Streets

$5 per vehicle/space per day (non meter space):

CAO RISK

Lighthouse Avenue
Downtown Area
All other restricted/enforced area on-street.

Paper construction parking permits may be obtained at the Parking Division office, 340 Tyler Street, Monterey, CA 93940 (831.646.3953).

Contractor shall be required to obtain and hold a Public Works Permit (Encroachment Permit) and/or Building Permit from the Building Permit and Inspection Division. Contractor shall provide a copy of the completed permit(s) to the Engineering Division no later than three (3) days prior to the start of construction. The permit application fee(s) shall be waived. Where applicable, the City shall submit permit applications.

F. SITE INSPECTION

It shall be the Contractor's responsibility to inspect the site and become thoroughly familiar with all aspects of the work to be done.

The submission of a bid shall be conclusive evidence that the Bidder has investigated the site and is thoroughly satisfied as to the conditions to be encountered, as to the character, quality, and scope of the work to be performed; the quantity of materials to be furnished; and as to all the requirements of these specifications.

It shall be the Contractor's responsibility to be aware of surface and subsurface drainage conditions that may exist at the site. The Contractor is further responsible for work necessary to rectify any resulting drainage problems; labor, materials, equipment, and incidentals necessary to achieve the solution shall be borne by the Contractor.

G. SUBMITTALS

The review of submittals and approval thereof by the City does not relieve the Contractor from compliance with the requirements and intentions of the plans and specifications to which the submittals pertain.

Submittal Format:

1. Contractor shall submit individually bound copies of all submittals and revised submittals to the City's construction manager. A minimum of two (2) copies shall be submitted unless otherwise directed. Submittal submission may be done in pdf form via email.

2. All submittals shall have a cover sheet containing the following:

   a. Submittal date, submittal number and submittal revision number (as applicable),
   b. City project name,

3. Each submittal item shall clearly identify the specification section(s) and paragraph(s) for with the submittal item pertains to.

4. Contractor is not guaranteed a specific review time period. If Contractor requires a quick submittal turnaround of specific submittal items, Contractor must indicate which submittal items require a quick turnaround by attaching a memo to the submittal indicating such and the requested turnaround period. The City shall make every effort to meet the requested review period.

5. Contractor shall place orders for all materials or equipment in time to prevent any delays to the construction schedule or project completion. If any materials or equipment are not ordered in a timely fashion, any additional charges made by equipment manufacturers and/or suppliers to complete the manufacturer and/or delivery in time to meet the construction schedule or project completion, together with any special handling charges shall be borne by the Contractor.

Submittal Content and Product Data:

1. Contractor shall review and accept submittals prior to submission.

2. Submittals shall contain all required information such as shop drawings, product data, etc.

3. Each submittal item shall be identified by manufacturer, brand name, trade name, model number, size, rating and additional information as is necessary to properly identify and verify the materials and equipment. The phrase “as specified” is not considered sufficient.

4. Where possible, submittal information shall be limited to the specific item being submitted. In the event multiple materials or equipment are described in one submittal, Contractor shall clearly identify the pertinent information being submitted on.

5. Accessories, controls, finish, etc. not required to be submitted or identified with the submittal shall be furnished and installed as specified.

H. CONSTRUCTION SURVEYS

Construction surveys, when required, shall be provided by and paid for by the Contractor and no additional compensation shall be made.

The City shall be given the opportunity to check forms for line and grade prior to any concrete being placed.

I. PROTECTION OF PRIVATE PROPERTY

Private property grounds and facilities, if damaged or removed because of the Contractor's operations, shall be restored or replaced to same or better than the original condition and located in the same position and alignment as is reasonably possible. Contractor shall comply with the applicable portions of Section 5-1.36, “Property and Facility Preservation”, Section 7-1.05, “Indemnification”, and Section 7-1.06, “Insurance” of the Standard Specifications.

J. CONSTRUCTION QUALITY CONTROL

Definitions

Quality Management (QM) - All control and assurance activities instituted to achieve the product quality established by the contract requirements.

Contractor Quality Control (CQC) - The construction Contractor's system to manage, control, and document Contractor's, suppliers', and subcontractor's activities to comply with contract requirements.

Contractor Responsibility

General: The Contractor shall establish and maintain an effective quality control system in compliance with the Plans and Specifications. The quality control system shall consist of plans, procedures, and organization necessary to provide materials, equipment, workmanship, fabrication, construction, and operations which comply with contract requirements. The system shall cover construction operations both onsite and offsite, and shall be keyed to the proposed construction sequence.

The Quality Control Plan

Quality Control Plans and Procedures.

The Contractor will be required to prepare a Quality Control Plan. This plan shall include, as a minimum, the following:

1. A description of the quality control procedures, including a chart showing lines of authority and acknowledgement that the Contractor shall implement the control system for all aspects of the work specified and shall report to the project manager or someone higher in the Contractor's organization.

2. The name, qualifications, duties, responsibilities, and authorities of each person assigned a QC function.

3. A copy of the letter to the Engineer signed by an authorized official of the firm which describes the responsibilities and delegates the authority to implement the QC plan shall be furnished.

4. Procedure for scheduling and managing submittals, including those of subcontractors, offsite fabricators, suppliers, and purchasing agents.

5. Control testing procedures for each specific case. Note that in the case of federally-funded projects, QA/QC testing must be performed by the city by a Caltrans-certified lab.

6. Reporting procedures including proposed reporting formats.

QC Plan Implementation

1. Preconstruction Conference. During the pre-construction conference, a mutual understanding of the CQC system details shall be developed, including the forms for recording the CQC operations, control activities, testing, administration of the system for both onsite and offsite work, and the interrelationship of Contractor's management with the Engineer's inspection. Minutes of the conference shall be prepared by City staff, and be signed by both the Contractor and the Engineer. The minutes shall become a part of the contract file. There may also be occasions when subsequent conferences will be called to reconfirm mutual understandings.

2. General. After issuance of the Notice to Proceed, and prior to the start of construction, the Contractor shall furnish, for acceptance by the Engineer, the Contractor Quality Control (CQC) Plan with which he proposes to implement the requirements of Contract Clause entitled "Construction Quality Control". The plan shall identify personnel, procedures, instructions, records, and forms to be used. If the Contractor fails to submit an acceptable QC plan within the time herein prescribed, the Engineer may refuse to allow construction to start if an acceptable interim plan is not furnished.

3. Control of Materials, Tests, and Inspections. As listed below, and noted elsewhere in the specifications but not limited to the following items, the Quality Control Plan will include the dates for the Contractor to furnish certificates for product, or product test compliance, shop drawings or catalog cuts and requests for inspection or review.

   a. Tests and Inspections:
      Layout
      High Strength Fasteners and Bolts
      Patching and painting
      Electrical Connections
      Monitoring System
      System Performance
      Inverter Output
      Roof Patch
      Roof Flood Test
      Disconnects
      Alarms / Notifications

   b. Materials and Materials Certification:
      Solar PV panels
      Inverters
      Conduit
      Conductors
      Fuses
      Disconnects
      Racking
      Mounting hardware
      Roofing

c. Daily Reports

The Contractor shall provide copies of daily reports which describe the work performed, weather conditions, personnel and equipment on site, and quality control activities performed.

The Contractor will not be paid for work prior to Engineer reviewing and accepting daily reports for the period of time payment is requested.

4. Acceptance of Plan. Acceptance of the Contractor's plan is required prior to the start of construction. Acceptance is conditional and will be predicated on satisfactory performance during the construction. The Engineer reserves the right to require the Contractor to make changes in the CQC plan and operations as necessary to obtain the quality specified.

5. Notification of Changes. After acceptance of the QC plan, the Contractor shall notify the Engineer in writing of any proposed change. Proposed changes are subject to acceptance by the Engineer.

6. Testing and Certification. The Contractor shall pay for all tests and inspections as required by the Plans and Specifications. The Contractor shall furnish certification of materials being used, upon request of the Engineer, without additional charge.

K. GUARANTEE

Materials and labor guarantees shall be per Part III of these specifications. All warranty shall be to the satisfaction of the City. Final payment will not be released without submission of warrantees. Any materials installed in Army Buildings (with City of Monterey approval) shall issue warranty (if exists) to the United States Army prior to formal acceptance of work, and deliver to the City of Monterey, Engineering Division Office.

L. REGULATIONS

The Contractor and all subcontractors shall give all notices and comply with all laws, ordinances, rules, and regulations applicable to the work, safety and hiring/employment practices. Nothing in the Plans and Specifications shall be construed to permit work not conforming to the regulations and codes set forth herein which include, but are not limited to the following:

1. Americans with Disabilities Act (ADA) accessibility and employment standards. In the event of conflicting federal and state standards, the standard that provides greater access will take precedence.

2. Monterey City Code, as amended,

3. California Building Code, latest edition as adopted by the City of Monterey (2013 Edition),

4. California Electrical Code, latest edition as adopted by the City of Monterey (2013 Edition),

5. California Green Building Standards Code, latest edition as adopted by the City of Monterey,

6. California Historic Building Code, latest edition as adopted by the City of Monterey,

7. California Occupational Safety and Health Administrative Code, latest edition,

8. California Government Code Section 4216, Protection of Underground Infrastructure,

9. National Fire Protection Associations NFPA 1 Fire Code, latest edition,

10. The California Labor Code,

11. Federal Water Pollution Control Act (Clean Water Act), and,

12. Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.).

M. PUBLIC SAFETY AND PROTECTION OF THE WORK

The Contractor shall furnish, erect and maintain such fences, barricades, guards, lights and other devices as are necessary to prevent accidents and avoid damage to the construction work or injury to the public. No separate payment shall be made for such work. If in the opinion of the Engineer, adequate barricades or warning devices are not maintained by the Contractor, the City may furnish and erect same and charge the Contractor therefor. Attention is directed to Sections 7-l.03 "Public Convenience" and 7-l.04, "Public Safety", of the Standard Specifications published by the State of California Department of Transportation.

N. INDEMNIFICATION AND HOLD HARMLESS

To the fullest extent permitted by law, Contractor agrees to indemnify, investigate, defend (at Contractor's sole cost and expense and with legal counsel reasonably approved by City), protect and hold harmless, the City of Monterey, its officials, officers, employees, agents, and representatives from and against any and all claims [including, without limitation, claims for bodily injury or death (including but not limited to Contractor, persons employed by Contractor, persons acting on behalf of Contractor, and third parties) or damage to property], demands, obligations, losses, damages, actions, causes of action, suits, judgments, fines, penalties, liabilities, defense costs, and expenses (including, without limitation, reasonable attorneys' fees, disbursements, and court costs, and all other professional, expert, or Contractors' fees and costs) of every kind or nature arising out of or in connection with or relating to any work or activities of Contractor (or Contractor's contractors or subcontractors, if any) conducted under this Agreement or arising out of the failure on Contractor's part to perform their obligations under this agreement. Except as provided by law, the indemnification provisions stated above shall apply regardless of the existence or degree of fault of the City, except for those claims which arise out of the active negligence, sole negligence, or willful misconduct of the City of Monterey.

Notwithstanding the provisions of the above paragraph, Contractor agrees to assume all risk and to indemnify and hold harmless the City from and against any and all claims, demands, defense costs, liability, expense, or damages of any kind or nature arising out of or in connection with damage to or loss of any property belonging to Contractor or Contractor's employees, contractors, representatives, patrons, guests, or invitees.

Contractor further agrees to indemnify City for damage to or loss of City property arising out of or in connection with Contractor's work associated with this Agreement or arising out of any act or omission of Contractor or any of Contractor's employees, agents, contractors, representatives, patrons, guests, or invitees; excepting such damage or loss arising out of the negligence of the City.

O. INSURANCE

Contractor shall procure and maintain for the duration of the contract, *and for 5 years thereafter*, 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.

MINIMUM SCOPE AND LIMITS OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability** (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$5,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location **(ISO CG 25 03 or 25 04)** or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability**: Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), with limits no less than **$5,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease.
4. **Builder's Risk** (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form,

with limits equal to the completed value of the project and no coinsurance penalty provisions.

Contractor may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall **name the Entity as a loss payee** as their interest may appear.

If the project does not involve new or major reconstruction, at the option of the Entity, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings, structures, processes, machinery and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the Entity's site.

5. **Surety Bonds** as described in Part III.

If the Contractor maintains **broader coverage and/or** higher limits than the minimums shown above, the Entity requires and shall be entitled to **the broader coverage and/or** higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

SELF-INSURED RETENTIONS

Self-insured retentions must be declared to and approved by the Entity. At the option of the Entity, either: the Contractor shall cause the insurer shall reduce or eliminate such self-insured retentions as respects the Entity, its officers, officials, employees, and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the Entity guaranteeing payment of losses and related investigations, claim administration, and defense expenses. **The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Entity**.

OTHER INSURANCE PROVISIONS

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

1. **The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds** on the CGL policy with respect to liability arising out of 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 and automobiles owned, leased, hired, or borrowed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or **both** CG 20 10, **CG 20 26, CG 20 33, or CG 20 38**; and CG 20 37 forms if later revisions used).
2. For any claims related to this project, the **Contractor's insurance coverage shall be primary** insurance **coverage at least as broad as ISO CG 20 01 04 13** as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the Entity.

CLAIMS MADE POLICIES

If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the Entity for review.

5. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the Entity.

WAIVER OF SUBROGATION

Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the Entity for all work performed by the Contractor, its employees, agents and subcontractors.

VERIFICATION OF COVERAGE

Contractor shall furnish the Entity with original certificates and amendatory endorsements, or copies of the applicable insurance language, effecting coverage required by this contract. All certificates and endorsements are to be received and approved by the Entity before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The Entity reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

SUBCONTRACTORS

Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that Entity is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.

SPECIAL RISKS OR CIRCUMSTANCES

Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

P. RESOLUTION OF CONSTRUCTION CLAIMS – Applies to ALL Contractor Claims

Applies to ALL Contractor Claims for Time Extension, Payment Not Expressly Provided for, and Payment of Disputed Amounts (Public Contract Code §9204)

1. The following provisions applies to contracts entered into on or after January 1, 2017.

2. In accordance with Section 9204 of the California Public Contract Code, this Section applies to any claim by a Contractor in connection with a public works project for:

   a. A time extension, including, without limitation, for relief from damages or penalties for delay assessed by the City under a contract for a public works project.

   b. Payment by the City of money or damages arising from work done by, or on behalf of, the Contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

c. Payment of an amount that is disputed by the City.

3. Upon receipt of a claim pursuant to this section:

a. The City shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, the City and a Contractor may, by mutual agreement, extend the time period provided in this subdivision.

b. The claim shall be in writing, include reasonable documentation to substantiate the claim as specified in subsection d below, and be accompanied by the following certification:

"CONTRACT PROVISION REQUIRING PERSONAL CERTIFICATION OF ALL CLAIMS:
I, _____, BEING THE _____
(MUST BE AN OFFICER) OF _____ (GENERAL Contractor), DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, AND DO PERSONALLY CERTIFY AND ATTEST THAT: I HAVE THOROUGHLY REVIEWED THE ATTACHED CLAIM FOR ADDITIONAL COMPENSATION AND/OR EXTENSION OF TIME, AND KNOW ITS CONTENTS, AND SAID CLAIM IS MADE IN GOOD FAITH; THE SUPPORTING DATA IS TRUTHFUL AND ACCURATE; THAT THE AMOUNT REQUESTED ACCURATELY REFLECTS THE CONTRACT ADJUSTMENT FOR WHICH THE CONTRACTOR BELIEVES THE CITY IS LIABLE; AND, FURTHER THAT I AM FAMILIAR WITH CALIFORNIA PENAL CODE SECTION 12650, ET SEQ. PERTAINING TO FALSE CLAIMS, AND FURTHER KNOW AND UNDERSTAND THAT SUBMISSION OR CERTIFICATION OF A FALSE CLAIM MAY LEAD TO FINES, IMPRISONMENT AND/OR OTHER LEGAL CONSEQUENCES."

c. Claims must be filed on or before the date of final payment. Nothing herein is intended to extend the time limit or supersede notice requirements otherwise provided by Contract for the filing of claims.

d. The claim must include actual cost documentation, including hours of work performed, equipment operation costs, and labor and overhead costs, which should be established at a standard percentage. Any overhead costs listed when paid, shall provide full and complete payment for any and all overhead, including jobsite overhead, home office overhead, as well as additional costs arising from disruption, re-sequencing or acceleration. Contractor shall provide prompt notification of any disagreement in quantities of work performed along with a detailed accounting by means of a schedule update demonstrating any delays incurred.

e. If the City needs approval from the City Council to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the City Council body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the City shall have up to three days following the next duly publicly noticed meeting of the City Council after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

f. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the City issues its written statement. If the City fails to issue a written statement, paragraph 5 of this section shall apply.

4. Following City's written response:

a. If the claimant disputes the City's written response, or if the City fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the City shall schedule a meet and confer conference within 30 days for settlement of the dispute.

b. Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an

undisputed portion of the claim shall be processed and made within 60 days after the City issues its written statement. Any disputed portion of the claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the claimant sharing the associated costs equally. The City and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

c. For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

d. Unless otherwise agreed to by the City and the Contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

e. This section does not preclude the City from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

5. Failure by the City to respond to a claim from a Contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the City's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

6. Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

7. If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a City because privity of contract does not exist, the Contractor may present to the City a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the Contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the City shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the Contractor shall notify the subcontractor in writing as to whether the Contractor presented the claim to the City and, if the original Contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

8. A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) the City may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

Q. RESOLUTION OF CONSTRUCTION CLAIMS – Applies to claims under $375,000

Applies to claims under $375,000 for Time Extension, Payment Not Expressly Provided for, and Payment of Disputed Amounts (California Public Contract Code §20104 et seq.)

1. In addition to the provisions of California Public Contract Code §9204 set forth in Section Q above which applies to all construction claims for: a) a time extension; b) payment of money or damages arising from work done by, or on behalf of, the Contractor pursuant to this Contract which is not otherwise expressly provided for or the Contractor is not otherwise entitled; and c) payment of an amount that is disputed by the City, the following

provisions shall also apply to said construction claims of three hundred seventy-five thousand dollars ($375,000) or less.

2. If, following the meet and confer conference set forth in Section Q.4.a. above, the claim or any portion remains in dispute, the Contractor may file a claim pursuant to Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time Contractor submits its written claim pursuant to subdivision (a) until the time the claim is denied, including any period of time utilized by the meet and confer conference.

3. The following procedures are established for all civil actions filed to resolve claims subject to this Section:

   a. Responsive pleadings, the court shall submit the matter to nonbinding mediation unless waived by mutual stipulation of both parties. The mediation process shall provide for the selection within fifteen (15) days by both parties of a disinterested third person as mediator, shall be commenced within thirty (30) days of the submittal, and shall be concluded within fifteen (15) days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court.

   b. If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

   c. In addition to Chapter 2.5 (commencing with Section 1141.10 of Title 3 of Part 3 of the Code of Civil Procedure (A) arbitrators shall, when possible, be experienced in construction law, and (B) any party appealing an arbitration award who does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, also pay the attorney's fees on appeal of the other party.

   d. The City shall not fail to pay money as to any portion of a claim which is undisputed except as otherwise provided in this Contract.

   e. In any suit filed under Section 20104.4 of the California Public Contract Code, the City shall pay interest at the legal rate on any arbitration award or judgment. The interest shall begin to accrue on the date the suit is filed in a court of law.

R. PRE-CONSTRUCTION CONFERENCE

Prior to the beginning of any work on this project, a pre-construction conference shall be held at the City's Engineering Division Office, City Hall, Monterey, CA. The date and time of this conference shall be established by the Contractor contacting that office at 831-646-3997 not less than forty-eight (48) hours in advance of the meeting date and time.

An itemized list of materials and equipment the Contractor proposes to use on the project shall be submitted to the City prior to or during the preconstruction conference.

A preliminary project timeline shall be submitted to the City prior to or during the preconstruction conference.

S. LIQUIDATED DAMAGES

Unless stated otherwise in the Specifications, it is agreed by the parties to the contract that in case all the work called for under the contract is not completed before or upon the expiration or the time limit as set forth in these specifications, damage will be sustained by the City of Monterey and that it is and will be difficult or impossible to ascertain and determine the actual damage which the City will sustain in the event of and by reason of such delay; and it is therefore agreed that the Contractor will pay to the City of Monterey the sum of **one thousand two hundred dollars ($1,200.00)** per day for each and every day's delay beyond the time prescribed to complete the work or the actual damages ascertained, whichever will be greater; and the Contractor agrees to pay such liquidated damages as herein provided; and in case the same are not paid, agrees that the City of Monterey may

deduct the amount thereof from any money due or that may become due the Contractor under the contract.

It is further agreed that, in case the work called for under the contract is not finished and completed in all parts and requirements within the time specified, the City shall have the right to extend the time for completion of the contract or not, as may seem best to serve the interest of the City; and if it decides to extend the time limit for the completion of the contract, it shall further have the right to charge to the Contractor, his heirs, assigns or sureties, and to deduct from the final payment of the work, all or any part, as it may deem proper, of the actual cost of engineering, inspection, superintendence and other overhead expenses during the period of such extension, except that the cost of final measurements and preparation of final estimate shall not be included in such charges.

The Contractor shall not be assessed with liquidated damages nor the cost of engineering and inspection during any delay in the completion of the work caused by Acts of God or of the public enemy, fire, floods, epidemics, quarantine restrictions, strikes, freight embargoes and unusually severe weather or delays of subcontractors due to such causes; provided that the Contractor shall within ten (10) days from the beginning of any such delay notify the Engineer in writing of the causes of delay, who shall ascertain the facts and the extent of delay, and his findings of the facts thereon shall be final and conclusive. "Unusually severe weather" means that which is considered outside the normal average for the Monterey area as determined by historical weather records. The Contractor will not receive a time extension for normal or below normal precipitation.

T. CONSTRUCTION PROCEDURE

An outline of the proposed construction procedure shall be submitted by the Contractor to the Engineer for review and shall obtain his approval before beginning work. The Engineer will be especially interested in:

1. The Contractor shall park along pacific street at the rear of the conference center.

2. Construction will only take place when no events are going on at the Monterey Conference Center.

3. When possible, construction will be allowed while setup and tear down from events is taking place.

4. When using a crane to move materials onto the roof, the Contractor shall schedule the crane a minimum of one week in advance and may only mobilize the crane between 8:30 to 11:00 and 1:30 to 3:00. The Crane may be staged on the streets surrounding the building, but may not be staged on the front plaza with out special protection of the new surfaces. A traffic control plan shall be required for any crane blocking any driveway, plaza, sidewalk, or roadway.

5. The City will only allow one shutdown of the main panel when making the power connection. Any power shutdown will be kept to a minimum time window. The Engineer shall be notified a minimum of one week in advance of any power shutdown.

6. Minimizing any interruption to use of driveways (no more than 4 hour interruption). Any interruption more than 4 hours shall be prearranged with the Engineer. Residence occupant shall be notified with a written notice a minimum of three (3) business days in advance.

7. Adjacent property owners including the adjacent hotels shall be notified with a written notice a minimum of three (3) business days in advance of any construction impacts.

8. Minimizing any interruption to building operations and parking lots. Contractor shall notify the Engineer a minimum of one week in advance of any interruptions to building operations and parking lots.

9. Minimizing any hazard to the general public.

10. All work will occur between 7 am and 7 pm unless otherwise approved in writing.

11. Event scheduled may be procured by contacting the Monterey Conference Center event planning staff directly at (831) 646-3770. The building is currently under construction, and the event schedule is tentative, but in the past events were published on the Monterey Conference Center's website http://www.montereyconferencecenter.org/.

Traffic control requirements cited elsewhere in these Specifications must be considered in the construction procedure submitted to the Engineer.

U. TRAFFIC CONTROL

Pursuant to the authority contained in Vehicle Code Section 591, the City has determined that within those areas that are within the limits of the project and are open to traffic, the Contractor shall comply with all the requirements set forth in Divisions 11, 12, 13, 14 and 15 of the Vehicle Code. In accordance with the statement in Vehicle Code Section 591, this section shall not relieve the Contractor or any person from the duty of exercising due care. The Contractor shall take all necessary precautions for safe operation of the Contractor's equipment and the protection of the public from injury and damage from the Contractor's equipment.

Traffic control shall conform to the provisions of Section 12, "Temporary Traffic Control" of the Standard Specifications and the 2014 California Manual on Uniform Traffic Control Devices (CA MUTCD) as adopted by Caltrans.

A Traffic Control Plan (TCP) shall be submitted to the Engineer for approval prior to construction and must be applicable to existing site conditions. Contractor shall notify all emergency services, affected residences, affected businesses, and the Engineering Division Office (831) 646-3921 a minimum of three (3) business days in advance as to proposed closures and alternate routes available.

The following shall be incorporated into the Traffic Control Plan:

1. Two (2) travel lanes shall be open during non-working hours.

2. At least one (1) travel lane shall remain open during working hours. Flag persons or other appropriate traffic control devices as approved by the Engineer shall be used during periods of one-way travel.

3. Access to driveways shall be left open unless work is actually being performed in areas fronting the driveway. All driveways shall be accessible during non-working hours. See Construction Procedure elsewhere in these specifications.

4. No trench shall be left open during non-working hours.

5. Parking restrictions will be acceptable when and where needed. (All require prior approval of the Engineer).

The following requirements apply to Traffic Control Plans:

1. All Traffic Control Plans shall follow the CA MUTCD Chapter 6. Examples may be found at: http://www.dot.ca.gov/hq/traffops/engineering/mutcd/pdf/camutcd2014/Part6.pdf

2. The Contractor shall submit a TCP using legible lettering. Show location and dimensions of the work zone, lanes, tapers, parking and any staging areas.

3. Label streets and proposed traffic control area. Show all nearby streets with street names to assure proper orientation.

4. Show all affected sidewalks, crosswalks, bike lanes, driveways and intersections in the construction work zone including areas affected by taper transition.

5. If a sidewalk or path is obstructed, Contractor must then submit an ADA compliant pedestrian detour plan in accordance with the CA MUTCD chapter 6D and the Public Rights-of-Way Accessibility Guidelines (PROWAG). Please refer to: http:/dot.ca.gov/hq/traffops/engineering/control-devices/pdf/PedBrochure.pdf

6. Label all taper lengths and widths, delineator spacing and sign spacing. Indicate location of construction signs, barricades and delineators.

7. Show all parking restriction zones and signs, as appropriate. Telephone the Parking Division Office (831.646.3953) if restricting parking in time-limit or metered zones. Temporary "NO PARKING" signs shall be posted seventy-two (72) hours prior to commencing work.
8. Indicate on the TCP the duration of the construction work, including dates and times.
9. Indicate on the TCP the Contractor's name, address and telephone number. Include the Contractor's during and after hours Representative's contact information (name, telephone number).
10. It is the Contractor's responsibility to assure that all Traffic Control Plans (TCP) and traffic control devices are in compliance with the 2014 CA MUTCD as adopted by Caltrans.

Traffic Control Plans shall contain the following notes:

1. Minimum width of temporary traffic lanes is ten (10) feet clear (from delineator or cone base, not center.
2. The City Traffic Engineer or his representative has the authority to make any field changes to assure public safety.
3. All traffic control devices shall be removed from view when not in use. Signs shall not be facing traffic when not in use.
4. Spacing of channelizing devices shall not exceed twenty-five (25) feet.
5. Any road closure also requires notification be provided to the City of Monterey Fire Department and Police Department. Notifications may be made at the non-emergency telephone number, 831.646.3914.
6. All temporary traffic delineation (delineators and cones) used shall be a minimum of thirty-six (36) inches tall. Retroreflective bands are required for night time traffic.
7. Any work that disturbs normal traffic signal operations shall be coordinated with the Signal Traffic Technician.
8. The Contractor is responsible for restoring the road back to satisfactory condition including, but not limited to, paving, striping, markings, signs and traffic signal loop detectors within five (5) calendar days of completion of work at affected intersections or road segments.
9. Any work that created an undue safety risk or creates severe congestion may be shut down by the City Traffic Engineer, his representative, Field Inspector or Police Department personnel.

The Contractor is to notify residences and/or businesses a minimum of three (3) business days in advance of closing access to any driveways or providing any detours or changes in on-street parking. Notifications shall be in writing.

Contractor shall provide all labor and facilities required for safe and expeditious handling of traffic during the course of construction. Contractor shall provide all flaggers, signs, delineators, and barricades required for traffic control and shall modify or remove same at appropriate times. The Engineer shall be the sole judge as to the adequacy of the Contractor's traffic control measures. If such measures are found to be inadequate by the Engineer, the City may furnish and install same and charge the Contractor therefor.

The Contractor shall, at his own expense, construct and maintain in good condition, such detours, detour bridges and temporary crossings for use by the public as deemed necessary or expedient by the Engineer for the proper execution of the work.

The Contractor shall designate a representative who can be reached immediately (24 hours per day) in the event of traffic control device failures.

V. REMOVAL OF OBSTRUCTIONS

The Contractor shall remove and dispose of all structures, debris or other obstructions of any character to the construction called for in the plans, specifications, and as required by the Engineer.

If archeological items or hazardous wastes are discovered during construction operations, the Contractor shall cease operations in those areas and the Contractor shall immediately notify the Engineer.

The Contractor shall remove and dispose of all trees designated for removal as shown on the plans, designated by the specifications and as required by the Engineer for the proper completion of the work. See Tree Protection Requirements elsewhere in these specifications.

W. UNDERGROUND UTILITIES

Contractor shall locate all underground obstructions and utilities, (electric, gas, water lines, etc.). Prior to any trenching operation, Contractor shall pothole underground obstructions and utilities that appear to be in conflict with the new construction. The Plans show the approximate location of underground facilities in the project area as they have been provided to the City. Repair of damage to any utility line shown on the Plans with reasonable accuracy shall be made at the Contractor's expense. However, the City shall fairly compensate the Contractor for costs of locating and repairing damage not due to failure of the Contractor to exercise reasonable care, and removing or relocating such facilities not indicated or in a location different from that indicated on the Plans and Specifications with reasonable accuracy, and for equipment on the project necessarily idled during such work. Contractor shall not be assessed liquidated damages for delay in completion of the project when such delay was caused by the failure of the City or utility company to provide for removal or relocation of such utility facilities. Contractor shall notify all utility companies of trenching operations forty-eight (48) hours in advance to enable the utility companies to take any action they deem appropriate.

X. UTILITY COMPANY COORDINATION

Contractor shall coordinate construction activities with the utility companies as required and shall adjust the construction schedule to accommodate utility relocation as necessary.

Y. CONTRACT PLANS AND SPECIFICATIONS

The Contractor will be supplied with five sets of specifications at no expense. The Contractor shall create plans for this job. One of these sets of plans is to be used for the purpose of recording record (as-built) conditions. Additional sets will be furnished on request at the cost of reproduction. The work shall conform to the contract specifications, which form a part of the contract documents and are available in the office of the City Engineer, City Hall, Monterey, California.

Z. DUST CONTROL

The Contractor shall minimize dust generation from the jobsite and shall spray the site with water or dust palliative as required, in accordance with Section 14-9, “Air Quality”, of the Standard Specifications.

AA. CONNECTION TO EXISTING UTILITIES

The City shall permit the Contractor to use available existing utilities at the City’s expense, excluding telephone; however, if the Contractor chooses to make use of said utilities, Contractor shall assume full responsibility for any changes made by Contractor related thereto, and for any consequences caused thereby. Upon completion of the work, Contractor shall remove any modifications to existing utilities made by Contractor, and shall restore existing utilities to conditions existing at time of award.

BB. SANITARY FACILITIES

Contractor may provide his/her own portable sanitary facilities on-site, for the duration of the work. Coordinate location(s) with the Engineer. Existing City-owned sanitary facilities may be used.

CC. INSPECTION OF WORK

It is the responsibility of the Contractor to call for all required inspections within the required time lines. The City of Monterey reserves the right to perform random inspections at any time.

The Engineer shall at all times have access to the work during construction, and shall be furnished with every reasonable facility for ascertaining full knowledge respecting the progress, workmanship and character of materials used and employed in the work.

Whenever the work provided and contemplated by the contract shall have been satisfactorily completed and the final cleanup performed, the Engineer will make the final inspection.

DD. RECORD DRAWINGS

A set of marked-up prints, clear, legible, and made with standard drafting tools and indicating all changes, added work, and deviations from the design and reflecting the record (As-Built) condition of the work must be received before the work is considered complete. Existing utilities exposed during construction are to be located, including invert or top elevation, and shown on the Record (As-Built) drawings.

The Record (As-Built) Drawings shall be completed for the Engineer's acceptance before final payment and Notice of Completion on this contract will be made.

EE. ENVIRONMENTAL/POLLUTION PREVENTION REQUIREMENTS

Contractor shall comply with all air pollution and environmental control rules, regulations, ordinances and statutes that apply to the project and any work performed pursuant to the contract. Additionally, City Code Chapter 31.5 Storm Water Management Section 31.5-12. Prohibition of Illegal Discharges, states,

> "*No person or entity shall discharge or cause to be discharged into the municipal Storm Drain System or waters of the state any materials, including but not limited to Pollutants or waters containing any Pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water…"*

Regardless of project size, the Contractor shall submit a site-specific Erosion and Sediment Control Plan or Storm Water Pollution Prevention Plan for City review and approval prior to start of work. The Contractor shall effectively implement and properly maintain storm water best management practices (BMPs) during construction to prevent discharges of pollutants, and including trash, to local drainages and waterways. Contractor shall comply with all water quality regulations in Monterey Municipal Code Chapter 31.5 Storm Water Management, and City Phase II Storm Water Permit requirements as prescribed by the State Water Resources Control Board (SWRCB) and Central Coast Regional Water Quality Control Board (RWQCB) regulations for the prevention of construction site discharges of pollutants, illicit discharges, and enforcement of prohibited and illicit discharges. The Contractor shall employ at all times storm water runoff controls and BMPs at the site, including but not limited to erosion prevention, sediment controls, site stabilization, good housekeeping practices, proper materials storage, handling, and waste management, and similar pollution prevention measures to prevent dumping or illegal discharges during construction into the street and/or storm drain system. Storm water management and control practices shall result in the following outcomes on all construction sites, regardless of size:

- Protection of storm drain inlets and adjacent waterways must be implemented at all times to prevent illicit discharges of sediment, construction debris and fluids, and waste of any kind;

- No release of hazardous substances, such as oils, paints, thinners, fuels, and other chemicals; if such a spill occurs that may threaten local water quality, Contractor must call 911 immediately and notify City Public Works staff;

- Minimization of site disturbance shall be kept to that portion necessary for construction only, and perimeter controls shall be implemented at all times during all weather conditions;

- Soil stabilization of graded areas shall be in place at all times where construction activities have temporarily and/or permanently ceased;

- No deposit of mud, soil, sediment, concrete washout, trash, dewatering, or other similar construction-related material or waste shall occur on or into public rights of way, private streets, or into the City's storm water system and related natural resources, either by direct deposit, dropping, discharge, erosion, or tracking by construction vehicles. Any such discharge shall be cleaned-up promptly if an immediate threat to water quality exists, or if not immediate, at the end of the current work shift or workday in which the deposit occurred, whichever comes first;

- No runoff from graded areas or stockpile areas shall contain sediments and/or pollutants. Stockpiles shall be adequately and securely covered to avoid contact with rainfall and wind to prevent soil and stockpile movement by water and/or wind;

- Runoff containing sediments shall be captured in secondary containment structures and either treated to remove sediments prior to discharge or infiltrated in the soil on-site;

- No exposure of graded areas and stockpile areas to storm water run-on shall occur. Run-on shall be controlled by diversion structures such as dikes, secondary containment, or stockpile covers; and,

- All hard-surfaced areas are to be swept regularly and free of dirt and construction debris such that the surface of the pavement is clearly visible at all locations, and construction entrance/exist(s) shall be adequately stabilized to prevent tracking of soil/sediment from reaching streets/paved surfaces and drainage pathways.

Best management practices (BMPs) are required to be illustrated in construction Plans and employed on all construction sites as applicable to the construction activity and shall provide for, and not be limited to: inlet protections, perimeter protections, erosion prevention and soil control measures, soil stabilization measures, spill prevention and discharge control measures; solid waste containment; concrete waste management; proper vehicle and equipment cleaning, fueling, and maintenance; and proper materials management and storage. Detailed procedures to accomplish these protections can be found through the California Storm Water Quality Association's *Construction BMP Handbook Portal*, U.S. EPA *Construction BMP Database and Factsheets*, *Caltrans Storm Water Quality Manuals and Handbooks*, and the *Erosion and Sediment Control Field Manual* by San Francisco Bay Regional Water Quality Control Board. Referenced documents are available for viewing at the City of Monterey Public Works Office at City Hall.

Activities to be performed by Contractor include, but are not limited to:

- Development and submittal of an Erosion and Sediment Control Plan or Storm Water Pollution Prevention Plan for City review and approval prior to construction start.

- At all times, Contractor shall implement and maintain the temporary and permanent vegetation (if any), erosion and sediment control measures, and other protective BMP measures in good and effective operating condition by performing routine inspections to determine condition and effectiveness of BMPs, restoration needs for destroyed vegetative cover, and by repair of erosion, sediment, and other protective measures.

- Contractor shall inspect the following areas at least once every seven (7) calendar days, unless otherwise necessary based on current weather conditions or as directed by City inspector, and always within 24 hours prior to and after any predicted storm:

    - Inlet protections and perimeter controls;
    - Vehicle entry and exist locations;
    - Vehicle parking and storage areas;
    - Disturbed areas of the construction site,
    - Areas that have not been finally stabilized,
    - Areas used for storage of materials that are exposed to wind or precipitation,
    - Equipment and staging areas that are exposed to wind or precipitation; and,
    - All waste storage and handling devices and areas.

    Where sites have been finally stabilized, such inspection shall be conducted at least once every month.

- Areas noted above shall be inspected for proper BMP implementation and necessary BMP maintenance, as well as evidence of, or the potential for:
  - Erosion, or
  - Sediments entering waterways or the drainage system, or
  - Pollutants entering waterways or the drainage system.

  Erosion and sediment control measures shall be observed and maintained to ensure that they are operating correctly. Discharge locations or points shall be inspected regularly to ascertain whether erosion control measures are effective in preventing sedimentation and subsequent degradation of receiving water quality in violation of receiving water quality standards. Vehicle entry and exist locations shall be inspected for evidence of offsite sediment and pollutant tracking and need for cleanup and improved BMP protection measures

- Deficiencies observed during inspections shall be noted and rectified before the end of the workday.

Additionally, the Contractor shall comply with the State Water Resources Control Board's Construction General Permit (CGP), as applicable to the project. Projects subject to the CGP include those that disturb one or more acres of soil, are less than one acre and are part of a common plan of development or sale, or applicable Linear Underground/Overhead Projects, and are required to obtain coverage under the State's CGP for Discharges of Storm Water associated with Construction Activity Construction General Permit Order 2009-0009-DWQ, and subsequent amendments thereto. Construction activities subject to this permit include clearing, grading, and disturbances to the ground such as stockpiling, or excavation, but do not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. Application for CGP coverage is made by the Contractor through a Notice of Intent (NOI) to the SWRCB and involves much interaction with the applicable RWQCB as CGP regulator. The Contractor shall develop and supply the City with NOI and associated Storm Water Pollution Prevention Plan (SWPPP) for review and records purposes.

CGP coverage requires the development and implementation of a SWPPP. The SWPPP contents are mandated by the SWRCB and are subject to change, and typically contain site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must illustrate the placement of BMPs for the construction project and list pollution prevention BMPs the discharger will use to protect storm water runoff. Additionally, applicable SWPPPs must contain a visual monitoring program and a chemical monitoring program for "non-visible" pollutants to be implemented All SWPPPs must be developed by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner (QSP), and supplied to the City for review and comment. Additional CGP information on can be found at the State Water Resources Control Board CGP website:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Construction site storm water management and control measures shall be implemented year-round regardless of "season". All construction site BMPs shall be implemented at the appropriate level for the construction activity at hand and in a proactive manner during all seasons while construction is ongoing.

In addition to inspections performed by the City, the City's Environmental Compliance Division representative may perform periodic site monitoring visits to ensure the Contractor complies with the requirements specified herein. The City shall provide copies of the completed site monitoring reports to the Contractor. In the event work is found non-compliant, a follow up site monitoring visit will be conducted to ensure non-compliant items have been corrected to the satisfaction of the City. If non-compliant items are not properly addressed prior to the follow up site monitoring visit, the costs associated with additional follow up site monitoring visits shall be deducted from the Contractor's final payment.

FF. TREE PROTECTION REQUIREMENTS

The following guidelines are established pursuant to Section 37-2.5 of the Monterey City Code, which states:

> *All public or private construction projects requiring acquisition of a building permit shall comply with the tree protection guidelines established by the City in order to safeguard and protect any trees affected by said construction.*

1. These Tree Protection Guidelines apply to all “Protected Trees” in the City of Monterey, defined as:
   a. trees located on a vacant private parcel that are more than two inches (2”) in diameter when measured at a point four feet six inches (4’ - 6”) above the tree’s natural grade; and,

   b. trees located on a private, developed parcel that are more than six inches (6”) in diameter when measured at a point four feet six inches (4’ - 6”) above the tree’s natural grade.

2. These standards do not apply to unprotected trees or trees previously approved for removal.

3. All cut, fill, and/or building foundations shall be located a minimum of 4.0 times the diameter of the tree away from the outside edge of the trunk of all trees scheduled for preservation. However, the minimum distance permitted shall be 6' - 0", away from the outside edge of the trunk for all trees of a trunk diameter less than 2' - 0". The diameter of a tree shall be measured at four feet six inches (4’ - 6”) above the surrounding grade [Diameter at Standard Height (DSH)].

4. All Protected Trees shall be marked with a spot of paint, or flagging and temporarily fenced during construction. The marking serves to notify City inspectors and workers that the tree is to be fenced at all times during construction. Fencing and marking shall be installed prior to the issuance of building or grading permits and shall be located at the edge of the root zone. The root zone is determined to be that area located out a distance 15 times the trunk diameter in all directions. At no time shall the fencing be located closer than 3' - 0" from the outside edge of the trunk or further than 3' - 0" away from the approved building wall line, foundation, retaining wall, or grade cut, whichever provides the greater distance from the tree trunk. Tree Protection Fencing (TPF) shall consist of 6’ tall chain link on all commercial projects and four (4) feet tall plastic snow fencing on residential projects and shall be rigidly supported and maintained during all phases of construction. Fenced areas shall not be used for material stockpile, storage, vehicle parking, or dumping of materials, chemicals, or garbage. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall only be approved by the City Forester.
5. Prior to the start of construction, all Monterey Pine trees scheduled for preservation shall have the lower 8' - 0", sprayed with Astro or Dragnet and then wrapped with plastic to reduce the potential for infestation by Red Turpentine Beetles. The plastic wrap and spray are used to control beetle attacks and shall remain on the tree throughout the construction period.

6. Utility and drain lines shall be located outside the TPA (Tree Protection Area) root zone of all trees scheduled for preservation. In cases where alternative routes are not available, utility conduit, pipe, wire and drain lines shall be tunneled under major roots. Major roots are determined to be those that exceed two (2) inches in diameter. In no case shall utility lines be permitted within 4.0 times the diameter of the trunk of any trees involved with construction unless the City Forester has approved with specific conditions in advance of work starting.

7. Projects that involve properties with several trees and proposed developments may require the owner or Contractor to hire a private Certified Arborist to inspect and monitor the construction work to guarantee that the tree protection guidelines are enforced and that the trees to remain are not damaged, or negatively impacted during any phases of work.

8. All approved construction work within the root zone of trees scheduled for preservation shall observe the following minimum tree protection practices:

   a. Hand trenching at point or line of grade cuts closest to the trunk to expose major roots 2" in diameter or larger. In cases where rock or unusually dense soil prevents hand trenching, mechanical equipment may be approved by the City Forester, provided that work is closely supervised to prevent tearing or other damage to major roots.

   b. Exposed major roots shall be cut with a saw to form a smooth surface and avoid tears or jagged edges.

   c. Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts where roots are exposed and secured by stakes. 2" to 4" of compost or woodchip mulch shall be spread over the tarp to prevent soil moisture loss. The tarp should be thoroughly wetted at least twice per week to insure constant

moisture levels until backfilling occurs. In very dry climate conditions, additional watering may be required to maintain a constant moisture level. This program of watering shall be maintained through all phases of construction including delays and other periods of inactivity.

d. Decks located within the root zone of trees scheduled for preservation shall be of post and beam construction to eliminate any need for root pruning or removal.

e. On-grade patios or paving that cover more than one-third of the feeder zone of pine trees or oak trees shall be constructed of permeable materials that allow aeration and water penetration. Patios and paving shall be combined with any other non-permeable surface or structure for purposes of calculating the one-third coverage standard. A maximum 80% compaction for permeable surfaces shall be allowed. The paving design shall specify this restriction.

f. Planting beneath trees scheduled for preservation shall take into consideration watering requirements of the tree to prevent damage from over or under watering. Planting beneath native oak trees are of special concern and should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Installing lawn or other planting that requires frequent watering insures a slow death for oak trees due to their sensitivity to over watering and susceptibility to oak root fungus. Over-watering may also damage native pines.

9. Failure to comply with these Tree Protection Standards is punishable by civil penalty, including citation and fines.

10. All Tree Protection devices must be in place prior to issuance of a Building Permit. Please contact Robert Reid, City Forester, at 831.646.3860 for inspection to confirm Tree Protection or with any general tree preservation questions.

11. Chapter 37, Preservation of Trees and Shrubs, is available at www.monterey.org or http://www.codepublishing.com/ca/monterey

12. These Tree Protection guidelines shall also apply to the following trees:

    a. Trees located on a vacant public parcel that are more than two inches (2”) in diameter when measured at a point four feet six inches (4’-6”) above the tree’s natural grade; and,

    b. Trees located on a public developed parcel that are more than six inches (6”) in diameter when measured at a point four feet six inches (4’-6”) above the tree’s natural grade; and,

    c. Trees located within the public right-of-way that are more than two inches (2”) in diameter when measured at a point four feet six inches (4’-6”) above the tree’s natural grade.

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MONTEREY CONFERENCE CENTER SOLAR PV

TECHNICAL SPECIFICATIONS

Contractor shall provide submittals for all items described in the Technical Specifications.

Crystalline Photovoltaic Solar Modules

Crystalline Photovoltaic solar modules shall have quick disconnect style cables. All panels must include built in bypass diodes to minimize power loss due to shading. Panels must have high strength aluminum framing channels, or be designed to be glass mounted directly to the rack. At a minimum, the manufacturer must warranty the panel's performance for 10 years at 90% output and 25 year 80% output, and the panels shall have a 10 year workmanship warranty. PV modules shall be UL 1703 listed, and included as a product listed by the California Solar Innitiative in the Incentive Calculator – CSI Standard PV http://www.csi-epbb.com/default.aspx. Multi-junction cell panels will be accepted alternatives if they are UL listed, and have an equivalent warranty. The solar modules including a multi-junction panel if proposed shall be listed on sheet 20 of Part II of these Specifications.

The City of Monterey completed a solar shade study which is included as Attachment 4 of this document. This shade study demonstrates that there is no meaningful shade affecting any portion of the roof at any time of day any time of the year.

Racking System

Rack system shall be anodized aluminum or stainless steel extruded rail attached to vertical stations. Photovoltaic panels shall mount no less than three inches (3") above the roof to allow natural ventilation. Rack shall be a kit type system designed for mounting crystalline photovoltaic solar panels. Contractor must comply with manufacturers recommended installation procedures.

The rack system may be ballasted, a hybrid of anchored or ballasted, or an anchored system mechanically attached. All roof anchoring shall be engineered by the Contractor, and shall meet all California building codes. The loading may not exceed the buildings dead load limitations. No ballast support, station, racking or bracing may be installed in a way that inhibits roof drainage.

The existing roof is a steel deck covered with R-30 rigid foam insulation, covered with a protection board, with a TPO roof fully adhered over the top. The R-30 roof insulation is Ownes Corning FOAMULAR® THERMAPINK® 25 Extruded Polystyrene (XPS) Rigid Foam Insulation with a compressive strength of 25 psi that may not be exceeded. The steel decking is welded to steel channel fit over and supported by 8" thick glue-lam beams installed every 10ft on center. The solar panel system may not exceed a 10 lb/sqft dead load. No point load may be applied that is not situated directly over an existing beam support in excess of 10lb/sqft. No point load shall be installed that exceeds the foam and protective board compressive strength.

All roofing penetrations shall be sealed with an acceptable sealing or welding method that does not adversely affect the roof warranty. Pre-manufactured roofing boots designed to integrate with the roof may be installed over the penetrations, anchors, or stanchions if approved by the roof manufacturer. The Contractor must submit documentation clearly demonstrating their plans for roof penetrations and demonstrate the roof system manufacturer's acceptance of this plan. The existing roof is a Carlisle TPO Sure-Weld reinforced membrane. All integral roofing products shall be properly installed per manufacturer's recommendations. The roof was installed by a subcontractor working for Stronghold Engineering Inc. https://www.strongholdengineering.com, California Contractors License #787490, in August 2016 and no roofing work may be done that compromises their installation warranty otherwise, the solar Contractor will assume Stronghold Engineering Inc.'s installation warranty. The City may hire Stronghold Engineering Inc. or its roofing subcontractor to inspect the penetrations and water proofing work. The Contractor will not be completed until their existing warrantee has been confirmed by Stronghold Engineering Inc to remain in place including the solar panel installation work. All penetrations planned shall be approved by the Engineer prior to the Contractor beginning construction.

Both the Carlisle roof warranty and the Stronghold Engineering Inc.s' roof warranty are attached to these specifications as **Attachment 1.**

The system shall be installed within the boundaries of the Monterey conference center high roof area as shown in

Figure 2 below. The roof is recessed behind a mansard wall. The mansard wall stands 14” to 24” above the perimeter of the high roofs surface.

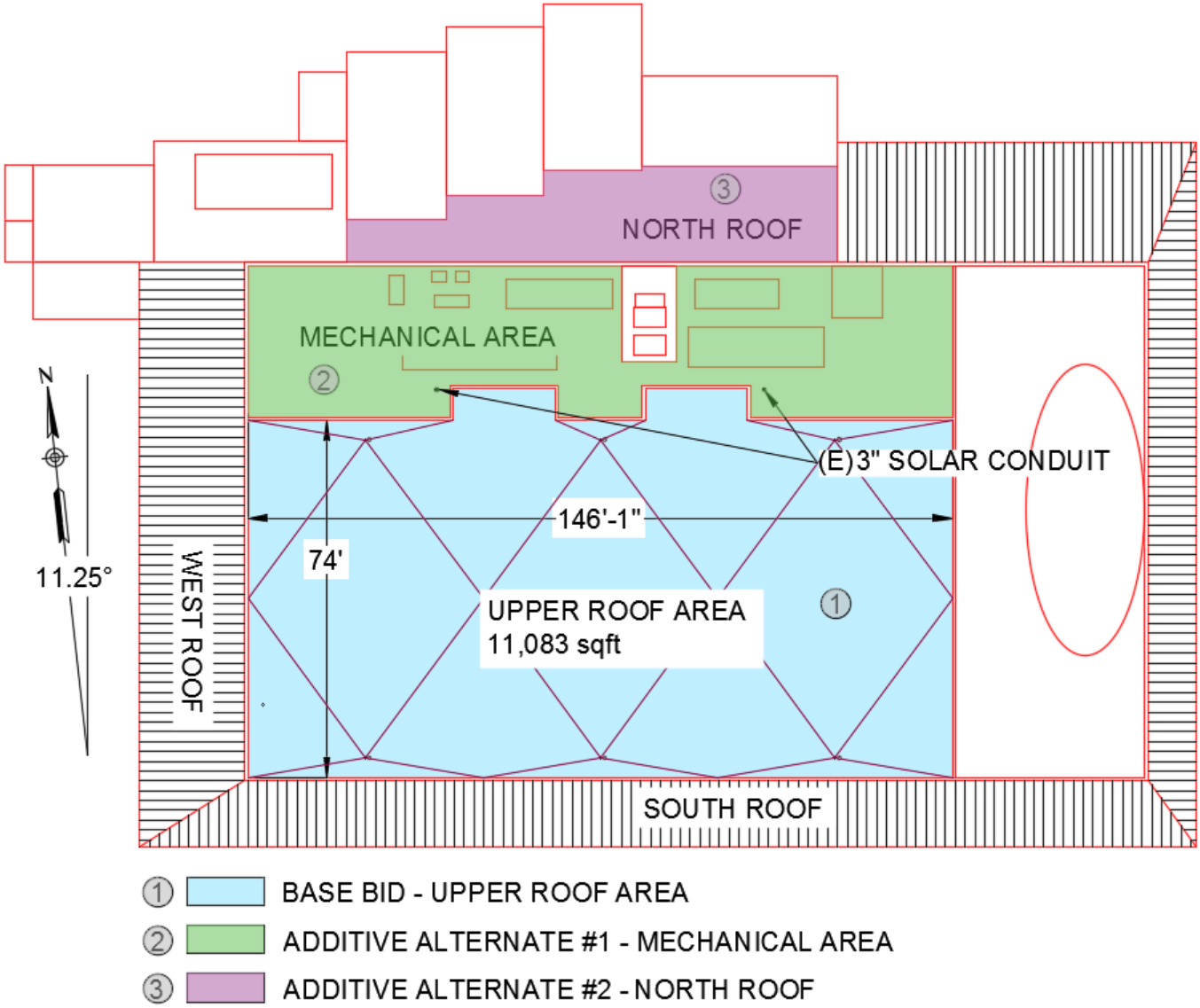


Figure 2: Monterey Conference Center Upper Roof. The area shaded in blue is available for solar panel installation.

A cross sectional diagram of the new Monterey Conference Center Upper Roof including the upper roof area and the south roof is shown below in **Figure 3.** Additional roofing details are shown in the plans **Attachment 2**. The new solar equipment may not exceed the elevation of the surrounding mansard roof.

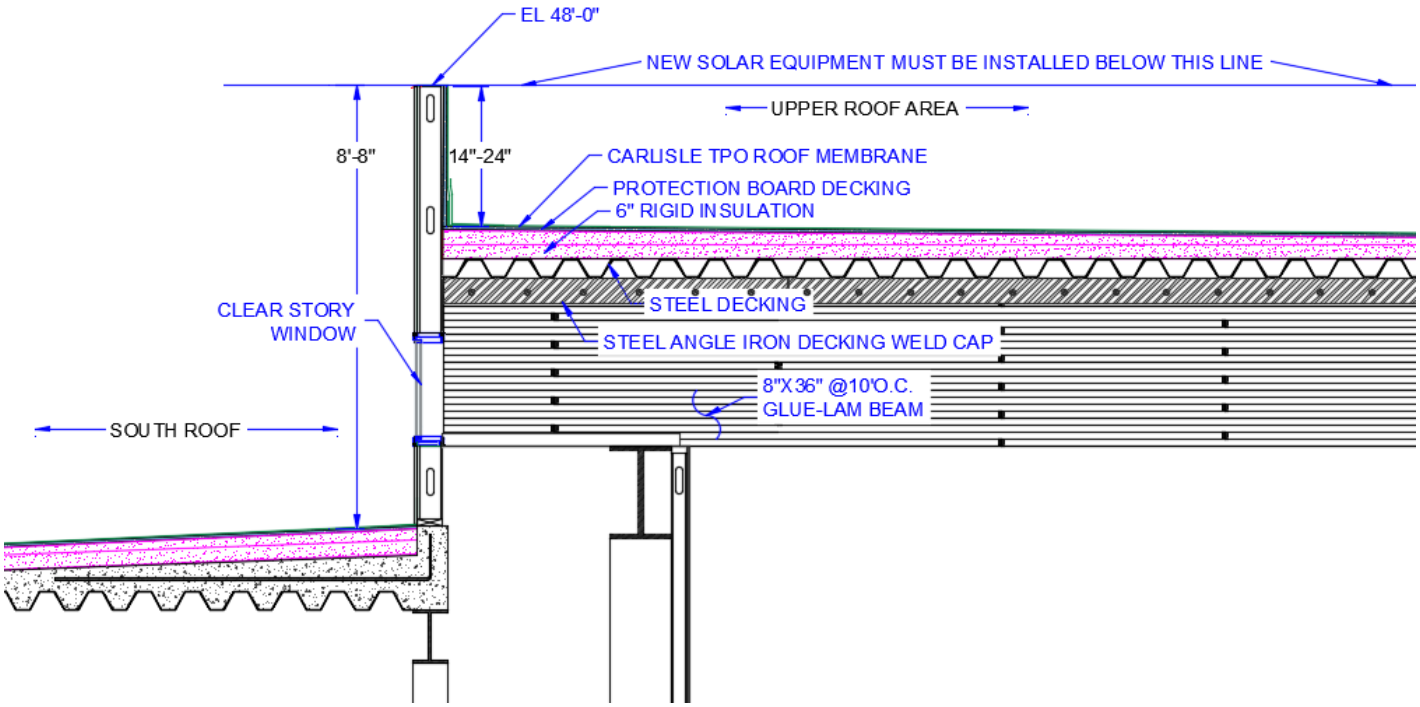


Figure 3: Cross Sectional Diagram of the Monterey Conference Center Upper Roof

Inverter

All direct current (DC) to alternating current (AC) inverters shall be designed for a grid tied solar application. Inverters shall be manufactured by a CSI listed manufacturer and included in the http://www.csi-epbb.com/default.aspx website. It shall produce a 480v 3-phase output for grid tie connection, and shall be certified smart grid ready. Each inverter shall include integrated arc fault circuit interruption. All inverters shall have a minimum of a manufacturer's 10-year warranty, and integrated load-break rated DC disconnect switch. Inverters shall have an efficiency of 96% or higher, and a night time power consumption of less than one watt. All electronic enclosures shall be sealed and designed for outdoor installation if installed outdoors. Inverters shall be UL 1741 listed and state "Utility-interactive" indicating that it is fully compliant with IEEE 929-2000.

The inverter shall be installed with the display at eye level on an easily accessible location for clear viewing and monitoring of the system. Inverter shall be equipped with Ethernet port, and or wi-fi for connection to the buildings internet network and providing real time monitoring.

The inverter meter, shall be accurate to within +/- 2%

Contractor shall adhere to manufacturers recommended installation instructions.

The inverters may be installed in the main buildings electrical room on the mezzanine level on the wall shown in **figure 4** below, or in the rooftop mechanical area. The Contractor shall be responsible for getting communications conductors to the buildings existing network.

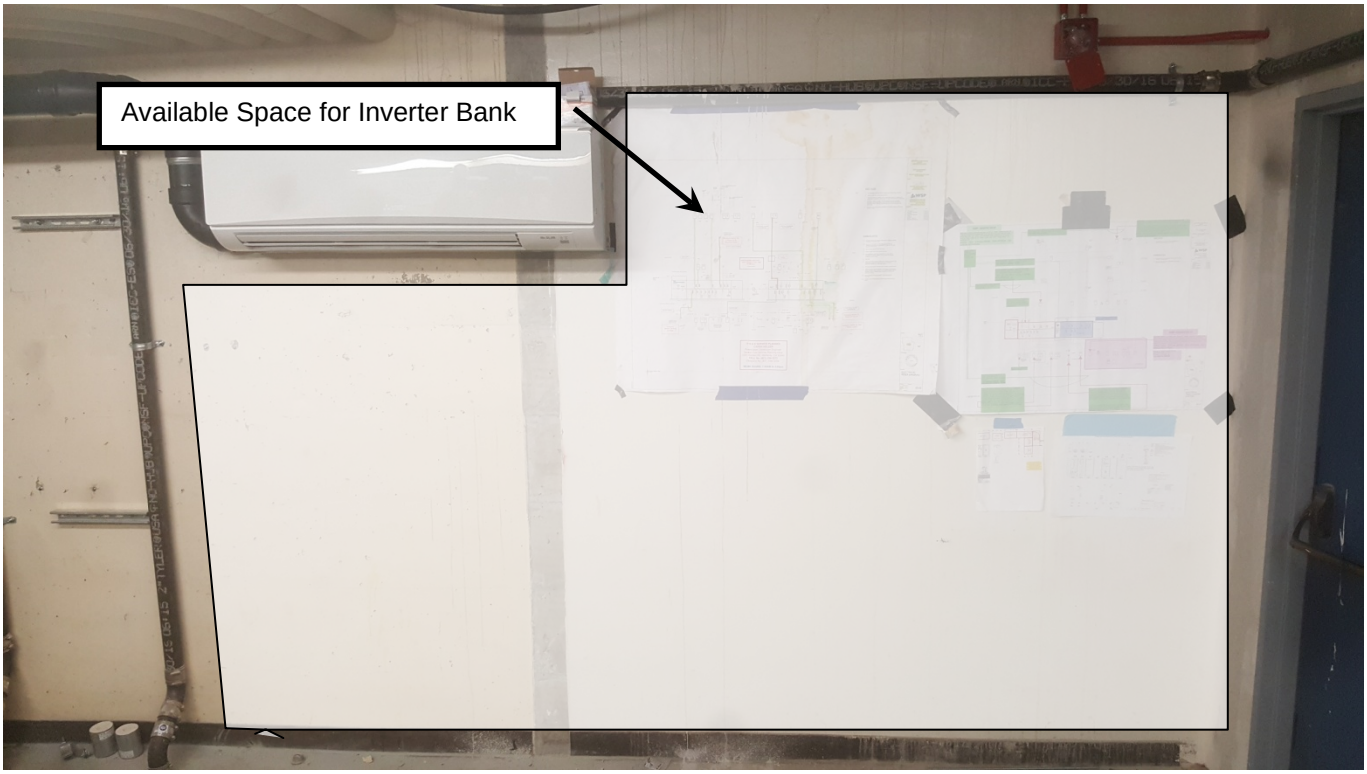


Figure 4: Existing bare section of west wall in Monterey Conference Center Electrical Room.

Monitoring

The PV system shall be provided with a web enabled data logging and control system for monitoring. The monitoring system must provide:

-System access from any web browser
-Record of daily, monthly and annual energy yield
-Provide remote plant diagnosis
-Provide remote system configuration
-Provide automatic data transfer at chosen intervals
-Data storage and display via Ethernet

Contractor shall be responsible for making connection to internet by providing all required cable, conduit and installation and bringing signal to existing and available City of Monterey intranet hub. Contractor shall coordinate with City Information Services Department while planning system tie in. City may allow WiFi connections in lue of a wired connection pending approval by the Engineer. If using WiFi the Contractor shall provide all additional hardware and labor required for system tie in

All Monitoring devices shall have integrated ports for Ethernet connection to inverters. Contractor is responsible for system component compatibility. All monitoring devices shall have integrated Ethernet ports for downstream integration to external router.

Separate monitoring equipment shall be accurate to within +/- 2 percent, however. Contractor shall include in bid contract 5 years of data communication and performance monitoring and reporting services. Contractor shall ensure all monitoring is compliant with utility electric service requirements, and rebate programs.

Electrical Conductor

Copper wire or cable insulated for 600V unless otherwise required by applicable code or authority. All solid conductors shall comply with ASTM B3 standard, and all stranded conductors shall comply with ASTM B8. Install solid conductor for No. 8 AWG and smaller and stranded conductors for No. 6 AWG and larger. Conductors shall be single conductors if used in raceway. Use manufacturers approved pulling compound or lubricant where necessary. Do not exceed manufacturer's recommended maximum pulling tension and sidewall pressure values.

Install conductors only after complete raceway installation. There shall be no more than the equivalent of three 90° bends in any conduit.

Size PV array wiring such that the maximum voltage drop at full power from the PV modules to the inverter is 3% or less (6-amps for a 100-Watt module). If the array combiner box is located remote from the inverter spread the voltage drop accordingly between the PV array-to-combiner wiring and the combiner-to-inverter wiring.

Electrical Conduit & Support

All electrical work must comply with NECA 1, NECA 101, and NFPA 70 standards for installation requirements. All conduit and cable support devices such as steel hangers, clamps and fittings shall be designed for types and sizes of raceway, conduit or cable to be installed. Outdoor exposed conduit shall be EMT (Electrical Metal Tubing) all outdoor fittings shall be weather-tight and designed for outdoor applications, threaded joints must use cable connector joint compound for joints to lubricate and protect threaded raceway joints from corrosion and to enhance conductivity. All connections to vibrating equipment shall be made using LFMC (flexible steel conduit with PVC jacket) with liquid tight fittings. Rigid Steel Conduit, shall be used for in outdoor applications where conduit is subject to physical damage. Contractor must plan and demonstrate layout that is optimum and minimizes the likelihood of physical damage.

All wiring paths shall be discussed and coordinated with the engineer prior to installation. Indoor conduits shall be concealed in ceilings and walls. All demo and repair work required shall be included in this contract and shall match existing material, fit and finish. Where conduits pass from indoors to outdoors, penetrations shall be finished to match material, fit and finish of wall surface. For example, a stucco wall needs to be re-stuccoed and painted to match by Contractor at penetrations. All exposed conduits shall be painted to match the surface on which it is mounted. Contractor shall perform all required etching and preparation of surfaces for proper adhesion of paint. Exposed conduits shall be inconspicuously located to minimize the visual impact. Where possible, Contractor shall do the following: group utilities, or run utilities along building lies, corners, ceilings, or surface plane changes.

Labeling

The Contractor shall provide labeling on conduits and panels in accordance with **Table 1** below, the California building code and the NFPA.

Table 1: Labeling required for grid tied solar PV system.

Items / Installation Location	Appx. Label Size	Label Guidance	# of Labels
Placard / Main Meter Panel	10”x4”	Dual Power Sources Second Source is a Photo-Voltaic system rated AC output Current: 67A AC Normal Operating Voltage: 480vac	1
Placard / Utility Safety Disconnect	8”x2”	Photo-Voltaic System Utility Safety Disconnect Switch	1
Placard / Inside breaker section of main panel	6”x3”	WARNING PV Output Connection! Do not Relocate This Over Current Device	2
Decal / Solar PV – DC Conduit	3”x1”	Solar PV – DC Conduit	2 – Per Conduit. Text oriented to be visible from normal standing position.
Decal / Solar PV – AC Conduit	3”x1”	Solar PV – AC Conduit	2-Per Conduit. Text oriented to be visible from normal standing position.

System Documentation

Prior to the project completion, the Contractor shall submit system documentation that includes three copies of the owner's manuals, all warranty documentation, and electronic CAD and paper copies of relevant drawings. All system maintenance that will be required shall be outlined in a maintenance schedule.

SYSTEM DESIGN CONSIDERATION

Grid-Interactive Only (No Battery Backup)
This type of system only operates when the utility is available. Since utility outages are rare, this system will normally provide the greatest amount of bill savings to the customer per dollar of investment. However, in the event of an outage, the system shall be designed to shut down until utility power is restored.

Typical System Components:

PV Array: A PV Array is made up of PV modules, which are environmentally sealed collections of PV Cells— the devices that convert sunlight to electricity. The most common PV module that is 5-to-25 square feet in size and weighs about 2-4 lbs./ft^2. Often sets of four or more smaller modules are framed or attached together by struts in what is called a panel. This panel is typically around 15-35 square feet in area for ease of handling on a roof. This allows some assembly and wiring functions to be done on the ground if called for by the installation instructions.

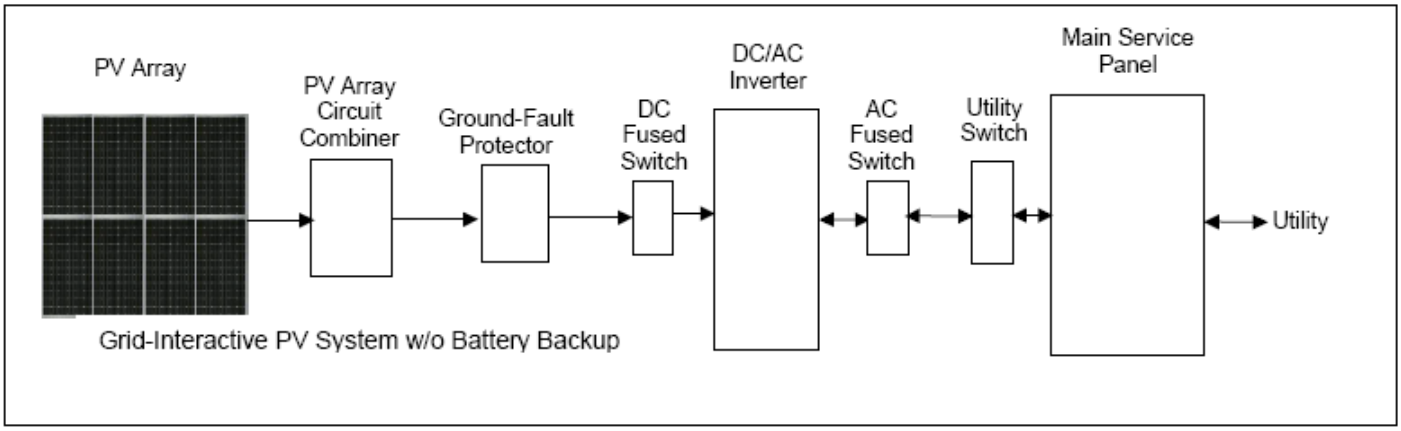
Balance of System Equipment (BOS): BOS includes mounting systems and wiring systems used to integrate the solar modules into the structural and electrical systems of the home. The wiring systems include disconnects for the dc and ac sides of the inverter, ground-fault protection, and over current protection for the solar modules. Most systems include a combiner board of some kind since most modules require fusing for each module source circuit. Some inverters include this fusing and combining function within the inverter enclosure.

Dc-Ac Inverter: This is the device that takes the DC power from the PV array and converts it into standard AC power used by the commercial appliances.

Metering: This includes meters to provide indication of system performance. Some meters can indicate commercial energy usage.

Utility Connection: Contractor is responsible for all utility connection and coordination. Any upgrade required for the meter shall be coordinated by the Contractor before completion of project.

Other Components: utility switch (depending on local utility)



Design Submittal Materials

1. Develop site drawing showing the location of the main system components: PV array, conduit runs, electrical boxes, inverter enclosure, critical load subpanel, utility disconnect, main service panel, north arrow, and utility service entrance. Note: All roof penetrations shall be specifically shown on drawings.
2. Roof warrantee, or roof warranty coordination.
3. One line diagram showing all significant electrical system components.
4. Cut sheet for all electrical system components.

CAO RISK

5. Wind and other load Calculations and drawings as necessary.
6. Structural calculations and drawings as necessary.
7. Complete rebate package prepared for and submitted if applicable.

ATTACHMENTS

1. Roof Warrantees
   a. INSTALLING CONTRACTOR: Stronghold Engineering Inc.
   b. MANUFACTURER: Carlisle Synthetic Systems

2. Electrical and Architectural Drawings of the new Monterey Conference Center sheets as follows:

The drawings are shared here in with the following limitations:

- Drawings are reference by the bidders only.
- If the work goes forward and the successful bidder asks for electronic backgrounds, they will be required to provide the architect (SOM) with a release of liability before they are issued.
- Should any changes occur to the Work shown in our documents, based on the addition of the solar system, changes to the documents made by the architect SOM to reflect the changes will be an additional service.

a. A0.01.V1
b. A0.01.V2
c. A0.02
d. A0.03
e. A0.04
f. A0.12
g. A0.13.1
h. A0.13.2
i. A0.13.3
j. A2.04
k. A2.041
l. A4.03.1
m. A5.01.1
n. A5.02
o. A5.03
p. A5.04
q. A5.10
r. A5.11
s. A5.12
t. A5.13
u. A5.14
v. A5.15
w. A5.31
x. A8.31
y. A8.32
z. A8.33
aa. A8.34
bb. A8.35
cc. A8.36
dd. A8.37

ee. E0.01
ff. E0.04
gg. E0.05
hh. E0.06
ii. E2.02.1
jj. E2.03.1
kk. E2.04.1
ll. E3.01
mm. E5.01
nn. E5.02
oo. E5.03

3. Site Pictures showing the following:
    a. Existing roof,
    b. Existing 3” Conduit Penetration From Exterior
    c. Existing 3” Conduit Penetration from Interior
    d. Existing Ballroom Beneath Monterey Conference Center Upper Roof
    e. Existing main meter panel
    f. Existing wall for mounting

4. Solar Shade Study

5. Monterey Conference Center Historic Energy Use

APPENDIX A --BID PROPOSAL FORMS

CITY OF MONTEREY
DEPARTMENT OF PLANS AND PUBLIC WORKS

BID PROPOSAL COVER SHEET

FOR

MONTEREY CONFERENCE CENTER SOLAR PV (30C1453)

Submit the following items unbound:

ITEM	INCLUDED
1. Bid Proposal Cover Sheet (this sheet)	_____
2. Proposal and Bid Schedule	_____
3. Declaration of Bidder	_____
4. Acknowledgement of Addenda (if applicable)	_____
5. Bidder's Statement of Qualifications	_____
6. Subcontractor's List	_____
7. Noncollusion Declaration	_____
8. Debarment and Suspension Certification	_____
9. Certification of Good-Faith Effort (Prime)	_____
10. Bid Bond	_____
11. Certification of Workers' Compensation Insurance	_____
12. Specified or Approved Equal product Submittals	_____

Failure to include required items, included those identified above may result in your bid being deemed non-responsive resulting in rejection of your bid.

The undersigned Bidder submits the following documents for consideration of the project. The Bidder certifies that all statements and information set forth below are true and accurate.

By: _____ _____ _____
Company Name Signature Date

CAO RISK

MONTEREY CONFERENCE CENTER SOLAR PV

CITY OF MONTEREY

PART II: PROPOSAL

To the Honorable City Council
City of Monterey
City Hall
Monterey, California

The undersigned declares to have carefully examined the location of the proposed work, that the Plans and Specifications as set forth herein have been examined, and hereby proposes to furnish all materials and equipment and do all the work required to complete the said work in accordance with said Plans and Specifications for the lump sums and unit prices set forth in the following schedule. The Solar PV System areas described in the base bid schedule, and additive alternate bid schedules are broken down by the roof areas shown in Section 1 Figure 1 above.

BASE BID SCHEDULE

Column		**1**	**2**	**3**	**4**	**5**	**6**
Item No.	**Description**	**CSI Rating Annual (kWh)**	**Ave. Warranted Production Over 25 Yr. (Production %)**	**System Unit Price Cost per Watt ($)/(((kWh/(1688h))* 1000)**	**Panel Efficiency (η_p)**	**Inverter Efficiency (η_i)**	**Installed System Price ($)**
1	Upper Roof Area Solar PV System						
	BASIS OF AWARD (ITEM 6) (In Words) _____ _____						**(In Figures)** **$**

ADDITIVE ALTERNATE BID SCHEDULE

Item No.	**Description**	**Approx. Quantity**	**Unit**	**Unit Price**	**Amount**
2	Additive Alternate #1 Mechanical Area Solar PV System	4,040	ft^2		
3	Additive Alternate #2 North Roof Solar PV System	1,660	ft^2		

BASIS OF AWARD

Award of contract, if any be made, shall be made to the Contractor with lowest weighted system unit price measured in dollars per watt. The weighting system values higher efficiency systems and higher density installations because the City of Monterey wants to maximize cost effective production on the Monterey Conference Center. The award is intended to be at the dollar value of the Installed System Price ($)

The Monterey Conference Center has limited roof space available and needs to produce as much power as it can.

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Bidders are encouraged to provide not just the lowest cost option, but the lowest cost option at the greatest power output. At the time of bid, the Engineer will input all of the bid schedule information into a spreadsheet to compare the bids. Each bidder will have their system efficiency calculated relative to the other bidder's system efficiencies as shown in ***Equation 1*** *below*. The bidders proposed system efficiency is compared to the other bidders in order to create a factor that will be used to weigh the bidders System Unit Price.

Equation 1:

$$Relative\ System\ Efficiency = \left(Bidders\ efficiency(\boldsymbol{\eta}\mathrm{p} * \boldsymbol{\eta}\mathbf{i})/\left(Average\ efficiency\ (\boldsymbol{\eta}\mathrm{p} * \boldsymbol{\eta}\mathbf{i})\right)\right)$$

Once the relative system efficiency is known for all bidders, each bidders system unit price will be divided by the relative system efficiency to the power of $(27/25)^{th}$, as shown in ***Equation 2***.

Equation 2:

$$Weighted\ System\ Unit\ Price = (System\ Unit\ Price)/\left(Relative\ System\ Efficiency^{27/25}\right)$$

This equation will influence the bids by attributing a lower Weighted System Unit Price to bidder's System Unit Price for systems with above average efficiencies, and attributing a higher Weighted System Unit Price to the bidders System Unit Price for systems with below average efficiencies. It is possible with this basis for award that the City of Monterey will award a contract to the bidder who does not have the lowest system unit price, but instead offers the most efficient system at the lowest price.

The apparent low bidder will be announced at the bid opening; however the bidder's efficiency and system size will have to be verified before any award is made. Bidders are encouraged to model their bid against alternative system models to see how their system performs.

DECLARATION OF BIDDER RE: LICENSE QUALIFICATIONS

Bidder certifies he/she possesses a license in accordance with a State Act providing for the registration of Contractors. License No. :_____, Class: _____, Expiration date: _____.

In accordance with California Labor Code (SB 854), bidder certifies that he/she is registered with the Department of Industrial Relations. Registration No.: _____.

ALL OF THE INFORMATION CONTAINED IN THIS BID PROPOSAL IS TRUE AND CORRECT AND IS EXECUTED UNDER PENALTY OF PERJURY IN

_____ COUNTY, CALIFORNIA, ON _____, 201___.

Name of Firm: _____

Address: _____

Telephone: _____

Email: _____

(If firm is an individual, so state. If a firm or co-partnership, state the firm name and give the names of person authorized to execute the declaration on its behalf.)

FAILURE TO PROVIDE ANY OF THE INFORMATION REQUIRED HEREIN INCLUDING CONTRACTOR SIGNATURES MAY RESULT IN YOUR BID BEING DEEMED NON-RESPONSIVE

_____ _____

Signature Printed Name and Title

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ACKNOWLEDGEMENT OF ADDENDA

The Bidder shall list below any and all addenda issued for this project. Failure to list issued addenda will result in a non-responsive bid:

ADDENDA (Please acknowledge with initials)	DATE RECEIVED
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____

CAO RISK

BIDDER'S STATEMENT OF QUALIFICATIONS

The Bidder shall list below a minimum of three (3) jobs of a similar nature recently completed by Bidder's organization:

Project Name	Owner Name	Address	Telephone Number/Email	Contact Name

SUBCONTRACTOR'S LIST

The Bidder shall list below the name, the location of the place of business, and the California Contractor license number of any subcontractors proposed to perform work or labor or render service on this project, or a subcontractor licensed by the State of California who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications of this project, whose work is in excess of one-half of 1 percent of the Bidder's total bid or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of 1 percent of the Bidder's total bid or ten thousand dollars ($10,000), whichever is greater:

Name of Subcontractor	California Contractor License Number	California DIR Registration Number	Location of Place of Business	Trade or Portion of Work

NONCOLLUSION DECLARATION
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham . The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on this _____ day of _____, 201__ in _____ [city], _____ County, California.

_____
Signature

_____
Printed Name and Title

DEBARMENT AND SUSPENSION CERTIFICATION

The Bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, disqualification, or determination of ineligibility by any state, federal, or local agency;
- Has not been suspended, debarred, voluntarily excluded, disqualified or determined ineligible by any state, federal, or local agency within the past 3 years;
- Does not have a proposed debarment or disqualification pending; and
- Has not be indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining Bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions.

I declare under penalty of perjury that the foregoing is true and correct and that this certification is signed this

_____ day of _____, 201__ in _____ [city], _____ County, California.

_____
Signature

_____
Printed Name and Title

CERTIFICATION OF GOOD-FAITH EFFORT TO HIRE MONTEREY BAY AREA RESIDENTS
(Prime Contractor – To be Submitted with Bid)

I, _____, a licensed Contractor, or responsible managing officer, of the company known as _____, do hereby certify, under penalty of perjury, that I have met, or made a good-faith effort to meet, the requirements set forth in Monterey City Code Article 2 of Chapter 28. Further, I certify that during the performance of the contract, I shall keep an accurate record on a standardized form showing the name, place or residence, trade classification, hours employed, proof of qualified individual status, per diem wages and benefits of each person employed by the company on the specific public works project, including full-time, part-time, permanent, and temporary employees, and provide such records to the City upon request, within five working days. I understand that I am responsible for insuring that any subcontractor working under my direction, complies with this ordinance, including submitting a Certification of Good Faith Effort to Hire Monterey Bay Residents, and to keeping accurate records as described above.

_____
Signature

_____
Printed Name and Title

_____
Date

BID BOND
(To be Submitted with Bid)

KNOW ALL MEN BY THESE PRESENTS that we, _____, as Surety and _____, as Principal, are jointly and severally, along with their respective heirs, executors, administrators, successors and assigns, held and firmly bound unto **the City of Monterey** ("the Obligee") for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the Principal has submitted the accompanying Bid Proposal to the Obligee for the Work commonly described as: **Monterey Conference Center Solar PV (30c1453)**

WHEREAS, subject to the terms of this Bond, the Surety and the Principal are jointly and severally firmly bound unto the Obligee in the penal sum equal to Ten Percent (10%) of the Basis of Award or grand total of the base bid.

NOW THEREFORE, if the Principal shall not withdraw said Bid Proposal within the period specified therein after the opening of the same, or, if no period be specified, for one hundred and eighty (180) days after opening of said Bid Proposal; and if the Principal is awarded the Contract, and shall within the period specified therefore, or if no period be specified, within fifteen (15) days after the prescribed forms are presented to him for signature, enter into a written contract with the Obligee, in accordance with the Bid Proposal as accepted and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract, or in the event of the withdrawal of said Bid Proposal within the period specified or the failure of the Principal to enter into such Contract and give such bonds within the time specified, if the Principal shall pay the Obligee the difference between the amount specified in said Bid Proposal and the amount for which the Obligee may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by the Obligee in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed there under, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents shall in no way affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract, the Call for Bids, the Work, the Drawings or the Specifications, or any other portion of the Contract Documents.

In the event suit or other proceeding is brought upon this Bond by the Obligee, the Surety and Principal shall be jointly and severally liable for payment to the Obligee all costs, expenses and fees incurred by the Obligee in connection therewith, including without limitation, attorney's fees.

[CONTINUED NEXT PAGE]

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this _____ day of _____, 20___ by their duly authorized agents or representatives.

_____
(Bidder/Principal Name)

By: _____
(Signature)

_____
(Typed or Printed Name)

Title: _____

(Attach Notary Public Acknowledgement of Principal's Signature)

_____
(Surety Name)

By: _____
(Signature of Attorney-In-Fact for Surety)

_____
(Typed or Printed Name of Attorney-In-Fact)

(Attach: (i) Attorney-In-Fact Certification; (ii) Notary Public Acknowledgment of Authorizing Signature on Attorney-Fact Certification; and (iii) Notary Public Acknowledgement of Attorney-In-Fact's Signature.)

Contact name, address, telephone number and email address for notices to the Surety

_____
(Contact Name)

_____
(Street Address)

_____
(City, State & Zip Code)

(_____) _____ (_____) _____
Telephone Fax

_____
(Email address)

CERTIFICATION OF WORKERS' COMPENSATION INSURANCE

I,_____ the _____of
(Name) (Title)

_____, declare, state and certify that:
(Contractor Name)

1. I am aware that California Labor Code § 3700(a) and (b) provides:

   "Every employer except the state shall secure the payment of compensation in one or more of the following ways:

   c. By being insured against liability to pay compensation in one or more insurers duly authorized to write compensation insurance in this state.

   d. By securing from the Director of Industrial Relations a certificate of consent to self-insure either as an individual employer, or one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees."

3. I am aware that the provisions of California Labor Code §3700 require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of this Contract.

_____
(Contractor Name)

By:_____
(Signature)

_____

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SPECIFIED OR APPROVED EQUAL PRODUCT SUBMITTALS

Product submittals for Bidder proposed "Approved Equal" products to the standard Crystalline Si Cell Solar panel must be submitted with the bid OR submitted in writing for qualification prior to the scheduled bid opening date. The City is interested in installing the most efficient solar PV system at the lowest price and will consider all alternatives proposed. The Engineer will be the sole judge as to what alternatives solar PV technologies are "Approved Equal" products. The Bidder shall list below the Model Number and Manufacturer of both the Solar PV Panels as well as the DC to AC Inverters. When proposing an alternative product, the bidder's proposed equivalent product shall be listed below. If a product is not submitted with adequate time for the City to review and respond prior to the bid opening, or if the product is submitted with the bid, the Contractor is hereby notified that the rejection of this product would categorize the bid as non-responsive, and disqualify the bid. See Special Provisions for additional information relating to those products listed:

✓	Product	Model Number	Manufacturer	Product Rating/Certification
___	SOLAR PV PANEL___	_____	_____	_____
___	DC to AC Inverter____	_____	_____	_____

APPENDIX B – EXISTING PLANS

These Drawings are shared with the following limitations:

- Drawings are reference by the bidders only.
- If the work goes forward and the successful bidder asks for electronic backgrounds, they will be required to provide the architect (SOM) with a release of liability before they are issued.
- Should any changes occur to the work shown in our documents, based on the addition of the solar system, changes to the documents made by the architect SOM to reflect the changes will be an additional service.

△1 GENERAL NOTE:

FOR ACCESSIBLE PATH OF TRAVEL DRAWINGS FROM CITY WHARF PARKING LOT TO CONFERENCE CENTER, REFER TO V2 DRAWINGS TITLED: "MONTEREY CONFERENCE CENTER RENOVATION ACCESSIBLE ROUTE IMPROVEMENTS, C1, C2, AND C3".

VOLUME 1

SHEET #	SHEET NAME	PRELIMINARY DESIGN 15% PRICING ISSUE - 05 DEC 2014	ISSUED FOR PLANNING & A.R.C. REVIEW - 16 DEC 2014	30% SUBMITTAL - 20 FEB 2015	60% PROJECT COMPLETION - 15 MAY 2015	PERMIT SET - 15 JUNE 2015	90% PROJECT COMPLETION - 28 JULY 2015	PORTOLA PLAZA PERMIT SET - 03 AUG 2015	BID SET - 26 AUG 2015	ADDENDUM 1 - 11 SEPT 2015	ADDENDUM 2 - 18 SEPT 2015	ADDENDUM 4 - 13 OCT 2015	BULLETIN 1 - PERMIT SET - 23 OCT 2015	BULLETIN 2 - PERMIT RESUBMITTAL - 20 NOV 2015	BULLETIN 2 - PORTOLA PLAZA PERMIT RESUBMITTAL - 23 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISED - 25 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISION 2 - 03 DEC 2015	ISSUED FOR CONSTRUCTION - 07 DEC 2015
GENERAL																		
A0.00.V1	COVER SHEET	●	●	●	●	●	●	●	●	●	●	●		●	●			●
A0.01.V1	DRAWING LIST - VOLUME 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
A0.02	ABBREVIATIONS, SYMBOLS LEGEND, MATERIALS SUMMARY			●	●	●	●		●				●					●
A0.03	BUILDING PERSPECTIVE VIEWS	●	●	●	●	●	●		●				●					●
A0.04	BUILDING TECHNICAL INDEX				●	●	●		●				●					●
A0.05	CITY OF MONTEREY ARC APPROVAL DOCUMENT								●				●					●
A0.11.1	CODE DIAGRAM - LEVEL 1 - CONFIGURATION 1				●	●	●		●	●		●	●	●				●
A0.11.2	CODE DIAGRAM - LEVEL 1 - CONFIGURATION 2				●	●	●		●	●			●	●				●
A0.11.3	CODE DIAGRAM - LEVEL 1 - CONFIGURATION 3				●	●	●		●	●			●	●				●
A0.12	CODE DIAGRAM - MEZZANINE LEVEL				●	●	●		●	●			●	●				●
A0.13.1	CODE DIAGRAM - LEVEL 2 - CONFIGURATION 1				●	●	●		●				●	●		●		●
A0.13.2	CODE DIAGRAM - LEVEL 2 - CONFIGURATION 2			●	●	●	●		●				●	●		●		●
A0.13.3	CODE DIAGRAM - LEVEL 2 - CONFIGURATION 3			●	●	●	●		●				●	●		●		●
CIVIL																		
C1.01	DEL MONTE AVENUE / PORTOLA PLAZA CIVIL DEMOLITION PLAN						●	●	●		●		●					●
C2.01	DEL MONTE AVENUE / PORTOLA PLAZA CIVIL IMPROVEMENT PLAN						●	●	●		●		●		●			●
C2.02	PACIFIC STREET CIVIL DEMOLITION AND IMPROVEMENT PLAN								●		●		●		●			●
C2.03	PORTOLA PLAZA CIVIL SITE SECTIONS										●		●					●
C3.01	PORTOLA PLAZA CIVIL DETAILS						●	●	●		●		●					●
C4.01	PORTOLA PLAZA STORM WATER CONTROL PLAN					●	●	●	●		●		●		●			●
TR1.01	TRAFFIC SIGNAL REMOVAL PLAN										●		●					●
TR2.01	TRAFFIC SIGNAL MODIFICATION PLAN										●		●					●
TR2.02	CONDUCTORS AND EQUIPMENT SCHEDULE										●		●					●
LANDSCAPE																		
L0.00	LANDSCAPE GENERAL NOTES, LEGEND, INDEX AND COA										●		●		●			●
L0.01	KEY PLAN				●	●	●	●	●		●	●	●		●			●
L0.02	SOIL PREPARATION AND SUBGRADE RETAINING WALL PLAN - AREA 1						●				●		●		●			●
L1.01	LAYOUT AND MATERIALS PLAN - AREA 1				●	●	●	●			●		●		●			●
L1.01A	PAVING LAYOUT AREA 1										●		●		●			●
L2.01	GRADING PLAN - AREA 1						●	●			●		●		●			●
L4.01	LANDSCAPE DETAILS						●	●			●	●	●					●
L4.02	LANDSCAPE DETAILS						●	●			●	●	●		●			●
L5.01	PLANTING PLAN - AREA 1						●	●			●		●		●		●	●
L5.02	PLANTING PLAN - AREA 2						●		●		●		●		●			●
L5.03	PLANTING PLAN - AREA 3						●		●		●		●					●
L5.04	PLANTING DETAILS								●				●					●
L6.00	IRRIGATION NOTES & LEGEND - AREA 1							●	●		●		●					●
L6.01	IRRIGATION PLAN - AREA 1						●	●			●		●		●			●
L6.02	IRRIGATION PLAN - AREA 2						●		●				●					●
L6.03	IRRIGATION PLAN - AREA 3						●		●				●					●
L6.04	IRRIGATION DETAILS - AREA 1							●	●				●					●
ARCHITECTURAL																		
AD2.01	DEMOLITION FLOOR PLAN - LEVEL 1	●	●	●	●	●	●		●	●	●		●					●
AD2.02	DEMOLITION PLAN - MEZZANINE LEVEL	●	●	●	●	●	●		●	●			●					●
AD2.03	DEMOLITION PLAN - LEVEL 2	●	●	●	●	●	●		●	●		●	●					●
AD2.03A	DEMOLITION PLAN - LEVEL 2 AUDITORIUM UPPER LEVEL				●	●	●		●				●					●
AD2.04	DEMOLITION PLAN - ROOF LEVEL	●	●	●	●	●	●		●				●					●
AD5.01	DEMOLITION BUILDING ELEVATIONS - EAST & SOUTH	●	●	●	●	●	●		●				●					●
AD5.02	DEMOLITION BUILDING ELEVATIONS - WEST & NORTH	●	●	●	●	●	●		●				●					●
AD5.03	DEMOLITION BUILDING SECTIONS	●	●	●	●	●	●		●				●					●
AD7.01	DEMOLITION STAIR SECTIONS				●	●	●		●				●					●
A1.01	SITE PLAN				●	●	●		●				●					●
A1.02	ENLARGED SITE PLAN				●	●	●		●				●					●
A1.03	ENLARGED SITE PLAN				●	●	●		●				●					●
A1.04	ENLARGED SITE PLAN				●	●	●		●		●		●			●		●
A1.05	ENLARGED SITE PLAN				●	●	●		●	●		●	●					●
A1.06	ENLARGED SITE PLAN				●	●	●		●		●		●					●
A1.10	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●				●					●
A1.11	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●				●			●		●
A1.12	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS					●	●		●		●		●					●
A1.13	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS					●	●		●	●	●		●					●
A1.14	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●		●		●					●
A1.20	SITE DETAILS					●	●		●			●	●					●
A1.21	SITE DETAILS						●		●			●	●					●
A1.22	SITE DETAILS						●		●			●	●					●
A1.23	SITE DETAILS								●	●			●					●
A1.24	SITE DETAILS															●		●
A2.01	FLOOR PLAN - LEVEL 1	●	●	●	●	●	●		●	●	●	●	●					●
A2.01.1	ENLARGED FLOOR PLAN - LEVEL 1 - SOUTH			●	●	●	●		●	●	●	●	●					●
A2.01.2	ENLARGED FLOOR PLAN - LEVEL 1 - NORTH			●	●	●	●		●	●	●		●					●
A2.02	FLOOR PLAN - MEZZANINE LEVEL	●	●	●	●	●	●		●			●	●					●
A2.02.1	ENLARGED FLOOR PLAN - MEZZANINE LEVEL - SOUTH			●	●	●	●		●			●	●					●
A2.02.2	ENLARGED FLOOR PLAN - MEZZANINE LEVEL - NORTH				●	●	●		●				●					●
A2.03	FLOOR PLAN - LEVEL 2	●	●	●	●	●	●		●	●		●	●			●		●
A2.03.1	ENLARGED FLOOR PLAN - LEVEL 2 - SOUTH			●	●	●	●		●	●		●	●			●		●
A2.04	FLOOR PLAN - ROOF LEVEL	●	●	●	●	●	●		●	●			●					●
A2.04.1	ENLARGED FLOOR PLAN - ROOF LEVEL - SOUTH			●	●	●	●		●	●		●	●					●
A3.01	ENLARGED STAIR PLANS				●	●	●		●				●					●
A3.02	ENLARGED STAIR PLANS				●	●	●		●			●	●					●
A3.03	ENLARGED TOILET ROOM FLOOR PLANS				●	●	●		●	●		●	●	●				●
A4.01	REFLECTED CEILING PLAN - LEVEL 1			●	●	●	●		●	●	●	●	●					●
A4.01.1	ENLARGED REFLECTED CEILING PLAN - LEVEL 1 - SOUTH			●	●	●	●		●		●	●	●					●
A4.01.2	ENLARGED REFLECTED CEILING PLAN - LEVEL 1 - NORTH			●	●	●	●		●	●	●		●					●
A4.02	REFLECTED CEILING PLAN - MEZZANINE LEVEL			●	●	●	●		●		●		●					●
A4.02.1	ENLARGED REFLECTED CEILING PLAN - MEZZANINE LEVEL - SOUTH			●	●	●	●		●		●		●					●
A4.02.2	ENLARGED REFLECTED CEILING PLAN - MEZZANINE LEVEL - NORTH			●	●	●	●		●		●		●					●
A4.03	REFLECTED CEILING PLAN - LEVEL 2			●	●	●	●		●		●		●			●		●
A4.03.1	ENLARGED REFLECTED CEILING PLAN - LEVEL 2 - SOUTH			●	●	●	●		●		●		●			●		●
A5.01	BUILDING EXTERIOR ELEVATIONS - EAST & SOUTH			●	●	●	●		●	●			●					●
A5.01.1	BUILDING EXTERIOR WINDOW WALL ELEVATIONS - EAST & SOUTH			●	●	●	●		●	●			●					●
A5.02	BUILDING EXTERIOR ELEVATIONS - WEST & NORTH	●	●	●	●	●	●		●	●			●					●
A5.03	BUILDING SECTIONS	●	●	●	●	●	●		●	●			●					●
A5.04	BUILDING SECTIONS			●	●	●	●		●	●			●					●
A5.10	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●	●	●		●					●
A5.11	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS						●		●		●		●					●
A5.12	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●	●			●					●
A5.13	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●		●		●					●
A5.14	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●		●		●					●
A5.15	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●				●					●
A5.31	ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS				●	●	●		●				●					●
A6.00	INTERIOR ELEVATIONS					●	●		●			●	●					●
A6.01	INTERIOR ELEVATIONS			●	●	●	●		●	●		●	●					●
A6.02	INTERIOR ELEVATIONS			●	●	●	●		●				●					●
A6.03	INTERIOR ELEVATIONS			●	●	●	●		●			●	●					●
A6.04	INTERIOR ELEVATIONS			●	●	●	●		●	●	●	●	●					●
A6.05	INTERIOR ELEVATIONS				●	●	●		●	●			●					●
A6.06	INTERIOR ELEVATIONS				●	●	●		●				●					●
A6.07	TOILET ROOM INTERIOR ELEVATIONS				●	●	●		●				●					●
A6.08	TOILET ROOM INTERIOR ELEVATIONS				●	●	●		●				●					●
A6.09	TOILET ROOM INTERIOR ELEVATIONS						●		●	●			●					●
A7.01	STAIR/ESCALATOR SECTIONS & ELEVATIONS				●	●	●		●				●					●
A7.02	STAIR SECTIONS & ELEVATIONS					●	●		●				●					●
A7.03	STAIR SECTIONS & ELEVATIONS						●		●			●	●					●
A7.04	STAIR 1 DETAILS				●	●	●		●				●					●
A7.05	STAIR 2 DETAILS				●	●	●		●				●					●
A7.06	STAIR 5 DETAILS				●	●	●		●				●					●
A7.07	STAIR 1, 3 & 14 DETAILS				●	●	●		●				●					●
A7.08	STAIR 6, 11 & 12 DETAILS				●	●	●		●				●					●

VOLUME 1

SHEET #	SHEET NAME	PRELIMINARY DESIGN 15% PRICING ISSUE - 05 DEC 2014	ISSUED FOR PLANNING & A.R.C. REVIEW - 16 DEC 2014	30% SUBMITTAL - 20 FEB 2015	60% PROJECT COMPLETION - 15 MAY 2015	PERMIT SET - 15 JUNE 2015	90% PROJECT COMPLETION - 28 JULY 2015	PORTOLA PLAZA PERMIT SET - 03 AUG 2015	BID SET - 26 AUG 2015	ADDENDUM 1 - 11 SEPT 2015	ADDENDUM 2 - 18 SEPT 2015	ADDENDUM 4 - 13 OCT 2015	BULLETIN 1 - PERMIT SET - 23 OCT 2015	BULLETIN 2 - PERMIT RESUBMITTAL - 20 NOV 2015	BULLETIN 2 - PORTOLA PLAZA PERMIT RESUBMITTAL - 23 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISED - 25 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISION 2 - 03 DEC 2015	ISSUED FOR CONSTRUCTION - 07 DEC 2015
A7.11	ESCALATOR DETAILS				●	●	●		●				●					●
A7.12	ELEVATOR 1 PLAN, RCP, ELEVATIONS & DETAILS				●	●	●		●				●					●
A7.13	ELEVATOR 1 DETAILS				●	●	●		●				●					●
A7.15	PEDESTAL ELEVATIONS & DETAILS								●				●					●
A8.01	EXTERIOR DETAILS				●	●	●		●	●		●	●					●
A8.02	EXTERIOR DETAILS								●				●					●
A8.03	EXTERIOR DETAILS					●	●		●		●		●					●
A8.04	EXTERIOR DETAILS						●		●				●					●
A8.05	EXTERIOR DETAILS						●		●				●					●
A8.06	EXTERIOR DETAILS								●				●					●
A8.07	EXTERIOR DETAILS								●			●	●					●
A8.11	EXTERIOR DETAILS - SP-1						●		●			●	●					●
A8.12	EXTERIOR DETAILS - SP-2 & SP-3						●		●				●					●
A8.20	EXTERIOR DETAILS - GUARDRAIL						●		●				●					●
A8.21	EXTERIOR DETAILS - GUARDRAIL								●		●		●					●
A8.31	EXTERIOR DETAILS - ROOF & SOFFIT						●		●				●					●
A8.32	EXTERIOR DETAILS - ROOF & SOFFIT					●	●		●				●					●
A8.33	EXTERIOR DETAILS - ROOF & SOFFIT					●	●		●				●	●				●
A8.34	EXTERIOR DETAILS - SKYLIGHTS					●			●				●					●
A8.35	EXTERIOR DETAILS - ROOF						●		●				●					●
A8.36	EXTERIOR DETAILS - ROOF						●		●				●					●
A8.37	EXTERIOR DETAILS - ROOF								●			●	●					●
A9.01	PARTITION TYPES				●	●	●		●				●					●
A9.01.1	PARTITION TYPE DETAILS - TYP			●	●	●	●		●				●					●
A9.01.2	PARTITION TYPE DETAILS - TYP			●	●	●	●		●				●					●
A9.01.3	PARTITION TYPE DETAILS - TYP				●	●	●		●				●					●
A9.02	ROOM & FINISH SCHEDULE			●	●	●	●		●	●			●					●
A9.03	DOOR SCHEDULE			●	●	●	●		●	●	●	●	●					●
A9.04	DOOR JAMB & SILL DETAILS				●	●	●		●	●			●					●
A9.05	TYPICAL CEILING DETAILS				●	●	●		●		●		●					●
A9.06	CEILING DETAILS								●				●					●
A9.07	CEILING DETAILS - STEINBECK BALLROOM				●	●	●		●		●		●					●
A9.08	CEILING DETAILS - STEINBECK BALLROOM						●		●				●					●
A9.09	TOILET ROOM DETAILS						●		●				●					●
A9.11	MAIN LOBBY - ELEVATIONS, SECTIONS AND DETAILS						●		●				●					●
A9.12	WOOD PANELING AND STEINBECK BALLROOM ENTRANCE DETAILS						●		●				●					●
A9.13	GLASS OPERABLE PARTITION AND BLIND DOOR DETAILS						●		●			●	●					●
A9.14	VERTICAL BI-FOLD DOOR IN SERRA BALLROOM						●		●				●					●
A9.15	INTERIOR DETAILS						●		●				●					●
A9.16	INTERIOR DETAILS				●	●			●			●	●	●				●
A9.20	CASEWORK DETAILS						●		●				●					●
A10.01	BIRD CONTROL DIAGRAM								●				●					●
INTERIORS																		
I3.01.1A	ENLARGED FURNITURE PLAN LEVEL 1 - SERRA BANQUET				●	●												
I3.01.1B	ENLARGED FURNITURE PLAN LEVEL 1 - SERRA THEATER 1				●	●												
I3.01.1C	ENLARGED FURNITURE PLAN LEVEL 1 - SERRA THEATER 2				●	●												
I3.01.1D	ENLARGED FURNITURE PLAN LEVEL 1 - SERRA CLASSROOM				●	●												
I3.01.2	ENLARGED FURNITURE LAYOUT PLAN - LEVEL 1 NORTH									●								
I3.02.1	ENLARGED FURNITURE PLAN - MEZZANINE SOUTH					●	●		●									
I3.03.1A	ENLARGED FURNITURE PLAN LEVEL 2 - STEINBECK BANQUET 1				●	●												
I3.03.1B	ENLARGED FURNITURE PLAN LEVEL 2 - STEINBECK BANQUET 2				●	●												
I3.03.1C	ENLARGED FURNITURE PLAN LEVEL 2 - STEINBECK BANQUET 3				●	●												
I3.03.1D	ENLARGED FURNITURE PLAN LEVEL 2 - STEINBECK THEATER 1				●	●												
I3.03.1E	ENLARGED FURNITURE PLAN LEVEL 2 - STEINBECK THEATER 2				●	●												
I3.03.1F	ENLARGED FURNITURE PLAN LEVEL 2 - STEINBECK CLASSROOM				●	●												
I3.03.2	ENLARGED FURNITURE PLAN LEVEL 2 - JEFFERS PLAZA				●	●												
STRUCTURAL																		
S0.00	DRAWING LIST, LEGEND AND ABBREVIATIONS	●		●	●	●	●		●		●	●	●					●
S0.11	GENERAL NOTES I				●	●	●		●		●	●	●					●
S0.12	GENERAL NOTES II				●	●	●		●		●		●					●
SD2.01	DEMOLITION PLAN - LEVEL 01	●		●	●	●	●		●		●		●					●
SD2.02	DEMOLITION PLAN - MEZZANINE LEVEL	●		●	●	●	●		●		●		●					●
SD2.03	DEMOLITION PLAN - LEVEL 02	●		●	●	●	●		●		●	●	●					●
SD2.05	DEMOLITION PLAN - ROOF LEVEL	●		●	●	●	●		●				●					●
SD2.05A	DEMOLITION PLAN - ROOF LEVEL (ALTERNATE)	●		●														
SD3.00	BUILDING DEMOLITION SECTIONS I				●	●	●		●				●					●
SD3.10	BUILDING DEMOLITION SECTIONS II						●		●				●					●
SD3.21	WALL DEMOLITION SECTIONS								●				●					●
S2.L1	LOADING DIAGRAMS I					●	●		●				●					●
S2.L2	LOADING DIAGRAMS II					●	●		●				●					●
S2.01	ALTERATION PLAN - LEVEL 01	●		●	●	●	●		●		●		●					●
S2.01.1	ENLARGED ALTERATION PLAN - LEVEL 01 - SOUTH					●	●		●		●	●	●					●
S2.01.2	ENLARGED ALTERATION PLAN - LEVEL 01 - NORTH					●	●		●		●		●					●
S2.02	ALTERATION PLAN - MEZZANINE LEVEL	●		●	●	●	●		●		●		●					●
S2.02.1	ENLARGED ALTERATION PLAN - MEZZANINE LEVEL - SOUTH					●	●		●		●		●					●
S2.02.2	ENLARGED ALTERATION PLAN - MEZZANINE LEVEL - NORTH					●	●		●				●					●
S2.03	ALTERATION PLAN - LEVEL 02	●		●	●	●	●		●		●	●	●					●
S2.03.1	ENLARGED ALTERATION PLAN - LEVEL 02 - SOUTH					●	●		●		●	●	●					●
S2.03.2	ENLARGED ALTERATION PT PLAN - LEVEL 02 - SOUTH					●	●		●		●	●	●					●
S2.03.3	ENLARGED ALTERATION PLAN - LEVEL 02 - NORTH					●	●		●				●					●
S2.05	ALTERATION PLAN - ROOF LEVEL	●		●	●	●	●		●		●	●	●					●
S2.05.1	ENLARGED ALTERATION PLAN - ROOF LEVEL					●	●		●		●	●	●					●
S3.00	BUILDING ALTERATION SECTIONS				●	●	●		●				●					●
S3.11	BRACE ALTERATION ELEVATIONS AND DETAILS I				●	●	●		●		●		●					●
S3.12	BRACE ALTERATION ELEVATIONS AND DETAILS II				●	●			●		●		●					●
S3.21	SHEAR WALL ALTERATION ELEVATIONS AND DETAILS I				●	●	●		●		●		●					●
S3.30	BEAM ALTERATION ELEVATIONS AND DETAILS I				●	●	●		●				●					●
S3.31	BEAM ALTERATION ELEVATIONS AND DETAILS II				●	●	●		●				●					●
S3.32	BEAM ALTERATION ELEVATIONS AND DETAILS III				●	●	●		●				●					●
S3.33	BEAM ALTERATION ELEVATIONS AND DETAILS IV				●	●	●		●				●					●
S3.34	BEAM ALTERATION ELEVATIONS AND DETAILS V				●	●	●		●			●	●					●
S3.40	STAIR ALTERATION PLANS AND SECTIONS I				●	●	●		●		●		●					●
S3.41	STAIR ALTERATION PLANS AND SECTIONS II				●	●	●		●		●		●					●
S3.50	CANTILEVER BEAM SECTIONS I					●	●		●				●					●
S3.51	CANTILEVER BEAM SECTIONS II					●	●		●				●					●
S4.01	TYPICAL FOUNDATION DETAILS					●	●		●		●	●	●					●
S4.02	CAISSON CAP AND CAISSON DETAIL					●	●		●				●					●
S5.01	TYPICAL STEEL DETAILS I				●	●	●		●				●					●
S5.02	TYPICAL STEEL DETAILS II				●	●	●		●		●		●					●
S5.03	TYPICAL STEEL DETAILS III				●	●	●		●		●		●					●
S5.04	TYPICAL METAL DECK DETAILS				●	●	●		●				●					●
S5.05	TYPICAL STEEL BRACE FRAME SECTIONS AND DETAILS				●	●	●		●		●	●	●					●
S5.06	TYPICAL STEEL BRACE FRAME SECTIONS AND DETAILS						●		●		●	●	●					●
S5.11	TYPICAL REINFORCED CONCRETE DETAILS I				●	●	●		●				●					●
S5.12	TYPICAL REINFORCED CONCRETE DETAILS II				●	●	●		●				●					●
S5.13	TYPICAL REINFORCED CONCRETE DETAILS III				●	●	●		●				●					●
S5.14	TYPICAL REINFORCED CONCRETE SHEAR WALL SCHEDULES AND DETAILS				●	●	●		●				●					●
S5.15	TYPICAL CONCRETE SHOTCRETE WALL SECTIONS AND DETAILS				●	●	●		●				●					●
S5.16	TYPICAL REINFORCED CONCRETE GRAVITY COLUMN SCHEDULE AND DETAILS				●	●	●		●			●	●					●
S5.17	TYPICAL REINFORCED CONCRETE GRAVITY BEAM SCHEDULE AND DETAILS				●	●	●		●				●					●
S5.18	TYPICAL REINFORCED CONCRETE SLAB DETAILS				●	●	●		●				●					●
S5.19	POST-TENSIONED CONCRETE SLAB DETAILS				●	●	●		●				●					●
S5.20	TYPICAL POST-TENSIONED CONCRETE BEAM SCHEDULES AND DETAILS				●	●	●		●				●					●
S5.30	TYPICAL GLULAM DETAILS					●	●		●				●					●
S6.00	RETROFIT SECTIONS AND DETAILS I					●	●		●		●		●					●
S6.01	RETROFIT SECTIONS AND DETAILS II								●		●	●	●					●
S6.02	RETROFIT SECTIONS AND DETAILS III								●		●		●					●

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL

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Issued For:

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	PORTOLA PLAZA PERMIT SET	03 AUG 2015
	BID SET	26 AUG 2015
	ADDENDUM 1	11 SEPT 2015
	ADDENDUM 2	18 SEPT 2015
	ADDENDUM 4	13 OCT 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
	BULLETIN 2-PERMIT RESUBMITTAL	20 NOV 2015
	BULLETIN 2-PORTOLA PLAZA PERMIT RESUBMITTAL	23 NOV 2015
	BULLETIN 2-PERMIT RESUBMITTAL-REVISED	25 NOV 2015
	BULLETIN 2-PERMIT RESUBMITTAL-REV. 2	03 DEC 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:

Seal & Signature:

CLIFTON K. BOSWELL
C-26963
MAY 3 1 2017
RENEWAL DATE

Sheet Name:

DRAWING LIST - VOLUME 1

Project No.: 215004
Drawn By: Author
Checked By: Checker
Scale:

Sheet No.: A0.01.V1

1 GENERAL NOTE:

FOR ACCESSIBLE PATH OF TRAVEL DRAWINGS FROM CITY WHARF PARKING LOT TO CONFERENCE CENTER, REFER TO V2 DRAWINGS TITLED: "MONTEREY CONFERENCE CENTER RENOVATION ACCESSIBLE ROUTE IMPROVEMENTS, C1, C2, AND C3".

VOLUME 2

SHEET #	SHEET NAME	PRELIMINARY DESIGN 15% PRICING ISSUE - 05 DEC 2014	ISSUED FOR PLANNING & A.R.C. REVIEW - 16 DEC 2014	30% SUBMITTAL - 20 FEB 2015	60% PROJECT COMPLETION - 15 MAY 2015	PERMIT SET - 15 JUNE 2015	90% PROJECT COMPLETION - 28 JULY 2015	PORTOLA PLAZA PERMIT SET - 03 AUG 2015	BID SET - 26 AUG 2015	ADDENDUM 1 - 11 SEPT 2015	ADDENDUM 2 - 18 SEPT 2015	ADDENDUM 4 - 13 OCT 2015	BULLETIN 1 - PERMIT SET - 23 OCT 2015	BULLETIN 2 - PORTOLA PLAZA PERMIT RESUBMITTAL - 20 NOV 2015	BULLETIN 2 - PORTOLA PLAZA PERMIT RESUBMITTAL - 23 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISED - 25 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISION 2 - 03 DEC 2015	ISSUED FOR CONSTRUCTION - 07 DEC 2015
GENERAL																		
A0.00.V2	COVER SHEET	•	•	•	•	•	•	•	•	•	•	•						•
A0.01.V2	DRAWING LIST - VOLUME 2	•	•	•	•	•	•	•	•	•	•	•	•					•
MECHANICAL																		
M0.01	MECHANICAL LEGEND, ABBREVIATIONS AND DRAWING LIST			•	•	•	•		•			•						•
M0.02	MECHANICAL SCHEDULES			•	•	•	•		•		•	•						•
M0.03	MECHANICAL SCHEDULES			•	•	•	•		•		•	•						•
M0.04	MECHANICAL TITLE 24 COMPLIANCE FORMS					•	•		•			•						•
M0.05	MECHANICAL TITLE 24 COMPLIANCE FORMS					•	•		•			•						•
M0.06	MECHANICAL TITLE 24 COMPLIANCE FORMS					•	•		•			•						•
M0.07	MECHANICAL TITLE 24 COMPLIANCE FORMS					•	•		•			•						•
M0.08	MECHANICAL TITLE 24 COMPLIANCE FORMS					•	•		•			•						•
M0.09	MECHANICAL TITLE 24 COMPLIANCE FORMS					•	•		•			•						•
M0.10	MECHANICAL TITLE 24 COMPLIANCE FORMS					•	•		•			•						•
M02.01.1	MECHANICAL LEVEL 1 DEMOLITION PLAN - SOUTH			•	•	•	•		•		•	•						•
M02.01.2	MECHANICAL LEVEL 1 DEMOLITION PLAN - NORTH			•	•	•	•		•		•	•						•
M02.02.1	MECHANICAL MEZZANINE LEVEL DEMOLITION PLAN - SOUTH			•	•	•	•		•		•	•						•
M02.02.2	MECHANICAL MEZZANINE LEVEL DEMOLITION PLAN - NORTH			•	•	•	•		•			•						•
M02.03	MECHANICAL LEVEL 2 DEMOLITION PLAN			•	•	•	•		•			•						•
M02.04	MECHANICAL ROOF DEMOLITION PLAN			•	•	•	•		•		•	•						•
MD4.01	MECHANICAL CHILLED WATER AND CONDENSER WATER PIPING DEMO DIAGRAM					•	•		•		•	•						•
MD4.02	MECHANICAL HOT WATER PIPING DEMO DIAGRAM					•	•		•			•						•
M2.01.1	MECHANICAL LEVEL 1 PLAN - SOUTH			•	•	•	•		•		•	•						•
M2.01.2	MECHANICAL LEVEL 1 PLAN - NORTH			•	•	•	•		•		•	•						•
M2.02.1	MECHANICAL MEZZANINE LEVEL PLAN - SOUTH			•	•	•	•		•		•	•						•
M2.02.2	MECHANICAL MEZZANINE LEVEL PLAN - NORTH			•	•	•	•		•			•						•
M2.03	MECHANICAL LEVEL 2 PLAN			•	•	•	•		•		•	•						•
M2.04	MECHANICAL ROOF PLAN			•	•	•	•		•		•	•						•
M3.01	MECHANICAL SECTIONS LEVEL 1 & MEZZANINE						•		•			•						•
M3.02	MECHANICAL SECTIONS LEVEL MEZZANINE & 2						•		•			•						•
M4.01	MECHANICAL CHILLED WATER AND CONDENSER WATER PIPING DIAGRAM			•	•	•	•		•		•	•						•
M4.02	MECHANICAL HOT WATER PIPING DIAGRAM			•	•	•	•		•		•	•						•
M5.01	MECHANICAL DETAILS					•	•		•			•						•
M7.01	MECHANICAL CONTROL DIAGRAMS											•						•
M7.02	MECHANICAL CONTROL DIAGRAMS											•						•
M7.03	MECHANICAL CONTROL DIAGRAMS											•						•
M7.04	MECHANICAL CONTROL DIAGRAMS											•						•
ELECTRICAL																		
E0.01	ELECTRICAL LEGEND AND ABBREVIATIONS			•	•	•	•		•	•	•	•						•
E0.02	ELECTRICAL SCHEDULES			•	•	•	•		•		•							•
E0.03	ELECTRICAL SCHEDULES			•	•	•	•		•			•						•
E0.04	ELECTRICAL SCHEDULES			•	•	•	•		•	•								•
E0.05	ELECTRICAL SCHEDULES					•	•		•	•								•
E0.06	ELECTRICAL SCHEDULES					•	•		•	•	•							•
E0.10	ELECTRICAL TITLE 24 CALCULATIONS					•	•		•		•							•
E0.11	ELECTRICAL TITLE 24 CALCULATIONS					•	•		•		•							•
E0.12	ELECTRICAL TITLE 24 CALCULATIONS					•	•		•		•							•
E0.13	ELECTRICAL TITLE 24 CALCULATIONS						•		•		•							•
E0.14	ELECTRICAL TITLE 24 CALCULATIONS						•		•									•
E0.15	ELECTRICAL TITLE 24 CALCULATIONS						•		•									•
E0.16	ELECTRICAL TITLE 24 CALCULATIONS											•						•
E0.17	ELECTRICAL TITLE 24 CALCULATIONS											•						•
ED2.01	ELECTRICAL DEMOLITION PLAN - LEVEL 01			•	•	•	•		•	•	•							•
ED2.02	ELECTRICAL DEMOLITION PLAN - MEZZANINE LEVEL			•	•	•	•		•	•								•
ED2.03	ELECTRICAL DEMOLITION PLAN - LEVEL 02			•	•	•	•		•									•
ED2.04	ELECTRICAL DEMOLITION PLAN AUDITORIUM UPPER LEVEL			•	•	•	•		•									•
ED2.05	ELECTRICAL DEMOLITION PLAN - ROOF LEVEL			•	•	•	•		•									•
E1.01	ELECTRICAL SITE PLAN			•	•	•	•		•	•	•							•
E1.02	ELECTRICAL SITE PLAN - PORTOLA PLAZA										•							•
E2.01.1	ELECTRICAL - POWER PLAN - LEVEL 01 - SOUTH			•	•	•	•		•	•	•							•
E2.01.2	ELECTRICAL - POWER PLAN - LEVEL 01 - NORTH			•	•	•	•		•		•							•
E2.02.1	ELECTRICAL - POWER PLAN - MEZZANINE LEVEL - SOUTH			•	•	•	•		•	•								•
E2.02.2	ELECTRICAL - POWER PLAN - MEZZANINE LEVEL - NORTH			•	•	•	•		•									•
E2.03.1	ELECTRICAL - POWER PLAN - LEVEL 2 - SOUTH			•	•	•	•		•	•								•
E2.03.2	ELECTRICAL - POWER PLAN - LEVEL 2 - NORTH			•	•	•	•		•									•
E2.04.1	ELECTRICAL - POWER PLAN - ROOF LEVEL - SOUTH			•	•	•	•		•	•								•
E3.01	ELECTRICAL ENLARGED PLANS			•	•	•	•		•	•								•
E3.02	ELECTRICAL ENLARGED PLANS			•	•	•	•		•									•
E4.01	ELECTRICAL - LIGHTING PLAN - LEVEL 01					•	•		•									•
E4.01.1	ELECTRICAL - LIGHTING PLAN - LEVEL 01 - SOUTH			•	•	•	•		•	•								•
E4.01.2	ELECTRICAL - LIGHTING PLAN - LEVEL 01 - NORTH			•		•	•		•		•							•
E4.02	ELECTRICAL - LIGHTING PLAN - MEZZANINE LEVEL					•	•		•									•
E4.02.1	ELECTRICAL - LIGHTING PLAN - MEZZANINE LEVEL - SOUTH			•	•	•	•		•	•								•
E4.02.2	ELECTRICAL - LIGHTING PLAN - MEZZANINE LEVEL - NORTH			•		•	•		•									•
E4.03	ELECTRICAL - LIGHTING PLAN - LEVEL 2			•		•	•		•									•
E4.03.1	ELECTRICAL - LIGHTING PLAN - LEVEL 2 - SOUTH			•		•	•		•									•
E5.01	ELECTRICAL RISER DIAGRAM EXISTING			•	•	•	•		•									•
E5.02	ELECTRICAL RISER DIAGRAM			•	•	•	•		•	•								•
E5.03	ELECTRICAL FIRE ALARM RISER DIAGRAM			•	•	•	•		•		•	•	•					•
E5.04	ELECTRICAL LIGHTING CONTROL RISER DIAGRAM					•	•		•	•	•							•
E6.01	ELECTRICAL DETAILS			•	•	•	•		•									•
E6.02	ELECTRICAL DETAILS				•	•	•		•									•
PLUMBING																		
P0.01	PLUMBING LEGENDS & ABBREVIATIONS			•	•	•	•		•									•
P0.02	PLUMBING SCHEDULES			•	•	•	•		•			•						•
PD2.01U.1	PLUMBING UNDERGROUND DEMOLITION PLAN - SOUTH				•	•	•		•		•							•
PD2.01U.2	PLUMBING UNDERGROUND DEMOLITION PLAN - NORTH				•	•	•		•		•							•
PD2.01.1	PLUMBING LEVEL 01 DEMOLITION PLAN - SOUTH				•	•	•		•									•
PD2.01.2	PLUMBING LEVEL 01 DEMOLITION PLAN - NORTH				•	•	•		•		•							•
PD2.02.1	PLUMBING MEZZANINE LEVEL DEMOLITION PLAN - SOUTH				•	•	•		•									•
PD2.02.2	PLUMBING MEZZANINE LEVEL DEMOLITION PLAN - NORTH				•	•	•		•									•
PD2.03.1	PLUMBING LEVEL 02 DEMOLITION PLAN - SOUTH				•	•	•		•									•
PD2.03.2	PLUMBING LEVEL 02 DEMOLITION PLAN - NORTH				•	•	•		•									•
PD2.04	PLUMBING ROOF LEVEL DEMOLITION PLAN				•	•	•		•									•
P2.01U.1	PLUMBING PLAN - UNDERGROUND - SOUTH			•	•	•	•		•		•	•						•
P2.01U.2	PLUMBING PLAN - UNDERGROUND - NORTH			•	•	•	•		•		•							•
P2.01.1	PLUMBING PLAN - LEVEL 01 - SOUTH			•	•	•	•		•		•							•
P2.01.2	PLUMBING PLAN - LEVEL 01 - NORTH			•	•	•	•		•		•							•
P2.02.1	PLUMBING PLAN - MEZZANINE LEVEL - SOUTH			•	•	•	•		•		•							•
P2.02.2	PLUMBING PLAN - MEZZANINE LEVEL - NORTH			•	•	•	•		•									•
P2.03.1	PLUMBING PLAN - LEVEL 02 - SOUTH			•	•	•	•		•									•
P2.03.2	PLUMBING PLAN - LEVEL 02 - NORTH			•	•	•	•		•									•
P2.04	PLUMBING PLAN - ROOF LEVEL			•	•	•	•		•									•
P3.01	PLUMBING STEINBECK CATERING ENLARGED PLAN			•	•	•	•		•									•
P3.02	PLUMBING ENLARGED PLANS				•	•	•		•		•							•
P5.01	PLUMBING DETAILS				•	•	•		•		•							•
P5.02	PLUMBING DETAILS				•	•	•		•									•

VOLUME 2

SHEET #	SHEET NAME	PRELIMINARY DESIGN 15% PRICING ISSUE - 05 DEC 2014	ISSUED FOR PLANNING & A.R.C. REVIEW - 16 DEC 2014	30% SUBMITTAL - 20 FEB 2015	60% PROJECT COMPLETION - 15 MAY 2015	PERMIT SET - 15 JUNE 2015	90% PROJECT COMPLETION - 28 JULY 2015	PORTOLA PLAZA PERMIT SET - 03 AUG 2015	BID SET - 26 AUG 2015	ADDENDUM 1 - 11 SEPT 2015	ADDENDUM 2 - 18 SEPT 2015	ADDENDUM 4 - 13 OCT 2015	BULLETIN 1 - PERMIT SET - 23 OCT 2015	BULLETIN 2 - PORTOLA PLAZA PERMIT RESUBMITTAL - 20 NOV 2015	BULLETIN 2 - PORTOLA PLAZA PERMIT RESUBMITTAL - 23 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISED - 25 NOV 2015	BULLETIN 2 - PERMIT RESUBMITTAL - REVISION 2 - 03 DEC 2015	ISSUED FOR CONSTRUCTION - 07 DEC 2015
FIRE PROTECTION																		
FP0.01	FIRE PROTECTION LEGENDS & ABBREVIATIONS						•		•		•	•	•					•
FPD2.01.1	FIRE PROTECTION LEVEL 01 DEMOLITION PLAN - SOUTH					•	•		•				•					•
FPD2.01.2	FIRE PROTECTION LEVEL 01 DEMOLITION PLAN - NORTH					•	•		•				•					•
FPD2.02.1	FIRE PROTECTION MEZZANINE LEVEL DEMO PLAN - SOUTH					•	•		•				•					•
FPD2.02.2	FIRE PROTECTION MEZZANINE LEVEL DEMO PLAN - NORTH					•	•		•				•					•
FPD2.03.1	FIRE PROTECTION LEVEL 02 DEMOLITION PLAN - SOUTH					•	•		•				•					•
FPD2.03.2	FIRE PROTECTION LEVEL 02 DEMOLITION PLAN - NORTH					•	•		•				•					•
FP2.01.1	FIRE PROTECTION PLAN - LEVEL 01 - SOUTH					•	•		•		•	•	•					•
FP2.01.2	FIRE PROTECTION PLAN - LEVEL 01 - NORTH					•	•		•				•					•
FP2.02.1	FIRE PROTECTION PLAN - MEZZANINE LEVEL - SOUTH					•	•		•		•	•	•					•
FP2.02.2	FIRE PROTECTION PLAN - MEZZANINE LEVEL - NORTH					•	•		•				•					•
FP2.03.1	FIRE PROTECTION PLAN - LEVEL 02 - SOUTH					•	•		•		•	•	•					•
AV																		
TA0.00	AV SYSTEMS - GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND DRAWING LIST						•	•	•				•					•
TA2.01	AV SYSTEMS - FLOOR PLAN - LEVEL 1						•	•	•				•					•
TA2.02	AV SYSTEMS - FLOOR PLAN - MEZZANINE LEVEL						•	•	•				•					•
TA2.03	AV SYSTEMS - FLOOR PLAN - LEVEL 2						•	•	•				•					•
TA3.10	AV SYSTEMS - SIERRA BALLROOM 108 ENLARGED PLAN						•	•	•	•			•					•
TA3.11	AV SYSTEMS - SIERRA BALLROOM 108 ENLARGED PLAN						•	•	•	•			•					•
TA3.12	AV SYSTEMS - SIERRA BALLROOM 108 ENLARGED RCP (LEVEL 1)						•	•	•	•			•					•
TA3.13	AV SYSTEMS - SIERRA BALLROOM 108 ENLARGED RCP (MEZZANINE)						•	•	•	•			•					•
TA3.14	AV SYSTEMS - LEVEL 1 TOILETS ENLARGED RCP						•	•	•				•					•
TA3.20	AV SYSTEMS - MEZZANINE 201 ENLARGED PLANS						•	•	•				•					•
TA3.21	AV SYSTEMS - MEZZANINE 201 ENLARGED PLANS						•	•	•				•					•
TA3.30	AV SYSTEMS - STEINBECK BALLROOM 310 ENLARGED PLAN						•	•	•	•			•					•
TA3.31	AV SYSTEMS - STEINBECK BALLROOM 310 ENLARGED RCP						•	•	•	•			•					•
TA3.32	AV SYSTEMS - STEINBECK BALLROOM 310 ENLARGED PLAN						•	•	•	•			•					•
TA3.33	AV SYSTEMS - STEINBECK BALLROOM 310 ENLARGED RCP						•	•	•				•					•
TA5.00	AV SYSTEMS - DETAILS						•		•				•					•
TA6.00	AV SYSTEMS - FUNCTIONAL DIAGRAM						•		•				•					•
TA6.01	AV SYSTEMS - FUNCTIONAL DIAGRAM						•		•	•			•					•
TA6.02	AV SYSTEMS - FUNCTIONAL DIAGRAM						•		•	•			•					•
TA6.03	AV SYSTEMS - FUNCTIONAL DIAGRAM						•		•				•					•
TA6.04	AV SYSTEMS - FUNCTIONAL DIAGRAM						•		•				•					•
TA6.05	AV SYSTEMS - FUNCTIONAL DIAGRAM						•		•				•					•
TELECOM																		
TT0.00	TELECOM - GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND DRAWING LIST					•	•	•		•	•		•					•
TT2.01	TELECOM - FLOOR PLAN - LEVEL 1					•	•	•		•	•	•	•					•
TT2.02	TELECOM - FLOOR PLAN - MEZZANINE LEVEL					•	•	•		•	•		•					•
TT2.03	TELECOM - FLOOR PLAN - LEVEL 2					•	•	•		•	•	•	•					•
TT2.04	TELECOM - FLOOR PLAN - ROOF LEVEL					•	•	•		•			•					•
TT3.01	TELECOM - REFLECTED CEILING PLAN - LEVEL 1						•	•		•		•	•					•
TT3.02	TELECOM - REFLECTED CEILING PLAN - MEZZANINE LEVEL						•	•		•			•					•
TT3.03	TELECOM - REFLECTED CEILING PLAN - LEVEL 2						•	•		•			•					•
TT4.10	TELECOM - MPOE / IDF ROOM 107H ENLARGED PLANS AND ELEVATIONS						•	•		•			•					•
TT4.11	TELECOM - IDF ROOM 112B ENLARGED PLANS AND ELEVATIONS						•	•		•			•					•
TT4.20	TELECOM - MDF ROOM 305 ENLARGED PLANS AND ELEVATIONS						•	•		•			•					•
TT5.00	TELECOM - RISER DIAGRAM					•	•	•		•			•					•
TT5.01	TELECOM - BONDING AND GROUNDING RISER DIAGRAM					•	•	•		•			•					•
TT6.00	TELECOM - DETAILS					•	•	•		•			•					•
TT6.01	TELECOM - DETAILS					•	•	•		•			•					•
TT6.02	TELECOM - DETAILS					•	•	•		•			•					•
TT6.03	TELECOM DETAILS										•		•					•
TT7.00	TELECOM - RACK ELEVATION							•		•			•					•
TT7.01	TELECOM - RACK ELEVATION							•		•			•					•
TT7.02	TELECOM - RACK ELEVATION							•		•			•					•
TT7.03	TELECOM - RACK ELEVATION							•		•			•					•
GRAPHICS																		
GR0.0.1	GENERAL NOTES												•					•
GR0.0.2	GRAPHIC ELEMENTS												•					•
GR1.01	SITE SIGN PLAN												•					•
GR2.01.1	ENLARGED SIGN PLAN - LEVEL 1 - SOUTH												•					•
GR2.01.2	ENLARGED SIGN PLAN - LEVEL 1 - NORTH												•					•
GR2.02.1	ENLARGED SIGN PLAN - MEZZANINE LEVEL - SOUTH												•					•
GR2.02.2	ENLARGED SIGN PLAN - MEZZANINE LEVEL - NORTH												•					•
GR2.03.1	ENLARGED SIGN PLAN - LEVEL 2 - SOUTH												•					•
GR5.01	SIGNAGE EXTERIOR ELEVATIONS												•					•
GR6.01	SIGNAGE INTERIOR ELEVATIONS												•					•
GR6.20	SIGNAGE INTERIOR ELEVATIONS												•					•
GR8.01	SIGNAGE EXTERIOR DETAIL												•					•
GR8.02	SIGNAGE EXTERIOR DETAIL												•					•
GR8.03	SIGNAGE EXTERIOR DETAIL												•					•
GR9.01	SIGNAGE INTERIOR DETAIL												•					•
GR9.02	SIGNAGE INTERIOR DETAIL												•					•
GR9.03	SIGNAGE INTERIOR DETAIL												•					•
GR9.20	SIGNAGE INTERIOR DETAIL												•					•
GR9.21	SIGNAGE INTERIOR DETAIL												•					•
GR9.22	SIGNAGE INTERIOR DETAIL												•					•
1 MONTEREY CONFERENCE CENTER RENOVATION ACCESSIBLE ROUTE IMPROVEMENTS (BY OTHERS)																		
C1	DEMOLITION PLAN												•					•
C2	GRADING PLAN												•					•
C3	EROSION CONTROL PLAN												•					•

MONTEREY CONFERENCE CENTER
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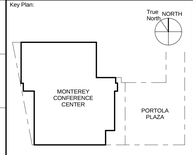

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DRAWING LIST - VOLUME 2

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ABBREVIATIONS

A	
AC	Architectural Concrete
AV	Audio Visual
ACST	Acoustical
ACT	Acoustical Ceiling Tile
AD	Area Drain
ADDL	Additional
ADJ	Adjacent
ADR	Access Door
AF	Access Floor
AFF	Above Finished Floor
AGGR	Aggregate
AHU	Air Handling Unit
ALT	Alternate
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximate(ly)
APT	Apartment
ARCH	Architect(ural)
AUTO	Automatic
AUX	Auxiliary
AVG	Average
B	
BO	Bottom of
BD	Board
BEV	Beveled
BG	Bumper Guard
BLDG	Building
BLKG	Block(ing)
BM	Beam
BMK	Benchmark
BOC	Bottom of Curb
BR	Bedroom
BRK	Brick
BRZ	Bronze
BSMT	Basement
BS	Brass
BTU	British Thermal Unit(s)
C	
CAP	Capacity
CB	Catch Basin
CCTV	Closed Circuit Television
CFMF	Cold Formed Metal Framing
CFM	Cubic Feet Per Minute
CG	Corner Guard(s)
CI	Cast Iron
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CLG HT	Ceiling Height
CLO	Closet
CLR OPNG	Clear Opening
CMU	Concrete Masonry Unit(s)
CO	Cleanout
COL	Column
CONC	Concrete
CONF	Conference
CONN	Connect(ion)
CONSTR	Construction
CONT	Continuous / Continue
CONV	Convector
CORR	Corridor
CPT	Carpet(ed)
CSK	Countersink / Countersunk
CSWK	Casework
CT	Ceramic Tile
CTR	Center(ed)
CU	Cubic
CW	Cold Water
D	
DB	Decibel
DBL	Double
DD	Deck Drain
DEG	Degree(s)
DEPT	Department
DET	Detail(s)
DF	Drinking Fountain
DH	Double Hung
DIA	Diameter
DIAG	Diagonal
DIFF	Diffuser(s)
DIM	Dimension(s)
DISP	Dispenser
DIV	Divide / Division
DL	Dead Load
DMPF	Dampproofing
DMPR	Damper
DN	Down
DP	Drainage Panel
DR	Dining Room
DRP	Drapery
DWG	Drawing(s)
DWTR	Dumbwaiter
E	
EA	Each
EC	Exposed Construction
EEWS	Emergency Eye Wash Shower
EFTR	Existing Finish to Remain
EIFS	Exterior Insulated Finish System
EJ	Expansion Joint
EL	Elevation (Grade)
ELAST	Elastomeric
ELEC	lectric(al)
ELEC CL	Electric Closet
ELEV	Elevator
ELEV	Elevation (Bldg)
EM	Entrance Mat
EMER	Emergency
ENCL	Enclosure / Enclose(d)
ENTR	Entrance
EOS	Edge of Slab
EQ	Equal
EQUIP	Equipment
ESCAL	Escalator
ETR	Existing to Remain
EW	Each Way
EWC	Electric Water Cooler
EXH	Exhaust
EXIST	Existing
EXP	Exposed
EXPN	Expansion
EXT	Exterior
F	
F	Fahrenheit
FA	Fire Alarm
FAAP	Fire Alarm Annunciator Panel
FAB	Fabric
FD	Floor Drain
FDTN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FG	Finish Grade
FH	Fire Hydrant
FHC	Fire Hose Cabinet
FHR	Fire Hose Rack (Reel)
FIN	Finish(ed)
FIN FL	Finish Floor
FIN GR	Finish Grade
FLEX	Flexible
FL	Flashing
FLMT	Flush Mounted
FLR	Floor(s)
FLS	Floor Sealer
FLUOR	Fluorescent
FO	Face Of
FP	Fireproofing
FPM	Feet per Minute
FR	Fire Retardant / Rating / Resist.
G	
G	Gas
GA	Gauge
GAL	Gallon(s)
GALV	Galvanized
GFRC	Glass Fiber Reinforced Concrete
GFRG	Glass Fiber Reinforced Gypsum
GI	Galvanized Iron
GL	Glass
GL BLK	Glass Block
GBMC	Green Building Material Certification
GND	Ground
GPH	Gallons per Hour
GPM	Gallons per Minute
GRD	Grade
GR	Grille
GWB	Gypsum Wallboard
H	
HB	Hose Bib
HD	Head
HDW	Hardware
HEX	Hexagon(al)
HM	Hollow Metal
HNDRL	Handrail
HO	Hold Open
HORIZ	Horizontal
HP	High Point
HR	Hour(s) (Fire Resistance Rating)
HT	Height
HVAC	Heating, Ventilating, Air Conditioning
HWY	Highway
I	
IC	Intercom
ID	Inside Diameter
INCL	Include(d) / Inclusive / Including
INFO	Information
INS	Insulation / Insulate(d)
INT	Interior
INV	Invert
J	
JC	Janitor Closet
JF	Joint Filler
JG	Joint Gasket
JT	Joint
K	
KD	Knockdown
KIT	Kitchen
KO	Knockout
KPL	Kickplate
L	
L	Angle
LAB	Laboratory
LAM	Laminate(d)
LAV	Lavatory
LBS	Pound(s)
LD	Linear Diffuser
LEED	Leadership in Energy and Environmental Design
LH	Left Hand
LIN	Linear
LONG	Longitudinal
LP	Low Point
LR	Living Room
LTG	Lighting
LVR	Louver(ed)
M	
MACH	Machine
MAINT	Maintain / Maintenance
MATL	Material
MAX	Maximum
MB	Metal Base
MECH	Mechanical
MED	Medium
MEZZ	Mezzanine
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
ML	Metal Lath
ML WK	Millwork
MLDG	Molding
MO	Masonry Opening
MP	Metal Panel
MTD	Mounted
MTL	Metal
MUL	Mullion
N	
N	North
NA	Not Applicable
NC	Noise Criteria
NIC	Not in Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale
O	
OA	Outside Air
OC	On Center
OD	Outside Diameter
OF	Outside Face
OFD	Overflow Drain
OFF	Office
OH DR	Overhead Coiling Door
OH	Opposite Hand
OPNG	Opening
OPP	Opposite
OPR	Operating / Operable
ORD	Overflow Roof Drain
OZ	Ounce
P	
PA	Public Address
PAR	Parallel
PART	Partial
PAV	Pavers
PB	Particle Board
PC	Precast Concrete
PD	Planter Drain
PERF	Perforated
PERP	Perpendicular
PLA	Plaster
PLAM	Plastic Laminate
PLBG	Plumbing
PLYWD	Plywood
PNEU	Pneumatic
POL	Polished
PR	Pair
PREFAB	Prefabricate(d)
PROJ	Project(s)
PROP	Property
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Paint(ed)
PTN	Partition
PVC	Polyvinyl Chloride
PVG	Paving
PWR	Power
Q	
QT	Quarry Tile
QTY	Quantity
R	
R	Riser
RA	Return Air
RAD	Radius
RB	Resilient Base
RC	Reinforced Concrete
RD	Roof Drain
RECPT	Receptacle
RECT	Rectangle
RE	Refer to
REF	Reference
REFR	Refrigerator
REG	Register
REINF	Reinforce(d, -ing, -ment)
REQD	Required
REV	Revised / Revision
RF	Resilient Flooring
RFA	Roofing Accessories
RH	Right Hand
RM	Room
RMX	Resin Matrix
RND	Round(ed)
RO	Rough Opening
ROT	Rotated
ROW	Right of Way
RPM	Revolutions per Minute
RR	Railroad
RS	Roofing System
S	
SA	Supply Air
SAN	Sanitary
SB	Splash Block
SCHED	Schedule(d)
SE	Sealant
SECT	Section
SHR	Shower
SHT	Sheet
SHTHG	Sheathing
SIM	Similar
SLDG	Slide / Sliding
SMR	Sheet Metal Roofing
SPC	Synthetic Polymer Countertop
SPD	See Plumbing Drawings
SPEC	Specification(s)
SQ	Square
SQ FT	Square Foot / Feet
SSD	See Structural Drawings
SST	Stainless Steel
ST	Stone
STC	Sound Transmission Class
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structure / Structural
SURF MTD	Surface Mounted
SUSP	Suspend(ed) / Suspension
SWBD	Switchboard
SYMM	Symmetrical
T	
T	Tread
T&G	Tongue and Groove
TO	Top of
TA	Toilet Accessory(ies)
TB	Tie Back
TBD	To Be Determined
TC	Traffic Coating
TD	Trench Drain
TEL	Telephone
TEMP	Temperature
TER	Terrazzo
THK	Thick(ness)
THRES	Threshold
TOC	Top of Curb
TOPO	Topography Map
TRANS	Transom
TV	Television
TYP	Typical
U	
UC	Undercut
UNFIN	Unfinished
UON	Unless Otherwise Noted
UPS	Uninterrupted Power Supply
V	
VAC	Vacuum
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VNR	Veneer
VOL	Volume
W	
W/	With
W/O	Without
WB	Wood Base
WCV	Wall Covering
WD	Wood
WDF	Wood Door and Frame
WH	Wall Hydrant
WI	Wrought Iron
WL	Wall
WP	Work Point
WPM	Waterproofing Membrane
WPS	Waterproofing System
WR	Weather Resistant
WRB	Wardrobe
WS	Weatherstrip(ping)
WT	Weight
WTR	Window Treatment
WV	Wood Veneer
WWF	Welded Wire Fabric

X, Y, Z Not Used

LEGEND OF SYMBOLS

FIRST FLOOR PLAN 01
SCALE: 1/8" = 1'-0"
DRAWING TITLE — DRAWING NAME; DRAWING NUMBER; DRAWING SCALE

ROOM NAME / 101 / 150 SF
ROOM TAG — ROOM NAME INDICATOR; ROOM NUMBER; AREA

ROOM NAME / 101
ROOM TAG — ROOM NAME INDICATOR; ROOM NUMBER

01 / A3.01 SIM
DETAIL INDICATOR — DETAIL IDENTIFICATION; DRAWING NUMBER

01 / A3.01
SECTION INDICATOR — SECTION IDENTIFICATION; DRAWING NUMBER

LEVEL NAME / EL: ELEVATION — ELEVATION DATUM; REFERENCE POINT; WORK POINT; DIMENSION POINT; START POINT

0 — COLUMN LINE INDICATOR

101 — DOOR NUMBER

1 — REVISION TAG

NORTH SYMBOL

01 / A101 — VIEW / REFERENCE

12 / 12 / 12 / A6.01 / 12
ELEVATION INDICATOR — ELEVATION IDENTIFICATION; DRAWING NUMBER

E12 / 1 A
PARTITION TYPE — SEE PARTITION SCHEDULE
FIRE RATING (WHERE INDICATED)
ACOUSTIC RATING (WHERE INDICATED)

1t — ACCESSORY NUMBER

9' - 0" / ACT-1
CEILING TAG — CEILING HEIGHT (AFF); CEILING FINISH

ALIGN — WALL JOINTS SHOW CHANGE IN PARTITION TYPE

- RECESSED LIGHT FIXTURE
- WALL WASHER RECESSED LIGHT FIXTURE
- RECESSED LINEAR LIGHT FIXTURE
- WALL MOUNTED LINEAR LIGHT FIXTURE
- PENDANT LINEAR LIGHT FIXTURE
- WALL WASHER RECESSED LINEAR LIGHT FIXTURE
- 2' STRIP LIGHT
- 4' STRIP LIGHT
- 8' STRIP LIGHT
- RECESSED IN-GRADE LIGHT FIXTURE
- SLOT DIFFUSER
- SUPPLY DIFFUSER
- EXHAUST/RETURN REGISTER
- RECESSED SUPPLY DIFFUSER, WALL MOUNTED
- SUSPENDED GYPSUM BOARD CEILING UON
- SUSPENDED ACOUSTIC CEILING TILE
- ACCESS PANEL (24" X 24" U.O.N.)
- CEILING MOUNTED SPRINKLER HEAD
- WALL MOUNTED SPRINKLER
- HP — HANG POINT SUPPORT
- OS — OCCUPANCY SENSOR, RE: ELEC DWGS
- S — SPEAKER, RE: TC DWGS
- SD — SMOKE DETECTOR, RE: ELEC DWGS
- C — CAMERA, RE: TC DWGS
- WAP — WIFI ACCESS POINT, RE: TC DWGS
- V / F — FIRE ALARM / VOICE ALARM, RE: ELEC DWGS FOR TYPES
- F S — FIRE ALARM / SMOKE DETECTOR, RE: ELEC DWGS FOR TYPES
- EXIT SIGN - CEILING MTD RE: ELEC DWGS
- EXIT SIGN - WALL MTD RE: ELEC DWGS
- CEILING MTD RECEPTACLE RE: ELEC DWGS
- POWER OR TELECOM OUTLET MOUNTED TO MILLWORK
- TEL/ DATA WALL OUTLET RE: TELECOM DRAWINGS
- AV — AUDIO/ VISUAL WALL MOUNTED RE: TELECOM DRAWINGS
- SYMBOL SUBSCRIPTS: A = ABOVE COUNTER; D = DEDICATED; GFI = WITH GROUND FAULT CIRCUIT INTERRUPTER

- EARTH / COMPACT FILL
- POROUS FILL / GRAVEL - COARSE
- POROUS FILL / GRAVEL - FINE
- CONCRETE / PRECAST CONCRETE
- SAND / MORTAR / PLASTER / CUT STONE
- CONCRETE MASONRY UNIT
- ALUMINUM
- STEEL OTHER METALS
- PLYWOOD - LARGE SCALE
- FINISH WOOD FOR ARCH WOODWORK
- BATT / LOOSE FILL INSULATION
- RIGID PLASTIC INSULATION
- NON FOAM INSULATION BOARD
- SEMI-RIGID MINERAL FIBER INSULATION
- LATH AND PLASTER
- GYPSUM BOARD
- ACOUSTICAL CEILING BOARD
- RESILIENT FLOORING
- WATERPROOFING
- GWB OR PLASTER ON MTL STUDS
- STONE
- FS — FLOOR SINK
- FLOOR DRAIN
- STUB-UP
- DUPLEX RECEPTACLE OUTLET- WALL MOUNTED
- QUADRAPLEX RECEPTACLE OUTLET- WALL MOUNTED
- FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE
- FLUSH FLOOR BOX WITH QUADRAPLEX RECEPTACLE
- ONE FLUSH MOUNTED FLOOR BOX TO ACCOMMODATE ONE DUPLEX OUTLET AND TEL/ DATA DEVICES
- ONE FLUSH MOUNTED FLOOR BOX TO ACCOMMODATE ONE QUADRAPLEX OUTLET AND TEL/ DATA DEVICES
- J — ONE FLUSH MOUNTED ELECTRICAL AND TELECOM FLOOR BOX WITH WHIP CONNECTION TO FURNITURE ELECTRIFIED PANELS
- WIFI DEVICE - CEILING MTD. RE: TELECOM DRAWINGS

MATERIAL LIST

SPECIFICATIONS SECTION	FINISH CODE	MATERIAL & FINISHES
03 30 00	CONC-1	CONCRETE - COLOR TO BE SELECTED
03 30 00	CONC-2	CONCRETE - COLOR TO MATCH EXISTING
03 30 00	CONCRETE	EXPOSED STRUCTURAL CONCRETE
04 30 00	STN-1A	GRANITE "JET MIST", HONED
04 30 00	STN-1B	GRANITE "JET MIST", THERMAL
04 30 00	STN-1C	GRANITE "VIRGINIA MIST", THERMAL
04 30 00	STN-3	LIMESTONE
04 30 00	STN-4	LIMESTONE "VETTER STONE"
05 50 00	GR-1	LINEAR BAR GRILLE
05 50 00	GR-2	EQUIPMENT PLATFORM GRATE
05 50 00	GR-3	GALVANIZED GRATE
05 50 00	GR-4	STAINLESS STEEL WALK OFF GRATE
05 70 00	ALUMINUM PANEL, FIN-2	ALUMINUM PANEL, HIGH PERFORMANCE PAINT - GRAHAM WHITE
05 70 00	SCR-1	CORRUGATED METAL SCREEN PERFORATED
05 70 00	SCR-2	CORRUGATED METAL SCREEN NON-PERFORATED
05 70 00	SP-1	SCREEN PANEL - CORRUGATED METAL WITH LIGHT FIXTURE
05 70 00	SP-2	SCREEN PANEL - CORRUGATED METAL
05 70 00	SP-3	SCREEN PANEL - GLASS
05 70 00	SST-1	STAINLESS STEEL #4 BRUSHED
06 40 00	PLAM-1	PLASTIC LAMINATE, "BONE WHITE"
06 40 00	SS-1	SOLID SURFACE-QUARTZ, "CLAMSHELL"
06 40 00	WD-1	WOOD - HICKORY
06 40 00	WD-2	WOOD, PT-1
07 13 00	PAV-1	PAVERS
07 14 00	WSP-2	SHEET WATERPROOFING SYSTEM - SELF-ADHERING MEMBRANE RUBBERIZED ASPHALT
07 14 00	WSP-3	SHEET WATERPROOFING SYSTEM - BELOW GRADE
07 14 13	WSP-1	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING SYSTEM
07 18 00	TC-1	TRAFFIC COATING SYSTEM
07 23 00	INS-1	INSULATION, SEMI-RIGID BOARD
07 23 00	INS-2	INSULATION, BATT
07 23 00	INS-4	EXTRUDED POLYSTYRENE BOARD
07 23 00	INS-5A	INSULATION - VERY HIGH DENSITY EXTRUDED POLYSTYRENE BOARD
07 23 00	INS-5B	INSULATION - VERY HIGH DENSITY EXTRUDED POLYSTYRENE BOARD
07 41 13	RT-1	METAL ROOF SYSTEM
07 54 00	RT-2	TPO ROOF SYSTEM
07 92 00	SE-1	STRUCTURAL SILICONE SEALANT
07 92 00	SE-2	SILICONE SEALANT
07 92 00	SE-3	POLYURETHANE SEALANT
07 92 00	SE-5	SANITARY SEALANT
08 41 00	INS-3	INSULATION - FOIL FACED, CURTAIN WALL
08 44 00	ALUMINUM MULLION, FIN-1	ALUMINUM MULLION, HIGH PERFORMANCE PAINT - CHAMPAGNE GOLD
08 80 00	GL-1A	TEMPERED GLASS, VISION
08 80 00	GL-2A	LAMINATED GLASS, VISION
08 80 00	GL-2B	LAMINATED GLASS, CERAMIC FRIT
08 80 00	GL-3A	INSULATING GLASS UNIT, LOW-IRON, LOW-E
08 80 00	GL-3B	INSULATING GLASS UNIT WITH WOOD INSERT, LOW-E
08 80 00	GL-3C	INSULATING GLASS UNIT, LOW-E, AND LAMINATED INNER LITE WITH CERAMIC FRIT
08 80 00	GL-3D	INSULATING GLASS UNIT, LOW-E, WITH CERAMIC FRIT
08 80 00	GL-3E	INSULATING GLASS UNIT, WITH CERAMIC FRIT PATTERN & SIMULATED SANDBLAST
08 80 00	GL-4	MIRROR GLASS
08 90 00	LVR-1	LOUVER - ALUMINUM, PT-4
09 24 00	PLA-1	PORTLAND CEMENT PLASTER, PT-1
09 24 00	PLA-2	PORTLAND CEMENT PLASTER, PT-4
09 30 00	TL-1	PORCELAIN TILE 12" X 24" COLOR TO BE SELECTED
09 30 00	TL-2	PORCELAIN TILE 4" X 24" COLOR TO BE SELECTED
09 51 00	ACT-1	ACOUSTIC CEILING TILE 60" X 30"
09 51 00	ACT-2	ACOUSTIC CEILING TILE 24" X 24"
09 51 00	ACT-3	ACOUSTIC CEILING TILE CUSTOM DIMENSIONS
09 54 46	AFP-1	ACOUSTIC FABRIC CEILING PANEL
09 65 00	RB-1	RUBBER BASE
09 65 16	SF-1	RESILIENT SHEET FLOORING
09 68 00	CPT-1	CARPET TILE 36" x 36", ASHLAR UNIDIRECTIONAL INSTALL, SILVER HALIDE
09 68 00	CPT-2	CARPET, 6' ROLL, POWERBOND INSTALL, SILVER HALIDE
09 68 00	CPT-3	CARPET, 6' ROLL, POWERBOND INSTALL, NEUTRALITY
09 68 00	CPT-4	CARPET TILE, 36" x 36", MONOLITHIC, ASH GLAZE
09 68 00	CPT-5	CARPET, HALFTONE TRANSITION TILE, SILVER/NEUTRALITY
09 68 00	CPT-6	CARPET, 12' ROLL, CALIBER
09 80 10	AWP-1	ACOUSTIC WOOD PANEL
09 84 00	FWP-1	FABRIC WRAPPED ACOUSTIC PANEL
09 84 00	FWP-2	FABRIC WRAPPED ACOUSTIC PANEL
09 91 00	CPT-5	PAINT
09 91 00	PT-1	PAINT, WHITE
09 91 00	PT-2	PAINT, DISTANT GRAY
09 91 00	PT-3	PAINT, TROUT GRAY
09 91 00	PT-4	PAINT, GRAY
10 44 00	FEC-1	FIRE EXTINGUISHER CABINET, FULLY RECESSED
10 44 00	FEC-2	FIRE EXTINGUISHER CABINET, SURFACE MOUNTED
10 44 00	FEC-3	FIRE EXTINGUISHER CABINET, FIRE RATED RECESSED
12 24 00	WTR-1A	WINDOW SHADE - MANUAL
12 24 00	WTR-2A	WINDOW SHADE - ELECTRIC WITH MANUAL OVERRIDE
12 24 00	WTR-2B	WINDOW SHADE & BLACKOUT - ELECTRIC, AV INTERFACE, WITH MANUAL OVERRIDE
12 24 00	WTR-2C	WINDO BLACKOUT ONLY - ELECTRIC, AV INTERFACE, WITH MANUAL OVERRIDE

GENERAL NOTES

1. PROJECT DATUM IS LEVEL 1 = 0'-0", OR +21'-0" PER 1974 ORIGINAL DOCUMENTS BENCHMARK. ALL ELEVATIONS ARE REFERENCE FLOOR ELEVATIONS. CIVIL DRAWING BENCHMARK IS +18.05' AT LEVEL 1 FINISH FLOOR DATUM.
2. FOR ALL CONDITIONS WHERE STEEL EMBEDS ARE SHOWN ON ARCHITECTURAL DRAWINGS, REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS.
3. FOR BUILDING CODE INFORMATION REFER TO CODE DIAGRAMS AND CHARTS.
4. PLAN DIMENSIONS ARE TO FACE OF FINISH, UON. SYMMETRICAL AREAS DIMENSIONED ONE SIDE ONLY WITH OTHER SIDE OPPOSITE HAND, UON. PARTITIONS SHOWN ON COLUMN LINE ARE TO BE CENTERED ON COLUMN LINE, UON.
5. EXTERIOR PLAN DIMENSIONS ARE TO CENTER LINE OF MULLIONS UON.
6. GRID LAYOUT AND LOCATION OF LIGHT FIXTURES, DIFFUSERS AND CEILING MOUNTED DEVICES ON THE REFLECTED CEILING DRAWINGS GOVERN OVER ELECTRICAL, SECURITY, TELECOM AND MECHANICAL DRAWINGS. QUANTITY GOVERNED BY MEP.
7. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES, SMOKE DETECTORS, SPEAKERS AND EXIT SIGN SIZE AND TYPES.
8. WALL MOUNTED ACCESS DOORS SHOWN ON THE PLANS AS "A.P." SHALL BE 2'-0" X 2'-0" WTIH BOTTOM EDGE OF DOOR 5" A.F.F. ACCESS DOORS IN RATED PARTITIONS SHALL BE RATED. ALL ACCESS DOORS ARE TO BE TYPE A FOR NON-RATED CONDITIONS (UON) AND TYPE C FOR RATED CONDITIONS (UON).
9. ACCESS DOORS SHOWN DO NOT INCLUDE ALL DOORS REQUIRED. CEILING ACCESS REQUIREMENTS AND DOOR REQUIREMENTS AND DOOR LOCATIONS TO BE COORDINATED WITH OTHER TRADES. CONTRACTOR IS RESPONSIBLE TO PROVIDE ACCESS DOORS REQUIRED TO COMPLETE THE PROJECT. SUBMIT LOCATIONS AND TYPES TO OWNER PRIOR TO INSTALLATION.
10. FOR TYPICAL DOOR LOCATION IN RELATION TO ADJACENT WALL (WHERE OCCURS) SEE DETAIL 01 / A9.04
11. CONCRETE HOUSEKEEPING PADS ARE SHOWN WITH THE MECHANICAL, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, AUDIO/VISUAL AND SECURITY EQUIPMENT.
12. R.C.P'S INDICATE LOCATION OF SPRINKLER HEADS IN PUBLIC SPACES ONLY. CONTRACTOR RESPONSIBLE FOR MEETING ALL QUANTITY AND CODE REQUIREMENTS.
13. SIGNAGE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR RESPONSIBLE FOR PROVIDING BACKING AS REQUIRED TO SUPPORT SIGNAGE.
14. REFER TO STRUCTURAL DRAWINGS' REINFORCING SCHEDULE FOR ARCHITECTURAL CONCRETE CURBS.
15. PRIOR TO DRILLING OR CORING INTO ANY EXISTING CONCRETE TO REMAIN, EXISTING REBAR AND POST-TENSION TENDON SHALL BE LOCATED BY SCANNING. SHOP DRAWINGS SHOWING THE COORDINATD LOCATIONS OF OPENINGS AND ANCHORS TO AVOID DAMAGING EXISING REBAR AND POST-TENSION TENDONS SHALL BE SUBMITTED. CORING OF POST-TENSION CONCRETE WILL NOT BE PERMITTED WITHOUT THE REVIEW OF THE ARCHITECT AND STRUCTURAL ENGINEER. REFER TO DETAIL 11/S6.00 AND 14/S5.19 FOR OTHER REQUIREMENTS OF POST-TENSION SLAB PENETRATIONS.

DEFERRED SUBMITTAL ITEMS - CITY OF MONTEREY

DETAILS SHOWN ON THE DRAWINGS PERTAINING TO DEFERRED SUBMITTAL ITEMS, AS LISTED BELOW, ARE FOR REFERENCE ONLY. REFER TO THE CONTRACTORS APPROVED SHOP DRAWINGS FOR THE APPROVED DESIGN.

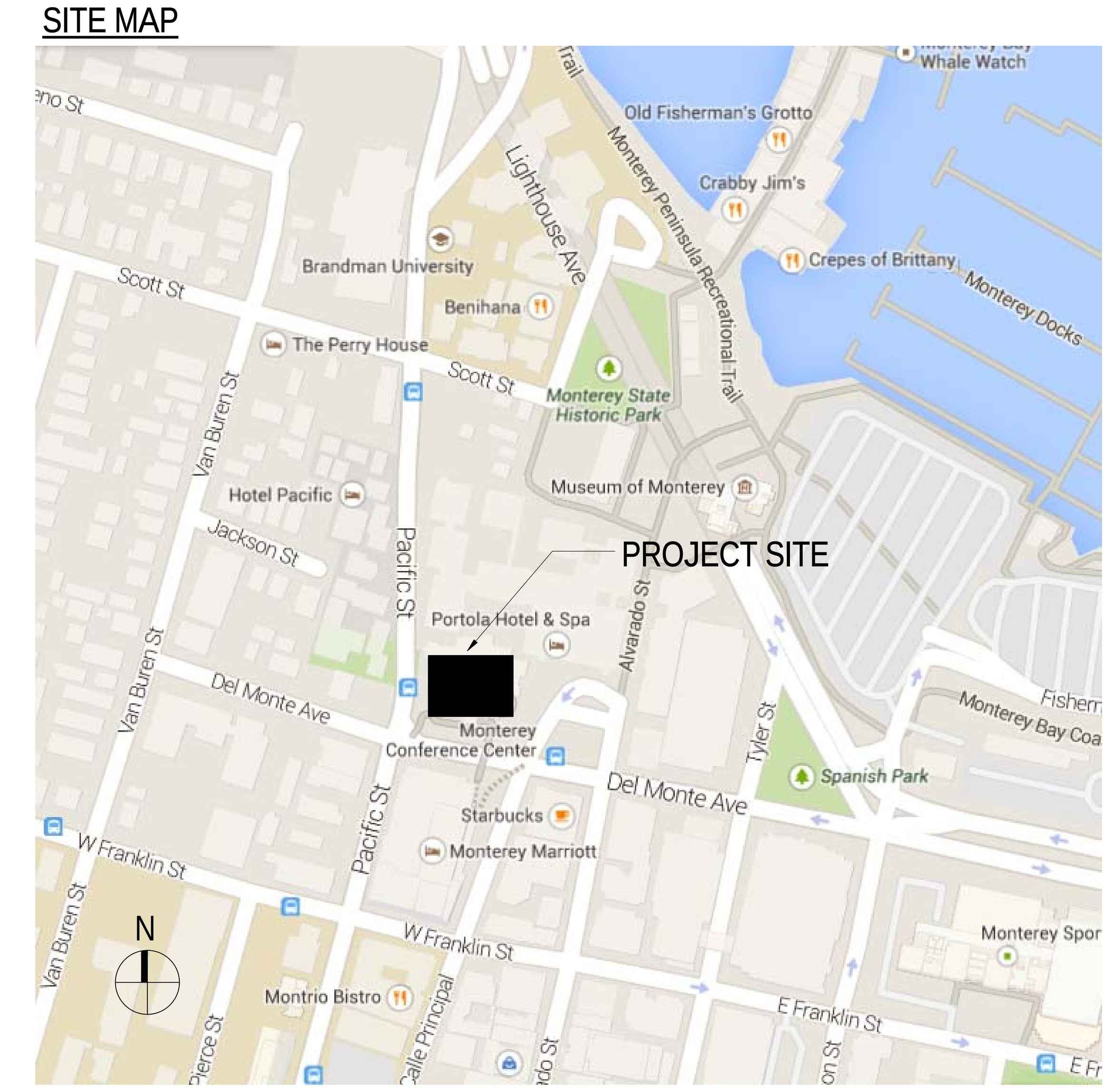
1. BRACING FOR FIRE SPRINKLERS AND ALL PIPING SYSTEMS (SPECIFICATION SECTION - 01 43 00)
2. FIRE SPRINKLER SYSTEM
3. FIRE ALARM AND VOICE EVACUATION SYSTEM
4. ALL LISTED END OF WALL VERTICAL AND HORIZONTAL SLAB CONDITIONS SHALL BE DEFERRED SUBMITTALS AND APPROVED BY THE CITY OF MONTEREY FIRE DEPARTMENT.

DEFERRED SUBMITTAL ITEMS

CONTRACTOR ENGINEERED SYSTEMS, REFER TO SPECIFICATIONS FOR COMPLETE LIST.

1. METAL STAIRS AT EXIT STAIR (SPECIFICATION SECTION 05 60 00).
2. OPERABLE PARTITIONS (SPECIFICATION SECTION 10 22 26).
3. SEISMIC RESTRAINT OF NON-STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO TOILET PARTITIONS, MEP EQUIPMENT, MILLWORK, FURNITURE FIXTURE AND EQUIPMENT (FF&E), ETC. (SPECIFICATION SECTION 01 43 00)
4. EXTERIOR GLASS AND METAL WALL ASSEMBLY CONNECTIONS (SPECIFICATION SECTIONS 08 41 00, 08 80 00).
5. EXTERIOR FLAG POLE FOUNDATION (SPECIFICATION SECTION 10 75 00).
6. FIBER REINFORCED POLYMER COMPOSITE SYSTEM (SPECIFICATION SECTION 03 73 00).
7. STONE CLADDING SYSTEM (SPECIFICATION 04 30 00)
8. COLD FORMED METAL FRAMING SYSTEM (SPECIFICATION 05 40 00)
9. METAL FABRICATIONS INCLUDING BUT NOT LIMITED TO RAILINGS, GUARDRAILS AND SUPPORTS, HANGPOINTS (SPECIFICATIONS 05 50 00 AND 05 70 00).

SITE MAP



MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL
580 PACIFIC STREET, MONTEREY, CA 93940
TEL: (831) 646-5601

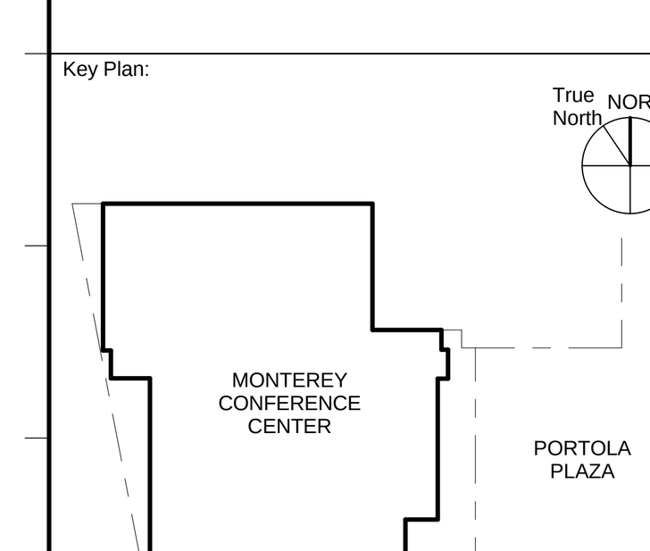
Architect / Engineer:
SOM
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.:	Description:	Date:
	30% SUBMITTAL	20 FEB 2015
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

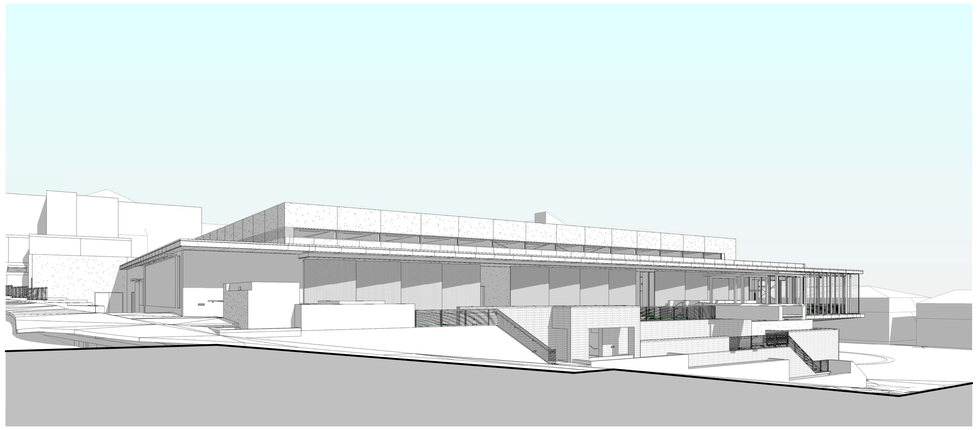
Key Plan:



Seal & Signature:
LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 3 1 2017
RENEWAL DATE
STATE OF CALIFORNIA

Sheet Name:
ABBREVIATIONS, SYMBOLS LEGEND, MATERIALS SUMMARY

Project No.: 215004	Sheet No.: A0.02
Drawn By: Author	
Checked By: Checker	
Scale: 12" = 1'-0"	



VIEW FROM DEL MONTE AND PACIFIC 23
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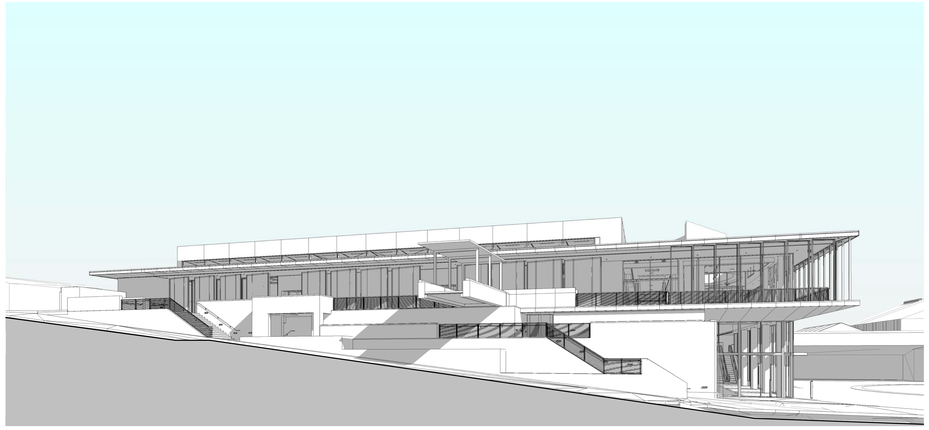

VIEW FROM DEL MONTE AVE 05
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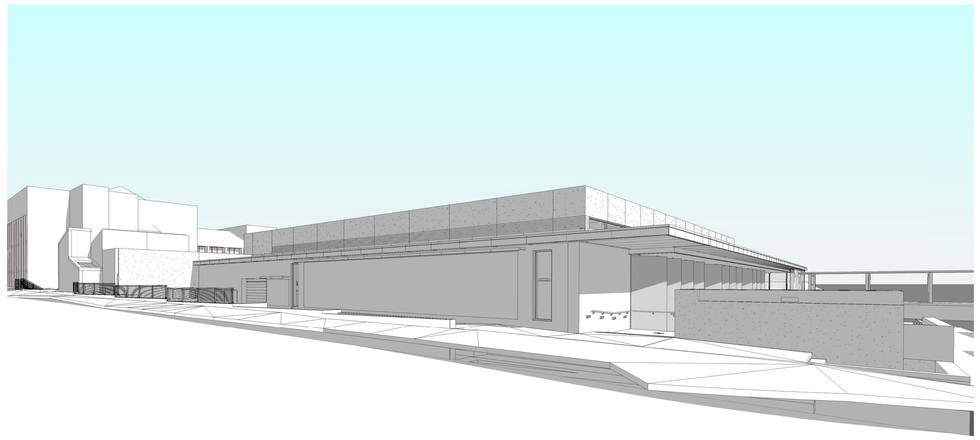
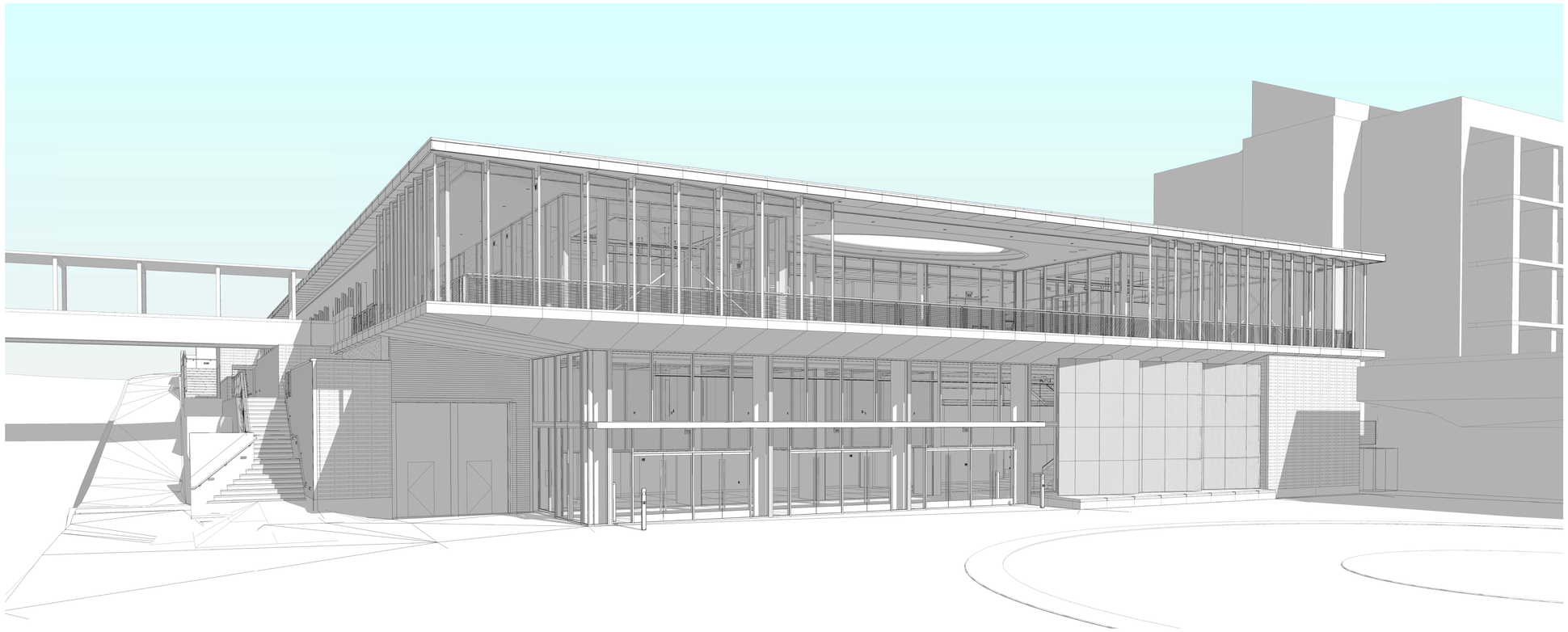


VIEW FROM PACIFIC STREET 21
SCALE:



VIEW FROM PORTOLA PLAZA 01
SCALE:

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL

580 PACIFIC STREET, MONTEREY, CA 93940
TEL: (831) 646-5601

Architect / Engineer:

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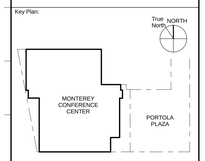
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.	Description:	Date:
	PRELIMINARY DESIGN 15% PRICING ISSUE	05 DEC 2014
	ISSUED FOR PLANNING & A.R.C. REVIEW	16 DEC 2014
	30% SUBMITTAL	20 FEB 2015
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



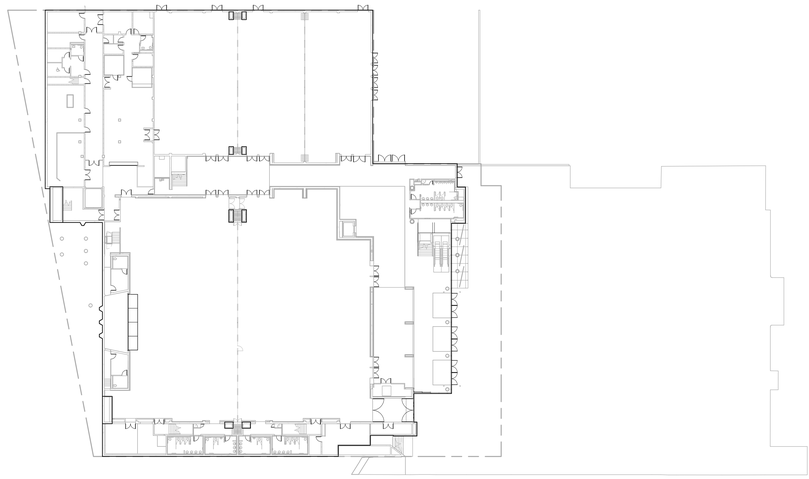
Seal & Signature:

LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 3 1 2017
RENEWAL DATE
STATE OF CALIFORNIA

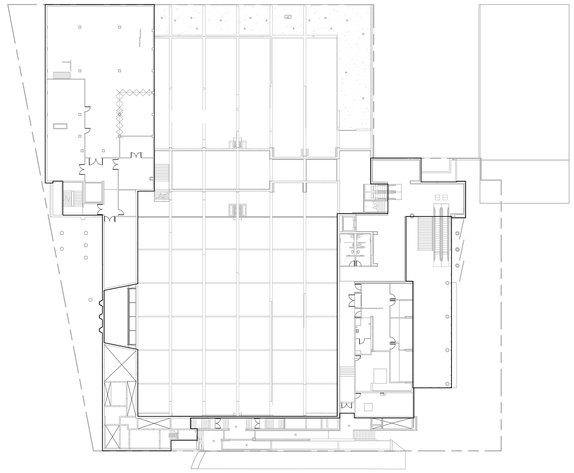
Sheet Name:

BUILDING PERSPECTIVE VIEWS

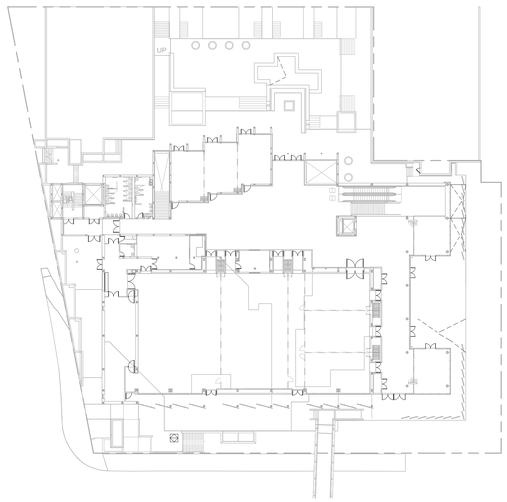
Project No.:	215004	Sheet No.:
Drawn By:	Author	A0.03
Checked By:	Checker	
Scale:	1/4" = 1'-0"	



LEVEL 1: 53,896 SF



MEZZANINE LEVEL: 17,467 SF



LEVEL 2: 27,809 SF

BUILDING GROSS AREA

LEVEL	GROSS AREA
LEVEL 1	53,896 SF
MEZZANINE LEVEL	17,467 SF
LEVEL 2	27,809 SF
TOTAL	99,172 SF

PER 2013 CBC TABLE 503, BUILDING AREA LIMITATION FOR TYPE IB CONSTRUCTION, OCCUPANCY GROUPS A-3, B AND S-2 IS UNLIMITED.

CONSTRUCTION TYPE FOR THE PORTOLA HOTEL IS TYPE IB
PER 2013 CBC TABLE 503, BUILDING AREA LIMITATION FOR TYPE IB CONSTRUCTION, OCCUPANCY GROUPS R-1 IS UNLIMITED.

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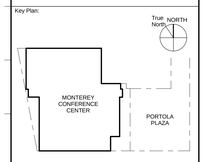
Consultants:

Issued For:

No.	Description:	Date:
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



Seal & Signature:

LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 31 2017
RENEWAL DATE
STATE OF CALIFORNIA

Sheet Name:

BUILDING TECHNICAL INDEX

Project No.: 215004
Drawn By: Author
Checked By: Checker
Scale: As indicated

Sheet No.: A0.04

CODE DIAGRAM LEGEND

- 1 HR FIRE-RESISTANCE RATING
- 2 HR FIRE-RESISTANCE RATING
- 1 HR FIRE-RESISTANCE RATING BASED ON DOOR RATINGS AND FIRE DAMPERS ON ORIGINAL DRAWINGS (SEE PROJECT INFO FOR ADD'L NOTE)
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- (55) ASSUMED OCCUPANT LOAD DISTRIBUTION
- (55) OCCUPANT LOAD FOR LIFE SAFETY COUNT
- EXIT ACCESS
- EXIT
- ACCESSORY SPACE — ACCESSORY SPACE: CORRIDORS, STAIRWAYS, TOILET ROOMS)
- AREA OF REFUGE
- ASSEMBLY - CONCENTRATED
- ASSEMBLY - UNCONCENTRATED
- KITCHEN
- OFFICE
- SHAFT
- STORAGE, MEP SPACE

EXTERIOR DISCHARGE COMPONENTS

- 2013 CBC 1027.2 THE CAPACITY OF EXIT DISCHARGE SHALL BE NOT LESS THAN THE REQUIRED DISCHARGE CAPACITY OF THE EXITS BEING SERVED.
- 2013 CBC 1027.3 EXIT DISCHARGE COMPONENTS SHALL BE SUFFICIENTLY OPEN TO THE EXTERIOR SO AS TO MINIMIZE THE ACCUMULATION OF SMOKE AND TOXIC GASES.
- 2013 CBC 1027.4.1 WIDTH, THE MINIMUM WIDTH OF EGRESS COURTS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES

1

DE ANZA BALLROOM EXITING METHODOLOGY

1. DE ANZA BALLROOM EXITING WILL UTILIZE HORIZONTAL EXIT APPROACH, IN ACCORDANCE WITH SECTION 1025 OF THE 2013 EDITION OF CALIFORNIA BUILDING CODE (CBC).

2. MCC AND HOTEL IS SEPARATED BY A 2 HOUR FIRE BARRIER WALL CONSTRUCTION AND 90-MINUTE RATED DOORS IN ACCORDANCE WITH SECTION 1025.2. DISCHARGE FROM AREA OF REFUGE TO BE THROUGH HOTEL LOBBY AND HOTEL CORRIDOR.

3. EXISTING CONSTRUCTION OF THE 2 HOUR FIRE BARRIER BETWEEN MCC AND HOTEL IS 12-INCH THICK AND 24-IN THICK REINFORCED CONCRETE WALLS, AND OPENINGS OF 1-1/2 HR FIRE RESISTANCE RATING. PER 2013 CBC TABLE 722.2.1.1, MINIMUM THICKNESS FOR 2-HR FIRE-RESISTANT CONCRETE WALL IS 5-INCH.

4. HOTEL TO MAINTAIN REQUIRED REFUGE AREA AND EXIT PATH OF TRAVEL FROM DE ANZA BALLROOM TO HOTEL EXITS.

5. HOTEL TO VERIFY OCCUPANT LOAD AND EXITING OF THE HOTEL LOBBY AS REQUIRED.

6. AN AGREEMENT WILL BE DEVELOPED DOCUMENTING THE HORIZONTAL EXIT APPROACH, AND THE REFUGE AREA AND EXIT PATH OF TRAVEL FROM THE REFUGE AREA TO HOTEL EXITS WILL BE MAINTAINED AT ALL TIMES, INCLUDING HOTEL EVENTS, HOTEL RENOVATIONS AND HOTEL ADDITIONS.

7. COMPLEMENTING THESE CODE DIAGRAMS AND PRIOR TO FINAL OCCUPANCY, THE CONFERENCE CENTER AND THE PORTOLA HOTEL WILL RECORD AN AGREEMENT THAT, AMONG OTHER MATTERS, WILL MEMORIALIZE WITH LEGAL DESCRIPTIONS THE LOCATIONS OF THE DE ANZA BALLROOM OCCUPANTS' AREAS OF RFUGE WITHIN THE HOTEL AND THE CONFERENCE CENTER, AS WELL AS DESCRIBE THE REQUIRED EXITING PATHS FROM THOSE LOCATIONS THROUGH THE HOTEL AND CONFERENCE CENTER TO A PUBLIC RIGHT OF WAY OR THE EQUIVALENT. ALSO INCLUDED IN THAT AGREEMENT WILL BE LANGUAGE RELATED TO THE PORTOLA MAKING AVAILABLE THE EXISTING ADA COMPLIANT PARKING IN ITS PARKING FACILITY THAT CAN BE USED BY THE CONFERENCE CENTER.

PROJECT INFORMATION

1975 AGREEMENT BETWEEN CITY OF MONTEREY AND CUSTOM HOUSE HOTEL CO. STATES "FOR PURPOSES OF INTERPRETING THE BUILDING CODE REQUIREMENTS, THE CONFERENCE CENTER AND HOTEL HAVE BEEN CONSIDERED AS ONE STRUCTURE NECESSITATING CERTAIN EASEMENTS FOR EXITING PURPOSES."

PER 2013 CBC SECTION 508, NO OCCUPANCY SEPARATION IS REQUIRED BETWEEN SPACES OF THE SAME OCCUPANCY GROUP OR BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY. HOWEVER, EXISTING DRAWINGS INDICATE 20-MINUTE FIRE RATED OPENINGS IN DE ANZA AND SERRA BALLROOMS FROM PRE-FUNCTION AND ALSO FIRE DAMPERS IN DUCTS PENETRATING WALLS AT SERRA BALLROOM, PRE-FUNCTION AND DE ANZA.
SOM ASSUMES THE EXISTING DESIGN INTENT AS PART OF 1975 AGREEMENT NOTED ABOVE AND IS MAINTAINING THE 1-HR FIRE-RESISTANCE RATING TO MATCH ORIGINAL DRAWINGS BEST TO OUR KNOWLEDGE.

OCCUPANCY SEPARATIONS:	NONE REQUIRED
APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE AND APPENDICES H I J 2013 MONTEREY CODE AMENDEMENTS 2013 EXISTING BUILDING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA FIRE CODE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (ORD. 3489) CALIFORNIA GOVERNMENT CODE SECTION 4216, PROTECTION OF UNDERGROUND INFRASTRUCTURE CAL OSHA-CALIFORNIA OCCUPATIONAL SAFETY HAZARD AUTHORITY CALIFORNIA ENERGY CODE , CALIFORNIA CODE OF REGULATIONS (TITLE 24 ENERGY EFFICIENCY STANDARDS) SFM/MFD - CALIFORNIA FIRE MARSHALL AND MONTEREY FIRE DEPARTMENT UL- UNDERWRITER'S LABORATORY, INC. ADAAG - AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
CONSTRUCTION TYPE:	TYPE 1B
	PRIMARY STRUCTURAL FRAME — 2HR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF ONLY — 1HR EXTERIOR BEARING WALLS — 2HR INTERIOR BEARING WALLS SUPPORTING ROOF ONLY — 1HR FLOOR CONSTRUCTION — 2HR ROOF CONSTRUCTION — 1HR SHAFT ENCLOSURES — 1HR STAIR ENCLOSURES — 1HR
SPRINKLER SYSTEM:	FULLY SPRINKLERED
FIRE ALARM:	YES
GROSS BUILDING AREA:	99,172SF
NUMBER OF STORIES:	2
BUILDING HEIGHT:	67' - 6"

EXIT AND EXIT ACCESS DOORWAYS PER SPACE
2013 CBC SECTION 1015

OCCUPANCY	OCCUPANT LOAD	NO. OF EXIT OR EXIT ACCESS DOORWAY
A, B	49 MAX.	1 MIN.
	50 - 500	2 MIN.
S	29 MAX.	1 MIN.
	30 - 500	2 MIN.
-	501-1,000	3 MIN.
-	> 1,000	4 MIN.

EXITS AND EXIT ACCESS DOORWAYS DISTANCE SEPARATION
2013 CBC PARAGRAPH 1015.2.1 EXCEPTION 2:
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

EXIT ACCESS STAIRWAYS
2013 CBC PARAGRAPH 1009.3 EXCEPTION 1: IN OTHER THAN GROUP I-2, I-2.1, I-3 AND R-2.1 OCCUPANCIES, EXIT ACCESS STAIRWAYS THAT SERVE, OR ATMOSPHERICALLY COMMUNICATE BETWEEN, ONLY TWO STORIES ARE NOT REQUIRED TO BE ENCLOSED.

EXITS OR ACCESS TO EXITS PER STORY
2013 CBC SECTION 1021

OCCUPANT LOAD PER STORY	NO. OF EXITS OR ACCESS TO EXITS FROM STORY
1 - 500	2
501 - 1,000	3
MORE THAN 1,000	4

CODE TABLE - MEZZANINE LEVEL

AREA NAME	OCCUPANCY GROUP	OCCUPANCY DESCRIPTION	OCCUPANT LOAD FACTOR	OLF SF PER OCCUPANT	FLOOR AREA	NUMBER OF OCCUPANTS
Area	-	SHAFT			1662 SF	
ELECTRICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS	836 SF	3
MECHANICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS	582 SF	2
MECHANICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS	1441 SF	5
MECHANICAL & STORAGE	S2	STORAGE, MEP SPACE	300 SF	GROSS	1113 SF	4
MEZZANINE LEVEL ASSEMBLY	A3	ASSEMBLY - CONCENTRATED	7 SF	NET	1691 SF	241
OFFICE	B	OFFICE	100 SF	GROSS	1497 SF	15
OFFICE	B	OFFICE	100 SF	GROSS	262 SF	3
SHAFT	-	SHAFT	0 SF	GROSS	103 SF	0
SHAFT	-	SHAFT	0 SF	GROSS	158 SF	0
SHAFT	-	SHAFT	0 SF	GROSS	156 SF	0
STAIR 5 AND CORRIDOR	-	ACCESSORY SPACE	0 SF	GROSS	853 SF	0
STORAGE	S2	STORAGE, MEP SPACE	300 SF	GROSS	4542 SF	16

EXIT WIDTH - MEZZANINE LEVEL

AREA NAME	DOORS PROVIDED 0.15" PER OCC. OR 3'-0" MIN. (1005.3.2.1)	STAIRWAYS PROVIDED 0.20" PER OCC. OR 3'-8" MIN. (1005.3.1.1) (1009.4)	HORIZONTAL EXIT (1025.1)	MAXIMUM NUMBER OF OCC. PERMITTED BY TOTAL EXIT WIDTH PROVIDED	ASSUMED TOTAL NUMBER OF OCC.
OFFICE & ASSEMBLY UNCONCENTRATED	1 DOOR @ 68" CLR OPENING EA. = 68" (453 OCC.)	1 STAIR @ 8'-4" = 100" (500 OCC)	N/A	953 OCC.	260 OCC.

2013 CBC SECTION 505 COMPLIANCE - MEZZANINE LEVEL

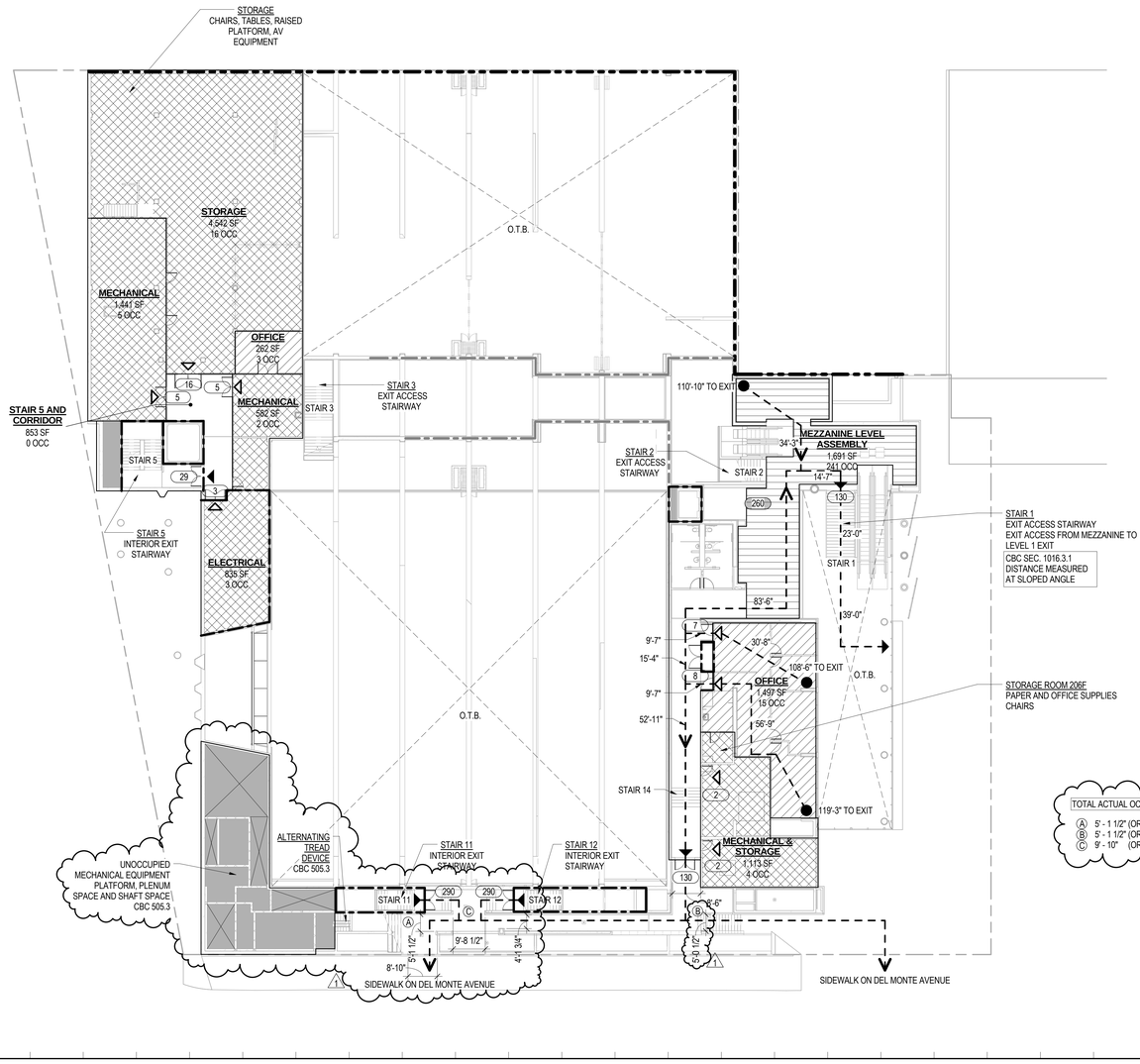
TOTAL AREA OF L1	TOTAL AREA OF MEZZANINE LEVEL	PERCENTAGE CBC 505.2.1, EXCEPTION
56,054 SF	17,030 SF	30.4% OF TOTAL L1 AREA

PER 2013 CBC PARAGRAPH 505.2.1, "THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED."

PER 2013 CBC PARAGRAPH 505.2.3 EXCEPTION 2, "A MEZZANINE HAVING TWO OR MORE MEANS OF EGRESS IS NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINE IS LOCATED IF AT LEAST ONE OF THE MEANS OF EGRESS PROVIDES DIRECT ACCESS TO AN EXIT FROM THE MEZZANINE LEVEL."

PER 2013 CBC PARAGRAPH 505.2.3 EXCEPTION 3, "MEZZANINES OR PORTIONS THEREOF ARE NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED, PROVIDED THAT THE AGGREGATE FLOOR AREA OF THE ENCLOSED SPACE IS NOT GREATER THAN 10 PERCENT OF THE MEZZANINE AREA."

PER 2013 CBC PARAGRAPH 505.2.3 EXCEPTION 5, "IN OCCUPANCIES OTHER THAN GROUPS H AND I, THAT ARE NO MORE THAN TWO STORIES ABOVE GRADE PLAN AND EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, A MEZZANINE HAVING TWO OR MORE MEANS OF EGRESS SHALL NOT BE REQUIRED TO BE OPEN TO THE ROOM IN WHICH TEH MEZZANINE IS LOCATED."



TOTAL ACTUAL OCCUPANTS ON SOUTH SIDE = 290+290+130 = 710 OCC

- (A) 5' - 1 1/2" (OR 61 1/2") @ 0.15"/OCC = 410 OCC MAXIMUM, 408 OCC ACTUAL
- (B) 5' - 1 1/2" (OR 61 1/2") @ 0.20"/OCC = 302 OCC MAXIMUM, 302 OCC ACTUAL
- (C) 9' - 10" (OR 118") @ 0.15"/OCC = 785 OCC MAXIMUM, 580 OCC ACTUAL

1

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL
580 PACIFIC STREET, MONTEREY, CA 93940
TEL: (831) 646-5601

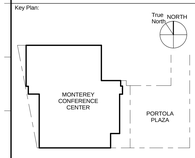
Architect / Engineer:
SOM
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.	Description:	Date:
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	ADDENDUM 1	11 SEPT 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
	BULLETIN 2-PERMIT RESUBMITTAL	20 NOV 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



Seal & Signature:

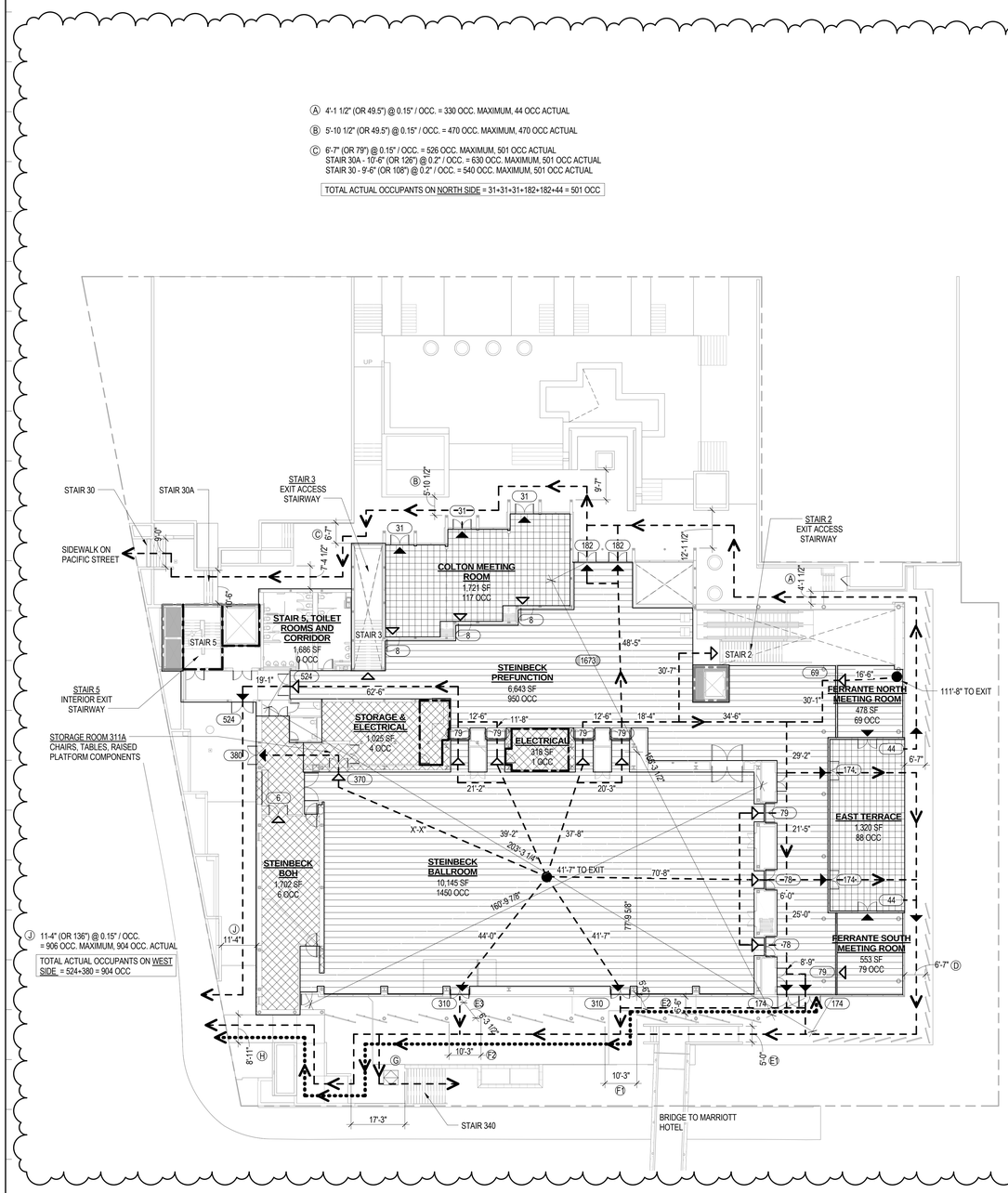
LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 3 1 2017
RENEWAL DATE
STATE OF CALIFORNIA

Sheet Name:

CODE DIAGRAM - MEZZANINE LEVEL

Project No.:	Sheet No.:
215004	A0.12
Drawn By: Author	
Checked By: Checker	
Scale: As indicated	

12/8/2015 10:48:39 AM



Ⓐ 4'-1 1/2" (OR 49.5") @ 0.15" / OCC. = 330 OCC. MAXIMUM, 44 OCC ACTUAL

Ⓑ 5'-10 1/2" (OR 49.5") @ 0.15" / OCC. = 470 OCC. MAXIMUM, 470 OCC ACTUAL

Ⓒ 6'-7" (OR 79") @ 0.15" / OCC. = 526 OCC. MAXIMUM, 501 OCC ACTUAL
STAIR 30A - 10'-6" (OR 126") @ 0.2" / OCC. = 630 OCC. MAXIMUM, 501 OCC ACTUAL
STAIR 30 - 9'-6" (OR 108") @ 0.2" / OCC. = 540 OCC. MAXIMUM, 501 OCC ACTUAL

TOTAL ACTUAL OCCUPANTS ON NORTH SIDE = 31+31+31+182+182+44 = 501 OCC

Ⓙ 11'-4" (OR 136") @ 0.15" / OCC. = 906 OCC. MAXIMUM, 904 OCC. ACTUAL

TOTAL ACTUAL OCCUPANTS ON WEST SIDE = 524+380 = 904 OCC

TOTAL ACTUAL OCCUPANTS ON EAST SIDE = 174+174+44 = 392 OCC

Ⓓ 6'-7" (OR 79") @ 0.15" / OCC. = 526 OCC. MAXIMUM, 392 OCC. ACTUAL

Ⓔ1 5'-0" (OR 60") @ 0.2" / OCC. = 300 OCC. MAXIMUM, 300 OCC. ACTUAL

Ⓔ2 5'-6" (OR 66") @ 0.15" / OCC. = 440 OCC. MAXIMUM, 440 OCC. ACTUAL

Ⓔ3 6'-3" (OR 75") @ 0.15" / OCC. = 500 OCC. MAXIMUM, 0 OCC. ACTUAL

Ⓕ1 10'-3" (OR 123") @ 0.15" / OCC. = 820 OCC. MAXIMUM, 750 OCC. ACTUAL

Ⓕ2 10'-3" (OR 123") @ 0.15" / OCC. = 820 OCC. MAXIMUM, 310 OCC. ACTUAL

Ⓖ 17'-3" (OR 207") @ 0.15" / OCC. = 1380 OCC. MAXIMUM, 1360 OCC. ACTUAL

Ⓗ 8'-11" (OR 107") @ 0.15" / OCC. = 713 OCC. MAXIMUM, 713 OCC. ACTUAL
STAIR 340 - 11'-0" (OR 132") @ 0.2" / OCC. = 660 OCC. MAXIMUM, 647 OCC. ACTUAL

TOTAL ACTUAL OCCUPANTS ON SOUTH SIDE = 392+174+174+310+310 = 1,360 OCC

CODE DIAGRAM LEGEND

- 1 HR FIRE-RESISTANCE RATING
- 2 HR FIRE-RESISTANCE RATING
- 1 HR FIRE-RESISTANCE RATING BASED ON DOOR RATINGS AND FIRE DAMPERS ON ORIGINAL DRAWINGS (SEE PROJECT INFO FOR ADD'L NOTE)
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- (55) ASSUMED OCCUPANT LOAD DISTRIBUTION
- (55) OCCUPANT LOAD FOR LIFE SAFETY COUNT
- EXIT ACCESS
- EXIT
- ACCESSORY SPACE — ACCESSORY SPACE: CORRIDORS, STAIRWAYS, TOILET ROOMS)
- AREA OF REFUGE
- ASSEMBLY - CONCENTRATED
- ASSEMBLY - UNCONCENTRATED
- KITCHEN
- OFFICE
- SHAFT
- STORAGE, MEP SPACE

EXTERIOR DISCHARGE COMPONENTS

• 2013 CBC 1027.2 THE CAPACITY OF EXIT DISCHARGE SHALL BE NOT LESS THAN THE REQUIRED DISCHARGE CAPACITY OF THE EXITS BEING SERVED.
• 2013 CBC 1027.3 EXIT DISCHARGE COMPONENTS SHALL BE SUFFICIENTLY OPEN TO THE EXTERIOR SO AS TO MINIMIZE THE ACCUMULATION OF SMOKE AND TOXIC GASES.
• 2013 CBC 1027.4.1 WIDTH, THE MINIMUM WIDTH OF EGRESS COURTS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES.

DE ANZA BALLROOM EXITING METHODOLOGY

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OCCUPANCY SEPARATIONS:	NONE REQUIRED
APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE AND APPENDICES H I J 2013 MONTEREY CODE AMENDEMENTS 2013 EXISTING BUILDING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA FIRE CODE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (ORD. 3489) CALIFORNIA GOVERNMENT CODE SECTION 4216, PROTECTION OF UNDERGROUND INFRASTRUCTURE CAL OSHA-CALIFORNIA OCCUPATIONAL SAFETY HAZARD AUTHORITY CALIFORNIA ENERGY CODE , CALIFORNIA CODE OF REGULATIONS (TITLE 24 ENERGY EFFICIENCY STANDARDS) SFM/MFD - CALIFORNIA FIRE MARSHALL AND MONTEREY FIRE DEPARTMENT UL- UNDERWRITER'S LABORATORY, INC. ADAAG - AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
CONSTRUCTION TYPE:	TYPE 1B
	PRIMARY STRUCTURAL FRAME — 2HR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF ONLY — 1HR EXTERIOR BEARING WALLS — 2HR INTERIOR BEARING WALLS SUPPORTING ROOF ONLY — 1HR FLOOR CONSTRUCTION — 2HR ROOF CONSTRUCTION — 1HR SHAFT ENCLOSURES — 1HR STAIR ENCLOSURES — 1HR
SPRINKLER SYSTEM:	FULLY SPRINKLERED
FIRE ALARM:	YES
GROSS BUILDING AREA:	99,172SF
NUMBER OF STORIES:	2
BUILDING HEIGHT:	67' - 6"

EXIT AND EXIT ACCESS DOORWAYS PER SPACE
2013 CBC SECTION 1015

OCCUPANCY	OCCUPANT LOAD	NO. OF EXIT OR EXIT ACCESS DOORWAY
A, B	49 MAX.	1 MIN.
	50 - 500	2 MIN.
S	29 MAX.	1 MIN.
	30 - 500	2 MIN.
-	501-1,000	3 MIN.
-	> 1,000	4 MIN.

EXITS AND EXIT ACCESS DOORWAYS DISTANCE SEPARATION

2013 CBC PARAGRAPH 1015.2.1 EXCEPTION 2:
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EXIT ACCESS STAIRWAYS
2013 CBC PARAGRAPH 1009.3 EXCEPTION 1: IN OTHER THAN GROUP I-2, I-2.1, I-3 AND R-2.1 OCCUPANCIES, EXIT ACCESS STAIRWAYS THAT SERVE, OR ATMOSPHERICALLY COMMUNICATE BETWEEN, ONLY TWO STORIES ARE NOT REQUIRED TO BE ENCLOSED.

EXITS OR ACCESS TO EXITS PER STORY
2013 CBC SECTION 1021

OCCUPANT LOAD PER STORY	NO. OF EXITS OR ACCESS TO EXITS FROM STORY
1 - 500	2
501 - 1,000	3
MORE THAN 1,000	4

CODE TABLE - LEVEL 2 CONFIGURATION 1

AREA NAME	OCCUPANCY GROUP	OCCUPANCY DESCRIPTION	OCCUPANT LOAD FACTOR	OLF SF PER OCCUPANT	FLOOR AREA	NUMBER OF OCCUPANTS
COLTON MEETING ROOM	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET	1721 SF	117
EAST TERRACE	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET	1320 SF	88
ELECTRICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS	318 SF	1
FERRANTE NORTH MEETING ROOM	A3	ASSEMBLY - CONCENTRATED	7 SF	NET	478 SF	69
FERRANTE SOUTH MEETING ROOM	A3	ASSEMBLY - CONCENTRATED	7 SF	NET	553 SF	79
SHAFT	-	SHAFT	0 SF	GROSS	140 SF	0
SHAFT	-	SHAFT	0 SF	GROSS	154 SF	0
SHAFT	-	SHAFT	0 SF	GROSS	146 SF	0
STAIR 5, TOILET ROOMS AND CORRIDOR	-	ACCESSORY SPACE	0 SF	GROSS	1686 SF	0
STEINBECK BOH	S2	STORAGE, MEP SPACE	300 SF	GROSS	1702 SF	6
STEINBECK BALLROOM	A3	ASSEMBLY - CONCENTRATED	7 SF	NET	10145 SF	1450
STEINBECK PREFUNCTION	A3	ASSEMBLY - CONCENTRATED	7 SF	NET	6643 SF	950
STORAGE & ELECTRICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS	1025 SF	4

EXIT WIDTH - LEVEL 02 - CONFIGURATION 1

AREA NAME	DOORS PROVIDED 0.15" PER OCC. OR 3'-0" MIN. (1005.3.2.1)	STAIRWAYS PROVIDED 0.20" PER OCC. OR 3'-8" MIN. (1005.3.1.1) (1009.4)	HORIZONTAL EXIT (1025.1)	MAXIMUM NUMBER OF OCC. PERMITTED BY TOTAL EXIT WIDTH PROVIDED	ASSUMED TOTAL NUMBER OF OCC.
STEINBECK BALLROOM	10 DOORS @ 68" CLR OPENING EA. = 680" (4,533 OCC.)	N/A	N/A	4,533 OCC.	1,450 OCC.
LEVEL 02 MAIN EXITS	2 DOORS @ 68" CLR OPENING EA. = 136" (906 OCC.) 2 DOORS @ 78" CLR OPENING EA. = 156" (1,040 OCC.) 2 DOORS @ 68.5" CLR OPENING EA. = 137" (913 OCC.) 1 DOOR @ 80" CLR OPENING (533 OCC.)	N/A	N/A	3,392 OCC. (1)	1,673 OCC. (1)

(1)

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL
580 PACIFIC STREET, MONTEREY, CA 93940
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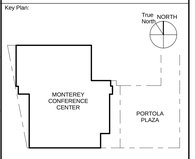
Architect / Engineer:
SOM
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.	Description:	Date:
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
	BULLETIN 2-PERMIT RESUBMITTAL	20 NOV 2015
	BULLETIN 2-PERMIT RESUBMITTAL-REVISED	25 NOV 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:


Seal & Signature:
LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 31 2017
RENEWAL DATE
STATE OF CALIFORNIA

Sheet Name:
CODE DIAGRAM - LEVEL 2 - CONFIGURATION 1

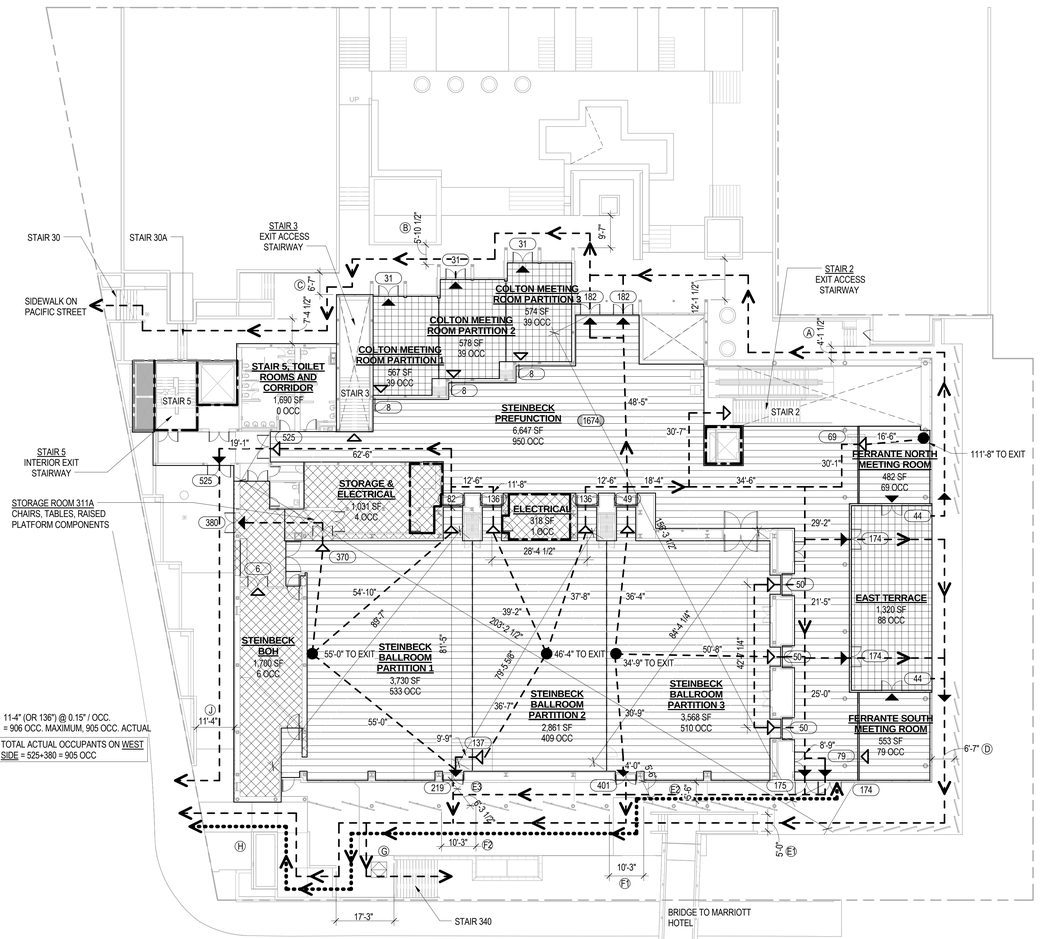
Project No.: 215004
Drawn By: Author
Checked By: Checker
Scale: As indicated
Sheet No.: A0.13.1

Ⓐ 4'-1 1/2" (OR 49.5") @ 0.15" / OCC. = 330 OCC. MAXIMUM, 44 OCC ACTUAL

Ⓑ 5'-10 1/2" (OR 49.5") @ 0.15" / OCC. = 470 OCC. MAXIMUM, 470 OCC ACTUAL

Ⓒ 6'-7" (OR 79") @ 0.15" / OCC. = 526 OCC. MAXIMUM, 501 OCC ACTUAL
STAIR 30A - 10'-6" (OR 126") @ 0.2" / OCC. = 630 OCC. MAXIMUM, 501 OCC ACTUAL
STAIR 30 - 9'-6" (OR 108") @ 0.2" / OCC. = 540 OCC. MAXIMUM, 501 OCC ACTUAL

TOTAL ACTUAL OCCUPANTS ON NORTH SIDE = 31+31+31+182+182+44 = 501 OCC



Ⓙ 11'-4" (OR 136") @ 0.15" / OCC. = 906 OCC. MAXIMUM, 905 OCC. ACTUAL

TOTAL ACTUAL OCCUPANTS ON WEST SIDE = 525+380 = 905 OCC

TOTAL ACTUAL OCCUPANTS ON EAST SIDE = 174+174+44 = 392 OCC

Ⓓ 6'-7" (OR 79") @ 0.15" / OCC. = 526 OCC. MAXIMUM, 392 OCC. ACTUAL

Ⓔ1 5'-0" (OR 60") @ 0.2" / OCC. = 300 OCC. MAXIMUM, 300 OCC. ACTUAL

Ⓔ2 5'-6" (OR 66") @ 0.15" / OCC. = 440 OCC. MAXIMUM, 440 OCC. ACTUAL

Ⓔ3 6'-3" (OR 75") @ 0.15" / OCC. = 500 OCC. MAXIMUM, 21 OCC. ACTUAL

Ⓕ1 10'-3" (OR 123") @ 0.15" / OCC. = 820 OCC. MAXIMUM, 820 OCC. ACTUAL

Ⓕ2 10'-3" (OR 123") @ 0.15" / OCC. = 820 OCC. MAXIMUM, 240 OCC. ACTUAL

Ⓖ 17'-3" (OR 207") @ 0.15" / OCC. = 1380 OCC. MAXIMUM, 1361 OCC. ACTUAL

Ⓗ 8'-11" (OR 107") @ 0.15" / OCC. = 713 OCC. MAXIMUM, 713 OCC. ACTUAL
STAIR 340 - 11'-0" (OR 132") @ 0.2" / OCC. = 660 OCC. MAXIMUM, 648 OCC. ACTUAL

TOTAL ACTUAL OCCUPANTS ON SOUTH SIDE = 392+175+174+401+219 = 1,361 OCC

CODE DIAGRAM LEGEND

- 1 HR FIRE-RESISTANCE RATING
- 2 HR FIRE-RESISTANCE RATING
- 1 HR FIRE-RESISTANCE RATING BASED ON DOOR RATINGS AND FIRE DAMPERS ON ORIGINAL DRAWINGS (SEE PROJECT INFO FOR ADD'L NOTE)
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- (55) ASSUMED OCCUPANT LOAD DISTRIBUTION
- (55) OCCUPANT LOAD FOR LIFE SAFETY COUNT
- EXIT ACCESS
- EXIT
- ACCESSORY SPACE — ACCESSORY SPACE: CORRIDORS, STAIRWAYS, TOILET ROOMS)
- AREA OF REFUGE
- ASSEMBLY - CONCENTRATED
- ASSEMBLY - UNCONCENTRATED
- KITCHEN
- OFFICE
- SHAFT
- STORAGE, MEP SPACE

EXTERIOR DISCHARGE COMPONENTS

• 2013 CBC 1027.2 THE CAPACITY OF EXIT DISCHARGE SHALL BE NOT LESS THAN THE REQUIRED DISCHARGE CAPACITY OF THE EXITS BEING SERVED.
• 2013 CBC 1027.3 EXIT DISCHARGE COMPONENTS SHALL BE SUFFICIENTLY OPEN TO THE EXTERIOR SO AS TO MINIMIZE THE ACCUMULATION OF SMOKE AND TOXIC GASES.
• 2013 CBC 1027.4.1 WIDTH, THE MINIMUM WIDTH OF EGRESS COURTS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES.

DE ANZA BALLROOM EXITING METHODOLOGY

1. DE ANZA BALLROOM EXITING WILL UTILIZE HORIZONTAL EXIT APPROACH, IN ACCORDANCE WITH SECTION 1025 OF THE 2013 EDITION OF CALIFORNIA BUILDING CODE (CBC).

2. MCC AND HOTEL IS SEPARATED BY A 2 HOUR FIRE BARRIER WALL CONSTRUCTION AND 90-MINUTE RATED DOORS IN ACCORDANCE WITH SECTION 1025.2. DISCHARGE FROM AREA OF REFUGE TO BE THROUGH HOTEL LOBBY AND HOTEL CORRIDOR.

3. EXISTING CONSTRUCTION OF THE 2 HOUR FIRE BARRIER BETWEEN MCC AND HOTEL IS 12-INCH THICK AND 24-IN THICK REINFORCED CONCRETE WALLS, AND OPENINGS OF 1-1/2 HR FIRE RESISTANCE RATING. PER 2013 CBC TABLE 722.2.1.1, MINIMUM THICKNESS FOR 2-HR FIRE-RESISTANT CONCRETE WALL IS 5-INCH.

4. HOTEL TO MAINTAIN REQUIRED REFUGE AREA AND EXIT PATH OF TRAVEL FROM DE ANZA BALLROOM TO HOTEL EXITS.

5. HOTEL TO VERIFY OCCUPANT LOAD AND EXITING OF THE HOTEL LOBBY AS REQUIRED.

6. AN AGREEMENT WILL BE DEVELOPED DOCUMENTING THE HORIZONTAL EXIT APPROACH, AND THE REFUGE AREA AND EXIT PATH OF TRAVEL FROM THE REFUGE AREA TO HOTEL EXITS WILL BE MAINTAINED AT ALL TIMES, INCLUDING HOTEL EVENTS, HOTEL RENOVATIONS AND HOTEL ADDITIONS.

7. COMPLEMENTING THESE CODE DIAGRAMS AND PRIOR TO FINAL OCCUPANCY, THE CONFERENCE CENTER AND THE PORTOLA HOTEL WILL RECORD AN AGREEMENT THAT, AMONG OTHER MATTERS, WILL MEMORIALIZE WITH LEGAL DESCRIPTIONS THE LOCATIONS OF THE DE ANZA BALLROOM OCCUPANTS' AREAS OF RFUGE WITHIN THE HOTEL AND THE CONFERENCE CENTER, AS WELL AS DESCRIBE THE REQUIRED EXITING PATHS FROM THOSE LOCATIONS THROUGH THE HOTEL AND CONFERENCE CENTER TO A PUBLIC RIGHT OF WAY OR THE EQUIVALENT. ALSO INCLUDED IN THAT AGREEMENT WILL BE LANGUAGE RELATED TO THE PORTOLA MAKING AVAILABLE THE EXISTING ADA COMPLIANT PARKING IN ITS PARKING FACILITY THAT CAN BE USED BY THE CONFERENCE CENTER.

PROJECT INFORMATION

1975 AGREEMENT BETWEEN CITY OF MONTEREY AND CUSTOM HOUSE HOTEL CO. STATES "FOR PURPOSES OF INTERPRETING THE BUILDING CODE REQUIREMENTS, THE CONFERENCE CENTER AND HOTEL HAVE BEEN CONSIDERED AS ONE STRUCTURE NECESSITATING CERTAIN EASEMENTS FOR EXITING PURPOSES."

PER 2013 CBC SECTION 508, NO OCCUPANCY SEPARATION IS REQUIRED BETWEEN SPACES OF THE SAME OCCUPANCY GROUP OR BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY. HOWEVER, EXISTING DRAWINGS INDICATE 20-MINUTE FIRE RATED OPENINGS IN DE ANZA AND SERRA BALLROOMS FROM PRE-FUNCTION AND ALSO FIRE DAMPERS IN DUCTS PENETRATING WALLS AT SERRA BALLROOM, PRE-FUNCTION AND DE ANZA.
SOM ASSUMES THE EXISTING DESIGN INTENT AS PART OF 1975 AGREEMENT NOTED ABOVE AND IS MAINTAINING THE 1-HR FIRE-RESISTANCE RATING TO MATCH ORIGINAL DRAWINGS BEST TO OUR KNOWLEDGE.

OCCUPANCY SEPARATIONS:	NONE REQUIRED
APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE AND APPENDICES H I J 2013 MONTEREY CODE AMENDEMENTS 2013 EXISTING BUILDING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA FIRE CODE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (ORD. 3489) CALIFORNIA GOVERNMENT CODE SECTION 4216, PROTECTION OF UNDERGROUND INFRASTRUCTURE CAL OSHA-CALIFORNIA OCCUPATIONAL SAFETY HAZARD AUTHORITY CALIFORNIA ENERGY CODE , CALIFORNIA CODE OF REGULATIONS (TITLE 24 ENERGY EFFICIENCY STANDARDS) SFM/MFD - CALIFORNIA FIRE MARSHALL AND MONTEREY FIRE DEPARTMENT UL- UNDERWRITER'S LABORATORY, INC. ADAAG - AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
CONSTRUCTION TYPE:	TYPE 1B
	PRIMARY STRUCTURAL FRAME — 2HR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF ONLY — 1HR EXTERIOR BEARING WALLS — 2HR INTERIOR BEARING WALLS SUPPORTING ROOF ONLY — 1HR FLOOR CONSTRUCTION — 2HR ROOF CONSTRUCTION — 1HR SHAFT ENCLOSURES — 1HR STAIR ENCLOSURES — 1HR
SPRINKLER SYSTEM:	FULLY SPRINKLERED
FIRE ALARM:	YES
GROSS BUILDING AREA:	99,172SF
NUMBER OF STORIES:	2
BUILDING HEIGHT:	67' - 6"

EXIT AND EXIT ACCESS DOORWAYS PER SPACE
2013 CBC SECTION 1015

OCCUPANCY	OCCUPANT LOAD	NO. OF EXIT OR EXIT ACCESS DOORWAY
A, B	49 MAX.	1 MIN.
	50 - 500	2 MIN.
S	29 MAX.	1 MIN.
	30 - 500	2 MIN.
-	501-1,000	3 MIN.
-	> 1,000	4 MIN.

EXITS AND EXIT ACCESS DOORWAYS DISTANCE SEPARATION

2013 CBC PARAGRAPH 1015.2.1 EXCEPTION 2:
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

EXIT ACCESS STAIRWAYS
2013 CBC PARAGRAPH 1009.3 EXCEPTION 1: IN OTHER THAN GROUP I-2, I-2.1, I-3 AND R-2.1 OCCUPANCIES, EXIT ACCESS STAIRWAYS THAT SERVE, OR ATMOSPHERICALLY COMMUNICATE BETWEEN, ONLY TWO STORIES ARE NOT REQUIRED TO BE ENCLOSED.

EXITS OR ACCESS TO EXITS PER STORY
2013 CBC SECTION 1021

OCCUPANT LOAD PER STORY	NO. OF EXITS OR ACCESS TO EXITS FROM STORY
1 - 500	2
501 - 1,000	3
MORE THAN 1,000	4

CODE TABLE - LEVEL 2 CONFIGURATION 2

AREA NAME	OCCUPANCY GROUP	OCCUPANCY DESCRIPTION	OCCUPANT LOAD FACTOR		OLF SF PER OCC	FLOOR AREA	NUMBER OF OCCUPANT
COLTON MEETING ROOM PARTITION 1	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		567 SF	39
COLTON MEETING ROOM PARTITION 2	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		578 SF	39
COLTON MEETING ROOM PARTITION 3	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		574 SF	39
EAST TERRACE	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		1,320 SF	88
ELECTRICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS		318 SF	1
FERRANTE NORTH MEETING ROOM	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		482 SF	69
FERRANTE SOUTH MEETING ROOM	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		553 SF	79
SHAFT	-	SHAFT	0 SF	GROSS		155 SF	0
SHAFT	-	SHAFT	0 SF	GROSS		141 SF	0
STAIR 5, TOILET ROOMS AND CORRIDOR	-	ACCESSORY SPACE	0 SF	GROSS		1,690 SF	0
STEINBECK BOH	S2	STORAGE, MEP SPACE	300 SF	GROSS		1,700 SF	6
STEINBECK BALLROOM PARTITION 1	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		3,730 SF	533
STEINBECK BALLROOM PARTITION 2	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		2,861 SF	409
STEINBECK BALLROOM PARTITION 3	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		3,568 SF	510
STEINBECK PREFUNCTION	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		6,647 SF	950
STORAGE & ELECTRICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS		1,031 SF	4

EXIT WIDTH - LEVEL 02 - CONFIGURATION 2

AREA NAME	DOORS PROVIDED 0.15" PER OCC. OR 3'-0" MIN. (1005.3.2.1)	STAIRWAYS PROVIDED 0.20" PER OCC. OR 3'-6" MIN. (1005.3.1.1) (1009.4)	HORIZONTAL EXIT (1025.1)	MAXIMUM NUMBER OF OCC PERMITTED BY TOTAL EXIT WIDTH PROVIDED	ASSUMED TOTAL NUMBER OF OCC.
STEINBECK BALLROOM PARTITION 1	3 DOORS @ 68" CLR OPENING EA. = 204" (1,360 OCC.)	N/A	N/A	1 1,360 OCC.	533 OCC.
STEINBECK BALLROOM PARTITION 2	2 DOORS @ 68" CLR OPENING EA. = 136" (907 OCC.) 1 DOOR @ 34" CLR OPENING = 34" (227 OCC.)	N/A	N/A	1,134 OCC.	409 OCC.
STEINBECK BALLROOM PARTITION 3	5 DOORS @ 68" CLR OPENING EA. = 340" (2,267 OCC.)	N/A	N/A	2,267 OCC.	510 OCC.
LEVEL 02 MAIN EXITS	2 DOORS @ 68" CLR OPENING EA. = 136" (906 OCC.) 2 DOORS @ 78" CLR OPENING EA. = 156" (1,040 OCC.) 2 DOORS @ 68.5" CLR OPENING EA. = 137" (913 OCC.) 1 DOOR @ 80" CLR OPENING (533 OCC.)	N/A	N/A	1 3,392 OCC.	1 1,674 OCC.

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

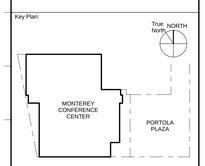
CITY OF MONTEREY
CITY HALL
580 PACIFIC STREET, MONTEREY, CA 93940
TEL: (831) 646-5601

Architect / Engineer:
SOM
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.	Description:	Date:
	30% SUBMITTAL	20 FEB 2015
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
	BULLETIN 2-PERMIT RESUBMITTAL	20 NOV 2015
	BULLETIN 2-PERMIT RESUBMITTAL-REVISED	25 NOV 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:


Seal & Signature:
LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 31 2017
RENEWAL DATE
STATE OF CALIFORNIA

Sheet Name:
CODE DIAGRAM - LEVEL 2 - CONFIGURATION 2

Project No.: 215004
Drawn By: Author
Checked By: Checker
Scale: As indicated

Sheet No.:
A0.13.2

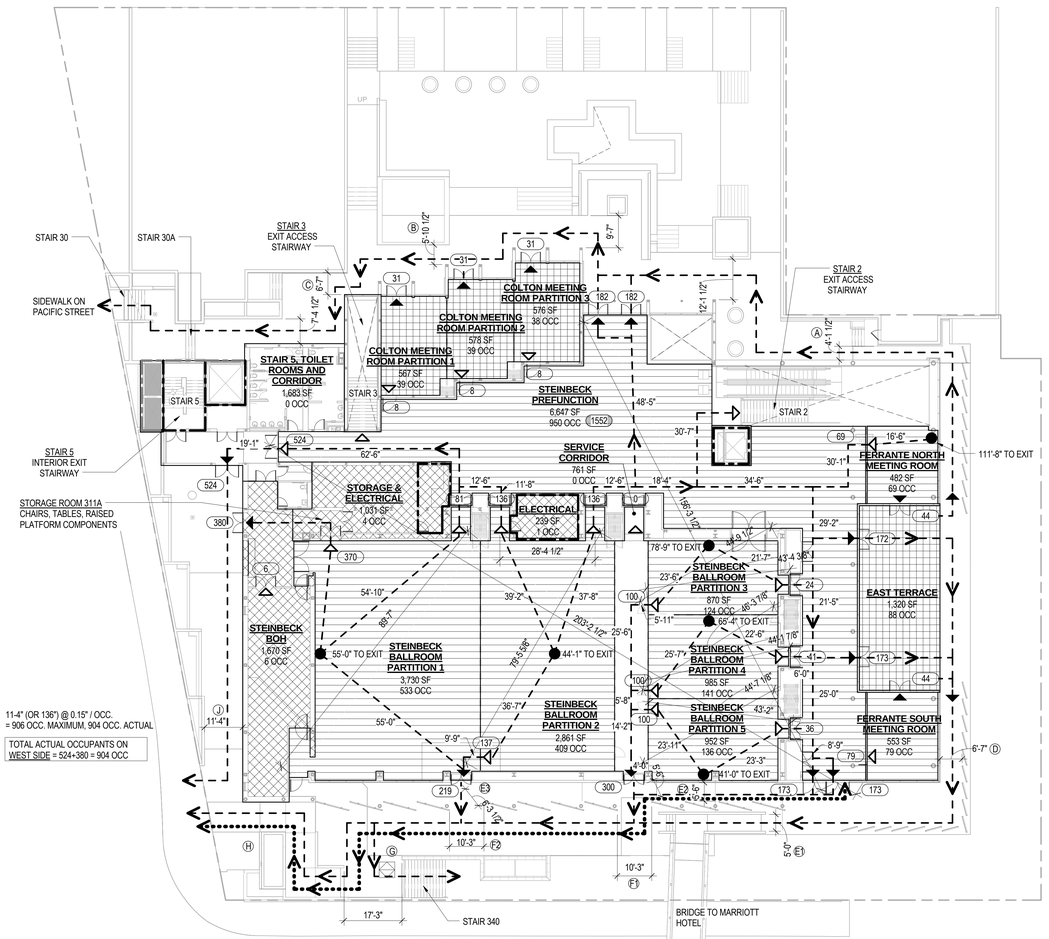
CODE
DIAG

Ⓐ 4'-1 1/2" (OR 49.5") @ 0.15" / OCC. = 330 OCC. MAXIMUM, 44 OCC ACTUAL

Ⓑ 5'-10 1/2" (OR 49.5") @ 0.15" / OCC. = 470 OCC. MAXIMUM, 469 OCC ACTUAL

Ⓒ 6'-7" (OR 79") @ 0.15" / OCC. = 526 OCC. MAXIMUM, 500 OCC ACTUAL
STAIR 30A - 10'-6" (OR 126") @ 0.2" / OCC. = 630 OCC. MAXIMUM, 500 OCC ACTUAL
STAIR 30 - 9'-6" (OR 108") @ 0.2" / OCC. = 540 OCC. MAXIMUM, 500 OCC ACTUAL

TOTAL OCCUPANTS ON NORTH SIDE = 31+31+30+182+182+44 = 500 OCC



TOTAL ACTUAL OCCUPANTS ON EAST SIDE = 172+173+44 = 389 OCC

Ⓓ 6'-7" (OR 79") @ 0.15" / OCC. = 526 OCC. MAXIMUM, 389 OCC. ACTUAL

Ⓔ1 5'-0" (OR 60") @ 0.2" / OCC. = 300 OCC. MAXIMUM, 300 OCC. ACTUAL

Ⓔ2 5'-6" (OR 66") @ 0.15" / OCC. = 440 OCC. MAXIMUM, 435 OCC. ACTUAL

Ⓔ3 6'-3" (OR 75") @ 0.15" / OCC. = 500 OCC. MAXIMUM, 0 OCC. ACTUAL

Ⓕ1 10'-3" (OR 123") @ 0.15" / OCC. = 820 OCC. MAXIMUM, 735 OCC. ACTUAL

Ⓕ2 10'-3" (OR 123") @ 0.15" / OCC. = 820 OCC. MAXIMUM, 219 OCC. ACTUAL

Ⓖ 17'-3" (OR 207") @ 0.15" / OCC. = 1380 OCC. MAXIMUM, 1254 OCC. ACTUAL

Ⓗ 8'-11" (OR 107") @ 0.15" / OCC. = 713 OCC. MAXIMUM, 713 OCC. ACTUAL
STAIR 340 - 11'-0" (OR 132") @ 0.2" / OCC. = 660 OCC. MAXIMUM, 541 OCC. ACTUAL

TOTAL ACTUAL OCCUPANTS ON SOUTH SIDE = 389+173+173+219+300 = 1,254 OCC

CODE DIAGRAM LEGEND

- 1 HR FIRE-RESISTANCE RATING
- 2 HR FIRE-RESISTANCE RATING
- 1 HR FIRE-RESISTANCE RATING BASED ON DOOR RATINGS AND FIRE DAMPERS ON ORIGINAL DRAWINGS (SEE PROJECT INFO FOR ADD'L NOTE)
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- (55) ASSUMED OCCUPANT LOAD DISTRIBUTION
- (55) OCCUPANT LOAD FOR LIFE SAFETY COUNT
- EXIT ACCESS
- EXIT
- ACCESSORY SPACE — ACCESSORY SPACE: CORRIDORS, STAIRWAYS, TOILET ROOMS)
- AREA OF REFUGE
- ASSEMBLY - CONCENTRATED
- ASSEMBLY - UNCONCENTRATED
- KITCHEN
- OFFICE
- SHAFT
- STORAGE, MEP SPACE

EXTERIOR DISCHARGE COMPONENTS

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SOM ASSUMES THE EXISTING DESIGN INTENT AS PART OF 1975 AGREEMENT NOTED ABOVE AND IS MAINTAINING THE 1-HR FIRE-RESISTANCE RATING TO MATCH ORIGINAL DRAWINGS BEST TO OUR KNOWLEDGE.

OCCUPANCY SEPARATIONS:	NONE REQUIRED
APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE AND APPENDICES H I J 2013 MONTEREY CODE AMENDEMENTS 2013 EXISTING BUILDING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA FIRE CODE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (ORD. 3489) CALIFORNIA GOVERNMENT CODE SECTION 4216, PROTECTION OF UNDERGROUND INFRASTRUCTURE CAL OSHA-CALIFORNIA OCCUPATIONAL SAFETY HAZARD AUTHORITY CALIFORNIA ENERGY CODE , CALIFORNIA CODE OF REGULATIONS (TITLE 24 ENERGY EFFICIENCY STANDARDS) SFM/MFD - CALIFORNIA FIRE MARSHALL AND MONTEREY FIRE DEPARTMENT UL- UNDERWRITER'S LABORATORY, INC. ADAAG - AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
CONSTRUCTION TYPE:	TYPE 1B
	PRIMARY STRUCTURAL FRAME 2HR PRIMARY STRUCTURAL FRAME SUPPORTING ROOF ONLY 1HR EXTERIOR BEARING WALLS 2HR INTERIOR BEARING WALLS SUPPORTING ROOF ONLY 1HR FLOOR CONSTRUCTION 2HR ROOF CONSTRUCTION 1HR SHAFT ENCLOSURES 1HR STAIR ENCLOSURES 1HR
SPRINKLER SYSTEM:	FULLY SPRINKLERED
FIRE ALARM:	YES
GROSS BUILDING AREA:	99,172SF
NUMBER OF STORIES:	2
BUILDING HEIGHT:	67' - 6"

EXIT AND EXIT ACCESS DOORWAYS PER SPACE
2013 CBC SECTION 1015

OCCUPANCY	OCCUPANT LOAD	NO. OF EXIT OR EXIT ACCESS DOORWAY
A, B	49 MAX.	1 MIN.
	50 - 500	2 MIN.
S	29 MAX.	1 MIN.
	30 - 500	2 MIN.
-	501-1,000	3 MIN.
-	> 1,000	4 MIN.

EXITS AND EXIT ACCESS DOORWAYS DISTANCE SEPARATION

2013 CBC PARAGRAPH 1015.2.1 EXCEPTION 2:
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

EXIT ACCESS STAIRWAYS
2013 CBC PARAGRAPH 1009.3 EXCEPTION 1: IN OTHER THAN GROUP I-2, I-2.1, I-3 AND R-2.1 OCCUPANCIES, EXIT ACCESS STAIRWAYS THAT SERVE, OR ATMOSPHERICALLY COMMUNICATE BETWEEN, ONLY TWO STORIES ARE NOT REQUIRED TO BE ENCLOSED.

EXITS OR ACCESS TO EXITS PER STORY
2013 CBC SECTION 1021

OCCUPANT LOAD PER STORY	NO. OF EXITS OR ACCESS TO EXITS FROM STORY
1 - 500	2
501 - 1,000	3
MORE THAN 1,000	4

CODE TABLE - LEVEL 2 CONFIGURATION 3

AREA NAME	OCCUPANCY GROUP	OCCUPANCY DESCRIPTION	OCCUPANT LOAD FACTOR		OLF SF PER OCC	FLOOR AREA	NUMBER OF OCCUPANT
COLTON MEETING ROOM PARTITION 1	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		567 SF	39
COLTON MEETING ROOM PARTITION 2	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		578 SF	39
COLTON MEETING ROOM PARTITION 3	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		576 SF	38
EAST TERRACE	A3	ASSEMBLY - UNCONCENTRATED	15 SF	NET		1,320 SF	88
ELECTRICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS		239 SF	1
FERRANTE NORTH MEETING ROOM	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		482 SF	69
FERRANTE SOUTH MEETING ROOM	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		553 SF	79
SERVICE CORRIDOR	-	ACCESSORY SPACE	0 SF	NET		761 SF	0
SHAFT	-	SHAFT	0 SF	GROSS		146 SF	0
SHAFT	-	SHAFT	0 SF	GROSS		155 SF	0
STAIR 5, TOILET ROOMS AND CORRIDOR	-	ACCESSORY SPACE	0 SF	GROSS		1,683 SF	0
STEINBECK BOH	S2	STORAGE, MEP SPACE	300 SF	GROSS		1,670 SF	6
STEINBECK BALLROOM PARTITION 1	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		3,730 SF	533
STEINBECK BALLROOM PARTITION 2	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		2,861 SF	409
STEINBECK BALLROOM PARTITION 3	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		870 SF	124
STEINBECK BALLROOM PARTITION 4	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		985 SF	141
STEINBECK BALLROOM PARTITION 5	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		952 SF	136
STEINBECK PREFUNCTION	A3	ASSEMBLY - CONCENTRATED	7 SF	NET		6,647 SF	950
STORAGE & ELECTRICAL	S2	STORAGE, MEP SPACE	300 SF	GROSS		1,031 SF	4

EXIT WIDTH - LEVEL 02 - CONFIGURATION 3

AREA NAME	DOORS PROVIDED 0.15" PER OCC. OR 3'-0" MIN. (1005.3.2.1)	STAIRWAYS PROVIDED 0.20" PER OCC. OR 3'-8" MIN. (1005.3.1.1) (1009.4)	HORIZONTAL EXIT (1025.1)	MAXIMUM NUMBER OF OCC PERMITTED BY TOTAL EXIT WIDTH PROVIDED	ASSUMED TOTAL NUMBER OF OCC.
STEINBECK BALLROOM PARTITION 1	3 DOORS @ 68" CLR OPENING EA. = 204" (1,360 OCC.) 1 DOOR @ 34" CLR OPENING = 34" (227 OCC.)	N/A	N/A	1,360 OCC.	533 OCC.
STEINBECK BALLROOM PARTITION 2	2 DOORS @ 68" CLR OPENING EA. = 136" (907 OCC.) 1 DOOR @ 34" CLR OPENING = 34" (227 OCC.)	N/A	N/A	1,134 OCC.	409 OCC.
STEINBECK BALLROOM PARTITION 3	1 DOOR @ 68" CLR OPENING = 68" (454OCC.) 1 DOOR @ 34" CLR OPENING = 34" (227 OCC.)	N/A	N/A	681 OCC.	124 OCC.
STEINBECK BALLROOM PARTITION 4	1 DOOR @ 68" CLR OPENING = 68" (454OCC.) 1 DOOR @ 34" CLR OPENING = 34" (227 OCC.)	N/A	N/A	681 OCC.	141 OCC.
STEINBECK BALLROOM PARTITION 5	1 DOOR @ 68" CLR OPENING = 68" (454OCC.) 1 DOOR @ 34" CLR OPENING = 34" (227 OCC.)	N/A	N/A	681 OCC.	136 OCC.
LEVEL 02 MAIN EXITS	2 DOORS @ 68" CLR OPENING EA. = 136" (906 OCC.) 2 DOORS @ 78" CLR OPENING EA. = 156" (1,040 OCC.) 2 DOORS @ 68.5" CLR OPENING EA. = 137" (913 OCC.) 1 DOOR @ 80" CLR OPENING (533 OCC.)	N/A	N/A	3,392 OCC.	1,591 OCC.

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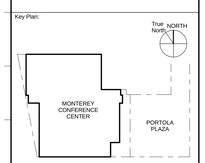
Key Plan:


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C-26963
MAY 31 2017
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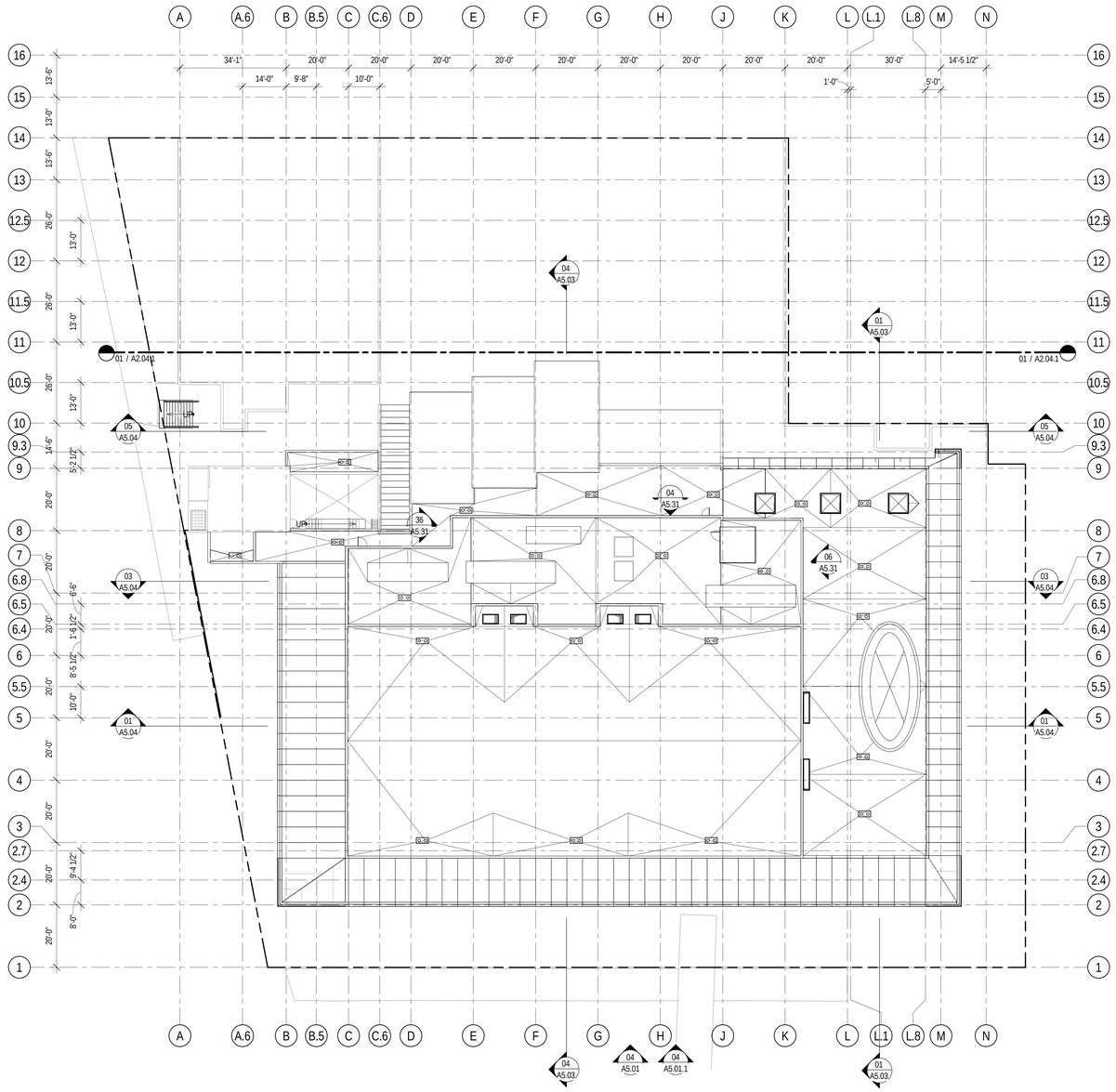
Sheet Name:
CODE DIAGRAM - LEVEL 2 - CONFIGURATION 3

Project No.: 215004
Drawn By: Author
Checked By: Checker
Scale: As indicated

Sheet No.: A0.13.3



FLOOR PLAN - ROOF LEVEL 01

SCALE: 1/16" = 1'-0"

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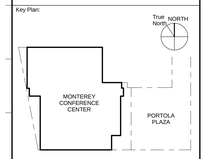

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FLOOR PLAN - ROOF LEVEL

Project No.:	Sheet No.:
215004	A2.04
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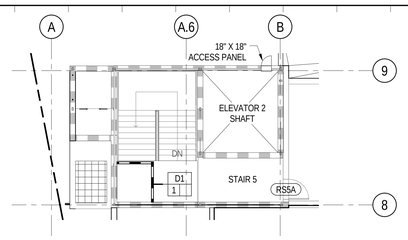
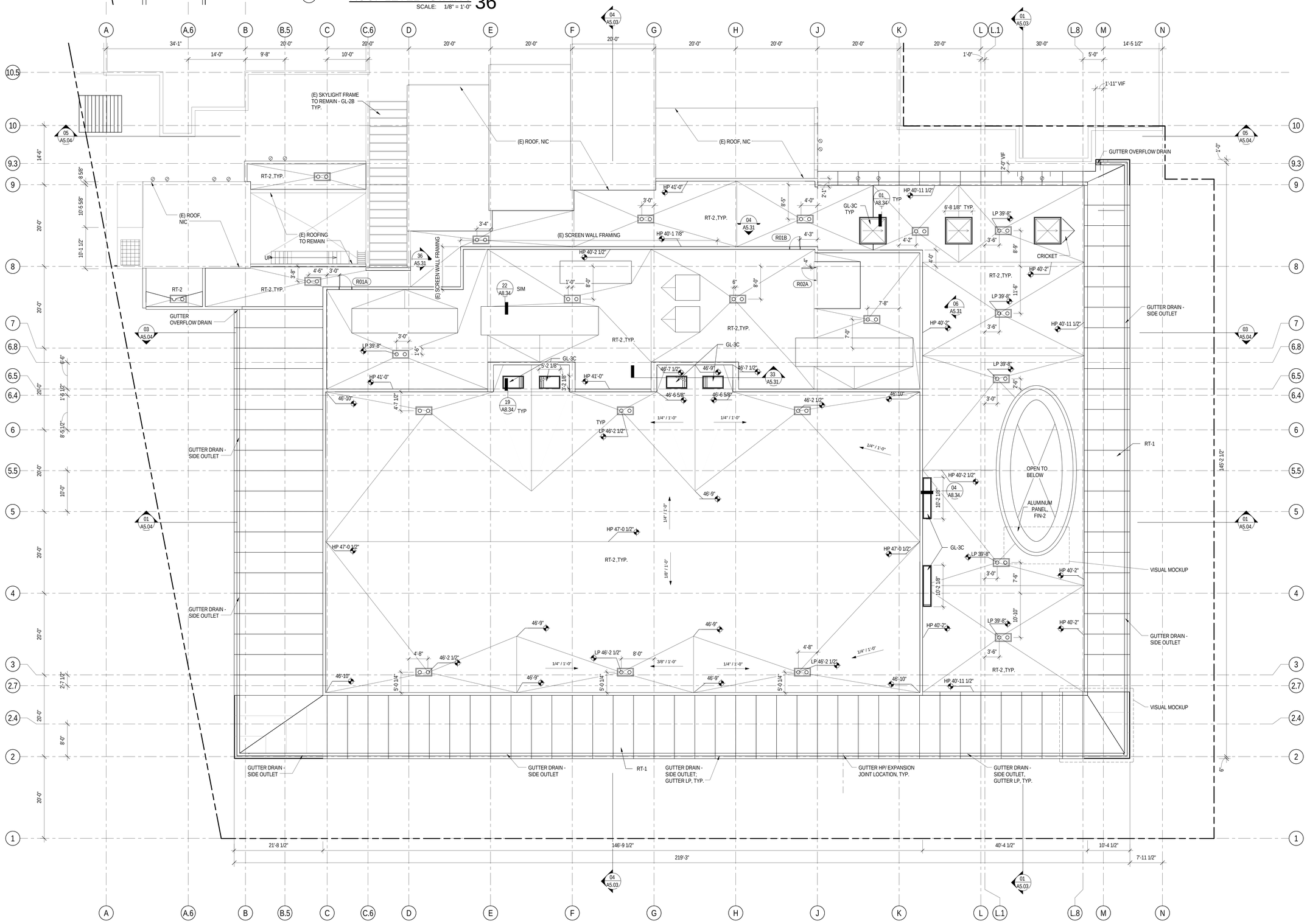


ENLARGED FLOOR PLAN - ROOF LEVEL - STAIR 5

SCALE: 1/8" = 1'-0" 36

SHEET NOTES - ENLARGED FLOOR PLAN

1 EXTERIOR INTUMESCENT SYSTEM
2 INTERIOR INTUMESCENT SYSTEM
3 PEDESTAL 1
4 PEDESTAL 2
5 PEDESTAL 3
7 CONCRETE HOUSEKEEPING PAD



ENLARGED FLOOR PLAN - ROOF LEVEL - SOUTH

SCALE: 1/8" = 1'-0" 01

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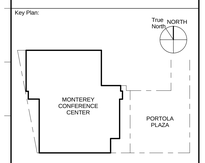

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ENLARGED FLOOR PLAN - ROOF LEVEL - SOUTH

Project No.:	Sheet No.:
215004	A2.04.1
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Checked By: Checker	
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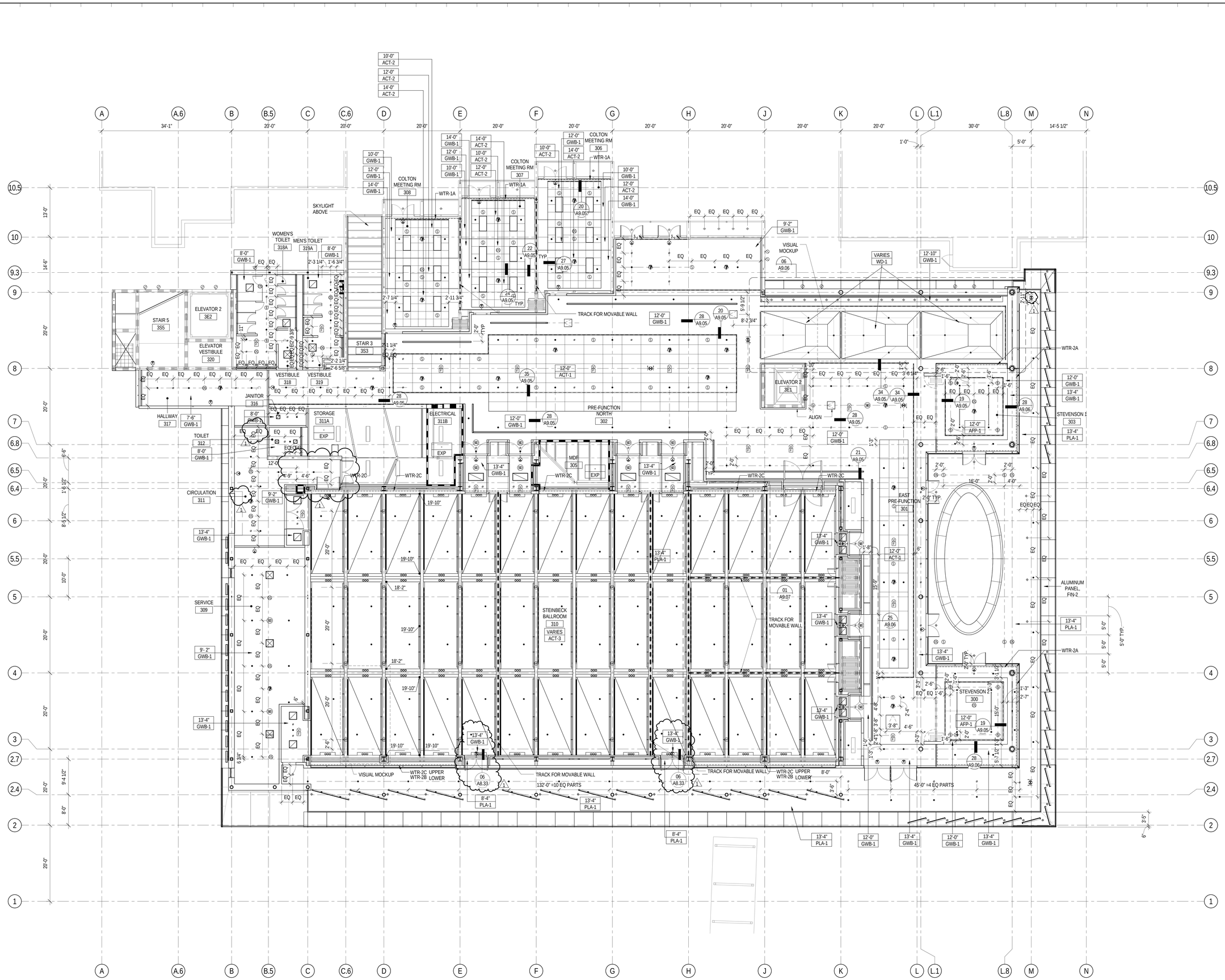

REFLECTED CEILING PLAN - LEVEL 2 - SOUTH 01

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

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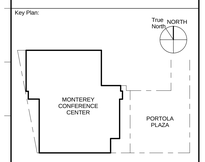

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ENLARGED REFLECTED CEILING PLAN - LEVEL 2 - SOUTH

Project No.:	Sheet No.:
215004	A4.03.1
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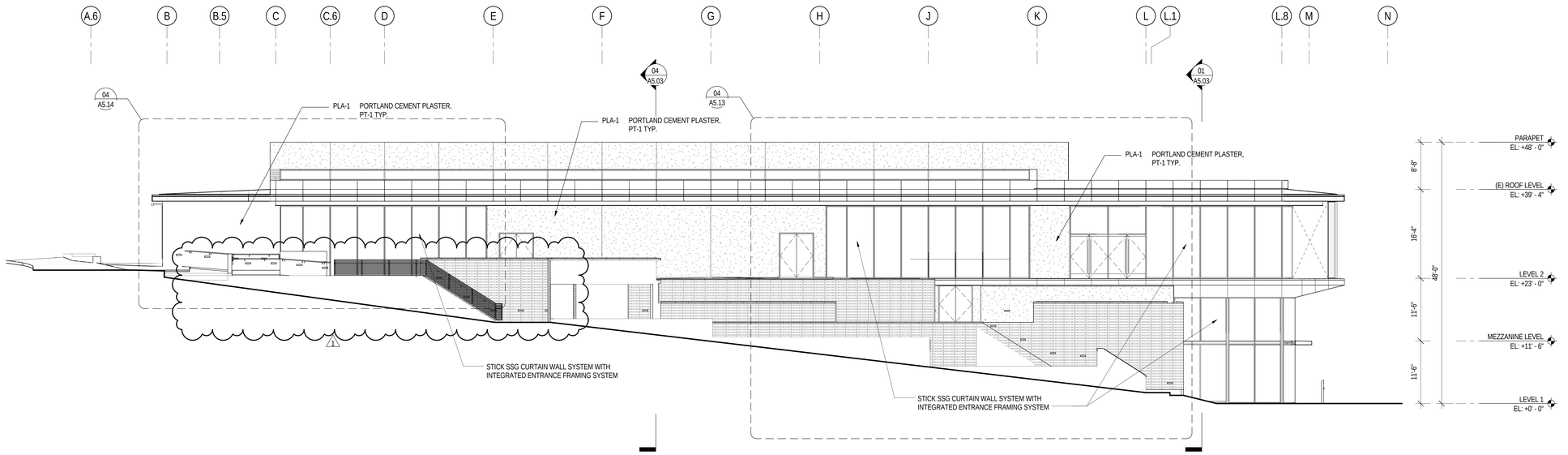
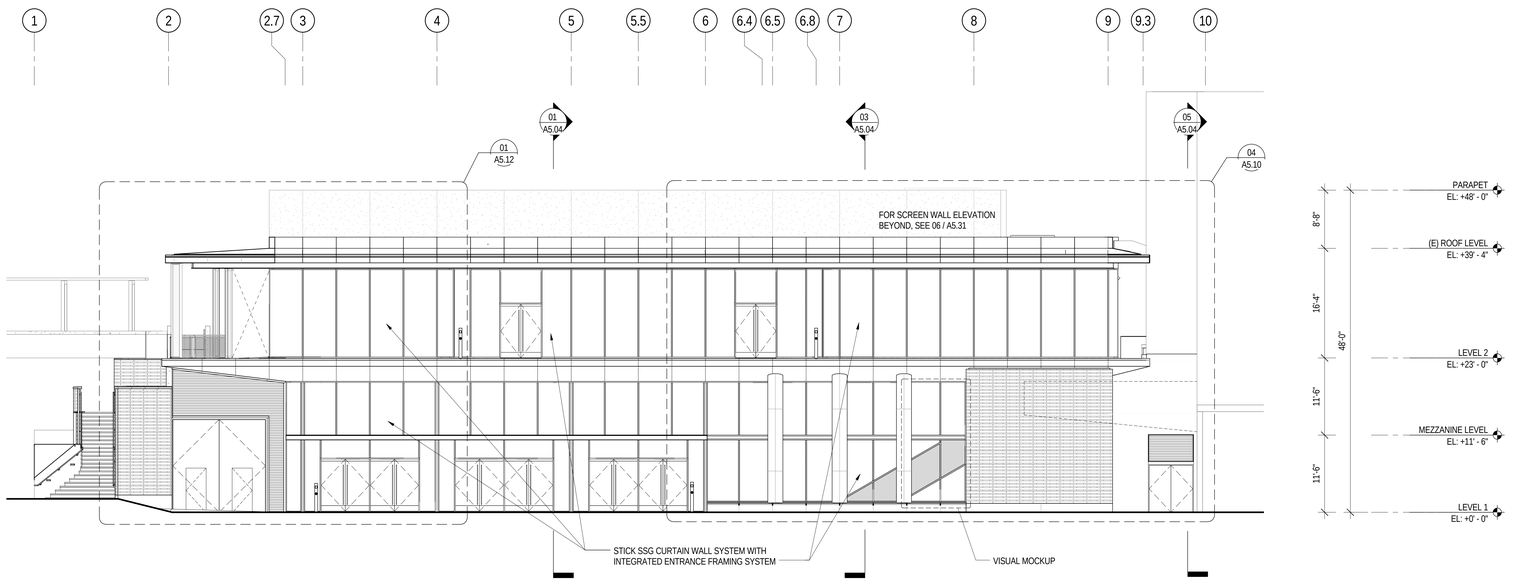
Scale: 1/8" = 1'-0"	

NOTE: ELEVATIONS ON A5.01.1 ARE SHOWN WITHOUT SCREEN PANELS. FOR EAST AND WEST ELEVATIONS WITH SCREEN PANELS SEE 01&04 /A5.01



SOUTH WINDOW WALL ELEVATION 04

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



EAST WINDOW WALL ELEVATION 01

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

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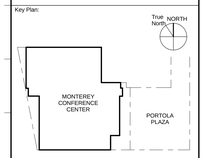

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Sheet Name:

BUILDING EXTERIOR WINDOW WALL ELEVATIONS - EAST & SOUTH

Project No.:	215004	Sheet No.:
Drawn By:	Author	A5.01.1
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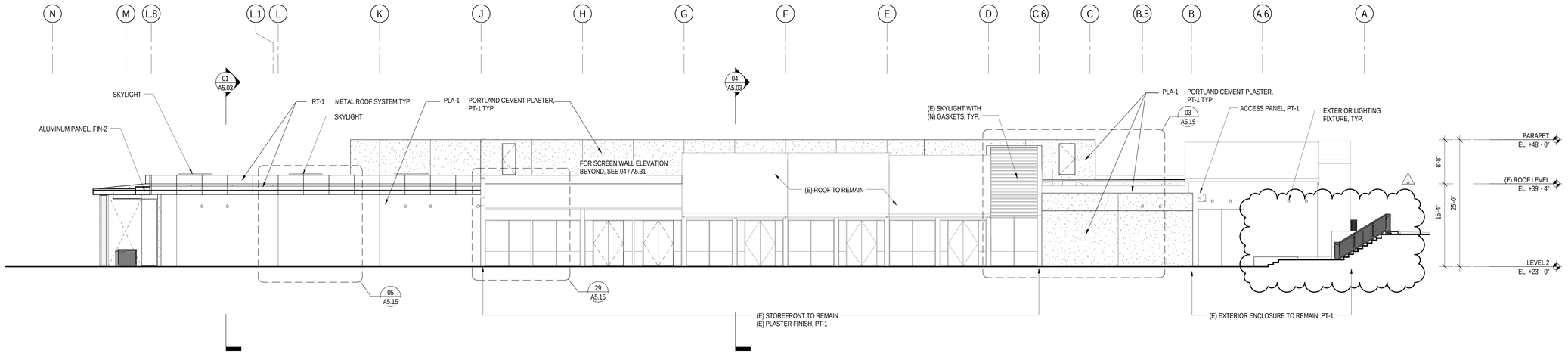
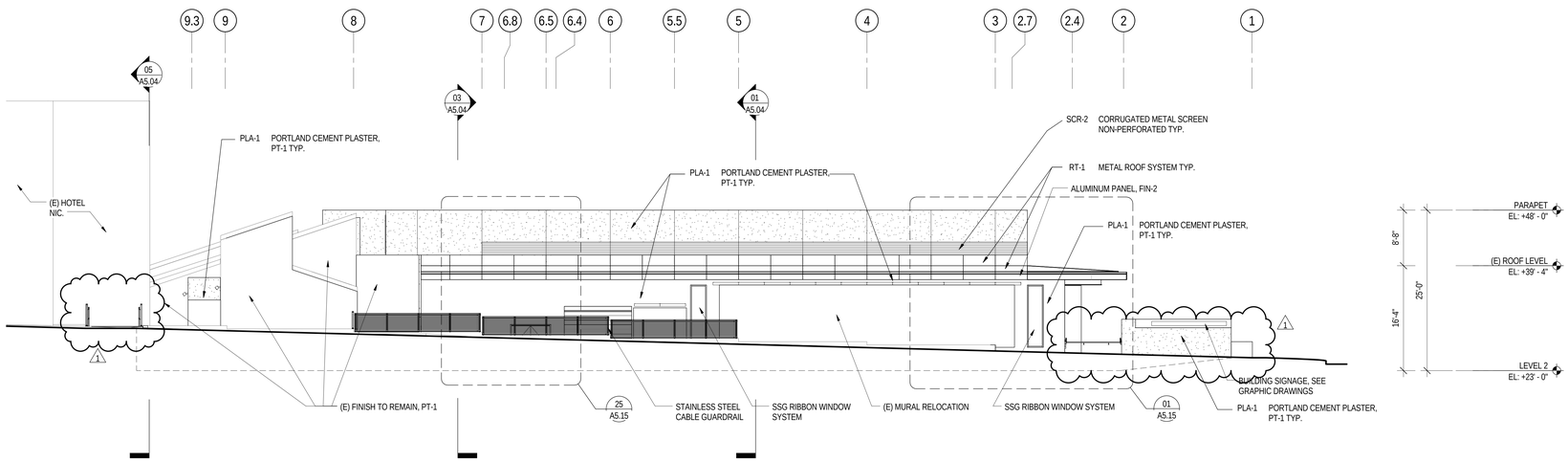


NORTH ELEVATION 04

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



WEST ELEVATION 01

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

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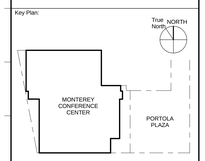

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BUILDING EXTERIOR ELEVATIONS - WEST & NORTH

Project No.:	Sheet No.:
215004	A5.02
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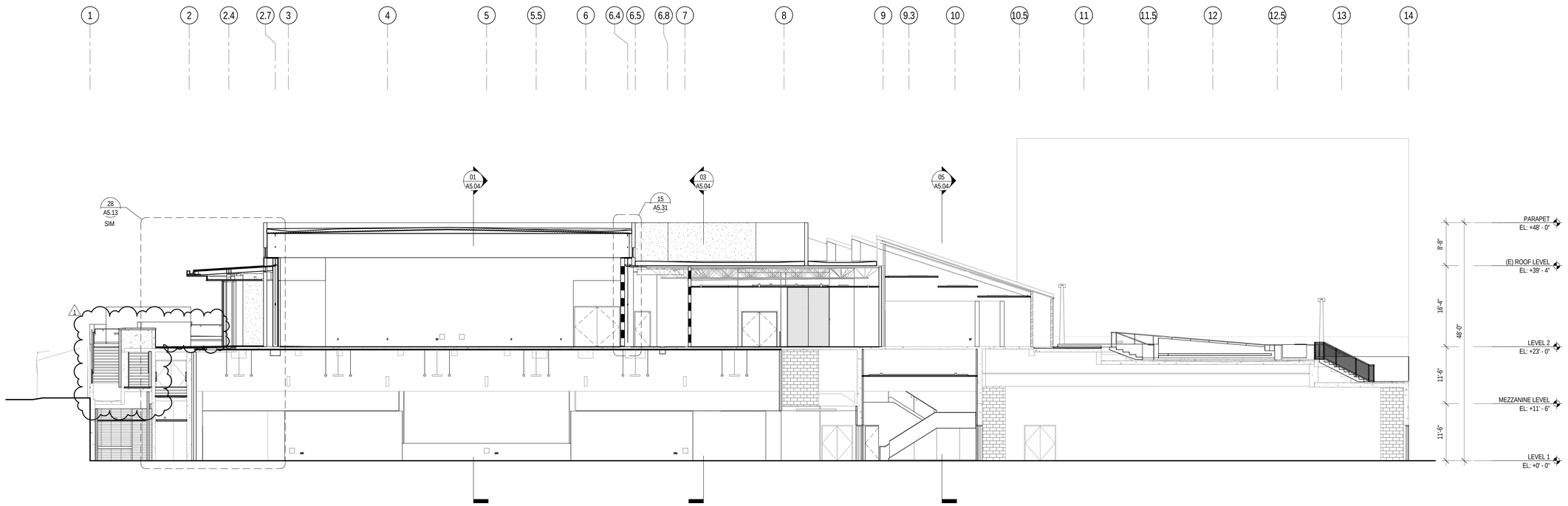
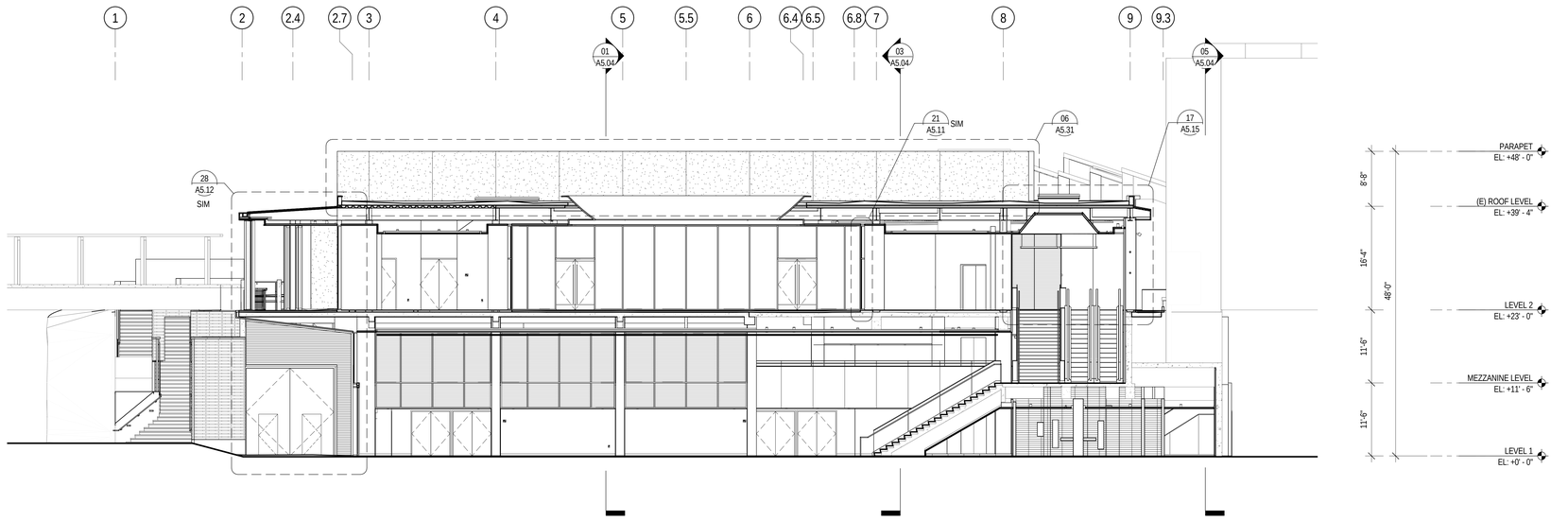


BUILDING SECTION - TRANSVERSE 04
SCALE: 1/8" = 1'-0"



BUILDING SECTION - TRANSVERSE THROUGH LOBBY 01
SCALE: 1/8" = 1'-0"

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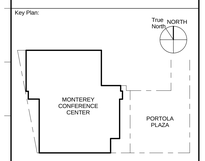

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BUILDING SECTIONS

Project No.:	215004	Sheet No.:
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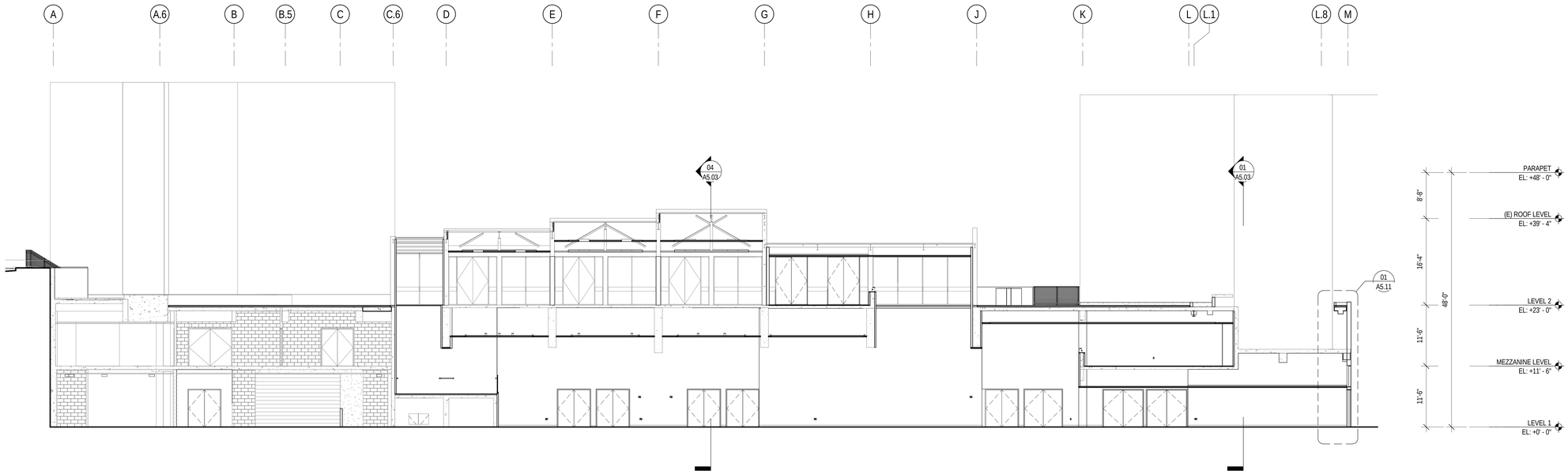

BUILDING SECTION - LONGITUDINAL THROUGH LOBBY NORTH 05
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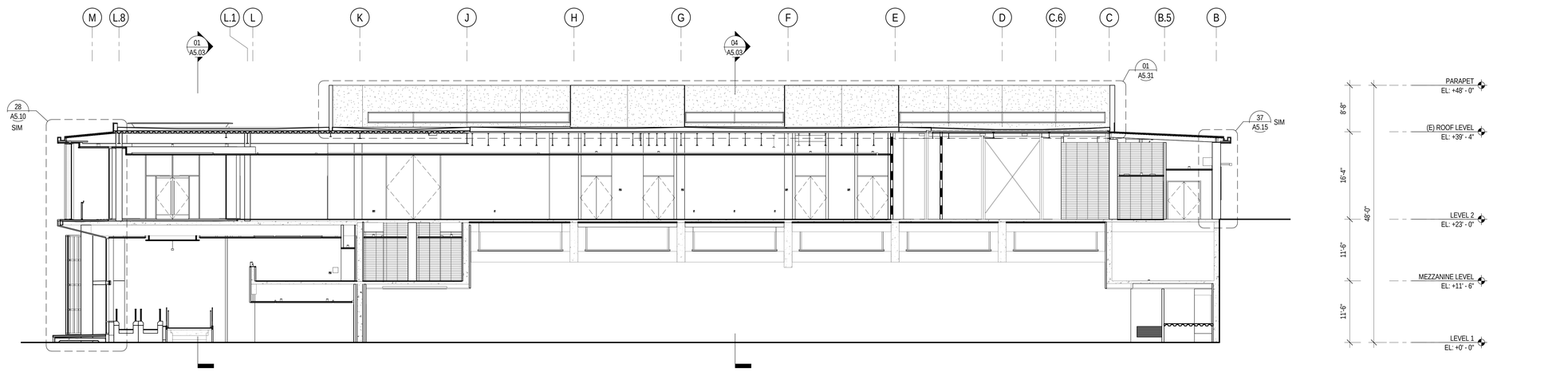

BUILDING SECTION -LONGITUDINAL THROUGH PRE-FUNCTION NORTH 03
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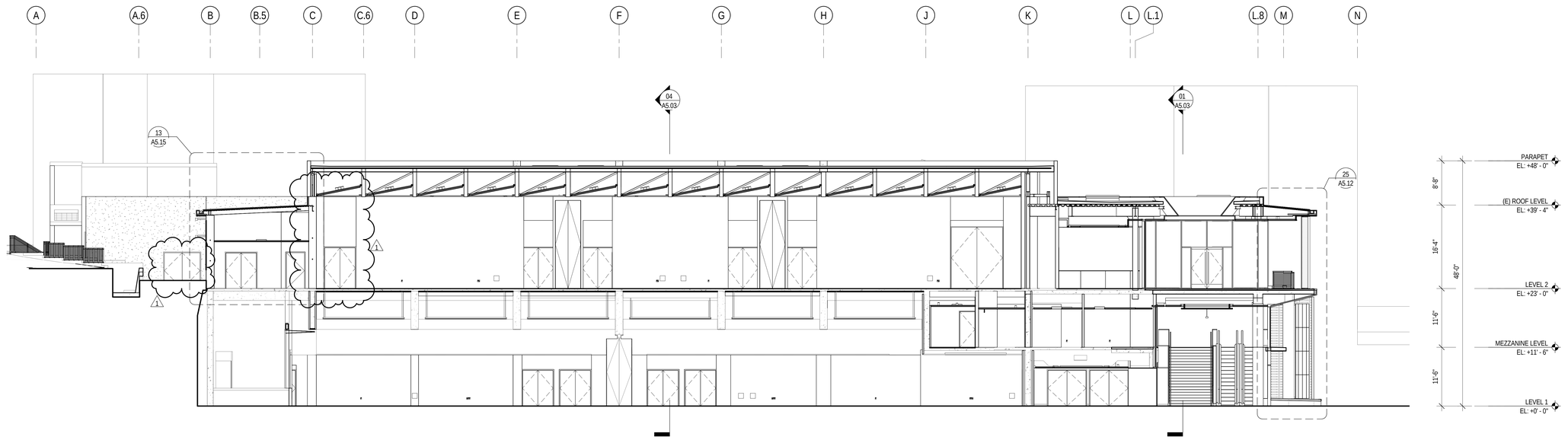

BUILDING SECTION - LONGITUDINAL 01
SCALE: 1/8" = 1'-0"

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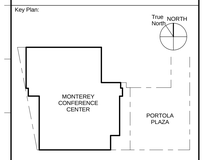

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BUILDING SECTIONS

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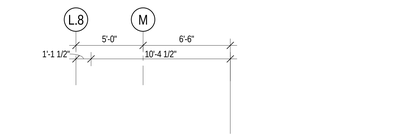
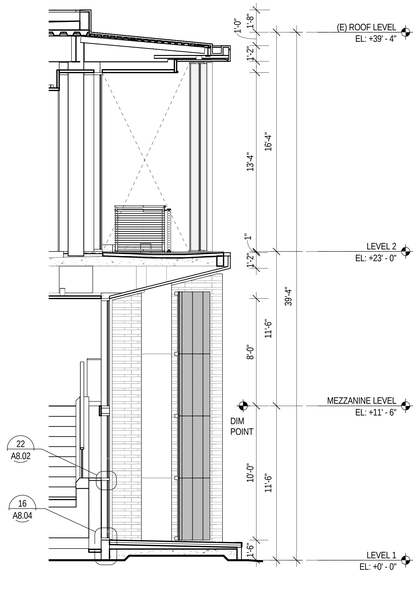
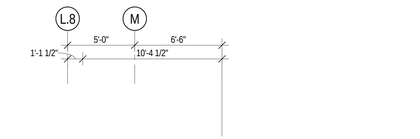
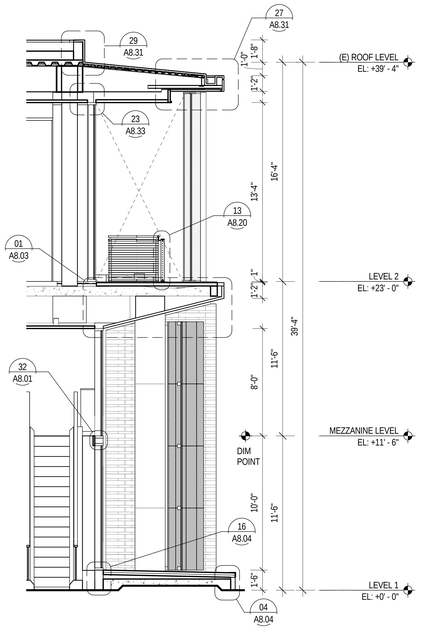




PARTIAL SECTION 34
SCALE: 1/4" = 1'-0"
SEE 28/-- FOR DETAIL CALLOUTS UON





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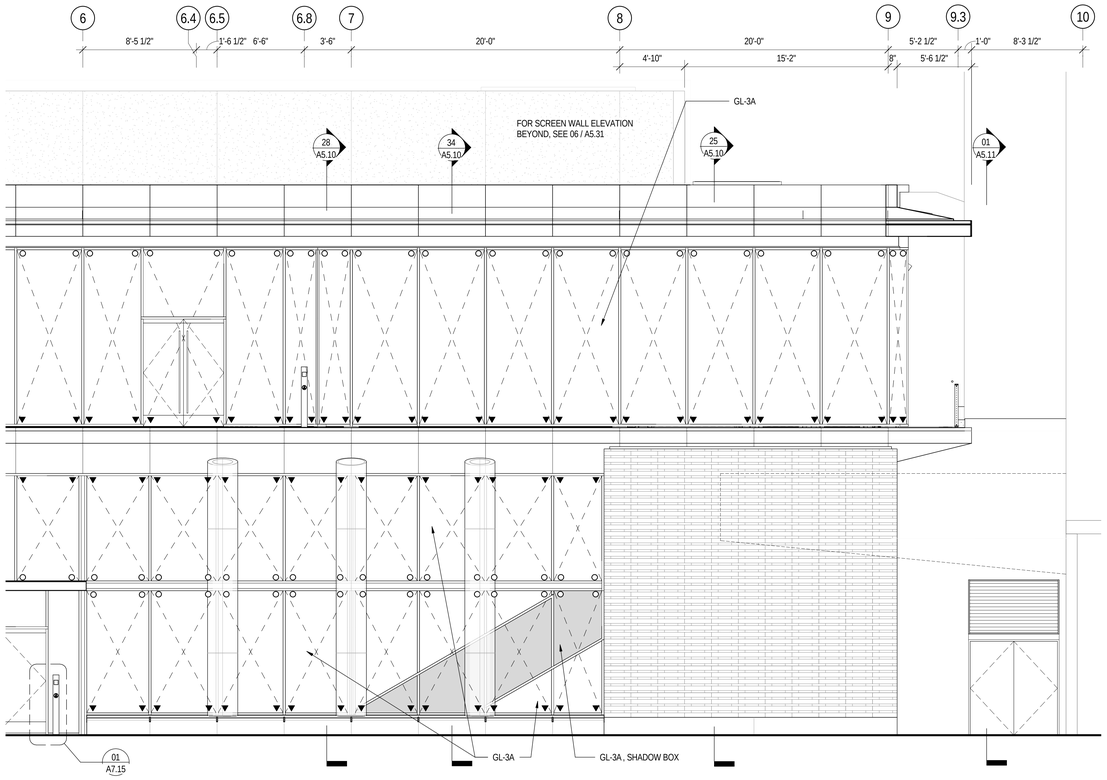
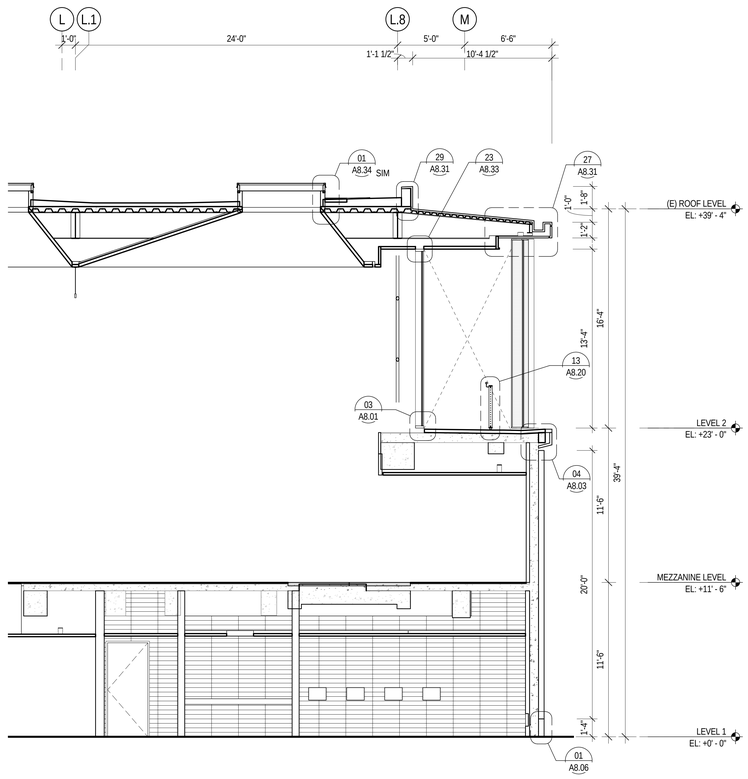


LEGEND
- UNIT
- GRAVITY CONNECTION
- LATERAL CONNECTION

EAST PARTIAL WINDOW WALL ELEVATION
(WITHOUT SCREENS)
SCALE: 1/4" = 1'-0" 04



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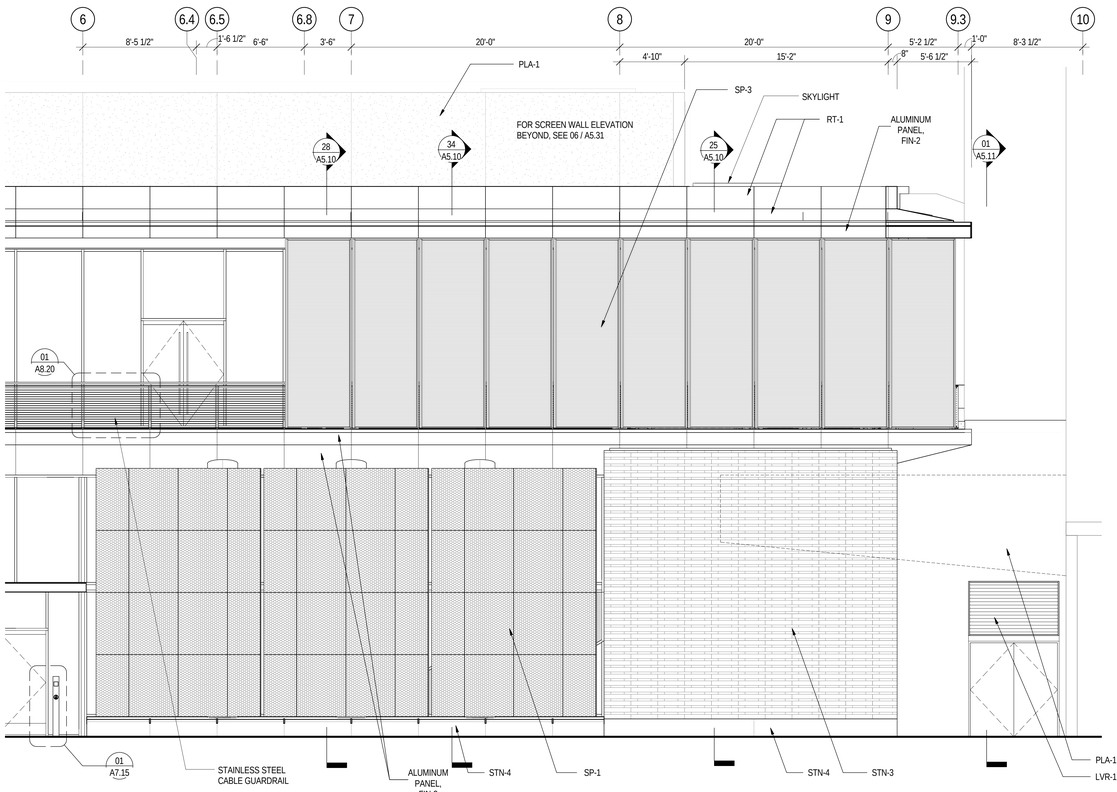

EAST PARTIAL ELEVATION
(WITH SCREENS)
SCALE: 1/4" = 1'-0" 01

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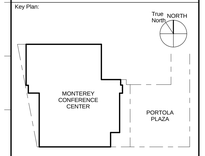
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.	Description:	Date:
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	ADDENDUM 1	11 SEPT 2015
	ADDENDUM 2	18 SEPT 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



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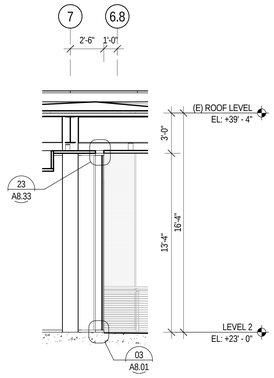
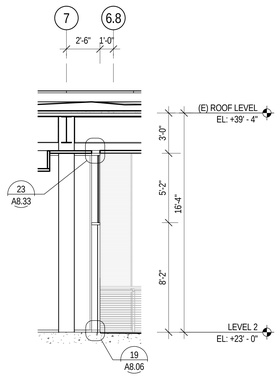
Sheet Name:

ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS

Project No.: 215004	Sheet No.: A5.10
Drawn By: Author	
Checked By: Checker	
Scale: As indicated	



PARTIAL SECTION 27
SCALE: 1/4" = 1'-0"



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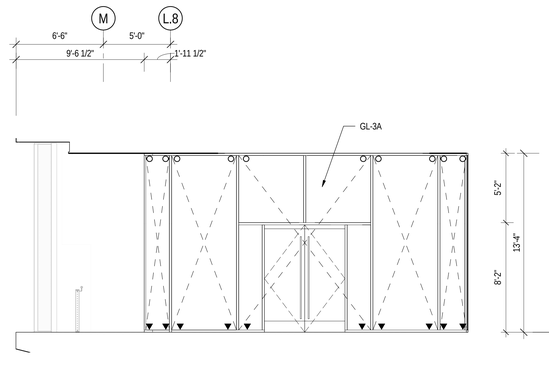
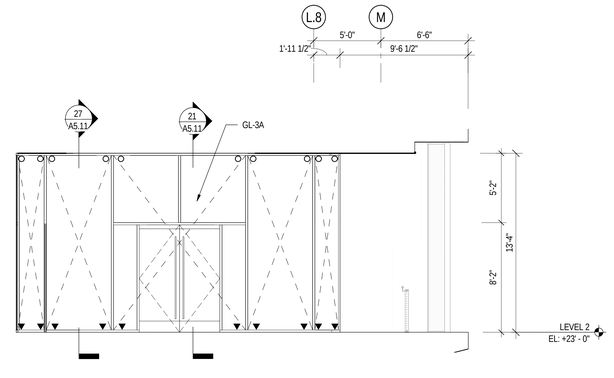
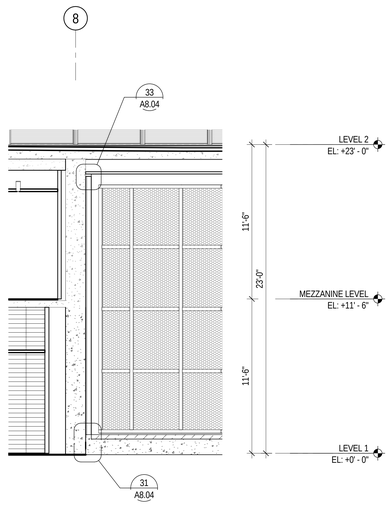
SCALE: 1/4" = 1'-0"



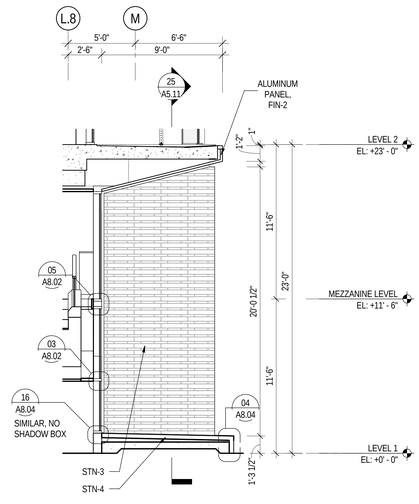
EAST TERRACE SOUTH ELEVATION 15
SCALE: 1/4" = 1'-0"



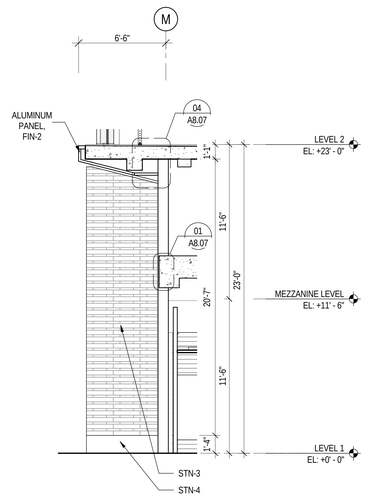
EAST TERRACE NORTH ELEVATION 03
SCALE: 1/4" = 1'-0"



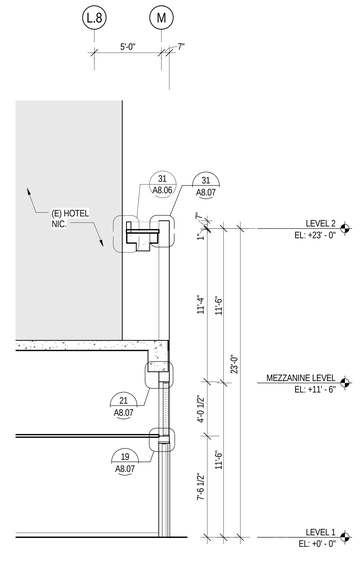
PARTIAL SECTION 25
SCALE: 1/4" = 1'-0"



STONE WALL SOUTH ELEVATION 19
SCALE: 1/4" = 1'-0"



STONE WALL NORTH ELEVATION 07
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 01
SCALE: 1/4" = 1'-0"

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL

580 PACIFIC STREET, MONTEREY, CA 93940
TEL: (831) 646-5601

Architect / Engineer:

SOM

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SAN FRANCISCO, CA 94111

Consultants:

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	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
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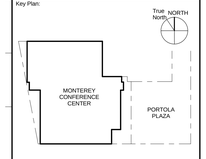
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



Seal & Signature:

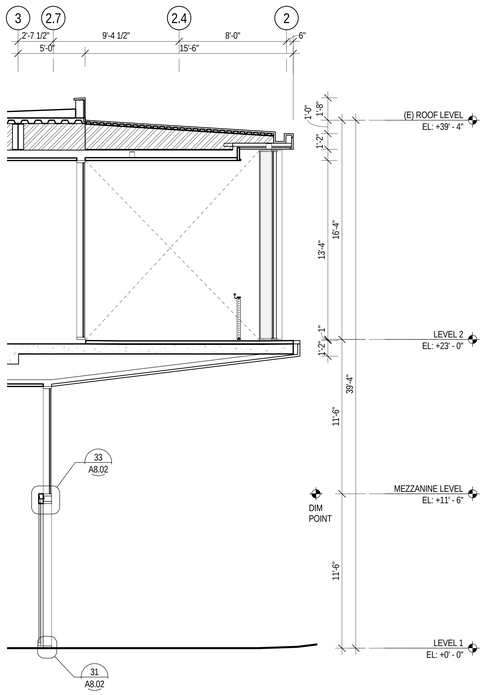
LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-20993
MAY 31 2017
RENEWAL
DATE
STATE OF CALIFORNIA

Sheet Name:

ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS

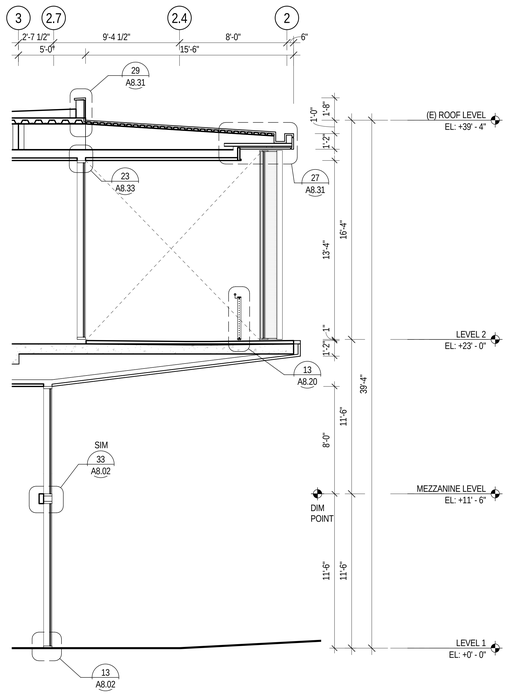
Project No.:	215004	Sheet No.:
Drawn By:	Author	A5.11
Checked By:	Checker	
Scale:	1/4" = 1'-0"	

13/2/2015 10:56:17 AM

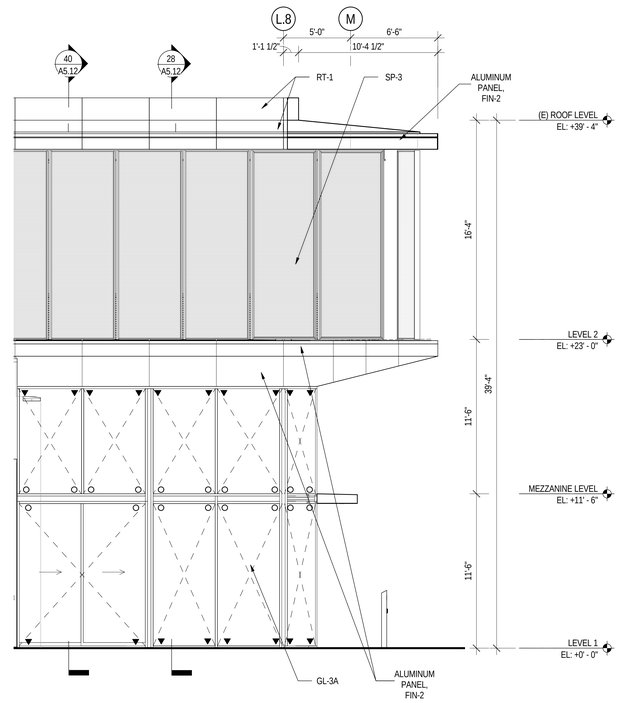


PARTIAL SECTION 40
SCALE: 1/4" = 1'-0"

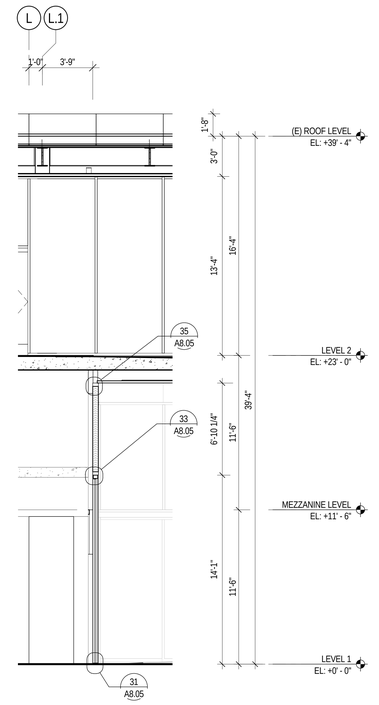
SEE 28/-- FOR DETAIL CALLOUTS UON



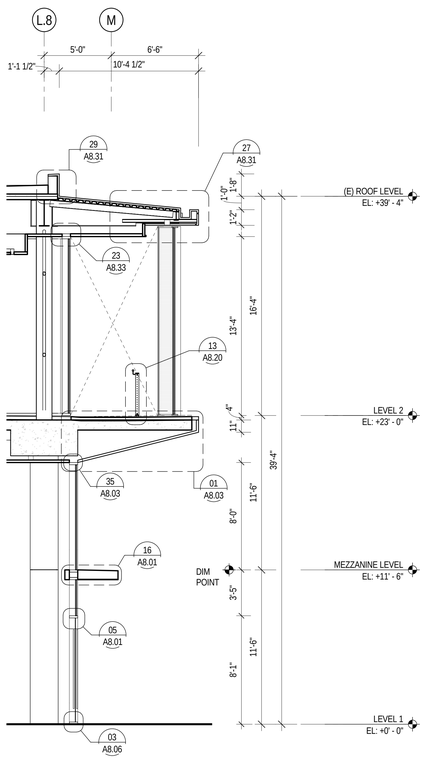
PARTIAL SECTION 28
SCALE: 1/4" = 1'-0"



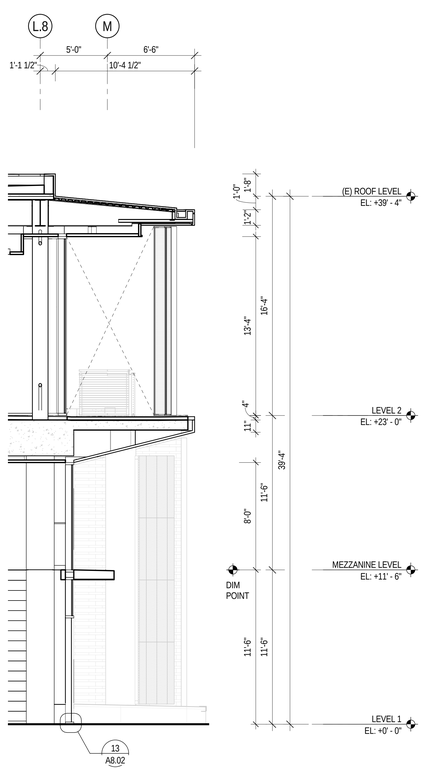
SOUTH PARTIAL ELEVATION 16
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 04
SCALE: 1/4" = 1'-0"

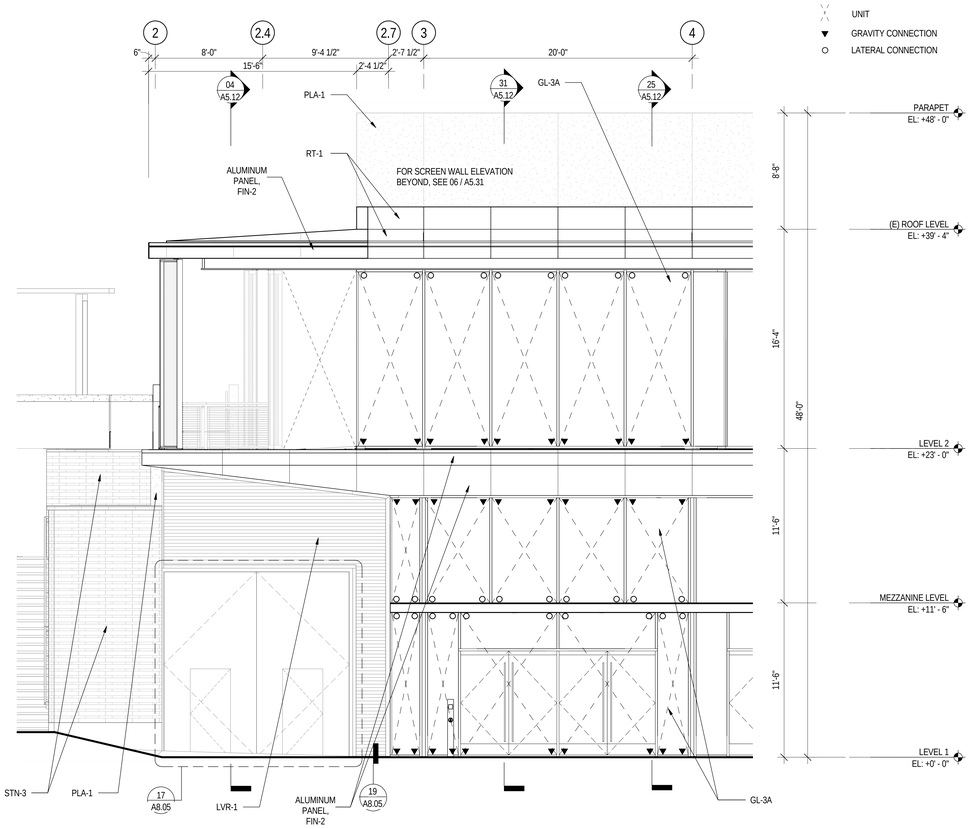


PARTIAL SECTION 31
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 25
SCALE: 1/4" = 1'-0"

SEE 31/- FOR DETAIL CALLOUTS UON



EAST PARTIAL WINDOW WALL ELEVATION 01
(WITHOUT SCREENS)
SCALE: 1/4" = 1'-0"

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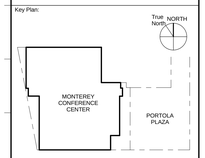

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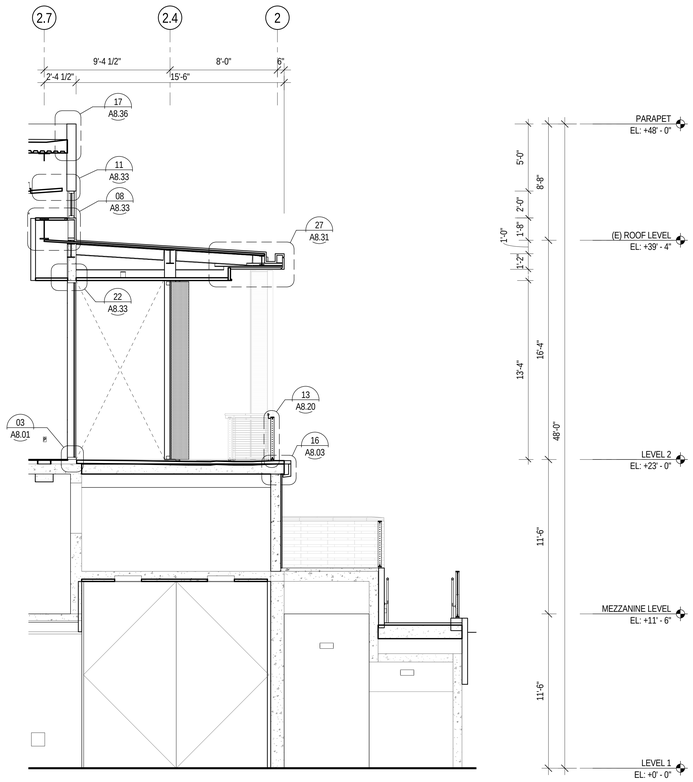
LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 31 2017
RENEWAL DATE
STATE OF CALIFORNIA

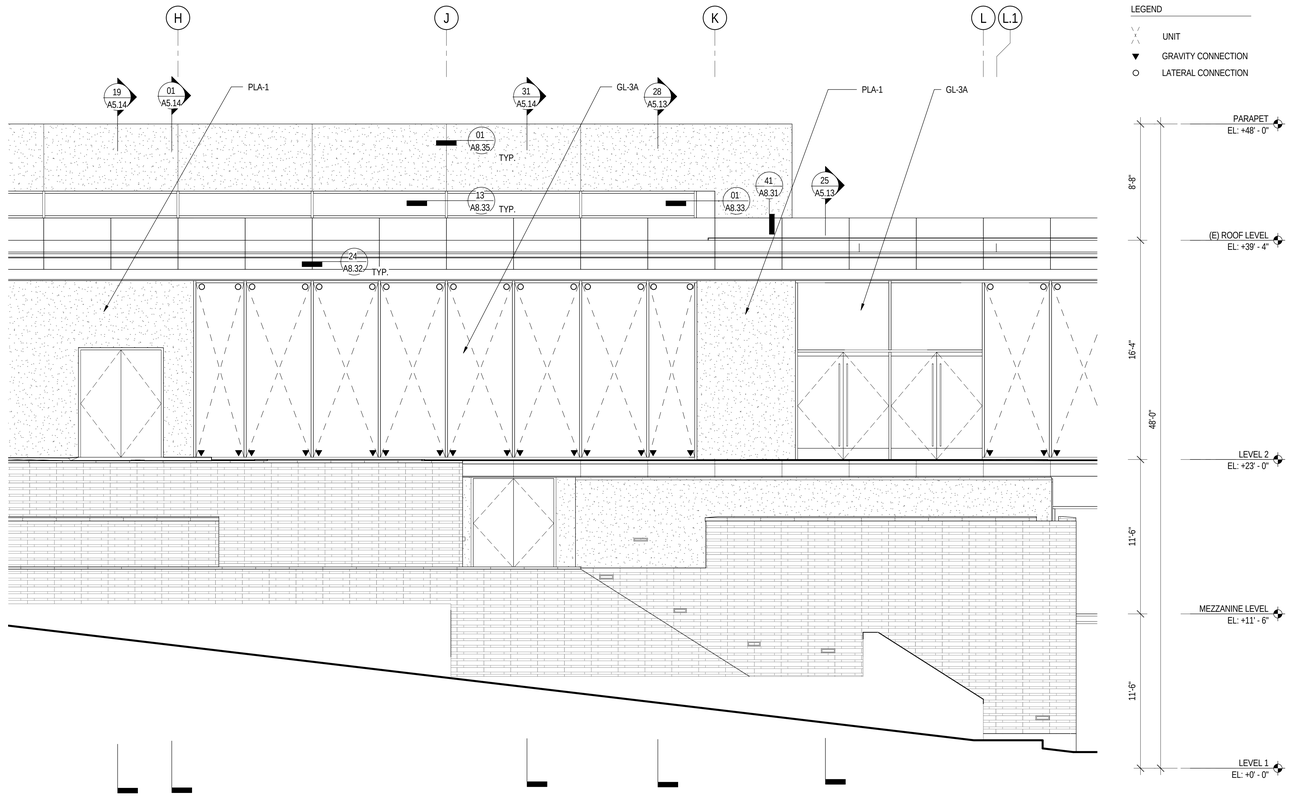
Sheet Name:

ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS

Project No.:	215004	Sheet No.:
Drawn By:	Author	A5.12
Checked By:	Checker	
Scale:	As indicated	

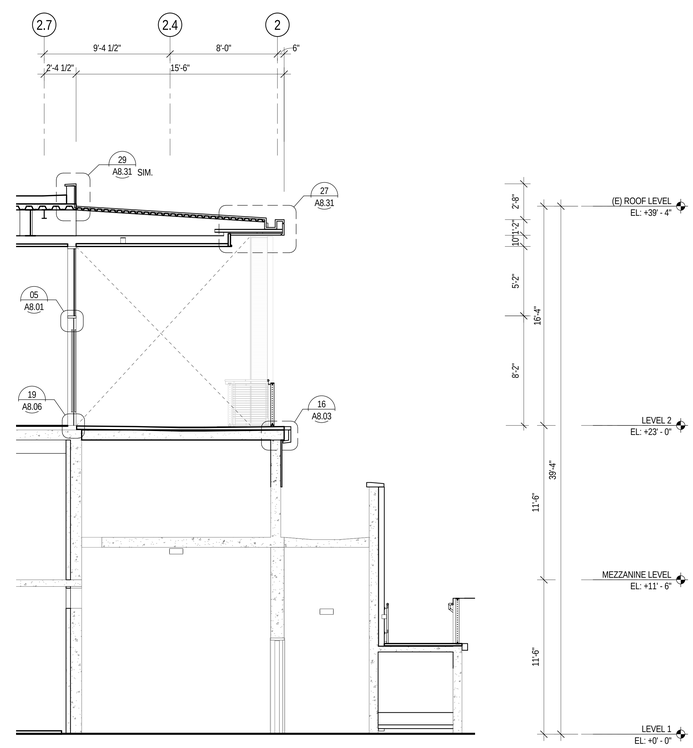


PARTIAL SECTION 28
SCALE: 1/4" = 1'-0"

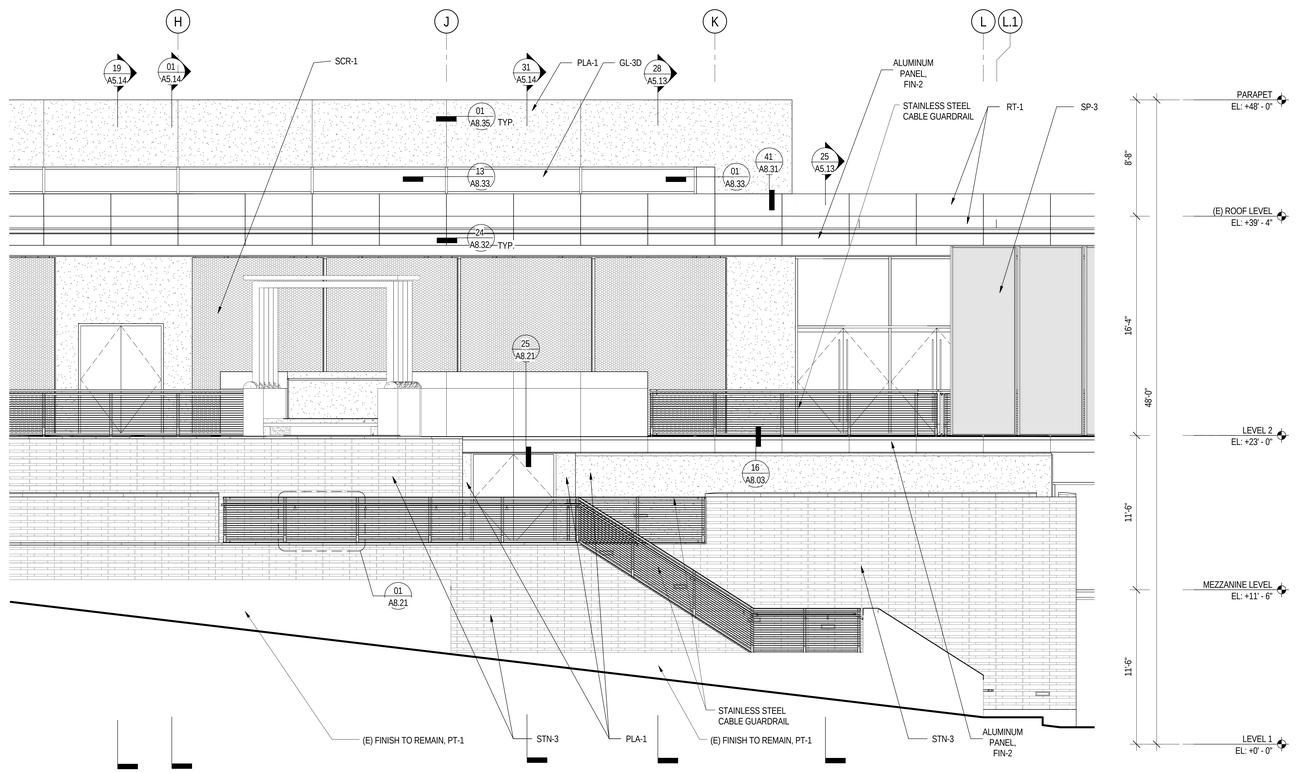


SOUTH PARTIAL WINDOW WALL ELEVATION
(WITHOUT SCREENS)
SCALE: 1/4" = 1'-0" 04

LEGEND
- UNIT
- GRAVITY CONNECTION
- LATERAL CONNECTION



PARTIAL SECTION 25
SCALE: 1/4" = 1'-0"



SOUTH PARTIAL ELEVATION
(WITH SCREENS)
SCALE: 1/4" = 1'-0" 01

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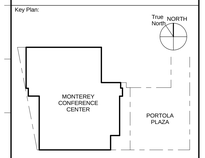

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ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS

Project No.: 215004	Sheet No.: A5.13
Drawn By: Author	
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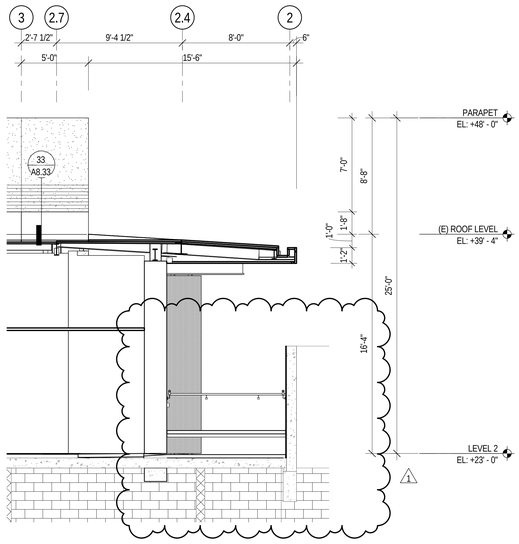
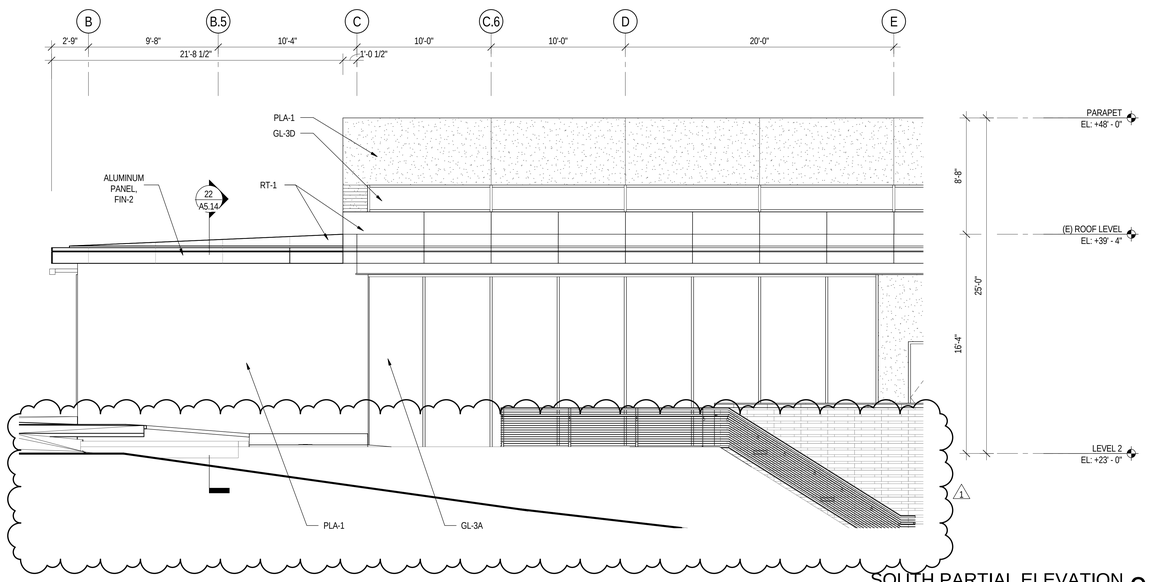
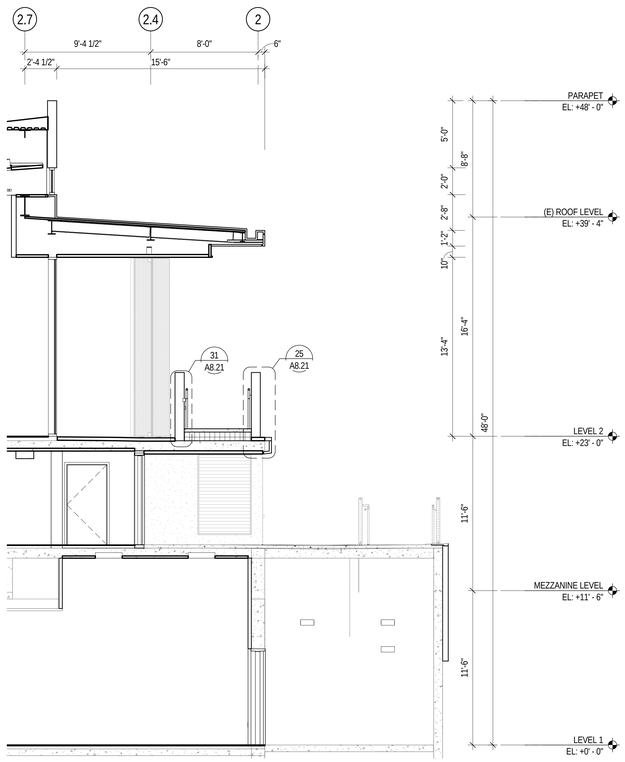


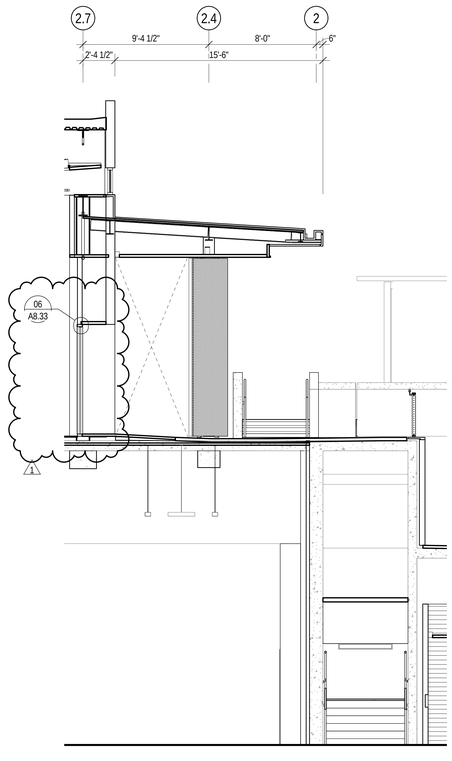
PARTIAL SECTION 22
SCALE: 1/4" = 1'-0"



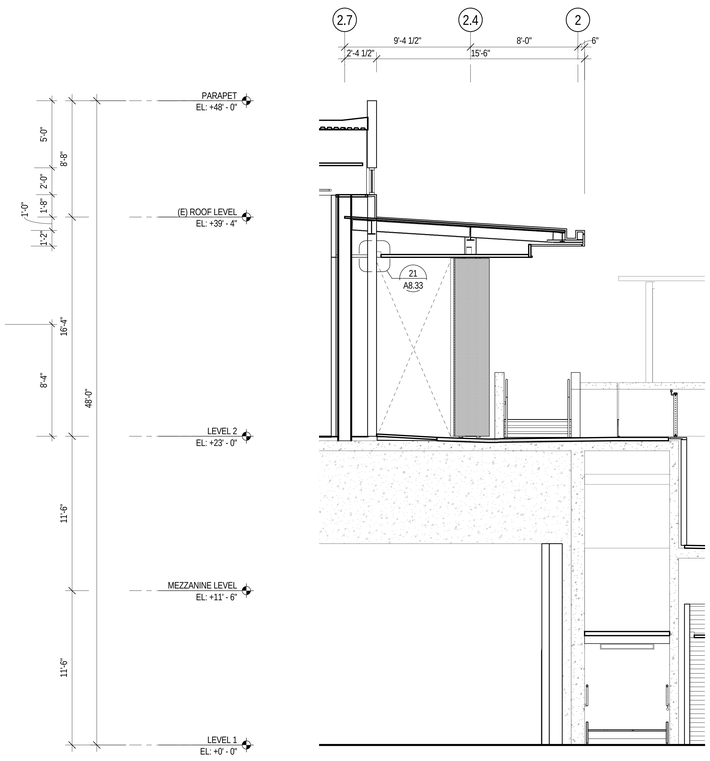
SOUTH PARTIAL ELEVATION 04
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 31
SCALE: 1/4" = 1'-0"
SEE 28/A5.13 FOR DETAIL CALLOUTS UON



PARTIAL SECTION 19
SCALE: 1/4" = 1'-0"
SEE 28/A5.13 FOR DETAIL CALLOUTS UON



PARTIAL SECTION 01
SCALE: 1/4" = 1'-0"
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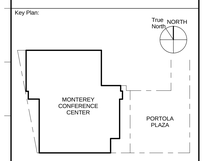

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ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS

Project No.:	215004	Sheet No.:
Drawn By:	Author	A5.14
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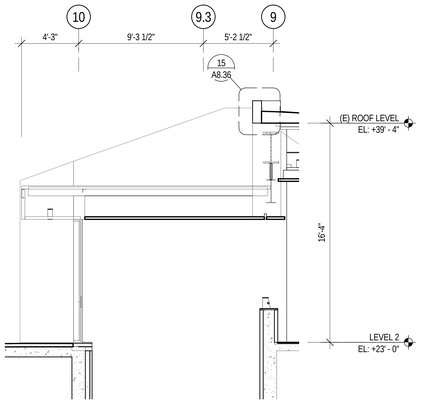
Scale:	1/4" = 1'-0"	



PARTIAL SECTION 41
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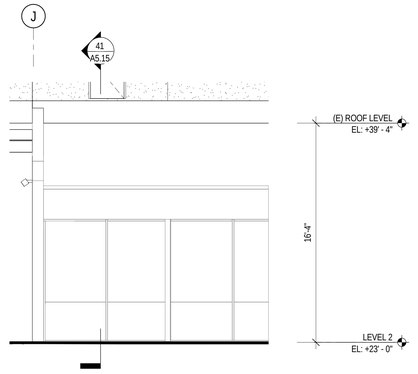
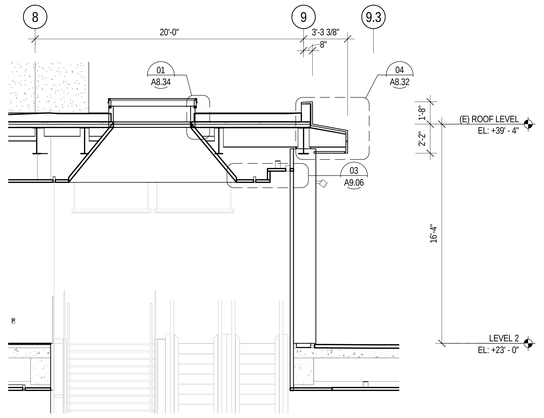


NORTH PARTIAL ELEVATION 29
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 17
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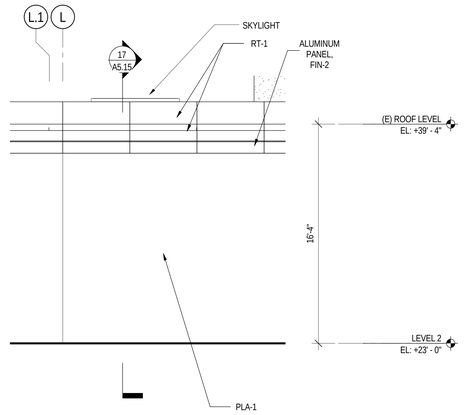
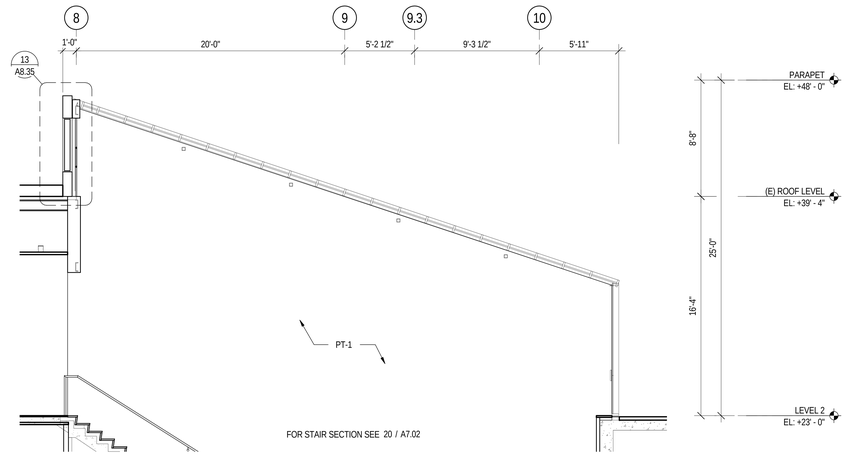
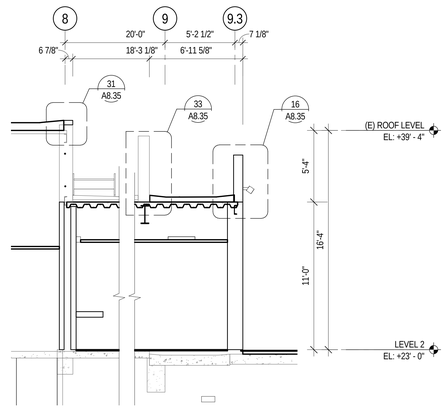


NORTH PARTIAL ELEVATION 05
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 27
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 15
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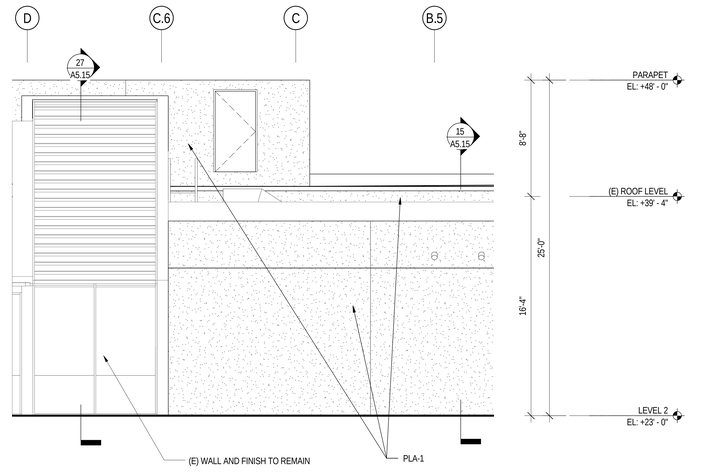
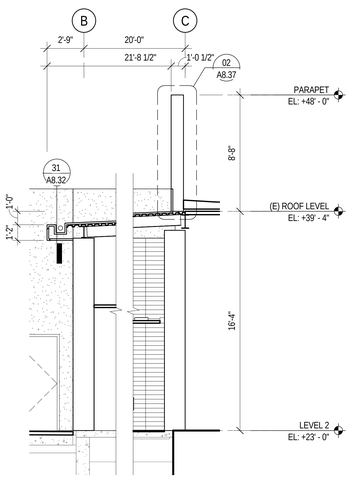


NORTH PARTIAL ELEVATION 03
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 37
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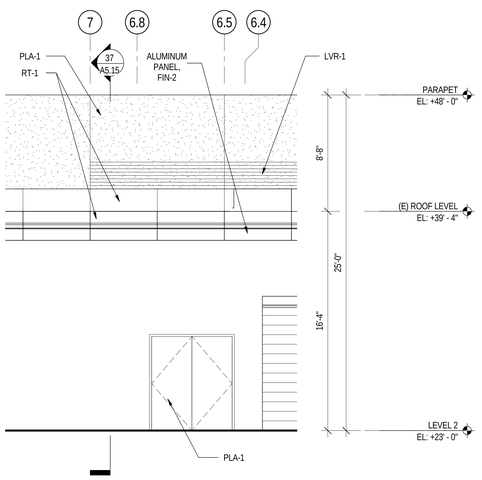
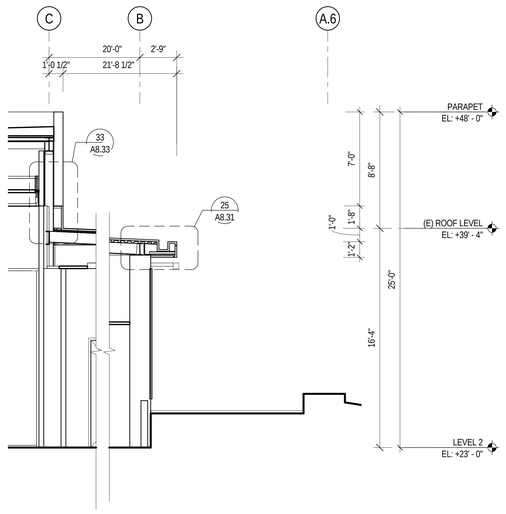
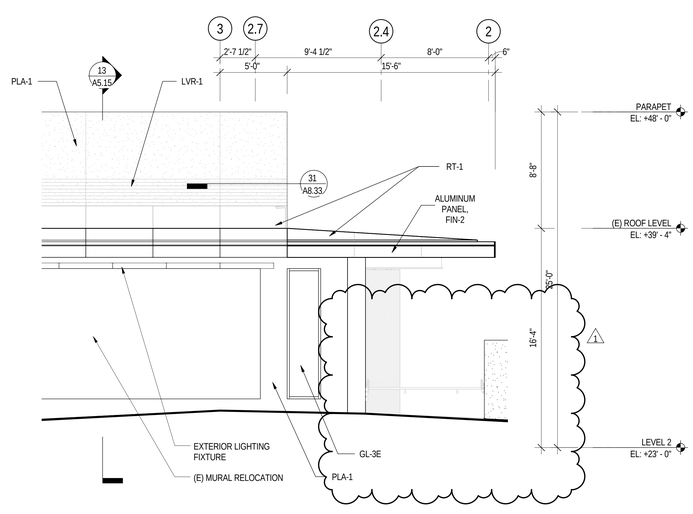


WEST PARTIAL ELEVATION 25
SCALE: 1/4" = 1'-0"



PARTIAL SECTION 13
SCALE: 1/4" = 1'-0"



WEST PARTIAL ELEVATION 01
SCALE: 1/4" = 1'-0"

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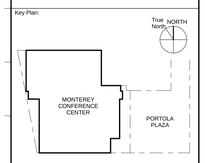

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215004	A5.15
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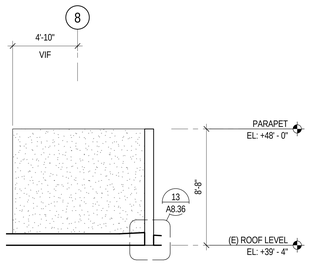
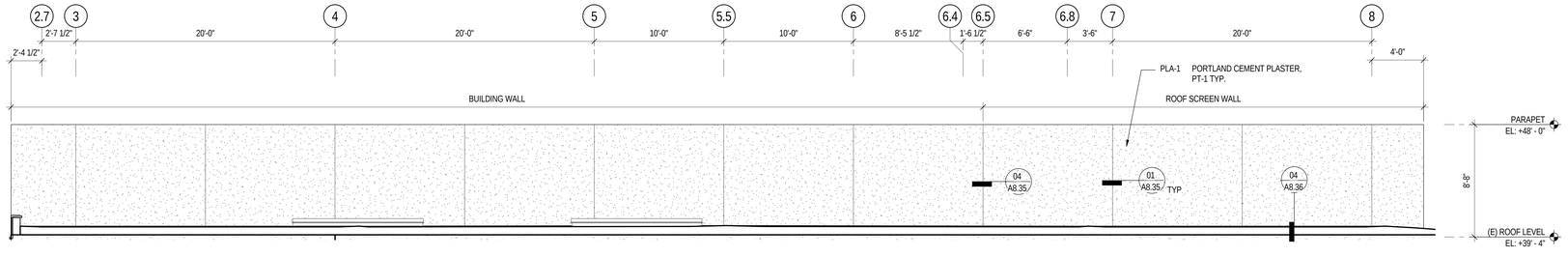
Checked By: Checker	
Scale: 1/4" = 1'-0"	



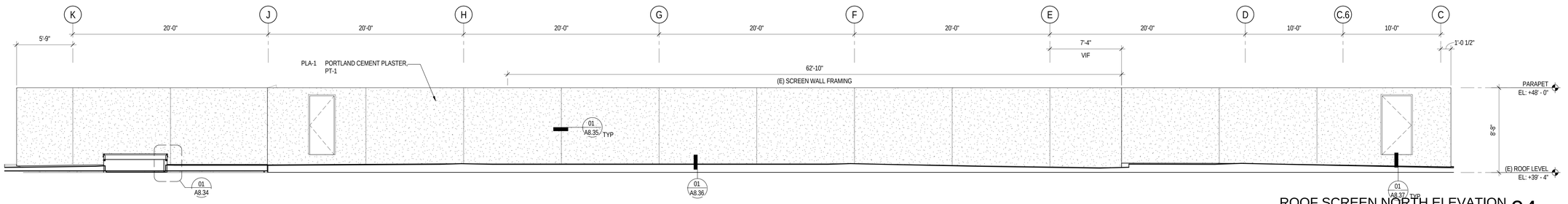


ROOF SCREEN WEST ELEVATION 36

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

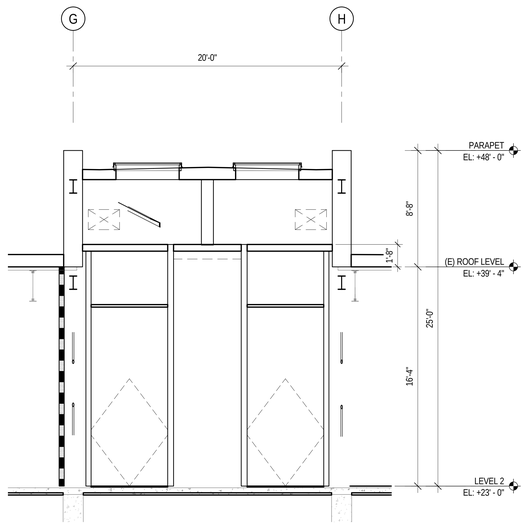
ROOF SCREEN EAST ELEVATION 06

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



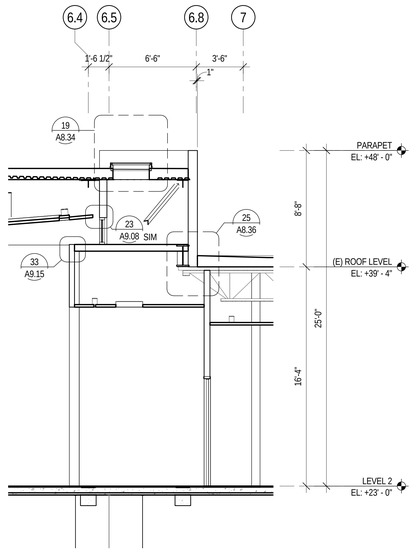
ROOF SCREEN NORTH ELEVATION 04

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



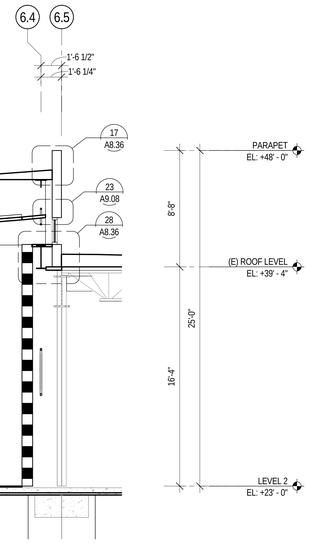
ROOF PARTIAL SECTION 33

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



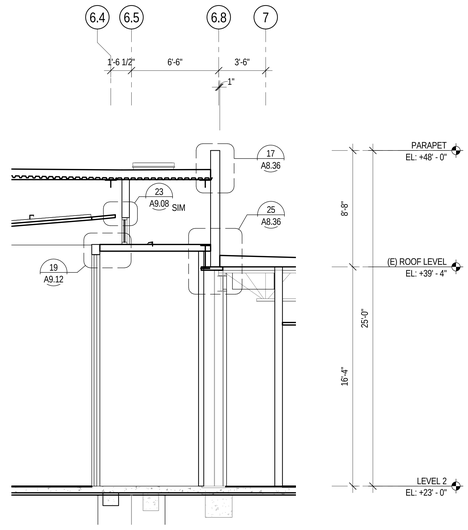
ROOF PARTIAL SECTION 27

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



ROOF PARTIAL SECTION 15

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



ROOF PARTIAL SECTION 03

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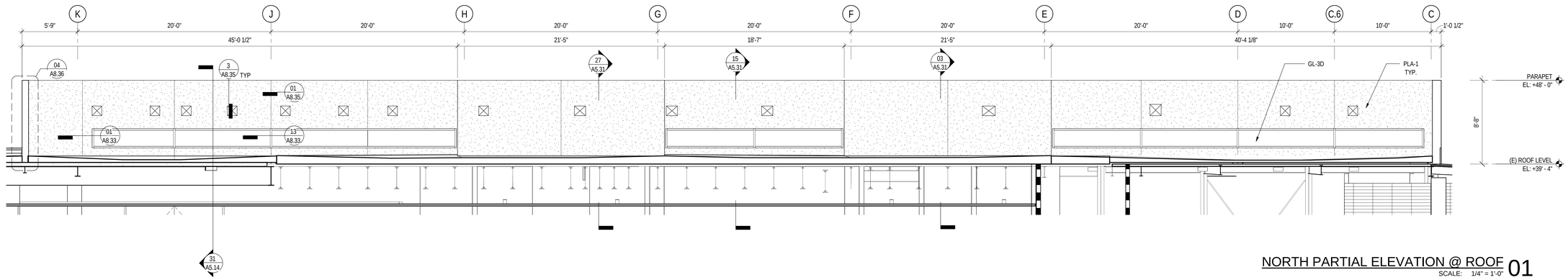

NORTH PARTIAL ELEVATION @ ROOF 01

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

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Architect / Engineer:

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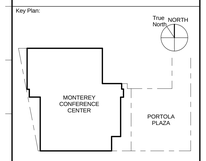
Consultants:

Issued For:

No.	Description:	Date:
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



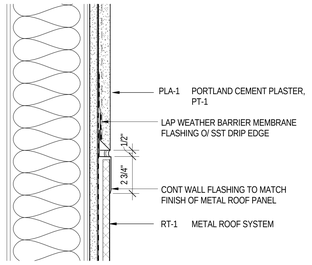
Seal & Signature:

LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 31 2017
RENEWAL DATE
STATE OF CALIFORNIA

Sheet Name:

ENLARGED BUILDING EXTERIOR ELEVATIONS & SECTIONS

Project No.:	Sheet No.:
215004	A5.31
Drawn By: Author	
Checked By: Checker	
Scale: 1/4" = 1'-0"	



DETAIL SETION 41
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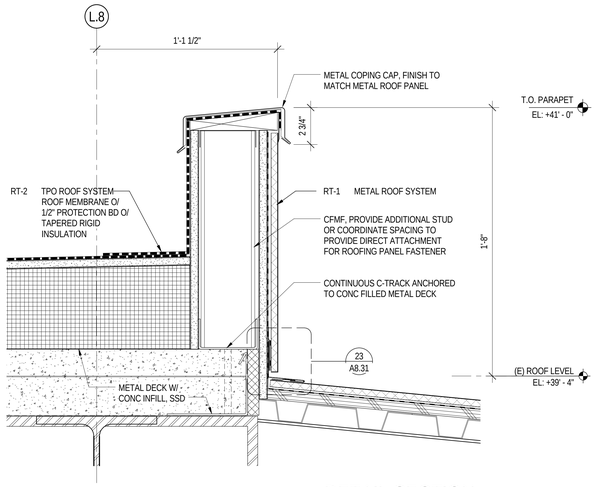

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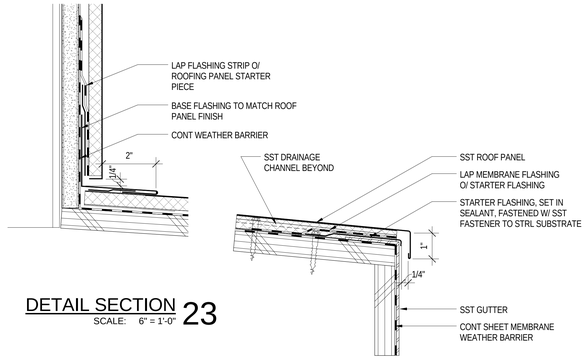
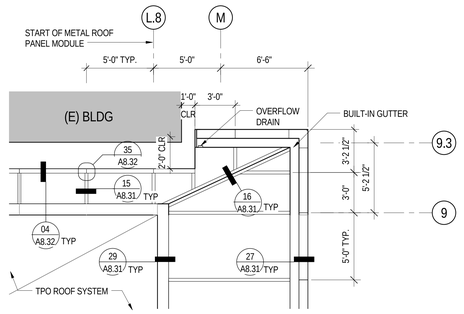
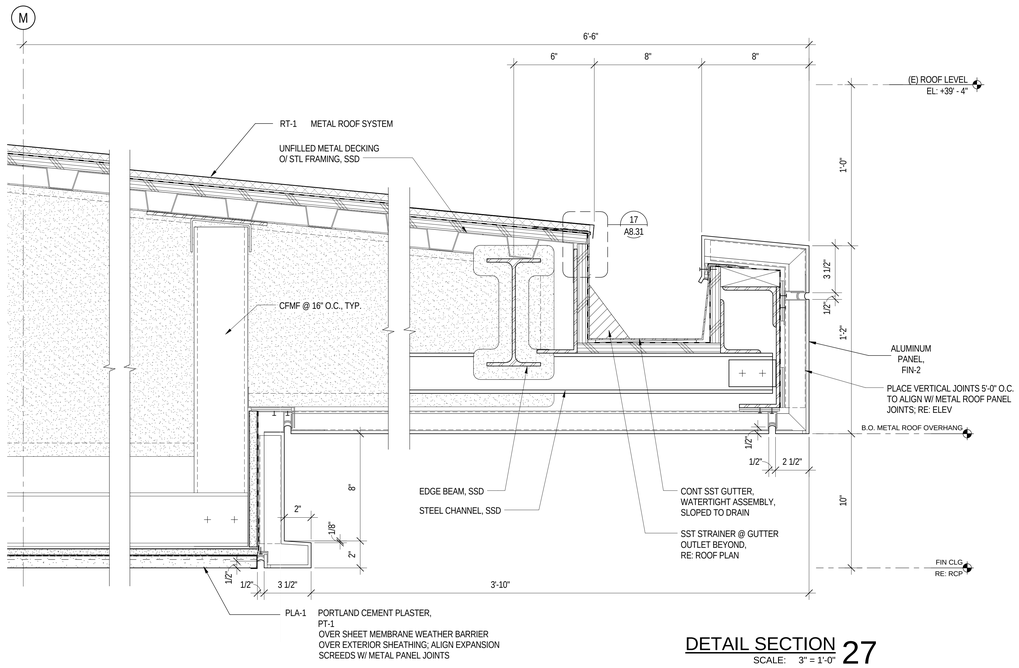


DETAIL SECTION 23
SCALE: 6" = 1'-0"

DETAIL SECTION 17
SCALE: 6" = 1'-0"



ENLARGED ROOF PLAN 05
SCALE: 1/4" = 1'-0"



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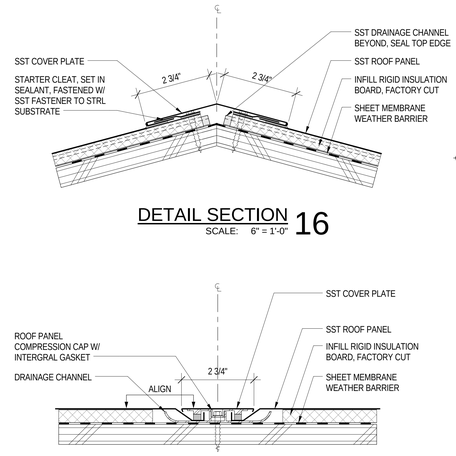
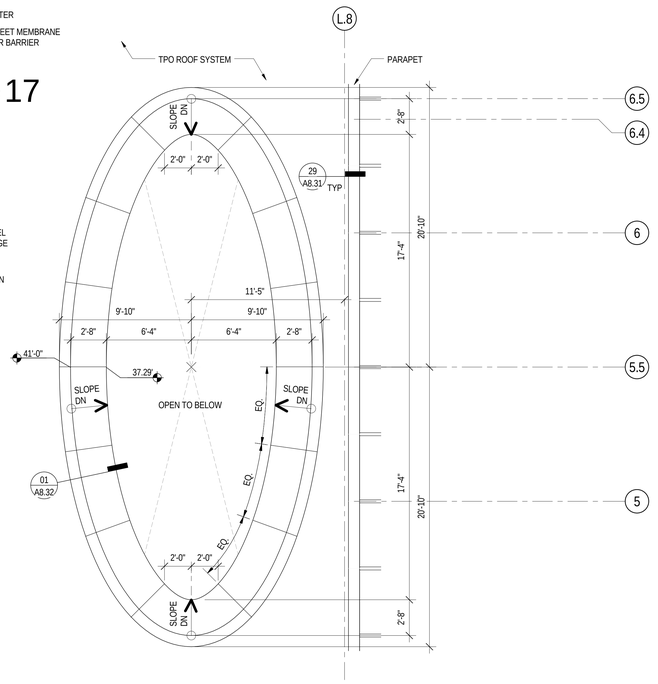
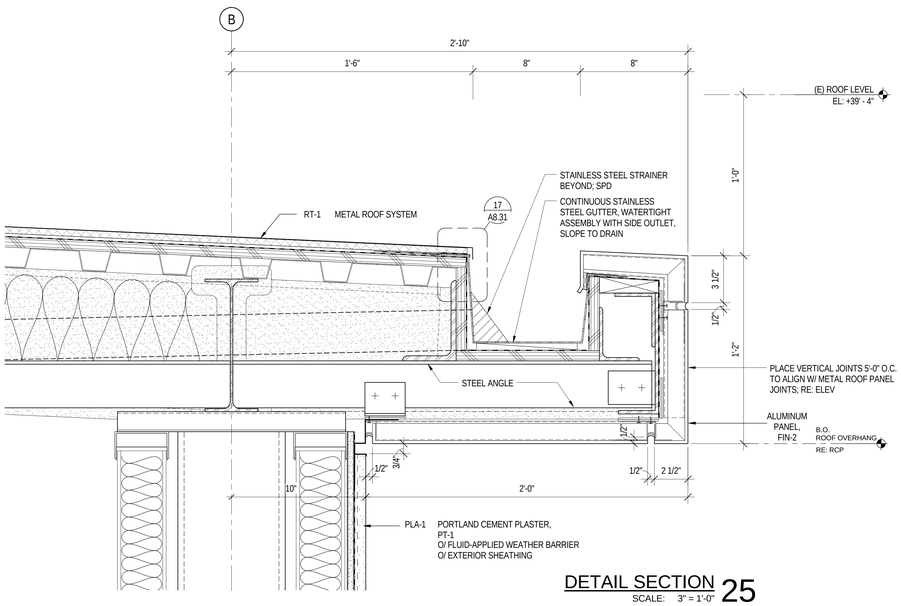


DETAIL SECTION 16
SCALE: 6" = 1'-0"

DETAIL SECTION 15
SCALE: 6" = 1'-0"



ENLARGED ROOF PLAN 03
SCALE: 1/4" = 1'-0"



DETAIL SECTION 25
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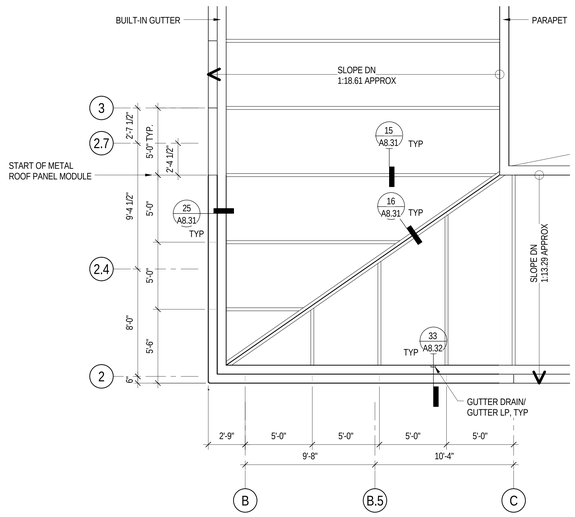
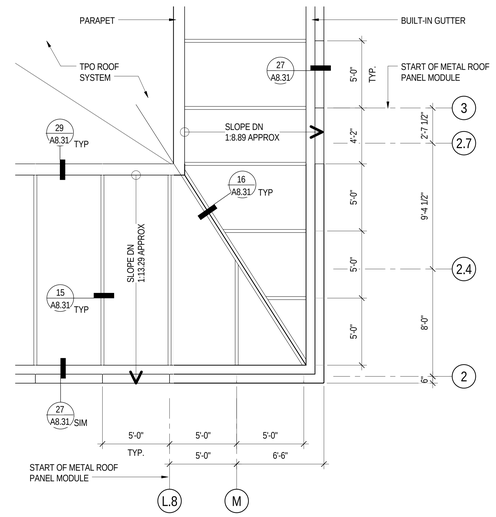


ENLARGED ROOF PLAN 13
SCALE: 1/4" = 1'-0"



ENLARGED ROOF PLAN 01
SCALE: 1/4" = 1'-0"

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Consultants:

Issued For:

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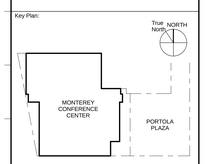
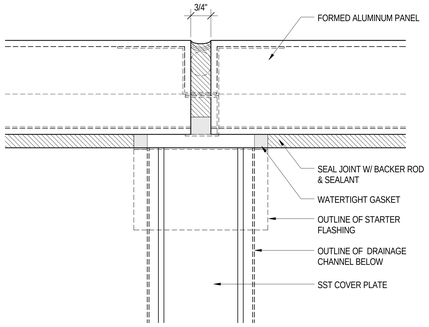
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:


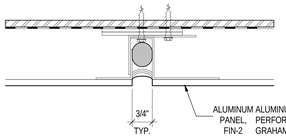
Seal & Signature:


Sheet Name:
EXTERIOR DETAILS - ROOF & SOFFIT

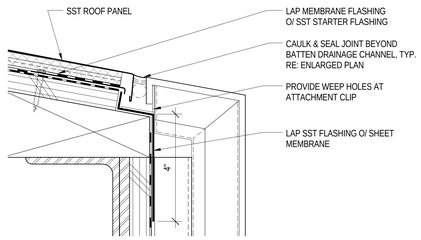
Project No.:	215004	Sheet No.:
Drawn By:	Author	A8.31
Checked By:	Checker	
Scale:	As indicated	



DETAIL PLAN 35
SCALE: 6" = 1'-0"



ALUM PANEL VER JOINT DETAIL SECTION 24
SCALE: 6" = 1'-0"



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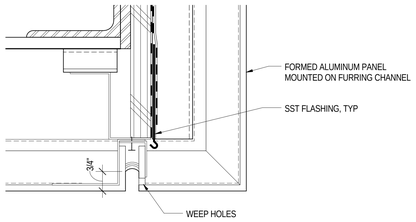

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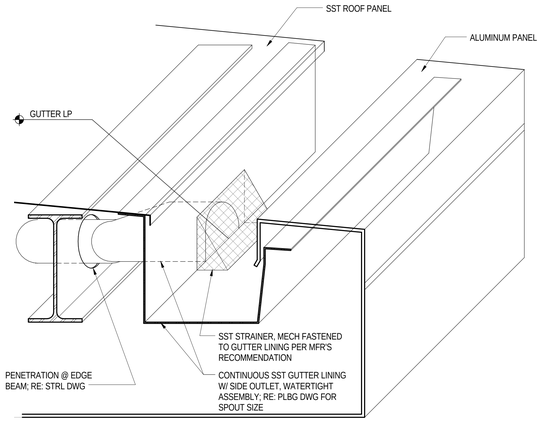
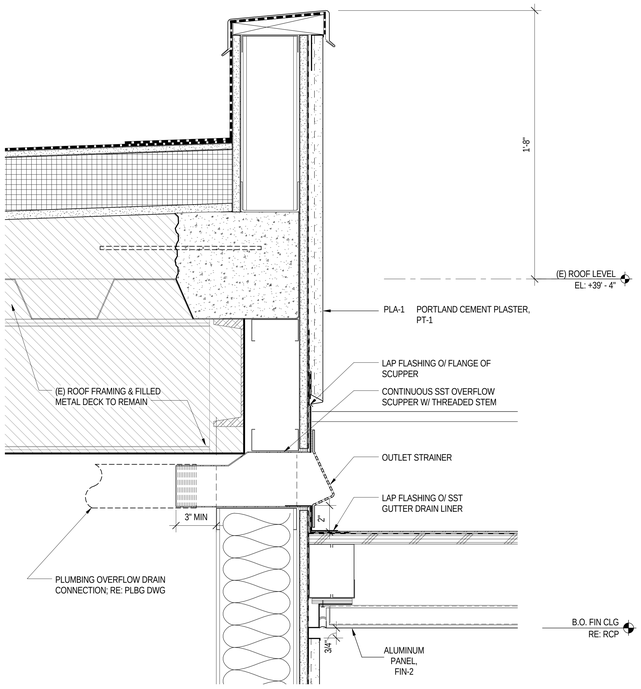


METAL ROOF GUTTER DRAIN ISOMETRIC 33
SCALE: 3" = 1'-0"



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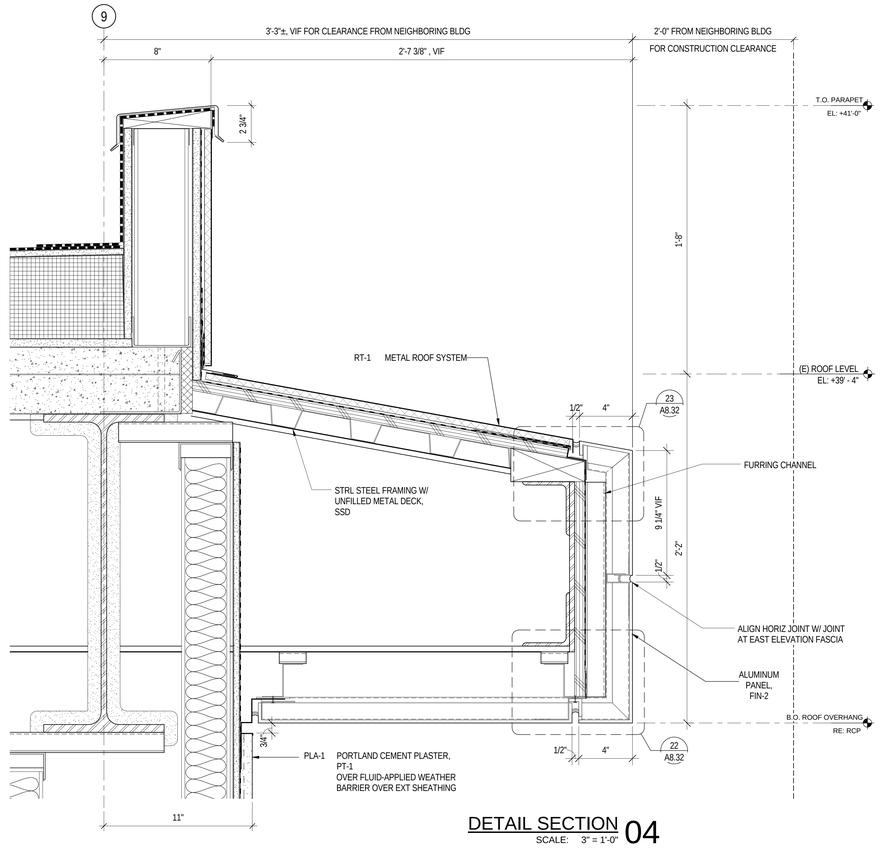

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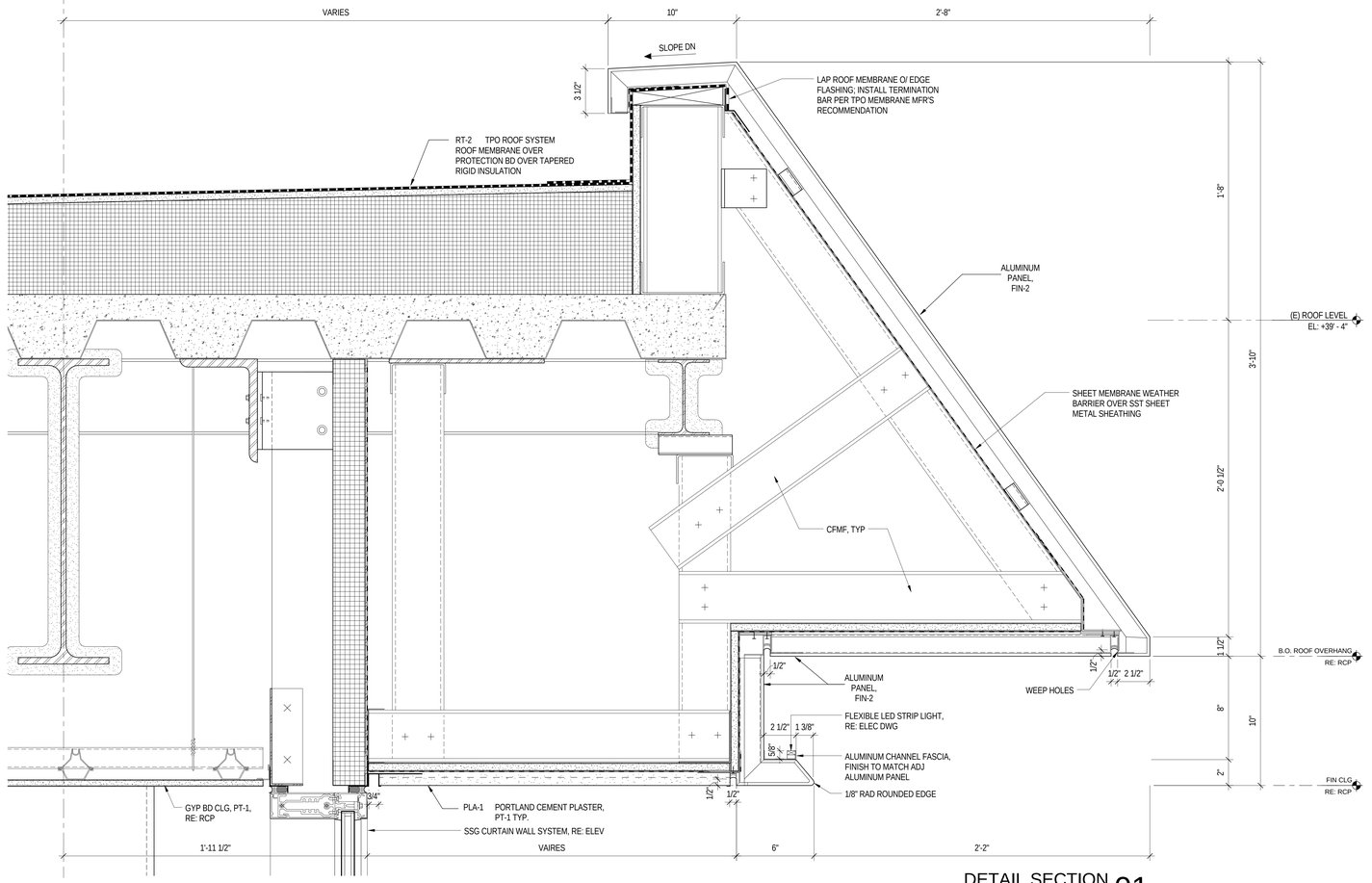

DETAIL SECTION 01
SCALE: 3" = 1'-0"

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Architect / Engineer:

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SAN FRANCISCO, CA 94111

Consultants:

Issued For:

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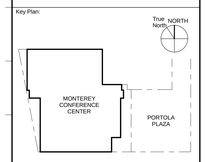
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



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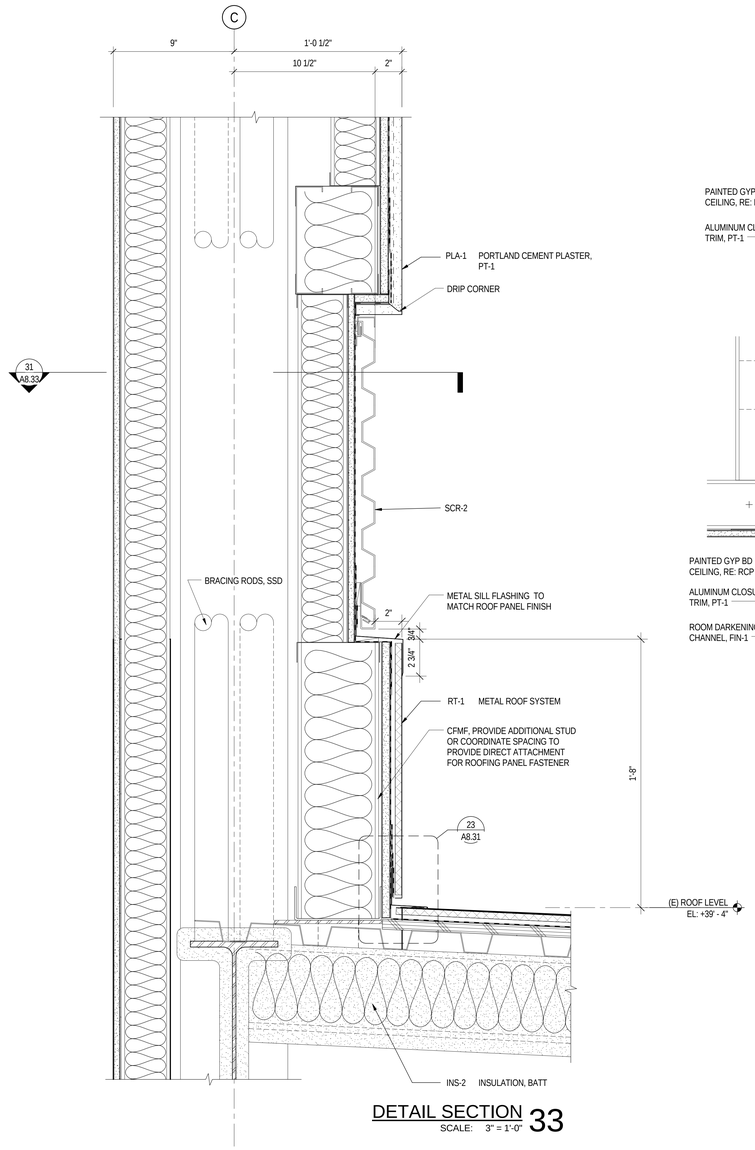
LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 3 1 2017
RENEWAL DATE
STATE OF CALIFORNIA

Sheet Name:

EXTERIOR DETAILS - ROOF & SOFFIT

Project No.:	215004	Sheet No.:
Drawn By:	Author	A8.32
Checked By:	Checker	
Scale:	As indicated	



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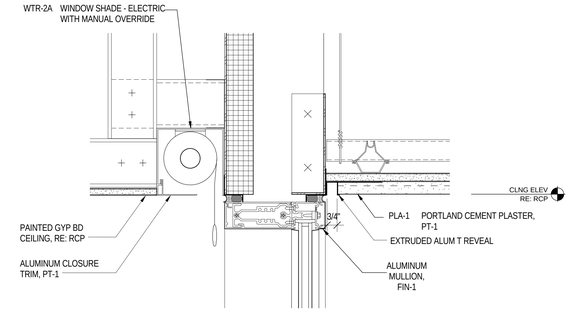

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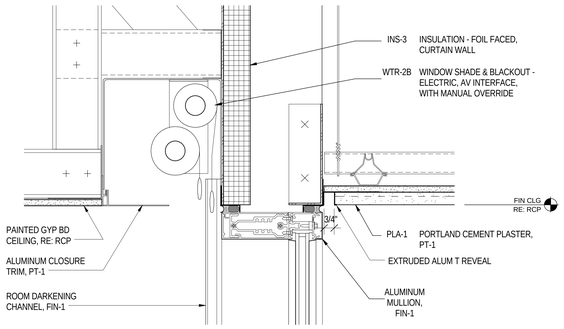

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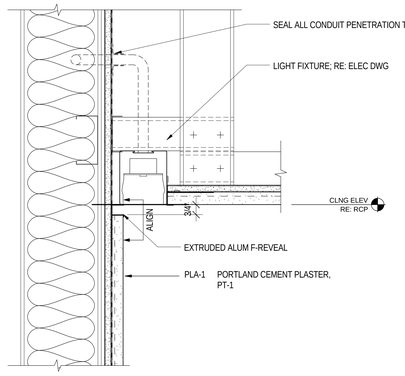

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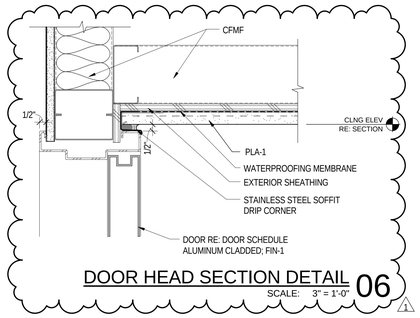

DOOR HEAD SECTION DETAIL 06
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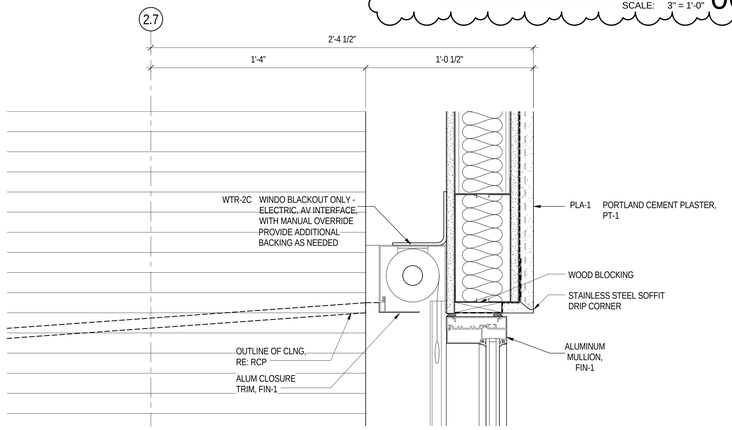

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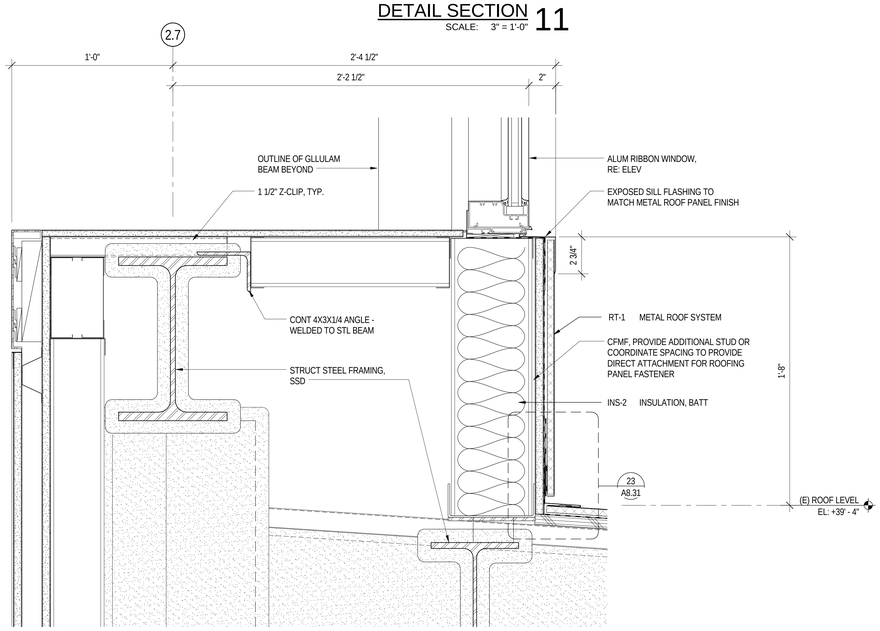

DETAIL SECTION 08
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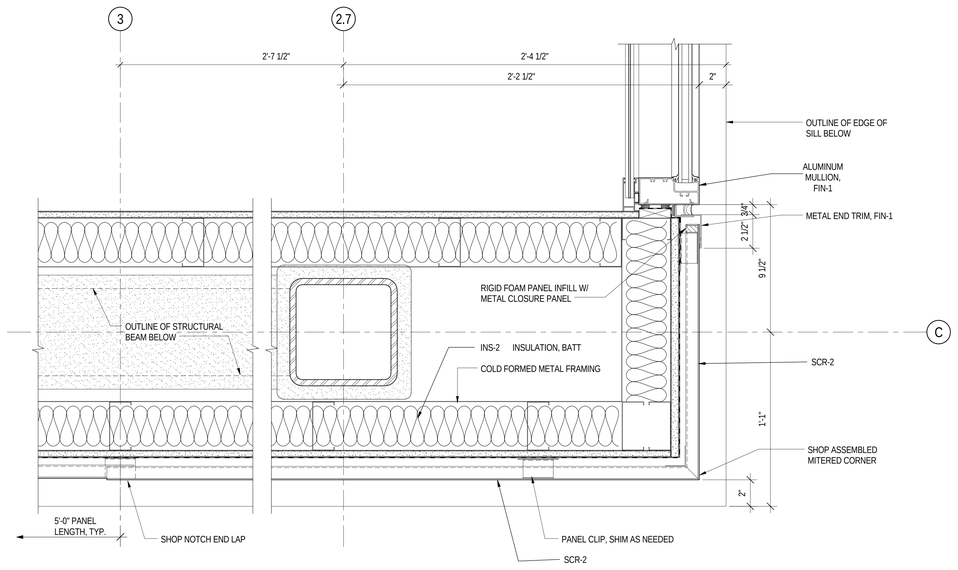

DETAIL PLAN 31
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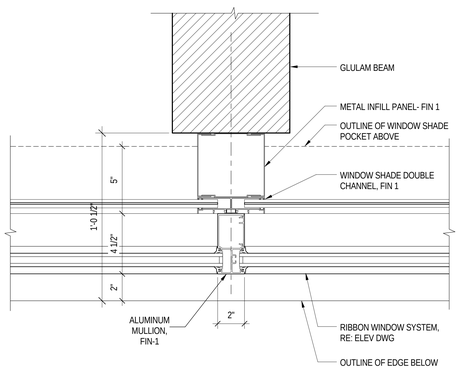

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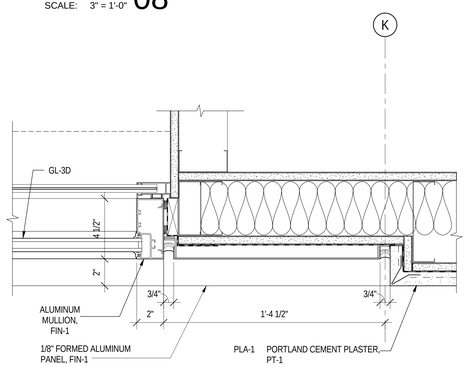

DETAIL PLAN 01
SCALE: 3" = 1'-0"

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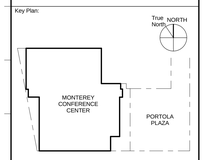
	BULLETIN 1-PERMIT SET	23 OCT 2015
	BULLETIN 2-PERMIT RESUBMITTAL	20 NOV 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



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LICENSED ARCHITECT
CLIFTON K. BOSWELL
C-26963
MAY 3 1 2017
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Sheet Name:

EXTERIOR DETAILS - ROOF & SOFFIT

Project No.:	Sheet No.:
215004	A8.33
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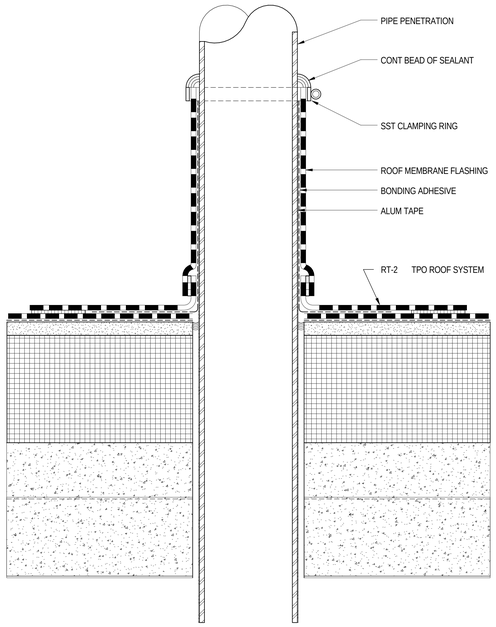

DECTAION SECTION TPO ROOFING @ PIPE PENETRATION 28
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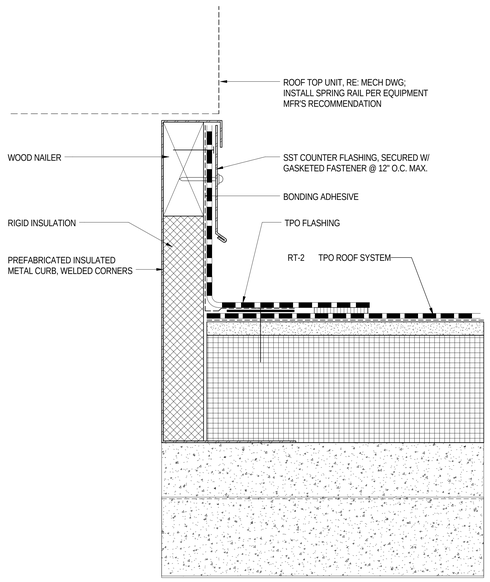

DETAIL SECTION TPO ROOFING @ PRE-FAB CURB 22
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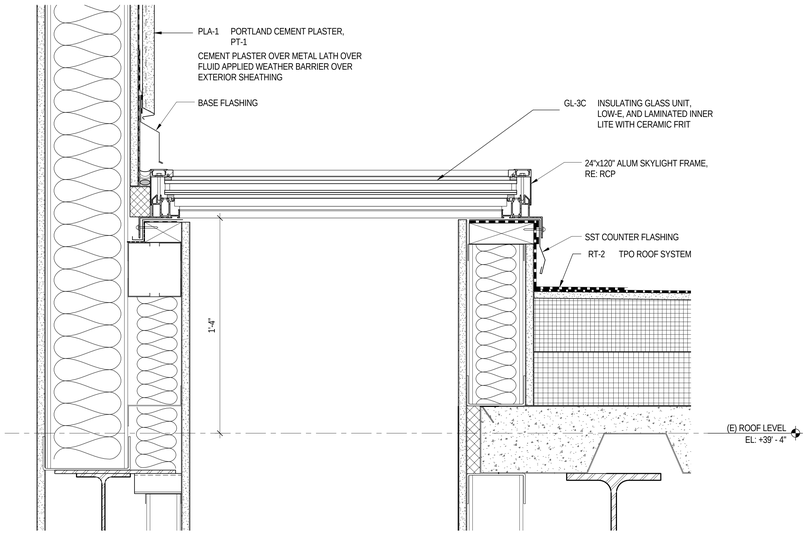

DETAIL SECTION SKYLIGHT TO STUCCO WALL 04
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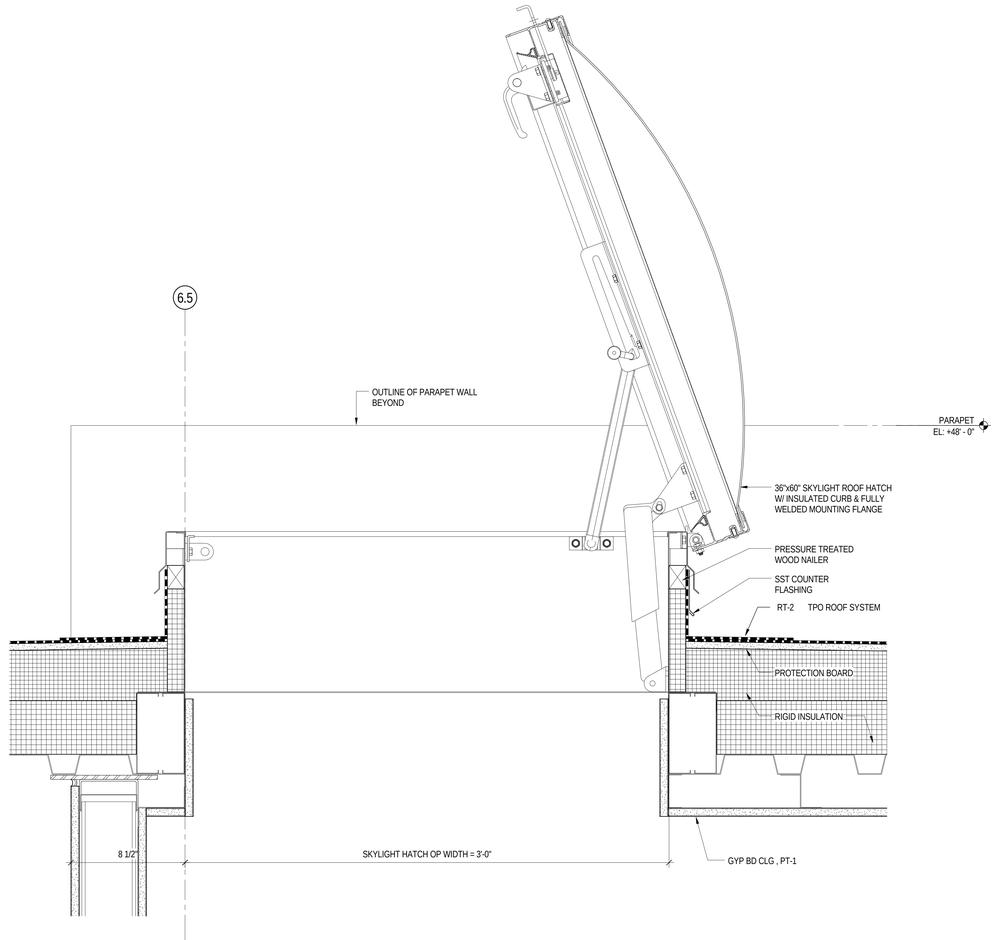

DETAIL SECTION ROOF HATCH SKYLIGHT 19
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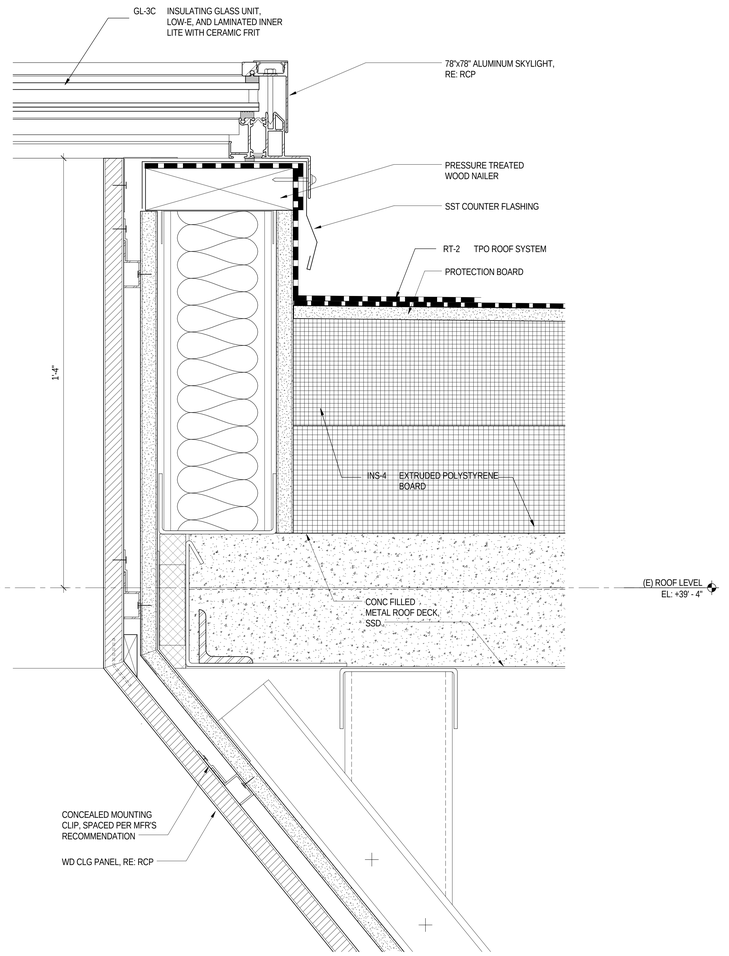

DETAIL SECTION SKYLIGHT 01
SCALE: 6" = 1'-0"

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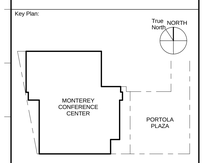
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



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EXTERIOR DETAILS - SKYLIGHTS

Project No.:	215004	Sheet No.:
Drawn By:	Author	A8.34
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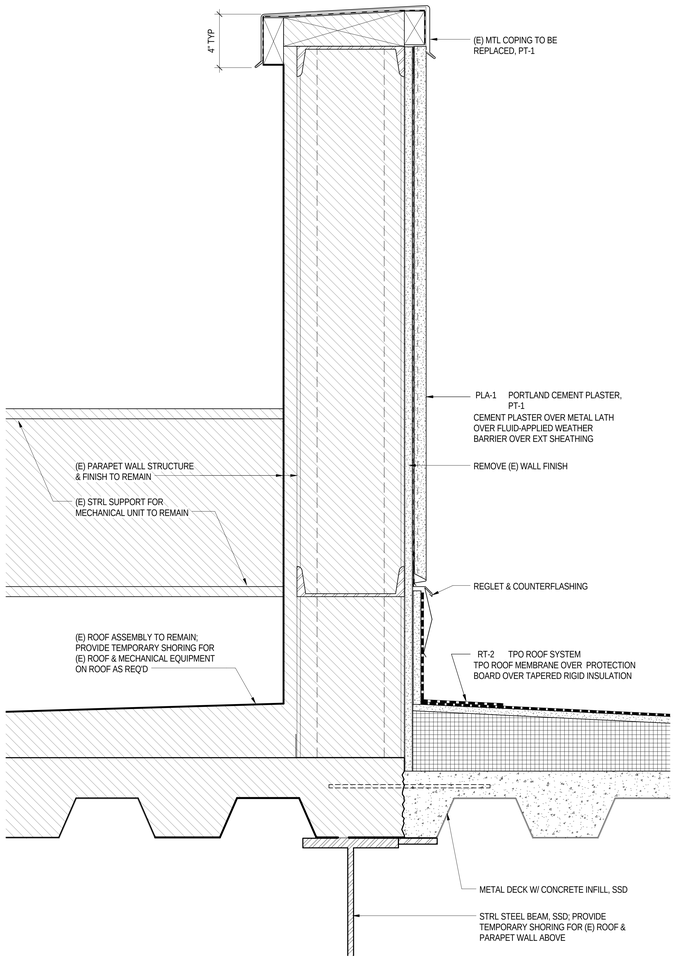
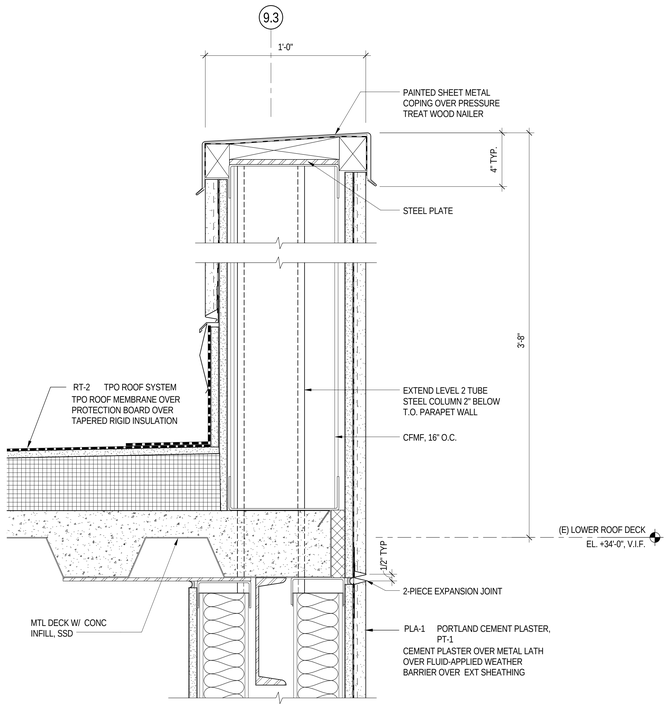
Scale:	As indicated	



DETAIL SECTION 33
SCALE: 3" = 1'-0"



DETAIL SETION 16
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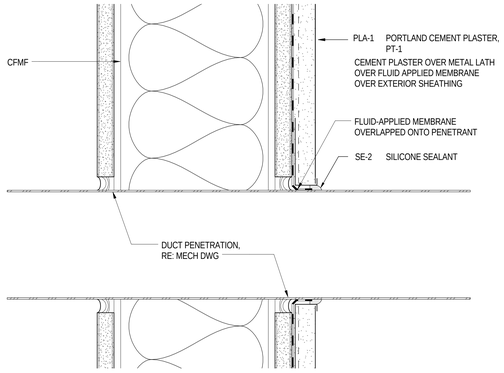
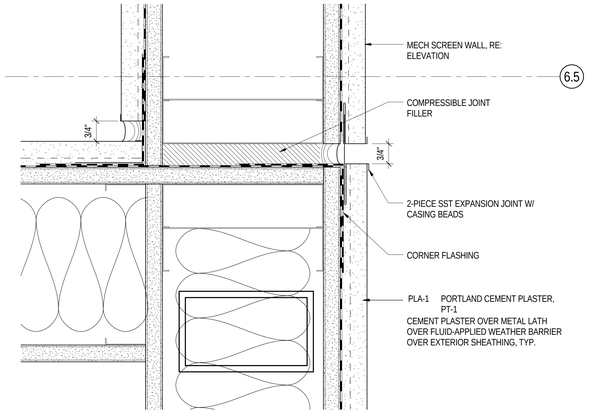
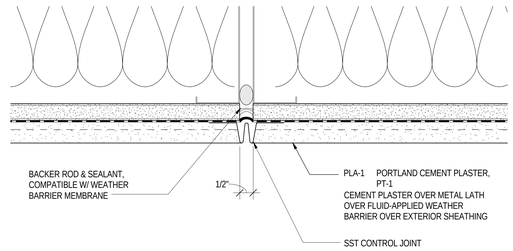


DETAIL SECTION VERTICAL PENETRATION AT STUCCO 3
SCALE: 6" = 1'-0"



DETAIL PLAN STUCCO EXPANSION JOINT 04
SCALE: 6" = 1'-0"



DETAIL PLAN STUCCO CONTROL JOINT 01
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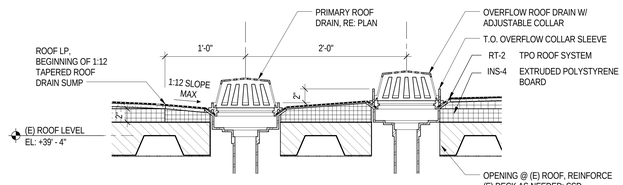
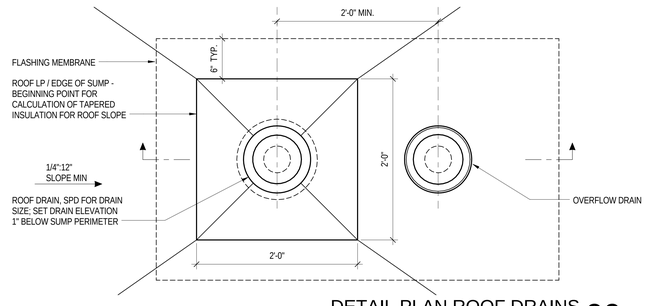


DETAIL SECTION ROOF DRAINS 02
SCALE: 1 1/2" = 1'-0"



DETAIL PLAN ROOF DRAINS 00
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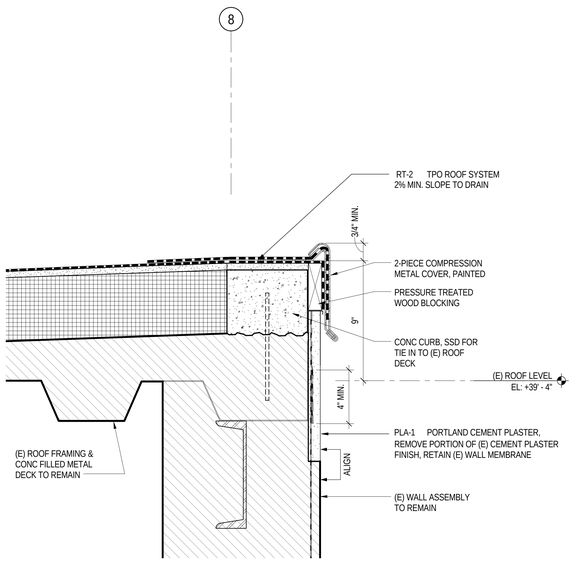

DETAIL SECTION 31
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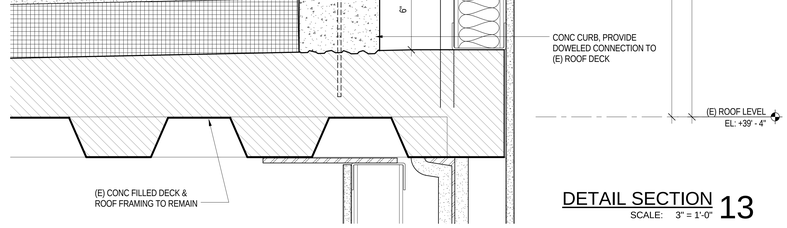

DETAIL SECTION 13
SCALE: 3" = 1'-0"

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL
580 PACIFIC STREET, MONTEREY, CA 93940
TEL: (831) 646-5601

Architect / Engineer:
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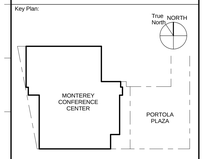
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:

Issued For:

No.	Description:	Date:
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	BULLETIN 1-PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:


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C-26963
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RENEWAL DATE
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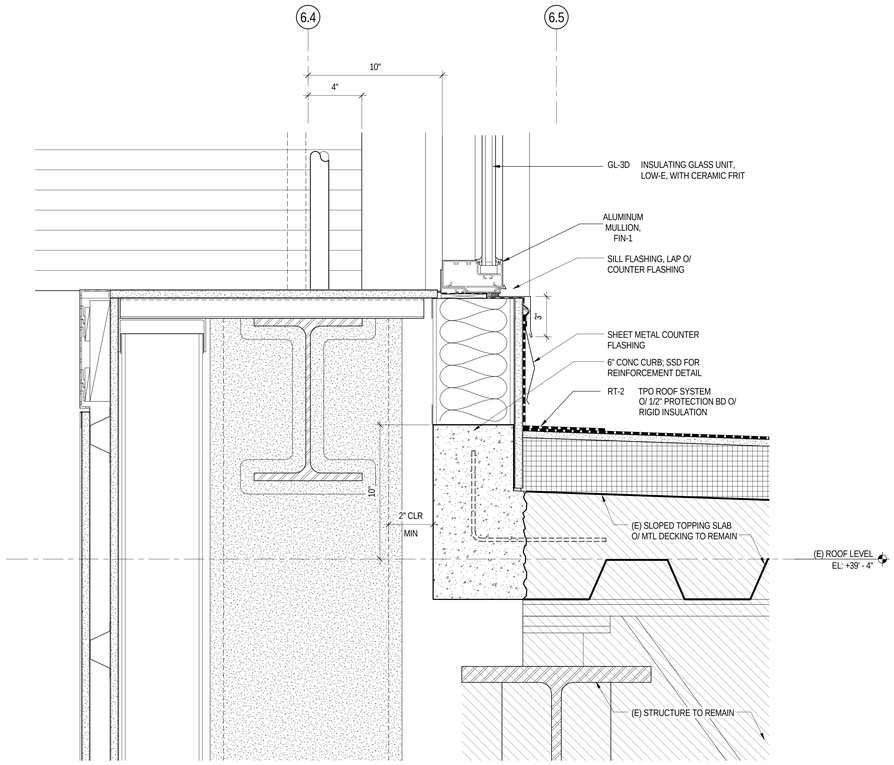

DETAIL SECTION 28
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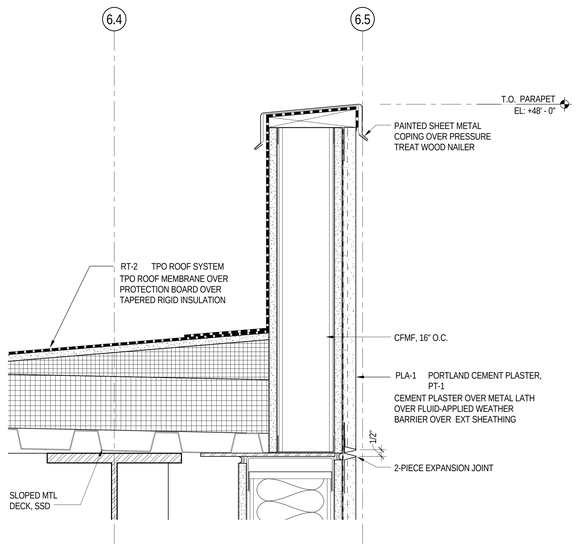

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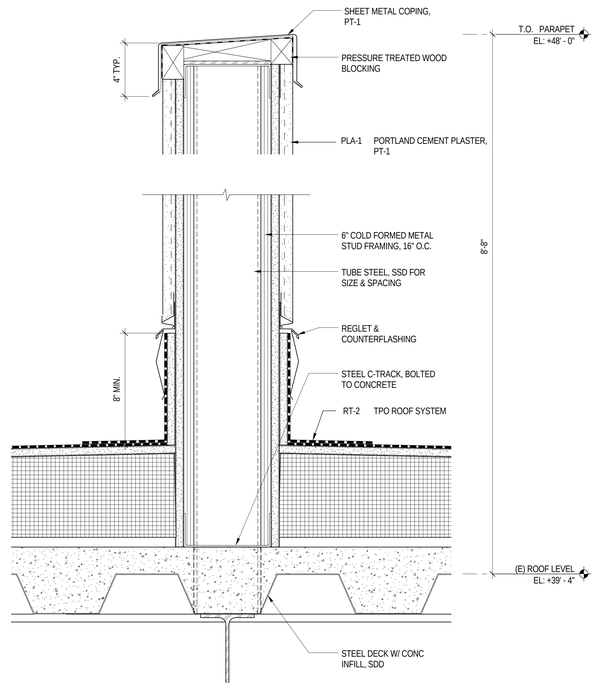

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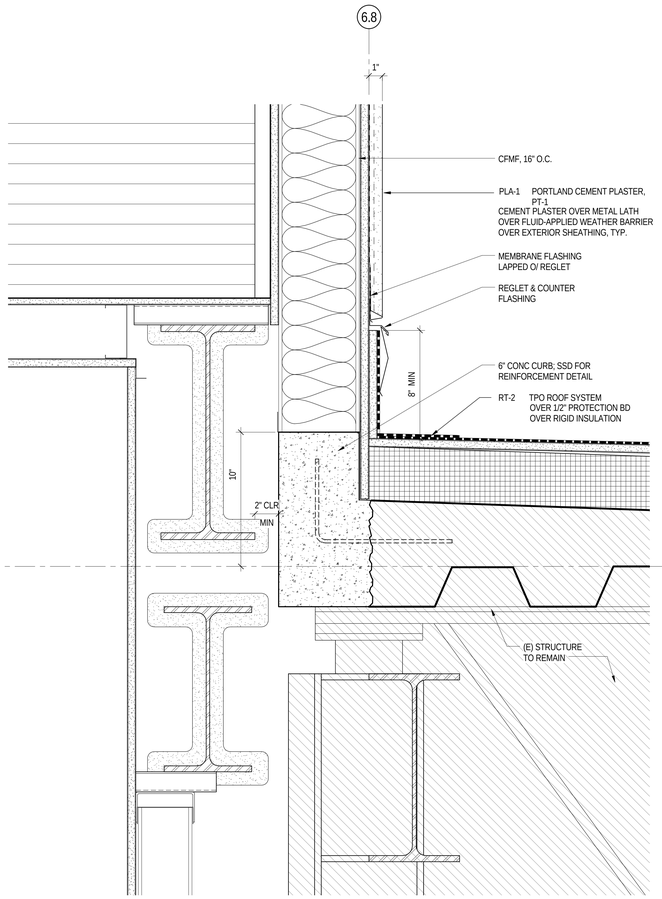

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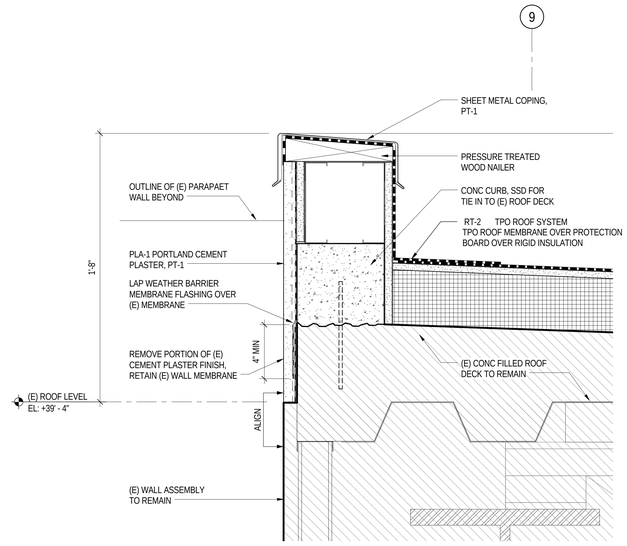

DETAIL SECTION 15
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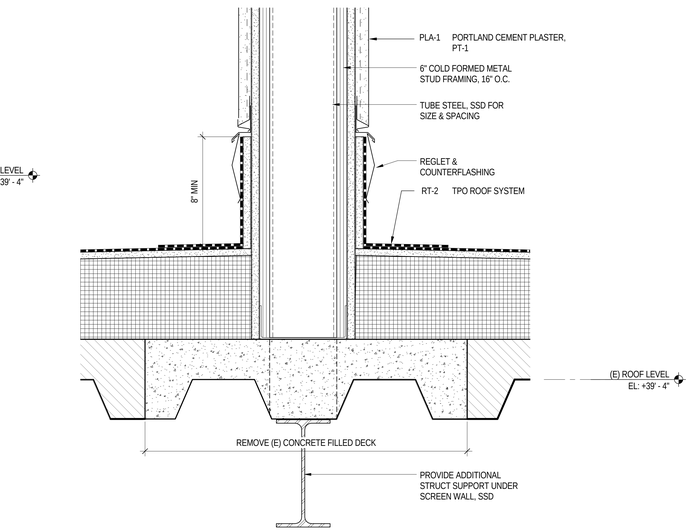

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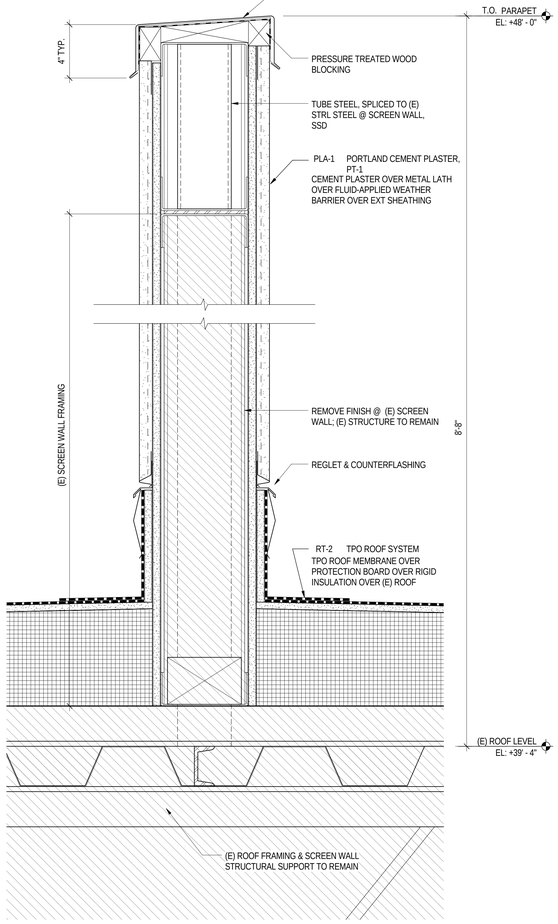
SCALE: 3" = 1'-0"



DETAIL SECTION 01
SCALE: 3" = 1'-0"

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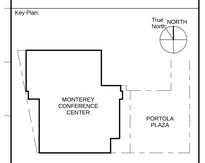

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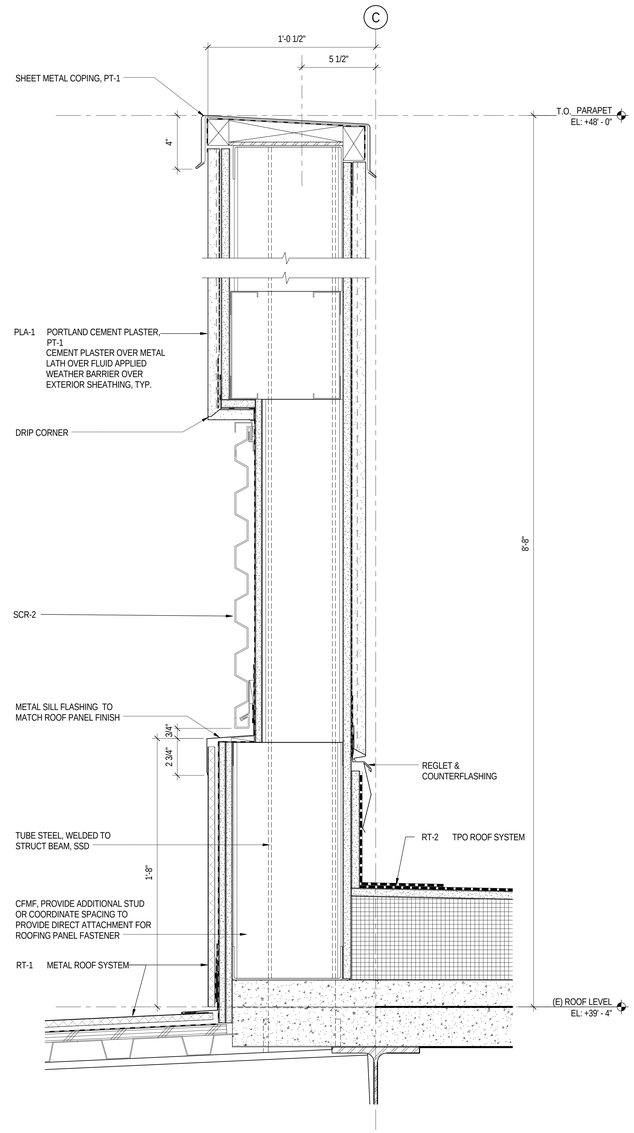

DETAIL SECTION CORRUGATED METAL SCREEN WALL 02
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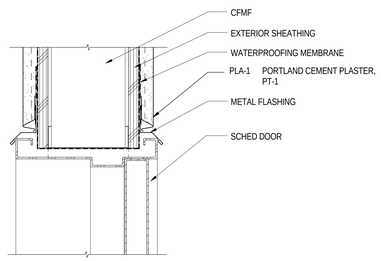

DETAIL SECTION SCREEN WALL DOOR HEAD 08
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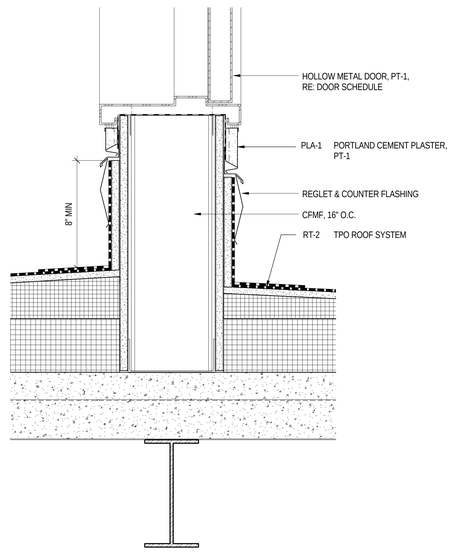

DETAIL SECTION SCREEN WALL DOOR 01
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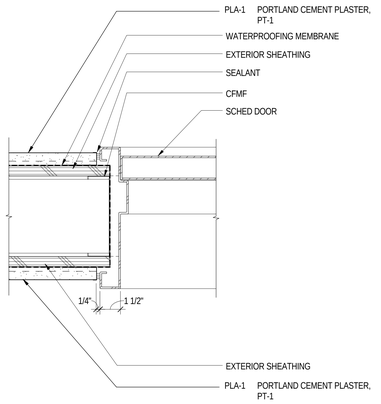

DETAIL SECTION SCREEN WALL DOOR JAMB 07
SCALE: 3" = 1'-0"

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	ADDENDUM 4	13 OCT 2015
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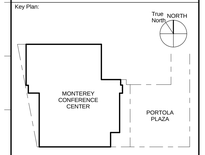

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ELECTRICAL LEGEND AND ABBREVIATIONS

FLOOR BOX LEGEND

POKE THROUGH PEDESTAL	
	COMBINATION DUPLEX RECEPTACLE/TELECOM OUTLET: 125V
	COMBINATION DOUBLE DUPLEX RECEPTACLE/ TELECOM OUTLET: 125V
	TELECOM OUTLET
	POWER CONNECTION TO ELECTRIFIED FURNITURE SYSTEM
	TELECOM CONNECTION TO ELECTRIFIED FURNITURE SYSTEM
POKE THROUGH FLUSH	
	COMBINATION DOUBLE DUPLEX RECEPTACLE/TELECOM OUTLET: 125V
	COMBINATION DUPLEX RECEPTACLE/TELECOM OUTLET: 125V
	POWER CONNECTION TO ELECTRIFIED FURNITURE SYSTEM
	MULTI-SERVICE FLOOR BOX WITH DEVICES AS INDICATED ON PLANS.
	TELECOM CONNECTION TO ELECTRIFIED FURNITURE SYSTEM
	TELECOM OUTLET
RECESSED FLUSH	
	SINGLE RECEPTACLE OUTLET: 125V
	DUPLEX RECEPTACLE OUTLET: 125V
	DUPLEX RECEPTACLE OUTLET: 125V, DEDICATED
	DOUBLE DUPLEX RECEPTACLE OUTLET: 125V
	COMBINATION DUPLEX RECEPTACLE/TELECOM OUTLET: 125V
	COMBINATION DOUBLE DUPLEX RECEPTACLE/TELECOM OUTLET: 125V
	TELECOM OUTLET
	RAISED FLOOR ACCESS BOX, COMBINATION DOUBLE DUPLEX RECEPTACLE/TELECOM: 125V

WIRING DEVICE LEGEND

	SINGLE RECEPTACLE OUTLET: 125V; WALL MOUNTED
	DUPLEX RECEPTACLE OUTLET: 125V; WALL MOUNTED
	DUPLEX RECEPTACLE OUTLET: 125V TOP HALF SWITCHED
	DUPLEX RECEPTACLE OUTLET: 125V, DEDICATED; WALL MOUNTED
	DOUBLE DUPLEX RECEPTACLE OUTLET: 125V; WALL MOUNTED
	TRIPLE DUPLEX RECEPTACLE OUTLET: 125V
	SPECIAL PURPOSE RECEPTACLE OUTLET: RATING AS INDICATED; WALL MOUNTED
	CLOCK RECEPTACLE OUTLET: 125V, 15A
	POWER CONNECTION TO ELECTRIFIED FURNITURE SYSTEM
	SINGLE RECEPTACLE OUTLET: 125V; CEILING MOUNTED
	DUPLEX RECEPTACLE OUTLET: 125V; CEILING MOUNTED
	DUPLEX RECEPTACLE OUTLET: 125V, DEDICATED; CEILING MOUNTED
	DOUBLE DUPLEX RECEPTACLE OUTLET: 125V; CEILING MOUNTED
	SPECIAL PURPOSE RECEPTACLE OUTLET; RATING AS INDICATED; CEILING MOUNTED
	PUSH BUTTON
B	BUZZER
B	BELL
	POWER TYPE PLUGSTRIP OR SURFACE RACEWAY, LENGTH APPROXIMATELY AS SHOWN
	TELECOM TYPE PLUGSTRIP OR SURFACE RACEWAY, LENGTH APPROXIMATELY AS SHOWN
	TELECOM OUTLET
	TELECOM CONNECTION TO ELECTRIFIED FURNITURE SYSTEM
TV	TELEVISION OUTLET
$_3$	SINGLE POLE SWITCH
$_2$	DOUBLE POLE SWITCH
$_3$	THREE WAY SWITCH
$_4$	FOUR WAY SWITCH
$_F$	FAN SWITCH
$_H$	ILLUMINATED HANDLE SWITCH
$_K$	KEY SWITCH
$_{MC}$	MOMENTARY CONTACT SWITCH
$_P$	PILOT LIGHT SWITCH
TS	TIMER SWITCH
D	WALL DIMMER
LV	LOW VOLTAGE SWITCH
PC	PHOTOCELL
S	LINE VOLTAGE SHUT OFF SWITCH
OS	OCCUPANCY SENSOR; WALL MOUNTED
OS	2 WAY OCCUPANCY SENSOR; CEILING MOUNTED
OS	1 WAY OCCUPANCY SENSOR; CEILING MOUNTED
OS	CORRIDOR OCCUPANCY SENSOR; CEILING MOUNTED
2S	2-BUTTON LOW-VOLTAGE WALL SWITCH
2D	2-BUTTON LOW-VOLTAGE WALL-MOUNTED DIMMING SCENE SELECTOR WITH RAISE/FLOOR
4S	4-BUTTON LOW-VOLTAGE WALL SWITCH
4D	4-BUTTON LOW-VOLTAGE WALL-MOUNTED DIMMING SCENE SELECTOR WITH RAISE/FLOOR
DZC	DIMMING ZONE CONTROLLER, RECESSED IN WALL
2B	2-BUTTON LOW-VOLTAGE WALL SWITCH FOR CONTROL OF 1 ZONE
3B	3-BUTTON LOW-VOLTAGE WALL SWITCH FOR CONTROL OF 2 ZONES
5B	5-BUTTON LOW-VOLTAGE WALL SWITCH FOR CONTROL OF 3 OR 4 ZONES
7B	7-BUTTON LOW-VOLTAGE WALL SWITCH FOR CONTROL OF 5 OR 6 ZONES

WIRING DEVICE SUBSCRIPT LEGEND

$_{AC}$	AC = ABOVE COUNTER
$_{GFI}$	GFI = GROUND FAULT INTERRUPTER
$_{IG}$	IG = ISOLATED GROUND
$_{WP}$	WP = WEATHERPROOF
$_a$	a = LOWER CASE LETTER INDICATES SWITCH CONTROL
$_6$	6 = NUMBER INDICATES CIRCUIT NUMBER
$_{<6>}$	BRACKETS INDICATE SWITCHED CIRCUITS
$_{IG}$	IG = ISOLATED GROUND (ONE OF DOUBLE DUPLEX)
$_{SIGN}$	CONNECTION TO DIGITAL SIGNAGE, REFER TO ARCHITECTURAL DRAWINGS
$_{KIOSK}$	CONNECTION TO RECEPTION KIOSK, REFER TO ARCHITECTURAL DRAWINGS
$_a$	a = LOWER CASE INDICATES SWITCH CONTROL
$_{AV}$	FLOORBOX CONTAINS AV SERVICES
	INDICATES 50% OF POWER OUTLETS IN DEVICE PERMANENTLY LABELED AS "CONTROLLED" AND CONNECTED TO CIRCUIT WITH AUTOMATIC SHUTOFF
	INDICATES 50% OF POWER OUTLETS IN DEVICE PERMANENTLY LABELED AS "CONTROLLED" AND CONNECTED TO CIRCUIT WITH AUTOMATIC SHUTOFF

FIRE ALARM LEGEND

	MANUAL PULL STATION
	AREA SMOKE DETECTOR, CEILING MOUNTED (SMOKE DETECTOR, SEMI-FLUSH MOUNTED IN CEILING)
	AREA SMOKE DETECTOR, WALL MOUNTED
	DUCT TYPE SMOKE DETECTOR
	HEAT DETECTOR, CEILING MOUNTED
BR BT	BEAM DETECTOR: R = RECEIVER, T = TRANSMITTER
W	SPRINKLER WATER FLOW SWITCH
T	SPRINKLER TAMPER SWITCH
S	FIRE ALARM SPEAKER; CEILING MOUNTED
S	FIRE ALARM SPEAKER; WALL MOUNTED
S	COMBINATION FIRE ALARM SPEAKER/VISUAL ALARM; CEILING MOUNTED
S	COMBINATION FIRE ALARM SPEAKER/VISUAL ALARM; WALL MOUNTED
H	FIRE ALARM HORN; CEILING MOUNTED
H	FIRE ALARM HORN; WALL MOUNTED
H	COMBINATION FIRE ALARM HORN/VISUAL ALARM; WALL MOUNTED
	VISUAL ALARM; CEILING MOUNTED
	VISUAL ALARM; WALL MOUNTED
J	FIREFIGHTER'S PHONE JACK
H	EMERGENCY TELEPHONE
H	MAGNETIC DOOR HOLDER
DR	MAGNETIC DOOR RELEASE
	FIRE ALARM BELL
FSD	FIRE/SMOKE DAMPER
SD	SMOKE DAMPER
FACP	FIRE ALARM AND CONTROL PANEL
FARP	FIRE ALARM REMOTE PANEL
FATC	FIRE ALARM TERMINAL CABINET
FARA	FIRE ALARM REMOTE ANNUNCIATOR
FTS	FIREFIGHTER'S TELEPHONE SYSTEM
VCS	VOICE COMMUNICATION SYSTEM
FCIP	FIREFIGHTER'S CONTROL AND INDICATING PANEL
FPSP	FIRE PUMP REMOTE STATUS PANEL
GSP	GENERATOR REMOTE STATUS PANEL
BATT	BATTERY
EVAC	FIRE ALARM VOICE EVACUATION PANEL
DACT	DIGITAL ALARM COMMUNICATOR TRANSMITTER

POWER LEGEND

	ATS, CPC, DPH, DPL, DSH, DSL, MCC OR MS: SIZE APPROXIMATELY AS SHOWN. DOUBLE LINE INDICATES FRONT.
	SURFACE MOUNTED LPH, LRC, MP OR TC: SIZE APPROXIMATELY AS SHOWN
	RECESSED MOUNTED LPH, LRC, MP OR TC: SIZE APPROXIMATELY AS SHOWN
	SURFACE MOUNTED LP: SIZE APPROXIMATELY AS SHOWN
	RECESSED MOUNTED LP: SIZE APPROXIMATELY AS SHOWN
	TB: LENGTH APPROXIMATELY AS SHOWN
F	BUSWAY RISER WITH PLUG IN UNIT, FUSE
	BUSWAY RISER WITH PLUG IN UNIT, BREAKER
	BUSWAY HORIZONTAL
CTB	CABLE TAP BOX
#	STEP DOWN TRANSFORMER
G	GENERATOR
G	GENERATOR IN WP ENCLOSURE
	AUTOMATIC TRANSFER SWITCH
J	HEAVY DUTY DISCONNECT SWITCH
J	HEAVY DUTY DISCONNECT SWITCH WITH FUSE
	MOTOR STARTER
	MOTOR STARTER, NOT PROVIDED UNDER ELECTRICAL SCOPE
J	COMBINATION MOTOR STARTER/DISCONNECT SWITCH
J	COMBINATION MOTOR STARTER/DISCONNECT SWITCH, NOT PROVIDED UNDER ELECTRICAL SCOPE
VFD J	VFD WITH DISCONNECT, NOT PROVIDED UNDER ELECTRICAL SCOPE
VFD	VFD WITHOUT DISCONNECT, NOT PROVIDED UNDER ELECTRICAL SCOPE
EPO	EMERGENCY POWER OFF BUTTON
$_{MD}$	MOTORIZED DOOR CONTROLLER (FURNISHED WITH DOOR)
$_{MS}$	MOTORIZED SHADE CONTROLLER (FURNISHED WITH SHADES)
$_{PS}$	PROJECTION SCREEN CONTROLLER (FURNISHED WITH SCREEN)
$_{EC}$	SPEED CONTROLLER (FURNISHED WITH EQUIPMENT)
$_T$	THERMAL OVERLOAD/DISCONNECT SWITCH
M	MOTOR CONNECTION
J	JUNCTION BOX, CEILING MOUNTED
JG	IN-GRADE PULLBOX, FLUSH WITH GRADE
J	JUNCTION BOX, WALL MOUNTED
P S	PULL BOX
S S	SPLICE BOX
G	GROUND BUS CABINET
	GROUND ROD
	GROUND TEST WELL
	CIRCUIT BREAKER
	SWITCH AND FUSE
	DRAWOUT TYPE CIRCUIT BREAKER
	DRAWOUT TYPE SWITCH AND FUSE
	CIRCUIT BREAKER IN ENCLOSURE
M	CURRENT TRANSFORMER COMPARTMENT AND KWH METER
	GROUND FAULT SENSOR
GFR	GROUND FAULT RELAY
	NORMALLY OPEN CONTACT
	NORMALLY CLOSED CONTACT
	RELAY OR CONTACTOR: CONTACTS SHOWN WITH COIL DEENERGIZED
	TRANSFORMER
	ROTARY SWITCH
R	PILOT LIGHT: A = AMBER LIGHT, G = GREEN LIGHT R = RED LIGHT, Y = YELLOW LIGHT
	NUMBERED NOTE
SF-1	EQUIPMENT TYPE
MCC-1A	PANEL NAME

LIGHTING LEGEND

	LIGHTING FIXTURE; CEILING MOUNTED
	LIGHTING FIXTURE; WALL MOUNTED
	LIGHTING FIXTURE, SIZE APPROXIMATELY AS SHOWN; CEILING MOUNTED
	LIGHTING FIXTURE, SIZE APPROXIMATELY AS SHOWN; WALL MOUNTED
EM	LIGHTING FIXTURE CONNECTED TO EMERGENCY POWER SYSTEM
	LIGHTING FIXTURE, CONTINUOUS ROW; CEILING MOUNTED
	LIGHTING FIXTURE, WALL WASHER; CEILING MOUNTED
	LIGHTING FIXTURE(S); BOLLARD MOUNTED
	LIGHTING FIXTURE(S); POLE MOUNTED
2 8 A	LIGHTING FIXTURE SUBSCRIPTS: NUMBER INDICATES CIRCUIT, LOWERCASE LETTER INDICATES SWITCH CONTROL UPPERCASE LETTER INDICATES FIXTURE TYPE
	LIGHTING TRACK WITH FIXTURES, LENGTH APPROXIMATELY AS SHOWN
EXIT SIGNS	ARROWS AS SHOWN, ILLUMINATED FACE AS INDICATED BY SHADING, CONNECT TO EMERGENCY POWER SYSTEM
	EXIT SIGN; WALL MOUNTED
	EXIT SIGN; CEILING MOUNTED
R	EXIT SIGN; RECESSED IN WALL
P	EXIT SIGN; PENDENT MOUNTED
L	EXIT SIGN, LOW LEVEL; RECESSED IN WALL

PROGRAMMABLE LIGHTING & RECEPTACLE CONTROL SYSTEM DEVICE LEGEND

$	SWITCH
D	DIMMER
PC	PHOTOCELL
OS	OCCUPANCY SENSOR; WALL MOUNTED
2OS	2 WAY OCCUPANCY SENSOR; CEILING MOUNTED
1OS	1 WAY OCCUPANCY SENSOR; CEILING MOUNTED
COS	CORRIDOR OCCUPANCY SENSOR; CEILING MOUNTED
#B	MULTI-BUTTON KEYPAD, # INDICATES QTY OF BUTTONS
#S	MULTI-BUTTON PRESET SCENE CONTROLLER WITH MASTER RAISE/LOWER, # INDICATES QTY OF SCENE BUTTONS
G	GRAPHICAL INTERFACE CONTROLLER

RACEWAY LEGEND

	CONDUIT CONCEALED ABOVE CEILING OR WITHIN WALL
	CONDUIT BELOW GRADE OR EMBEDDED WITHIN SLAB
	CONDUIT UP
	CONDUIT DOWN
	CONDUIT STUBBED OUT WITH BUSHING NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
	CONDUIT STUBBED OUT AND CAPPED NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
AV	AUDIO/VISUAL SYSTEM RACEWAY
CT	CABLE TRAY
G	GROUNDING SYSTEM RACEWAY
FA	FIRE ALARM SYSTEM RACEWAY
S	SECURITY SYSTEM RACEWAY NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
T	TELECOM SYSTEM RACEWAY NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
TV	TELEVISION SYSTEM RACEWAY NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
	CONDUIT HOMERUN NOTE: MAXIMUM OF THREE BRANCH CIRCUITS FOR EACH HOMERUN, UON
	PHASE CONDUCTOR(S) GROUNDING CONDUCTOR
	ISOLATED GROUNDING CONDUCTOR
	NEUTRAL CONDUCTOR

EQUIPMENT NAMING LEGEND

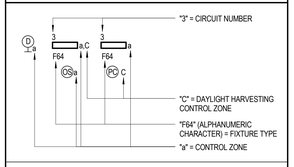
E A E L A / 1,3,5

- CIRCUIT NUMBER(S)
- FIRST OF THIS TYPE ON FLOOR
- H 277/480V PANELBOARD; L 120/208V PANELBOARD; MCC MOTOR CONTROL CENTER
- E GENERATOR BACK-UP (NON LIFE-SAFETY)
- FLOOR LEVEL: A LEVEL 1; B MEZZANINE; C LEVEL 2
- E EMERGENCY (LIFE SAFETY)

ABBREVIATIONS

℄	CENTER LINE
A	AMPERES
AF/AS	AMPERE RATING OF FUSE/SWITCH
AFF	ABOVE FINISHED FLOOR
AIC	AMPERES INTERRUPTING CAPACITY
AL	ALUMINUM
AT/AF	AMPERE RATING OF CIRCUIT, BREAKER TRIP/FRAME
A/V	AUDIO/VISUAL
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT (GENERIC TERM FOR RACEWAY - PROVIDE AS SPECIFIED)
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CU	COPPER
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
(E)	EXISTING TO REMAIN
EC	EMPTY CONDUIT
ECC	ENGINEER'S CONTROL CENTER
ELEV	ELEVATOR
EMT	ELECTRICAL METALLIC TUBING
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FCC	FIRE CONTROL CENTER
FP	FIRE PROTECTION SYSTEM INSTALLER
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTOR
GND	GROUND
HP	HORSEPOWER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING INSTALLER
IDF	INTERMEDIATE DISTRIBUTION FRAME ROOM
IG	ISOLATED GROUND
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILO-VOLT AMPERE
KW	KILO-WATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MCP	MOTOR CIRCUIT PROTECTOR
MDF	MAIN DISTRIBUTION FRAME ROOM
MDP	MAIN DISTRIBUTION PANEL
MIC	MINERAL INSULATED CABLE
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
(N)	NEW
NIC	NOT IN CONTACT
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
P	POLE
PB	PULL BOX
PH	PHASE
PL	PLUMBING SYSTEM INSTALLER
PVC	POLYVINYL CHLORIDE CONDUIT
PWR	POWER
(R)	EXISTING TO BE RELOCATED
RAC	RIGID ALUMINUM CONDUIT
RGS	RIGID GALVANIZED STEEL
RSC	RIGID STEEL CONDUIT
SCC	SECURITY CONTROL CENTER
SN	SOLID NEUTRAL
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
TB	TELECOM BACKBOARD
TEL	TELECOM
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
WP	WEATHERPROOF
WT	WATERTIGHT
(X)	EXISTING TO BE REMOVED
XP	EXPLOSION PROOF

LIGHTING & CONTROL DEVICE SUBSCRIPT LEGEND



CONTROL ZONE SUBSCRIPT KEY

a-z = ZONE CONTROLLED BY MANUAL DEVICES AND OCCUPANCY SENSORS INDICATED - NO TIMECLOCK CONTROL

aa-zz = ZONE CONTROLLED BY TIMECLOCK SCHEDULE AND ANY MANUAL DEVICES AND OCCUPANCY SENSORS INDICATED

A-Z = DAYLIGHT HARVESTING ZONE CONTROLLED BY PHOTOCELL INDICATED

FIRE ALARM NOTES:

A. ANY REFERENCE TO THE FIRE ALARM SYSTEM ON THESE PLANS, INCLUDING LOCATIONS OF DEVICES, HAVE NOT BEEN REVIEWED OR APPROVED BY THE AHJ. ANY REFERENCE TO THE FIRE ALARM SYSTEM IS DEFERRED FOR APPROVAL BY THE AHJ. AHJ FOLLOWING RECEIPT OF DETAILED PLANS AS PART OF A CONTRACTOR-ENGINEERED SYSTEM.

B. THE FIRE ALARM SYSTEM SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE (CEC) ARTICLE 760, CALIFORNIA CODE (CFC) SECTION 907, AND THE 2013 NFPA 72 NATIONAL FIRE ALARM CODE AS AMENDED BY THE CALIFORNIA BUILDING CODE (CBC).

C. INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT START UNTIL DETAILED PLANS AND SPECIFICATIONS, INCLUDING CALIFORNIA STATE FIRE MARSHAL LISTING NUMBERS FOR EACH COMPONENT OF THE SYSTEM, HAVE BEEN APPROVED BY THE AHJ.

GENERAL NOTES:

A. PRIOR TO DRILLING OR CORING ANY EXISTING CONCRETE, EXISTING REBAR AND POST-TENSION(PT) TENDONS SHALL BE LOCATED BY SCANNING. SUBMIT SHOP DRAWINGS SHOWING THE COORDINATED LOCATIONS OF OPENINGS AND ANCHORS TO AVOID DAMAGING EXISTING REBAR AND PT TENDONS. CORING OF PT CONCRETE WILL NOT BE PERMITTED WITHOUT THE REVIEW OF THE ARCHITECT. REFER TO DETAIL 11/S6.00 AND DETAIL 14/S5.19 FOR OTHER REQUIREMENTS OF PT SLAB PENETRATIONS.

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ONE PORTOLA PLAZA

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Issued For:

No.	Description:	Date:
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	ADDENDUM 2	18 SEPT 2015
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1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:

Seal & Signature:

REGISTERED PROFESSIONAL ENGINEER
AMANDA J. BROWNLEE
No. E17287
ELECTRICAL
STATE OF CALIFORNIA

Sheet Name:

ELECTRICAL LEGEND AND ABBREVIATIONS

Project No.: Project Number	Sheet No.: E0.01
Drawn By: Author	
Checked By: Checker	
Scale: 12" = 1'-0"	

CHB

BUSSING: 100A, 14,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
M	ESC-2A	3879	20/3	1	●			2	20/1		SPARE	
M	"	3879	"	3		●		4	20/1		SPARE	
M	"	3879	"	5			●	6	20/1		SPARE	
M	ESC-2B	3879	20/3	7	●			8	20/1		SPARE	
M	"	3879	"	9		●		10	20/1		SPARE	
M	"	3879	"	11			●	12	20/1		SPARE	
M	MOTORIZED DOOR - LEVEL 2	445	20/3	13	●			14	20/1		SPARE	
M	"	445	"	15		●		16	20/1		SPARE	
M	"	445	"	17			●	18	20/1		SPARE	
	SPARE		20/1	19	●			20	20/1		SPARE	
	SPARE		20/1	21		●		22	20/1		SPARE	
	SPARE		20/1	23			●	24	20/1		SPARE	
	SPACE			25	●			26			SPACE	
	SPACE			27		●		28			SPACE	
	SPACE			29			●	30			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
24609	8203	8203	8203	30

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	0 VA	1.00	0 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	12972 VA	1.00	12972 VA
M = LARGEST MOTOR	11637 VA	1.25	14546 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
24609 VA
30 AMPS

NEC LOAD SUMMARY
27518 VA
33 AMPS

(E) CMCC

BUS AMPACITY: EXISTING
MAIN: EXISTING
480V, 3 PHASE, 3 WIRE
LOCATION: ROOF
AIC RMS: EXISTING

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
1	***(E) ELEVATOR***	***(E)***	20,000	
2	***(E) SF-1***	***(E) 30A/100AF***	9,141	
3	***(E) RF-1***	***(E) 20A/100AF***	6,316	
4	***(E) SF-2***	***(E) 30A/100AF***	9,141	
5	***(E) RF-2***	***(E) 20A/100AF***	6,316	
6	***(E) SF-3***	***(E) 15A/100AF***	3,989	
7	***(E) RF-3***	***(E) 15A/100AF***	2,825	
8	***SPARE***	***(E) 15A/100AF***	0	
9	***SPARE***	***(E) 15A/100AF***	0	
10	***(E) CT-1***	***(E) 60A/100AF***	22,437	
11	***(E) CT-2***	***(E) 60A/100AF***	22,437	
12	AHU-9	20A/100AF	9,300	
13	AHU-4	20A/100AF	4,156	
14	SPACE		0	
15	SPACE		0	
		TOTAL	116,057	

LOAD SUMMARY BY TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	0 VA	1.00	0 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	73620 VA	1.00	73620 VA
M = LARGEST MOTOR	22437 VA	1.25	28046 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA
EL = ELEVATOR	20000 VA	1.00	20000 VA

CONNECTED LOAD SUMMARY
116057 VA
140 A

NEC LOAD SUMMARY
121667 VA
147 A

EBHA

BUSSING: 100A, 14,000 AIC SYMMETRICAL
MAIN: 20A/3P
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
L	SERRA BALLROOM 108 - LTG	2177	20/1	1	●			2	20/1	500	MEZZANINE LEVEL - LIGHTING CTRL	E
L	SERRA BALLROOM 107 - LTG	2416	20/1	3		●		4	20/1	500	LEVEL 1 - LIGHTING CTRL	E
L	MEZZANINE LEVEL - LTG	1422	20/1	5			●	6	20/1	500	MEZZANINE LEVEL - LIGHTING CTRL	E
L	STAIR 5 - LTG	567	20/1	7	●			8	20/1		SPARE	
L	LEVEL 1 MAIN LOBBY - LTG	591	20/1	9		●		10	20/1		SPARE	
L	LEVEL 1 RESTROOMS 107,108 - LTG	756	20/1	11			●	12	20/1		SPARE	
L	LEVEL 1 - EXIT SIGNS	100	20/1	13	●			14	20/1		SPARE	
L	MEZZANINE LEVEL - EXIT SIGNS	50	20/1	15		●		16	20/1		SPARE	
L	EXTERIOR LTG - SOUTH, EAST	748	20/1	17			●	18	20/1		SPARE	
L	LEVEL 1 - BACK OF HOUSE	535.6	20/1	19	●			20	20/1		SPARE	
	SPARE		20/1	21		●		22	20/1		SPARE	
	SPARE		20/1	23			●	24	20/1		SPARE	
	SPACE			25	●			26			SPACE	
	SPACE			27		●		28			SPARE	
	SPACE			29			●	30			SPARE	
				31	●			32				
				33		●		34				
				35			●	36				
				37	●			38				
				39		●		40				
				41			●	42				

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
10862.15	3879.2	3557.1	3425.85	13

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	1500 VA	1.00	1500 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	9362 VA	1.25	11703 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
10862 VA
13 AMPS

NEC LOAD SUMMARY
13203 VA
16 AMPS

ECHA

100A, 14,000 AIC SYMMETRICAL
MAIN: 30A/3P
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
L	STEINBECK 310 - LIGHTING	1578	20/1	1	●			2	20/1	500	LEVEL 2 - LIGHTING CONTROLS	E
L	STEINBECK 310 - LIGHTING	1506	20/1	3		●		4	20/1	1000	PLAZA - EGRESS LTS POLE/BOLLARD	L
L	STEINBECK 310 - LIGHTING	1545	20/1	5			●	6	20/1	708.5	PLAZA - EGRESS LTS - BENCH	L
L	EXTERIOR EGRESS LTG - SOUTH	2086	20/1	7	●			8	20/1		SPARE	
L	EXTERIOR EGRESS LTG - NORTH	1105	20/1	9		●		10	20/1		SPARE	
L	PREFUNCTION NORTH 302 LTG	1829	20/1	11			●	12	20/1		SPARE	
L	LEVEL 2 - EXIT SIGNS	105	20/1	13	●			14	20/1		SPARE	
L	SERVICE 309/STORAGE 311A,B - LTG	872	20/1	15		●		16	20/1		SPARE	
L	LIGHTS ON ROOF	315	20/1	17			●	18	20/1		SPARE	
	SPARE		20/1	19	●			20	20/1		SPARE	
	SPARE		20/1	21		●		22	20/1		SPARE	
	SPARE		20/1	23			●	24	20/1		SPARE	
	SPACE			25	●			26			SPACE	
	SPACE			27		●		28			SPACE	
	SPACE			29			●	30			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
13148.7	4269.2	4482.5	4397	16

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	500 VA	1.00	500 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	12649 VA	1.25	15811 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
13149 VA
16 AMPS

NEC LOAD SUMMARY
16311 VA
20 AMPS

BHA

BUSSING: 225A, 14,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	MEZZANINE LEVEL - LIGHTING CTRL	500	20/1	1	●			2	20/1	0	SPARE	
			20/1	3		●		4	20/1	2488.6	LEVEL 1 MAIN LOBBY - LTG	L
E	MEZZANINE LEVEL - LIGHTING CTRL	500	20/1	5			●	6	20/1	1184	MEZZANINE CONF/MAIN LOBBY - LTG	L
	SPARE		20/1	7	●			8	20/1	2400	MEZZANINE 201/CORRIDOR 202 - LTG	L
L	SERRA BALLROOM WEST - LTG	1728	20/1	9		●		10	20/1	1194	MEZZANINE OFFICE - LTG	L
L	SERRA BALLROOM WEST - LTG	1728	20/1	11			●	12	20/1	0	SPARE	
L	SERRA BALLROOM WEST - LTG	1728	20/1	13	●			14	20/1	900	SERRA BALLROOM WEST - LTG	L
	"		20/1	15		●		16	20/1	900	SERRA BALLROOM WEST - LTG	L
	"		20/1	17			●	18	20/1	900	SERRA BALLROOM WEST - LTG	L
E	***(E) MOTORIZED GATE***	1000	15/3	19	●			20	20/1		SPARE	
E	***"***	1000	"	21		●		22	20/1		SPARE	
E	***"***	1000	"	23			●	24			SPACE	
	SPARE		20/1	25	●			26			SPACE	
	SPARE		20/1	27		●		28			SPACE	
	SPARE		20/1	29			●	30			SPACE	
	SPARE		20/1	31	●			32			SPACE	
	SPARE		20/1	33		●		34			SPACE	
	SPARE		20/1	35			●	36			SPACE	
	SPACE			37	●			38			SPACE	
	SPACE			39		●		40			SPACE	
	SPACE			41			●	42			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
19150.6	6527.8	7310.4	5312.4	23

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	4000 VA	1.00	4000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	15151 VA	1.25	18938 VA
M = MOTOR	-6318 VA	1.00	-6318 VA
M = LARGEST MOTOR	6318 VA	1.25	7898 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
19151 VA
23 AMPS

NEC LOAD SUMMARY
24518 VA
30 AMPS

(E) BHB

BUSSING: 225A,
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
L	***(E) BACK OF HOUSE LIGHTING***		***20/1***	1	●			2	***70/3***		***SPARE (WAS ELEVATOR)***	
E	***(E) EXISTING LOAD***	1000	***20/1***	3		●		4	***"***		***"***	
E	***(E) EXISTING LOAD***	1000	***20/1***	5			●	6	***"***		***"***	
M	***(E) EF-10***	2105	***20/3***	7	●			8	***30/3***	3047	***(E) RF-6***	M
M	***"***	2105	***"***	9		●		10	***"***	3047	***"***	M
M	***"***	2105	***"***	11			●	12	***"***	3047	***"***	M
M	***(E) MP-1***	2105	***20/3***	13	●			14	***50/3***	5817	***(E) SF-6***	M
M	***"***	2105	***"***	15		●		16	***"***	5817	***"***	M
M	***"***	2105	***"***	17			●	18	***"***	5817	***"***	M
M	***(E) MP-2***	2105	***20/3***	19	●			20	***50/3***	5817	***(E) SF-5***	M
M	***"***	2105	***"***	21		●		22	***"***	5817	***"***	M
M	***"***	2105	***"***	23			●	24	***"***	5817	***"***	M
M	ESC-1A	3879	20/3	25	●			26	***15/3***	582	***(E) M-1***	M
M	"	3879	"	27		●		28	***"***	582	***"***	M
M	"	3879	"	29			●	30	***"***	582	***"***	M
M	ESC-1B	3879	20/3	31	●			32	70/3	7479	ELEV-2	M
M	"	3879	"	33		●		34	"	7479	"	M
M	"	3879	"	35			●	36	"	7479	"	M
	SPACE			37	●			38			SHUNT TRIP W/ AUX. CONTACTS	
	SPACE			39		●		40			***SPACE***	
	SPACE			41			●	42			***SPACE***	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
112445.9	36815.3	37815.3	37815.3	135

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	2000 VA	1.00	2000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	92995 VA	1.00	92995 VA
M = LARGEST MOTOR	17451 VA	1.25	21814 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
112446 VA
135 AMPS

NEC LOAD SUMMARY
116809 VA
141 AMPS

CHA

BUSSING: 225A, 14,000 AIC SYMMETRICAL
MAIN: 225A/3P
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	PANEL CLA VIA TRANSF	28942	150/3	1	●			2	20/1	1501	LEVEL 2 RESTROOM/STORAGE - LTG	L
E	"	24573	"	3		●		4	20/1	4083.2	STEINBECK 310 - LIGHTING	L
E	"	25412	"	5			●	6	20/1	4083.2	STEINBECK 310 - LIGHTING	L
L	STEINBECK 310 - LIGHTING	1030	20/1	7	●			8	20/1	3240	STEINBECK 310 - LIGHTING	L
L	STEINBECK 310 - LIGHTING	1030	20/1	9		●		10	20/1	1312	EAST PREFUNCTION 301	L
L	STEINBECK 310 - LIGHTING	515	20/1	11			●	12	20/1	3036	NORTH PREFUNCTION 302	L
	SPARE		20/1	13	●			14	20/1	0	SPARE	
	SPARE		20/1	15		●		16	20/1	500	LEVEL 2 - LIGHTING CONTROLS	E
	SPARE		20/1	17			●	18	20/1	500	LEVEL 2 - LIGHTING CONTROLS	E
	SPARE		20/1	19	●			20	20/1		SPARE (WAS LIGHTS)	
	SPARE		20/1	21		●		22	20/1		SPARE	
	SPARE		20/1	23			●	24	20/1		SPARE (WAS LIGHTS)	
	SPARE		20/1	25	●			26	20/1		SPARE (WAS LIGHTS)	
	SPARE		20/1	27		●		28	20/1		SPARE (WAS LIGHTS)	
	SPARE		20/1	29			●	30	20/1		SPARE (WAS LIGHTS)	
	SPARE		20/1	31	●			32	20/1		SPARE (WAS LIGHTS)	
	SPARE		20/1	33		●		34	20/1		SPARE (WAS SF-11)	
	SPACE			35			●	36	20/1		"	
E	PANEL CHB	8203	70/3	37	●			38	20/1		"	
E	"	8203	"	39		●		40	20/1	1000	***(E) EXISTING LOAD***	E
E	"	8203	"	41			●	42	20/1	1000	***(E) EXISTING LOAD***	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
126366.7875	42916	40701	42750	152

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	19618 VA	1.00	19618 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	24318 VA	1.00	24318 VA
L = LIGHTING	27631 VA	1.25	34538 VA
M = MOTOR	17516 VA	1.00	17516 VA
M = LARGEST MOTOR	11637 VA	1.25	14546 VA
R = RECEPTACLE	25647 VA	NEC DEMAND	17824 VA

CONNECTED LOAD SUMMARY
126367 VA
152 AMPS

NEC LOAD SUMMARY
128360 VA
155 AMPS

AHC

BUSSING: 225A, 14,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	***(E) EXISTING LOAD***	1000	20/1	1	●			2	20/1		SPARE	
E	***(E) EXISTING LOAD***	1000	20/1	3		●		4	20/1		SPARE	
E	***(E) EXISTING LOAD***	1000	20/1	5			●	6	20/1		SPARE	
E	***(E) EXISTING LOAD***	1000	20/1	7	●			8	20/1		SPARE	
	SPARE		20/1	9		●		10	20/1	1000	***(E) EXISTING LOAD***	E
	SPARE		20/1	11			●	12	20/1	1000	***(E) EXISTING LOAD***	E
L	SERRA BALLROOM WEST -LTG	805	20/1	13	●			14	20/1	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	20/1	15		●		16	100/3	1000	***(E) SERRA - NORTH PARTITION***	E
E	***(E) EXISTING LOAD***	1000	20/1	17			●	18	"	1000	***"***	E
	SPACE			19	●			20	"	1000	***"***	E
	SPACE			21		●		22			SPACE	
	SPACE			23			●	24			SPACE	
	SPACE			25	●			26			SPACE	
	SPACE			27		●		28			SPACE	
	SPACE			29			●	30			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
12805.2	4805.2	4000	4000	15

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	12000 VA	1.00	12000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	805 VA	1.25	1007 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
12805 VA
15 AMPS

NEC LOAD SUMMARY
13007 VA
16 AMPS

(E) AHD

BUSSING: 100A,
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
M	***(E) PARTITION MOTOR***	1000	***15/3***	1	●			2	***15/3***	1000	***(E) PARTITION MOTOR***	M
M	***"***	1000	***"***	3		●		4	***"***	1000	***"***	M
M	***"***	1000	***"***	5			●	6	***"***	1000	***"***	M
	SPACE			7	●			8	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			9		●		10	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			11			●	12	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			13	●			14	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			15		●		16	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			17			●	18	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			19	●			20	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			21		●		22	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			23			●	24	***20/1***	1000	***(E) EXISTING LOAD***	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
15000	5000	5000	5000	18

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	9000 VA	1.00	9000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	6000 VA	1.00	6000 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
15000 VA
18 AMPS

NEC LOAD SUMMARY
15000 VA
18 AMPS

(E) AHE

BUSSING: 225A,
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
L	LEVEL 1 NORTH - LTG	1696	***20/1***	1	●			2	***20/1***	1000	***(E) EXISTING LOAD***	E
L	***(E) LEVEL 1 NORTH - LTG***	1000	***20/1***	3		●		4	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE			5			●	6			***SPACE***	
	SPACE			7	●			8	***50/3***	1000	***(E) KITCHEN LOAD***	K
	SPACE			9		●		10	***"***	1000	***"***	K
	SPACE			11			●	12	***"***	1000	***"***	K
K	***(E) KITCHEN LOAD***	1000	***20/3***	13	●			14	***40/3***	1000	***(E) KITCHEN LOAD***	K
K	***"***	1000	***"***	15		●		16	***"***	1000	***"***	K
K	***"***	1000	***"***	17			●	18	***"***	1000	***"***	K
K	***(E) KITCHEN LOAD***	1000	***15/3***	19	●			20	***20/3***	1000	***(E) KITCHEN LOAD***	K
K	***"***	1000	***"***	21		●		22	***"***	1000	***"***	K
K	***"***	1000	***"***	23			●	24	***"***	1000	***"***	K
K	***(E) KITCHEN LOAD***	1000	***15/3***	25	●			26	***30/3***	1000	***(E) KITCHEN LOAD***	K
K	***"***	1000	***"***	27		●		28	***"***	1000	***"***	K
K	***"***		***"***	29			●	30	***"***	1000	***"***	K
	SPACE			31	●			32	***30/3***	1000	***(E) KITCHEN LOAD***	K
	SPACE			33		●		34	***"***	1000	***"***	K
	SPACE			35			●	36	***"***	1000	***"***	K
E	***(E) EXISTING LOAD***	1000	***40/3***	37	●			38	***30/3***	1000	***(E) KITCHEN LOAD***	K
E	***"***	1000	***"***	39		●		40	***"***	1000	***"***	K
E	***"***	1000	***"***	41			●	42	***"***	1000	***"***	K

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
33696	12696	12000	9000	41

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	5000 VA	1.00	5000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	26000 VA	0.65	16900 VA
L = LIGHTING	2696 VA	1.25	3370 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
33696 VA
41 AMPS

NEC LOAD SUMMARY
25270 VA
30 AMPS

(E) AMCC

BUS AMPACITY: EXISTING
MAIN: EXISTING
480V, 3 PHASE, 3 WIRE
LOCATION: MECHANICAL ROOM
AIC RMS: EXISTING

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
1	***(E) RF-5***	***(E) 30AT/100AF***	9,141	
2	***(E) CHP-1***	***(E) 30A/100AF***	17,459	
3	***(E) CHP-2***	***(E) 30A/100AF***	17,459	
4	***(E) MP-7 (CHWP)***	***(E) 60A/100AF***	17,451	
5	***(E) MP-8 (CHWP)***	***(E) 60A/100AF***	17,451	
6	CWP-1	50A/100AF	22,437	
7	CWP-2	50A/100AF	22,437	
8	***SPACE***		0	
9	***SPACE***		0	
10	***SPACE***		0	
		TOTAL	123,835	

LOAD SUMMARY BY TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	0 VA	1.00	0 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	101398 VA	1.00	101398 VA
M = LARGEST MOTOR	22437 VA	1.25	28046 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA
EL = ELEVATOR	0 VA	1.00	0 VA

CONNECTED LOAD SUMMARY
123835 VA
149 A

NEC LOAD SUMMARY
129444 VA
156 A

MSBH

BUS AMPACITY: SEE RISER
MAIN: SEE RISER
277/480V, 3 PHASE, 4 WIRE
LOCATION: ELECTRICAL ROOM
AIC RMS: SEE RISER

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
1	PANEL AHC	SEE RISER	12,805	
2	PANEL AHD	SEE RISER	15,000	
3	PANEL AHE	SEE RISER	33,696	
4	CHILLER	SEE RISER	267,582	
5	PANEL AMCC	SEE RISER	123,835	
6	PANEL AHA	SEE RISER	193,613	
7	PANEL CHA	SEE RISER	126,367	
8	PANEL BHB	SEE RISER	112,446	
9	PANEL CMCC	SEE RISER	116,057	
10	PANEL MSBL	SEE RISER	690,852	VIA TRANSFORMER
11	PANEL ECHA	SEE RISER	13,149	VIA INV-CA
12	PANEL EBHA	SEE RISER	10,862	VIA INV-BA
13	COMPANY SWITCH	SEE RISER	20,000	SERRA BALLROOM 108
14	COMPANY SWITCH	SEE RISER	20,000	ELEC ROOM 311B
15	SPACE		0	
16	SPACE		0	
		TOTAL	1,756,264	

LOAD SUMMARY BY TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	790200 VA	1.00	790200 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN	63818 VA	1.00	63818 VA
L = LIGHTING	96491 VA	1.25	120614 VA
M = MOTOR	393809 VA	1.00	393809 VA
M = LARGEST MOTOR	267582 VA	1.25	334478 VA
R = RECEPTACLE	101927 VA	NEC DEMAND	55964 VA
EL = ELEVATOR	42437 VA	0.95	40315 VA

CONNECTED LOAD SUMMARY
1756264 VA
2115 A

NEC LOAD SUMMARY
1799197 VA
2167 A

MSBL

BUS AMPACITY: SEE RISER
MAIN: SEE RISER
120/208V, 3 PHASE, 4 WIRE
LOCATION: ELECTRICAL ROOM
AIC RMS: SEE RISER

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
1	PANEL ALD	SEE RISER	124,440	
2	PANEL ALE	SEE RISER	77,000	
3	PANEL ALF	SEE RISER	30,216	
4	PANEL CLB	SEE RISER	25,200	
5	PANEL BLB	SEE RISER	29,766	
6	SPARE	SEE RISER	0	
7	PANEL DB2	SEE RISER	10,000	
8	PANEL EDP	SEE RISER	12,860	VIA ATS
9	PANEL CLD	SEE RISER	304,000	
10	PANEL ALG	SEE RISER	17,370	
11	COMPANY SWITCH	SEE RISER	30,000	IDF 107H
12	COMPANY SWITCH	SEE RISER	15,000	IDF 107H
13	COMPANY SWITCH	SEE RISER	15,000	EXTERIOR LEVEL 2 - WEST
14	SPACE		0	
15	SPACE		0	
		TOTAL	690,852	

LOAD SUMMARY BY TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	590124 VA	1.00	590124 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN	13500 VA	1.00	13500 VA
L = LIGHTING	13860 VA	1.25	17325 VA
M = MOTOR	20668 VA	1.00	20668 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	52700 VA	NEC DEMAND	31350 VA
EL = ELEVATOR	0 VA	1.00	0 VA

CONNECTED LOAD SUMMARY
690852 VA
1920 A

NEC LOAD SUMMARY
672967 VA
1870 A

(E) AHA

BUS AMPACITY: 600A
MAIN: 600A/3P
277/480V, 3 PHASE, 4 WIRE
LOCATION: ELECTRICAL ROOM
AIC RMS: EXISTING

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
1	***SPACE***		0	
2	***(E) PANEL ALA***	***(E) 400AT/400AF***	126,538	
3	***(E) OPERABLE DOOR***	***(E) 15AT/100AF***	1,000	
4	***(E) PANEL AHB***	***(E) 100AT/100AF***	15,838	
5	***(E) PANEL BHA***	***(E) 100AT/100AF***	19,151	
6	***(E) VACUUM UNIT***	***(E) 30AT/100AF***	1,000	
7	AHU-10	20AT/100AF	6,318	
8	AHU-7	20AT/100AF	6,318	
9	AHU-8	30AT/100AF	17,451	
10	***SPACE***		0	
		TOTAL	193,613	

LOAD SUMMARY BY TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	110458 VA	1.00	110458 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN	0 VA	1.00	0 VA
L = LIGHTING	29488 VA	1.25	36860 VA
M = MOTOR	12636 VA	1.00	12636 VA
M = LARGEST MOTOR	17451 VA	1.25	21814 VA
R = RECEPTACLE	23580 VA	NEC DEMAND	16790 VA
EL = ELEVATOR	0 VA	1.00	0 VA

CONNECTED LOAD SUMMARY
193613 VA
233 A

NEC LOAD SUMMARY
198558 VA
239 A

AHB

BUSSING: 225A, 14,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
277/480V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
L	SERRA 107 - LIGHTING	900	20/1	1	●			2	20/1	500	LEVEL 1 - LIGHTING CTRL	E
L	SERRA 107 - LIGHTING	900	20/1	3		●		4	20/1	2592	SERRA 107 - LIGHTING	L
L	SERRA 107 - LIGHTING	900	20/1	5			●	6	20/1	2592	SERRA 107 - LIGHTING	L
E	***(E) EXISTING LOAD***	1000	20/1	7	●			8	20/1		SPARE	
L	SIGN LIGHTING - MAIN ENTRY	329.4	20/1	9		●		10	20/1	1312	STORAGE 107,108, RESTROOMS	L
L	PLAZA - LANDSCAPE	1095.9	20/1	11			●	12	20/1	1116	SERRA 107 - LIGHTING	L
L	PLAZA - ALVARADO MALL POLES	600	20/1	13	●			14	20/1	1000	***(E) EXISTING LOAD***	E
	SPARE		20/1	15		●		16	20/1		SPARE	
	SPARE (WAS LIGHTS)		20/1	17			●	18	20/1		SPARE	
E	***(E) EXISTING LOAD***	1000	20/1	19	●			20	15/3		SPARE	
	SPACE			21		●		22	"		"	
	SPACE			23			●	24	"		"	
	SPACE			25	●			26	15/3		SPARE	
	SPACE			27		●		28	"		"	
	SPACE			29			●	30	"		"	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
15837.7	5000	5133.8	5703.9	19

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	3500 VA	1.00	3500 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	12338 VA	1.25	15422 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
15838 VA
19 AMPS

NEC LOAD SUMMARY
18922 VA
23 AMPS

CHB	BHA	AHC	MSBH
CMCC	BHB	AHD	MSBL
EBHA	CHA	AHE	AHA
ECHA		AMCC	AHB

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No.:	Description:	Date:
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1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:

Seal & Signature:

Sheet Name:

ELECTRICAL
SCHEDULES

Project No.:
Project Number
Drawn By: Author
Checked By: Checker
Scale: 12" = 1'-0"

Sheet No.:

E0.04

CAO RISK

BUSSING: 400A, 10,000 AIC SYMMETRICAL
MAIN: MLO (FEED THROUGH LUGS)

CLA (1)

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	(E) EXISTING LOAD	1000	20/1	1	●			2	20/1		SPARE	
E	(E) EXISTING LOAD	1000	20/1	3		●		4	20/1	2004	HOT BANQUET CABINET	K
R	PREFUNC 302 - DEDICATED	180	20/1	5			●	6	20/1	2004	HOT BANQUET CABINET	K
R	PREFUNC 302 - SIGN/KIOSK POWER	900	20/1	7	●			8	20/1	180	SERVICE RM 309 CONV REC	R
R	PREFUNC 302 - SIGN/KIOSK POWER	900	20/1	9		●		10	20/1	180	SERVICE RM 309 CONV REC	R
R	PREFUNC 302 - SIGN/KIOSK POWER	900	20/1	11			●	12	20/1	2004	SERVICE 309 HOT BANQUET CAB	K
R	PREFUNC 302 - SIGN/KIOSK POWER	900	20/1	13	●			14	20/1	2004	SERVICE 309 HOT BANQUET CAB	K
R	PREFUNC 302 - SIGN/KIOSK POWER	900	20/1	15		●		16	20/1		SPARE	
R	PREFUNC 302 - SIGN/KIOSK POWER	900	20/1	17			●	18	30/2	2475	SERVICE 309 ICE MACHINE	K
R	LEVEL 2 - ESC PIT LIGHT/REC	386	20/1	19	●			20	"	2475	"	K
M	PRE 303 - MOTORIZED SHADES	1000	20/1	21		●		22	20/1	180	SERVICE RM 309 CONV REC	R
M	PRE 303 - MOTORIZED SHADES	1000	20/1	23			●	24	20/1	696	SERVICE 309 REACH IN COOLER	K
M	PRE 303 - MOTORIZED SHADES	1000	20/1	25	●			26	20/1	1200	SERVICE 309 HEAT LAMPS	L
E	MDF 305 - EPSMS	500	20/1	27		●		28	20/1	1200	SERVICE 309 HEAT LAMPS	L
E	PRE 302 - EWC	500	20/1	29			●	30	20/1	1200	SERVICE 309 HEAT LAMPS	L
R	STOR 311A	360	20/1	31	●			32	20/1	1200	SERVICE 309 HEAT LAMPS	L
R	PREFUNC 302 - SIGN/KIOSK POWER	360	20/1	33		●		34	20/1	1080	SERVICE 309 CONV	R
	SPARE		20/1	35			●	36	20/1	500	(E) IRRIGATION CONTROLLER	E
	SPARE		20/1	37	●			38	40/3	3552	SERVICE 309 - COFFEE MAKER	K
E	LEVEL 2 EXTERIOR - T/C MEDIA CONN	360	20/1	39		●		40	"	3552	"	K
E	ROOF - T/C ENCLOSURE	360	20/1	41			●	42	"	3552	"	K

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
44644	15157	13216	16271	124

BUSSING: 400A, 10,000 AIC SYMMETRICAL
MAIN: MLO

CLA (2)

LOCATION: ELECTRICAL ROOM
MOUNTINGSURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
R	(E) COLTON ROOMS 306, 307, 308	1620	20/1	43	●			44	20/1		SPARE (WAS RECEPTS)	
R	(E) COLTON ROOMS 306, 307, 308	540	20/1	45		●		46	20/1		(E) STEINBECK PREFUNCTION NORTH	R
L	(E) EXISTING TERRACE LIGHTS		20/1	47			●	48	20/1		(E) STEINBECK PREFUNCTION NORTH	R
L	(E) EXISTING TERRACE LIGHTS		20/1	49	●			50	20/1		(E) STEINBECK PREFUNCTION NORTH	R
	SPARE (WAS PLANTER LTS)		20/1	51		●		52	20/1		SPARE (WAS LTS)	
L	(E) EXISTING TERRACE LIGHTS		20/1	53			●	54	20/1	180	PREFUNC 303 - DEDICATED	R
L	(E) EXISTING TERRACE LIGHTS		20/1	55	●			56	20/1	1000	(E) EXISTING LOAD	E
L	(E) EXISTING TERRACE LIGHTS		20/1	57		●		58	20/1	180	MEETING ROOM 306 - DEDICATED	R
L	(E) PLANTER LIGHTS	1000	20/1	59			●	60	20/1	180	MEETING ROOM 308 - DEDICATED	R
E	(E) EXISTING LOAD	1000	20/1	61	●			62	20/1	180	MEETING ROOM 308 - DEDICATED	R
E	(E) EXISTING LOAD	1000	20/1	63		●		64	20/1	180	MEETING ROOM 308 - DEDICATED	R
L	(E) WEST PLANTER LTS	1000	20/1	65			●	66	20/1		(E) ROOF EXHAUST FANS	M
L	(E) WEST PLANTER LTS	1000	20/1	67	●			68	20/1	1000	(E) ENTRANCE CURTAINS	E
	SPARE (WAS PLANTER LTS)		20/1	69		●		70	20/1	180	MEETING ROOM 308 - DEDICATED	R
	SPARE (WAS LTS)		20/1	71			●	72	20/1	180	MEETING ROOM 308 - DEDICATED	R
E	HUB-CA	500	20/1	73	●			74	20/1	180	MEETING ROOM 308 - DEDICATED	R
R	(E) PLUGS OUTSIDE BENCHES NO	1000	20/1	75		●		76	20/1	180	MEETING ROOM 308 - DEDICATED	R
	SPARE (WAS LTS)		20/1	77			●	78	20/1	180	MEETING ROOM 308 - DEDICATED	R
E	(E) ENTRANCE CURTAINS	1000	20/1	79	●			80	225/3	6305	PANEL CLC	E
	SPARE (WAS LTS)		20/1	81		●		82	"	8097	"	E
E	(E) EXISTING LOAD	1000	20/1	83			●	84	"	5421	"	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
34283	13785	11357	9141	95

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	16618 VA	1.00	16618 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	24318 VA	0.65	15807 VA
L = LIGHTING	7800 VA	1.25	9750 VA
M = MOTOR	4544 VA	1.00	4544 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	25647 VA	NEC DEMAND	17824 VA

CONNECTED LOAD SUMMARY
78927 VA
219 AMPS

NEC LOAD SUMMARY
64542 VA
179 AMPS

BUSSING: 225A, 10,000 AIC SYMMETRICAL
MAIN: MLO

CLB

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	TELECOM RACKS POWER	900	30/2	1	●			2	20/1	180	TELECOM RACKS POWER	E
E	"	900	"	3		●		4	20/1	180	TELECOM RACKS POWER	E
E	TELECOM RACKS POWER	900	30/2	5			●	6	20/1	180	TELECOM RACKS POWER	E
E	"	900	"	7	●			8	20/1	180	TELECOM RACKS POWER	E
E	TELECOM RACKS POWER	900	30/2	9		●		10	20/1	180	TELECOM RACKS POWER	E
E	"	900	"	11			●	12	20/1	180	TELECOM RACKS POWER	E
E	TELECOM RACKS POWER	900	30/2	13	●			14	20/1		SPARE	
E	"	900	"	15		●		16	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	17			●	18	20/1		SPARE	
E	"	900	"	19	●			20	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	21		●		22	20/1		SPARE	
E	"	900	"	23			●	24	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	25	●			26	20/1		SPARE	
E	"	900	"	27		●		28	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	29			●	30	20/1		SPARE	
E	"	900	"	31	●			32	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	33		●		34	20/1		SPARE	
E	"	900	"	35			●	36	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	37	●			38	20/1		SPARE	
E	"	900	"	39		●		40	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	41			●	42	20/1		SPARE	
E	"	900	"	43	●			44	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	45		●		46	20/1		SPARE	
E	"	900	"	47			●	48	20/1		SPARE	
E	TELECOM RACKS POWER	180	20/1	49	●			50	20/1	720	TELECOM ROOM REC	R
E	TELECOM RACKS POWER	180	20/1	51		●		52	20/1	720	TELECOM ROOM REC	R
E	TELECOM RACKS POWER	180	20/1	53			●	54			SPACE	
E	TELECOM RACKS POWER	180	20/1	55	●			56			SPACE	
E	TELECOM RACKS POWER	180	20/1	57		●		58			SPACE	
E	TELECOM RACKS POWER	180	20/1	59			●	60			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
25200	8640	8640	7920	70

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	23760 VA	1.00	23760 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	1440 VA	NEC DEMAND	1440 VA

CONNECTED LOAD SUMMARY
25200 VA
70 AMPS

NEC LOAD SUMMARY
25200 VA
70 AMPS

BUSSING: 225A, 10,000 AIC SYMMETRICAL
MAIN: MLO

BLA

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
R	MECH 220, 221, 202	720	20/1	1	●			2	20/1	386	LEVEL 1 - ESC PIT LIGHT/REC	E
E	MECH 220 - BMS	500	20/1	3		●		4	20/1	360	(E) MEZZ RECEPTACLES	R
E	MECH 221 - BMS	500	20/1	5			●	6	20/1	360	(E) BATHROOM RECEPTS	R
E	MEZZ - ESC PIT LIGHT/REC	386	20/1	7	●			8	20/1	360	LOBBY 101 - KIOSK/SIGN POWER	R
	SPARE	0	20/1	9		●		10	20/1	540	LEVEL 1 - BATHROOM 103, 104	R
E	(E) EXISTING LOAD	1000	20/1	11			●	12	20/1		SPARE	
E	LOBBY 101 - EWC	500	20/1	13	●			14	20/1	386	MEZZ - ESC PIT LIGHT/REC	E
R	LOBBY 101 - KIOSK/SIGN POWER	360	20/1	15		●		16	20/1	360	MEZZ 201 - KIOSK/SIGN POWER	R
E	LOBBY 101 - AUTO DOOR POWER	1200	20/1	17			●	18	20/1	360	MEZZ 201 - KIOSK/SIGN POWER	R
E	LOBBY 101 - AUTO DOOR POWER	1200	20/1	19	●			20	20/1	180	MEZZ 201 - KIOSK/SIGN POWER	R
	SPARE	0	20/1	21		●		22	20/1	1080	OFFICE 206 REC	R
E	LRC-BA	500	20/1	23			●	24	20/1	1080	OFFICE 206 REC	R
E	MECH 101A - BMS	500	20/1	25	●			26	20/1	900	OFFICE 206 REC	R
E	SERRA EAST 107 - DOOR RELEASE	300	20/1	27		●		28	20/1	1080	OFFICE 206 REC	R
	SPARE	0	20/1	29			●	30	20/1	720	PANTRY/STORAGE 206 REC	R
	SPARE	0	20/1	31	●			32	20/1	180	PANTRY 206 - REF	R
	SPARE	0	20/1	33		●		34	20/1	1000	OFFICE 206 COPIER	E
E	ELEV-1 - PIT LIGHT/REC	200	20/1	35			●	36	20/1	540	OFFICE 206, 206E	R
	SPACE	0		37	●			38	20/1	1000	PANTRY 206E - COPIER	E
	SPACE	0		39		●		40	20/1	800	PANTRY 206E - GARB DISPOSAL	E
	SPACE	0		41			●	42			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
19538	6698	6380	6460	54

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	10358 VA	1.00	10358 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	9180 VA	NEC DEMAND	9180 VA

CONNECTED LOAD SUMMARY
19538 VA
54 AMPS

NEC LOAD SUMMARY
19538 VA
54 AMPS

BUSSING: 100A,
MAIN: MLO

(E) BLB

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
R	(E) ELEV RM PLUGS	180	20/1	1	●			2		0	SPACE	
R	(E) ROOM 215 REC	360	20/1	3		●		4	20/1	1000	(E) VAULT LIGHT& POWER	R
R	(E) ROOM 215 REC	360	20/1	5			●	6	20/1	180	(E) ELEC/TELE RM 211-12 REC	R
R	(E) ROOM 215 REC	540	20/1	7	●			8	20/1	1000	(E) EXISTING LOAD	E
M	(E) EF-17	1176	20/1	9		●		10	20/1	100	(E) CP-1	M
M	(E) EF-11, EF-22	1392	20/1	11			●	12	20/1	100	(E) CP-2	M
R	STORAGE 216	180	20/1	13	●			14	20/1	100	(E) CP-3	M
R	STORAGE 216	180	20/1	15		●		16	50/3	1000	(E) MAINT OFFICE LOAD	E
	SPACE			17			●	18	"	1000	"	E
E	PANEL BLC	6070	50/3	19	●			20	"	1000	"	E
E	"	5722	"	21		●		22	20/1	1000	(E) PUMPS	M
E	"	6126	"	23			●	24	20/1	1000	(E) CONTROL BOX & PLUGS	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
29766	9070	10538	10158	83

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	7314 VA	1.00	7314 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	16592 VA	1.00	16592 VA
M = LARGEST MOTOR	2880 VA	1.25	3600 VA
R = RECEPTACLE	2980 VA	NEC DEMAND	2980 VA

CONNECTED LOAD SUMMARY
29766 VA
83 AMPS

NEC LOAD SUMMARY
30486 VA
85 AMPS

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO

BLC

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
M	EAF-1	2880	30/1	1	●			2	20/2	38	CU-1	M
M	ACU-1	28	20/2	3		●		4	"	38	"	M
M	"	28	"	5			●	6	20/2	38	CU-2	M
M	ACU-2	28	20/2	7	●			8	"	38	"	M
M	"	28	"	9		●		10	20/2	38	CU-3	M
M	ACU-3	28	20/2	11			●	12	"	38	"	M
M	"	28	"	13	●			14	20/1	500	SHOPS 213A - BMS	E
M	EF-26	864	20/1	15		●		16	20/1	570	ELEC 211, 112B, 305, MECH 218, CP-1	E
M	EF-13	830	20/1	17			●	18	20/1	696	EF-27	M
	SPARE		20/1	19	●			20	20/1		SPARE	
M	EF-25	830	20/1	21		●		22	20/1	240	TF-1	M
M	EF-2	1176	20/1	23			●	24	20/1	744	GWH-1	E
	SPARE		20/1	25	●			26	20/2	38	CU-4	M
M	ACU-4	28	20/2	27		●		28	"	38	"	M
M	"	28	"	29			●	30	20/1		SPARE	
	SPARE		20/1	31	●			32	20/1		SPARE	
	SPARE		20/1	33		●		34	20/1	500	HUB-BA	E
	SPARE		20/1	35			●	36	20/1		SPARE	
M	VERTICAL BI-FOLD DOOR AT STAGE	2520	30/3	37	●			38			SPACE	
M	"	2520	"	39		●		40			SPACE	
M	"	2520	"	41			●	42			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
17918	6070	5722	6126	50

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	2314 VA	1.00	2314 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	8044 VA	1.00	8044 VA
M = LARGEST MOTOR	7560 VA	1.25	9450 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
17918 VA
50 AMPS

NEC LOAD SUMMARY
19808 VA
55 AMPS

BUSSING: 800A, 10,000 AIC SYMMETRICAL
MAIN: MLO W/ FEED THROUGH LUGS

ALD (1)

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	(E) SERRA 108 - CABLE REEL	1000	100/3	1	●			2	100/3	1000	(E) SERRA 108 - CABLE REEL	E
E	"	1000	"	3		●		4	"	1000	"	E
E	"	1000	"	5			●	6	"	1000	"	E
E	(E) SERRA 108 - CABLE REEL	1000	100/3	7	●			8	100/3	1000	(E) SERRA 108 - CABLE REEL	E
E	"	1000	"	9		●		10	"	1000	"	E
E	"	1000	"	11			●	12	"	1000	"	E
E	(E) SERRA 108 - CABLE REEL	1000	100/3	13	●			14	100/3	1000	(E) SERRA 108 - CABLE REEL	E
E	"	1000	"	15		●		16	"	1000	"	E
E	"	1000	"	17			●	18	"	1000	"	E
	SPARE (WAS SERRA SOUTH)		50/3	19	●			20	50/3		SPARE (WAS SERRA SOUTH)	
	"		"	21		●		22	"		"	
	"		"	23			●	24	"		"	
R	SERRA 108 - SOUTH DEDICATED	180	20/1	25	●			26	50/3		SPARE (WAS SERRA WEST)	
R	SERRA 108 - SOUTH DEDICATED	180	20/1	27		●		28	"		"	
	SPARE (WAS SERRA - WEST WALL)		20/1	29			●	30	"		"	
R	SERRA 108 - WEST DEDICATED	180	20/1	31	●			32	20/1	180	SERRA 108 - NORTH DEDICATED	R
	SPARE (WAS SERRA - WEST WALL)		20/1	33		●		34	20/1	180	SERRA 108 - NORTH DEDICATED	R
R	(E) DRESS RM 109A - SOUTH	900	20/1	35			●	36	20/1	180	SERRA 108 - WEST DEDICATED	R
R	SERRA 108 - WEST DEDICATED	180	20/1	37	●			38	20/1	180	SERRA 108 - WEST DEDICATED	R
R	(E) DRESS RM 109C - NORTH	540	20/1	39		●		40	20/1	500	(E) SERRA - PROJECTION SCREEN	E
R	SERRA 108 - WEST DEDICATED	180	20/1	41			●	42	20/1	180	(E) ELEV PIT LIGHTS	L
R	(E) ELEV PIT RECEPT	540	20/1	43	●			44	20/1	1000	(E) EXISTING LOAD	E
R	LOBBY 102	360	20/1	45		●		46	20/1	1000	(E) EXISTING LOAD	E
E	LOBBY 102 - EWC	500	20/1	47			●	48	30/3	1000	SERRA 108 - STAGE	E
R	(E) EXISTING LOAD	1000	20/1	49	●			50	"	1000	"	E
R	(E) SERRA 108 - CEILING	180	20/1	51		●		52	"	1000	"	E
R	(E) SERRA 108 - CEILING	180	20/1	53			●	54	20/1	180	(E) SERRA 108 - CEILING	R
R	(E) SERRA 108 - CEILING	180	20/1	55	●			56	20/1	180	(E) SERRA 108 - CEILING	R
	SPACE			57		●		58	20/1	180	(E) SERRA 108 - CEILING	R
	SPACE			59			●	60			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
30220	10800	10120	9300	84

BUSSING: 800A, 10,000 AIC SYMMETRICAL
MAIN: MLO

ALD (2)

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
R	LOBBY 102 - SIGN/KIOSK POWER	360	20/1	61	●			62	20/1	500	MECH 210 - IRRIGATION CTRL	E
R	LOBBY 102 - SIGN/KIOSK POWER	360	20/1	63		●		64	20/1	180	RESTROOM - WEST	R
R	LOBBY 102 - WALL BOX	1000	30/3	65			●	66	20/1	1200	SERRA 108 - LIFT	E
R	"	1000	"	67	●			68	200/3	1000	(E) EXISTING LOAD	E
R	"	1000	"	69		●		70	"	1000	"	E
R	SERRA STAGE - DEDICATED REC	180	20/1	71			●	72	"	1000	"	E
E	(E) EXISTING LOAD	1000	100/3	73	●			74	20/1		SPARE	
E	"	1000	"	75		●		76	20/1		SPARE	
E	"	1000	"	77			●	78	20/1		SPARE	
R	SERRA 108 - WEST	1000	30/3	79	●			80	20/1		SPARE	
R	"	1000	"	81		●		82	20/1		SPARE	
R	"	1000	"	83			●	84	20/1		SPARE	
R	SERRA 108 - WEST	1000	30/3	85	●			86	20/1		SPARE	
R	"	1000	"	87		●		88	20/1		SPARE	
R	"	1000	"	89			●	90	20/1		SPARE	
R	SERRA 108 - WEST DEDICATED REC	180	20/1	91	●			92	30/3	1000	SERRA 108 - NORTH	R
R	SERRA 108 - WEST	1000	30/3	93		●		94	"	1000	"	R
R	"	1000	"	95			●	96	"	1000	"	R
R	"	1000	"	97	●			98	30/3	1000	SERRA 108 - SOUTH	R
R	SERRA 108 - WEST DEDICATED REC	180	20/1	99		●		100	"	1000	"	R
R	SERRA 108 - SOUTH DEDICATED REC	180	20/1	101			●	102	"	1000	"	R
R	SERRA 108 - SOUTH DEDICATED REC	180	20/1	103	●			104	30/3	1000	SERRA 108 - SOUTH	R
R	SERRA 108 - SOUTH	1000	30/3	105		●		106	"	1000	"	R
R	"	1000	"	107			●	108	"	1000	"	R
R	"	1000	"	109	●			110	200/3	5000	SERRA 108 - COMPANY SWITCH	E
E	SERRA 108 - DOOR RELEASE	500	20/1	111		●		112	"	5000	"	E
	SPACE			113			●	114	"	5000	"	E
	SPACE			115	●			116	200/3	5000	SERRA 108 - COMPANY SWITCH	E
	SPACE			117		●		118	"	5000	"	E
	SPACE			119			●	120	"	5000	"	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
64000	21220	21220	21560	178

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	62200 VA	1.00	62200 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	180 VA	1.25	225 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	31840 VA	NEC DEMAND	20920 VA

CONNECTED LOAD SUMMARY
94220 VA
262 AMPS

NEC LOAD SUMMARY
83345 VA
232 AMPS

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO

ALG

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	TELECOM RACKS POWER	900	30/2	1	●			2	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	3		●		4	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	5			●	6	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	7	●			8	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	9		●		10	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	11			●	12	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	13	●			14	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	15		●		16	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	17			●	18	20/1	0	SPARE	
E	"	900	"	19	●			20	20/1	0	SPARE	
E	TELECOM RACKS POWER	900	30/2	21		●		22	20/1	0	SPARE	
E	"	900	"	23			●	24	20/1	0	SPARE	
E	TELECOM RACKS POWER	900	30/2	25	●			26	20/1	0	SPARE	
E	"	900	"	27		●		28	20/1	0	SPARE	
E	TELECOM RACKS POWER	900	30/2	29			●	30	20/1	0	SPARE	
E	"	900	"	31	●			32	20/1	0	SPARE	
E	LEVEL 1 NORTH - DOOR RELEASE	450	20/1	33		●		34	20/1	0	SPARE	
	SPARE		20/1	35			●	36	20/1	1080	TELECOM ROOM REC	R
	SPACE			37	●			38			SPACE	
	SPACE			39		●		40			SPACE	
	SPACE			41			●	42			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
17370	5940	5490	5940	48

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	14850 VA	1.00	14850 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	2520 VA	NEC DEMAND	2520 VA

CONNECTED LOAD SUMMARY
17370 VA
48 AMPS

NEC LOAD SUMMARY
17370 VA
48 AMPS

SHEET NOTES:

A. REPLACE (E) BREAKER FEEDING THIS PANEL WITH NEW, VERIFY SIZE IN FIELD.

(E) ALA

BUS AMPACITY: 600A
MAIN: 600A/3P
120/208V, 3 PHASE, 4 WIRE
LOCATION: ELECTRICAL ROOM
AIC RMS: EXISTING

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
1	SPARE	50AT/100AF	0	
2	(E) PANEL ALB	100AT/100AF	81,620	
3	(E) STAIR CONV.	20A/1P	180	
4	(E) PHONE BOARD	20A/1P	360	
5	SPARE	20A/1P	0	
6	(E) FIRE COMMAND	20A/1P	180	
7	(E) FIRE COMMAND	20A/1P	180	
8	SPARE	100AT/100AF	0	
9	(E) PANEL BLA	100AT/100AF	19,538	
10	PANEL ALC	150AT/225AF	24,480	
11	SPACE		0	
12	SPACE		0	
		TOTAL	126,538	

LOAD SUMMARY BY TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	100958 VA	1.00	100958 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN	0 VA	1.00	0 VA
L = LIGHTING	2000 VA	1.25	2500 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	23580 VA	NEC DEMAND	16790 VA
EL = ELEVATOR	0 VA	1.00	0 VA

CONNECTED LOAD SUMMARY
126538 VA
352 A

NEC LOAD SUMMARY
120248 VA
334 A

BUSSING: 800A, 10,000 AIC SYMMETRICAL
MAIN: MLO (FEED THROUGH LUGS)

ALB (1)

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	(E) SERRA - CABLE REEL	1000	100/3	1	●			2	100/3	1000	(E) SERRA - CABLE REEL	E
E	"	1000	"	3		●		4	"	1000	"	E
E	"	1000	"	5			●	6	"	1000	"	E
E	(E) SERRA - CABLE REEL	1000	100/3	7	●			8	100/3	1000	(E) SERRA - CABLE REEL	E
E	"	1000	"	9		●		10	"	1000	"	E
E	"	1000	"	11			●	12	"	1000	"	E
E	(E) SERRA - CABLE REEL	1000	100/3	13	●			14	100/3	1000	(E) SERRA - CABLE REEL	E
E	"	1000	"	15		●		16	"	1000	"	E
E	"	1000	"	17			●	18	"	1000	"	E
	SPARE (WAS RECEPT EAST)		20/1	19	●			20	20/1	720	CONF RM LOBBY 102 - SIGN/KIOSK	R
	"		20/1	21		●		22	20/1		SPARE	
	"		20/1	23			●	24	20/1		SPARE	
R	SERRA 100 - NORTH DEDICATED	180	20/1	25	●			26	NOTE A	8720	PANEL L	E
R	SERRA 100 - NORTH DEDICATED	180	20/1	27		●		28	"	10220	"	E
R	SERRA 100 - EAST DEDICATED	180	20/1	29			●	30	"	9180	"	E
R	SERRA 100 - EAST DEDICATED	180	20/1	31	●			32	20/1	180	SERRA 100 - EAST DEDICATED	R
R	SERRA 108 - SOUTH DEDICATED	180	20/1	33		●		34	30/3	1000	MAIN LOBBY 101 - SPEC REC	E
R	SERRA 107 - SOUTH DEDICATED	180	20/1	35			●	36	"	1000	"	E
R	(E) STORAGE 108F	360	20/1	37	●			38	"	1000	"	E
E	(E) RESTROOM - SOUTH - EWC	500	20/1	39		●		40	20/1	1000	(E) EXISTING LOAD	E
R	(E) EAST/WEST HALL 107A, 108A	900	20/1	41			●	42	20/1	1000	(E) EXISTING LOAD	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
54860	17340	19080	18440	152

BUSSING: 800A, 10,000 AIC SYMMETRICAL
MAIN: MLO

ALB (2)

LOCATION: ELECTRICAL ROOM
MOUNTINGSURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
R	(E) SERRA - CEILING	180	20/1	43	●			44	20/1	180	(E) SERRA - CEILING	R
R	(E) SERRA - CEILING	180	20/1	45		●		46	20/1	180	(E) SERRA - CEILING	R
R	(E) SERRA - CEILING	180	20/1	47			●	48	20/1	180	(E) SERRA - CEILING	R
E	(E) EXISTING LOAD	1000	20/1	49	●			50	20/1	1000	(E) EXISTING LOAD	E
E	SERRA 107 - SOUTH WALL	1000	30/3	51		●		52	"	1000	"	E
E	"	1000	"	53			●	54	30/3	1000	SERRA 100 - NORTH WALL	E
E	"	1000	"	55	●			56	"	1000	"	E
R	SERRA 107 - SOUTH DEDICATED REC	180	20/1	57		●		58	"	1000	"	E
E	SERRA 107 - EAST WALL	1000	30/3	59			●	60	20/1	180	SERRA - WEST WALL REC	R
E	"	1000	"	61	●			62	30/3	1000	SERRA 100 - NORTH WALL	E
E	"	1000	"	63		●		64	"	1000	"	E
R	SERRA 107 - EAST DEDICATED REC	180	20/1	65			●	66	"	1000	"	E
E	SERRA 107 - EAST WALL	1000	30/3	67	●			68	20/1	360	LOBBY 101 - KIOSK/SIGN POWER	R
E	"	1000	"	69		●		70	20/1	360	LOBBY 101 - KIOSK/SIGN POWER	R
E	"	1000	"	71			●	72	20/1	360	LOBBY 101 - KIOSK/SIGN POWER	R
R	SERRA 107 - EAST DEDICATED REC	180	20/1	73	●			74	20/1	360	LOBBY 101 - KIOSK/SIGN POWER	R
E	SERRA 100 - EAST WALL	1000	30/3	75		●		76	20/1	360	LOBBY 102,100 - KIOSK/SIGN POWER	R
E	"	1000	"	77			●	78	20/1	540	LOBBY 101 REC	R
E	"	1000	"	79	●			80	20/1	180	LOBBY 101 - DEDICATED REC	R
R	SERRA 100 - EAST DEDICATED REC	180	20/1	81		●		82	20/1	180	LOBBY 101 - DEDICATED REC	R
R	RESTROOMS SOUTH	720	20/1	83			●	84	20/1	360	LOBBY 101 - KIOSK/SIGN POWER	R

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
26760	9440	8620	8700	74

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	69000 VA	1.00	69000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	2000 VA	1.25	2500 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	10620 VA	NEC DEMAND	10310 VA

CONNECTED LOAD SUMMARY
81620 VA
227 AMPS

NEC LOAD SUMMARY
81810 VA
227 AMPS

BUSSING: 225A, 10,000 AIC SYMMETRICAL
MAIN: MLO

ALC

LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE

120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	TELECOM RACKS POWER	900	30/2	1	●			2	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	3		●		4	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	5			●	6	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	7	●			8	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	9		●		10	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	11			●	12	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	13	●			14	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	15		●		16	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	17			●	18	20/1	180	TELECOM RACKS POWER	R
E	"	900	"	19	●			20	20/1	180	TELECOM RACKS POWER	R
E	TELECOM RACKS POWER	900	30/2	21		●		22	20/1		SPARE	
E	"	900	"	23			●	24	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	25	●			26	20/1		SPARE	
E	"	900	"	27		●		28	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	29			●	30	20/1		SPARE	
E	"	900	"	31	●			32	20/1		SPARE	
E	TELECOM RACKS POWER	900	30/2	33		●		34	20/1	1080	TELECOM ROOM	R
E	"	900	"	35			●	36	30/2	900	TELECOM RACKS POWER	E
E	TELECOM RACKS POWER	900	30/2	37	●			38	"	900	"	E
E	"	900	"	39		●		40	30/2	900	TELECOM RACKS POWER	E
	SPACE			41			●	42	"	900	"	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
24480	7920	8820	7740	68

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	21600 VA	1.00	21600 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	2880 VA	NEC DEMAND	2880 VA

CONNECTED LOAD SUMMARY
24480 VA
68 AMPS

NEC LOAD SUMMARY
24480 VA
68 AMPS

CLA (1)	BLA	ALD (1)	ALA
CLA (2)	BLB	ALD (2)	ALB (1)
CLB	BLC	ALG	ALB (2)
			ALC

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No.:	Description:	Date:
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	ADDENDUM 1	11 SEPT 2015
	BULLETIN 1 - PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:

Seal & Signature:

Sheet Name:

ELECTRICAL SCHEDULES

Project No.: Project Number
Drawn By: Author
Checked By: Checker
Scale: 12" = 1'-0"

Sheet No.: E0.05

2015 10:45:14 AM

CAO RISK

(E) ALE (1)

BUSSING: 400A, 10,000 AIC SYMMETRICAL
MAIN: MLO (FEED THROUGH LUGS)
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	***(E) DEANZA 1 NORTH WALL***	1000	***20/1***	1	●			2	***20/1***	1000	***(E) TRACK LIGHTS***	E
E	***(E) DEANZA 1 NORTH WALL***	1000	***20/1***	3		●		4	***20/1***	1000	***(E) TRACK LIGHTS***	E
E	***(E) DEANZA 1 EAST WALL LEFT SIDE***	1000	***20/1***	5			●	6	***20/1***	1000	***(E) DEANZA 3 WEST WALL CENTER***	E
E	***(E) DEANZA 1 EAST WALL LEFT SIDE***	1000	***20/1***	7	●			8	***20/1***	1000	***(E) DEANZA 3 WEST WALL CENTER***	E
E	***(E) DEANZA 2 NORTH WALL***	1000	***20/1***	9		●		10	***20/1***	1000	***(E) DEANZA 3 WEST WALL CENTER***	E
E	***(E) DEANZA 2 NORTH WALL***	1000	***20/1***	11			●	12	***20/1***	1000	***(E) DEANZA 3 WEST WALL CENTER***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	13	●			14	***20/1***	1000	***(E) DEANZA 3 WEST WALL LEFT***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	15		●		16	***20/1***	1000	***(E) DEANZA 3 WEST WALL LEFT***	E
E	***(E) DEANZA 1 EAST WALL RIGHT***	1000	***20/1***	17			●	18	***20/1***	1000	***(E) DEANZA 3 WEST WALL LEFT***	E
E	***(E) DEANZA 1 EAST WALL RIGHT***	1000	***20/1***	19	●			20	***20/1***	1000	***(E) DEANZA 3 WEST WALL LEFT***	E
E	***(E) DOOR CLOSET BETWEEN 1+2***	1000	***20/1***	21		●		22			***SPACE***	
E	***(E) DOOR CLOSET BETWEEN 1+2***	1000	***100/3***	23			●	24	***20/1***	1000	***(E) DEANZA 2 SOUTH WALL***	E
E	"	1000	"	25	●			26	***20/1***	1000	***(E) AMPLIFIER CLOSET***	E
E	"	1000	"	27		●		28	***20/1***	1000	***(E) DEANZA 1 SOUTH***	E
E	***(E) TO PANEL NORTHEAST CORNER***	1000	***100/3***	29			●	30	***20/1***	1000	***(E) DEANZA 3 SOUTH***	E
E	"	1000	"	31	●			32	***20/1***	1000	***(E) DEANZA 3 SOUTH***	E
E	"	1000	"	33		●		34	***20/1***	1000	***(E) DEANZA 1 SOUTH***	E
E	***(E) TO PANEL NORTHEAST CORNER***	1000	***100/3***	35			●	36	***100/3***	1000	***(E) END ROOMS DEANZA PANEL "C"***	E
E	"	1000	"	37	●			38	"	1000	"	E
E	"	1000	"	39		●		40	"	1000	"	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
39000	14000	13000	12000	108

(E) ALE (2)

BUSSING: 400A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	***(E) CHANDELIER DEANZA 3***	1000	***30/3***	43	●			44	***20/1***	1000	***(E) EXISTING LOAD***	E
E	"	1000	"	45		●		46	***20/1***	1000	***(E) EXISTING LOAD***	E
E	"	1000	"	47			●	48	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	49	●			50	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	51		●		52	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	53			●	54	***30/2***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***50/3***	55	●			56	"	1000	"	E
E	"	1000	"	57		●		58	***20/1***	1000	***(E) EXISTING LOAD***	E
E	"	1000	"	59			●	60	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	61	●			62	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	63		●		64	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	65			●	66	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) CHANDELIER DEANZA 2***	1000	***20/1***	67	●			68	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) CHANDELIER DEANZA 3***	1000	***20/1***	69		●		70	***20/1***	1000	***(E) CHANDELIER DEANZA 1***	E
E	***(E) CHANDELIER DEANZA 2***	1000	***20/1***	71			●	72	***20/1***	1000	***(E) CHANDELIER DEANZA 1***	E
E	***(E) CHANDELIER DEANZA 2***	1000	***20/1***	73	●			74	***20/1***	1000	***(E) CHANDELIER DEANZA 1***	E
E	***(E) CHANDELIER DEANZA 2***	1000	***20/1***	75		●		76	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) CHANDELIER DEANZA 1***	1000	***20/1***	77			●	78	***20/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	79	●			80	***20/1***	1000	***(E) EXISTING LOAD***	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
38000	14000	12000	12000	105

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	77000 VA	1.00	77000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
77000 VA
214 AMPS

NEC LOAD SUMMARY
77000 VA
214 AMPS

(E) ALF (1)

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO (FEED THROUGH LUGS)
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
L	***(E) KITCHEN HOOD LIGHTS***	500	***20/1***	1	●			2	***20/1***	1080	***(E) STORAGE/LOUNGE REC***	R
E	***(E) KITCHEN HOOD CONTROL PANEL***	500	***20/1***	3		●		4	***20/1***	360	TOILET 112G, 118B	R
	SPACE	0		5			●	6	***20/1***	1080	***(E) JANITOR/RECEIVING REC***	R
K	***(E) KITCHEN LOAD***	500	***20/1***	7	●			8	***20/1***	500	***(E) KITCHEN LOAD***	K
K	***(E) KITCHEN LOAD***	500	***20/3***	9		●		10	***20/3***	500	***(E) KITCHEN LOAD***	K
K	"	500	"	11			●	12	"	500	"	K
K	"	500	"	13	●			14	"	500	"	K
E	***(E) EXISTING LOAD***	500	***20/3***	15		●		16	***20/3***	500	***(E) KITCHEN LOAD***	K
E	"	500	"	17			●	18	"	500	"	K
E	"	500	"	19	●			20	"	500	"	K
K	***(E) KITCHEN LOAD***	500	***20/1***	21		●		22	***15/3***	500	***(E) KITCHEN LOAD***	K
K	***(E) KITCHEN LOAD***	500	***20/1***	23			●	24	"	500	"	K
K	***(E) KITCHEN LOAD***	500	***20/3***	25	●			26	"	500	"	K
	"	500	"	27		●		28	***30/1***	1000	***(E) KITCHEN LOAD***	K
	"	500	"	29			●	30	***30/1***	1000	***(E) KITCHEN LOAD***	K

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
16520	5580	5360	5580	46

(E) ALF (2)

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
M	***(E) CH-1***	500	***20/1***	31	●			32	***20/1***	696	***(E) EF-18, EF-19, EF-20***	M
K	***(E) KITCHEN LOAD***	500	***50/3***	33		●		34	***20/1***	500	***(E) EXISTING LOAD***	E
K	"	500	"	35			●	36	***20/1***	500	***(E) EXISTING LOAD***	E
K	"	500	"	37	●			38	***20/1***	500	***(E) EXISTING LOAD***	E
K	***(E) KITCHEN LOAD***	500	***15/3***	39		●		40	***20/1***	500	***(E) EXISTING LOAD***	E
K	"	500	"	41			●	42	***20/1***	500	***(E) EXISTING LOAD***	E
K	"	500	"	43	●			44	***20/1***	500	***(E) EXISTING LOAD***	E
	SPACE			45		●		46	***20/1***	500	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	500	***20/1***	47			●	48	***20/1***	500	***(E) EXISTING LOAD***	E
E	***(E) KITCHEN LOAD***	500	***20/1***	49	●			50	***20/1***	500	***(E) EXISTING LOAD***	E
E	***(E) KITCHEN LOAD***	500	***20/1***	51		●		52	***20/1***	500	***(E) EXISTING LOAD***	E
E	***(E) KITCHEN LOAD***	500	***20/1***	53			●	54	***20/1***	500	***(E) EXISTING LOAD***	E
E	***(E) KITCHEN LOAD***	500	***30/1***	55	●			56	***20/1***	500	***(E) EXISTING LOAD***	E
E	***(E) KITCHEN LOAD***	500	***30/1***	57		●		58	***40/1***	500	***(E) EXISTING LOAD***	E
E	***(E) KITCHEN LOAD***	500	***20/1***	59			●	60	***40/1***	500	***(E) EXISTING LOAD***	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
14696	5196	4500	5000	41

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	12500 VA	1.00	12500 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	13500 VA	0.65	8775 VA
L = LIGHTING	500 VA	1.25	625 VA
M = MOTOR	500 VA	1.00	500 VA
M = LARGEST MOTOR	696 VA	1.25	870 VA
R = RECEPTACLE	2520 VA	NEC DEMAND	2520 VA

CONNECTED LOAD SUMMARY
30216 VA
84 AMPS

NEC LOAD SUMMARY
25790 VA
72 AMPS

AELA

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
	SPARE	0	20/1	1	●			2	20/1	0	SPARE	
	SPARE	0	20/1	3		●		4	20/1	0	SPARE	
	SPARE	0	20/1	5			●	6	20/1	0	SPARE	
	SPARE	0	20/1	7	●			8	20/1	0	SPARE	
	SPARE	0	20/1	9		●		10	20/1	500	***(E) FIRE ALARM PANEL***	E
	SPARE	0	20/1	11			●	12	20/1	500	***(E) FIRE ALARM PANEL***	E
	SPARE	0	20/1	13	●			14	20/1	500	***(E) SECURITY SYSTEM PANEL***	E
	SPARE	0	20/1	15		●		16	20/1	500	LEVEL 1 FIRE ALARM PANEL	E
	SPARE	0	20/1	17			●	18	20/1	500	LEVEL 1 FIRE ALARM PANEL	E
	SPARE	0	20/1	19	●			20	20/1	500	LEVEL 1 FIRE ALARM PANEL	E
	SPARE	0	20/1	21		●		22	20/1	0	SPARE	
	SPARE	0	20/1	23			●	24	20/1	0	SPARE	
	SPACE	0		25	●			26		0	SPACE	
	SPACE	0		27		●		28		0	SPACE	
	SPACE	0		29			●	30		0	SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
3000	1000	1000	1000	8

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	3000 VA	1.00	3000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
3000 VA
8 AMPS

NEC LOAD SUMMARY
3000 VA
8 AMPS

CELA

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
	SPARE	0	20/1	1	●			2	20/1	0	SPARE	
	SPARE	0	20/1	3		●		4	20/1	0	SPARE	
	SPARE	0	20/1	5			●	6	20/1	0	SPARE	
	SPARE	0	20/1	7	●			8	20/1	0	SPARE	
	SPARE	0	20/1	9		●		10	20/1	0	SPARE	
	SPARE	0	20/1	11			●	12	20/1	180	***(E) EMERGENCY GENERATOR PLUG***	R
	SPARE	0	20/1	13	●			14	20/1	180	***(E) PLUG AT ROOF***	R
E	***(E) EXISTING LOAD***	1000	20/1	15		●		16	20/1		SPARE	
	SPARE	0	20/1	17			●	18	20/1	500	LEVEL 2 - FATC	E
	SPARE	0	20/1	19	●			20	20/1	0	SPARE	
	SPARE	0	20/1	21		●		22	20/1	0	SPARE	
	SPARE	0	20/1	23			●	24	20/1	0	SPARE	
	SPACE			25	●			26			SPACE	
	SPACE			27		●		28			SPACE	
	SPACE			29			●	30			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
1860	180	1000	680	5

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	1500 VA	1.00	1500 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	360 VA	NEC DEMAND	360 VA

CONNECTED LOAD SUMMARY
1860 VA
5 AMPS

NEC LOAD SUMMARY
1860 VA
5 AMPS

(E) EDP

BUSSING: 150A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	***(E) PANEL AELA***	1000	***50/3***	1	●			2	***50/3***	180	***(E) PANEL CELA***	E
E	"	1000	"	3		●		4	"	1000	"	E
E	"	1000	"	5			●	6	"	680	"	E
R	***(E) TEL RM POWER OUTLET***	1000	***20/1***	7	●			8	***20/1***		SPARE	
R	***(E) TEL RM POWER OUTLET***	1000	***20/1***	9		●		10	***20/1***		SPARE	
R	***(E) POWER SOUND CONTROL ROOM***	1000	***20/1***	11			●	12	***20/1***	1000	***(E) STAIR LIGHTING - WEST***	L
R	***(E) POWER SOUND CONTROL ROOM***	1000	***20/1***	13	●			14	***20/1***	1000	***(E) STAIR LIGHTING - WEST***	L
R	***(E) POWER SOUND CONTROL ROOM***	1000	***20/1***	15		●		16	***20/1***	1000	***(E) STAIR LIGHTING - WEST***	L
	SPACE			17			●	18			***SPACE***	
	SPACE			19	●			20			***SPACE***	
	SPACE			21		●		22			***SPACE***	
	SPACE			23			●	24			***SPACE***	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
12860	4180	5000	3680	36

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	4500 VA	1.00	4500 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	3000 VA	1.25	3750 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	5360 VA	NEC DEMAND	5360 VA

CONNECTED LOAD SUMMARY
12860 VA
36 AMPS

NEC LOAD SUMMARY
13610 VA
38 AMPS

LIGHTING RELAY CABINET: LRC-BA

RELAY NO.	ZONE DESCRIPTION	BRANCH CIRCUIT	RELAY WATTS	SOURCE	CONTROL			
					ON	OFF	OVER.	DIM
1	OPEN OFFICE 206	BLA-22	540	RECEPTACLE	OS	OS	-	-
2	OPEN OFFICE 206	BLA-26	180	RECEPTACLE	OS	OS	-	-
3	OPEN OFFICE 206	BLA-30	180	RECEPTACLE	OS	OS	-	-
4	OPEN OFFICE 206	BLA-36	180	RECEPTACLE	OS	OS	-	-
5	OFFICE 206A	BLA-24	360	RECEPTACLE	OS	OS	-	-
6	OFFICE 206B	BLA-24	360	RECEPTACLE	OS	OS	-	-
7	OFFICE 206C	BLA-26	180	RECEPTACLE	OS	OS	-	-
8	OFFICE 206C	BLA-28	360	RECEPTACLE	OS	OS	-	-
9	OFFICE 206D	BLA-26	180	RECEPTACLE	OS	OS	-	-
10	OFFICE 206D	BLA-28	360	RECEPTACLE	OS	OS	-	-
11	PANTRY 206E	BLA-36	180	RECEPTACLE	OS	OS	-	-
12	SPARE							
13	SPARE							
14	SPARE							
15	SPACE							
16	SPACE							
17	SPACE							
18	SPACE							

CONTROL TYPES: TS = TIME SCHEDULE, SR = SWEEP REPEAT, LI = LINE INTERRUPT SWITCH, LV = LOW VOLTAGE SWITCH, OS = OCCUPANCY SENSOR, PC = PHOTOCELL

CLD (1)

BUS AMPACITY: 800A
MAIN: 800A/3P
120/208V, 3 PHASE, 4 WIRE
LOCATION: SEE RISER
AIC RMS: 22,000

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
1	RM 301 WALLBOX	30AT/100AF	3,000	
2	RM 301 WALLBOX	30AT/100AF	3,000	
3	RM 301 WALLBOX	30AT/100AF	3,000	
4	STEINBECK WALLBOX	30AT/100AF	3,000	
5	STEINBECK WALLBOX	30AT/100AF	3,000	
6	STEINBECK WALLBOX	30AT/100AF	3,000	
7	STEINBECK FLOORBOX	30AT/100AF	3,000	
8	STEINBECK FLOORBOX	30AT/100AF	3,000	
9	STEINBECK FLOORBOX	30AT/100AF	3,000	
10	STEINBECK FLOORBOX	30AT/100AF	3,000	
11	STEINBECK FLOORBOX	30AT/100AF	3,000	
12	STEINBECK FLOORBOX	30AT/100AF	3,000	
13	STEINBECK WALLBOX	30AT/100AF	3,000	
14	STEINBECK FLOORBOX	30AT/100AF	3,000	
15	STEINBECK FLOORBOX	30AT/100AF	3,000	
16	STEINBECK WALLBOX	30AT/100AF	3,000	
17	STEINBECK FLOORBOX	30AT/100AF	3,000	
18	STEINBECK FLOORBOX	30AT/100AF	3,000	
19	STEINBECK WALLBOX	30AT/100AF	3,000	
20	STEINBECK WALLBOX	30AT/100AF	3,000	
21	STEINBECK FLOORBOX	30AT/100AF	3,000	
22	STEINBECK FLOORBOX	30AT/100AF	3,000	
23	STEINBECK WALLBOX	30AT/100AF	3,000	
24	STEINBECK FLOORBOX	30AT/100AF	3,000	
25	STEINBECK FLOORBOX	30AT/100AF	3,000	
26	STEINBECK FLOORBOX	30AT/100AF	3,000	
27	ROOM 302 WALLBOX	100AT/100AF	8,000	
28	ROOM 302 WALLBOX	30AT/100AF	3,000	
29	ROOM 308 WALLBOX	30AT/100AF	3,000	
30	ROOM 308 WALLBOX	60AT/100AF	5,000	
		TOTAL	97,000	

CLD (2)

BUS AMPACITY: 800A
MAIN: MLO
120/208V, 3 PHASE, 4 WIRE
LOCATION: SEE RISER
AIC RMS: 22,000

CIRCUIT	LOAD SERVED	DEVICE RATING	LOAD (VA)	REMARKS
31	ROOM 308 WALLBOX	30AT/100AF	3,000	
32	ROOM 307 WALLBOX	60AT/100AF	5,000	
33	ROOM 306 WALLBOX	60AT/100AF	5,000	
34	ROOM 306 WALLBOX	30AT/100AF	3,000	
35	ROOM 306 WALLBOX	30AT/100AF	3,000	
36	EXTERIOR WALLBOX	100AT/100AF	8,000	
37	ROOM 300 FLOORBOX	30AT/100AF	3,000	
38	ROOM 300 WALLBOX	60AT/100AF	5,000	
39	ROOM 303 WALLBOX	60AT/100AF	5,000	
40	ROOM 303 FLOORBOX	30AT/100AF	3,000	
41	JEFFERS PLAZA	60AT/100AF	5,000	
42	COMPANY SWITCH	400AT/400AF	30,000	ELEC ROOM 311B
43	COMPANY SWITCH	200AT/225AF	15,000	ELEC ROOM 311B
44	COMPANY SWITCH	200AT/225AF	15,000	STEINBECK BALLROOM 310
45	COMPANY SWITCH	200AT/225AF	15,000	STEINBECK BALLROOM 310
46	SPARE	30AT/100AF	0	
47	SPARE	60AT/100AF	0	
48	SPARE	100AT/100AF	0	
49	SPACE		0	
50	SPACE		0	
51	SPACE		0	
52	SPACE		0	
53	SPACE		0	
54	SPACE		0	
55	SPACE		0	
56	SPACE		0	
57	SPACE		0	
58	SPACE		0	
59	SPACE		0	
60	SPACE		0	
		TOTAL	123,000	

LOAD SUMMARY BY TYPE	CONNECTED LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	207000 VA	1.00	207000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA
EL = ELEVATOR	0 VA	1.00	0 VA

CONNECTED LOAD SUMMARY
207000 VA
575 A

NEC LOAD SUMMARY
207000 VA
575 A

CLC (1)

BUSSING: 225A, 10,000 AIC SYMMETRICAL
MAIN: MLO (FEED THROUGH LUGS)
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
R	PRE 301 - SIGN/KIOSK POWER	360	20/1	1	●			2	20/1	180	STEINBECK 310 - CEILING POWER	R
R	PREFUNC 301 CONV REC	360	20/1	3		●		4	20/1	180	STEINBECK 310 - CEILING POWER	R
R	PRE 301 - SIGN/KIOSK POWER	540	20/1	5			●	6	20/1	180	STEINBECK 310 - CEILING POWER	R
R	PRE 301 - SIGN/KIOSK POWER	360	20/1	7	●			8	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - REC	720	20/1	9		●		10	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - NORTH DEDICATED	720	20/1	11			●	12	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - EAST DEDICATED	720	20/1	13	●			14	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - EAST DEDICATED	720	20/1	15		●		16	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - SOUTH DEDICATED	720	20/1	17			●	18	20/1	180	STEINBECK 310 - CEILING POWER	R
	SPARE	720	20/1	19	●			20	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - FLOORBOX	180	20/1	21		●		22	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - FLOORBOX	180	20/1	23			●	24	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - FLOORBOX	180	20/1	25	●			26	20/1	180	STEINBECK 310 - CEILING POWER	R
R	STEINBECK 310 - FLOORBOX	180	20/1	27		●		28	20/1	180	EXTERIOR SIGN - NORTHEAST	E
R	STEINBECK 310 - FLOORBOX	180	20/1	29			●	30	20/1		SPARE	
R	STEINBECK 310 - FLOORBOX	180	20/1	31	●			32	20/1		SPARE	
R	STEINBECK 310 - FLOORBOX	180	20/1	33		●		34	20/1		SPARE	
E	PRE 300 - MOTORIZED SHADES	1000	20/1	35			●	36	20/1		SPARE	
E	PRE 300 - MOTORIZED SHADES	1000	20/1	37	●			38			SPACE	
E	PRE 300 - MOTORIZED SHADES	1000	20/1	39		●		40			SPACE	
	SPACE		20/1	41			●	42			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
12720	4420	4240	4060	35

CLC (2)

BUSSING: 225A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
R	PREFUNC 300 - DEDICATED	180	20/1	43	●			44	20/1		SPARE	
R	PREFUNC 301 - DEDICATED	180	20/1	45		●		46	20/1		SPARE	
R	TERRACE 330 - DEDICATED	180	20/1	47			●	48	20/1		SPARE	
R	TERRACE 330 - DEDICATED	180	20/1	49	●			50	20/1		SPARE	
R	STEINBECK 310 - SOUTH REC	720	20/1	51		●		52	20/1	900	ROOF CONV REC	R
R	STEINBECK 310 - SOUTH DEDICATED	180	20/1	53			●	54	20/1	500	PREFUNC 301 - MOTOR SHADES	M
R	STEINBECK 310 - SOUTH DEDICATED	180	20/1	55	●			56	20/1	500	PREFUNC 301 - MOTOR SHADES	M
R	STEINBECK 310 - WEST REC	540	20/1	57		●		58	20/1	500	PREFUNC 301 - MOTOR SHADES	M
R	STEINBECK 310 - WEST DEDICATED	180	20/1	59			●	60	20/1	500	STEINBECK 310 - MOTOR SHADES	M
R	STEINBECK 310 - NORTH REC	540	20/1	61	●			62	20/1	500	STEINBECK 310 - MOTOR SHADES	M
R	STEINBECK 310 - NORTH DEDICATED	180	20/1	63		●		64	20/1	500	STEINBECK 310 - MOTOR SHADES	M
R	STEINBECK 310 - NORTH DEDICATED	180	20/1	65			●	66	20/1	500	STEINBECK 310 - MOTOR SHADES	M
E	STEINBECK 310 - DOOR RELEASE	350	20/1	67	●			68	20/1		SPARE	
E	ROOF - BIRD CONTROL	500	20/1	69		●		70	20/1		SPARE	
E	ROOF - BIRD CONTROL	500	20/1	71			●	72	20/1	500	STEINBECK 310 - MOTOR SHADES	M
E	ROOF - BIRD CONTROL	500	20/1	73	●			74	20/1	500	STEINBECK 310 - MOTOR SHADES	M
	SPARE		20/1	75		●		76	20/1	500	STEINBECK 310 - MOTOR SHADES	M
	SPARE		20/1	77			●	78	20/1	500	STEINBECK 310 - MOTOR SHADES	M
	SPACE			79	●			80			SPACE	
	SPACE			81		●		82			SPACE	
	SPACE			83			●	84			SPACE	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
11670	3430	4520	3720	32

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	5030 VA	1.00	5030 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	4324 VA	1.00	4324 VA
M = LARGEST MOTOR	1176 VA	1.25	1470 VA
R = RECEPTACLE	13140 VA	NEC DEMAND	11570 VA

CONNECTED LOAD SUMMARY
23670 VA
66 AMPS

NEC LOAD SUMMARY
22394 VA
62 AMPS

L

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
	SPARE (WAS TRELLIS OUTLETS)		***20/1***	1	●			2	***20/1***	720	PLAZA RECEPTACLES	R
	SPARE (WAS LTG, BOLLARD LTS)		***20/1***	3		●		4	***20/1***	720	PLAZA RECEPTACLES	R
E	SVC VEST 106 - IRRIG CTRL	500	***20/1***	5			●	6	***20/1***		SPARE	
	SPARE (WAS LTG, BOLLARD LTS)		***20/1***	7	●			8	***20/1***		SPARE (WAS LTG, BOLLARD LTS)	
L	***(E) TREE LIGHTS***	1000	***20/1***	9		●		10	***20/3***	1000	***(E) BATTERY CHARGER FORKLIFT***	E
L	***(E) TREE LIGHTS***	1000	***20/1***	11			●	12	"	1000	"	E
	SPARE (WAS TRELLIS LIGHTS)		***20/1***	13	●			14	"	1000	"	E
E	***(E) MAKEUP WATER VALVE, WIND***	1000	***20/1***	15		●		16	***20/1***	1000	***(E) IRRIGATION CTRL, FLR BOXES***	E
E	***(E) EXISTING LOAD***	1000	***20/1***	17			●	18	***20/1***	180	***(E) OUTLET***	R
E	***(E) TIMECLOCK,PHOTOCELL***	1000	***20/1***	19	●			20	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPARE (WAS FOUNTAIN PUMP)		***30/3***	21		●		22	***50/3***	5000	***(E) LIGHTING PANEL (UNNAMED)***	E
	"		"	23			●	24	"	5000	"	E
	"		"	25	●			26	"	5000	"	E
	SPACE	0		27		●		28	15/2	500	AIR COMPRESSOR FOR BOLLARDS	E
	SPACE	0		29			●	30	"	500	"	E

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
28120	8720	10220	9180	78

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	24500 VA	1.00	24500 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	2000 VA	1.25	2500 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	1620 VA	NEC DEMAND	1620 VA

CONNECTED LOAD SUMMARY
28120 VA
78 AMPS

NEC LOAD SUMMARY
28620 VA
80 AMPS

UNNAMED

BUSSING: 100A, 10,000 AIC SYMMETRICAL
MAIN: MLO
LOCATION: ELECTRICAL ROOM
MOUNTING: SURFACE
120/208V, 3 PHASE, 4 WIRE
100% RATED NEUTRAL + GROUND

TYPE	DESCRIPTION	LOAD	DEVICE	CKT	A	B	C	CKT	DEVICE	LOAD	DESCRIPTION	TYPE
E	***(E) EXISTING LOAD***	1000	***20/2***	1	●			2	***15/1***	1000	***(E) EXISTING LOAD***	E
E	"	1000	"	3		●		4	***15/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/2***	5			●	6	***15/1***	1000	***(E) EXISTING LOAD***	E
E	"	1000	"	7	●			8	***15/1***	1000	***(E) EXISTING LOAD***	E
E	***(E) EXISTING LOAD***	1000	***20/2***	9		●		10	***15/1***	1000	***(E) EXISTING LOAD***	E
E	"	1000	"	11			●	12	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE	0		13	●			14	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE	0		15		●		16	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE	0		17			●	18	***20/1***	1000	***(E) EXISTING LOAD***	E
	SPACE	0		19	●			20		0	***SPACE***	
	SPACE	0		21		●		22		0	***SPACE***	
	SPACE	0		23			●	24		0	***SPACE***	

TOTAL ALL PHASES (VA)	PHASE A (VA)	PHASE B (VA)	PHASE C (VA)	TOTAL ALL PHASES (AMPS)
15000	5000	5000	5000	42

LOAD SUMMARY BY TYPE	CONN. LOAD	DEMAND FACTOR	NEC LOAD
E = EQUIPMENT	15000 VA	1.00	15000 VA
H = ELECTRIC HEAT	0 VA	1.00	0 VA
K = KITCHEN EQUIPMENT	0 VA	1.00	0 VA
L = LIGHTING	0 VA	1.25	0 VA
M = MOTOR	0 VA	1.00	0 VA
M = LARGEST MOTOR		1.25	0 VA
R = RECEPTACLE	0 VA	NEC DEMAND	0 VA

CONNECTED LOAD SUMMARY
15000 VA
42 AMPS

NEC LOAD SUMMARY
15000 VA
42 AMPS

ALE (1)	AELA	CLD (1)	CLC (1)
ALE (2)	CELA	CLD (2)	CLC (2)
ALF (1)	EDP		L
ALF (2)	LRC-BA		UNNAMED

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No.:	Description:	Date:
	PERMIT SET	15 JUNE 2015
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	BID SET	26 AUG 2015
	ADDENDUM 1	11 SEPT 2015
	ADDENDUM 2	18 SEPT 2015
	BULLETIN 1 - PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:

Seal & Signature:

Sheet Name:

ELECTRICAL SCHEDULES

Project No.: Project Number
Drawn By: Author
Checked By: Checker
Scale: 12" = 1'-0"
Sheet No.: E0.06

NUMBERED NOTES:

8. PROVIDE LOCKABLE DISCONNECT. CONNECT TO SHUNT TRIP BREAKER IN PANELBOARD. VERIFY FUSE AND WIRE SIZE WITH ELEVATOR CONTRACTOR PRIOR TO ROUGH-IN.
9. CONNECTION TO VERTICAL BI-FOLD DOOR. PROVIDE CONNECTION TO MOTORS, PUSHBUTTONS, LIMIT SWITCHES, ETC. FOR A COMPLETE AND OPERABLE SYSTEM. VERIFY CONTROL DEVICE/PANEL LOCATIONS WITH ARCHITECT.
10. CONNECTION TO IRRIGATION CONTROLLER. VERIFY EXACT LOCATION WITH IRRIGATION INSTALLER PRIOR TO ROUGH IN.

1. EXISTING POWER TRUSS FOR PORTABLE LIGHTING/EQUIPMENT TO REMAIN. CONNECTED TO DB-2.
2. EXISTING CURTAIN POWER CONNECTION TO REMAIN.
3. EXISTING PROJECTION SCREEN CONNECTION TO REMAIN.
4. EXISTING CABLE REEL LOCATED IN CEILING. REMOVE EXISTING APPLETON -CONNECTOR AND REPLACE WITH PIN-AND-SLEEVE CONNECTOR (560P9W).
5. PROVIDE SPEAKER TO ELEVATOR CONTRACTOR FOR INSTALLATION IN ELEVATOR CAB.
6. PROVIDE HEAT DETECTORS (VERIFY NUMBER REQUIRED) WITHIN 2 FEET OF EACH SPRINKLER HEAD. ACTIVATION OF HEAT DETECTOR IN ELEVATOR SHAFT OR CORRESPONDING ELEVATOR MACHINE ROOM SHALL SHUNT TRIP CIRCUIT BREAKER IN PANELBOARD SERVING THIS ROOM. COORDINATE ACTUAL QUANTITY IN FIELD.
7. PROVIDE 120V, PHASE POWER FOR ELEVATOR CAB FAN AND LIGHTS. PROVIDE LOCKABLE DISCONNECT.

SHEET NOTES:

A. THE FIRE MANAGEMENT SYSTEM CONTRACT IS A PERFORMANCE-BASED CONTRACT. THE CONTRACTOR WILL DEVELOP A COMPLETE SET OF CODE-COMPLIANT AND FULLY COORDINATED CONSTRUCTION DOCUMENTS TO THE SATISFACTION OF THE STATE GOVERNING BODIES. THE FIRE ALARM SYSTEM MANUFACTURER SHALL PROVIDE ALL REQUIRED PERMITS AND APPROVALS. THE FIRE MANAGEMENT SYSTEM CONTRACTOR SHALL PROVIDE ALL DEVICES AND ACCESSORIES IN THE QUANTITIES AND LOCATIONS NECESSARY FOR A FULLY FUNCTIONAL AND CODE-COMPLIANT SYSTEM. THE CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL DEVICES FOR THE FIRE ALARM AND VOICE EVACUATION SYSTEM TO MEET REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT PLANS REVIEW OFFICE.

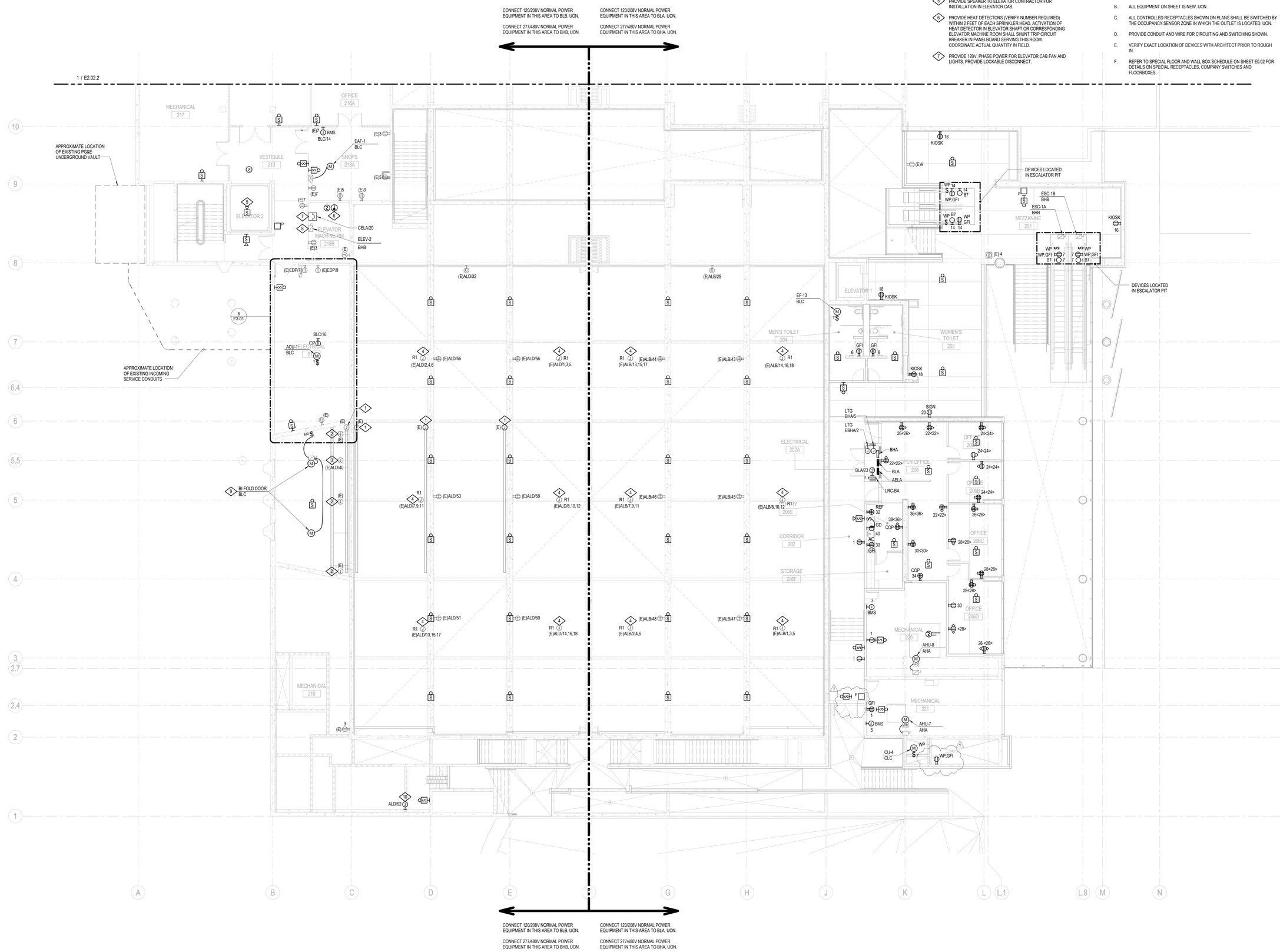
B. ALL EQUIPMENT ON SHEET IS NEW, UON.

C. ALL CONTROLLED RECEPTACLES SHOWN ON PLANS SHALL BE SWITCHED BY THE OCCUPANCY SENSOR ZONE IN WHICH THE OUTLET IS LOCATED, UON.

D. PROVIDE CONDUIT AND WIRE FOR CIRCUITING AND SWITCHING SHOWN.

E. VERIFY EXACT LOCATION OF DEVICES WITH ARCHITECT PRIOR TO ROUGH IN.

F. REFER TO SPECIAL FLOOR AND WALL BOX SCHEDULE ON SHEET E0.02 FOR DETAILS ON SPECIAL RECEPTACLES, COMPANY SWITCHES AND FLOORBOXES.



1 MEZZANINE LEVEL- POWER PLAN - NORTH
1/8" = 1'-0"

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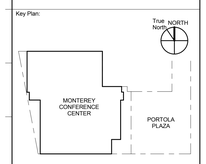
	BID SET	26 AUG 2015
	ADDENDUM 1	11 SEPT 2015
	BULLETIN 1 - PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



Seal & Signature:

REGISTERED PROFESSIONAL ENGINEER
AMANDA J. BIGHAM
No. E17287
ELECTRICAL
STATE OF CALIFORNIA

Sheet Name:

ELECTRICAL - POWER PLAN - MEZZANINE LEVEL - SOUTH

Project No.:	Sheet No.:
Project Number	E2.02.1
Drawn By: Author	
Checked By: Checker	
Scale: 1/8" = 1'-0"	

NUMBERED NOTES:

1. DEVICE LOCATED IN CEILING BEAM EXTRUSION. REFER TO ARCHITECTURAL PLANS/DETAILS.
2. PROVIDE SPEAKER TO ELEVATOR CONTRACTOR FOR INSTALLATION IN ELEVATOR CAB.
3. NOT USED.
4. LOCATED AT TOP OF ELEVATOR SHAFT. COORDINATE EXACT LOCATION SO THAT DEVICES ARE ACCESSIBLE VIA ACCESS PANEL.
5. PROVIDE HEAT DETECTORS (VERIFY NUMBER REQUIRED) WITHIN 2 FEET OF EACH SPRINKLER HEAD. ACTIVATION OF HEAT DETECTOR IN ELEVATOR SHAFT OR CORRESPONDING ELEVATOR MACHINE ROOM SHALL SHUNT TRIP CIRCUIT BREAKER IN PANELBOARD SERVING THIS ROOM. COORDINATE ACTUAL QUANTITY IN FIELD.
6. NO EXPOSED CONDUIT SHALL BE INSTALLED IN THE STEINBECK BALLROOM WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT.
7. EXTEND 120V POWER CONNECTIONS TO ADDITIONAL LOCATIONS AS REQUIRED.

SHEET NOTES:

A. THE FIRE MANAGEMENT SYSTEM CONTRACT IS A PERFORMANCE-BASED CONTRACT. THE CONTRACTOR WILL DEVELOP A COMPLETE SET OF CODE-COMPLIANT AND FULLY COORDINATED CONSTRUCTION DOCUMENTS TO THE SATISFACTION OF THE STATE GOVERNING BODIES. THE FIRE ALARM SYSTEM MANUFACTURER SHALL PROVIDE ALL REQUIRED PERMITS AND APPROVALS. THE FIRE MANAGEMENT SYSTEM CONTRACTOR SHALL PROVIDE ALL DEVICES AND ACCESSORIES IN THE QUANTITIES AND LOCATIONS NECESSARY FOR A FULLY FUNCTIONAL AND CODE-COMPLIANT SYSTEM. THE CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL DEVICES FOR THE FIRE ALARM AND VOICE EVACUATION SYSTEM TO MEET REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT PLANS REVIEW OFFICE.

B. ALL EQUIPMENT ON SHEET IS NEW, UON.

C. PROVIDE CONDUIT AND WIRE FOR CIRCUITING AND SWITCHING SHOWN.

D. VERIFY EXACT LOCATION OF DEVICES WITH ARCHITECT PRIOR TO ROUGH IN.

E. REFER TO SPECIAL FLOOR AND WALL BOX SCHEDULE ON SHEET E0.02 FOR DETAILS ON SPECIAL RECEPTACLES, COMPANY SWITCHES AND FLOORBOXES.

1 LEVEL 2- POWER PLAN - SOUTH
1/8" = 1'-0"

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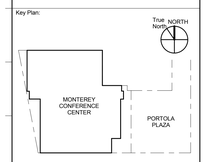
Key Plan:



Seal & Signature:

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STATE OF CALIFORNIA

Sheet Name:

ELECTRICAL - POWER PLAN - LEVEL 2 - SOUTH

Project No.:	Sheet No.:
Project Number	E2.03.1
Drawn By: Author	
Checked By: Checker	
Scale: 1/8" = 1'-0"	

SHEET NOTES:

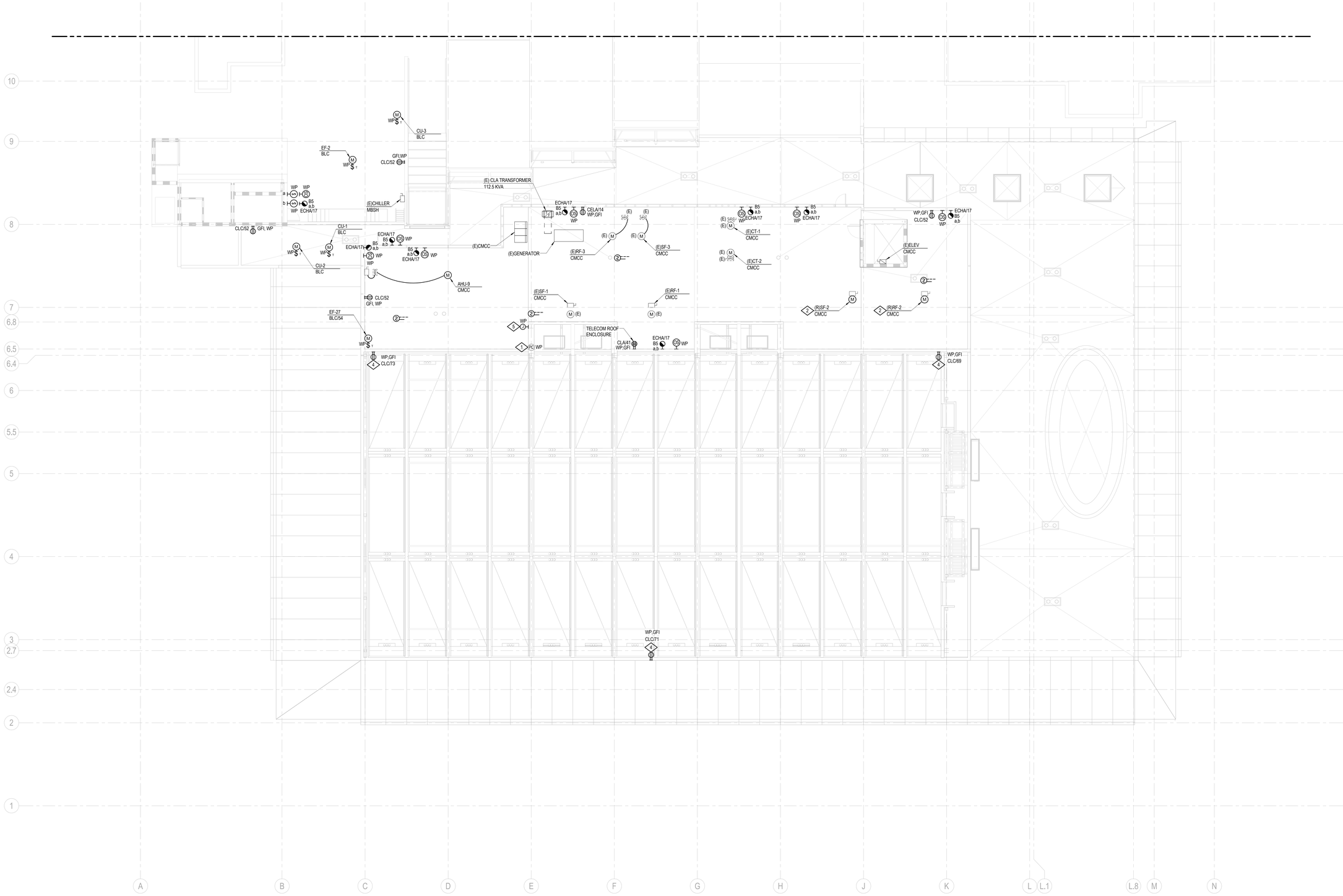
A. ALL EQUIPMENT ON THIS SHEET IS NEW, UON.

B. PROVIDE CONDUIT AND WIRE FOR CIRCUITING SHOWN.

C. VERIFY EXACT LOCATION OF DEVICES WITH ARCHITECT PRIOR TO ROUGH IN.

NUMBERED NOTES:

1. EXTERIOR PHOTOCELL FOR CONTROL OF EXTERIOR LIGHTS. LOCATE ON ROOF FACING NORTH.
2. REPLACE EXISTING FEEDER WITH NEW.
3. PROVIDE UNISTRAT SUPPORT AS REQUIRED.
4. CONNECTION TO BIRD CONTROL EQUIPMENT ON UPPER ROOF. VERIFY EXACT LOCATION WITH MANUFACTURER/INSTALLER.
5. JUNCTION BOX WITH CONDUIT STUBBED INTO ELECTRICAL ROOM 311B FOR FUTURE PHOTOVOLTAIC SYSTEM. REFER TO E5.02 FOR MORE INFORMATION.



1 (E) ROOF LEVEL - POWER PLAN - SOUTH
1/8" = 1'-0"

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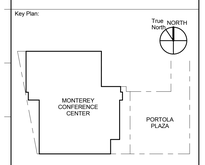
Key Plan:



Seal & Signature:

REGISTERED PROFESSIONAL ENGINEER
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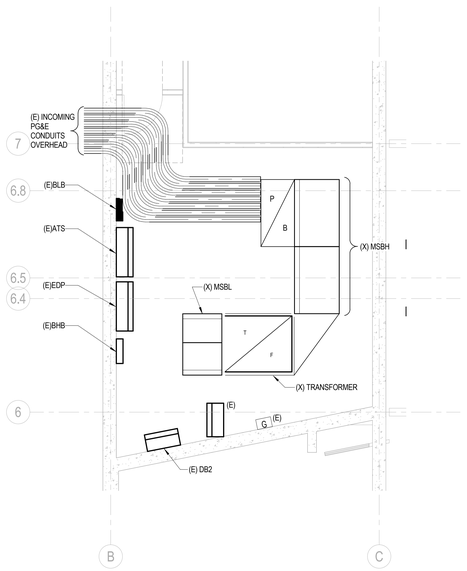
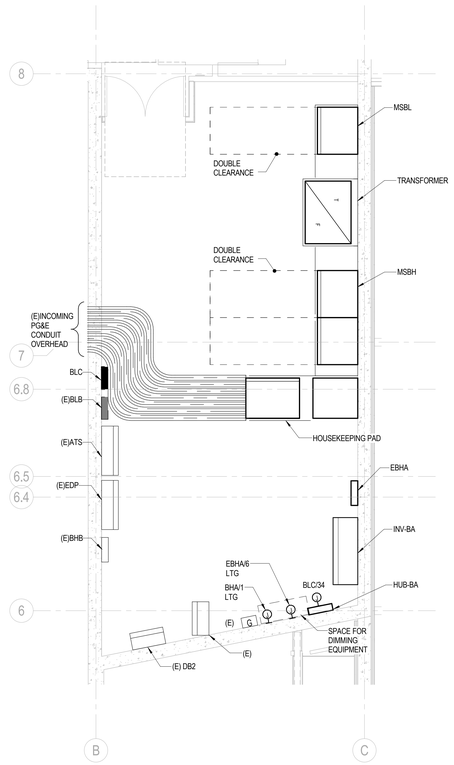
Sheet Name:

ELECTRICAL - POWER PLAN - ROOF LEVEL - SOUTH

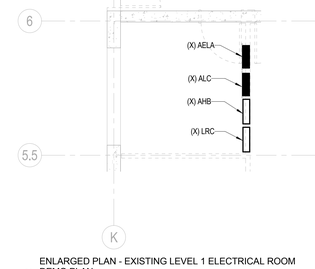
Project No.: Project Number	Sheet No.: E2.04.1
Drawn By: Author	
Checked By: Checker	
Scale: 1/8" = 1'-0"	



8 ENLARGED PLAN - EXISTING MAIN ELECTRICAL ROOM 211 DEMO PLAN
1/4" = 1'-0"



5 ENLARGED PLAN - MAIN ELECTRICAL ROOM 211
1/4" = 1'-0"



1 ENLARGED PLAN - EXISTING LEVEL 1 ELECTRICAL ROOM DEMO PLAN
1/4" = 1'-0"

SHEET NOTES:

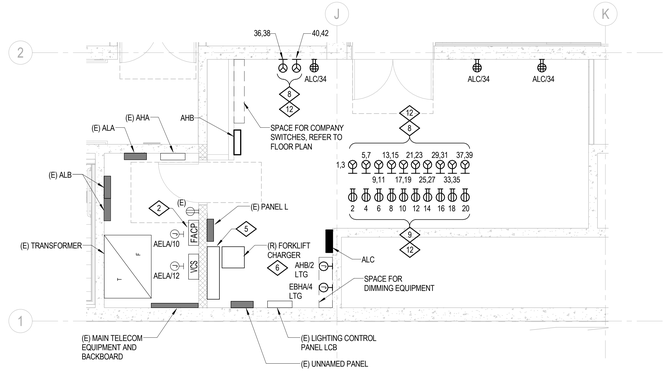
A. ALL EQUIPMENT ON SHEET IS NEW, UON.

B. PROVIDE CONDUIT AND WIRE FOR CIRCUITING SHOWN.

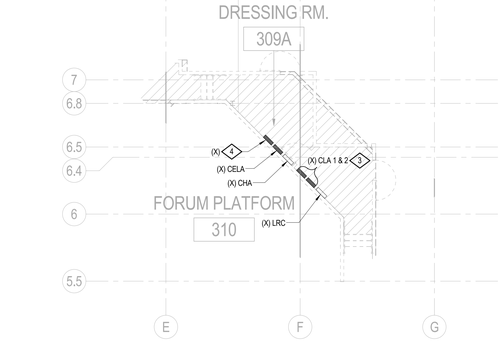
C. VERIFY EXACT LOCATION OF DEVICES WITH ARCHITECT PRIOR TO ROUGH IN.

NUMBERED NOTES:

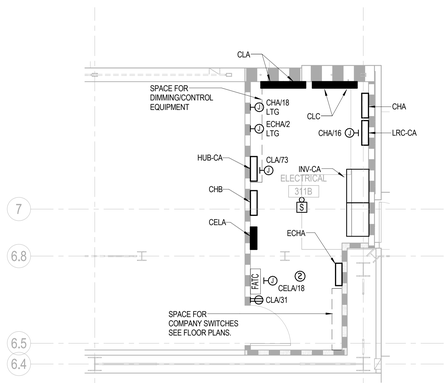
1. ALL EXISTING EQUIPMENT IN THIS SPACE SERVES DE ANZA BALLROOM AND SHALL REMAIN IN SERVICE THROUGHOUT THE RENOVATION.
2. EXISTING FIRE ALARM SYSTEM TO BE REPLACED WITH NEW EQUIPMENT TO BE INSTALLED IN PARALLEL TO EXISTING TRANSFERRING EXISTING DEVICES TO REMAIN TO NEW SYSTEM SUBSEQUENT TO FUNCTIONAL TESTING OF NEW SYSTEM AND DEVICES. COMPLETE SYSTEM SHALL BE FULLY RETESTED AND EXISTING SYSTEM REMOVED.
3. COMBINATION RELAY/BREAKER PANELBOARD.
4. UNIDENTIFIED PANELBOARD SERVING COLTON AND FERRANTE OUTLETS AND HALLWAY OUTLETS.
5. MISCELLANEOUS FOUNTAIN AND PLAZA EQUIPMENT.
6. RELOCATE FORKLIFT CHARGER TO LOCATION DESIGNATED BY OWNER.
7. PROVIDE POWER FOR DE ANZA FIRE ALARM SYSTEM DURING RENOVATION.
8. PROVIDE NEMA L6-30R RECEPTACLE MOUNTED TO CABLE TRAY.
9. PROVIDE NEMA L5-20R RECAPTACLE MOUNTED TO CABLE TRAY.
10. CONNECT RECEPTACLES TO PANEL CLB, UON.
11. CONNECT RECEPTACLES TO PANEL ALG, UON.
12. CONNECT RECEPTACLE TO PANEL ALC, UON.



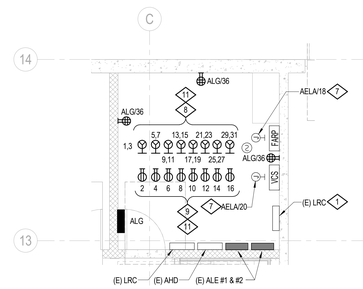
2 ENLARGED PLAN - LEVEL 1 ELECTRICAL 107G/IDF 107H
1/4" = 1'-0"



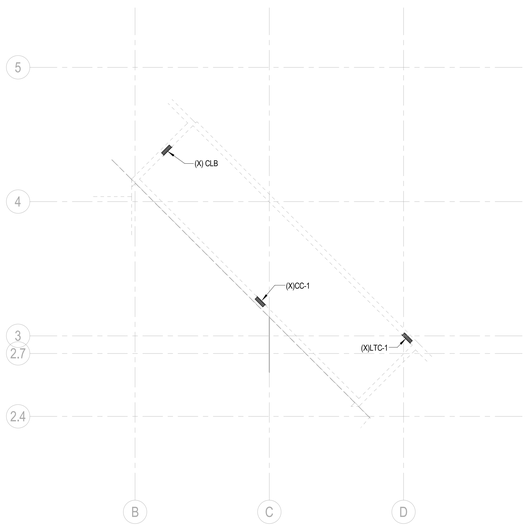
9 ENLARGED PLAN - EXISTING PLATFORM LEVEL ELECTRICAL ROOM DEMO PLAN
1/8" = 1'-0"



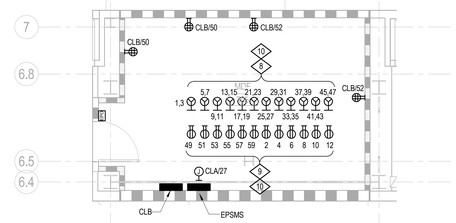
6 ENLARGED PLAN - ELECTRICAL ROOM 311B
1/4" = 1'-0"



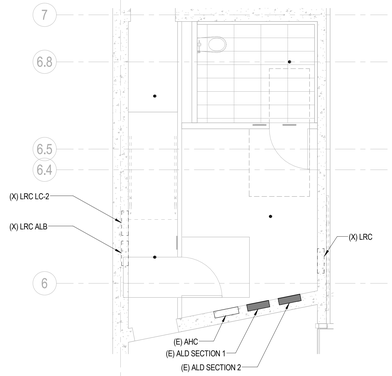
3 ENLARGED PLAN - ELEC/IDF 112B
1/4" = 1'-0"



10 ENLARGED PLAN - EXISTING PROJECTION ROOM DEMO PLAN
1/8" = 1'-0"



7 ENLARGED PLAN - MDF 305
1/4" = 1'-0"



4 ENLARGED PLAN - NORTH DRESS ROOM 109C
1/4" = 1'-0"

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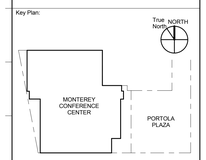
	30% SUBMITTAL	20 FEB 2015
	60% PROJECT COMPLETION	15 MAY 2015
	PERMIT SET	15 JUNE 2015
	90% PROJECT COMPLETION	28 JULY 2015
	BID SET	26 AUG 2015
	ADDENDUM 1	11 SEPT 2015
	BULLETIN 1 - PERMIT SET	23 OCT 2015
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:

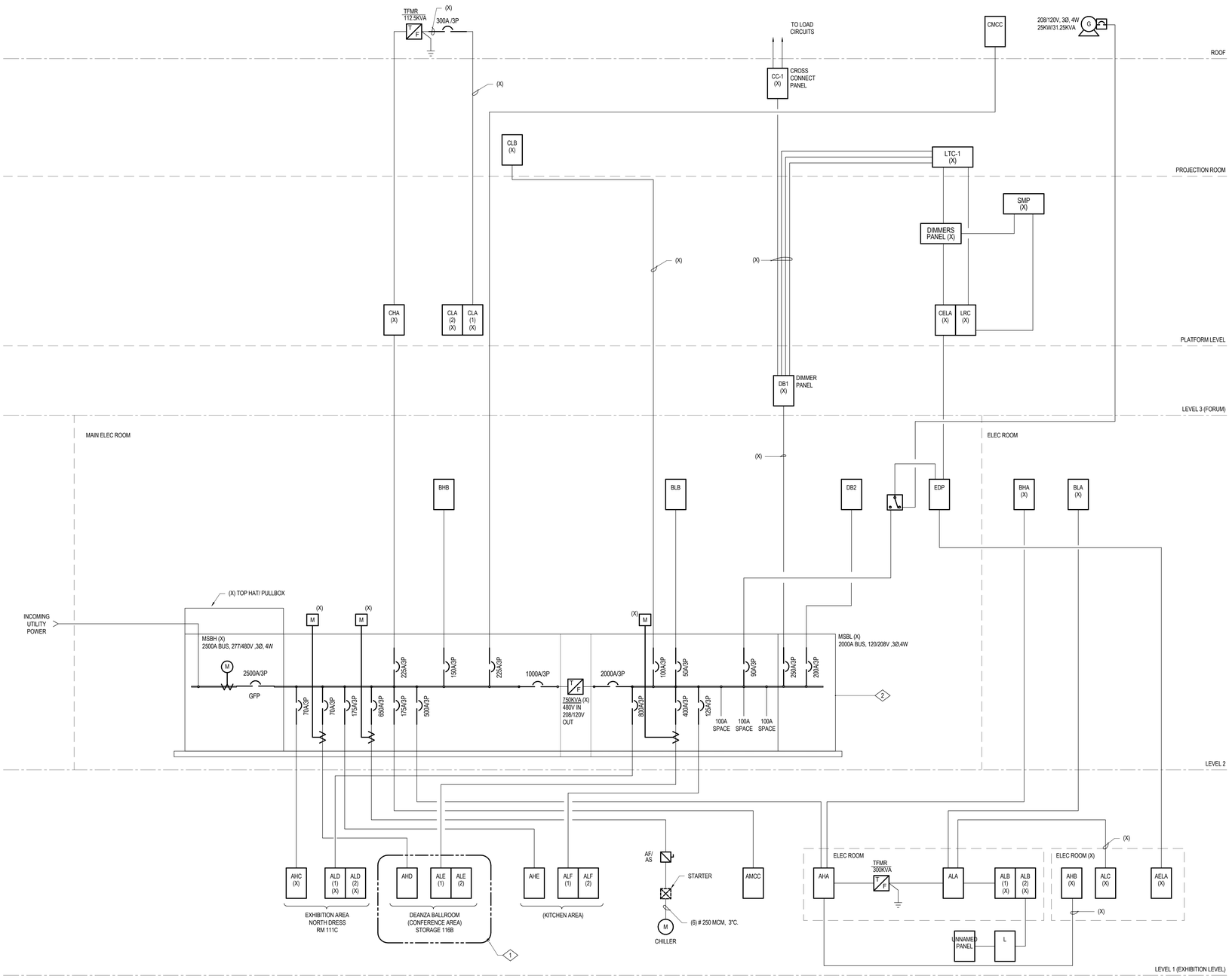


Seal & Signature:

Sheet Name:

ELECTRICAL ENLARGED PLANS

Project No.: Project Number	Sheet No.:
Drawn By: Author	E3.01
Checked By: Checker	
Scale: As indicated	



1 ELECTRICAL RISER - E501
12" = 1'-0"

SHEET NOTES

A. ALL EQUIPMENT IS EXISTING AND IS SHOWN FOR REFERENCE ONLY. REFER TO SHEET E5.02 FOR SCOPE OF NEW WORK.

NUMBERED NOTES

1. EQUIPMENT SERVES DE ANZA BALLROOM AND SHALL REMAIN IN SERVICE THROUGHOUT THE RENOVATION.
2. REPLACE (E) SWITCHBOARDS AND TRANSFORMER. SEE SHEET E5.02 FOR NEW REQUIREMENTS.

MONTEREY CONFERENCE CENTER
ONE PORTOLA PLAZA

CITY OF MONTEREY
CITY HALL

580 PACIFIC STREET, MONTEREY, CA 93940
TEL: (831) 646-5601

Architect:
SOM
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET,
SAN FRANCISCO, CA 94111

Consultants:
WSP
405 Howard St., Suite 500
San Francisco, CA 94105
(415) 398-3833
www.wspgroup.com/usa

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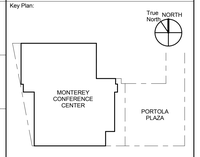
Key Plan:



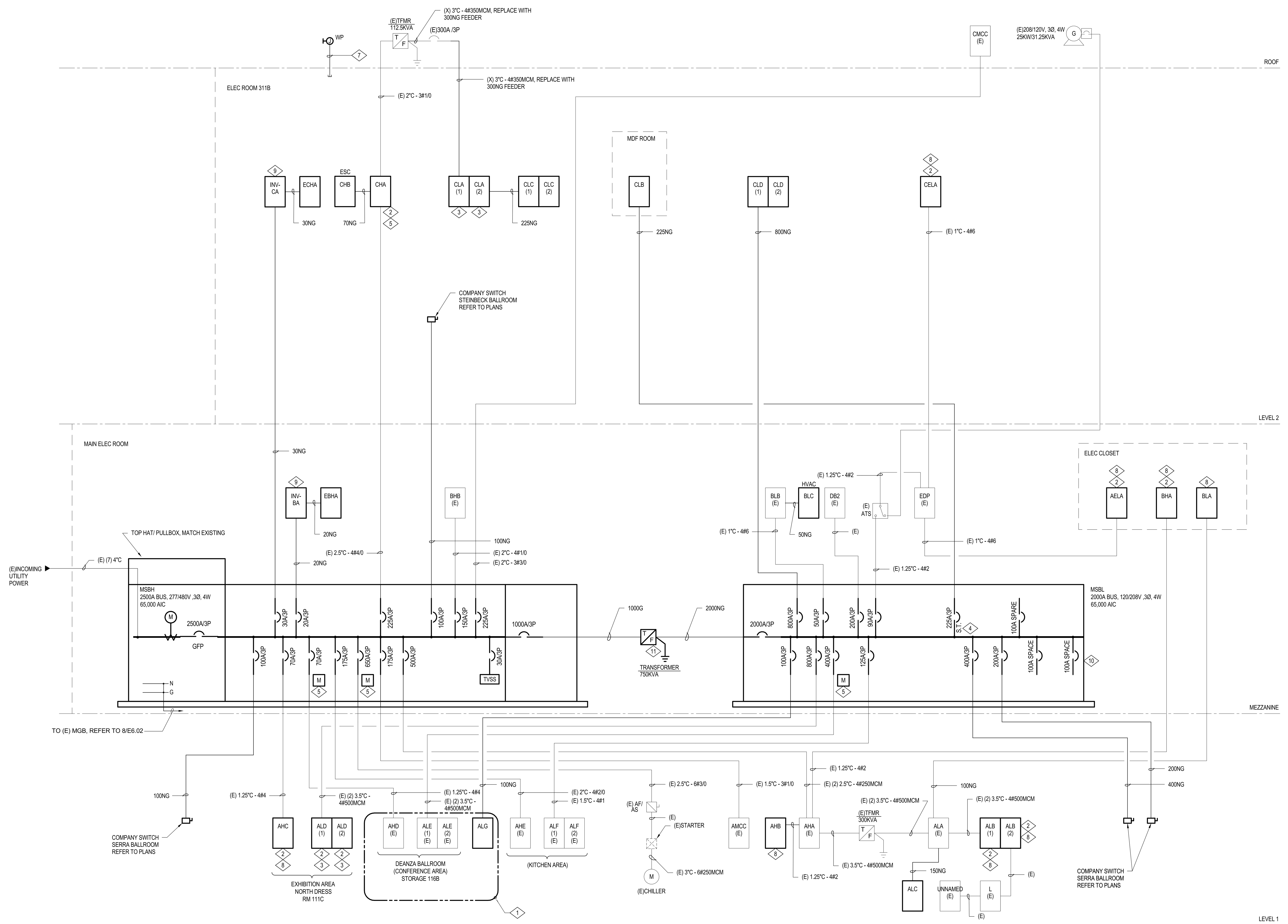
Seal & Signature:

REGISTERED PROFESSIONAL ENGINEER
AMANDA J. BROWNE
No. E17287
ELECTRICAL
STATE OF CALIFORNIA

Sheet Name:

ELECTRICAL RISER DIAGRAM EXISTING

Project No.:	Sheet No.:
Project Number	E5.01
Drawn By: Author	
Checked By: Checker	
Scale: 12" = 1'-0"	



ELECTRICAL RISER - E502
12" = 1'-0"

SHEET NOTES

A. ALL EQUIPMENT IS NEW UON. REFER TO SHEET E5.01 FOR EXISTING CONDITION.

B. REFER TO SHEET E0.02 FOR WIRING SCHEDULE.

C. WHEN RECONNECTING EXISTING LOADS TO NEW PANELS, MAKE ALL TERMINATIONS AS REQUIRED. COORDINATE LUG SIZE AND TYPE WHEN PROCURING NEW PANELBOARDS.

D. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER SYSTEM AND EQUIPMENT GROUNDING CONDUCTORS FOR ALL EXISTING BRANCH CIRCUITS AND FEEDERS. GROUNDING CONDUCTORS SHALL BE SIZED AND INSTALLED AS REQUIRED BY NEC SECTION 250.

E. PERFORM IR SCAN OF ALL EXISTING EQUIPMENT AND SUBMIT SUMMARY OF FINDINGS IN REPORT FORMAT.

NUMBERED NOTES

1. EQUIPMENT SERVES DE ANZA BALLROOM AND SHALL REMAIN IN SERVICE THROUGHOUT THE RENOVATION.
2. EXTEND EXISTING FEEDER TO NEW PANEL LOCATION. MAKE ALL TERMINATIONS AS REQUIRED. COORDINATE LUG SIZE AND TYPE WHEN PROCURING PANELBOARD.
3. REPLACE PANEL WITH (2) 60 POLE SECTIONS.
4. CONNECT SHUNT TRIP TO MDF ROOM EPSMS (EPO).
5. PROVIDE INTEGRAL ELECTRONIC SUBMETER WITH VISUAL DISPLAY INDICATING VOLTAGE (V), CURRENT (A), REAL POWER (KW), DEMAND POWER (KW), ENERGY (KWH).
6. NOT USED
7. 3" EC TO ROOF FOR FUTURE PV CONNECTION. STUB AND CAP WITHIN LEVEL 2 ELECTRICAL ROOM FOR FUTURE CONNECTION TO FUTURE PV EQUIPMENT. PROVIDE 12" X 12" X 6" NEMA 4X BOX.
8. REPLACE EXISTING PANEL WITH NEW PANEL, RECONNECT EXISTING LOADS.
9. CENTRAL BATTERY LIGHTING INVERTER, 12.5 KVA (EBHA), 16.7 KVA (ECHA), 277/480V, 3 PHASE, 4 WIRE, STANDARD VRLA 10-YEAR BATTERIES, 90 MINUTE RUNTIME, (1) OUTPUT BREAKER. MYERS ILUMINATOR CIII OR EQUAL BY EMERGI-LITE ORMULE.
10. EXTEND EXISTING FEEDERS TO CONNECT TO NEW SWITCHBOARD LOCATION.
11. CONNECT TRANSFORMER GROUND TO GROUND BUS IN MAIN ELECTRICAL ROOM.

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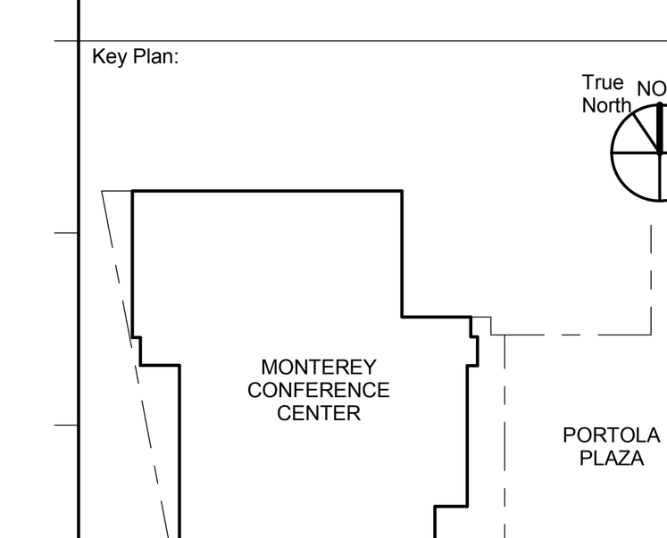
1	ISSUED FOR CONSTRUCTION	07 DEC 2015

Key Plan:



Seal & Signature:

REGISTERED PROFESSIONAL ENGINEER
AMANDA J. BROWNLEE
No. E17287
ELECTRICAL
STATE OF CALIFORNIA

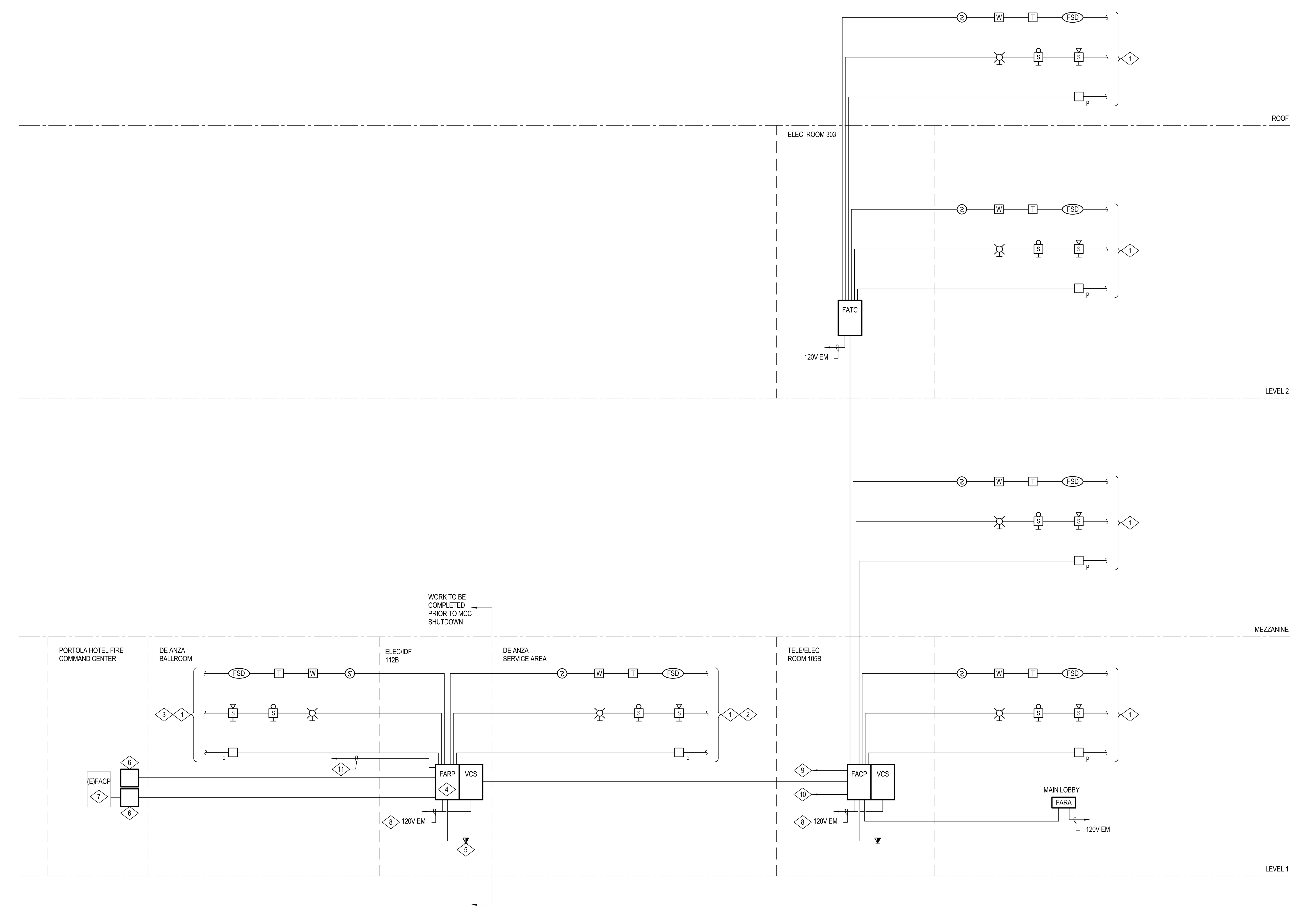
Sheet Name:

ELECTRICAL RISER DIAGRAM

Project No.: Project Number	Sheet No.:
Drawn By: Author	E5.02
Checked By: Checker	
Scale: 12" = 1'-0"	

12/9/2015 10:47:10 AM

CAO RISK



1 ELECTRICAL FIRE ALARM RISER
NONE

SHEET NOTES

A. REPLACE EXISTING FIRE ALARM SYSTEM WITH NEW SYSTEM, TO INCLUDE VOICE/EVACUATION AS REQUIRED FOR ASSEMBLY OCCUPANCIES.

B. THE FIRE ALARM SYSTEM IS A DEISN-BUILD SYSTEM. THE SYSTEM SHALL MEET CODE, LOCAL REQUIREMENTS OF THE AHJ, AND SHALL MEET THE PERFORMANCE REQUIREMENTS ESTABLISHED BY THE DRAWINGS, SPECIFICATIONS AND THE FIRE LIFE SAFETY REPORT.

C. ON-SITE EMERGENCY GENERATOR IS NOT SUITABLE FOR LIFE-SAFETY POWER. PROVIDE BATTERIES AS REQUIRED BY CODE FOR FULL SYSTEM SECONDARY POWER SOURCE.

1

D. ALL ELEVATOR RECALL CONTROLS SHALL BE MONITORED BY THE FIRE ALARM SYSTEM PER NFPA 72. PROVIDE CONDUIT AND WIRING AS REQUIRED.

E. TYPICAL FIRE SMOKE DAMPERS SHALL BE MONITORED/SUPERVISED BY THE FIRE ALARM SYSTEM.

NUMBERED NOTES

1. PROVIDE TYPES AND QUANTITY OF DEVICES AS INDICATED ON ELECTRICAL PLANS. PROVIDE ADDITIONAL DEVICES ARE REQUIRED.
2. DEVICES WITHIN DE ANZA SERVICE AREAS, BETWEEN GRIDLINES A & C.5 AND 9 & 14.
3. DEVICES SERVING DE ANZA BALLROOM, BETWEEN GRIDLINES C.5 & K AND 10 & 14, INCLUDING SMOKE DETECTORS JUST OUTSIDE EXIT DOORS NEEDED FOR DOOR RELEASE.
4. NEW REMOTE PANEL, TO BE INSTALLED AND OPERATIONAL PRIOR TO DE-ENERGIZATION.
5. PROVIDE TELEPHONE COMMUNICATION CAPABILITY DURING RENOVATION TO ALLOW DE ANZA BALLROOM TO REMAIN IN OPERATION.
6. PROVIDE RELAY-BASED COMMUNICATION TO CONNECT TO ADJACENT PORTOLA HOTEL'S EXISTING FIRE ALARM SYSTEM. PROVIDE ANNUNCIATION OF GENERAL TROUBLE AND ALARM SIGNALS EXPERIENCED IN THE DE ANZA BALLROOM. AT THE HOTEL FIRE ALARM PANEL; PROVIDE ANNUNCIATION OF GENERAL TROUBLE AND ALARM SIGNALS EXPERIENCED IN THE HOTEL. PROVIDE INTERFACE AS REQUIRED.
7. EXISTING FACP WITHIN PORTOLA HOTEL PROGRAM EXISTING SYSTEM TO ACCEPT AND REPORT DE ANZA BALLROOM TROUBLE AND ALARM SIGNALS. PROVIDE INTERFACE AS REQUIRED.
8. RECONNECT EXISTING CIRCUIT.
9. PROVIDE CONNECTION(S) TO LIGHTING CONTROL SYSTEM(S) TO BRING LIGHTS TO FULL BRIGHTNESS UPON FIRE ALARM SIGNAL.
10. PROVIDE CONNECTION(S) TO AUDIO/VISUAL EQUIPMENT TO MUTE AUDIO SIGNAL UPON FIRE ALARM SIGNAL.
11. PROVIDE CONNECTION TO EXISTING KITCHEN FIRE SUPPRESSION SYSTEM IN KITCHEN.

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	ADDENDUM 2	18 SEPT 2015
	ADDENDUM 4	13 OCT 2015
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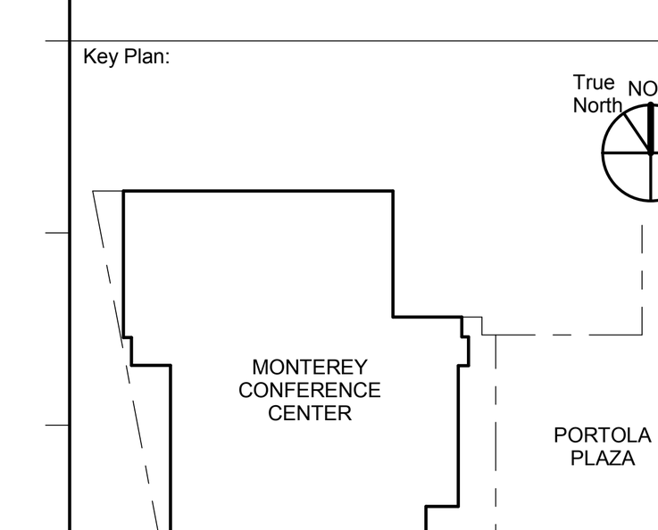


Seal & Signature:

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
ELECTRICAL

Sheet Name:

ELECTRICAL FIRE ALARM RISER DIAGRAM

Project No.: Project Number
Drawn By: Author
Checked By: Checker
Scale: NONE
Sheet No.: E5.03

APPENDIX C – PHOTOGRAPHS

a. Existing roof,

Figure 5: South view of the Monterey Conference Center 3/23/2017

Figure 6: Upper roof. Picture taken from the south west corner of the upper roof.

Figure 7: South roof – Picture taken from the south east corner of the south roof.

Figure 8: Mechanical Area - Picture taken from the north east corner of the mechanical area.

Figure 9: Mechanical Area – Picture taken from the south west corner of the mechanical area.

Figure 10: West Roof – Picture taken from the south west corner of the upper roof area.

Figure 11: North Roof – Picture taken from the north east corner of the mechanical area.

b. Existing 3” Conduit Penetration From Exterior

Figure 12: Eastern roof top 3” conduit rooftop penetration.

Figure 13: Western roof top 3” conduit rooftop penetration.

c. Existing 3” Conduit Penetration from Interior

Figure 14: Western 3” conduit rooftop penetration inside. Note, this conduit has been extended and routed down the main electrical room.

Figure 15: Eastern 3" conduit rooftop penetration inside. Note, this conduit has been extended and routed down the main electrical room.

d. Existing Ballroom Beneath Monterey Conference Center Upper Roof

Figure 16: Gluelam beams exposed beneath upper roof area.

e. Existing main meter panel

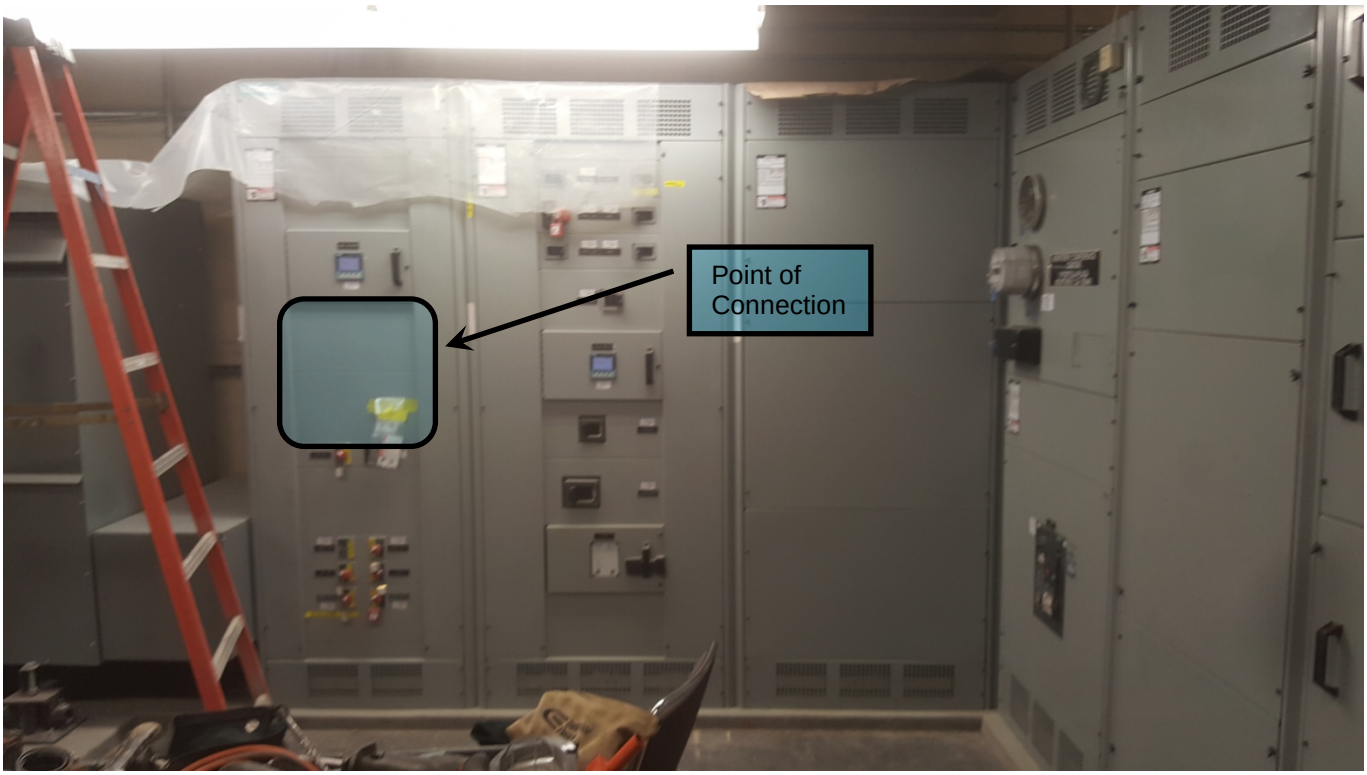


Figure 17: New main electrical panel

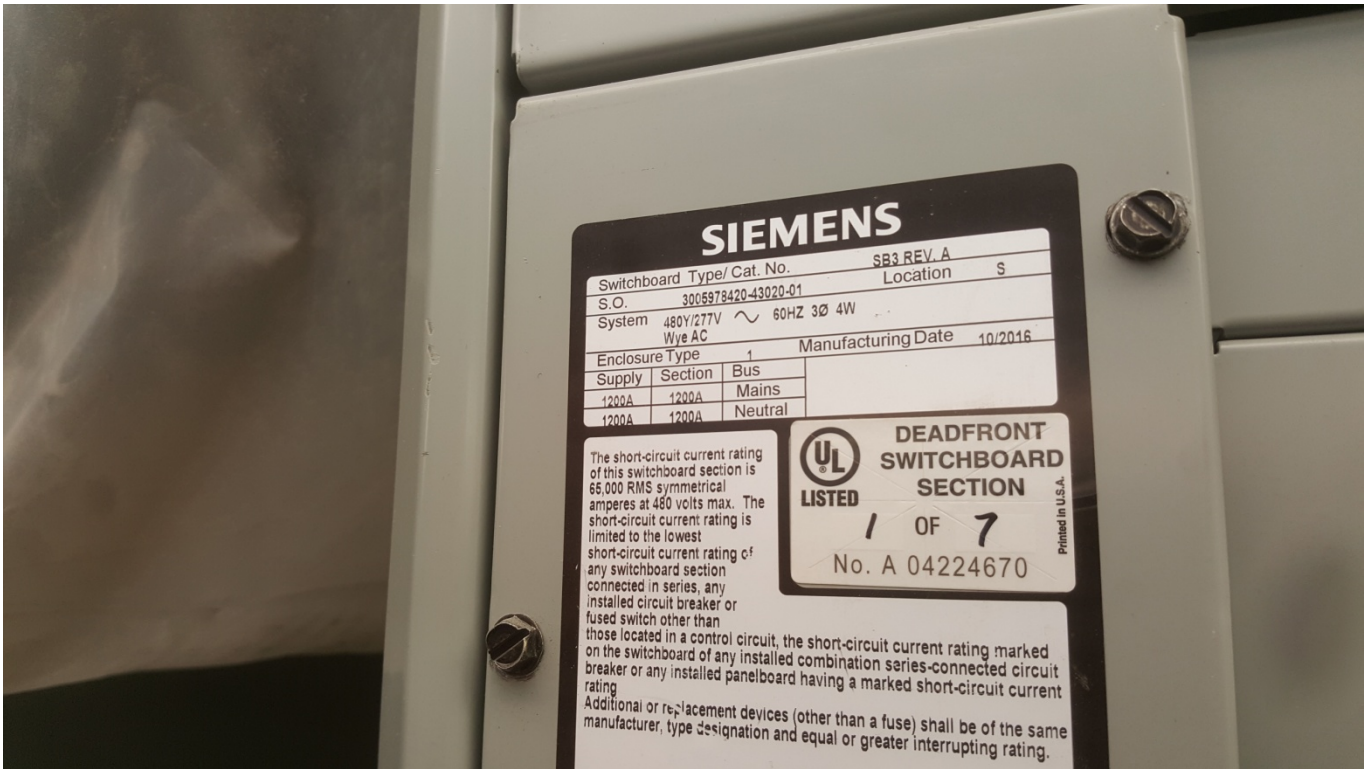


Figure 18: New main electrical panel section label.

f. Existing wall for mounting

Figure 19: Bare wall in the main electrical room.

APPENDIX D – SOLAR SHADE STUDY

CAO RISK

Solar Access and Shade Report

3/20/2017

For:

Monterey Conference Center
Lower Ledge
1 Portola Plaza
MOnterey, Ca 93950

By:

Duke Kelso @ Applied Solar Energy
319 Forest Ave
Pacific Grove, CA 93950
831-333-1919

'16 VOTED BEST SOLAR COMPANY Monterey County

SOLEXASE APPLIED SOLAR ENERGY

Measurements made by **Solmetric SunEye™** -- www.solmetric.com

Solmetric

CAO RISK

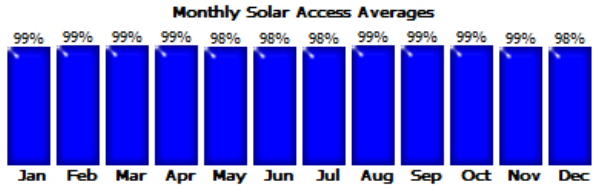
Session Properties

Name	portola 2
Creation Date	3/20/2017 14:35
Note	(none)
Location	36.6°N, 121.9°W Mag Dec: 13.3°E Time Zone: GMT-08:00

Solar access averages of 3 skylines in this session

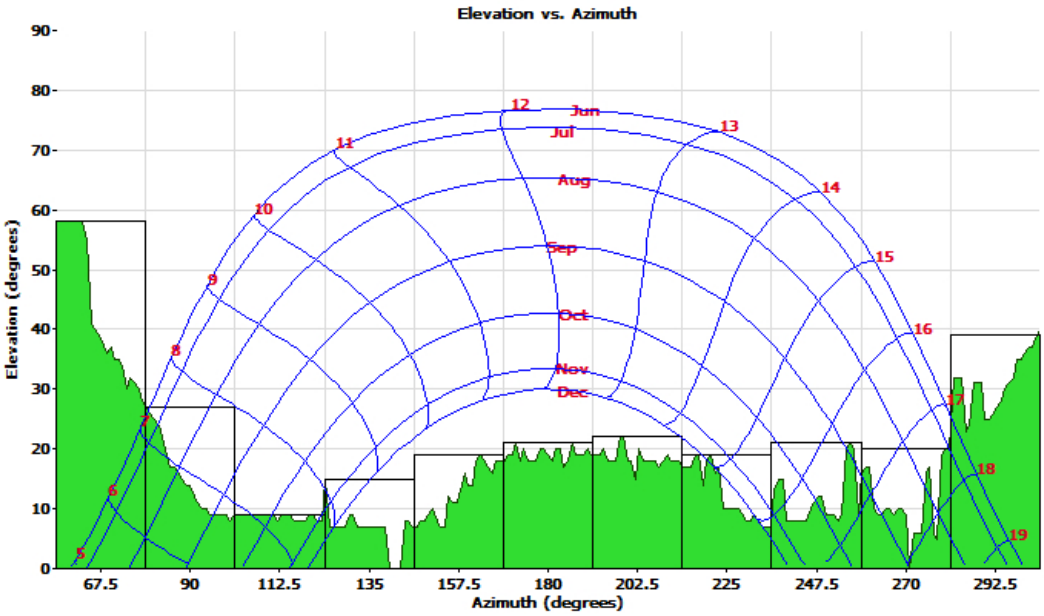
Skylines Averaged: Sky01, Sky02, Sky03

Annual	May-Oct	Nov-Apr
99%	99%	99%



TSRF averages of 3 skylines in this session: 84%

Session Elevation vs. Azimuth

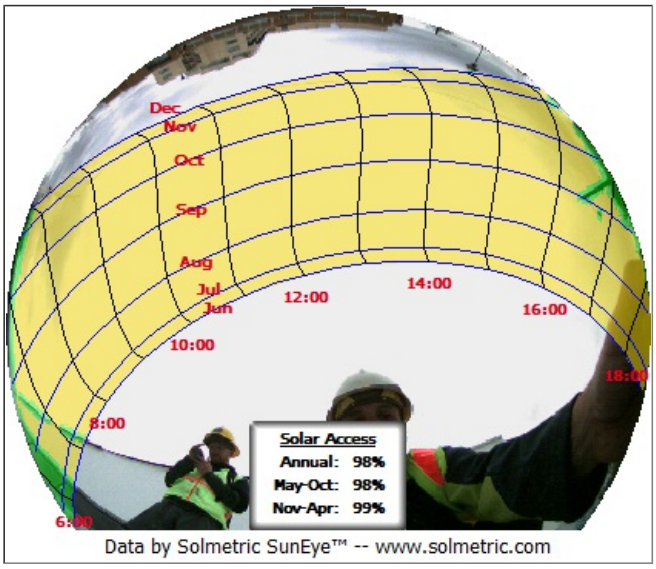


Azimuth Center	Maximum Elevation
67.5°	58°
90.0°	27°
112.5°	9°
135.0°	15°
157.5°	19°
180.0°	21°
202.5°	22°

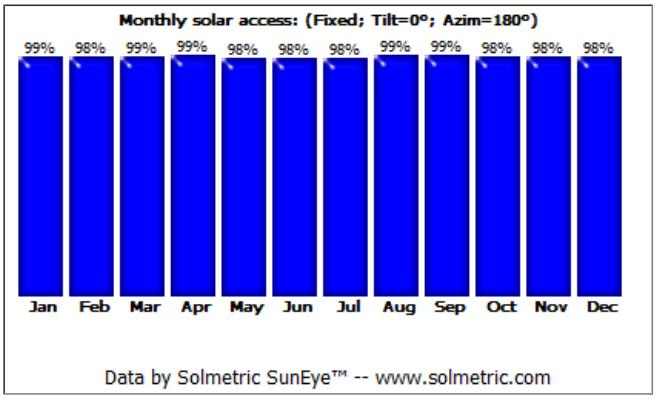
Azimuth Center	Maximum Elevation
225.0°	19°
247.5°	21°
270.0°	20°
292.5°	39°

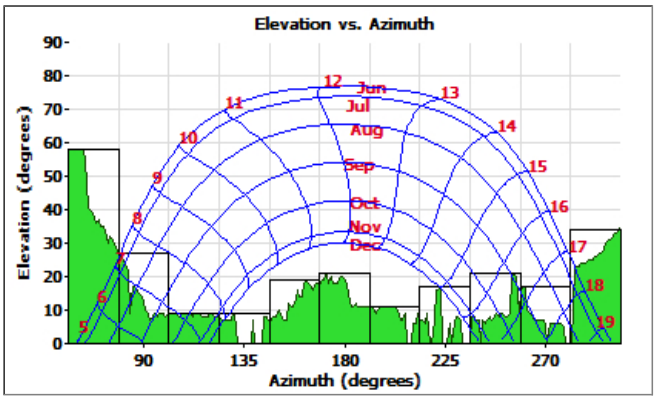
Sky01 -- 3/20/2017 14:37 -- (no skyline note)

Panel Orientation: Tilt=0° -- Azimuth=180° -- **Skyline Heading=193°**
Solar Access: Annual: 98% -- Summer (May-Oct): 98% -- Winter (Nov-Apr): 99%
TSRF: 84% -- **TOF:** 85%



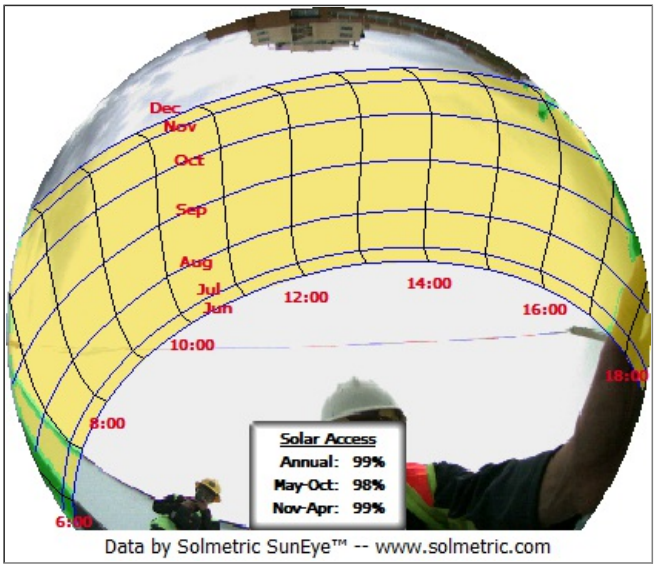
Picture taken from West side on lower ledge.



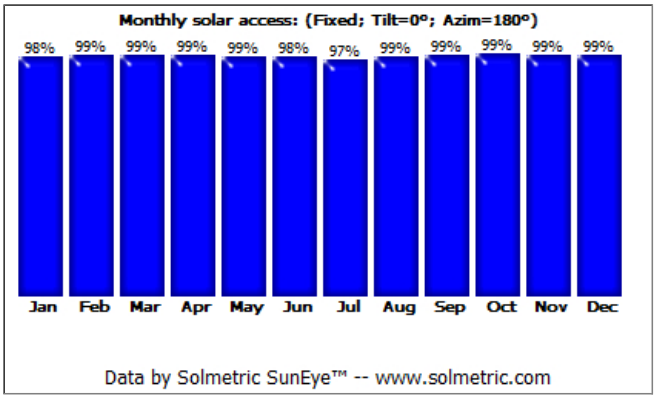


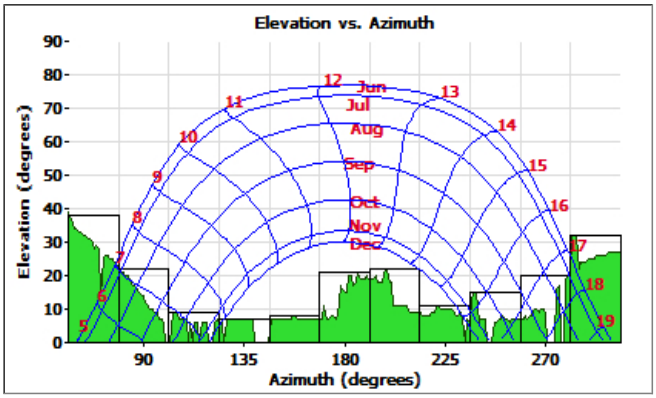
Sky02 -- 3/20/2017 14:38 -- (no skyline note)

Panel Orientation: Tilt=0° -- Azimuth=180° -- **Skyline Heading=193°**
Solar Access: Annual: 99% -- Summer (May-Oct): 98% -- Winter (Nov-Apr): 99%
TSRF: 84% -- **TOF:** 85%



Picture taken from the middle on lower ledge.

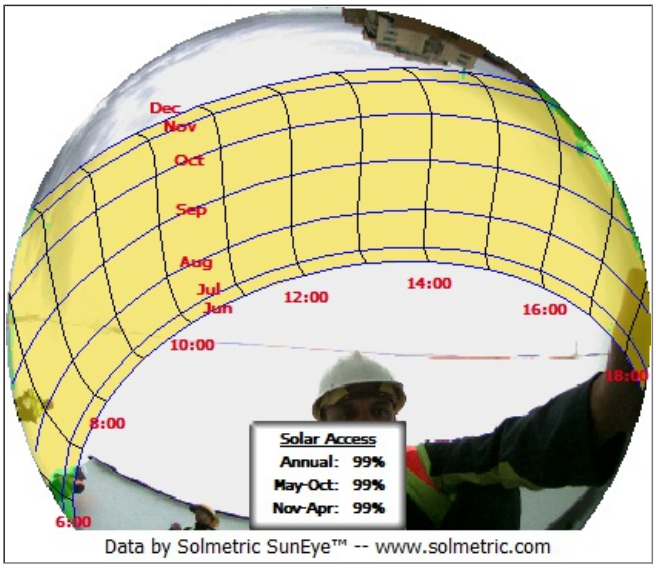




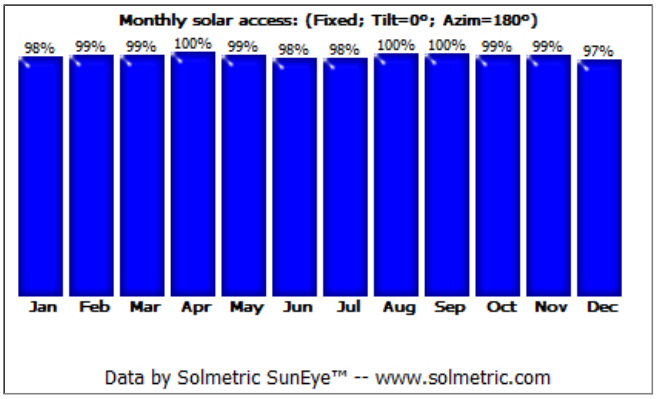
CAO RISK

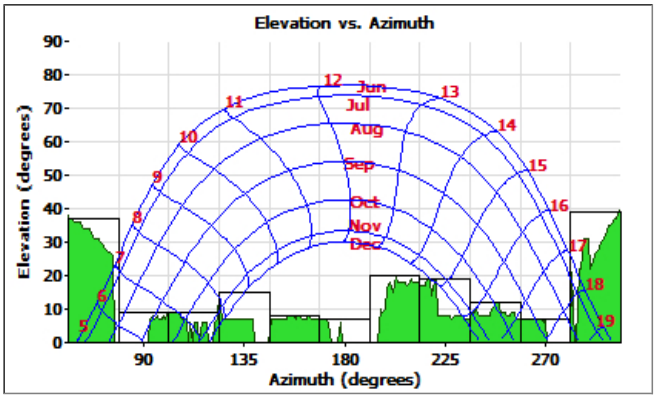
Sky03 -- 3/20/2017 14:39 -- (no skyline note)

Panel Orientation: Tilt=0° -- Azimuth=180° -- **Skyline Heading=193°**
Solar Access: Annual: 99% -- Summer (May-Oct): 99% -- Winter (Nov-Apr): 99%
TSRF: 84% -- **TOF:** 85%



Picture taken from East side on lower ledge.





Solar Access and Shade Report

3/20/2017

For:

Monterey Conference Center
1 Lortola Llawa
MontereygCa P3Pz0

Oy:

, 95e Belso D Applued Solar knerKy
31P Forest A@e
Lacufuc i ro@egCA P3PE0
v31G333G1P1P

'16 VOTED BEST SOLAR COMPANY Monterey County

SOLEX ASE APPLIED SOLAR ENERGY

Measurements made by **Sol8 etruc S9nkye-** -- www.solmetric.com

Solmetric

CAO RISK

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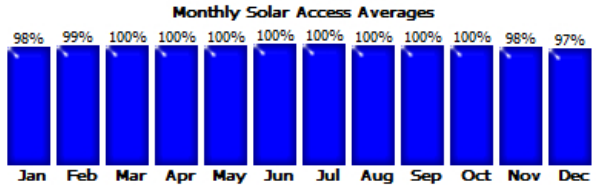
Ann9al	May Olct	mo@Apr
NNk	100k	NNk



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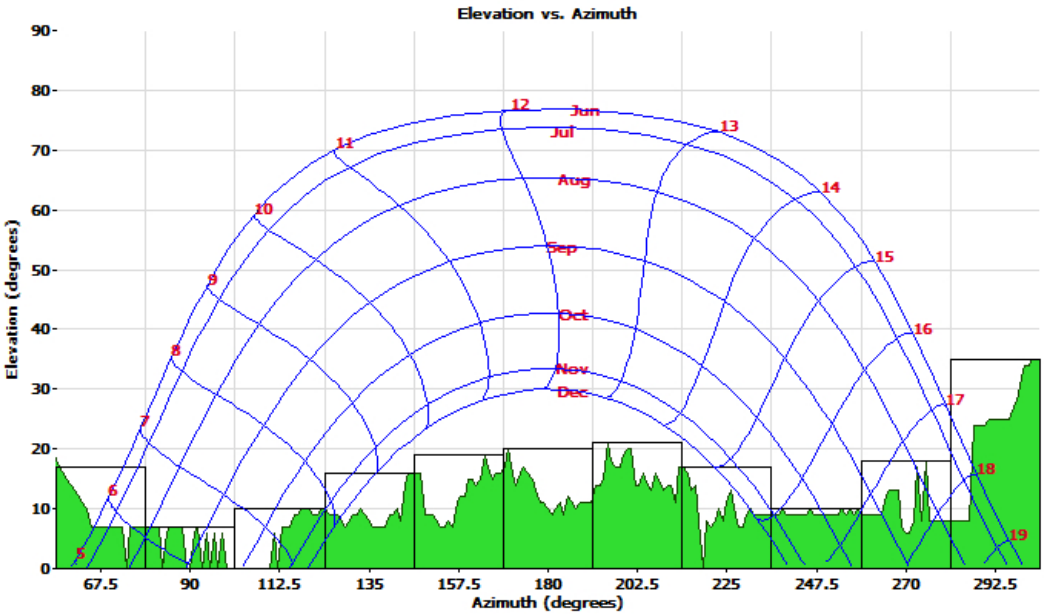
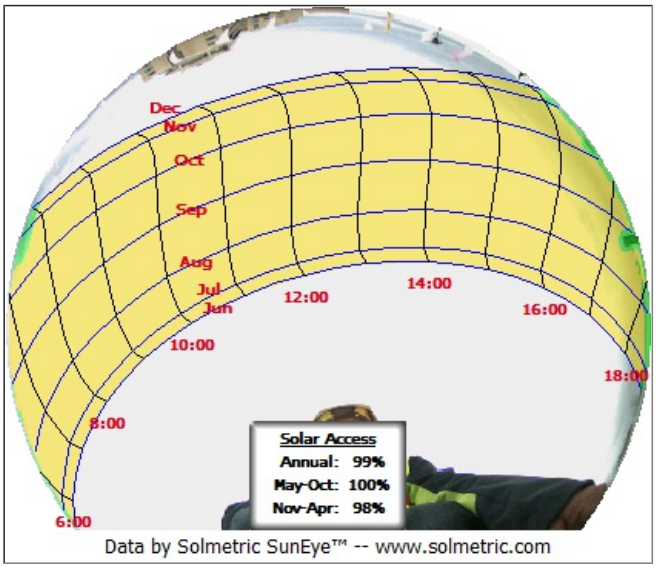


Azimuth Center	Maximum Elevation
67.5°	17°
90.0°	7°
112.5°	10°
135.0°	16°
157.5°	19°
180.0°	20°
202.5°	21°

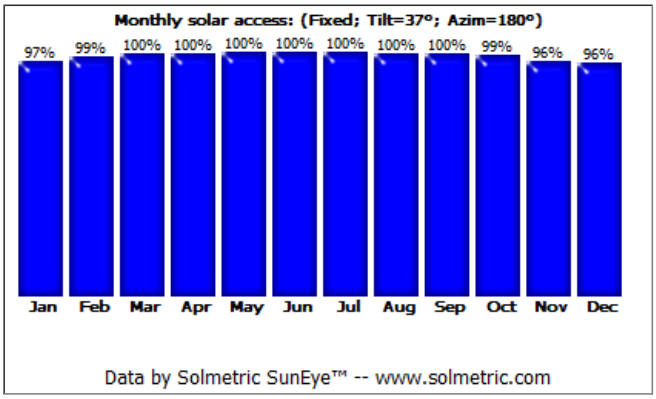
Azimuth Center	Maximum Elevation
225.0°	17°
247.5°	10°
270.0°	18°
292.5°	35°

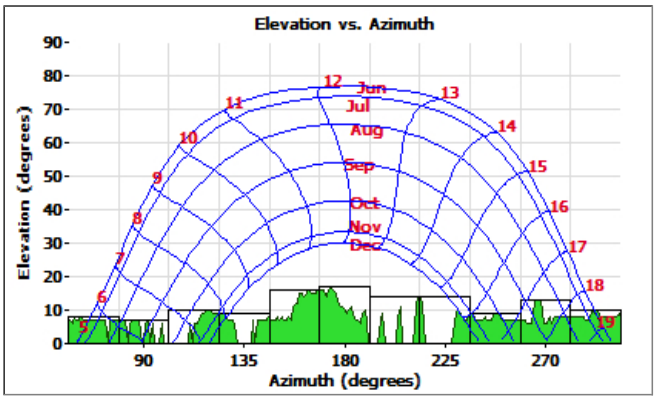
S5y01 G63/20/2017 1z:12 G64no s5ylune note(

Lanel Nruentatuon: Dilt%27) -- =Aimutz%1Z0) -- **S5ylune) eadunKH1P3=**
Solar Access: =nnual4NNk -- Gummer :May-h ct54100k -- , inter :6oO=vr54NZk
TSRF: NNk -- **TNF:** 100k



Picture taken from South-West corner about 4 feet from front edge, closest to Del Monte Ave.





S5y02 G63/20/2017 1z:1E G64no s5ylune note(

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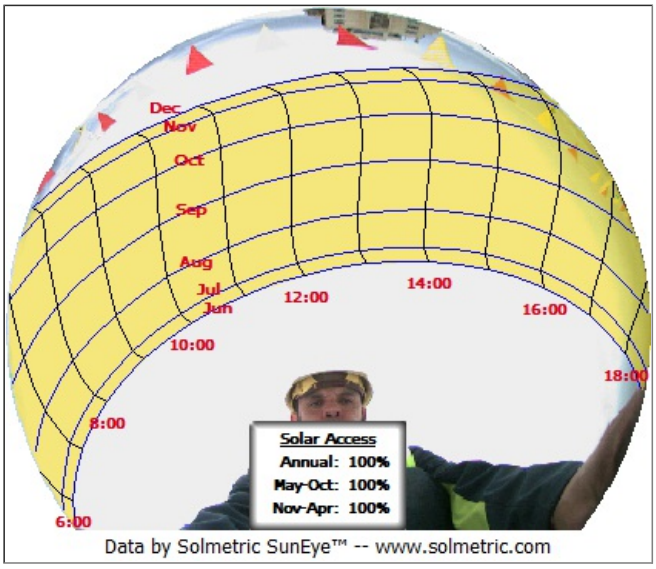
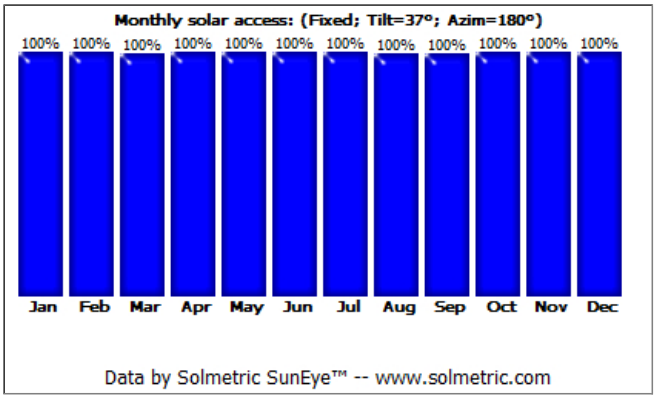
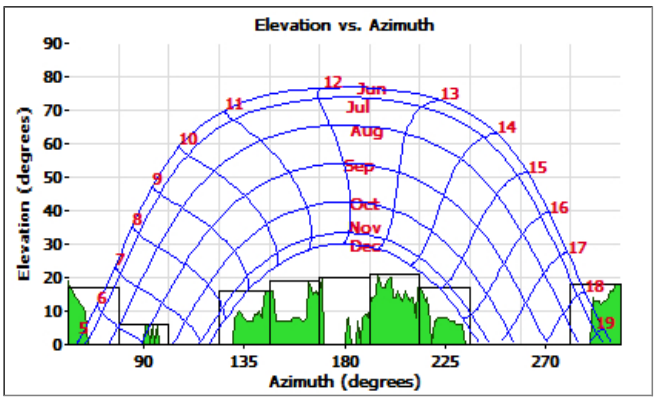
TSRF: 100k -- **TNF:** 100k



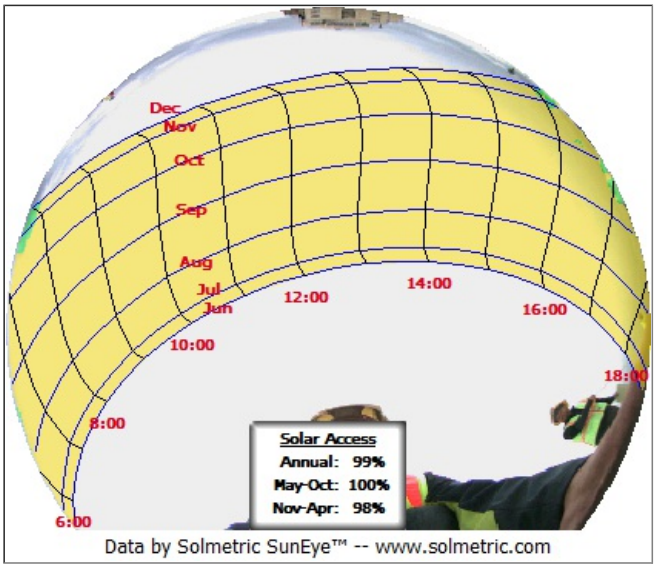
Picture taken from South-East corner about 4 feet from edge, closest to Del Monte Ave.



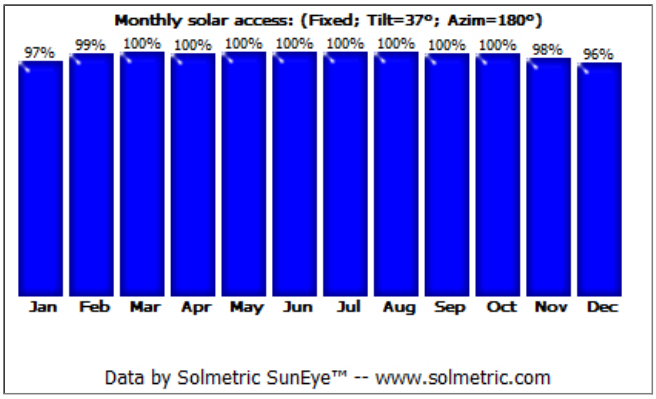


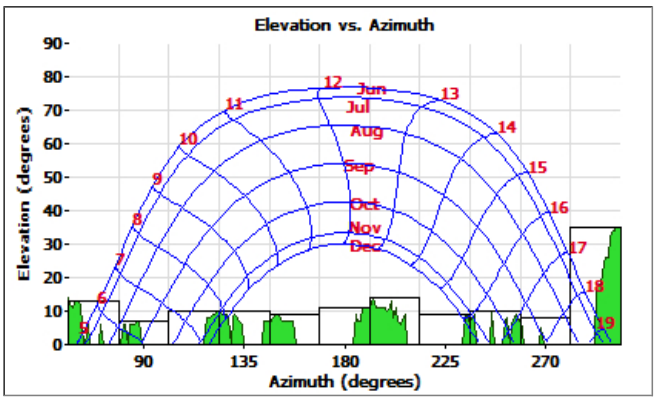
S5y03 G63/20/2017 1z:1° G64no s5ylune note(

Lanel Nruentatuon: Dilt%27) -- =Aimutz%1Z0) -- **S5ylune) eadunKH1P3=**
Solar Access: =nnual4NNk -- Gummer :May-h ct54100k -- , inter :6oO=vr54NZk
TSRF: NNk -- **TNF:** 100k



Picture taken from North-East corner about 4 feet from rear wall, away from Del Monte Ave.





S5y0z G63/20/2017 1z:17 G64no s5ylune note(

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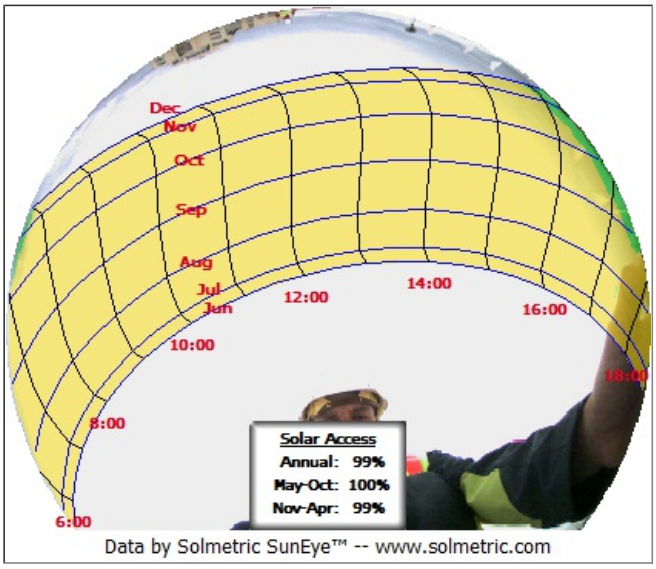
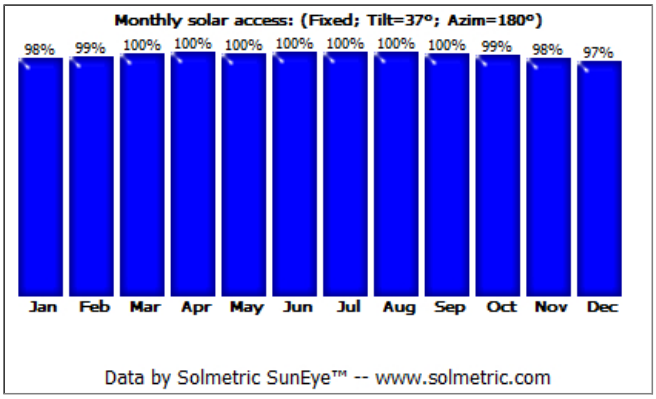
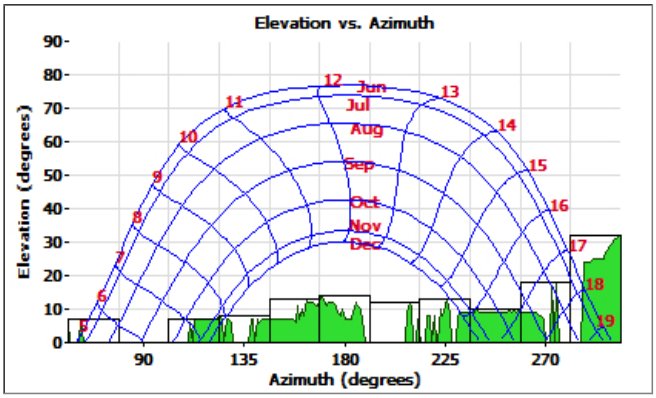
TSRF: NNk -- **TNF:** 100k



Picture taken from North-East corner about 4 feet from rear wall, away from Del Monte Ave.





APPENDIX E – MONTEREY CONFERENCE CENTER HISTORIC ENERGY USE

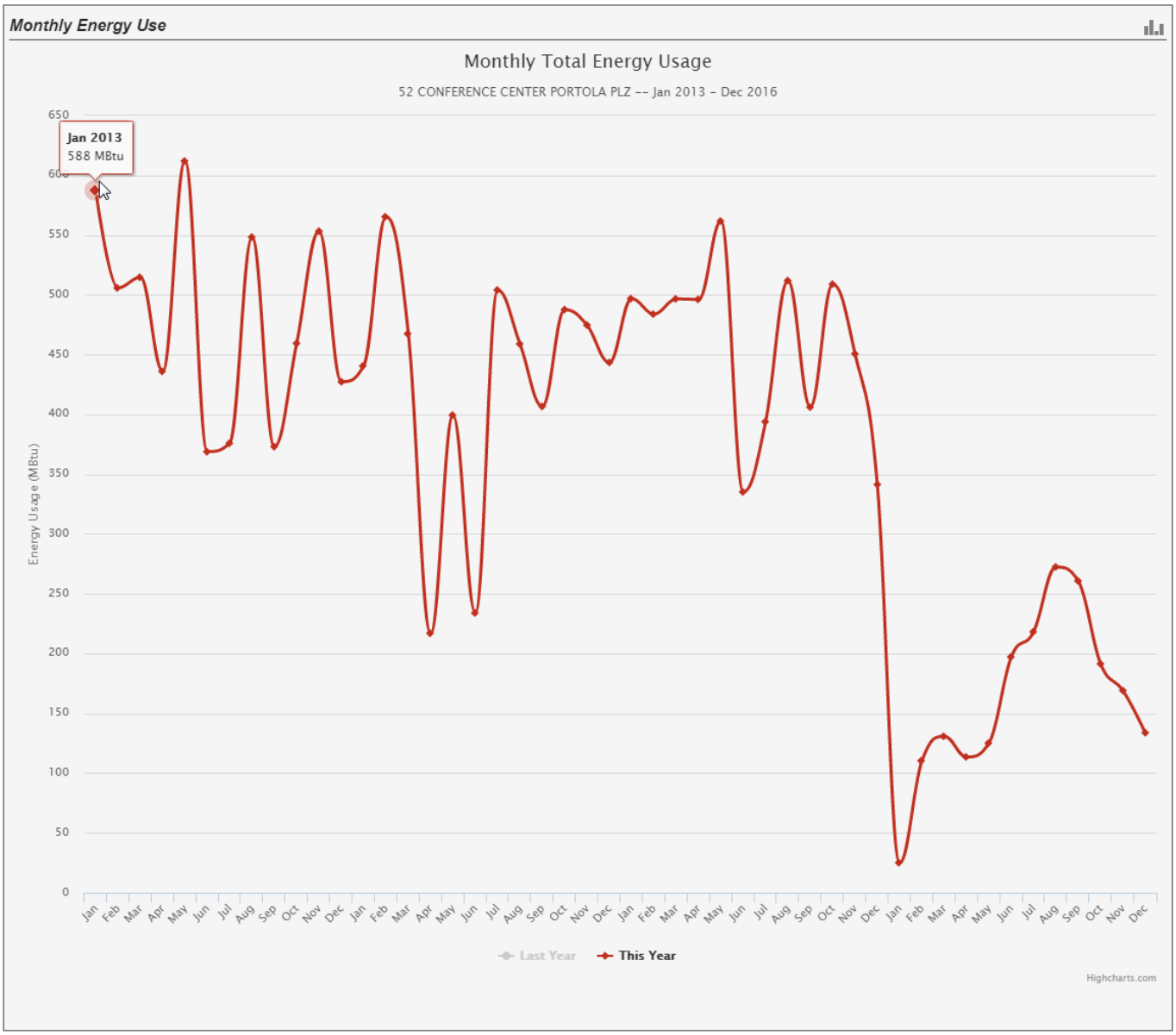


Figure 20 – Monterey Conference Center graph of historical energy usage from Jan. 2013 – Dec 2016. Note, the drop in energy usage at the end of 2015 correlates to the beginning of the buildings remodel.

CAO RISK

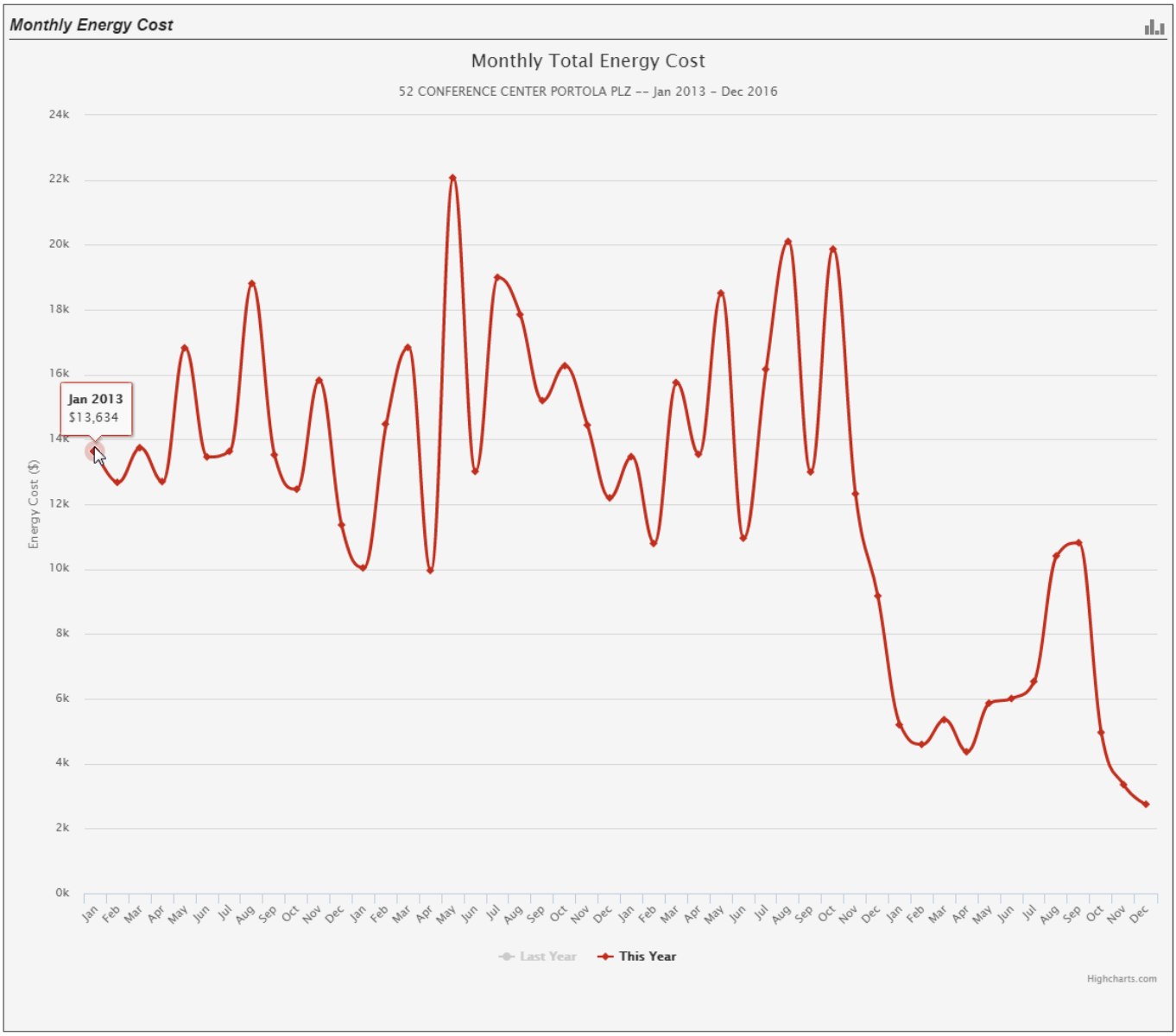


Figure 21 – Monterey Conference Center graph of historical energy costs from Jan. 2013 – Dec 2016. Note, the drop in energy cost at the end of 2015 correlates to the beginning of the buildings remodel.

CAO RISK

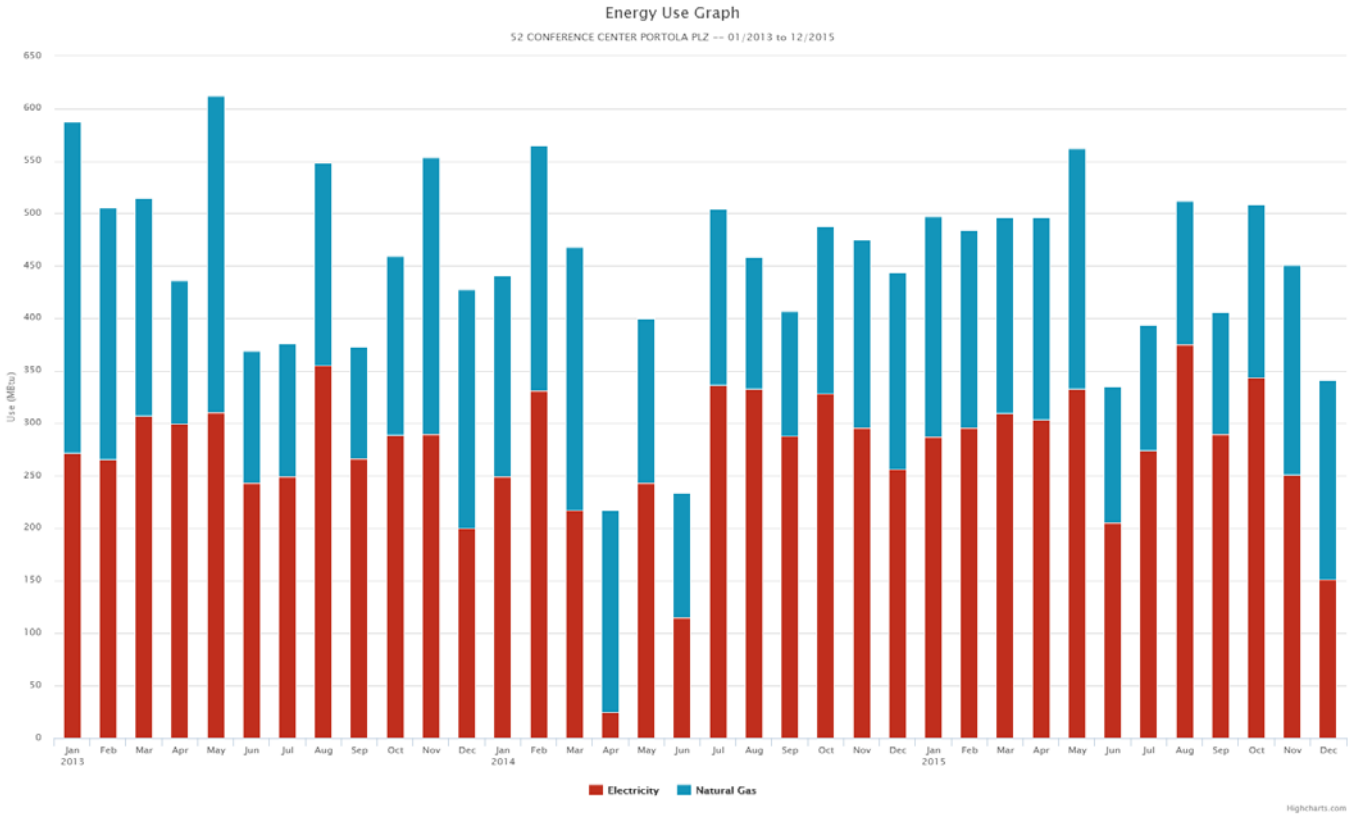


Figure 22 – Monterey Conference Center graph of historical energy use from Jan. 2013 – Dec 2015.

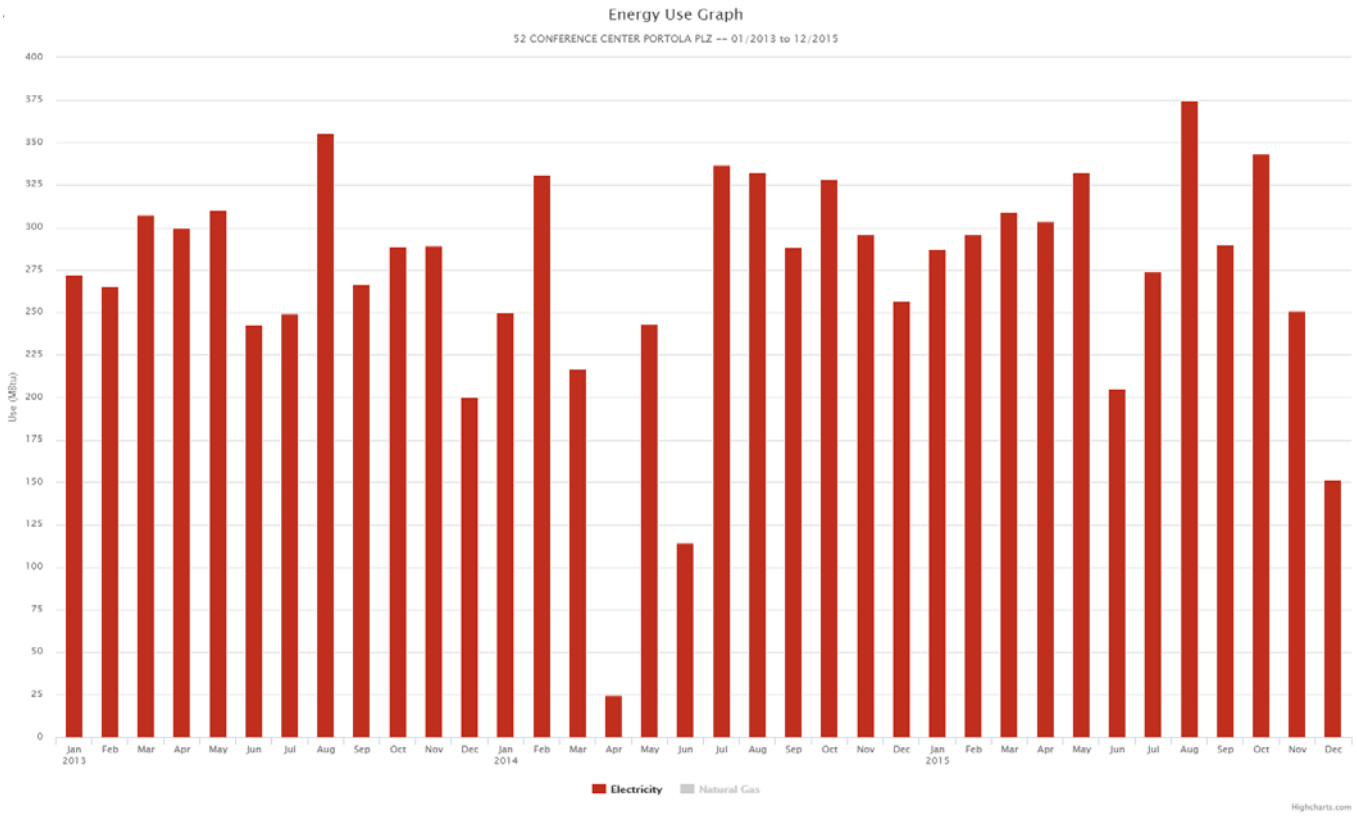


Figure 23 – Monterey Conference Center graph of historical electrical use from Jan. 2013 – Dec 2015.

Table 2 – Monterey Conference Center energy use and cost data from Jan. 2013 – Dec 2015.

Energy Use and Cost
City of Monterey
52 CONFERENCE CENTER PORTOLA PLZ -- 1/2013 to 12/2015

Month	Electricity Use (kWh)	Demand (kW)	Total Electricity Cost	Natural Gas Use (Therms)	Natural Gas Cost	Total Energy Use (MBtu)	Total Energy Cost
01/2013	79,726	336	$10,907	3,155	$2,727	588	$13,634
02/2013	77,879	351	$10,611	2,401	$2,063	506	$12,674
03/2013	90,102	351	$11,942	2,073	$1,800	515	$13,741
04/2013	87,847	348	$11,529	1,364	$1,167	436	$12,696
05/2013	90,946	378	$14,299	3,017	$2,525	612	$16,824
06/2013	71,201	378	$12,370	1,259	$1,087	369	$13,457
YTD Total	**497,699**	**2,142**	**$71,659**	**13,269**	**$11,368**	**3,025**	**$83,027**
07/2013	73,144	294	$12,562	1,263	$1,070	376	$13,631
08/2013	104,175	0	$17,219	1,929	$1,594	548	$18,813
09/2013	78,120	0	$12,612	1,066	$913	373	$13,525
10/2013	84,583	0	$10,976	1,710	$1,489	460	$12,465
11/2013	84,776	0	$13,455	2,640	$2,369	553	$15,824
12/2013	58,558	0	$9,237	2,275	$2,127	427	$11,364
01/2014	73,176	0	$8,133	1,909	$1,904	441	$10,038
02/2014	96,977	0	$12,049	2,344	$2,422	565	$14,471
03/2014	63,468	0	$14,140	2,510	$2,694	468	$16,834
04/2014	7,241	0	$8,025	1,922	$1,930	217	$9,954
05/2014	71,350	0	$20,561	1,561	$1,506	400	$22,067
06/2014	33,603	0	$11,920	1,193	$1,095	234	$13,015
Annual Total	**829,172**	**294**	**$150,887**	**22,322**	**$21,113**	**5,061**	**$172,000**
07/2014	98,664	0	$17,284	1,673	$1,711	504	$18,996
08/2014	97,483	0	$16,664	1,263	$1,183	459	$17,848
09/2014	84,449	0	$14,033	1,185	$1,162	407	$15,194
10/2014	96,207	0	$14,723	1,594	$1,550	488	$16,273
11/2014	86,744	0	$12,595	1,787	$1,851	475	$14,445
12/2014	75,200	0	$10,125	1,870	$2,069	444	$12,194
01/2015	84,255	0	$11,224	2,094	$2,245	497	$13,468
02/2015	86,731	0	$8,851	1,879	$1,942	484	$10,793
03/2015	90,654	0	$13,863	1,873	$1,888	497	$15,751
04/2015	88,901	0	$11,802	1,929	$1,735	496	$13,537
05/2015	97,510	0	$16,515	2,291	$1,997	562	$18,512
06/2015	60,128	309	$9,808	1,302	$1,145	335	$10,953
Annual Total	**1,046,928**	**309**	**$157,487**	**20,740**	**$20,479**	**5,646**	**$177,966**
07/2015	80,349	309	$15,071	1,199	$1,091	394	$16,162
08/2015	109,907	402	$18,847	1,369	$1,257	512	$20,104
09/2015	84,933	402	$11,934	1,163	$1,063	406	$12,997
10/2015	100,651	336	$18,373	1,654	$1,493	509	$19,867
11/2015	73,470	273	$10,433	2,001	$1,889	451	$12,322
12/2015	44,454	276	$7,379	1,897	$1,794	341	$9,172
YTD Total	**493,764**	**1,998**	**$82,037**	**9,284**	**$8,587**	**2,613**	**$90,624**
Grand Total	**2,867,564**	**4,743**	**$462,070**	**65,615**	**$61,547**	**16,346**	**$523,617**

DEPARTMENT OF PLANS AND PUBLIC WORKS
ENGINEERING DIVISION

DATE: August 10, 2017

TO: All Bidders

SUBJECT: Monterey Conference Center Solar PV (30C1453) Addendum 1
Bid proposals due on August 22, 2017

Sent Via: EbidBoard

Acknowledge this addendum and all others in your bid in Appendix A of the Specifications. Failure to acknowledge addenda will result in a non-responsive bid.

ITEM 1: DRAIN CLEARANCE

The roof drains are not considered vents. The roof drains all have domed strainers centered on top of the drains that shall remain in place. No obstruction shall be placed on, or installed in contact with a roof drain or its strainer. No portion of the solar panel installation shall dam a drainage channel in a way that diverts water from one drain to another, or substantially impedes that natural flow of rain water to the existing roof drains. The Engineer, and or building inspector shall be ultimate authority regarding whether or not a solar panel system design impedes the natural flow of rain water to existing roof drains.

ITEM 2: PART II, PAGE 1, BASE BID SCHEDULE, COLUMN 2, TERM "Production %"

The term "Production %" used in this bid schedule shall be as defined on Part 1, Page 5 of these Specifications.

ITEM 3: MAINTENANCE

The scope of work being bid on for this project does not include maintenance or cleaning of the solar panels. The contractor shall warrantee the workmanship and materials as required in the Specifications. Equipment manufacturer warrantees shall comply with the specifications.

ITEM 4: LOAD CAPACITIES FOR ROOFS INCLUDED IN ADDITIVE ALTERNAT BID ITEMS

The Contractor is required to provide drawings, load calculations, structural and seismic calculations for permitting this project and to ensure a safe and responsible installation that does not compromise the integrity of the existing Monterey Conference Center. The following specifications pertain to the roof areas included in the additive bid items. The mechanical area

of the existing roof does not have available dead load capacity. The parapet wall surrounding the upper roof was designed for wind loads, but not to support additional weight.

Roof Construction
Structural metal decking with insulating concrete fill 3" to 6" thick.

Decking
3" thickness
18 gage
1.258 I min. (in 4/ft.)
0.755 S min (in 3/ft)
10' max span

Live Load Capacity
20 lbs/sf

ITEM 5: BASE BID ROOF CONSTRUCTION SUBMITTALS
The construction submittals for the new roof area included in the base bid are attached to this addendum as Attachment #1.

ITEM 6: VISIBILITY
In accordance with Part I, Page 1, rooftop solar equipment shall minimize it's visibility from the ground. The engineer shall be the sole judge as to what constitutes minimizing visibility from the ground. Figure 3 on Part IV, Page 25 is amended as shown below to increase the height limit for the rooftop solar equipment to 12" above the parapet wall. Inverters and other solar equipment may be mounted on the roof provided they adhere to the visibility requirements.

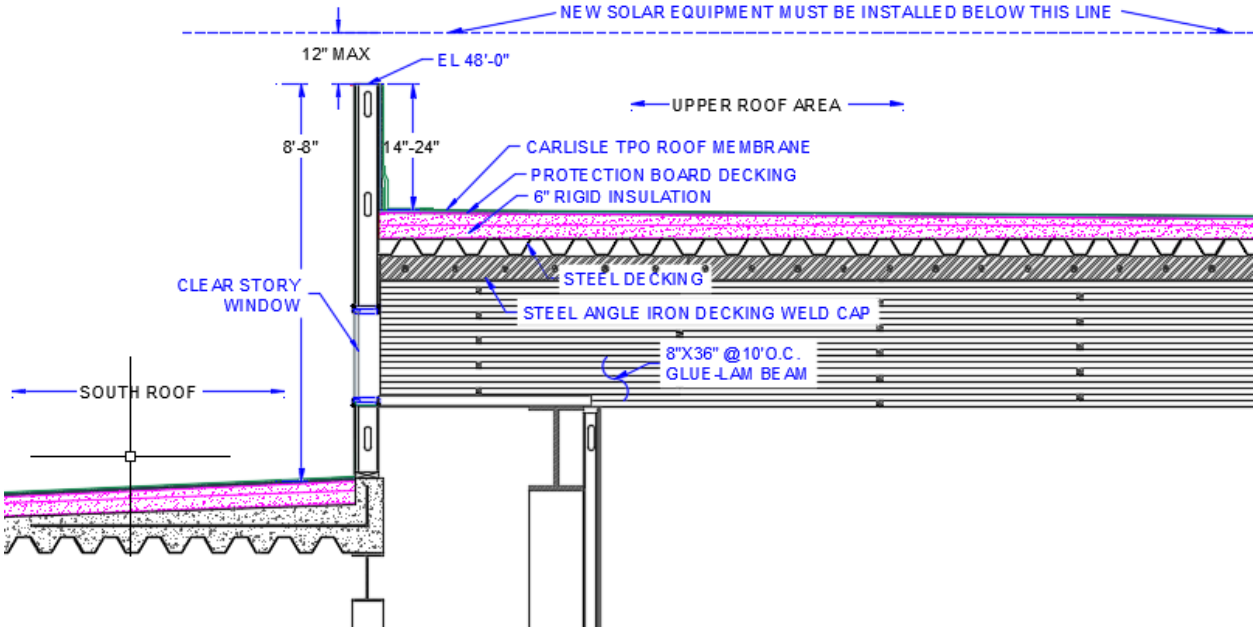


Figure 3: Cross Sectional Diagram of the Monterey Conference Center Upper Roof (REVISED PER ADDENDUM 1)

CAO RISK

ITEM 6: 3" ELECTRICAL CONDUIT PATH FROM ROOF TO ELECTRICAL ROOM.

There are two three inch electrical conduits routed from the rooftop mechanical parapet to the electrical room on the 2nd floor. The following images show the solar conduit, and the penetration in the electrical room.

Image 1: The image above is taken inside the second floor electrical room. It shows the two empty 3" conduits penetrating through the ceiling of the electrical room.

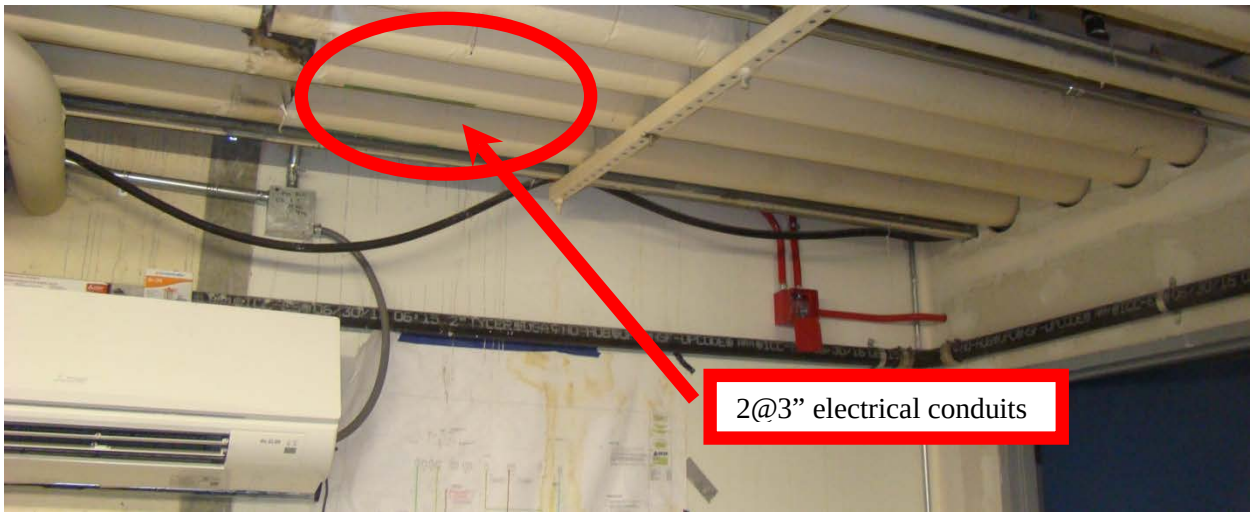


Image 2: The image above is taken inside the second floor electrical room. It shows the ceiling and the western wall of the electrical room near the door. The electrical conduits come out of the ceiling in the area shown in the image above.

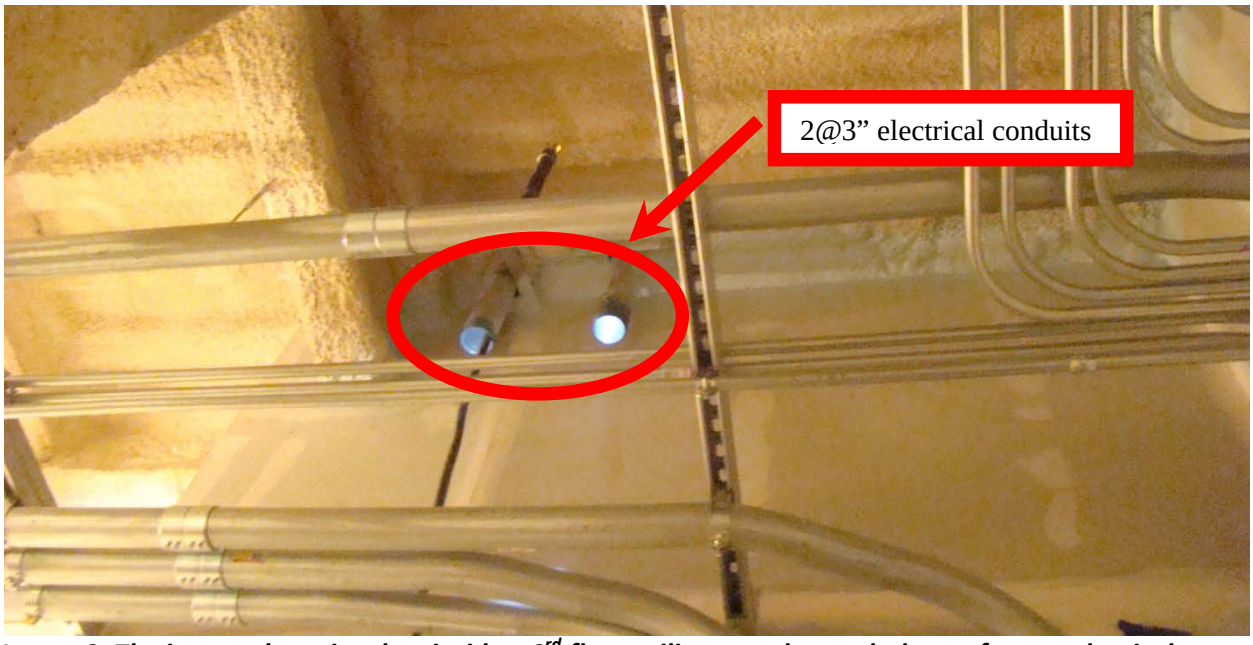


Image 3: The image above is taken inside a 3rd floor utility room beneath the rooftop mechanical area. The two electrical conduits shown in this image are stubbed down from the roof. Image 4 below shows two additional conduits on the other side of this 3rd floor utility room that run continuously to the 2nd floor electrical room.

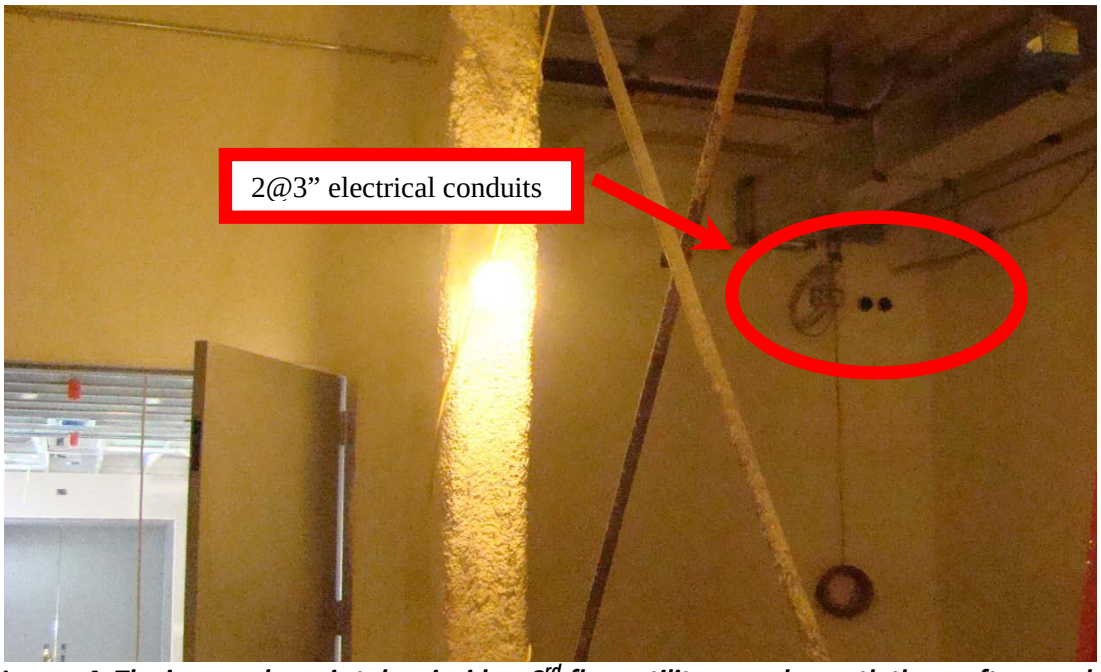


Image 4: The image above is taken inside a 3rd floor utility room beneath the rooftop mechanical area. The two electrical conduits shown in this image are stubbed out of the wall and run continuously from here to the 2nd floor electrical room.

ITEM 7: VIDEO & CEILING

The exposed ceiling of beneath the rooftop of the base bid was videoed on 8/8/17 for the purpose of documenting the conduit and utility pipes running along the underside of the ceiling deck. These videos have a key image so they are identifiable, and they will be made available to the low bidder. The contractor is responsible for ensuring that they do not damage any utilities in the exiting building. The City does not take responsibility for ensuring the accuracy of this video, or insuring that no other utilities or conduits were added before enclosing the ceiling.

ITEM 8: DATA CONNECTION

The City of Monterey will consider wireless options for inverter data communication

ITEM 9: FIRE DEPARTMENT ACCESS PATHWAYS

Access and spacing requirements should be observed in order to:

- Ensure access to the roof
- Provide pathways to specific areas of the roof
- Provide for smoke ventilation opportunities area
- Provide emergency egress from the roof

There should be a minimum four foot (4') wide clear perimeter around the edges of the roof.

Conduit, wiring systems, and raceways for photovoltaic circuits should run as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

Conduit runs between sub arrays and to DC combiner boxes should use design guidelines that minimize total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes are to be located such that conduit runs are minimized in the pathways between arrays.

To limit the hazard of cutting live conduit in venting operations, DC wiring should be run in metallic conduit or raceways when located within enclosed specs in a building and should be run, to the maximum extent possible, along the bottom of load-bearing members.

Setback requirements do not apply to ground-mounted, freestanding photovoltaic arrays.

ITEM 10: PREBID MEETING ATTENDIES

Name `	Organization
Bill Hayer	BHE
Aaron Baxter	BHE
Les Corrion	Pacific Beach Tower Inc.
Brian Wiggins	Pacific Beach Tower Inc.
Adam Carlos	Bright Future Solar Energy
Andy Malone	Bright Future Solar Energy
Mark Jacobi	Scudder Solar Energy Systems
Michael R Clower	Bright House Energy Const.
Chris Bunas	SunTerra
Duke Kelso	Applied Solar Energy
Dennis McGahey	Stronghold
John Schweisinger	Rana Creek
Perry Samios	Allterra Solar
Jim Dunn	Western Sun Systems

Greg Scott Devine Solar

All other conditions of the Specifications remain the same. Acknowledge this addendum and all others in your bid in Appendix A of the Specifications. Failure to acknowledge addenda will result in a non-responsive bid.

Sealed unbound bid proposals will be received in the office of the City Clerk, attention Finance Director, 580 Pacific Street, Room 6, City of Monterey, California, until 2:00 p.m., Tuesday, August 22, 2017.

If you have additional questions, please contact Andreas Baer, PE, by email at engineering-admin@monterey.org

Sincerely,

Andreas Baer, P.E.
Associate Mechanical Engineer
City of Monterey

Enclosures: Attachment 1: Base Bid Roof Construction Submittals

c: City Engineer
Finance

AUSONIO
INCORPORATED
05 26

Monterey Office:
271 Alvarado Mall
Monterey, CA 93940
(831) 649-7810

LETTER OF TRANSMITTAL

TO:	Kai Broms Skidmore, Owings & Merrill, LLP One Front Street San Francisco, CA 94111	**TRANSMITTAL NO.:** **DATE:** **PROJECT:**	07 54 00-001-103 03/03/2016 Monterey Conference Center Renovation Including Portola Plaza Renovation

SUBJECT: 07 54 00-001-103 Thermoplastic Membrane Roofing

We are sending you:
☐ Attached ☐ Under Separate Cover ☐ Other
☐ Shop Drawings ☐ Contract/Purchase Order ☐ Plans ☒ Submittal
☐ LEED ☐ Change Order ☐ Samples ☐ Specifications

DESCRIPTION	COPIES	DATE	DOCUMENT TYPE
Submittal Subsections: 1.5A – Product Data 1.5B – Shop Drawings 1.5E – Closeout 1.5F – LEED	1	03/03/2016	Submittal

Transmitted as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit copies for approval ☐ Other
☐ For your use ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Return for corrections ☐ Return corrected prints
☐ For review and comment

REMARKS:
Kai,

For your review and approval.

FROM: Kim Siason

COPY TO: Frank Grima, SOM
Aaron Jensen, SOM
Marguerite Eid, SOM
Jeannie Rueter, Ausonio

If enclosures are not as noted, kindly notify us at once.

CAO RISK

SUBMITTAL TRANSMITTAL

TO:	FROM: (Contractor)	DATE:
Dustin Conner **Ausonio Inc** **271 Alvarado Mall** **Monterey CA. 93940**	**STRONGHOLD ENGINEERING, INC.** **2000 Market Street** **Riverside, CA 92501**	**March 3, 2016**

PROJECT NAME & LOCATION	PROJECT NUMBER	SUBMITTAL
Monterey Convention Center & Portola Plaza Renovations	**30c1453 & 30c1601**	[X] NEW [ ] RESUBMITTAL

TRANSMITTAL NUMBER	PREVIOUS TRANSMITTAL NUMBER (If this is a Resubmittal)
	N/A

TO BE COMPLETED BY CONTRACTOR

ITEM NO.	SPECIFICATION SECTION/ PAR. NO./DRAWING NO.	DESCRIPTION OF ITEM	DUE DATE	REVIEWER'S ACTION: APPROVED	APPROVED AS NOTED	VARIATION REQUESTED	OTHER
103	**07 54 00 000-103**	**Thermoplastc Membrace Roofing**	**2/19/2016**				
	1.5 A	**Product Data**					
	1.5 B	**Shop Drawing**					
	1.5 C	**Samples-Pending sample**					
	1.5 D	**Quality Control-Pending**					
	1.5 E	**Closeout**					
	1.5 F	**LEED**					
		REFER TO LEED COMMENTS					

SKIDMORE, OWINGS & MERRILL, LLP
ARCHITECTS ENGINEERS
One Front Street, Suite 2400
San Francisco, CA 94111

Review and approval are only for conformance with the information given and the design concept of the Project as expressed in the Contract Documents, and not for the purpose of determining the accuracy and completeness of other details, such as dimensions and quantities, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review and approval of the Contractor's submittals shall not relieve the Contractor from any obligation contained in the Contract Documents.

	A	APPROVED	Fabrication, installation or construction may proceed. Approval does not authorize changes in Contract Sum or Contract Time.
	B	APPROVED AS NOTED	
	C	REVISE AND RESUBMIT	Fabrication, installation or construction MAY NOT proceed. In resubmitting, limit corrections to items marked.
	D	REJECTED	

INFORMATION ONLY: X
[X] NO COMMENTS [ ] COMMENTS AS NOTED

ARCH. MECH. STRUC. ELEC. CIVIL OTHER
BY: AJ DATE: 03/21/16
COUNTERSIGNED:
BY: DATE:

SPEC SECTION:	FILE NO.	SUBMITTAL NO.
07 54 00		001-103

DATE	TYPE OR PRINT NAME	SIGNATURE
March 3, 2016	Robyn McGee	Robyn McGee

FOR REVIEWER'S USE ONLY

[ ] Approved [ ] Approved as Noted [ ] Disapproved and subject to any applicable comments as noted on this submittal.

DATE	TYPE OR PRINT NAME AND TITLE	SIGNATURE

CAO RISK

Carlisle Syntec Roofing System

Section 075400-Thermoplastic Membrane Roofing

Project Name:

Monterey Conference Center

I Portola Plaza,

Monterey, CA, 93940

Carlisle Approved Roofing Contractor:

Golden State Roofing

19703 Eddington, Drive

Carson, CA, 90746

General Contractor:

Stronghold Engineering, Inc.

2000 Market St.
Riverside, CA, 92501

Table of Content

- Installer/manufacturer Certificate
- Product Data
- Shop Drawings
- Product Test Reports
- Warranties & Maintenance Data

Installer/ manufacturer Certificate

January 19, 2016

GOLDEN STATE ROOFING
19703 EDDINGTON DR
CARSON, CA 90746
USA

Project: **Monterey Conference Center**

To Whom It May Concern:

This letter is to confirm that GOLDEN STATE ROOFING in CARSON, CA is a Carlisle Authorized Applicator.

If you should have any further questions, please feel free to contact me.

Sincerely,

Stephen F. Schwar
Director, National Sales

/ems

Product Data

CARLISLE SYNTEC SYSTEMS

Sure-Weld® TPO
Reinforced Membrane

Overview

Carlisle's Sure-Weld TPO reinforced membrane is a premium, heat-weldable, single-ply thermoplastic polyolefin (TPO) sheet designed for new roof construction and re-roofing applications. Sure-Weld High Slope (HS) membrane is formulated with additional flame retardant for higher-slope fire code approvals. Sure-Weld EXTRA is 80 mils thick for significantly higher strength and weatherability.

Sure-Weld TPO membranes use advanced polymerization technology that combines the flexibility of ethylene-propylene (EP) rubber with the heat weldability of polypropylene. All Sure-Weld TPO membranes include OctaGuard XT™, an industry-leading, state-of-the-art weathering package. OctaGuard XT technology enables Sure-Weld TPO to withstand the extreme weatherability testing that is intended to simulate exposure to severe climates.

Physical properties of the membrane are enhanced by a strong polyester fabric that is encapsulated between the TPO-based top and bottom plies. The combination of the fabric and TPO plies provides high breaking and tearing strength, as well as excellent puncture resistance. The relatively smooth surface of the membrane produces a total surface fusion weld that results in a consistent, watertight, monolithic roof assembly. The membrane is environmentally friendly and safe to install.

Carlisle's standard and HS TPO membranes are available in highly reflective white, tan, and gray, in both 45-mil and 60-mil thicknesses. 80-mil Sure-Weld EXTRA (including HS) is also offered in white, gray, and tan colors. Sixteen special colors are also available (see Carlisle's TPO Color Palette brochure). Carlisle's TPO is offered in 4-, and 6-ft perimeter sheets and 8-, 10-, and 12-ft field sheets.

Carlisle's tan and white TPO membranes are ENERGY STAR®*-qualified and California Title 24 compliant and can contribute toward LEED® (Leadership in Energy and Environmental Design) credits.

Optional APEEL™ Protective Film

Carlisle's Sure-Weld TPO reinforced membrane is available with an optional APEEL Protective Film, saving time and labor by eliminating the need for roof cleaning upon project completion. Carlisle's innovative APEEL Protective Film can be left in place for up to 90 days without affecting the integrity of the film, guarding the TPO membrane's surface from scuffs and dirt accumulation during installation. Durable and easy to remove, APEEL Protective Film improves aesthetics and long-term reflectivity and is ideal for re-roofing, re-cover, and new construction projects.

OCTAGUARD XT WEATHERING PACKAGE

APEEL PROTECTIVE FILM

Features and Benefits

- Outstanding puncture resistance
- Chlorine-free with no halogenated flame retardants
- Plasticizer-free; does not contain liquid or polymeric plasticizers
- Excellent resistance to impact and low temperatures
- Excellent chemical resistance to acids, bases and restaurant exhaust emissions
- UL 2218 Class 4 hail rating
- Exceptional resistance to heat, solar UV, ozone and oxidation
- Manufactured using a hot-melt extrusion process for complete scrim encapsulation
- 100% recyclable (see Carlisle's Recyclability Statement)
- Enhanced with the OctaGuard XT weathering package
- APEEL Protective Film application guards the TPO membrane's surface from scuffs and dirt accumulation during installation, improving the roof system's appearance and long-term performance
- APEEL Protective Film can be left in place for up to 90 days without degrading due to its excellent heat- and UV-resistance

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Sure-Weld TPO
Reinforced Membrane

Installation

1. Sure-Weld TPO roofing systems are quick to install, as minimal labor and few components are required. TPO systems are installed using an Automatic Heat Welder, making sheet welding fast, clean, consistent, and easy to learn, while reducing strain on the roofing technician.
2. APEEL Protective Film should be removed from within areas that are to be heat-welded together. In areas that do not require heat-welding, the APEEL Protective Film can be left in place for up to 90 days. When the installation of the entire TPO roofing system is complete, remove and discard the APEEL Protective Film.
3. **The Carlisle Mechanically Fastened Roof System** installation starts by fastening the insulation with a minimum of 4 fasteners per 4' by 8' board. The membrane is mechanically fastened to the deck using HP-X™ Fasteners and Piranha Plates™ or HP-XTRA Fasteners and Piranha XTRA Plates. Adjoining sheets of membrane are overlapped over the fasteners and plates and joined together with a minimum 1½"-wide (4 cm) hot-air weld.

Typical Properties and Characteristics

Physical Property	ASTM D6878 Requirement	45-mil	60-mil	80-mil EXTRA
Tolerance on Nominal Thickness, % ASTM D751 test method	+15, -10	± 10	± 10	± 10
Thickness Over Scrim, in. (mm) ASTM D7635 optical method, average of 3 areas	0.015 min (0.380)	0.018 typical (0.457)	0.024 typical (0.610)	0.034 typical (0.864)
Breaking Strength, lbf (kN) ASTM D751 grab	220 (976 N) min	225 (1.0) min 320 (1.4) typical	250 (1.1) min 360 (1.6) typical	350 (1.6) min 425 (1.9) typical
Elongation Break of Reinforcement, % ASTM D751 grab method	15 min	15 min 25 typical	15 min 25 typical	15 min 25 typical
Tearing Strength, lbf (N) ASTM D751 proc. B 8 in. x 8 in.	55 (245) min	55 (245) min 130 (578) typical	55 (245) min 130 (578) typical	55 (245) min 130 (578) typical
Brittleness Point, °F (°C) ASTM D2137	-40 (-40) max	-40 (-40) max -50 (-46) typical	-40 (-40) max -50 (-46) typical	-40 (-40) max -50 (-46) typical
Linear Dimensional Change, % ASTM D1204, 6 hours at 158°F	± 1 max	± 1 max -0.2 typical	± 1 max -0.2 typical	± 1 max -0.2 typical
Ozone Resistance, no cracks 7X ASTM D1149, 100 pphm, 168 hrs	PASS	PASS	PASS	PASS
Water Absorption Resistance, mass % ASTM D471 top surface only 166 hours at 158°F water	± 3.0 max	± 3.0 max 0.90 typical	± 3.0 max 0.90 typical	± 3.0 max 0.90 typical
Factory Seam Strength, lbf/in (kN/m) ASTM D751 grab method	66 (290) min	66 (290) min	66 (290) min	66 (290) min
Field Seam Strength, lbf/in (kN/m) ASTM D1876 tested in peel	No requirement	25 (4.4) min 50 (8.8) typical	25 (4.4) min 60 (10.5) typical	40 (7.0) min 70 (12.3) typical
Water Vapor Permeance, Perms ASTM E96 proc. B	No requirement	0.10 max 0.05 typical	0.10 max 0.05 typical	0.10 max 0.05 typical
Puncture Resistance, lbf (kN) FTM 101C, method 2031 (see supplemental section)	No requirement	250 (1.1) min 325 (1.4) typical	300 (1.3) min 350 (1.6) typical	400 (1.8) min 450 (2.0) typical
Properties After Heat Aging ASTM D573, 5376 hours @ 240°F Breaking strength Elongation Reinf. Tearing Strength Weight Change, %	 198 (881) 90% min 13.5 (90%) min 33 (60%) min ± 1.0 max	 205 (912) min 13.5 min 33 min 1.0 max	 225 (1000) min 13.5 min 33 min 1.0 max	 315 (1400) min 13.5 min 33 min 1.0 max
Typical Weights lb/ft² (kg/m²)		0.23 (1.1)	0.29 (1.4)	0.40 (2.0)

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

Sure-Weld TPO
Reinforced Membrane

4. **The Carlisle Fully Adhered Roofing System** installation begins by fastening the insulation at the required density necessary to meet the appropriate warranty or wind load requirement. The substrate and membrane are then coated with an appropriate Sure-Weld TPO bonding adhesive and the membrane is rolled into place.

Review Carlisle specifications and details for complete installation information.

Precautions

- Sunglasses that filter out ultraviolet light are strongly recommended, as tan and white surfaces are highly reflective. Roofing technicians should dress appropriately and wear sunscreen.
- Surfaces may become slippery due to frost and ice buildup. Exercise caution during cold conditions to prevent falls.
- Care must be exercised when working close to a roof edge when the surrounding area is snow-covered, as the roof edge may not be clearly visible.
- Use proper stacking procedures to ensure sufficient stability of the rolls.
- Exercise caution when walking on wet membrane. Membranes may be slippery when wet.
- Store membrane in the original undisturbed plastic wrap in a cool, shaded area and cover with light-colored, breathable, waterproof tarpaulins. Membrane that has been exposed to the weather must be prepared with Weathered Membrane Cleaner prior to hot-air welding.
- Take care not to stand or place heavy objects on the edge of folded-over membrane, as this could cause a hard crease in the membrane.
- Maximum sustained temperature not to exceed 160°F (71°C) for TPO membrane.
- Do not use razor blades or other sharp tools to cut the APEEL Protective Film while it is still adhered to the TPO membrane as damage to the underlying membrane may occure. Pull the protective film away from the membrane prior to cutting.
- Remove APEEL Protective Film by pulling towards the center of the roof. Do not remove the film by pulling towards the roof edge.

EXTREME Testing for Severe Climates

ASTM Standard D6878 is the material specification for Thermoplastic Polyolefin-Based Sheet Roofing. It covers material property requirements for TPO roof sheeting and includes initial and aged properties after heat and xenon-arc exposure. As stated in the scope of the standard, “the tests and property limits used to characterize the sheet are values intended to ensure minimum quality for the intended purpose.” Carlisle’s goal is to produce TPO that delivers maximum performance for the intended purpose of roofing membranes. Maximum performance requires the membrane to far exceed the requirements of ASTM D6878.

Heat Aging accelerates the oxidation rate that roughly doubles for each 18°F (10°C) increase in roof membrane temperature. Oxidation (reaction with oxygen) is one of the primary chemical degradation mechanisms of roofing materials.

Carlisle Testing – Heat Aging

	ASTM Requirement	Sure-Weld Requirement
ASTM TEST 240°F	32 weeks**	52 weeks

**Comparable to 1,024 weeks (20 years) at 185°F for 6 hours/day.

- Test specimen is a 1" by 4" piece of 45-mil membrane unbacked, placed in circulating hot-air oven.
- Criterion – no visible cracks after bending aged test specimen around 0.25"-diameter mandrel.

Xenon-arc exposes the membrane samples to the combined effect of UV, visible and infrared radiation as well as ozone, heat and water spray to greatly accelerate the effects of outdoor weathering. The radiation dose is measured in kilojoules per square meter (kJ/m^2) at 340 nm machine UV wavelength. The irradiance power of the xenon-arc lamp is measured in watts per square meter (W/m^2).

Carlisle Testing – Xenon-Arc

	Sure-Weld Results			
ASTM TEST	**ASTM D6878 Requirement**	**45-mil**	**60-mil**	**80-mil**
kJ/m^2 at 340 nm	10,080	17,640	20,160	27,720

- Test specimen is a 2.75" by 5.5" piece of membrane, unbacked, weathering side facing arc lamp.
- Criterion – no visible cracks when viewed under 10x magnification while wrapped around 3"-diameter mandrel.

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CARLISLE SYNTEC SYSTEMS

Sure-Weld TPO
Reinforced Membrane

Environmental Cycling subjects the membrane to repeated cycles of heat aging, hot-water immersion, and xenon-arc exposure.

» ASTM requirement – none

» Carlisle EXTREME test*:

- 10 days heat aging at 240°F (116°C) followed by
- 5 days water immersion at 158°F (70°C) followed by
- 5,040 kJ/m² (2000 hours at 0.70 W/m² irradiance) xenon-arc exposure

*Test specimen is 2.75" by 5.5" piece of membrane with edges sealed.

*Criterion – after 3 complete cycles, test specimens shall remain flexible and not have any cracking under 10x magnification while wrapped around a 3"-diameter mandrel.

Supplemental Approvals, Statements and Characteristics:

1. Sure-Weld TPO meets or exceeds the requirements of ASTM D6878 Standard Specification for Thermoplastic Polyolefin-Based Sheet Roofing.
2. Radiative Properties for ENERGY STAR, Cool Roof Rating Council (CRRC) and LEED.
3. Sure-Weld TPO membranes conform to requirements of the US E.P.A. Toxic Leachate Test (40 CFR part 136) performed by an independent analytical laboratory.
4. Sure-Weld TPO was tested for dynamic puncture resistance per ASTM D5635-04 using the most recently modified impact head. 45-mil was watertight after an impact energy of 12.5 J (9.2 ft-lbf) and 60-mil was watertight after 22.5 J (16.6 ft-lbf). 80-mil EXTRA was watertight after an impact energy of 30.0 J (22.1 ft-lbf).

Radiative Properties for ENERGY STAR*, and LEED

	Test Method	White TPO	Tan TPO	Gray TPO
ENERGY STAR – Initial solar reflectance	Solar Spectrum Reflectometer	0.79	0.71	N/A
ENERGY STAR – Initial solar reflectance after 3 years	Solar Spectrum Reflectometer (uncleaned)	0.70	0.64	N/A
CRRC – Initial solar reflectance	ASTM C1549	0.79	0.71	0.46
CRRC – Solar reflectance after 3 years	ASTM C1549 (uncleaned)	0.70	0.64	0.43
CRRC – Initial thermal emittance	ASTM C1371	0.90	0.86	0.89
CRRC – Thermal emittance after 3 years	ASTM C1371 (uncleaned)	0.86	0.87	0.88
LEED – Thermal emittance	PASS	0.90	0.86	0.85
SRI (Solar Reflectance Index)		99	86	53

Solar Reflectance Index (SRI) is calculated per ASTM E1980. The SRI is a measure of the roof's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. Materials with the highest SRI values are the coolest choices for roofing. Due to the way SRI is defined, particularly hot materials can even take slightly negative values and particularly cool materials can even exceed 100.

*ENERGY STAR recommends that using the Roof Savings Calculator (rsc.ornl.gov), which factors in both heating and cooling costs, to determine whether a cool roof will be an energy efficient choice for your geographic climate and building type.

LEED Information

Pre-consumer Recycled Content	10%
Post-consumer Recycled Content	0%
Manufacturing Location	Senatobia, MS Tooele, UT
Solar Reflectance Index (SRI)	99 (white) 86 (tan)

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CAO RISK

CARLISLE SYNTEC SYSTEMS

Sure-Weld® TPO
Non-Reinforced Flashing

Overview

Carlisle's Sure-Weld TPO Non-Reinforced Flashing is a 60-mil thermoplastic polyolefin (TPO)-based membrane available in 12" and 24" by 50' rolls. When the use of prefabricated accessories is not feasible, this product can be used to create inside and outside corners, field-fabricated pipe flashings, sealant pockets, and scuppers. Standard colors are white, tan, and gray.

Features and Benefits

- New and improved TPO Flashing provides 35% more flexibility, making it easier to field-fabricate details
- Compounded with the same OctaGuard XT™ weathering package as Carlisle's Sure-Weld TPO membranes for maximum longevity
- Superior weldability allows for consistent, high-quality seams in penetrations and other critical roof areas
- Available in white, gray, and tan colors to match Carlisle's Sure-Weld TPO membranes

Installation

1. TPO Flashing is used to flash various roofing system details and penetrations. The specific installation method will vary based on the situation.
2. Use a lower temperature setting on the heat welder than when welding reinforced TPO membrane. Typically, a setting of "6" on a scale of "10" is appropriate for welding TPO Flashing.
3. Use the edge of the roller to crease the flashing into any membrane step-offs for a proper seal.

Review Carlisle specifications and details for complete installation information.

Precautions

- Review the applicable Safety Data Sheet for complete safety information prior to use.
- Sunglasses that filter out ultraviolet light are strongly recommended, as tan and white surfaces are highly reflective. Roofing technicians should dress appropriately and wear sunscreen.
- Store TPO Flashing in a cool, shaded area and cover with light-colored, breathable, waterproof tarpaulins. TPO Flashing that has been exposed to the weather for approximately 7 days or longer must be prepared with Weathered Membrane Cleaner prior to hot air welding.

Typical Properties and Characteristics

Properties	ASTM Test Method	Specification
Tolerance on nominal thickness, %	D 412	plus 15/ minus 10
Weight, lb/ft2 (kg/m²), typical		0.30 (1.5)
Tensile strength, min., psi (Mpa)	D 412 Die C	1200 (8.3)
Elongation, ultimate, min., %	D 412 Die C	600
Tear strength, min., lbf/in (kN/m)	D 624 Die C	250 (43.8)
Ozone resistance, 168h @ 100 pphm, 50% ext.	D 1149	No Cracks
Heat aging: 28 days at 240°F (116°C) Tensile strength, min., psi (MPa) Elongation, ultimate, min., % Tear strength, min., lbf/in (kN/m) Linear dimensional change, max. %	D 573 D 412 D 412 D 624 D 1204	 1000 (6.9) 500 200 (35.0) ±4
Resistance to Xenon-arc weathering Xenon-Arc, 10,080 kJ/m² total radiant Exposure, visual condition at 10X	G 155 0.70 W/m² 80°C B.P.T.	No Cracks

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
Manufacturing Location	Greenville, IL
Solar Reflectance Index (SRI)	N/A

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CAO RISK

CARLISLE SYNTEC SYSTEMS

Sure-Weld® TPO
Pressure-Sensitive Coverstrip

Certified Fabricated Accessory

Overview

Sure-Weld TPO Pressure-Sensitive (PS) Coverstrip is a nominal 30-mil (0.76 mm) non-reinforced TPO flashing laminated to a nominal 30-mil (0.76 mm), fully cured synthetic rubber pressure-sensitive adhesive. PS Coverstrip is available in 6" (152 mm) wide x 100' (30.5 m) long rolls and 3 membrane colors - white, gray, and tan.

TPO PS Coverstrip is intended to strip in flat metal flanges (i.e. drip edge or self-flashing curb flanges).

NOTE: TPO PS Coverstrip cannot be used for flashing corners, pipes, T-joints or butt joints on FleeceBACK® TPO systems or any angled metal flanges such as gravel stops or other canted metal edgings.

Carlisle's TPO PS Coverstrip is part of the Certified Fabricated Accessory (CFA) program. Certified Fabricated Accessories are the only factory-fabricated TPO accessories that meet the stringent quality tolerances required to be included in a Carlisle warranted roofing system.

Features and Benefits

» Pressure-sensitive adhesive is compatible with a variety of metal finishes and allows for a fast, simple installation with no welding required

Installation

1. Clean the existing membrane (and metal if applicable) with Weathered Membrane Cleaner and HP Splice Wipes or other natural fiber rags. A Carlisle Primer Pad may be necessary to remove a heavy build-up of dirt. Pour a small amount of Weathered Membrane Cleaner over a primer pad and rub area to be primed in a circular motion. Wipe away residual dirt with HP Splice Wipes or other natural fiber rags.
2. Roller-apply TPO Primer or Low-VOC TPO Primer to the area of the membrane and metal to be flashed with a short nap length paint roller. The properly primed area will be uniform in color without streaks and free of globs or puddles.

   *Do not use HP-250 Primer on TPO membrane.
3. The entire surface where the flashing will be applied must be clean. The adhesive on the back of the TPO PS Coverstrip will not adhere to dusted/dirty surfaces. Any residual surface contamination will be detrimental to the bond strength of the adhesive.
4. Install TPO PS Coverstrip immediately after TPO Primer or Low-VOC TPO Primer flashes off to minimize potential dust contamination and to promote adhesion in colder weather.
5. Peel off 10-12" (250-300 mm) of the protective release liner from the TPO PS Coverstrip. Position the flashing over the area to be covered and press down using firm, even hand pressure across the entire area. Continue this process until the full area to be flashed is completed. (Cut-Edge Sealant is not required on edges of TPO PS Coverstrip.)
6. Immediately roll the TPO PS Coverstrip with a 2"-wide (50 mm) silicone roller using positive pressure. Roll across the coverstrip edge, not parallel to the length. In areas where the TPO PS Coverstrip crosses a metal joint, a membrane seam (T-joint) or at an end lap, use a hot-air gun to heat the top surface (TPO flashing) of the TPO PS Coverstrip and crease the material into the step-off. This process reduces the possibility of a water channel forming.
7. To achieve proper adhesion of the TPO PS Coverstrip when jobsite temperatures fall below 40°F (5°C), heat the cleaned/primed area of the membrane with a hot-air gun as the flashing is applied and pressed into place.

Review Carlisle specifications and details for complete installation information.

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CARLISLE SYNTEC SYSTEMS

Sure-Weld TPO
Pressure-Sensitive Coverstrip

Precautions

- TPO PS Coverstrip cannot be used for flashing corners, pipes, T-joints, butt joints on FleeceBACK TPO systems or any angled metal flanges such as gravel stops or other canted metal edgings.
- Avoid prolonged contact with skin. In case of contact with skin, thoroughly wash affected area with soap and water.
- Prolonged jobsite storage temperatures in excess of 90°F (32°C) may affect product shelf life.
- In warm, sunny weather, keep TPO PS Coverstrip rolls in box or in a shaded area until ready to use.
- Storage and use of TPO PS Coverstrip at temperatures below 40°F (4°C) will result in a loss of adhesive tack, and in extreme cases will result in an inadequate bond to the substrate. Overnight storage must be available to keep the temperature of the TPO PS Coverstrip at a minimum of 40°F (4°C). Hot boxes for jobsite storage must be provided to maintain a minimum product temperature of 40°F (4°C).
- TPO PS Coverstrip must be stored in a dry area.
- Due to solvent flash-off, condensation may form on freshly applied TPO Primer when the ambient temperature is near the dew point. If condensation develops, the application of TPO Primer and TPO PS Coverstrip must be discontinued since proper adhesion will not be achieved. Allow the surface to dry and apply a thin freshener coat of TPO Primer to the previously coated surface and apply TPO PS Coverstrip when conditions allow.
- Do not allow waste products (petroleum, grease, oil, solvents, vegetable or mineral oil, animal fats, etc.) or direct steam venting to come in contact with the PS Coverstrip.
- KEEP OUT OF THE REACH OF CHILDREN.

Typical Properties and Characteristics

Physical Property	Test Method	Typical
Tensile Strength, psi (MPa)	ASTM D412	2,500 (17.2) Minimum 2,900 (20.0) Typical
Elongation, %	ASTM D412	600 Minimum 750 Typical
Hardness, Shore A	ASTM D2240	Typical 80
Color		White, gray and tan
Base		Membrane - Non-reinforced TPO Adhesive - Synthtic Rubber
Solids		100%
Nominal Thickness		0.060" (1.52 mm)
Nominal Width		Membrane - 6" (152 mm) Adhesive - 6-¼" (159 mm)
Nominal Length		100 ft. (30.5 m)
Net Weight per Roll		22 lbs. (10 kg)
Packaging		2 Rolls/Carton
Shelf Life		1 Year

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
Manufacturing Location	Michigan Center, MI
Solar Reflectance Index (SRI)	N/A

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CAO RISK

CARLISLE SYNTEC SYSTEMS

Sure-Weld® TPO
T-Joint Covers

Certified Fabricated Accessory

Overview

Let Carlisle simplify your next Sure-Weld TPO installation with molded T-Joint Covers. Sure-Weld TPO T-Joint Covers are used to seal step-offs at splice intersections. Installation is mandatory on all 60- and 80-mil TPO systems and on 45-mil systems where step-offs have not been properly sealed. Sure-Weld TPO T-Joint Covers consist of 60-mil non-reinforced TPO formed into a perfect 4.5"-diameter circle and packaged 100 parts per carton. Available in white, tan and gray.

Carlisle's Sure-Weld TPO T-Joint Covers are part of the Certified Fabricated Accessory (CFA) program. Certified Fabricated Accessories are the only factory-fabricated TPO accessories that meet the stringent quality tolerances required to be included in a Carlisle warranted roofing system.

Features and Benefits

- Every T-Joint cover is a perfect 4.5" diameter circle
- More consistent appearance than hand-cut flashing
- Provides substantial labor savings compared to field-cut flashing
- Seals channels at splice intersections created by seam step-offs

Installation

1. If membrane has been exposed to the weather, clean splice intersection area with Weathered Membrane Cleaner.
2. Use a lower temperature setting on the hand heat welder than that used for welding reinforced TPO membrane. (Typically a setting of "6" on a scale of "10" is appropriate for welding TPO T-Joint Covers.)
3. Center the T-Joint Cover over the splice intersection, begin welding at the center point and work towards the outside. Use the edge of the roller to crease the T-Joint cover into membrane step-offs to achieve a proper seal.
4. Using a probe, check all splices for voids and cold welds only once the T-Joint Cover has completely cooled. Make any needed repairs.

Review Carlisle specifications and details for complete installation information.

Precautions

- The TPO T-Joint Cover is not intended to overlay fasteners and plates as this requires the use of reinforced membrane.
- Store T-Joint Covers in a cool, shaded area and cover with light-colored, breathable, waterproof tarpaulins. T-Joint Covers that have been exposed to the weather must be prepared with Weathered Membrane Cleaner before hot-air welding.

Typical Properties and Characteristics

Size	4.5" (114 mm)
Thickness	0.060" (1.5 mm)
Packaging	100 per box
Weight (per box)	3.5 lbs. (1.6 kg)
Material	Non-Reinforced TPO
Color	White, Gray, Tan

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

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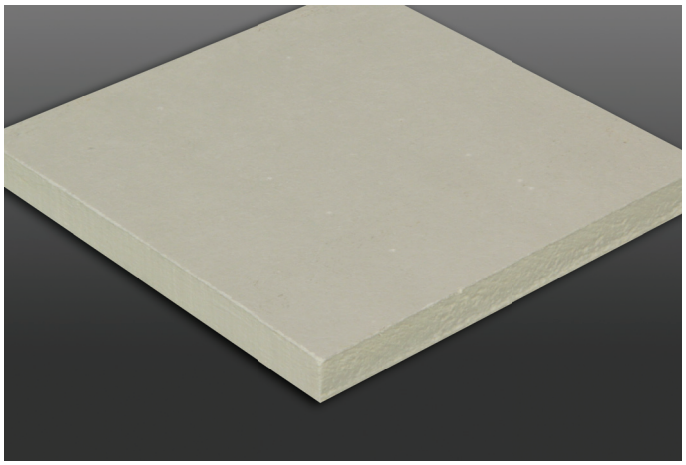
CAO RISK

SecurShield™ HD Plus POLYISO
Insulation



Overview

Carlisle's SecurShield HD Plus Polyiso Insulation is an FM-approved, ½"-thick high-density polyiso insulation panel specifically designed for use as a cover board in fully adhered systems. Suitable for both re-roofing and new construction applications, this product is manufactured on-line using premium-performance coated glass facers. SecurShield HD Plus delivers an R-value of 2.5, which is significantly higher than roof cover boards made with other materials such as wood fiber or gypsum.

Features and Benefits

- High-density insulating cover board
- Only 8 fasteners per 4' x 8' board needed to meet Factory Mutual (FM) 1-90
- Can be installed in corners and perimeters per FM requirements
- Compressive strength of 100 psi
- Lightweight and easy to cut, handle, and install
- Exceptional protection against hail, rooftop traffic, mold, and moisture
- High-density formulation achieves FM severe hail rating (SH)
- 5 times higher R-value than gypsum cover boards
- 2 times higher R-value than wood fiber boards
- One-fifth the weight of gypsum cover boards
- Compatible with all Carlisle single-ply roofing systems (except ballast)
- Coated glass facer provides strong bond for adhered roofing applications

Product Characteristics

- Panel sizes:
  - 4' x 8' (1220 mm x 2440 mm)
  - 4' x 4' (1220 mm x 1220 mm)
- Panel thickness: ½" (13 mm)
- Weight: 0.406 lbs/sq. ft.
  - 13 lbs (5.9 kg) per 4' x 8' panel
  - 6.5 lbs (2.9 kg) per 4' x 4' panel

Code Approvals

- FM 4450 and FM 4470
- UL 790
- UL Classified

Installation

Mechanically Attached Single-Ply Systems

Each SecurShield HD Plus panel must be secured to the substrate with approved Carlisle fasteners and plates. Butt edges and stagger joints of adjacent panels. Install the roof membrane according to Carlisle specifications.

Fully Adhered Single-Ply Systems

SecurShield HD Plus may be secured to the roof deck using Carlisle's FAST™ and Flexible FAST Adhesives, OlyBond 500® insulation adhesive, fasteners and plates, or hot asphalt (appropriate to the deck type). For adhesive coverage or fastening patterns and requirements, please contact Carlisle's Design Services group. Butt the edges of the insulation panels and stagger the joints. Be certain to install boards with the proper side down, as indicated on each board. Install the membrane according to Carlisle specifications.

Review Carlisle specifications and details for complete installation information.

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CARLISLE SYNTEC SYSTEMS

SecurShield HD Plus POLYISO
Insulation

Precautions

Insulation must be protected from open flame and kept dry at all times. Install only as much insulation as can be covered the same day by completed roof-covering material. Carlisle will not be responsible for specific building and roof design, for deficiencies in construction or workmanship, for dangerous conditions on the jobsite, or for improper storage and handling. Technical specifications shown in this literature are intended to be used as general guidelines only and are subject to change without notice. Call Carlisle for more specific details or refer to PIMA Technical Bulletin No. 109: Storage and Handling Recommendations for Polyiso Roof Insulation.

Other Polyiso Products by Carlisle

- Flat and Tapered HP-H – Polyiso bonded to fiber-reinforced paper facers
- Flat and Tapered SecurShield – Polyiso bonded to coated glass facers
- SecurShield CD – 1" Class A Polyiso on a combustible deck
- HP-NB – Polyiso bonded to oriented strand board
- HP-F – Polyiso bonded to foil
- SecurShield HD Composite – Polyiso bonded on-line to a ½" SecurShield HD Coverboard
- SecurShield HD – ½" Polyiso coverboard, 100 psi

Typical Properties and Characteristics

Physical Property	Test Method	Value
Compressive Strength	ASTM D1621 (modified)	100 psi (690 kPa)
Dimensional Stability	ASTM D2126	<0.5% linear change (7 days)
Water Absorption	ASTM C209	<1% volume
R-value	ASTM C518	2.5
Thickness		½"
Service Temperature		260°F (126°C) or less
Resistance to Mold	ASTM D3273	Passed

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	9%
Post-consumer Recycled Content	0%
Manufacturing Location	Smithfield, PA Franklin Park, IL Tooele, UT
Solar Reflectance Index (SRI)	N/A

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CAO RISK

CARLISLE SYNTEC SYSTEMS

HP-H POLYISO
Insulation

Overview

HP-H is a rigid-roof insulation panel composed of a closed-cell polyisocyanurate foam core bonded on each side to fiber-reinforced paper facers.

Features and Benefits

- HP-H polyiso insulation provides the highest R-value per inch of commercially available insulation products
- Environmentally friendly construction with 0% ozone-depleting components and CFC free
- Approved for direct application to steel decks

Panel Characteristics

- Available in 4' x 4' (1220 mm x 1220 mm) and 4' x 8' (1220 mm x 2440 mm) panels in thickness of 1" (25 mm) to 4.5" (115 mm)
- Available in two grades of compressive strengths per ASTM C1289-11, Type II, Class 1, Grade 2 (20 psi), Grade 3 (25 psi)

Applications

- Constructions requiring FM Class 1 and UL Class A ratings
- Single-Ply Roof Systems (Ballasted, Mechanically Attached, Fully Adhered)

HP-H Polyiso Thermal Values

Thickness (inches)	Thickness (MM)	LTTR R-value**	Flute Spanability
1.00	25	5.7	2 5/8"
1.50	38	8.6	4 3/8"
1.75	44	10.0	4 3/8"
1.80	46	10.3	4 3/8"
2.00	51	11.4	4 3/8"
2.50	64	14.4	4 3/8"
2.60	66	15.0	4 3/8"
3.00	76	17.4	4 3/8"
3.50	89	20.5	4 3/8"
3.80	97	22.3	4 3/8"
4.00	102	23.6	4 3/8"
4.30	109	25.5	4 3/8"
4.50	114	26.8	4 3/8"

**Long-Term Thermal Resistance Values are based on ASTM C1289-11 effective January 1, 2014, predicting product R-value after five years, which is equivalent to a time-weighted thermal design R-value for 15 years.

Installation

Ballasted Single-Ply Systems

Each HP-H panel is loosely laid on the roof deck. Butt edges and stagger joints of adjacent panels. Install the roof membrane according to Carlisle's specifications.

Mechanically Attached Single-Ply Systems

Each HP-H panel must be secured to the roof deck with fasteners and plates (appropriate to the deck type). Butt edges and stagger joints of adjacent panels. Install the roof membrane according to Carlisle's specifications.

Fully Adhered Single-Ply Systems

Each HP-H panel must be secured to the roof deck with fasteners and plates (appropriate to deck type). Butt edges and stagger joints of adjacent panels. Install the roof membrane according to Carlisle's specifications.

HP-H 4' x 8' panels can be secured to the roof deck with Carlisle's FAST® Adhesive, either full coverage or bead spacing of no less than 6" on center.

HP-H 4' x 4' panels may be adhered to prepared concrete deck with a full mopping of Type III or IV asphalt.

Review Carlisle specifications and details for complete installation information.

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CARLISLE SYNTEC SYSTEMS

HP-H POLYISO Insulation

HP-H Codes and Compliances

- ASTM C1289-11, Type II, Class 1, Grade 2 (20 psi), Grade 3 (25 psi)
- International Building Code (IBC) Section 2603

  NOTE: Please be aware the Federal Specification HH-I-1972/GEN has been replaced.

Underwriters Laboratories, Inc.

- Component of Class A Roof Systems (UL 790)
- Hourly Rated P series roof assemblies (UL 263) P 225, 230, 259, 302, 303, 508, 510, 514, 519, 701, 710, 713, 717, 718, 719, 720, 722, 723, 727, 728, 729, 730, 732, 734, 735, 739, 741, 742, 743, 819, 824, 827, 828
- Insulated metal deck assemblies - (UL 1256) nos. 120, 123, 292
- HP-H classified by ULC
- R18846

Factory Mutual Research

- FM Class 1 approval for steel roof-deck constructions, (FM 4450)
- FM 4470
  (Subject to the conditions of approval described in Roofnav.com)
- FLORIDA BUILDING CODE APPROVAL FL#1296
- MIAMI-DADE COUNTY, FLORIDA NOA NO: 04-1018.01

Precautions

Insulation must be protected from open flame and kept dry at all times. Install only as much insulation as can be covered the same day by completed roof-covering material. Protect installed product from excessive foot traffic. Carlisle will not be responsible for specific building and roof design by others, for deficiencies in construction or workmanship, for dangerous conditions on the job site or for improper storage and handling. Technical specifications shown in this literature are intended to be used as general guidelines only and are subject to change without notice. Call Carlisle for more specific details, or refer to PIMA Technical Bulletin No. 109: Storage & Handling Recommendations for Polyiso Roof Insulation.

Typical Properties and Characteristics

Physical Property	Test Method	Value
Compressive Strength	ASTM D1621 ASTM 1289	20 psi* minimum (138 kPa, Grade 2)
Dimensional Stability	ASTM D2126	2% linear change (7 days)
Moisture Vapor Transmission	ASTM E96 12.10	<1 perm (57.5 ng/(Pa•s•m²))
Water Absorption	ASTM C209	<1% volume
Service Temperature		-100°F to 250°F (-73°C to 122°C)

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

* Polyiso Foarm Core only

Other Polyiso Products by Carlisle

- Tapered HP-H – Polyiso bonded to fiber-reinforced paper facers
- Flat and Tapered SecurShield – Polyiso bonded to coated glass facers
- SecurShield CD – 1" Class A Polyiso on a combustible deck
- HP-NB – Polyiso bonded to Oriented Strand Board
- HP-F – Polyiso bonded to foil
- SecurShield HD Composite – Polyiso bonded on-line to ½" SecurShield HD coverboard
- SecurShield HD – ½" Polyiso coverboard, 100 psi
- SecurShield HD Plus – ½" Polyiso coverboard, 100 psi – FM 1-90 with reduced fastening

C UL US CLASSIFIED

Foamed plastic as roof deck construction material with resistance to an internal fire exposure only for use in construction no.(s) 120 and 123. See UL Directory of Products Certified for Canada and UL Roofing Materials and Systems Directory. 99DL.

U.S. GREEN BUILDING COUNCIL

ENERGY STAR

PIMA QualityMark℠ The Certified LTTR-value

CAO RISK

NEW 2014 R-VALUES
HUNTER PANELS FLAT POLYISO
H-SHIELD • H-SHIELD CG

RED INDICATES JULY 2014 CHANGE

Size	R-Value	PCS	4X8 SF
0.5		96	3072
1.0	5.7	48	1536
1.1	6.3	43	1376
1.2	6.8	40	1280
1.3	7.4	36	1152
1.4	8.0	34	1088
1.5	8.6	32	1024
1.6	9.1	30	960
1.7	9.7	28	896
1.75	10.0	27	864
1.8	10.3	26	832
1.9	10.8	25	800
2.0	11.4	24	768
2.1	12.0	22	704
2.2	12.6	21	672
2.3	13.2	20	640
2.4	13.8	20	640
2.5	14.4	19	608
2.6	15.0	18	576
2.7	15.6	17	544
2.8	16.2	17	544
2.9	16.8	16	512
3.0	17.4	16	512
3.1	18.0	15	480
3.2	18.6	15	480
3.3	19.2	14	448
3.4	19.9	14	448
3.5	20.5	13	416
3.6	21.1	13	416
3.7	21.7	12	384
3.8	22.3	12	384
3.9	23.0	12	384
4.0	23.6	12	384
4.1	24.2	11	352
4.2	24.9	11	352
4.3	25.5	11	352
4.4	26.1	10	320
4.5	26.8	10	320

Minimum R value: R13.2 + R2.85 + R2.5= R18.55

Minimum R Value achieved with: 2.3" insulation+taper+cover board

HUNTER Energy Smart Polyiso

HUNTERPANELS.COM
888.746.1114

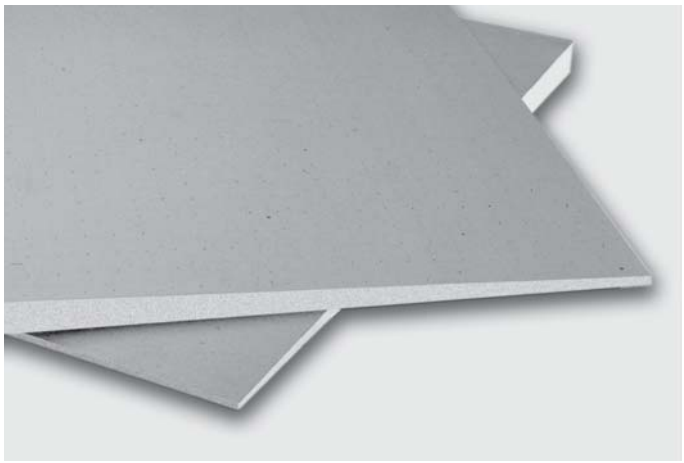
0714

BASED ON ASTM C1289-11A

CAO RISK

CARLISLE SYNTEC SYSTEMS

HP-H Tapered Polyiso



Overview

HP-H Tapered is a sloped rigid roof insulation panel composed of a closed cell polyisocyanurate foam core bonded during the manufacturing process to fiber reinforced paper facers. Tapered systems are designed to promote positive drainage and prevent ponding water. Contact Carlisle's Tapered Systems Group for design assistance.

Features and Benefits

- HP-H tapered polyiso insulation provides the highest R-value per inch of commercially available insulation products.
- Environmentally friendly construction with 0% ozone depleting components and CFC free.
- Approved for direct application to steel decks.

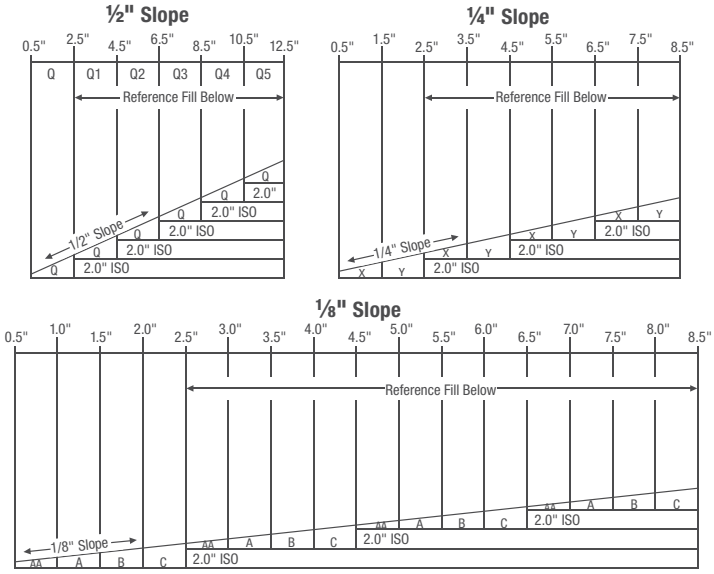
Panel Characteristics

- Available in 4' x 4' (1220 mm x 1220 mm) in thickness of ½" (12 mm) minimum to 4.5" (115 mm) maximum in a single layer
- Available slopes are 1⁄16" (2 mm), ⅛" (3 mm), 3⁄16" (5 mm), ¼" (6 mm), ⅜" (10 mm) and ½" (12 mm) per foot
- Available in two grades of compressive strengths per ASTM C1289-06a, Type II, Class 1, Grade 2 (20 psi), Grade 3 (25 psi)

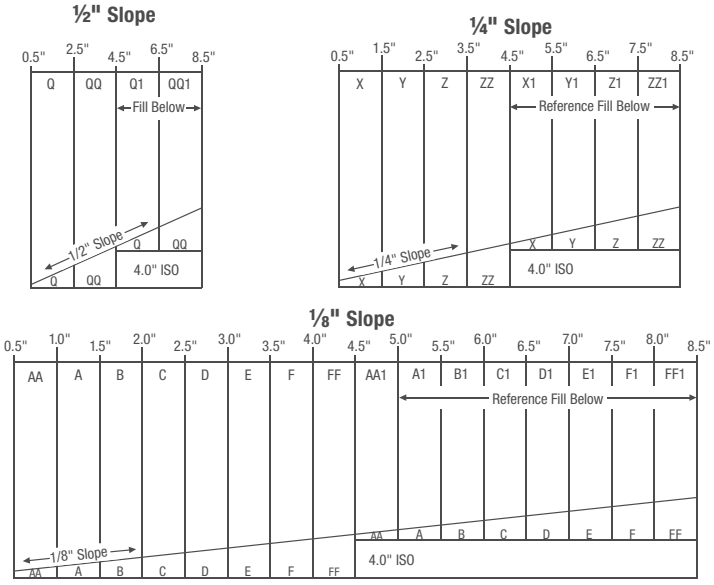
Applications

- Constructions requiring FM Class 1 and UL Class A ratings
- Single-Ply Roof Systems (Ballasted, Mechanically Attached, Fully Adhered)

Standard Panel Profiles



Extended Panel Profiles



Installation

BALLASTED SINGLE-PLY SYSTEMS

Each HP-H Tapered panel is loosely laid on the roof deck. Butt edges and stagger joints of adjacent panels. Install the roof membrane according to Carlisle's specifications.

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CARLISLE SYNTEC SYSTEMS

HP-H Tapered Polyiso

MECHANICALLY ATTACHED & FULLY ADHERED SINGLE-PLY SYSTEMS

Each HP-H Tapered panel must be secured to the roof deck with fasteners and plates (appropriate to deck type). Butt edges and stagger joints of adjacent panels.Install the roof membrane according to Carlisle's specifications.

For fully adhered single-ply, HP- H Tapered 4' x 8' panels can be secured to the roof deck with Carlisle's FAST® Adhesive, either full coverage or bead spacing of no less than 6" on center.

Review Carlisle specifications and details for complete installation information.

HP-H Tapered Codes and Compliances

» ASTM C1289-06, Type II, Class 1, Grade 2 (20 psi), Grade 3 (25 psi)

» International Building Code (IBC) Section 2603

NOTE: Please be aware the Federal Specification HH-I-1972/GEN has been replaced.

Underwriters Laboratories, Inc.

» Component of Class A Roof Systems (UL 790)

» Hourly Rated P series roof assemblies (UL 263) P 225, 230, 259, 302, 303, 508, 510, 514, 519, 701, 710, 713, 717, 718, 719, 720, 722, 723, 727, 728, 729, 730, 732, 734, 735, 739, 741, 742, 743, 819, 824, 827, 828

» Insulated metal deck assemblies - (UL 1256) nos. 120, 123, 292

» HP-H Tapered classified by ULC

Factory Mutual Research

» FM Class 1 approval for steel roof-deck constructions, (FM 4450)

» FM 4470
(Subject to the conditions of approval described in Roofnav.com)

» FLORIDA BUILDING CODE APPROVAL FL#1296

» MIAMI-DADE COUNTY, FLORIDA NOA NO: 04-1018.01

Precautions

Insulation must be protected from open flame and kept dry at all times. Install only as much insulation as can be covered the same day by completed roof covering material. Protect installed product from excessive foot traffic. Carlisle will not be responsible for specific building and roof design by others, for deficiencies in construction or workmanship, for dangerous conditions on the job site or for improper storage and handling.

Technical specifications shown in this literature are intended to be used as general guidelines only and are subject to change without notice. Call Carlisle for more specific details, or refer to PIMA Technical Bulletin No. 109: Storage & Handling Recommendations for Polyiso Roof Insulation.

Typical Properties and Characteristics

Physical Property	Test Method	Value
Compressive Strength	ASTM D1621 ASTM 1289-05a	20 psi* minimum (138 kPa, Grade 2)
Dimensional Stability	ASTM D2126	2% linear change (7 days)
Moisture Vapor Transmission	ASTM E96 12.10	<1 perm (57.5 ng/(Pa•s•m²))
Water Absorption	ASTM C209	<1% volume
Service Temperature		-100°F to 250°F (-73°C to 122°C)

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

Other Polyiso Products by Carlisle

» Flat and Tapered SecurShield™ – Polyiso bonded to coated glass facers

» Flat Polyiso bonded to fiber-reinforced paper facers

» HP-F – Polyiso bonded to foil

» HP-NB – Polyiso bonded to Oriented Strand Board

» SecurShield HD – ½" Polyiso coverboard, 100 PSI

» SecurShield HD Composite – Polyiso bonded on-line to ½" SecurShield HD Coverboard

» SecurShield HD Plus – ½" Polyiso coverboard, 100 PSI – FM 1-90 with reduced fastening

» SecurShield CD – 1" Class A Polyiso on a combustible deck

CLASSIFIED C UL US

Foamed plastic as roof deck construction material with resistance to an internal fire exposure only for use in construction no.(s) 120 and 123. See UL Directory of Products Certified for Canada and UL Roofing Materials and Systems Directory. 99DL.

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CAO RISK

FAST™
Dual Cartridge Adhesive

Overview

Carlisle FAST Adhesive Dual Cartridge is a VOC-free construction grade, two-component, polyurethane adhesive. The low-rise, expanding characteristics are designed to bond Carlisle's FleeceBACK® membrane and insulations to a variety of substrates. Carlisle FAST Adhesive Dual Cartridge is compatible with: wood fiberboard, polyisocyanurate insulation, EPS, extruded polystyrene, DensDeck®, Securock® and OSB. Compatible deck types include concrete, cellular lightweight concrete, gypsum, cementitious wood fiber, wood and painted or galvanized steel. Carlisle FAST Adhesive Dual Cartridge is also compatible with the following roofing substrates: smooth BUR (previously exposed), mineral cap sheet, smooth (previously exposed) or granulated SBS Mod-Bit and Carlisle's 725TR Vapor Barrier. Previously unexposed asphalt must be primed with CAV-GRIP™ or 702 Primer. Carlisle FAST Adhesive Dual Cartridge is applied in beads or ribbons 4", 6" or 12" o.c. depending on the wind zone, building height and code requirements to produce a strong adhesive bond between the FleeceBACK membrane, insulation and the substrate. Factory Mutual approval over a variety of deck types and substrates has been achieved.

Coverage Rate

FleeceBACK or insulation attachment to: Lightweight concrete, concrete, wood, steel, smooth (previously exposed) BUR, Mod-Bit, mineral cap, or multiple layers of insulation. Rough, uneven or porous surfaces will require more adhesive than the rates below.

Per carton - 4 cartridge sets
600 sq.ft. – 12” o.c.
300 sq.ft. – 6” o.c.
200 sq.ft. – 4” o.c.

Application

1. The surface to which the adhesive is to be applied shall be smooth, dry, free of fins, sharp edges, loose and foreign materials, oil and grease and standing water. All sharp projections and loose material shall be removed by sweeping, blowing or vacuum cleaning. Previously unexposed asphalt must be primed with CAV-GRIP or 702 Primer.
2. Seal gaps between the wall/penetration and concrete deck with Carlisle 725TR or other suitable material to avoid condensation issues and positive pressure issues from air infiltration.
3. Proper adhesion of existing roof coatings to their substrate must be verified prior to bonding to these materials.
4. Fibrous cement decks must be investigated for their ability to retain liquid adhesive. (Some types of fibrous cement decks may allow liquid adhesive to flow through the deck).
5. Apply Carlisle FAST Adhesive Dual Cartridge when the substrate and ambient temperature is 50°F (10°C) and above.
6. Apply Carlisle FAST Adhesive Dual Cartridge IC (winter grade) when the substrate and ambient temperature is 25°–50°F (-4°–10°C).

Insulation Attachment

1. Apply a ½" to ¾"-wide bead of Carlisle FAST Adhesive Dual Cartridge using a portable 1:1 applicator (oversized, dual-cartridge caulking gun)* with beads spaced as outlined on the following chart for 5-, 10-, or 15-year or 55-mph warranties (20 yr or 72-mph warranties require 6" o.c. in the field):

Building Height	Bead Spacing *(Perimeter)*	Bead Spacing *(Field)*
0-25'	6" o.c. - 4' perimeter	12" o.c.
25-50'	6" o.c. - 8' perimeter	12" o.c.
50-75'	6" o.c. - 12' perimeter	12" o.c.
75-100'	6" o.c. - 16' perimeter	12" o.c.
100' or greater	*Contact Carlisle for bead spacing requirements.*	

2. When following Factory Mutual guidelines, bead spacing in the perimeter and corner areas may differ from the table above. Beads at 12" o.c. are not acceptable at perimeters or corners.
3. Place 4' x 4' maximum insulation boards into Carlisle FAST Adhesive Dual Cartridge after allowing it to rise ½" and develop string/body (approx. 1 min. at room temperature) but before the adhesive reaches a “tack-free” state.

FAST
Dual Cartridge Adhesive

4. Designate one person to walk and roll boards into place using a 150 lb. weighted roller adding constant weight or slitting boards where necessary until adhesive sets-up.

FleeceBACK Attachment

1. Unroll FleeceBACK sheet and position. Fold sheets in half width-wise.
2. Apply FAST Adhesive Dual Cartridge to the substrate at 4", 6" or 12" on center (depending on building height, wind-speed warranty, warranty length and Factory Mutual guidelines).
3. Allow adhesive to rise and develop string/body (approx. 1.5 – 2 minutes), then roll FleeceBACK membrane into FAST Adhesive. The time it takes for the adhesive to develop string will vary based on environmental conditions (temperature and humidity).
4. Roll membrane with a roller (not to exceed 150 lbs.) to insure fleece embedment. If adhesive contaminates the splice area immediately remove with splice cleaner or splice primer.

Precautions

1. Review the applicable Material Safety Data Sheet for complete safety information prior to use.
2. The foam produced is an organic material. It must be considered as combustible and may constitute a fire hazard. The foam adhesive must not be left exposed or unprotected. Shield from heat and sparks.
3. Do not smoke during application.
4. Use with adequate ventilation. Avoid breathing vapors. Wear a NIOSH or MSHA approved respirator for organic vapors with prefilters and solvent resistant cartridges if concentrations of MDI exceed the TLV or are unknown. Proper safety training is essential for all persons involved in the installation process. If inhaled, remove to fresh air and administer oxygen if breathing is difficult. Consult a physician immediately.
5. Avoid contact with eyes. Safety glasses or goggles are required. If splashed in eyes, immediately flush eyes with plenty of clean water for at least 15 minutes. Contact a physician immediately.
6. Avoid contact with skin. Wear long sleeves and pants. Wash thoroughly after handling. In case of contact with skin, thoroughly wash affected area with soap and water or corn oil.

   NOTE: Nitrile gloves are required when handling Part A directly.

7. Jobsite storage temperatures in excess of 90°F (32°C) may affect product shelf life and lead to leakage around the bottom seal. Should the components be stored at temperatures lower than 55°F (13°C), restore to room temperature prior to use. Do not allow Carlisle FAST Adhesive Dual Cartridge to freeze.
8. High slope applications require beads to be applied to the back of the insulation board on a flat surface.
9. REMOVE THE NOZZLE IMMEDIATELY from a partially used cartridge when stopping or pausing for more than 30–60 seconds. Wipe opening with a clean rag and reinstall plastic stopper. When ready to restart application of adhesive, ensure opening in each side is clear and install new nozzle.
10. KEEP OUT OF THE REACH OF CHILDREN.

WARNING (CAUTION): Failure to remove nozzle from partially used cartridge will cause increased internal pressure upon reuse, with possible rupture of the cartridge and result in personal injury.

FAST Dual Cartridge Adhesive

Typical Properties and Characteristics**

Property	Part A (1) *Polymeric Isocyanate*	Part B (2) *Polyols, Surfactants & Catalysts*
Viscosity	250 cps	250 cps
(CPS @ 25°C)	10.25 lbs/gal	8.75 lbs/gal
Avg. Net Weight Packaging	0.2 gal (0.75 L) per cartridge	0.2 gal (0.75 L) per cartridge
Mixing Ratio by Volume	1:1 Part A to Part B	1:1 Part A to Part B
Shelf Life	1 year	1 year
VOC Content	0 g/L	0 g/L
Manufacturing Location	Carlisle, PA	Carlisle, PA
Pre/Post-consumer Recycled Content	0%	0%

* The portable 1:1 applicator is a hand operated, lightweight, portable unit that consists of an oversized, dual-cartridge caulking gun used to transfer the 2-component Carlisle FAST Adhesive Dual Cartridge from the plastic cartridges to the substrate. From the applicator, the adhesive flows through a disposable static mixing nozzle and onto the substrate. Since the adhesive reaction occurs in the nozzle, clean up and maintenance is fast and easy. Each carton includes 4 cartridge sets and 6 static mixing tubes.

** Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification or specification range for any particular property of this product.

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CARLISLE'S

FAST™ ADHESIVE

Product Data

FAST Adhesive is spray-applied to the existing substrate, then insulation boards are set into the adhesive after it develops string/body.

Overview

Carlisle's FleeceBACK™ Fully Adhered Roofing Systems feature the use of FAST Adhesive, a low-rise, two-component, insulating polyurethane. FAST Adhesive is sprayed or extruded using state-of-the-art proportioning pumps to deliver the two components to a mixing spray gun for distribution onto the substrate. Parts A & B are mixed in the gun and applied to the roof. A catalytic reaction takes place, causing the FAST Adhesive to expand and foam. FleeceBACK membrane is then laid into the foamed adhesive after developing string/body and rolled with a weighted roller to ensure the fibers of the fleece are embedded into the adhesive. Within 15 minutes, FAST Adhesive cures to form a tenacious bond between the substrate and the FleeceBACK membrane. FAST Adhesive is also used to secure insulation boards to the deck for a totally non-penetrating system application.

Features and Benefits

- **Energy Efficient and Environmentally Sound**

  Each layer of FAST Adhesive expands to 1⁄16"- to 1⁄8"-thick and provides an additional R-value of 0.20 to 0.50 per layer. When FAST Adhesive is specified for insulation attachment in place of mechanical fasteners, the 3-8% loss in R-value can be eliminated. The NRCA estimates that up to 10% of R-value can be lost due to joints in the insulation. The expanding nature of FAST adhesive helps to seal insulation joints. Water is used as the blowing agent in FAST Adhesive, making it VOC compliant and not labeled as a flammable product.

- **Superior Wind Uplift**

  Superior wind-uplift resistance is delivered with code-rated assemblies ranging from FM 1-90 up to FM 1-990, Dade County, UL 1897 and UL 580 approvals. As a result of the extraordinary wind uplift performance, the FleeceBACK/FAST Adhesive System offers an industry leading 80-mph standard wind-speed warranty that can be upgraded to 120 mph with design enhancements.

- **Expedient Installations without Interruption**

  Due to the low noise and low odor associated with the system, the FleeceBACK/FAST assembly is an excellent choice for reroofing occupied buildings, as there is minimal disruption. Because of these benefits, schools, universities and hospitals are some of the biggest users of the FleeceBACK/FAST assembly. The speed of application with FAST Adhesive affords project completion in a timely manner.

- **System Warranties**

  A full range of system warranties are available ranging from 10-, 15-, 20- and 30-year terms, are No Dollar Limit, are transferable and are not voided for ponded water. In summary, the combination of 45 years of single-ply experience, fleece backing reinforcement and Carlisle's insulating adhesive technology results in an extremely tough and durable roofing composite system with superior wind-uplift performance that can be applied with minimal business disruption and without penetrating the deck.

Application*

1. The surface to which adhesive is to be applied shall be dry and free of fins, protrusions, sharp edges, loose and foreign materials, oil and grease. Depressions greater than 1/4" (6 mm) shall be filled with FAST Adhesive or other approved patching material. All sharp projections shall be removed. **Previously unexposed asphalt must be primed with CAV-GRIP™ or 702 Primer for extrusion application.**
2. **Seal gaps between the wall/penetration and concrete deck with Carlisle 725TR or other suitable material to avoid condensation issues and possible pressure from air infiltration.**
3. For reroofing sprayed-in-place (SPF) urethane roofs, all wet areas must be removed. The surface must then be scarfed or perforated, depending on the coating, before applying FAST Adhesive.
4. Apply FAST Adhesive when the substrate and ambient temperature are 25ºF (-4ºC) or above when spraying with heated equipment. Set rig pressure between 40-60 psi for extrusion and 80-100 psi for spraying.
5. Set pre-heater and hose temperature to 120°F (49°C). Temperature settings will vary with conditions.

CARLISLE'S

FAST™ ADHESIVE

Product Data

Fleeceback Installation

1. Unroll FleeceBACK sheet and position. Fold sheets in half width-wise.
2. Apply FAST Adhesive to the substrate achieving a light-yellow -colored foam.

   a) For fully adhered applications, spray adhesive to obtain full coverage (approx. 1/8" to ¼" thick after foaming).

   b) For extruded applications, apply adhesive at 4", 6" or 12" on center with a **minimum ½" wet bead**.
3. Allow adhesive to rise and develop string/body (approx. 1.5-2 minutes), then place FleeceBACK membrane into FAST Adhesive. String time will vary based on environmental conditions like temperature and humidity.
4. Roll membrane with a roller (not to exceed 150 lbs.) to ensure fleece embedment. If adhesive contaminates the splice area, immediately remove with weathered membrane cleaner.

Insulation Attachment

1. Apply FAST Adhesive to the substrate achieving a light-yellow-colored foam.

   a) For fully adhered applications, spray adhesive to obtain full coverage (approx. 1/8" to ¼" thick after foaming).

   b) For extruded applications, apply adhesive at 4", 6" or 12" on center with a **minimum ½" wet bead**. For steel decks, extrusion of FAST must run parallel with and be on top of the steel deck flutes.

   Bead Spacing parameters for 5-, 10-, or 15-year 55-mph warranties. (Contact Carlisle Project Review for bead spacing on higher mph warranties or 20 and 30 year warranty projects).

Building Height	Bead Spacing (Perimeter)	Bead Spacing (Field)
0' – 25'	6" o.c. (4' perimeter)	12" o.c.
25' – 50'	6" o.c. (8' perimeter)	12" o.c.
50' – 75'	6" o.c. (12' perimeter)	12" o.c.
75' – 100'	6" o.c. (16' perimeter)	12" o.c.
100' or greater: Contact Carlisle for bead spacing requirements		

2. Factory Mutual bead spacing guidelines in the perimeter and corner may differ from the table above. Beads at 12" o.c. are not acceptable at permieters or corners.
3. Place insulation boards (maximum 4' x 4' insulation boards when FAST Adhesive is extruded at 12" o.c. or when boards exceed 4" thickness) into FAST Adhesive after allowing it to rise and develop string/body (approx. 1.5-2 min.). String time will vary based on environmental conditions like temperature and humidity. Do not allow the adhesive to over-cure prior to setting insulation boards.
4. Designate one person to walk boards into place and then roll the boards between 5-7 minutes from the initial adhesive application. Boards may be temporarily weighted or relief-cut where necessary to keep the boards in constant contact with the adhesive until the adhesive cures.
5. Adding FAST Catalyst is recommended for insulation attachment to speed set-up time. Catalyst should be added according to the chart provided on the FAST Catalyst can.
6. At the beginning of the insulation attachment process and periodically throughout the day, check the adhesion of boards to ensure a tight bond is created and maximum contact is achieved.

*REVIEW CURRENT CARLISLE SPECIFICATIONS AND DETAILS FOR APPLICATION REQUIREMENTS.

Precautions

1. Review the application Material Safety Data Sheet for complete safety information prior to use.
2. The foam produced is an organic material. It must be considered as combustible and may constitute a fire hazard. The foam adhesive must not be left exposed or unprotected. Shield from heat and sparks.
3. Do not smoke during application.
4. Use with adequate ventilation. Avoid breathing vapors. Wear a NIOSH- or MSHA-approved respirator for organic vapors with prefilters and solvent-resistant cartridges or supplied airline respirators while spraying. Proper safety training is essential for all persons involved in the installation process. If vapor is inhaled, remove to fresh air and administer oxygen if breathing is difficult. Consult a physician immediately.
5. Avoid contact with eyes. Safety glasses or goggles are required.
6. If FAST adhesive is splashed in eyes, immediately flush eyes with plenty of clean water for at least 15 minutes. Contact a physician immediately.
7. Avoid contact with skin. Wear long-sleeved shirts and long pants. Wash hands thoroughly after handling. In case of contact with skin, thoroughly wash affected area with soap and water or corn oil. NOTE: Permeation-resistant gloves that meet ANSI/ISEA 105-2005 are required when handling the material or during application.
8. Jobsite storage temperatures in excess of 90ºF (32ºC) may affect product shelf life. Should the components be stored at temperatures lower than 70ºF (21ºC), restore to room temperature prior to use. Do not allow FAST Adhesive to freeze (storage below 0ºF (-18ºC) for at least 3 days).

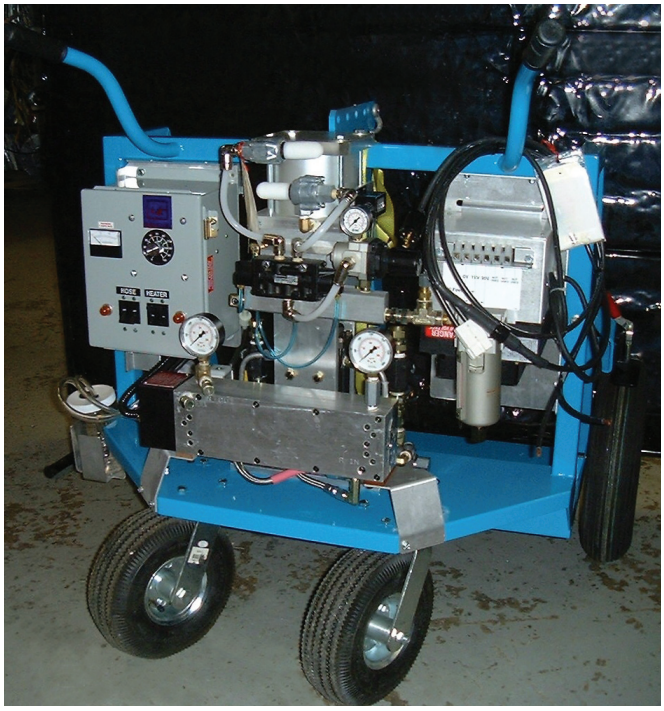
9. Use spray booths, windscreens and/or lower spray pressure with spatter tips when spraying in windy conditions.
10. Precautions must be taken to prevent FAST Adhesive vapors or overspray from entering buildings during application. All air -intake vents on roofs must be closed during application of FAST Adhesive.
11. Use desiccant dryers on Part A drums to avoid formation of crystals from exposure to moisture in the air.
12. KEEP OUT OF THE REACH OF CHILDREN.

Coverage Rate

(sq.ft. may vary due to jobsite conditions)

50-gallon sets	Spray	4" o.c.	6" o.c.	12" o.c.
FB to a smooth flat surface	10,000	9,000	12,500	17,500
Insulation to a smooth flat surface	9,000	8,500	11,250	15,750
Insulation to wood fiber decks	6,500	5,500	8,125	11,375
Insulation to gravel BUR	5,000	4,500	7,500	N/A

15-gallon sets	Spray	4" o.c.	6" o.c.	12" o.c.
FB to a smooth flat surface	3,000	2,700	3,750	5,250
Insulation to a smooth flat surface	2,700	2,500	3,375	4,725
Insulation to wood fiber decks	2,000	1,650	2,500	3,500
Insulation to gravel BUR	1,800	1,500	2,250	N/A



Heated Predator III Spray Rig's unique design allows for easy maneuverability on the job and output of 2 gallons/min.

FAST Adhesive Substrate Compatibility

Insulation/Underlayments		Roof Decks		Existing Roofing Materials	
- HP Polyiso	Yes	- Concrete	Yes	- Smooth BUR	Yes (5)
- HP Recovery Board	Yes	- Cellular Lt.Wt. Concrete	Yes	- Gravel BUR	Yes (6)
- Expanded Polystyrene (EPS)	Yes (1)	- NVS Lt.Wt. Concrete	Yes	- Mineral Cap Sheet	Yes
- Extruded Polystyrene	Yes (2)	- Gypsum	Yes	- Granular Modified-Bitumen	Yes
- New Sprayed Foam	Yes	- Cementitious Wood Fiber	Yes	- Smooth Modified-Bitumen	Yes
- Scarified SPF	Yes	- Wood	Yes	- Coal Tar Pitch	Yes (7)
- DensDeck	Yes	- Painted Steel	Yes	- Aluminum Coated BUR	Yes (8)
- Securock®	Yes	- Galvanized Steel	Yes (3)	- Acrylic Coated SPF	Yes
- Oriented Strand Board	Yes	- Acoustical Steel	Yes (4)	- Silicone Coated SPF	No (9)
				- Aged EPDM or Hypalon	Yes (10)
				- Unexposed Asphalt	Yes/No (11)

1. EPS insulation cannot be used directly beneath Sure-Seal® (Black) FleeceBACK membrane unless a light-colored coating is specified. Both Sure-White™ and Sure-Weld® FleeceBACK membrane maybe installed directly over minimum 1.5 lb. density EPS, however to obtain UL & FM codes an overlayment of HP Recovery Board, DensDeck, Securock or HP Polyiso insulation is required.
2. For insulation attachment only.
3. For new galvanized steel decks, power-washing may be necessary to remove finishing oil residue if present.
4. For acoustical steel decks, fill the flutes with fiberglass or other suitable fill insulation and tack in place with strips of duct tape 3' o.c. or other adhesive prior to spraying the deck with FAST Adhesive.
5. Existing Smooth BUR must be Type III or IV asphalt if the Sure-Seal (Black) FleeceBACK membrane is to be installed directly without insulation.
6. A minimum ½" HP Recovery Board or insulation is required over properly prepared gravel BUR. FleeceBACK membrane cannot be installed directly over a gravel/slag surface.
7. An insulation providing the necessary R-value must be specified to prevent the coal tar pitch from softening. Sure-Seal (Black) FleeceBACK membrane cannot be installed directly to coal tar pitch.
8. Any loose coatings must be removed by power-washing or by physical abrasion prior to the application of FAST Adhesive. A test installation over the aluminum-coated smooth BUR is recommended to ensure the aluminum coating is fully adhered.
9. Silicone-coated SPF must be scarified (coating removed) prior to the application of FAST Adhesive.
10. Power-washing aged EPDM or Hypalon membrane is required prior to the application of FAST Adhesive.
11. Acceptable with full coverage. Requires CAV-GRIP or 702 Primer with bead spacing greater than 4" o.c.

Product Data

CARLISLE'S **FAST**™ ADHESIVE

FAST Adhesive Typical Properties and Characteristics:		
Base	**100-LV A Polymeric Isocyanate**	**100-LV B Polyols, Surfactants and Catalysts**
Mixing Ratios by Volume	1:1 Part A to Part B	
Viscosity (CPS @ 25C)	250	300-500
Avg. Net Weight	10.25 lbs/gal	8.75 lbs/gal
Packaging	15-gallon drum (57 L) 50-gallon drum (190 L)	15-gallon drum (57 L) 50-gallon drum (190 L)
Shelf Life	1 year	1 year
Temperature Requirements (Substrate & Ambient)		min. 25°F (Heated Equipment) min. 60°F (Unheated Equipment)
* Can be extended to one year by adding FAST Catalyst after six months.		

Typical R-value added for FleeceBACK membrane attachment	0.20 to 0.50 R-value
R-value may be higher as more adhesive is used on uneven surfaces	

LEED Information	
Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
Manufacturing Location	Houston, TX
VOC Content	0 g/L
Solar Reflectance Index	N/A

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CARLISLE SYNTEC SYSTEMS

Aqua Base 120 Bonding Adhesive

Overview

Aqua Base 120 is a unique, semi-pressure-sensitive, water-based bonding adhesive for FleeceBACK®, EPDM and TPO membranes offering good peel strengths with low-VOCs and no strong odors. This product may be used as a one-sided, wet lay-in adhesive on horizontal surfaces with Sure-Seal® EPDM, Sure-White® EPDM or Sure-Weld® FleeceBACK membranes in either 100- or 115-mil thicknesses. It can also be used as a two-sided contact adhesive with standard Sure-Seal EPDM, Sure-White EPDM and Sure-Weld TPO.

Features and Benefits

- Low VOCs, only 4 g/L
- Low or no odor
- Can be sprayed or roller applied
- Can be used for FleeceBACK and non-FleeceBACK membranes
- Typical warranties are 10-, 15- or 20-year terms
- 20-year warranties are available for all EPDM and TPO membranes over approved substrates

Coverage Rate

Coverage rate is 100–120 ft² (11.6 m²) of finished surface area per gallon when applied to an approved substrate for wet lay-in with FleeceBACK 100- or 115-mil membranes (standard gray fleece). The coverage rate is also 100–120 ft² of finished surface area per gallon when used as a contact adhesive and applied on both the substrate and standard membrane. Note: Aqua Base 120 will be applied at half the prescribed thickness to both the substrate and membrane, netting 200–240 ft² of overall coverage. Coverage rates are average and may vary due to conditions such as insulation type or wall construction. Do not exceed the coverage rate listed above, as it will have a detrimental effect on the system performance. One 5-gallon pail should cover a maximum 6 square area of finished roof surface.

Application

1. The surface, on or against which the adhesive is to be applied, shall be clean, smooth, dry, and free of fins, sharp edges, loose and foreign materials, oil and grease. Depressions or step-offs greater than ¼" (6 mm) shall be feathered using epoxy, mortar or other approved patching material. All sharp projections should be removed by scraping, sweeping, blowing, vacuum cleaning, etc.
2. Aqua Base 120 Bonding Adhesive is approved for use on 20-year warranties over Polyisocyanurate (requires two-sided contact adhesive method), SecurShield, SecurShield HD, Securock, OSB, plywood, cellular lightweight over vented steel deck and structural concrete. The wet lay-in procedure is not acceptable over existing roof systems or decks with residual adhesive or asphalt. A porous substrate is required for Aqua Base to work properly.
3. Stir until settled material or phased liquid is redistributed and the adhesive is uniform in color.
4. Apply adhesive to the substrate in a uniform manner avoiding globs, puddles and uncoated areas. Avoid accumulation of adhesive between insulation joints. Do not exceed the published coverage rate.
5. Application methods:
   a. Roller Application: Use a medium nap roller.
   b. Mechanical Roller Application: Follow the manufacturer's safety and use procedures.
   c. Mechanical Spray Application: Follow the manufacturer's safety and use procedures.
      - Tip sizes between .019"–.023" in a Graco 510 gun
      - Minimum fluid pressure of 2,500 psi is required for a fair pattern
      - Back rolling is recommended
      - Flush with water at the end of the day

FleeceBACK Membrane (wet lay-in method): Coat the substrate with Aqua Base 120 Bonding Adhesive and roll FleeceBACK 100–115-mil membrane into the wet adhesive. Avoid heavy or thin application of adhesive. Immediately install the membrane while the adhesive is still wet (pink in color). If adhesive has turned yellow in color, recoat with additional

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Aqua Base 120 Bonding Adhesive

adhesive. Care must be taken with the “barn door” method of sheet installation to avoid dry (yellow) adhesive. Lift the membrane in a few areas to ensure adhesive is transferring to the fleece. Roll with a 100–150-lb weighted roller to achieve maximum contact. Pay particular attention to rolling the membrane along the insulation joints. All adhesive residue in the splice area must be removed. Cure rates are between 12–72 hours depending on porosity of substrate and weather conditions. Re-rolling within 24 hours may be necessary if the substrate is uneven or the sheet contains some fullness. Temporary weighting of the membrane may be necessary until the adhesive cures to address pronounced sheet fullness. Do not use the FleeceBACK AFX membranes for the wet lay-in application.

FleeceBACK Membrane (vertical walls two-sided contact method): Coat the fleece backing and allow the adhesive to completely dry. Test for dryness by pressing the back of a finger into the fleece to check that the adhesive is dry throughout the fleece layer. Once the adhesive on the fleece is dry, apply a standard coat of adhesive to the wall and a second coat to the fleece backing and allow drying. Adhesive will turn yellow when dry. Mate the membrane with the adhesive-coated wall, while avoiding wrinkles. Immediately broom the bonded portion of the sheet with a stiff-bristle push-broom or roll the membrane using a 3”-wide “J” roller (preferred) to achieve maximum contact. Please note the fleece will develop a dry top surface while still holding moisture in the fleece and does require complete drying prior to the mating of the membrane to the wall substrate. Installing the membrane while the adhesive is still wet will trap moisture and cause blisters or loose membrane.

Standard Membrane (two-sided contact method): Apply Aqua Base 120 Bonding Adhesive to the membrane and the substrate at the recommended rate. The adhesive must be allowed to dry completely. Aqua Base 120 will change from a pink color to a clear with yellow cast as the water evaporates, indicating it is ready to be mated together. The dried adhesive should remain tacky before assembly. Mate the membrane with the adhesive-coated substrate, while avoiding wrinkles. Immediately roll the bonded portion of the sheet with a 100–150-lb weighted roller to achieve maximum contact. Pay particular attention to rolling the membrane along the insulation joints. The adhesive contains no solvents to react with the membrane, and therefore rolling the sheet is critical. Extended drying times can be expected in cool, overcast, humid, shaded or late day applications. The adhesive must be dry to avoid permanent blisters from trapped moisture. Coated areas exposed to moisture shall be allowed to dry and then recoated. All adhesive residues in the splice area must be removed.

Standard Membrane (vertical walls two-sided contact method): Let the wall flashing membrane relax and warm to minimize the natural tendency of the membrane to curl. Apply a medium to heavy coat of adhesive to the wall first and then a standard coat to the flashing membrane and allow thorough drying. Aqua Base 120 will change from a pink color to a clear with yellow cast as the water evaporates, indicating it is ready to be mated together. Not allowing the adhesive to dry completely will result in poor adhesion strength or blisters occurring over time. Mate the membrane with the adhesive-coated wall, while avoiding wrinkles. Immediately broom the bonded portion of the sheet with a stiff-bristle push-broom and roll the membrane, starting in the angle change and working the membrane up the wall, using a 3"-wide “J” roller (preferred) to achieve maximum contact. Roll up from the base evenly and work in small sections gaining good attachment at the lower portions before moving up to the top of the membrane. Temporary pinning or taping the top membrane edge to the wall may be necessary to prevent membrane curl back until the termination detail can be completed.

The product is approved for use by Carlisle authorized roofing applicators only and is for use in Carlisle roofing and waterproofing installations.

Review Carlisle specifications and details for complete application information.

Precautions

- Review the applicable Material Safety Data Sheet for complete safety information prior to use.
- Keep container closed when not in use. Use with adequate ventilation. If inhaled, remove to fresh air.
- If swallowed, DO NOT INDUCE VOMITING. Call a physician immediately.
- Avoid contact with eyes. Safety glasses or goggles are recommended. If splashed in eyes, immediately flush eyes with plenty of water for at least 15 minutes. Contact a physician immediately.
- Avoid contact with skin. Wash your hands thoroughly after handling. In case of contact with skin, thoroughly wash affected area with soap and water.
- Jobsite storage temperatures in excess of 90°F (32°C) may affect product shelf life. DO NOT ALLOW PRODUCT TO FREEZE. Do not store below 40°F.
- Do not thin the Aqua Base 120 Adhesive. Thinning will affect performance and may coagulate the adhesive.
- Adhesive will turn from pink to clear with a yellow cast when completely dry. Dry time is dependant on ambient conditions.
- This adhesive is to be applied when the ambient temperature is 40°F (4°C) and rising. Do not apply if ambient temperature will drop below 32°F (0°C) before adhesive completely dries.

- Opened containers of adhesive should be used within 48 hours. The adhesive will form a thick surface skin that will not re-dissolve. Adhesive can be used once the skinned layer is removed.
- Extended drying times can be expected in cool or humid conditions as well as shaded areas. Not allowing the adhesive to dry in a standard membrane application will result in poor adhesion strength or blisters occuring over time.
- KEEP OUT OF THE REACH OF CHILDREN.

Typical Properties and Characteristics

Base	Acrylic
Color	Pink (yellow cast when dry)
Solids	57.5%
Flash Point	>212°F
Brookfield Viscosity	20,000 centipoise
Average Net Weight	8.8 lbs/gal (1.05 kg/L)
Packaging	5-gallon pail
Shelf Life	1 Year

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
VOC Content	4 g/L
Manufacturing Location(s)	Greenville, SC

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CARLISLE SYNTEC SYSTEMS

Low-VOC Bonding Adhesive

Overview

Carlisle's Low-VOC Bonding Adhesive is a high-strength, solvent-based contact adhesive that allows bonding of EPDM and TPO membranes to various porous and non-porous substrates. This product meets the <250 gpl VOC content requirements of the OTC Model Rule for Single-Ply Roofing Adhesives. Low-VOC Bonding Adhesive is compatible with HP-H and SecurShield™ polyisocyanurate insulation, structural and lightweight insulating concrete, APA non-fire treated plywood, oriented strand board, wood fiberboard, SECUROCK®, DensDeck® Prime, masonry and various metal finishes. Low-VOC Bonding Adhesive is easily applied with a 9" (228 mm) medium nap roller, creating a strong adhesive bond between the membrane and substrate.

This product does not comply with the following California counties' VOC regulations: Alameda, Contra Costa, El Dorado, Los Angeles, Marin, Napa, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Tehama. These areas require the use of Carlisle's LOW-VOC Bonding Adhesive 1168.

Features and Benefits

- Can be applied with a medium nap roller for easy application
- Compatible with EPDM or TPO membranes and a variety of substrates
- Extended open time

Mixing

Stir thoroughly once per day until all settled polymers are dispersed and the adhesive is a uniform yellow color. During mixing, scrape the sides and bottom of the pail until the adhesive is a uniform yellow color with no dark streaks. Keeping the adhesive warm, as well as using an air-operated mixing paddle, will aid in the mixing process.

Coverage Rate

The coverage rate for Low-VOC Bonding Adhesive is 60 square feet (5.6 m²) per gallon finished surface. A 5-gallon pail should cover no more than 300 square feet (28 m²) of finished area. Coverage rates are average and may vary due to conditions on the jobsite. Porous wall surfaces like masonry block require 2 coats of bonding adhesive. Allow primer coat to flash off completely prior to applying the second coat at the required coverage rate of 60 square feet per gallon.

Application

1. Allow membrane to relax for half an hour or longer. Allowing the membrane to relax will result in the roof's surface having a smoother appearance. This is especially true for sheets that have folds or creases. The surface on or against which adhesive is to be applied shall be clean, smooth, dry, free of fins, sharp edges, loose and foreign materials, oil and grease. Depressions greater than ¼" (6 mm) should be feathered using epoxy, mortar or other approved patching material. All sharp projections shall be removed by sweeping, blowing or vacuum cleaning.
2. After the Low-VOC Bonding Adhesive has been thoroughly mixed, apply to the substrate and membrane using a 9" (228 mm) medium nap roller. Application shall be continuous and uniform, avoiding globs or puddles that could result in solvent blisters. Heavy "wet" areas can be re-rolled to break the skin, allowing the solvents to flash off. The solvents in Low-VOC Bonding Adhesive must be allowed to flash-off until the adhesive does not string or transfer to a dry finger touch, but remains tacky. This is called the "tack test". It's recommended to continually monitor the adhesive for flash-off after the application of the adhesive. **Install the membrane after the adhesive passes the tack test to avoid trapped solvent blisters. In hot weather, flash-off time can occur in as little as 5 minutes or less. Temperature, sun, shade or humidity can affect flash-off time.**

   Note: Any coated area that is exposed to rain should be allowed to dry and then recoated. Do not apply adhesive to splice areas or use in conjunction with Carlisle's Pressure-Sensitive products.
3. Roll the membrane onto the adhesive-coated substrate while avoiding wrinkles. Immediately brush down the bonded portion of the sheet with a stiff-bristle push broom to achieve maximum contact. For wall applications, use a neoprene type hand roller after brooming to ensure maximum contact. If blisters occur from trapped solvent, allow the solvent to naturally dissipate for 4 or 5 days and then re-roll or re-broom the membrane so it lays flat.

Review Carlisle specifications and details for complete application information.

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CARLISLE SYNTEC SYSTEMS

Low-VOC Bonding Adhesive

Precautions

- Review the applicable Material Safety Data Sheet for complete safety information prior to use.
- Jobsite storage in excess of 90°F (32°C) may affect product shelf life. Prolonged exposure to below-freezing temperatures will cause the adhesive to thicken and eventually solidify in the can. Should the Low-VOC Bonding Adhesive be stored below freezing, restore to room temperature for a minimum of 24 hours prior to use; the adhesive will perform as intended once it is returned to a liquid state. When temperatures are expected to be consistently below 40°F, a heated enclosure or hot box is recommended for jobsite storage. Keep the adhesive warm (60-90°F) for ease of application.
- Low-VOC Bonding Adhesive is EXTREMELY FLAMMABLE. It contains solvents that are dangerous fire and explosion hazards when exposed to heat, flame or sparks. Do not smoke while applying. Do not use in a confined or unventilated area. Vapors are heavier than air and may travel along ground or may be moved by ventilation and ignited by pilot lights, other flames, sparks, heaters, smoking, electrical motors, static discharge or other ignition sources at locations distant from material handling point and flashback. All containers should be grounded when material is transferred from one container to another. A red caution label is required when shipping. A fire extinguisher should be available. In case of fire, use water spray, foam, dry chemical or carbon dioxide. Do not use a solid stream of water, because it can scatter and spread the fire.
- Avoid breathing vapors. Keep container closed when not in use. Use with adequate ventilation. If inhaled, remove to fresh air. If not breathing, perform artificial respiration. If breathing is difficult, give oxygen. Call a physician immediately. During application, efforts must be made to prevent fumes from entering the building via air ventilation ducts. Do not place open containers or mix adhesive near fresh air intake units. When possible, shut down or seal off the closest units.
- If swallowed, DO NOT INDUCE VOMITING. Call a physician immediately.
- Avoid contact with eyes. Safety glasses or goggles are recommended. If splashed in eyes, immediately flush eyes with plenty of clean water for at least 15 minutes. Contact a physician immediately.
- Avoid contact with skin. Wash hands thoroughly after handling. In case of contact with skin, thoroughly wash affected area with soap and water. Contact physician if irritation persists.

  Note: To protect hands from irritating ingredients, Carlisle recommends that applicators wear permeation-resistant gloves (that meet ANSI/ISEA 105-2005) when using this product.
- Do not thin Low-VOC Bonding Adhesive. Thinning will affect performance. Excessively thick or gelled material should be discarded.
- These materials are sensitive to atmospheric moisture; heat will accelerate the effect of moisture. Opened containers of bonding adhesive should be used within 48 hours. Adhesive will begin to thicken after this point, making it difficult, and eventually impossible, to control adhesive thickness.
- Adhesive must be allowed to flash-off but not become over dry. If membrane is mated with the substrate prior to the adhesive flashing off, blistering will occur. If membrane is mated with the substrate after the adhesive has over-dried, loose or unadhered areas will occur. Thin application of adhesive increases risk of over-drying.
- KEEP OUT OF THE REACH OF CHILDREN.

Typical Properties and Characteristics

Base	Synthetic rubber
Color	Yellow
Solids	22%
VOC	250 g/l max
Flash Point	0°F (-17°C) closed cup
Brookfield Viscosity	3500 centipoise
Average Net Weight	8.0 lbs/gal (0.96 kg/l)
Packaging	5-gal pail
Shelf Life	1 year

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
Manufacturing Location	Carlisle, PA
VOC Content	< 250 g/L

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CAO RISK

Fasteners & Plates

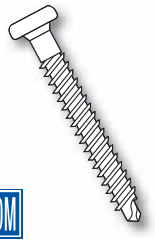
Carlisle SynTec Systems offers an array of fasteners and plates to complement our roofing systems. From pre-assembled choices for EPDM installations to Purlin fasteners for Metal Retrofit Systems and Piranha plates for Sure-Weld® options, our mission continues to be to provide all components necessary for the application of a long-lasting and secure single-ply roofing system from Carlisle.

EPDM Sure-Seal® & Sure-White® EPDM

SW TPO Sure-Weld TPO

SF PVC Sure-Flex™ PVC

HP FASTENER



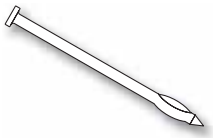
EPDM

Applicable to steel, 22-gauge and heavier, CDX plywood and wood plank deck types. Can be used to secure Sure-Tough membranes, RUSS and insulation. Longer fastener sizes available as special order.

Sizes Available:
1¼", 2"– 15" (1" Increments)

Size & Quantity Per Box:
2"– 6": 1,000; 7"– 12": 500; 13"– 15": 250
1¼":1000

CD-10



EPDM SW TPO SF PVC

Applicable for concrete decks. Used to secure Sure-Seal, Sure-Weld and Sure-Flex membranes and for insulation securement.

Sizes Available:
2"– 6" (½" Increments)
7"– 12" (1" Increments)

Size & Quantity Per Box:
2"– 8": 500; 9"– 12": 250

HP-X FASTENER™ & HP-XTRA FASTENER

EPDM SW TPO SF PVC

A #15 diameter fastener applicable to steel, wood and CDX plywood. Can be used to secure Sure-Seal, Sure-Weld and Sure-Flex membranes.

Sizes Available:
2"– 8" (1" Increments)
10"– 16" (2" Increments)

Size & Quantity Per Box:
2"– 4": 1,000; 5"– 12": 500; 14"– 16": 250

Size & Quantity Per Box:
500 (2" – 6"), 250 (7" – 8")

HP-XTRA FASTENER

Also Available (Not shown)
A #21 diameter fastener applicable to steel, wood and CDX plywood decks.

Sizes Available:
2" – 8" (1" increments)

INSULFAST™

A #12 diameter fastener applicable to wood decks and steel, 22-gauge and heavier, decks. Used only for insulation attachment.

Sizes Available:
2"– 8" (1" Increments)
1⅝", 2¼", 3"– 8" (1" Increments)

Size & Quantity Per Box:
2"– 8": 1,000

SURE-TITE®

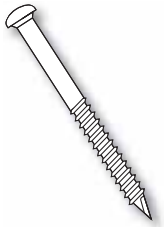
EPDM

A 0.33" diameter fastener applicable to steel, 22-gauge and heavier. Can be used for Sure-Tough membrane securement in mechanically attached systems.

Sizes Available:
2"– 8" (1" Increments)

Size & Quantity Per Box:
2", 3": 500; 4"– 8": 250

HD 14-10



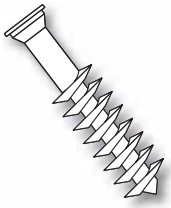
EPDM SW TPO SF PVC

A #14 diameter fastener used for Sure-Tough, Sure-Weld and Sure-Flex membrane securement into wood and concrete decks. Also applicable to insulation securement into steel, wood and concrete decks.

Sizes Available:
2"– 12" (1" Increments)
14"– 24" (2" Increments)

Size & Quantity Per Box:
2"– 4": 1,000; 5"– 11": 500; 12"– 24": 250

GYPTEC FASTENER & PLATE



EPDM SW TPO SF PVC

Applicable to cementitious wood fiber, lightweight concrete and gypsum decks. Can be used to secure Sure-Tough, Sure-Weld and Sure-Flex membranes and insulation.

Sizes Available:
2½"– 10" (½" Increments)

Size & Quantity Per Box:
2½"– 7": 500; 7½"– 10": 250

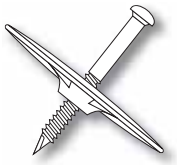
GYPTEC PLATE

Sizes Available:
2" Metal membrane plate
3" Metal insulation plate

Quantity Per Box: 1,000

Fasteners & Plates

ASAP WITH POLYMER PLATE

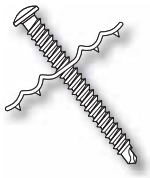


A pre-assembled #12 diameter fastener and plastic insulation plate applicable to steel and wood decks. Used to secure insulation only. Longer fastener sizes available as special order.

Sizes Available:
2¼", 3"– 12" (1" Increments)

Size & Quantity Per Box:
2¼"– 8": 250; 9"– 12": 200

HP-X ASAP



A pre-assembled HP-X Fastener and Piranha Plate™ applicable to steel, wood and CDX plywood decks. Used to secure Sure-Weld and Sure-Flex membranes.

Sizes Available:
2"–10" (1" Increments)
12"–16" (2" Increments)

Size & Quantity Per Box:
2"– 9": 250; 10"– 12": 200; 14"– 16": 150

HP PRE-ASSEMBLED

Pre-assembled HP Fastener and Polymer seam plate applicable to steel, wood and CDX plywood decks. Used to secure Sure-Tough membranes.

Sizes Available:
2¼", 3"– 12" (1" Increments)

Size & Quantity Per Box:
2¼", 3", 3¼", 3¾": 450; 4", 5": 400; 6": 350; 7", 8": 300; 9": 250; 10"– 12": 200

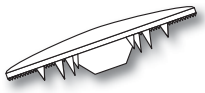
RHINOBOND® PLATE

3"-round, specially coated plates used with HP-X Fasteners and the RhinoBond induction welding system. Available in TPO and PVC versions.

Sizes Available:
3" diameter

Quantity Per Box: 500/carton

HP POLYMER SEAM PLATE



Along with the HP Fastener, used to mechanically fasten reinforced Sure-Tough membrane and RUSS over steel decks.

Sizes Available:
2" diameter

Quantity Per Box: 1,000

HP-XTRA POLYMER SEAM PLATE

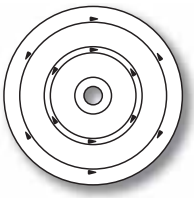
Also Available (Not shown)

For use with HP-XTRA Fastener to secure Sure-Tough membranes to steel decks.

Sizes Available:
2 3/8" diameter

Quantity Per Box: 1,000

PIRANHA PLATE



Along with the appropriate fastener, used to secure Sure-Weld and Sure-Flex membranes to steel, concrete and wood decks.

Sizes Available:
2 3/8" diameter

Quantity Per Box: 1,000

HP-XTRA PIRANHA PLATE

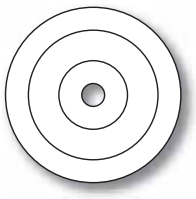
Also Available (Not shown)

For use with HP-XTRA Fastener to secure Sure-Weld and Sure-Flex membranes to steel and wood decks.

Sizes Available:
2 3/8" diameter

Quantity Per Box: 1,000

SEAM FASTENING PLATE

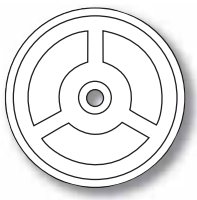


Applicable with HP, HD 14-10 and CD-10 fasteners to mechanically attach reinforced Sure-Tough membrane (excluding steel decks) and RUSS (except when used with mechanically fastened EPDM to steel decks).

Sizes Available:
2" diameter

Quantity Per Box: 1,000

INSULATION FASTENING PLATE



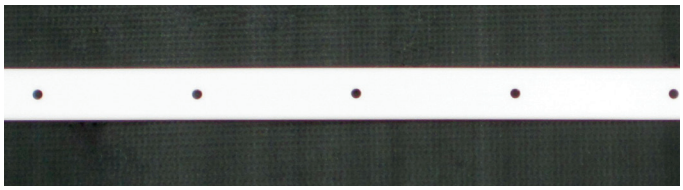
Applicable with InsulFast, HP, CD-10 and HD 14-10 fasteners. Used for insulation securement only on steel, wood and concrete decks.

Sizes Available:
3" diameter

Quantity Per Box: 1,000

CARLISLE SYNTEC SYSTEMS

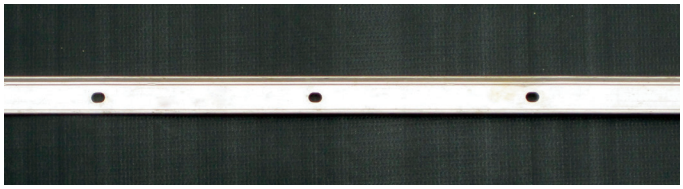
Fastening and Termination Bars



Polymer Fastening Bar

The Polymer Fastening Bar is an engineered polymer bar that's used to mechanically fasten EPDM membranes per Carlisle Specifications. The bar is packaged in a 1" x 250' coil that has pre-punched holes every 3" on center. The bar can be easily cut to any desired length. When installing, make sure that all corners of cut bar are rounded. Install the bar using HP or HP-X Fasteners.

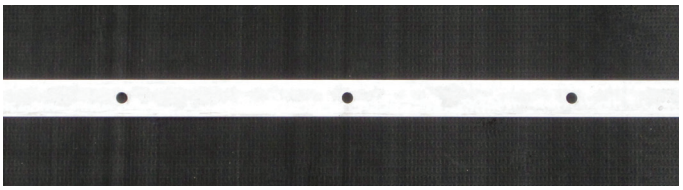
Typical Properties and Characteristics	
Material	Engineered Polymer
Dimensions	1" (25 mm) wide x 250' (76 m) long
Packaging	250 lf (76 m) per carton
Weight	10 lbs. (5 kg) carton



Termination Bar

The Termination Bar is an extruded aluminum bar that's designed for securing and sealing compression type flashing terminations per Carlisle Specifications. The bar is packaged in 1" x 10' lengths, 500 linear feet per package and has pre-punched holes every 6" on center. This bar features a top edge for ease of applying Carlisle's Lap Sealant for EPDM installations or Universal Single Ply Sealant for TPO installations. The bar can be easily cut to any desired length. When installing, make sure that all corners of cut bar are rounded. Install the bar using HP-X Fasteners, or Term-Bar Nail In Fasteners.

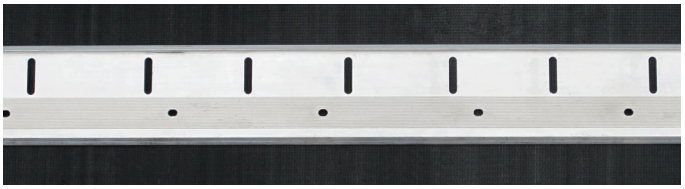
Typical Properties and Characteristics	
Material	6063-T6 Extruded Aluminum
Dimensions	1"(25 mm) wide x 10' (3 m) long
Packaging	50 pcs; 500 lf (152 m) per carton
Weight	69 lbs. (31 kg) carton



Metal Fastening Bar

The Metal Fastening Bar is a Galvalume™ coated metal that's used to mechanically fasten EPDM membranes per Carlisle Specifications. The bar is packaged in 1" x 10' lengths, 500 linear feet per package and has pre-punched holes every 6" on center. The bar can be easily cut to any desired length. When installing, make sure that all corners of cut bar are rounded. Install the bar using HP-X Fasteners.

Typical Properties and Characteristics	
Material	Galvalume Coated Metal
Dimensions	1" (102 mm) wide x 10' (3 m) long
Packaging	50 pcs; 500 lf (152 m) per carton
Weight	85 lbs. (39 kg) carton



Sure-Seal Ballast Retaining Bar

The Ballast Retaining Bar is an extruded aluminum bar that's designed as a ballast retaining perimeter securement system, which comes packaged in 4" x 10' lengths, 250 linear feet per package. The ballast retaining bar has pre-punched holes every 6" on center for installation, and also has pre-punched drainage holes every 4" on center.

Typical Properties and Characteristics	
Material	6063-T6 Extruded Aluminum
Dimensions	4" (102 mm) wide x 10' (3 m) long
Packaging	25 pcs; 250 lf (76 m) per carton
Weight	123 lbs. (56 kg) carton

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CAO RISK

CARLISLE SURE-SEAL® HP TERM BAR NAIL INS

GENERAL:

HP Term Bar Nail Ins are designed for use with Carlisle's Termination Bar or Seam Fastening Plates to secure membrane to concrete block, brick or structural concrete walls. A zinc plated steel pin is used to provide excellent corrosion resistance while the zinc alloy body provides excellent holding power.

TYPICAL PROPERTIES AND CHARACTERISTICS:

Size (mm)	Weight/Carton (Kg)	Packaging Fasteners/Carton
1 1/4" X 1/4" (30 X 6)	22 Lbs. (10)	1,000

- Zinc alloy body.
- Zinc plated steel pin
- Round mushroom shape head.

CAUTIONS AND WARNINGS:

- Eye protection is recommended during drilling and installation.

INSTALLATION:

- Drill a pilot hole with an ANSI standard 1/4" (6 mm) diameter masonry drill bit. (The pilot hole must be pre-drilled to a sufficient depth to prevent contact between the fastener tip and any accumulated dust in the pre-drilled hole.)
- Insert Term Bar Nail In through the mounting holes in the termination bar or seam plate and into the predrilled hole.
- Tap gently until anchor body head is set tightly against the termination bar or seam plate.
- Hammer the drive pin flush with the head to expand the anchor body.

CARLISLE CD-10

GENERAL

Carlisle CD-10 is a hammer driven, non-threaded fastener specifically designed to be used with Carlisle's Insulation and Seam Fastening Plates to secure membrane, insulation and RUSS® strips to structural concrete. The Carlisle CD-10 is designed to offer the best combination of pullout, corrosion resistance and ease of installation.

TYPICAL PROPERTIES AND CHARACTERISTICS:

Size Inches (mm)	Weight/Carton Pounds (Kg)	Packaging Fasteners/Carton
2 (50)	13 (5.9)	500
2-1/2 (63)	16 (7.3)	500
3 (75)	18 (8.2)	500
3-1/2 (88)	21 (9.5)	500
4 (100)	23 (10.4)	500
4-1/2 (115)	25 (11.4)	500
5 (127)	28 (12.7)	500
5-1/2 (140)	31 (14.0)	500
6 (150)	33 (15.0)	500
7 (175)	38 (17.3)	500
8 (200)	44 (20.0)	500
9 (225)	25 (11.4)	250
10 (250)	28 (12.7)	250
11 (280)	31 (14.0)	250
12 (300)	33 (15.0)	250

- Typical pullout values in cured concrete (3,000 psi) are 1,000 to 1,200 lbs.
- Diamond point allows easier installation and less chance of hole damage.
- Black epoxy electro-deposition coating provides excellent corrosion resistance, surpassing the FM 4470 corrosion test of less than 15% red rust after 15 cycles in the Kesternich cabinet.
- Split bulb exerts pressure on walls of hole, producing remarkable holding power.

CAUTIONS AND WARNINGS:

- A pullout test is recommended prior to job start-up.
- The pilot hole must be pre-drilled to a sufficient depth to prevent contact between the fastener tip and any accumulated dust in the pre-drilled hole. Recommend a minimum ½" deeper than fastener embedment.
- Eye protection is recommended during drilling and installation.
- The CD-10 should not totally penetrate the underside of the deck.
- Do not overdrive the fastener causing subsequent damage to the insulation facer.

INSTALLATION:

Predrill a 7/32" diameter hole using a carbide tip SDS or straight shank bit. Insert the CD-10 through the appropriate plate and hammer it flush to the surface. Do not overdrive the fastener causing subsequent damage to the insulation facer. The minimum embedment depth is 1" (25.4 mm).

CARLISLE'S

UNIVERSAL SINGLE-PLY SEALANT

Overview

Carlisle's Universal Single-Ply Sealant is a 100 % solids, solvent-free, one-part, polyether sealant that provides a weather tight seal to a variety of building substrates. Universal Single-Ply Sealant can be used as a termination bar sealant for Sure-Weld®, Sure-Flex™ and Sure-White™ Fully Adhered and Mechanically Fastened Roofing Systems. It is also an excellent product for use in counter flashing, coping and scupper details. See Carlisle specifications and details for specific applications.

Intended Uses

Universal Single-Ply Sealant has excellent adhesion to substrates such as stone, masonry, ceramic, marble, wood, steel, aluminum, most plastics and composites. Universal Single-Ply Sealant is not recommended as a glass-glazing sealant.

Features and Benefits

- Excellent adhesion to various substrates
- VOC free
- Versatile applications

Installation *

1. Universal Single-Ply Sealant is a one-component, ready-to-use material that requires no mixing or preparation.
2. Surface Preparation - Surfaces shall be dry, clean and free of all dust, or contamination, which may harmfully affect the adhesion of the sealant. Cleaning with Carlisle's Weathered Membrane Cleaner may be required.
3. A quality caulking gun should be used to ensure ease of application.
4. Universal Single-Ply Sealant typically is tack free in 25 minutes and skins over within 45 minutes. Full cure occurs in 3 to 7 days depending on temperature and humidity.
5. Clean Up - Remove excess sealant adjacent to joint prior to curing with Carlisle's Weathered Membrane Cleaner. Uncured sealant can also be removed from tools or equipment with the Weathered Membrane Cleaner.

Precautions *

1. Avoid prolonged contact with skin. Uncured adhesive irritates eyes. In case of contact with eyes, immediately flush with water. Consult a physician if ill effects occur.
2. Store in original unopened containers in a cool, dry area. Protect unopened containers from heat and direct sunlight. Elevated temperatures will reduce shelf life.
3. KEEP OUT OF THE REACH OF CHILDREN.
4. For industrial professional use only. May not be repackaged or resold for other than industrial or professional use.
5. See Material Safety Data Sheet for complete safety information before using product.
6. Do not use Universal Single-Ply Sealant in temperatures below 40°F.

* REVIEW CURRENT CARLISLE SPECIFICATIONS AND DETAILS FOR SPECIFIC APPLICATION REQUIREMENTS.

Coverage

25' (7.6 m) per tube or 600' (183 m) per carton using a _" (6 mm) bead

CARLISLE'S
UNIVERSAL SINGLE-PLY SEALANT

Universal Single-Ply Sealant	
Typical Properties and Characteristics**	
Color	White
Viscosity	850,000 Cps.
Tack Free Time	35 minutes depending on temp/humidity
Cure Time	3-7 days depending on temp/humidity
Flow, Sag or Slump	None (¼" Bead)
Staining	None
Ozone Resistance	Good
UV Resistance	Excellent
Cured Hardness (Shore A)	17-23
Shear Strength	150 PSI
Weight per Carton	26 lbs
Packaging	24 Cartridges, 10.1 Fl. Oz. each
Shelf Life	12 months, unopened container @ 90ºF

** Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

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CARLISLE SYNTEC SYSTEMS

Water Cut-Off Mastic

Overview

Let Carlisle simplify your next membrane installation with its Water Cut-Off Mastic. Water Cut-Off Mastic is a one-component, low-viscosity, self-wetting, butyl-blend mastic designed to be used in conjunction with roofing and waterproofing systems. It is primarily used as a sealing agent between various membranes and applicable when membrane is being terminated using a compression-type seal.

Water Cut-Off Mastic is an extremely tacky material and will remain as such when used with compression-type terminations.

Features and Benefits

» Extremely tacky

» Provides a durable compression-type seal between various membranes and parapet wall constructions

Coverage Rate

10 linear feet per tube at the recommended application rate of a ½" bead.

Application

1. All surfaces to be sealed with Water Cut-Off Mastic must be free of moisture, oil, dirt and other foreign materials. Water Cut-Off Mastic cannot be used on insulation.
2. Apply a ½" (13 mm) bead of Water Cut-Off Mastic between the substrate and the edge of the membrane.
3. Apply appropriate termination material and secure to provide constant compression for the Water Cut-Off Mastic.

Review Carlisle specifications and details for complete application information.

Precautions

» Review the applicable Material Safety Data Sheet for complete safety information prior to use.

» Water Cut-Off Mastic is FLAMMABLE – contains solvents that are dangerous fire and explosion hazards when exposed to heat, flame or sparks. Store and use away from all sources of heat, flame or sparks. Do not smoke while applying. Do not use in a confined or unventilated area. Vapors are heavier than air and may travel along ground to a distant ignition source and flash back.

» Avoid breathing vapors. Keep container closed when not in use. Use with adequate ventilation. If inhaled, remove to fresh air. If not breathing, perform artificial respiration. If breathing is difficult, give oxygen. Call a physician immediately.

» If swallowed, DO NOT INDUCE VOMITING. Call a physician immediately.

» Avoid contact with eyes. Safety glasses or goggles are recommended. If splashed in eyes, immediately flush eyes with plenty of clean water for at least 15 minutes. Contact a physician immediately.

» Avoid contact with skin. Wash hands thoroughly after handling. In case of contact with skin, thoroughly wash affected area with soap and water.

Note: Permeation-resistant gloves (that meet ANSI/ISEA 105-2005) are recommended to be worn when using this product to protect hands from irritating ingredients.

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CARLISLE SYNTEC SYSTEMS

Water Cut-Off Mastic

Typical Properties and Characteristics

Color	Gray
Solids	80%
Flash Point	40ºF (4ºC) Closed Cup
Service Temperature	-40ºF to 200ºF (-40ºC to 93ºC)
Specific Gravity	1.29
Cold Weather Flexibility	Excellent
Average Brookfield Viscosity	1,320,000 cps
Packaging	25 tubes/carton
Clean up	Weathered Membrane Cleaner
Average net weight/carton	28 lbs (13 kg)
Shelf life	1 year, unopened container

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
Manufacturing Location	Carlisle, PA
VOC Content	250 g/L

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CAO RISK

Sure-Weld® TPO
TPO Primer

Overview

Carlisle's TPO Primer is a high-solids-content, clear (translucent color), polymer-based splice primer used to prepare TPO membrane for improved adhesion to pressure-sensitive TPO accessories.

Features and Benefits

- One-step primer allows for excellent adhesion of TPO membrane to pressure-sensitive TPO accessories
- Quick flash-off time for faster installation

Coverage Rate

200–250 ft^2 (19–24 m^2) (one surface) per gallon

Application

1. Thoroughly stir this product until all settled pigment is blended into the solution. Solids suspended in TPO Primer tend to settle; stir or agitate the solution frequently during use.
2. The surface to which the TPO Primer is being applied should be dry and clean. TPO membrane can be cleaned with Weathered Membrane Cleaner prior to primer application.
3. Apply TPO Primer using a paintbrush or medium-nap paint roller. The membrane surface should be uniform in color with no streaking or puddling. Apply primer to a wider area than the actual splice area to ensure complete coverage.
4. Allow primer to flash off completely before applying pressure-sensitive TPO accessories. Drying conditions will vary depending on ambient air conditions.

Review Carlisle specifications and details for complete installation information.

Precautions

- WARNING! HARMFUL IF SWALLOWED. FLAMMABLE LIQUID. MAY BE IRRITATING TO SKIN AND EYES.
- Wash thoroughly after handling. Avoid contact with eyes, skin and clothing. Use of permeation-resistant gloves (that meet ANSI/ISEA 105-2005) and safety glasses recommended. Keep away from heat, sparks, motors and open flame. DO NOT SMOKE WHILE USING. Keep lid closed when not in use.
- If swallowed, DO NOT INDUCE VOMITING. Call physician immediately. In case of eye contact, flush with water for at least 15 minutes. In case of skin contact, wash with soap and water. If irritation develops, call physician.
- In case of fire, handle as a solvent or gasoline fire. Use dry chemical, carbon dioxide or foam fire extinguishers. Water fog or spray may be used to smother the fire and cool containers. Do not use a solid stream of water to fight fire because it can scatter and spread the fire.
- Use TPO Primer full strength. Do not thin. Thinning will affect performance.
- Jobsite storage temperatures in excess of 90°F (32°C) may affect product shelf life. Should the primer be stored at temperatures lower than 60°F (15°C), restore to room temperature prior to use.
- KEEP OUT OF THE REACH OF CHILDREN.
- REVIEW THE MATERIAL SAFETY DATA SHEET FOR COMPLETE SAFETY INFORMATION PRIOR TO USE.

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syntec.com

CARLISLE SYNTEC SYSTEMS

Sure-Weld TPO
TPO Primer

Typical Properties and Characteristics

Color	Clear/Translucent
Appearance	Smooth, no lumps
Solids Content	15%
Weight Per Gallon	6.5 lbs (2.95 Kg)
Packaging	6 1-gallon cans per carton
Shelf Life	1 year in unopened container
Flash Point	18°F (-8°C)

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

LEED® Information

Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
VOC Content	645 g/L
Manufacturing Location	Michigan Center, MI

Shop Drawings

Fax To: **Kyle Gentile**
Company: **ABC Supply Co., Inc. #051**
19105 S Figueroa St
Gardena, CA 90248-4515
Phone #: **310-217-9152**
Fax #: **310-217-9156**
Contractor:

3 Floridian Dr.
Erlanger, KY 41018
Ph / 800-577-1222 (ext. 224)
EFax / 1-866-638-6571

General Project Information:

Date Quoted: 10/13/2015 **Revised:** 10/19/2015
Job Name: Monterey Conference Center

Location: Monterey, CA
Job #: SM-1196185-X1

Project Manager: Shane Mees
E-Mail: shane.mees@abcsupply.com

Tapered System Description:

Taper Material:	ISO - 20 PSI (4' x 4')
Tapered Area (sq):	210.1
Taper Slope:	1/4"/ft
Taper Fill:	ISO - 20 PSI (4' x 4')
Minimum Start:	1/2"
Maximum Thick:	8 1/2"

Cricket System Description:

Cricket Material:	ISO - 20 PSI (4' x 4')
Cricket Area (sq):	3.5
Cricket Slope:	1/2"/ft
Cricket Fill:	ISO - 20 PSI (4' x 4')
Minimum Start:	1/2"
Maximum Thick:	3 1/2"

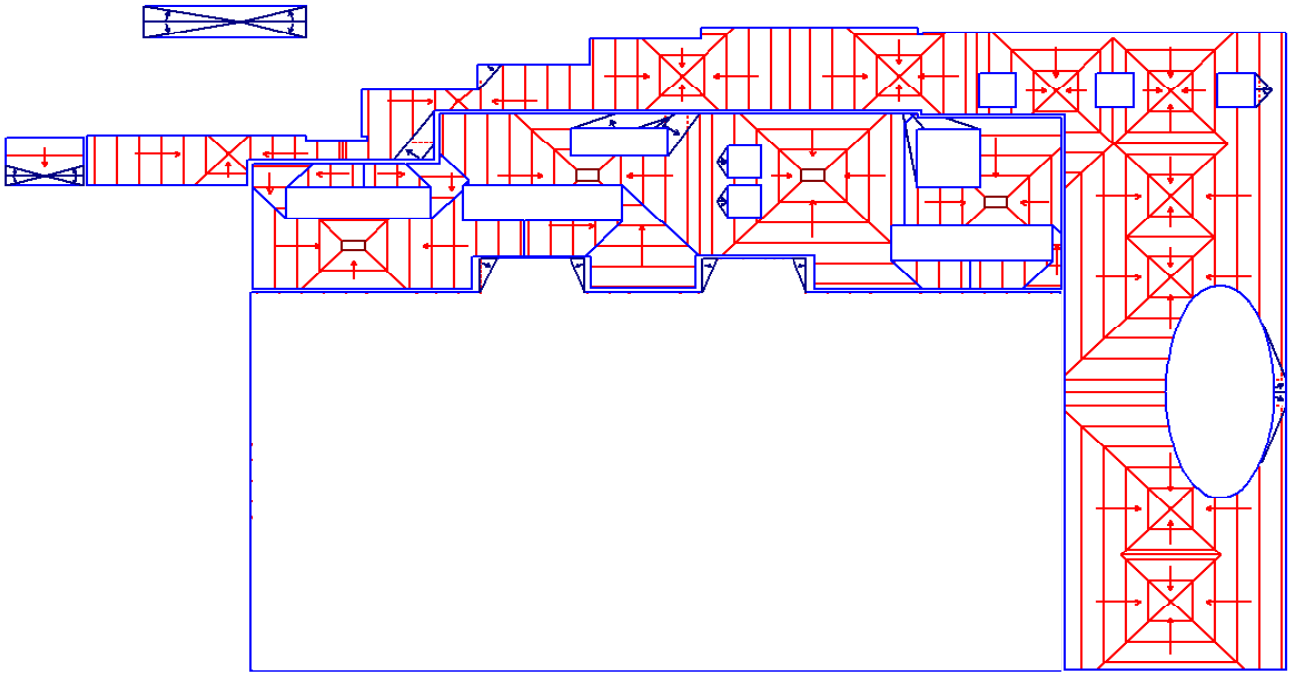
Non Taper Area (sq):	.3
Avg. R-Value:	24.10
Total Sqs. Applied:	502.88
Total Sqs. Material:	573.12

CAO RISK

Monterey Conference Center

Monterey, CA

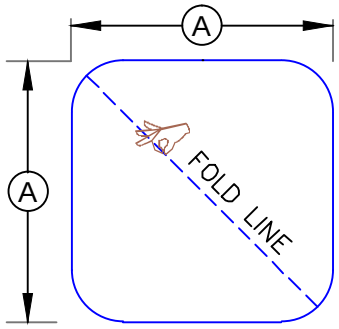
SM-1196185-X1



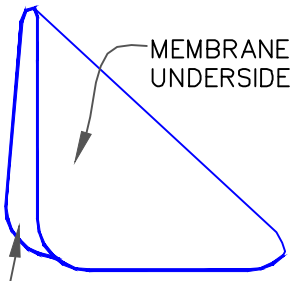
Taper Slope:	1/4"/ft
Minimum:	1/2"
Maximum:	8 1/2"
Cricket Slope:	1/2"/ft

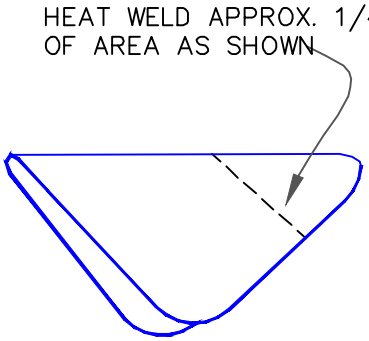
CAUTION

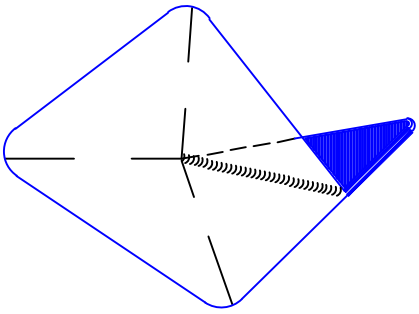
DETAIL NOT FOR USE ON 25 OR 30-YEAR WARRANTY PROJECTS, PRE-FABRICATED/PRE-MOLDED ACCESSORIES MUST BE UTILIZED. ACCEPTABLE FLASHING SHALL CONFORM WITH THERMOPLASTIC UNIVERSAL DETAIL U-15A.

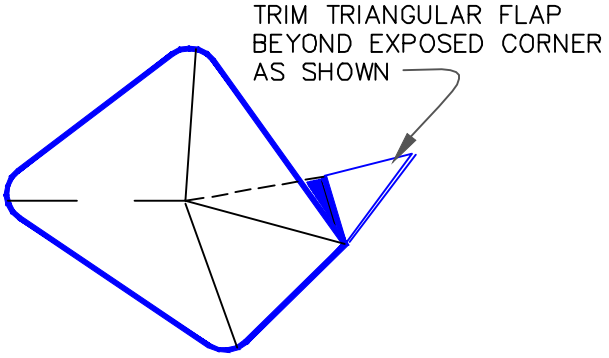


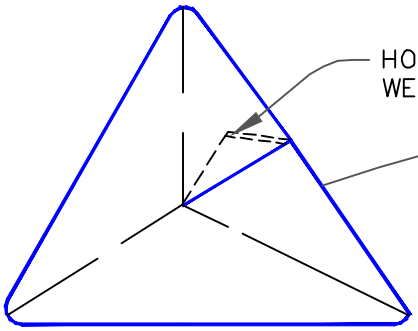
CUT A SECTION OF THERMOPLASTIC NON-REINFORCED MEMBRANE WITH ROUNDED CORNERS



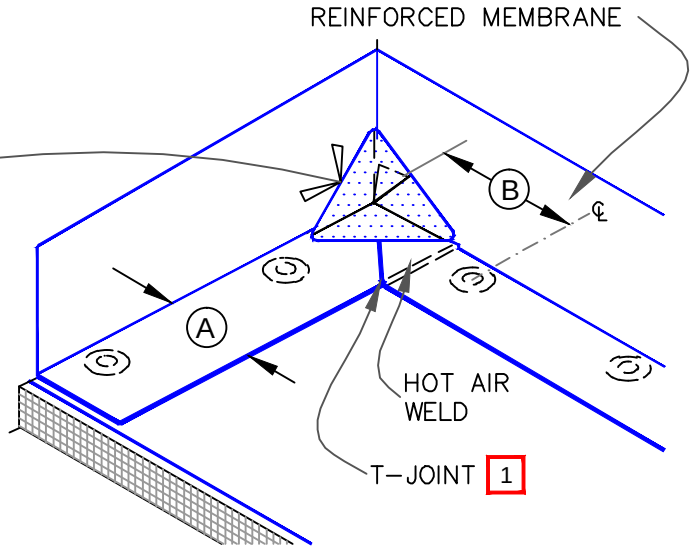








POSITION AND HEAT WELD CORNER IN PLACE AS SHOWN



DIMENSIONS	mm	
A 6"	152	APPROX.
B 6"-9"	152-229	

NOTES:

1. WHEN USING 60 OR 80-MIL MEMBRANE, APPLY A 4 1/2" (114mm) DIAMETER "T-JOINT" COVER AT ALL FIELD SPLICE INTERSECTIONS.

THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

FIELD FABRICATED INSIDE CORNER FLASHING

For additional information, refer to Specifications

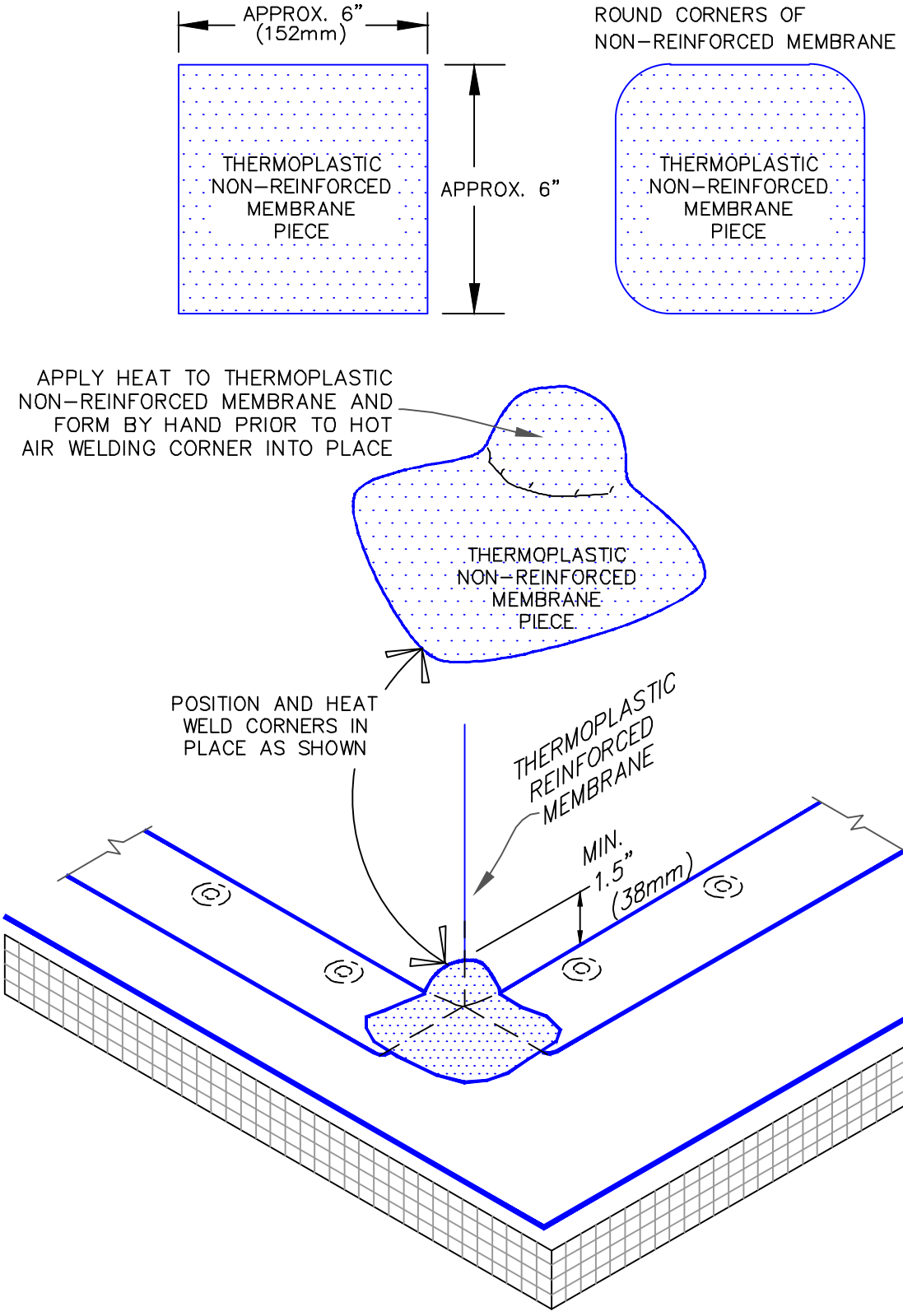
DETAIL NO. U-15B

CAO RISK

VERSAL

CAUTION

DETAIL NOT FOR USE ON 25 OR 30-YEAR WARRANTY PROJECTS, PRE-FABRICATED/PRE-MOLDED ACCESSORIES MUST BE UTILIZED. ACCEPTABLE FLASHING SHALL CONFORM WITH THERMOPLASTIC UNIVERSAL DETAIL U-15D.



THERMOPLASTIC REINFORCED MEMBRANE

APPROVED INSULATION

SEE NOTE(S)

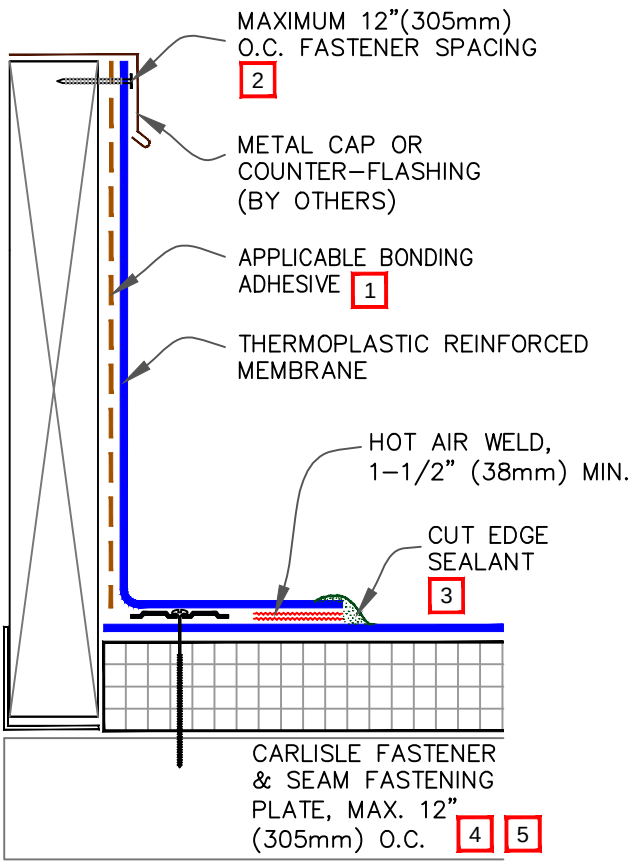
FIELD FABRICATED OUTSIDE CORNER FLASHING

For additional information, refer to Specifications

DETAIL NO. U-15E

CAO RISK

VERSAL

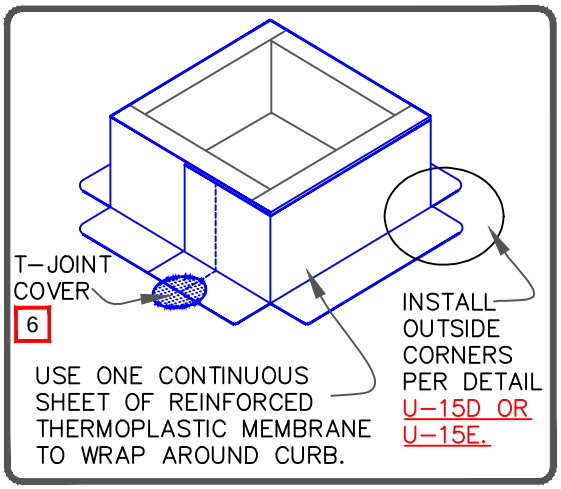


NOTES:

1. WHEN USING TPO MEMBRANE, BONDING ADHESIVE IS NOT REQUIRED WHEN THE FLASHING HEIGHT IS 12" (305mm) OR LESS AND THE MEMBRANE IS FASTENED "AS SHOWN" ON TOP OF THE CURB. WHEN CARLISLE TERMINATION BAR IS USED BENEATH THE COUNTER–FLASHING, BONDING ADHESIVE CAN BE ELIMINATED WHEN THE MEMBRANE HEIGHT IS 18" (457mm) OR LESS.

2. WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER–FLASHING, USE EPDM WASHERS, APPLY WATER CUT–OFF MASTIC UNDER THE COUNTER–FLASHING OR CAULK THE FASTENER HEADS.

3. APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT–EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE AND RECOMMENDED ON CUT EDGES OF SURE–FLEX PVC MEMBRANE.



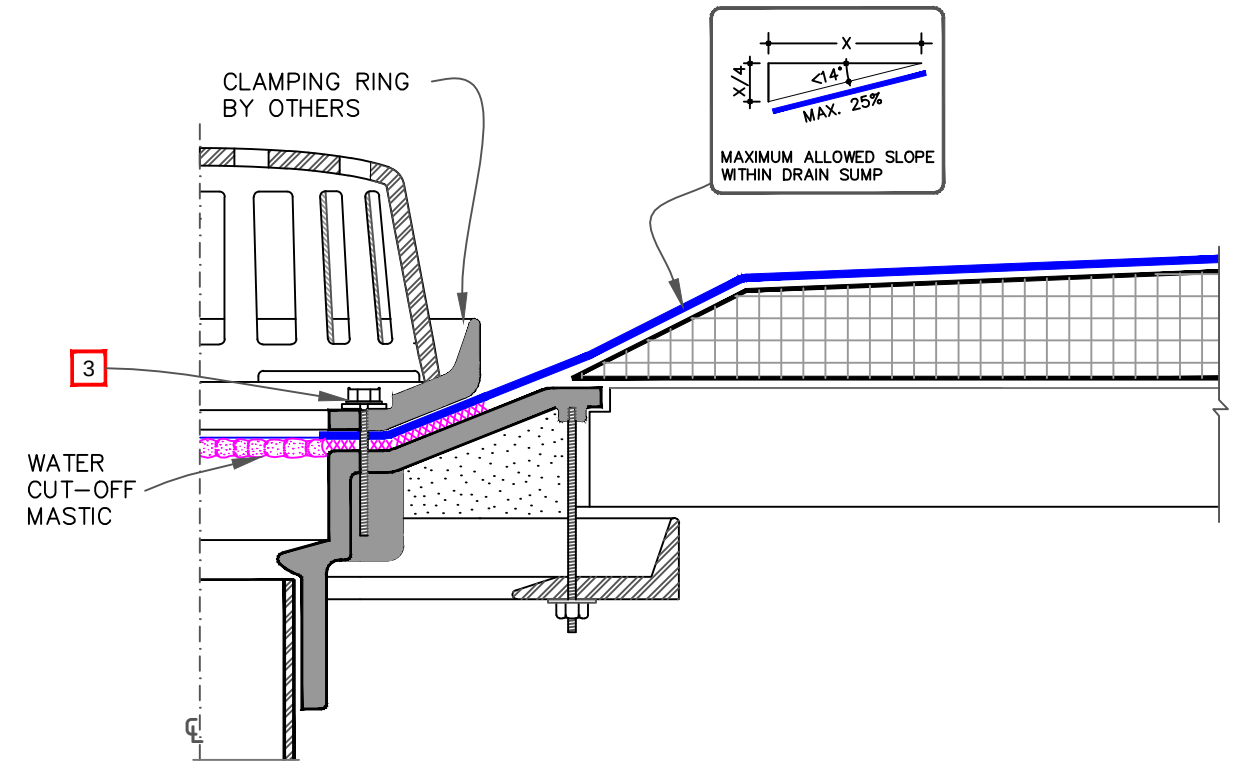
4. REFER TO CARLISLE SPECIFICATIONS FOR ACCEPTABLE CARLISLE FASTENER AND PLATE.

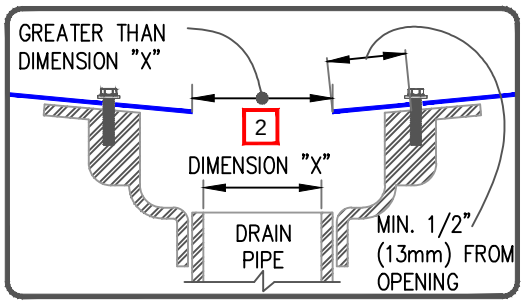
5. MECHANICAL SECUREMENT MAY BE INSTALLED INTO THE VERTICAL SUBSTRATE.

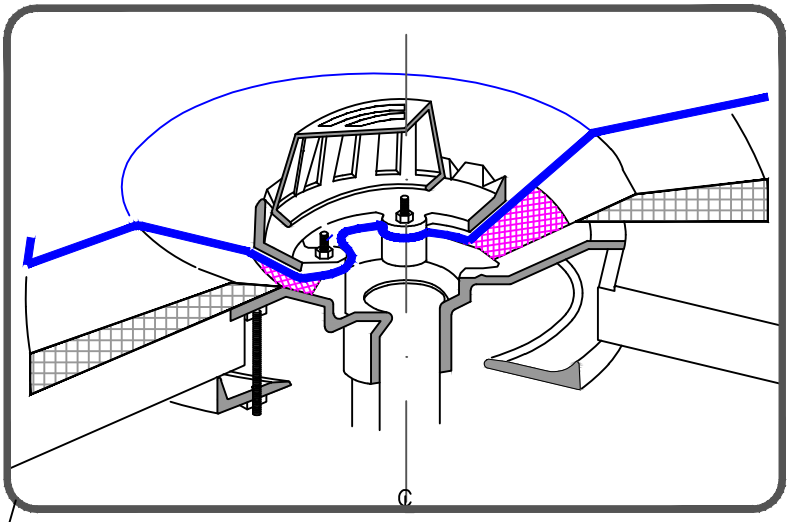
6. WHEN USING 60 OR 80 MIL THICK CURB FLASHING, THE INTERSECTIONS BETWEEN SPLICES MUST BE OVERLAID WITH A THERMOPLASTIC "T–JOINT" COVER.

THERMOPLASTIC REINFORCED MEMBRANE APPROVED INSULATION 0 SEE NOTE(S)	CURB FLASHING For additional information, refer to Specifications	DETAIL NO. U-5A THERMOPLASTIC UNIVERSAL

CAO RISK





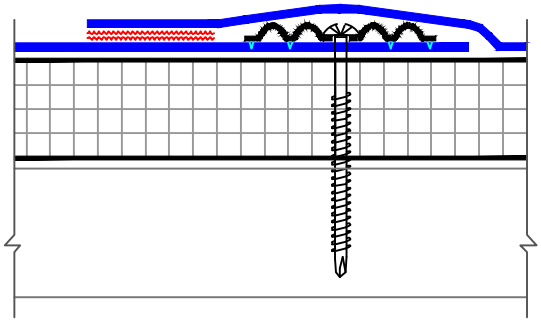


NOTES:

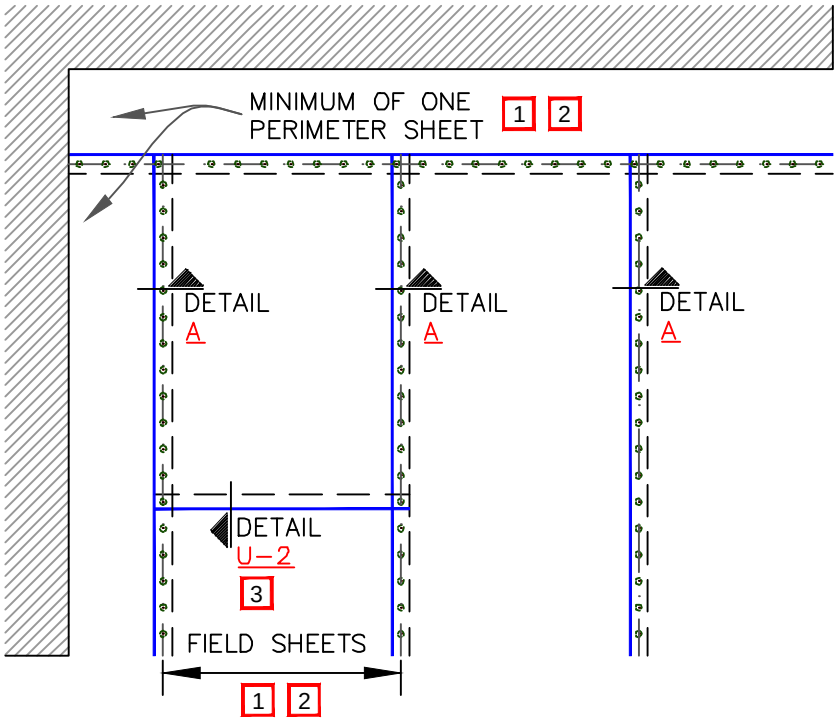
1. ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH THE LOCAL CODES.
2. THE HOLE IN THE MEMBRANE SHALL EXCEED THE DIAMETER OF THE DRAIN PIPE, BUT SHALL BE NO LESS THAN 1/2" (13mm) FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
3. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT–OFF MASTIC.
4. REMOVE EXISTING LEAD, FLASHING MATERIAL & ENSURE THE DRAIN RING IS COMPLETELY CLEAN DOWN TO BARE METAL.

THERMOPLASTIC REINFORCED MEMBRANE APPROVED INSULATION 0 — SEE NOTE(S)	ROOF DRAIN (DRAIN SUMP UP TO 3 INCHES TO 1 HORIZONTAL FOOT) For additional information, refer to Specifications	DETAIL NO. U-6A THERMOPLASTIC UNIVERSAL

CAO RISK



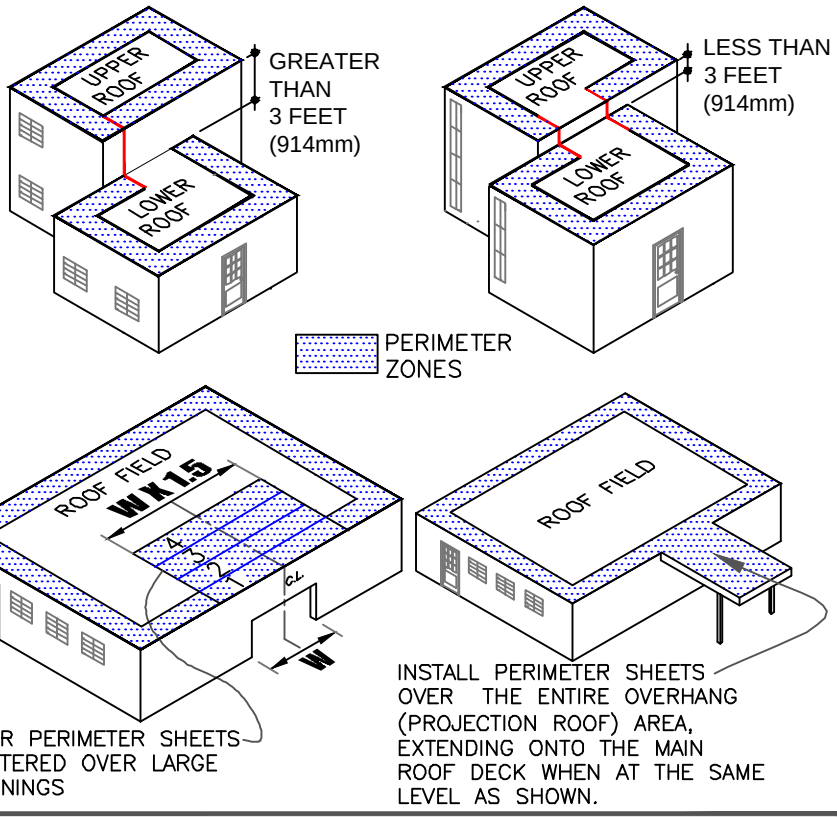
DETAIL A: (FOR RELATED NOTES, REFER TO DETAILS MF-2A & 2B)



NOTES:

1. WHEN USING 10' (3048mm) OR 12' (3658mm) WIDE TPO FIELD SHEETS, 6' (1829mm) WIDE PERIMETER SHEETS ARE UTILIZED. WHEN USING 8' (2438mm) WIDE TPO FIELD SHEETS, 4' (1219mm) WIDE PERIMETER SHEETS ARE USED. WHEN USING 10' (3048mm) WIDE PVC FIELD SHEETS, 5' (1524mm) WIDE PERIMETER SHEETS ARE UTILIZED. WHEN USING 81" (2057mm) WIDE PVC FIELD SHEETS, 40.5" (1029mm) WIDE PERIMETER SHEETS ARE USED.
2. REFER TO CARLISLE SPECIFICATIONS FOR REQUIRED NUMBER OF PERIMETER SHEETS, SHEET WIDTH AND MEMBRANE FASTENING DENSITY.
3. END LAPS DO NOT REQUIRE MECHANICAL FASTENING AND SHALL BE OVERLAPPED 2" (51mm) MINIMUM. REFER TO THERMOPLASTIC DETAIL U-2.

GUIDELINES FOR ROOF PERIMETER ZONES FOR MECHANICALLY FASTENED ROOF SYSTEM



THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

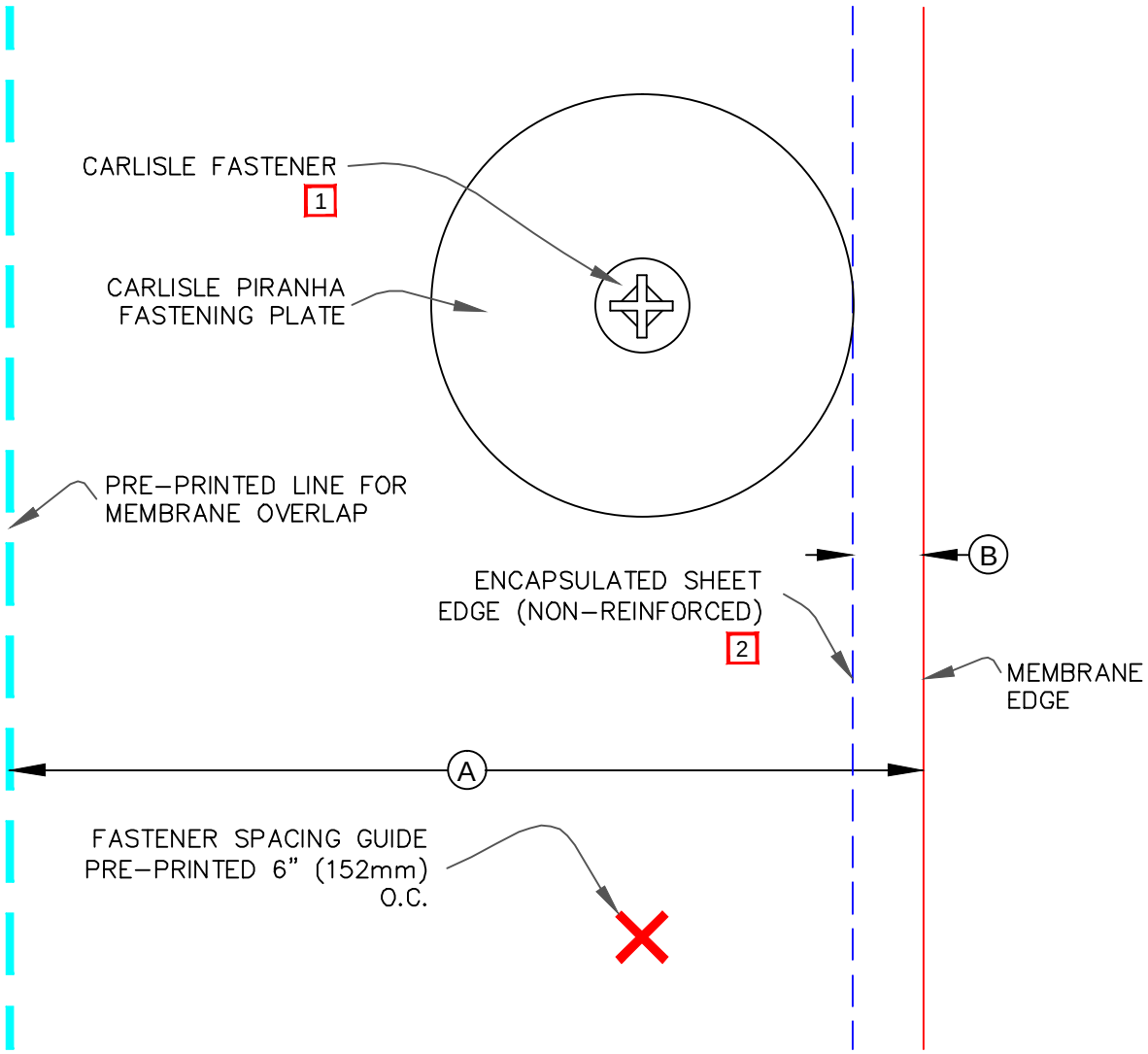
MEMBRANE SECUREMENT

For additional information, refer to Specifications

DETAIL NO. MF-2

CAO RISK

VERSAL



DIMENSIONS	mm	
A 5–1/2"	140	APPROX.
B 1/2"	13	APPROX.

NOTE:

1. ON MECHANICALLY FASTENED SYSTEMS, HP–X FASTENERS AND PIRANHA PLATES OR HP–XTRA FASTENERS AND PIRANHA XTRA PLATES ARE REQUIRED OVER STEEL AND WOOD DECKS. ON CONCRETE DECKS, CD–10 OR HD 14–10 FASTENERS ARE USED WITH PIRANHA PLATES.

2. POSITION SEAM FASTENING PLATES BEYOND NON–REINFORCED ENCAPSULATED EDGE.

THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

FASTENER AND PLATE PLACEMENT

For additional information, refer to Specifications

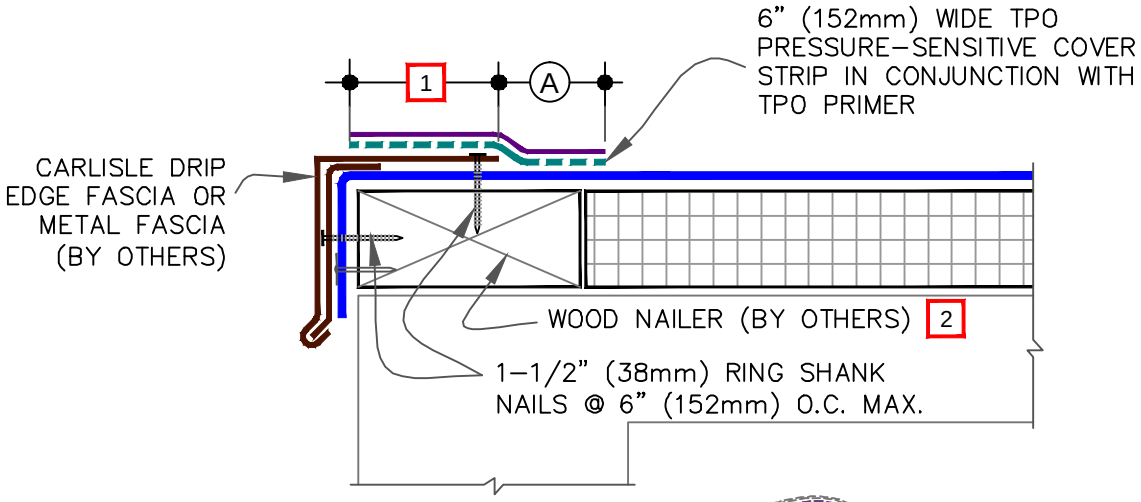
DETAIL NO. MF-2B

CAO RISK

VERSAL

CAUTION

DETAIL NOT FOR USE ON 25 OR 30-YEAR WARRANTY PROJECTS. ACCEPTABLE EDGING SHALL CONFORM WITH THERMOPLASTIC UNIVERSAL DETAILS U-1B, U-1C, U-1D, U-1E OR U-1F.

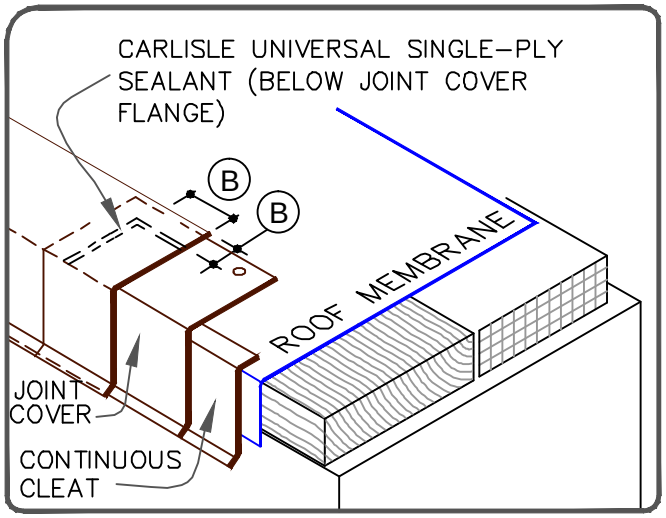


TPO ONLY (NOT FOR PVC)

DIMENSIONS		mm	
A	2"	51	MIN.
B	1/2"	13	TO
	1"	25	

NOTES:

1. METAL FASCIA DECK FLANGE MUST BE TOTALLY COVERED BY TPO PRESSURE-SENSITIVE COVER STRIP WITH MINIMUM 2" (51mm) COVERAGE PAST NAIL HEADS.
2. WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF METAL FASCIA DECK FLANGE.
3. TO REMOVE FINISHING OILS, SCRUB METAL FLANGE WITH WEATHERED MEMBRANE CLEANER; ALLOW TO DRY PRIOR TO APPLYING TPO PRIMER.
4. APPLY TPO PRIMER TO METAL FLANGE AND MEMBRANE SURFACE PRIOR TO INSTALLING TPO PRESSURE-SENSITIVE COVER STRIP.
5. WHEN METAL FASCIA BY OTHERS IS USED, FASTENER TYPE AND FASTENING FREQUENCY SHALL BE RECOMMENDED BY METAL EDGE MANUFACTURER.
6. TO ENSURE TPO PRESSURE-SENSITIVE COVER STRIP CONFORMS TO STEP-OFFS, HEAT COVER STRIP AT SPLICE INTERSECTIONS PRIOR TO ROLLING.



TPO MEMBRANE
APPROVED SUBSTRATE
SEE NOTE(S)

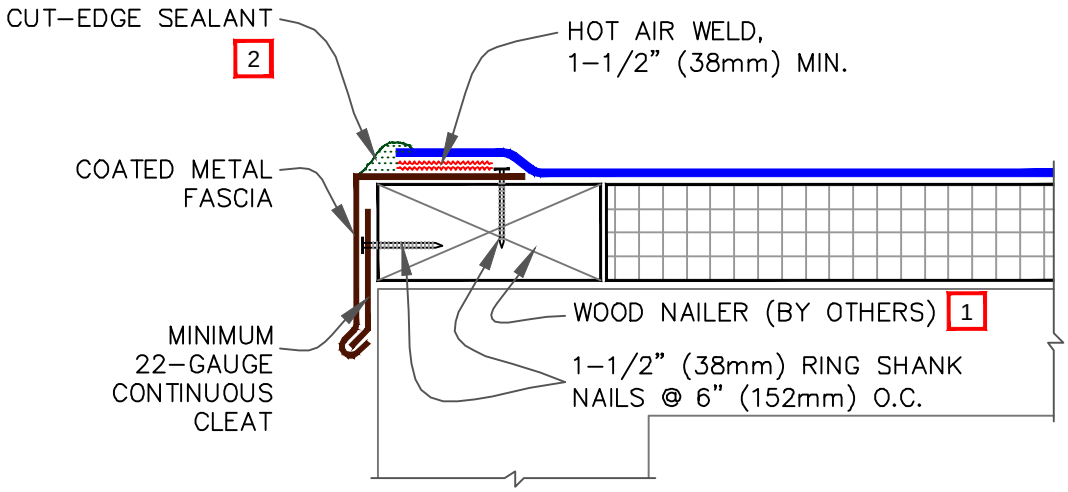
SecurSeal DRIP EDGE FASCIA

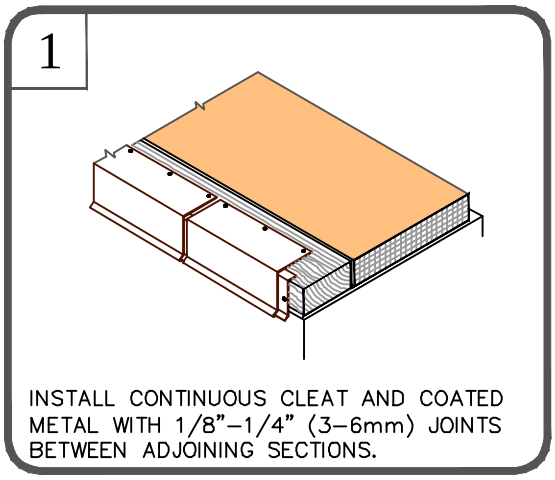
For additional information, refer to Specifications

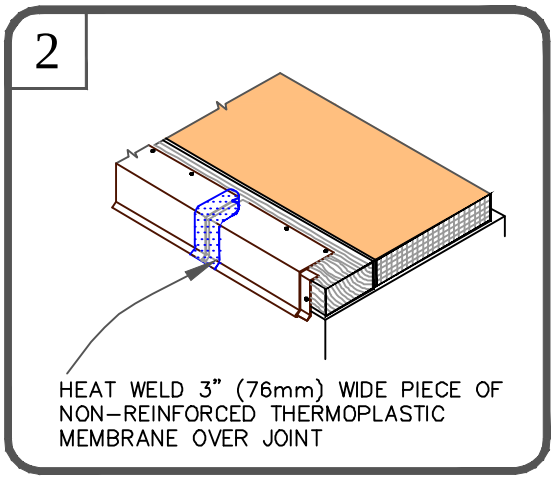
DETAIL NO. U-1A

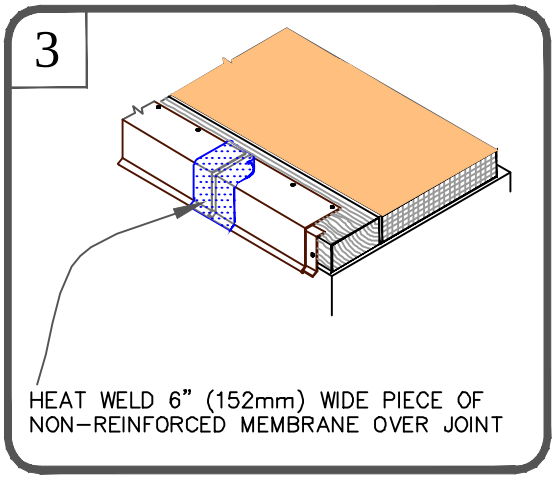
CAO RISK

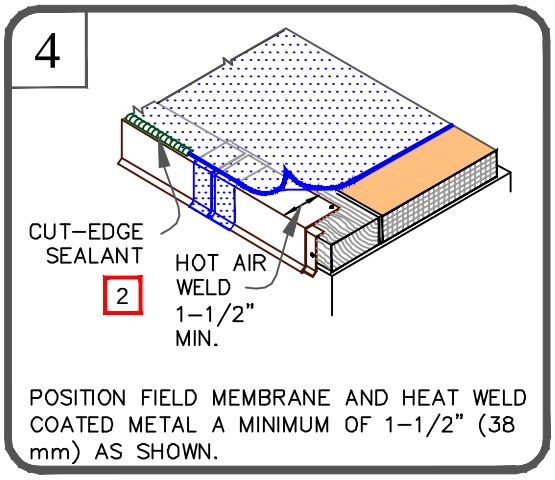
IC TPO











NOTES:

1. WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF METAL FASCIA DECK FLANGE.

2. APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT–EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE AND RECOMMENDED ON CUT EDGES OF SURE–FLEX PVC MEMBRANE.

THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

SecurWELD COATED DRIP EDGE FASCIA

For additional information, refer to Specifications

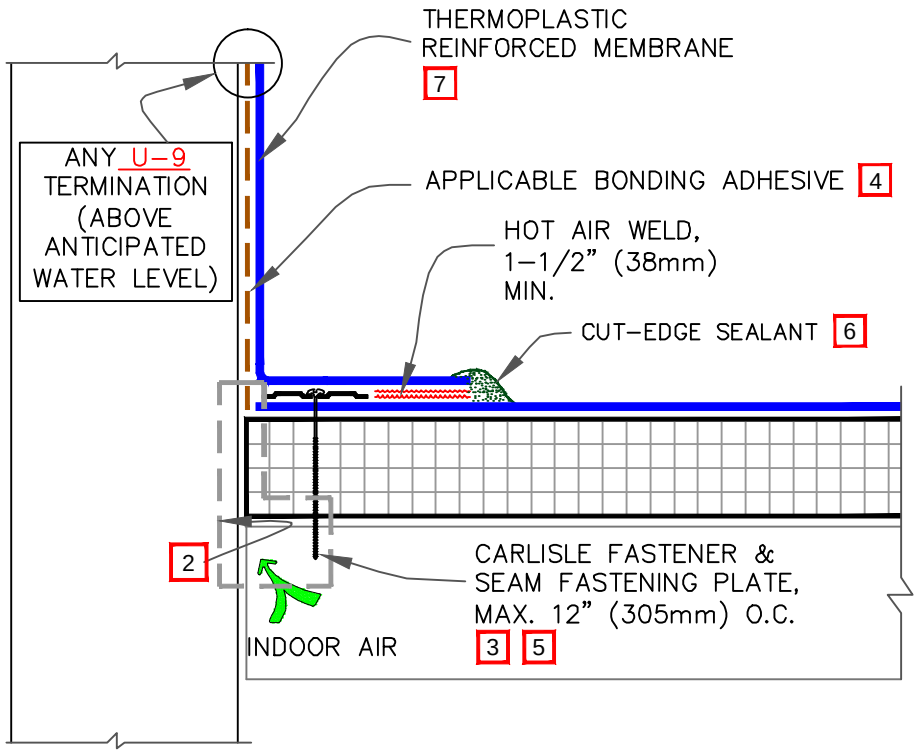
DETAIL NO.
1B

CAO RISK

VERSAL

CAUTION

WHEN A WARRANTY WIND SPEED GREATER THAN 90MPH IS SPECIFIED, CARLISLE FASTENERS AND SEAM FASTENING PLATES SHALL NOT EXCEED 6" (152mm) ON CENTER FOR ADHERED MEMBRANE ASSEMBLIES.



NOTES:

1. POSITION FASTENING PLATES 1/2" (13mm) TO 1" (25mm) FROM EDGE OF DECK MEMBRANE.

2. REFER TO SPECIAL CONDITION SPEC. SUPPLEMENTS G-01-11 OR G-08-11:
   2.1. TO BLOCK INDOOR AIR INFILTRATION AND HUMIDITY AT THE JUNCTION (G-01-11).
   2.2. WHERE ROOF SYSTEM IS DESIGNED WITH A VAPOR RETARDER (G-08-11).

3. ON MECHANICALLY FASTENED SYSTEMS, HP-X FASTENERS AND PIRANHA PLATES OR HP-XTRA FASTENERS AND PIRANHA XTRA PLATES ARE REQUIRED OVER STEEL AND WOOD DECKS. ON CONCRETE DECKS, CD-10 OR HD 14-10 FASTENERS ARE USED WITH PIRANHA PLATES.

4. WHEN USING TPO MEMBRANE, BONDING ADHESIVE IS NOT REQUIRED WHEN THE FLASHING HEIGHT IS 12" (305mm) AND COUNTERFLASHING IS USED FOR TERMINATION. WHEN COPING OR CARLISLE TERMINATION BAR IS USED, BONDING ADHESIVE MAY BE ELIMINATED WHEN THE FLASHING HEIGHT IS 18" (457mm) OR LESS.

5. IN A CASE WHERE FASTENERS MUST BE FASTENED INTO THE VERTICAL SURFACE, CARE MUST BE TAKEN TO CREASE THE MEMBRANE TIGHTLY INTO THE ANGLE CHANGE. PLACING THE PLATES TIGHT INTO THE ANGLE CHANGE WILL HELP HOLD THE MEMBRANE IN THE PROPER POSITION.

6. APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE AND RECOMMENDED ON CUT EDGES OF SURE-FLEX PVC MEMBRANE.

7. WHEN PARAPET WALL HEIGHT EXCEEDS 48" (1219mm), REFER TO DETAILS U-12D OR U-12E FOR ADDITIONAL REQUIREMENTS WHEN USING PVC MEMBRANE ONLY.

THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

PARAPET FLASHING

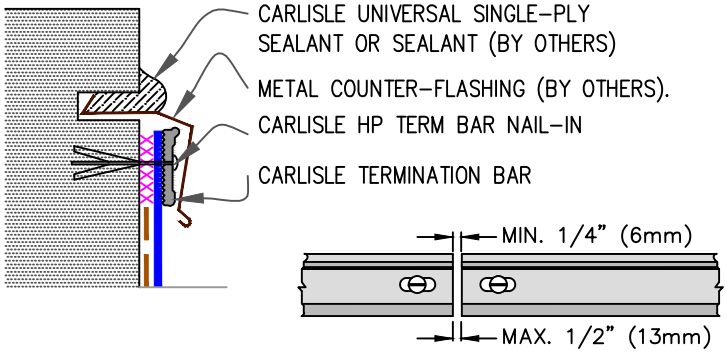
For additional information, refer to Specifications

TD CAO RISK

DETAIL NO. U-12A

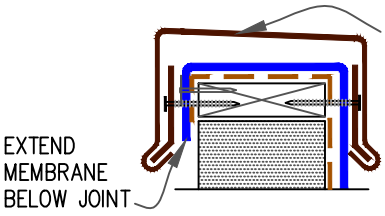
VERSAL

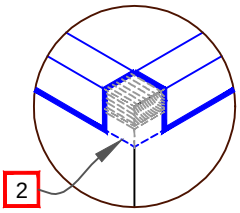
9A MECHANICAL TERMINATION WITH COUNTER FLASHING



NOTES:
1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.
2. DO NOT WRAP TERMINATION BAR AROUND CORNERS.
3. DETAIL REQUIRED FOR USE ON WARRANTY PROJECTS EXCEEDING 20-YEARS. MAY BE USED FOR ANY PROJECT REGARDLESS OF WARRANTY.

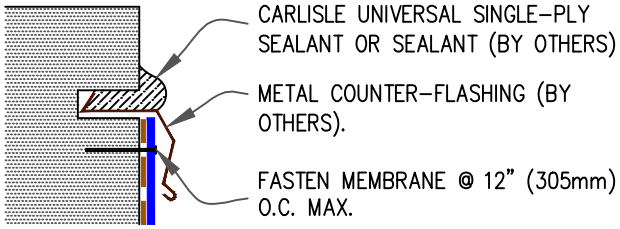
9B SHEET METAL COPING (BY OTHERS)





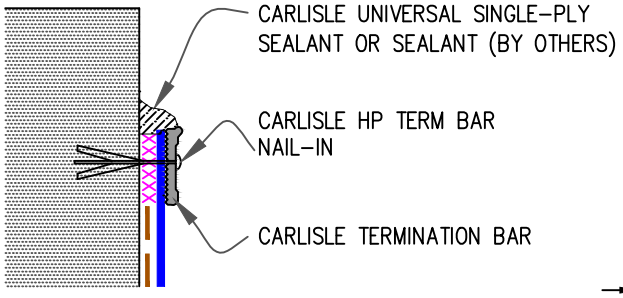
NOTES:
1. FOR CARLISLE SecurEdge COPING, REFER TO INSTALLATION INSTRUCTIONS PUBLISHED SEPARATELY.
2. MEMBRANE MUST BE EXTENDED TO CORNERS TO PROVIDE COMPLETE COVERAGE OF THE TOP WALL SURFACE.

9C COUNTER FLASHING TERMINATION

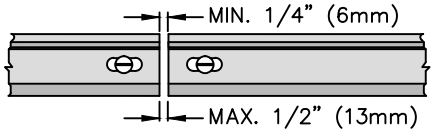


NOTES:
1. WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER-FLASHING, USE EPDM WASHERS, APPLY WATER CUT-OFF MASTIC UNDER THE COUNTER-FLASHING OR CAULK THE FASTENER HEADS.
2. DETAIL NOT FOR USE ON WARRANTY PROJECTS EXCEEDING 10-YEARS.

9D MECHANICAL TERMINATION



NOTES:
1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.
2. DO NOT WRAP COMPRESSION TERMINATION BAR AROUND CORNERS.
3. DETAIL NOT FOR USE ON WARRANTY PROJECTS EXCEEDING 20-YEARS.



APPLICABLE BONDING ADHESIVE

XXXXXXXX WATER CUT-OFF MASTIC- MUST BE HELD UNDER CONSTANT COMPRESSION.

THERMOPLASTIC REINFORCED MEMBRANE

APPROVED INSULATION

0 SEE NOTE(S)

MEMBRANE TERMINATIONS
PAGE 1 OF 2

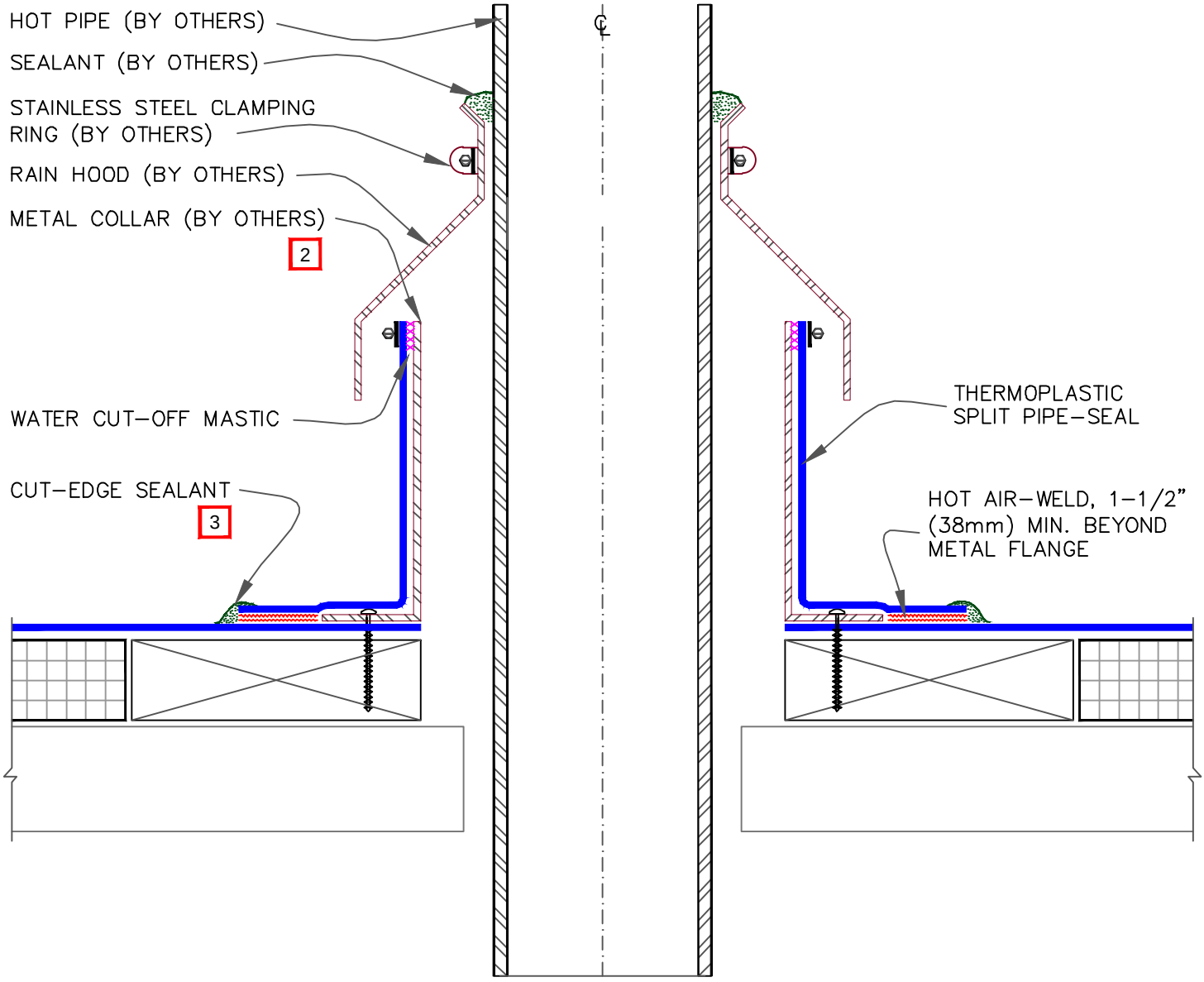
For additional information, refer to Specifications

DETAIL NO. U-9

THERMOPLASTIC UNIVERSAL

REV. 8/2013

CAO RISK



NOTES:

1. REMOVE ALL EXISTING LEAD AND FLASHING MATERIAL BEFORE INSTALLING PIPE FLASHING.
2. TEMPERATURE OF THE METAL COLLAR MUST NOT EXCEED 140°F (60°C) WHEN USING PVC AND 160°F (71°C) WHEN USING TPO FLASHING.
3. APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT–EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE AND RECOMMENDED ON CUT EDGES OF SURE–FLEX PVC MEMBRANE.
4. REGARDLESS OF THE FIELD MEMBRANE THICKNESS, THERMOPLASTIC "T–JOINT" COVERS ARE REQUIRED OVER THE SPLICE INTERSECTIONS OF THE SPLIT PIPE SEAL.

THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

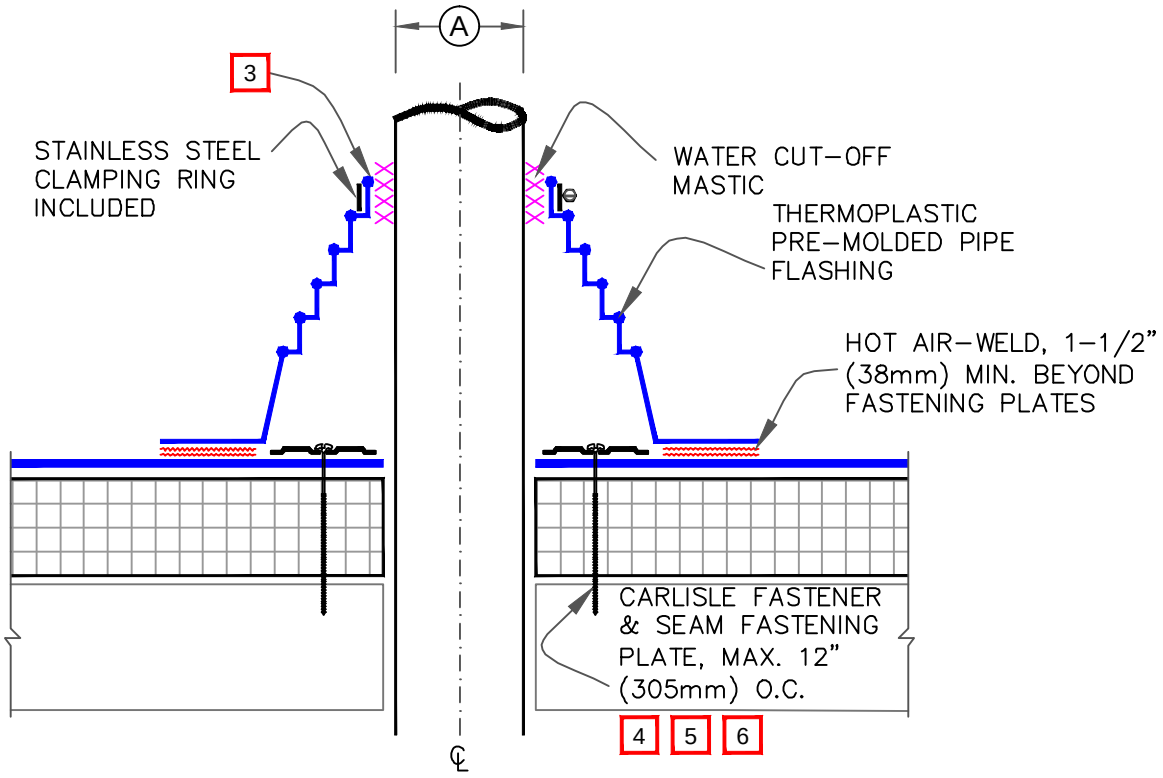
HOT PIPE FLASHING

For additional information, refer to Specifications

DETAIL NO.
...3E

CAO RISK

...VERSAL



DIMENSIONS		mm	
A	3/4"	19	TO
	8"	203	

NOTES:

1. REMOVE ALL EXISTING LEAD AND FLASHING MATERIAL BEFORE INSTALLING PRE-MOLDED PIPE FLASHING.
2. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 140°F (60°C) WHEN USING PVC AND 160°F (71°C) WHEN USING TPO FLASHING.
3. PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.
4. INSTALL A MINIMUM OF 4 FASTENERS AND PLATES AROUND THE PIPE, EQUALLY SPACED. IF FASTENERS AND PLATES CANNOT BE INSTALLED AS SHOWN, THEY MAY ALSO BE POSITIONED OUTSIDE THE PIPE MAXIMUM 12" (305mm) O.C. AND FLASHED WITH THERMOPLASTIC REINFORCED MEMBRANE/CUT-EDGE SEALANT. REFER TO DETAIL U-8B.
5. FASTENERS AND PLATES ARE NOT REQUIRED ON ADHERED SYSTEMS UNLESS PIPE DIAMETER EXCEEDS 18" (457mm).
6. ON MECHANICALLY FASTENED SYSTEMS, HP-X FASTENERS AND PIRANHA PLATES OR HP-XTRA FASTENERS AND PIRANHA XTRA PLATES ARE REQUIRED OVER STEEL AND WOOD DECKS. ON CONCRETE DECKS, CD-10 OR HD 14-10 FASTENERS ARE USED WITH PIRANHA PLATES.

THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

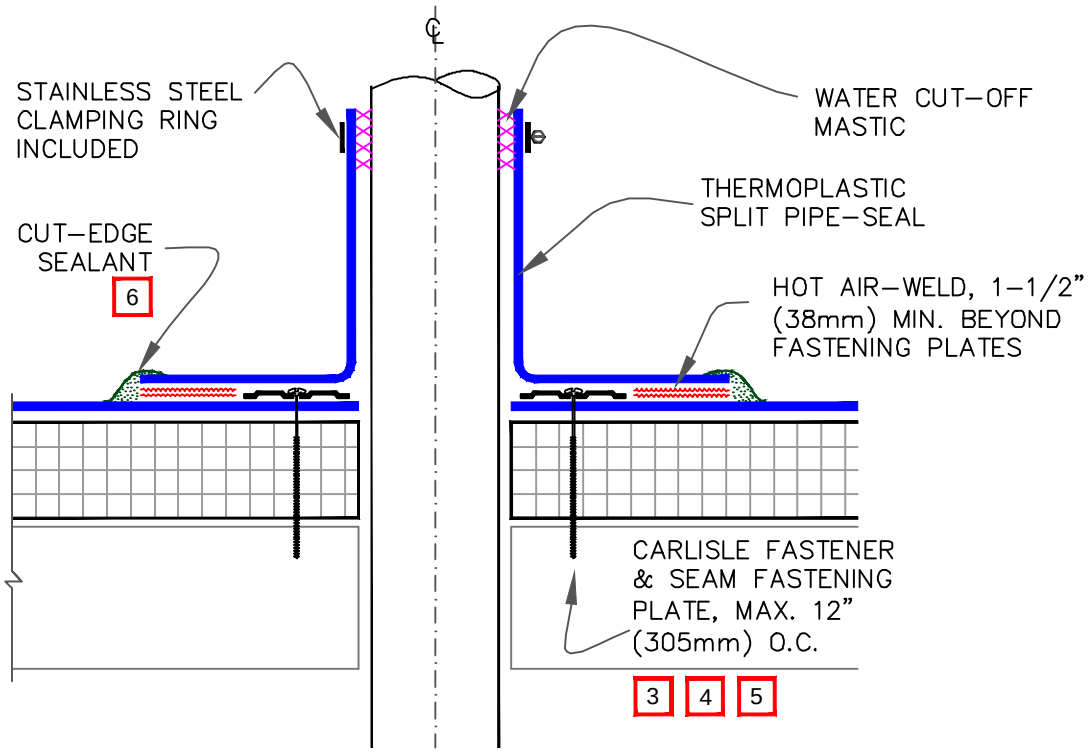
PRE-MOLDED PIPE FLASHING

For additional information, refer to Specifications

DETAIL NO. U-8A

CAO RISK

VERSAL



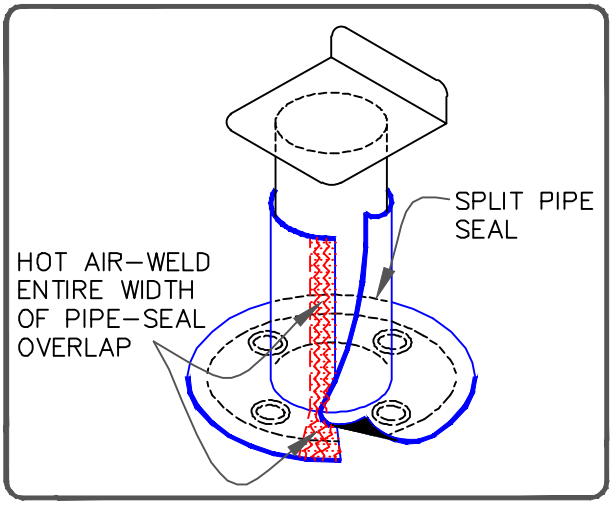
NOTES:

1. REMOVE ALL EXISTING LEAD AND FLASHING MATERIAL BEFORE INSTALLING SPLIT PIPE FLASHING.

2. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 140°F (60°C) WHEN USING PVC AND 160°F (71°C) WHEN USING TPO FLASHING.

3. INSTALL A MINIMUM OF 4 FASTENERS AND PLATES AROUND THE PIPE, EQUALLY SPACED. IF FASTENERS AND PLATES CANNOT BE INSTALLED AS SHOWN, THEY MAY ALSO BE POSITIONED OUTSIDE THE PIPE MAXIMUM 12" (305mm) O.C. AND FLASHED WITH THERMOPLASTIC REINFORCED MEMBRANE/CUT–EDGE SEALANT. REFER TO DETAIL U–8B.

4. FASTENERS AND PLATES ARE NOT REQUIRED ON ADHERED SYSTEMS UNLESS PIPE DIAMETER EXCEEDS 18" (457mm).



5. ON MECHANICALLY FASTENED SYSTEMS, HP–X FASTENERS AND PIRANHA PLATES OR HP–XTRA FASTENERS AND PIRANHA XTRA PLATES ARE REQUIRED OVER STEEL AND WOOD DECKS. ON CONCRETE DECKS, CD–10 OR HD 14–10 FASTENERS ARE USED WITH PIRANHA PLATES.

6. APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT–EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE AND RECOMMENDED ON CUT EDGES OF SURE–FLEX PVC MEMBRANE.

7. REGARDLESS OF THE FIELD MEMBRANE THICKNESS, THERMOPLASTIC "T–JOINT" COVERS ARE REQUIRED OVER THE SPLICE INTERSECTIONS OF THE SPLIT PIPE SEAL.

THERMOPLASTIC REINFORCED MEMBRANE
APPROVED INSULATION
0 SEE NOTE(S)

PRE-FABRICATED SPLIT PIPE SEAL

For additional information, refer to Specifications

DETAIL NO.
3D

CAO RISK

VERSAL

Product Test Reports

Sure-Weld™ (TPO) Mechanically-Fastened or RhinoBond Roofing Systems
Underwriters Laboratories Approvals

Membrane Type: **.045" or .060" Sure-Weld Standard Reinforced Membrane (White, Gray or Tan)**
.045" or .060" Sure-Weld HS Reinforced Membrane (White, Gray or Tan)
.080" Sure-Weld EXTRA Reinforced Membrane (White, Gray or Tan)
.060" or .080" Spectro-Weld Reinforced Membrane (White)

UL Class "A"				
Deck Type	**Insulation (1)**	**Thickness**	**Maximum Slope**	
			Sure-Weld, Sure-Weld EXTRA or Spectro-Weld	**Sure-Weld HS**
Non-Combustible and Combustible (For combustible decks, gypsum board must be installed beneath the insulations listed) (2)(3)(4)	**Carlisle Polyisocyanurate HP-H / Insulfoam I or VIII (5)**	1"/ Any	1/2"*	1-1/2"
	Carlisle Polyisocyanurate HP-H, SecurShield,	Any		
	Carlisle SecurShield HD or SecurShield HD Plus/Polyisocyanurate **Carlisle** SecurShield HD or SecurShield HD Plus/Insulfoam I or VIII (5)	1/2"/Any		
	Insulfoam SP (5)	Any	1/2"	1/2"
	Carlisle HP Recovery Board **Carlisle** HP Recovery Board/Polyisocyanurate **Carlisle** HP Recovery Board/Insulfoam I or VIII (5)	1/2" - 3" 1/2" Min./Any 1/2" Min./Any	1-1/2"	1-1/2"
	OSB APA rated **OSB** APA rated/Polyisocyanurate **OSB** APA rated/Insulfoam I or VIII	7/16" 7/16" Min./Any 7/16" Min./Any		
Combustible (6)	Dens-Deck Dens-Deck or Securock/Polyisocyanurate Dens-Deck or Securock/Insulfoam I or VIII	1/4" (2)(4) 1/4"/Any (4) 1/4"/Any (4)	3" 2-1/2" EXTRA	Unlimited**
	Carlisle Polyisocyanurate SecurShield or SecurShield HD Composite over 1 layer FR Base Sheet 1S	1.9" Min. / 1 layer	1/2"	1/2"
	Carlisle SecurShield HD or HD Plus / Polyiso	1/2" Min./ 2.5" Min.	1/2"	1/2"
	Carlisle SecurShield HD or HD Plus / Polyiso / 1 layer FR Base Sheet 1S	1/2" Min. / 1.4" Min./ 1 layer		
	Carlisle SecurShield HD or HD Plus / Insulfoam I or VIII	1/2" Min. / 4" Min.		
	Carlisle SecurShield HD EPS Composite	4.5" Min.	1/2"	1/2"
	Carlisle SecurShield CD	1" Min.	1/2"	1/2"
	Carlisle SecurShield CD / Insulfoam I or VIII	1" Min. / 3.5" Min.		
	Carlisle Polyisocyanurate SecurShield (4) or SecurShield HD Composite	3" Min.	1/2"	1/2"
	Polyisocyanurate listed above over 2 layers of **Carlisle** FR Base Sheet 1S	Any/2 layers	1/2"	1/2"
	Two layers **Carlisle** FR Base Sheet 1S	Two layers of Base Sheet	1/2"	1/2"
Lightweight Insulating Concrete	Direct Application	N/A	3" 2-1/2" EXTRA	Unlimited

* - 3/4" per foot slope for SecurShield on non-combustible decks only
** - Maximum slope for Securock is 3" per foot

Notes:
(1) When multiple insulation layers are listed (i.e., HP Recovery Board/Polyisocyanurate), the insulation listed first (HP Recovery Board) is directly under the membrane.
(2) Securock can be used in this application; however, the minimum thickness required is 1/2".
(3) On Retrofit/No Tear-off projects, where the existing roof is Class A rated, gypsum board may be eliminated. Existing Class B or C rated roofs will require use of gypsum board to achieve a Class A rating, otherwise, the new roofing system will retain existing UL rating.
(4) Insulation joints (bottom layer) are to be staggered a minimum of 6" from joints in wood deck.
(5) Assembly not permitted on combustible decks, even with gypsum board underneath.
(6) Combustible deck ratings can be used on non-combustible decks.

Sure-Weld™ (TPO) Mechanically-Fastened or RhinoBond Roofing Systems
FM Approvals and Equivalencies

A. FM Approvals - Field Sheet Securement Criteria (1)(2)(3)(6)

Membrane Type: .045" or .060" Sure-Weld Standard Reinforced Membrane (White, Gray or Tan)
.045" or .060" Sure-Weld HS Reinforced Membrane (White, Gray or Tan)
.080" Sure-Weld EXTRA Reinforced Membrane (White, Gray or Tan)
.060" or .080" Spectro-Weld Reinforced Membrane (White)

Membrane Width (2)	Fastener/Plate (3)	Spacing	Min. 22 Gauge Grade C Steel		Min. 22 Gauge Grade E Steel (4) or Structural Concrete		Min. 18 Gauge Steel
			Sure-Weld, Sure-Weld EXTRA or Spectro-Weld	Sure-Weld HS	Sure-Weld, Sure-Weld EXTRA or Spectro-Weld	Sure-Weld HS	Sure-Weld or Sure-Weld EXTRA
4 foot (5)	HP-X /Piranha	6"	1-165 (136102-0-0)	-	1-165 (136102-0-0)	-	-
		12"	1-105 (136101-0-0)	-	1-105 (136101-0-0)	-	
6 Foot	HP-X /Piranha	6"	1-90	-	-	-	-
	HP-X /Piranha	12"	-	-	1-90	-	
	HP-Xtra /Piranha Xtra	12"	1-90	-	-	-	
8 Foot	HP-X /Piranha	6"	1-75	-	1-135 (12496-0-0)	1-120 (106202-0-0)	-
		12"	1-60 (12135-0-0)	1-60	1-90 (12562-0-0)	1-75	
	HP-Xtra /Piranha Xtra	12"	1-75	1-60	1-90 (143000-0-0)	1-75 (142996-0-0)	
10 Foot	HP-X /Piranha	6"	-	-	1-90	1-75 (106197-0-0)	-
		12"	-	-	1-75 (107470-0-0)	1-75 (106205-0-0)	1-90 (12807-0-0)
	HP-Xtra /Piranha Xtra	6"	-	-	1-90	-	-
		12"	-	-	1-90* (12788-0-0)	-	
12 Foot	HP-X /Piranha	6"	-	-	1-75	1-75 (106197-0-0)	-
		12"	-	-	1-60 (140548-0-0)	1-60 (106201-0-0)	
	HP-Xtra /Piranha Xtra	6"	-	-	1-75	-	
		12"	-	-	1-60	-	

(RoofNAV Number) – For selected systems directly over Polyiso HP-H

***Max 1-75 using Spectro-Weld**

Notes:

(1) For roof deck construction (new, Tear-off or retrofit), approved insulations and maximum roof slopes, refer to item C on page 5.
(2) Refer to Carlisle Specifications for minimum requirements regarding sheet widths and fastener spacing.
(3) On steel decks, Carlisle HP-X Fasteners and Piranha Plates or HP-Xtra Fasteners and Piranha Xtra Plates are required as identified in the above chart. On structural concrete decks, CD-10, HP Concrete Spikes or HD 14-10 Fasteners are used with Piranha Plates.
(4) Testing conducted on FM approved 22-gauge Grade E steel decking (ASTM Designation A611 or A653 Grade 80). Refer to FM requirements for deck installation.
(5) Ratings achieved using steel decking attached to structural purlins spaced 5' o.c.
(6) Please reference page 6 for ANSI-SPRI WD-1/ASCE 7-10 for non-FM insured projects.

Sure-Weld™ (TPO) Mechanically-Fastened or RhinoBond Roofing Systems
FM Approvals

D. FM Class 1 Roof Deck Construction and Insulation Approvals (1)

Membrane Type: **.045" or .060" Sure-Weld Standard Reinforced Membrane (White, Gray or Tan)**
.045" or .060" Sure-Weld HS Reinforced Membrane (White, Gray or Tan)
.080" Sure-Weld EXTRA Reinforced Membrane (White, Gray or Tan)
.060" or .080" Spectro-Weld Reinforced Membrane (White)

Deck Type	Insulation (2)	Insulation Thickness	Maximum Slope for ASTM E-108 Class "A" Rating	
			Sure-Weld, Sure-Weld EXTRA or Spectro-Weld	Sure-Weld HS
New Construction/Tear-off: Steel (Minimum 22 gauge) Structural Concrete Wood (5) **Retrofit (No Tear-off) (4):** Structural Concrete	**Carlisle HP Recovery Board**	1/2" Min.	1-1/2" (with Fiberboard or Securock overlay) 5" (with Dens-Deck overlay and Sure-Weld Standard) 3" (with Dens-Deck overlay and Sure-Weld EXTRA)	2" (with Fiberboard or Securock overlay) 5" (with Dens-Deck overlay)
	Carlisle HP Recovery Board (min. 1/2"), Dens-Deck (min. 1/4") or Securock (min. 1/4") Over: FM Approved Insulation (3)	Refer to FM RoofNav website		
	Carlisle Polyisocyanurate HP-H or SecurShield	1.5" - 12"	1/2"	1-1/2"
	Carlisle SecurShield HD or SecurShield HD Plus Over: FM Approved Insulation (3)	1/2" / Refer to FM RoofNAV website		
Retrofit (No Tear-off) (4): Steel (Minimum 22 gauge)	**Carlisle** HP Recovery Board	1/2" - 1"	1-1/2"	2"
	Carlisle Polyisocyanurate HP-H or SecurShield	1" Max.	1/2"	1-1/2"
	Carlisle SecurShield HD or SecurShield HD Plus	1/2"		

Notes:

(1) **The fastener spacing for membrane securement** is dependant on the deck type, desired wind uplift rating and the Carlisle Fastening Plate and Fastener utilized **as identified on page 3**.

(2) Insulation shall be fastened in accordance with Carlisle Specifications.

(3) On steel decks, a thermal barrier of FM approved gypsum board is required under expanded or extruded polystyrene. For specific thermal barrier requirements, refer to FM's RoofNAV web-site.

(4) Existing roof must be FM Class 1 rated.

(5) FM Approved fire-retardant (FR) treated lumber, minimum 1.5" thick (nominal 2"), or plywood wood deck, minimum 23/32" thick (nominal 3/4"). A thermal barrier of FM approved gypsum board is required under all insulations. For specific thermal barrier requirements, refer to FM's RoofNAV web-site.

Sure-Weld™ (TPO) Adhered Roofing System
Underwriters Laboratories Approvals

Membrane Type: **.045" or .060" Sure-Weld Standard Reinforced Membrane (White, Gray or Tan)**
.045" or .060" Sure-Weld HS Reinforced Membrane (White, Gray or Tan)
.080" Sure-Weld EXTRA Reinforced Membrane (White, Gray or Tan)
.060" or .080" Spectro-Weld Reinforced Membrane (White)

UL Class "A"						
Deck Type	**Insulation (1)(2)**	**Thickness**	**Bonding Adhesive**	**Maximum Slope**		
				Sure-Weld or Spectro-Weld	**Sure-Weld HS**	**Sure-Weld EXTRA**
Non-Combustible and Combustible (For combustible decks, gypsum board must be installed beneath the insulations listed) (3)(4)(5)	**Carlisle** Polyiso HP-H, SecurShield	Any	SW or LV	1/4"	1/2"	1/4"
	Carlisle Polyisocyanurate HP-H / Insulfoam I or VIII	1" / Any				
	Carlisle SecurShield HD, SecurShield HD Plus/Polyiso **Carlisle** SecurShield HD, SecurShield HD Plus / Insulfoam I or VIII(8)	1/2" / Any	AQ 120	3/8"	1/2"	3/8"
	APA Rated Oriented Strand Board (**OSB**)/Polyiso **OSB**/Insulfoam I of VIII	7/16"/Any 7/16"/Any	SW/LV	1-1/2"	1"	1/4" (3/4" for Class B)
	Carlisle HP Recovery Board **Carlisle** HP Recovery Board/Polyiso	1/2" - 3" 1/2" Min/Any	SW/LV	1-1/2"	1"	1/4"
	Carlisle HP Recovery Board/Insulfoam I or VIII(8)	1/2" Min/Any	AQ 120	1/2"	1"	1/2"
Combustible (5)(7)	**Dens-Deck Prime (6)**	1/4" (6)	SW/LV	3"	Unlimited*	2-1/2"
	Dens-Deck Prime or **Securock**/Polyiso	1/4" / Any	AQ 120	1"	1" (3" for Class B)	1"
	Dens-Deck Prime or **Securock**/Insulfoam I or VIII	1/4" / Any				
	Carlisle Polyisocyanurate SecurShield or SecurShield HD Composite over 1 layer FR Base Sheet 1S	1.9" Min. / 1 layer	SW/LV	1/4"	1/2"	1/4"
	Carlisle SecurShield HD or HD Plus / Polyisocyanurate	1/2" Min./ 2.5" Min.	SW/LV	1/4"	1/2"	1/4"
	Carlisle SecurShield HD or HD Plus / Polyisocyanurate / 1 layer FR Base Sheet 1S	1/2" Min. / 1.4" Min./ 1 layer				
	Carlisle SecurShield HD or HD Plus / Insulfoam I or VIII	1/2" Min. / 4" Min.				
	Carlisle SecurShield HD EPS Composite	4.5" Min.	SW/LV	1/4"	1/2"	1/4"
	Carlisle SecurShield CD	1" Min.	SW/LV	1/4"	1/2"	1/4"
	Carlisle SecurShield CD / Insulfoam I or VIII	1" Min. / 3.5" Min.				
	Carlisle Polyiso SecurShield (5) or SecurShield HD Composite	3" Min.	SW/LV	1/4"	1/2"	1/4"
			AQ 120	3/8"	1/2"	3/8"
	Polyiso listed above over 2 layers of Carlisle FR Base Sheet 1S	Any / 2-layers	SW/LV	1/4"	1/2"	1/4"
			AQ 120	3/8"	1/2"	3/8"
Structural Concrete or Approved Ltwt. Ins. Conc.	N/A	N/A	SW/LV	3"	Unlimited	2"
			AQ 120	1"	1" (3" for Class B)	1"

*** - Maximum slope with Securock is 3" per foot**

Notes:

(1) When multiple insulation layers are listed (i.e., HP Recovery Board/Polyisocyanurate), the insulation listed first (HP Recovery Board) is directly under the membrane.
(2) Insulation may be mechanically fastened, attached with FAST Adhesive, Type III or IV asphalt or UL approved cold adhesive.
(3) Minimum 1/2" thick gypsum board can be a classified or unclassified material with a minimum weight of 1.84 pounds per square foot. 1/4" thick Carlisle Georgia Pacific Dens-Deck or Georgia Pacific Sound Deadening Board with a minimum weight of 1.09 pounds per square foot may be substituted for 1/2" thick gypsum board.
(4) On **Retrofit/No Tear-off projects**, where the **existing roof is Class A** rated; the **gypsum board may be eliminated**. Existing Class B or C rated roofs will require the use of gypsum board to achieve a Class A rating, otherwise, the new roofing system will retain existing UL rating.
(5) Insulation joints (bottom layer) are to be staggered a minimum of 6" from joints in wood deck.
(6) Dens-Deck Prime cannot be installed directly over an existing roofing membrane.
(7) Combustible deck ratings can be used on non-combustible decks.
(8) Assembly not permitted on combustible decks, even with gypsum board underneath.

Sure-Weld™ (TPO) Adhered Roofing System
FM Approvals

Membrane Type: **.045" or .060" Sure-Weld Standard Reinforced Membrane (White, Gray or Tan)**
.045" or .060" Sure-Weld HS Reinforced Membrane (White, Gray or Tan)
.080" Sure-Weld EXTRA Reinforced Membrane (White, Gray or Tan)
.060" or .080" Spectro-Weld Reinforced Membrane (White)

FM Ratings (3) Insulation Attachment to Structural Concrete with Flexible FAST or FAST 100 LV Adhesive						
Deck Type	**Insulation (1)**	**Insulation Thickness**	**Uplift Rating**	**Maximum Slope**		
				Sure-Weld or Spectro-Weld	**Sure-Weld EXTRA**	**Sure-Weld HS**
New Construction/ Tear-off: Structural Concrete	**Carlisle** Polyiso HP-H SecurShield (5)	1.5"-12"	1-705	Sure Weld Bonding Adhesive (SW) or Low VOC Bonding Adhesive (LV) 1/2" (66512-0-0)	(SW/LV) 1/4" (68669-0-0)	(SW/LV) 1"
			1-180	Aqua Base 120 (AQ 120) 3/4" (141213-0-0)	(AQ 120) 3/4" (141213-0-0)	(AQ 120) 3/4" (141213-0-0)
	Carlisle Dens-Deck Prime/ Polyiso Extruded Polystyrene (2) EPS (4)	1/4" Min./ (See RoofNAV)	1-465	(SW/LV) 1-1/2" (161393-0-0) (AQ 120) 1"	(SW/LV) 3/4" (161394-0-0) (AQ 120) 1"	(SW/LV) 3-1/2" (163213-0-0) (AQ 120) 3"
	OSB (Oriented Strand Board)/Polyiso **Carlisle** Securock/Polyiso	7/16"/See Above 1/4" Min./See Above		(SW/LV) 1-1/2" (161384-0-0) (AQ 120) 1"	(SW/LV) 3/4" (AQ 120) 1"	(SW/LV) 1-1/2" (AQ 120) 1"
	Carlisle HP Recovery Board , SecurShield HD or SecurShield HD Plus/EPS (4)	1/2"/FM Approved	1-645			
	Carlisle HP Recovery Board, SecurShield HD or SecurShield HD Plus **Carlisle** HP Recovery Board, SecurShield HD or SecurShield HD Plus / Polyiso (5)	1/2" Min. 1/2" Min./See above				
	Carlisle Polyiso HP-H/ OSB Composite	1.9" – 4"	1-375			

(RoofNAV Number) for selected systems

Notes:
(1) Carlisle 725 TR Vapor Retarder may be used beneath any of the insulations listed above and maintain the rating. Prior to installing Carlisle 725 TR Vapor retarder, apply CCW 702-LV or Cav-Grip Primer as outlined in Carlisle's most current Specifications.
(2) Extruded Polystyrene must be Owens Corning Foamular or Dow Styrofoam.
(3) A maximum FM 1-195 for Sure-Weld Standard/EXTRA and maximum 1-240 for Sure-Weld HS uplift using Aqua Base 120.
(4) EPS must be FM approved and manufactured from BASF, Huntsman or Nova Beads.
(5) Limited to 1-480 uplift when using SecurShield

Warranties & Maintenance Data

CARLISLE

GOLDEN SEAL TOTAL ROOFING SYSTEM WARRANTY

SERIAL NO. **DATE OF ISSUE:**

BUILDING OWNER:

NAME OF BUILDING:

BUILDING ADDRESS:

DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM:

DATE OF ACCEPTANCE BY CARLISLE:

Carlisle Roofing Systems, Inc., (Carlisle) warrants to the Building Owner **(Owner)** of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Golden Seal™Total Roofing System **(Carlisle Total Roofing System)** installed by a Carlisle Authorized Roofing applicator for a period of years commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond years subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following Carlisle brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Metal Work, Insulation Adhesives, and any other Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Carlisle with written notice via letter, fax or email within thirty (30) days of the discovery of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak.
3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
   (a) The Carlisle Total Roofing System is damaged by natural disasters, including, but not limited to, lightning, fire, insect infestations, earthquake, tornado, hail, hurricanes, and winds of (3 second) peak gust speeds of mph or higher measured at 10 meters above ground; or
   (b) Loss of integrity of the building envelope and, or structure including, but not limited to partial or complete loss of roof decking, wall siding, windows, doors or other envelope components or from roof damage by wind-blown objects, or:
   (c) The Carlisle Total Roofing System is damaged by any intentional or negligent acts, accidents, misuse, abuse, vandalism, civil disobedience, or the like.
   (d) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non-Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
   (e) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System.
   (f) The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture.
4. This Warranty shall be null and void if any of the following shall occur:
   (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar panels, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
   (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Information sheet which accompanies this Warranty.
5. Only Carlisle brand insulation products are covered by this warranty. Carlisle specifically disclaims liability, under any theory of law, for damages sustained by or caused by non-Carlisle brand insulation products.
6. During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.
7. Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.
8. Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
9. Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants, or biological agents.
10. Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.
11. This warranty shall be transferable upon a change in ownership of the building when the owner has completed certain procedures including a transfer fee and an inspection of the Roofing System by a Carlisle representative.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED; AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE CARLISLE ROOFING SYSTEM HAS BEEN INSTALLED

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Robert H. McNeill
AUTHORIZED SIGNATURE
TITLE: Director, Technical and Warranty Services

This Warranty Expires:

GREEN BUILDING MATERIAL CERTIFICATION FORM

Company Name: GOLDEN STATE ROOFING

Specification Section(s): 07 54 00 THERMOPLASTIC MEMBRANE ROOFIN

Authorized Representative: RAJAN R MISTRY

Telephone: 310 - 808 - 9242

Submittal No: _____

Certification: The Undersigned, a duly authorized representative of the above named Company, certifies that information furnished in this form accurately represents the listed "green building" characteristics of the materials provided by the Company as components of the building construction. Furthermore, it is understood that any change in such "green building" material characteristics during the purchasing and/or installation period shall require prior written approval from the Owner.

Signature of Authorized Representative: _____

Date: 2016.03.02

Product Name	Manufacturer Name and Location	Material Cost (Excluding labor and equipment)	% Recycled content? a) Post Consumer [1] b) Post Industrial [2]		Manufactured [3] within 500 miles? c) Yes / No d) % Raw Material by weight extracted within		Distance from Job Site (miles) e) Manufactured location f) Harvest location [4]		Wood Products FSC certified? [5] i) Yes / No j) Certificate No.	
			a)	b)	c)	d)	e)	f)	i)	j)
2.										
3.										
4.										
5.										

NOTES:

1 **Post-Consumer Recycled Content:** Portion of a material or product derived from discarded consumer waste and recovered for use as a raw material (e.g., plastic bottles, newspaper).

2 **Post-Industrial Recycled Content:** Portion of a material or product derived from recovered industrial and manufacturing materials, that are diverted from municipal solid waste for use in a different manufacturing process, prior to use by a consumer (e.g., fly-ash used for concrete or synthetic gypsum board is a by-product of coal-burning power plants). Spills and scraps from the original manufacturing process, that are combined with other constituents after a minimal amount of reprocessing for use in further production of the same product, do not qualify.

3 **Manufactured:** Final assembly location of components into the building product that is furnished and installed by trades (e.g., if the lumber comes from Keene, NH, the hardware comes from Dallas, TX, and the joist is assembled in Kent, WA, then the location of final assembly is Kent, WA).

4 **Harvard Raw Materials:** Virgin or recovered resources from which the product's components are made (i.e., before processing or manufacturing).

5 **FSC Certified:** Wood-based products certified by the Forest Stewardship Council (FSC) and carry a Chain-Of-Custody (COC) certificate number from vendor or manufacturer.

6 **VOC Content:** Quantity of volatile organic compounds contained in products such as adhesives, sealants and architectural coatings. Report VOC content in grams/liter (g/L).

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LOW EMITTING MATERIALS

LEED Credit EQ 4.1: Low Emitting Materials — **ADHESIVES AND SEALANTS**

Product Name	*Manufacturer Name*	*Material Type*	*VOC Content (g / L)*
FAST Dual Cartridge Adhesive (A)	Carlisle Syntec Systems	Adhesive	0
FAST Dual Cartridge Adhesive (B)	Carlisle Syntec Systems	Adhesive	0
Aqua Base 120 Bonding Adhesive	Carlisle Syntec Systems	Adhesive	4
Low VOC Bonding Adhesive	Carlisle Syntec Systems	Adhesive	<250
Water Cut-Off Mastic	Carlisle Syntec Systems	Cut-Of Mastic	250

LEED Credit EQ 4.2: Low Emitting Materials — **PAINTS AND COATINGS**

Product Name	*Manufacturer Name*	*Material Type*	*VOC Content (g / L)*
1.			
2.			
3.			
4.			
5.			

LEED Credit EQ 4.3: Low Emitting Materials — **CARPET SYSTEMS**

Product Name	*Manufacturer Name*	*Material Type (Carpet or Cushion)*	*Green Label Plus I.D.*	*Carpet VOC (mg / m2 hr)*
1.				
2.				
3.				
4.				
5.				

LEED Credit EQ 4.4: Low Emitting Materials — **COMPOSITE WOOD AND AGRIFIBER PRODUCTS**

Product Name	*Manufacturer Name*	*Material Location / Use*	*Urea-Formaldehyde*
1.			No
2.			No
3.			No
4.			No
5.			No

END OF FORM

CAO

RISK

DEPARTMENT OF PLANS AND PUBLIC WORKS
ENGINEERING DIVISION

DATE: August 15, 2017

TO: All Bidders

SUBJECT: Monterey Conference Center Solar PV (30C1453) Addendum 2
Bid proposals due on August 22, 2017

Sent Via: EbidBoard

Acknowledge this addendum and all others in your bid in Appendix A of the Specifications. Failure to acknowledge addenda will result in a non-responsive bid.

ITEM 1: UPPER ROOF LOAD CLARIFICATION

The 10lb/ft^2 upper roof load limit shall be applied as an equivalent uniform load that may be spread evenly over the support beams as well as the field space between the support beams. Determine the equivalent uniform load by taking the total concentrated point load from the solar panel system and divide by the contiguous area of the system. Point loads exceeding 10lb/sf between the gluelam beams is acceptable provided the loading is spaced regularly under the solar panel system.

ITEM 2: UPPER ROOF CROSSECTION

The Cross Section Diagram of the Monterey Conference Center Upper roof published in the bid Specifications in Part IV Page 25 and in Addendum 1 had a mistake showing a layer of protection board over the insulation. This protection board was not installed. The roof cross section shall be as defined in the shop drawings, Attachment 1 of Addendum 1. (See revised diagram below.)

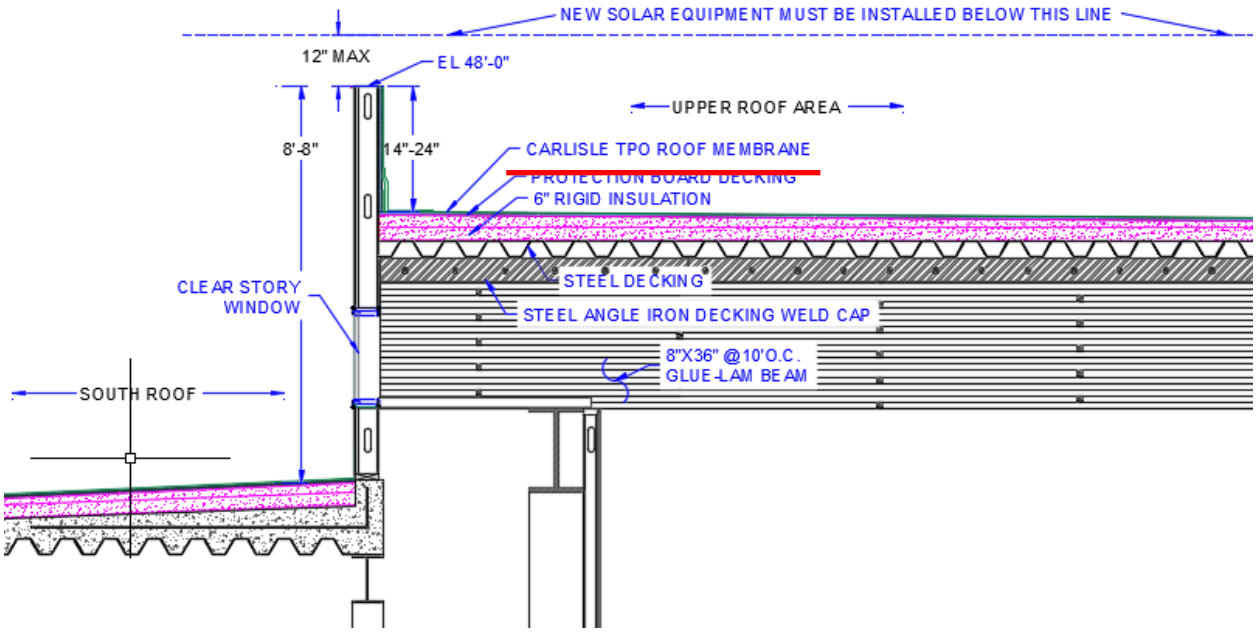

Figure 3: Cross Sectional Diagram of the Monterey Conference Center Upper Roof (REVISED PER ADDENDUM 2)

ITEM 3: EXPOSURE CATEGORY.

The Monterey Conference Center Exposure category is found on sheet S0.11 and a copy of the text is shown below.

STRUCTURAL LOAD CRITERIA

1. GRAVITY LOAD CRITERIA: THE GRAVITY LOADING CONDITIONS ARE BASED ON CBC 2013, AND ASCE 7-10.

2. WIND LOAD CRITERIA: THE WIND LOADING CONDITIONS AND VARIABLES ARE DETERMINED BASED ON CBC 2013 AND ASCE 7-10.

BASIC WIND SPEED, V	115 MPH	ASCE 7-10 FIGURE 2.65-1A
EXPOSURE CATEGORY	B	ASCE 7-10 SECTION 26.7.3
TOPOGRAPHICAL FACTOR, Kzt	1.0	ASCE 7-10 SECTION 26.8
GUST FACTOR, G	0.85	ASCE 7-10 SECTION 26.9.1
DIRECTIONALITY FACTOR, Kd	0.85	ASCE 7-10 TABLE 26.6-1

All other conditions of the Specifications remain the same. Acknowledge this addendum and all others in your bid in Appendix A of the Specifications. Failure to acknowledge addenda will result in a non-responsive bid.

Sealed unbound bid proposals will be received in the office of the City Clerk, attention Finance Director, 580 Pacific Street, Room 6, City of Monterey, California, until 2:00 p.m., Tuesday, August 22, 2017.

If you have additional questions, please contact Andreas Baer, PE, by email at engineering-admin@monterey.org

CAO RISK

Sincerely,

Andreas Baer, P.E.
Associate Mechanical Engineer
City of Monterey

c: City Engineer
Finance

DEPARTMENT OF PLANS AND PUBLIC WORKS
ENGINEERING DIVISION

DATE: August 17, 2017

TO: All Bidders

SUBJECT: Monterey Conference Center Solar PV (30C1453) Addendum 3
Bid proposals due on August 22, 2017

Sent Via: EbidBoard

Acknowledge this addendum and all others in your bid in Appendix A of the Specifications. Failure to acknowledge addenda will result in a non-responsive bid.

ITEM 1:

Q. The specs state that you are accepting proposals for “single fixed angle solar array” but also the most amount of solar that can be installed on these roofs. Will you allow a “dual orientation fixed angle solar array” to be submitted and allowed under this bid?

A. The City of Monterey will consider solar PV system designs other than single fixed axis solar arrays provided all other provisions are met.

ITEM 2:

Q. It was my understanding that the City wanted to entertain installing solar on all usable spave on the roof areas but the spec describes just the upper roof area. Will you accept solar arrays on the lower east TPO (near skylight), east metal, south metal, west metal, roof as well?

A. For the purpose of this bid, please only bid solar PV systems for the roofs designated in the base bid and additive bids.

All other conditions of the Specifications remain the same. Acknowledge this addendum and all others in your bid in Appendix A of the Specifications. Failure to acknowledge addenda will result in a non-responsive bid.

Sealed unbound bid proposals will be received in the office of the City Clerk, attention Finance Director, 580 Pacific Street, Room 6, City of Monterey, California, until 2:00 p.m., Tuesday, August 22, 2017.

If you have additional questions, please contact Andreas Baer, PE, by email at engineering-admin@monterey.org

Sincerely,

Andreas Baer, P.E.
Associate Mechanical Engineer
City of Monterey

c: City Engineer
Finance

APPENDIX A --BID PROPOSAL FORMS

CITY OF MONTEREY
DEPARTMENT OF PLANS AND PUBLIC WORKS

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BID PROPOSAL COVER SHEET

FOR

MONTEREY CONFERENCE CENTER SOLAR PV (30C1453)

Submit the following items unbound:

ITEM	INCLUDED
1. Bid Proposal Cover Sheet (this sheet)	✓
2. Proposal and Bid Schedule	✓
3. Declaration of Bidder	✓
4. Acknowledgement of Addenda (if applicable)	✓
5. Bidder's Statement of Qualifications	✓
6. Subcontractor's List	✓
7. Noncollusion Declaration	✓
8. Debarment and Suspension Certification	✓
9. Certification of Good-Faith Effort (Prime)	✓
10. Bid Bond	
11. Certification of Workers' Compensation Insurance	✓
12. Specified or Approved Equal product Submittals	✓

Failure to include required items, included those identified above may result in your bid being deemed non-responsive resulting in rejection of your bid.

The undersigned Bidder submits the following documents for consideration of the project. The Bidder certifies that all statements and information set forth below are true and accurate.

By: SOLEX dba Applied SolarEnergy (Company Name) [signature] (Signature) 08/18/17 (Date)

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this 18 day of AUGUST, 2017 by their duly authorized agents or representatives.

STANLEY SEMMEL
(Bidder/Principal Name)

By: Stanley Semmel
(Signature)

STANLEY SEMMEL
(Typed or Printed Name)

Title: owner

(Attach Notary Public Acknowledgement of Principal's Signature)

_____
(Surety Name)

By: _____
(Signature of Attorney-In-Fact for Surety)

_____
(Typed or Printed Name of Attorney-In-Fact)

(Attach: (i) Attorney-In-Fact Certification; (ii) Notary Public Acknowledgment of Authorizing Signature on Attorney-Fact Certification; and (iii) Notary Public Acknowledgement of Attorney-In-Fact's Signature.)

Contact name, address, telephone number and email address for notices to the Surety

_____
(Contact Name)

_____
(Street Address)

_____
(City, State & Zip Code)

(_____) _____ (_____) _____
Telephone Fax

_____
(Email address)

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Monterey)

On August 18, 2017 before me, Iris Smith, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stanley Semmel,
Name(s) of Signer(s)

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 upon 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.

IRIS SMITH
Commission # 2041744
Notary Public - California
Monterey County
My Comm. Expires Sep 17, 2017

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Monterey Conference Center Solar PV Document Date: 8/18/17
Number of Pages: 16 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RISK CAO

MONTEREY CONFERENCE CENTER SOLAR PV

CITY OF MONTEREY

PART II: PROPOSAL

To the Honorable City Council
City of Monterey
City Hall
Monterey, California

The undersigned declares to have carefully examined the location of the proposed work, that the Plans and Specifications as set forth herein have been examined, and hereby proposes to furnish all materials and equipment and do all the work required to complete the said work in accordance with said Plans and Specifications for the lump sums and unit prices set forth in the following schedule. The Solar PV System areas described in the base bid schedule, and additive alternate bid schedules are broken down by the roof areas shown in Section 1 Figure 1 above.

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BASE BID SCHEDULE

Column		1	2	3	4	5	6
Item No.	Description	CSI Rating Annual (kWh)	Ave. Warranted Production Over 25 Yr. (Production %)	System Unit Price Cost per Watt ($)/(((kWh/(1688h))* 1000)	Panel Efficiency (η_p)	Inverter Efficiency (η_i)	Installed System Price ($)
1	Upper Roof Area Solar PV System	160998	91.4%	$2.323	19.1%	0.98	$202,484
BASIS OF AWARD (ITEM 6) (In Words): TWO HUNDRED TWO THOUSAND, FOUR HUNDRED EIGHTY-FOUR & 00/100 DOLLARS							(In Figures) $202,484

ADDITIVE ALTERNATE BID SCHEDULE

Item No.	Description	Approx. Quantity	Unit	Unit Price	Amount
2	Additive Alternate #1 Mechanical Area Solar PV System	4,040	ft^2	26.75	$108,070
3	Additive Alternate #2 North Roof Solar PV System	1,660	ft^2	8.89	$14,757.40

BASIS OF AWARD

Award of contract, if any be made, shall be made to the Contractor with lowest weighted system unit price measured in dollars per watt. The weighting system values higher efficiency systems and higher density installations because the City of Monterey wants to maximize cost effective production on the Monterey Conference Center. The award is intended to be at the dollar value of the Installed System Price ($)

The Monterey Conference Center has limited roof space available and needs to produce as much power as it can.

DECLARATION OF BIDDER RE: LICENSE QUALIFICATIONS

Bidder certifies he/she possesses a license in accordance with a State Act providing for the registration of Contractors. License No. :678517, Class: C-46, Expiration date: 10/31/17.

In accordance with California Labor Code (SB 854), bidder certifies that he/she is registered with the Department of Industrial Relations. Registration No.: 1000037109.

ALL OF THE INFORMATION CONTAINED IN THIS BID PROPOSAL IS TRUE AND CORRECT AND IS EXECUTED UNDER PENALTY OF PERJURY IN

Monterey **COUNTY, CALIFORNIA, ON _____, 201___.**

RISK

CAO

Name of Firm: SOLEX

Address: 319 Forest Ave.

Telephone: 831-333-1919

Email: atersol@gmail.com

(If firm is an individual, so state. If a firm or co-partnership, state the firm name and give the names of person authorized to execute the declaration on its behalf.)

FAILURE TO PROVIDE ANY OF THE INFORMATION REQUIRED HEREIN INCLUDING CONTRACTOR SIGNATURES MAY RESULT IN YOUR BID BEING DEEMED NON-RESPONSIVE

Signature

Antony Tersol designer

Printed Name and Title

ACKNOWLEDGEMENT OF ADDENDA

The Bidder shall list below any and all addenda issued for this project. Failure to list issued addenda will result in a non-responsive bid:

ADDENDA (Please acknowledge with initials)	DATE RECEIVED
1. CJT	8/10/17
2. CJT	8/15/17
3. CJT	8/17/17
4.	
5.	
6.	

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BIDDER'S STATEMENT OF QUALIFICATIONS

The Bidder shall list below a minimum of three (3) jobs of a similar nature recently completed by Bidder's organization:

Project Name	Owner Name	Address	Telephone Number/Email	Contact Name
Estrella	City of Monterey	420 Estrella Monterey CA 93940	831-242-8777	Andreas Baer
Wolfson (Membrane roof)	Greg Wolfson	951 Owlswood Ln Tiburon Ca	831-224-4520	Greg Wolfson
Church of the Good Shepherd		301 Corral De Tierra Rd. Salinas CA	831-596-8986	Timothy Knapp

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SUBCONTRACTOR'S LIST

The Bidder shall list below the name, the location of the place of business, and the California Contractor license number of any subcontractors proposed to perform work or labor or render service on this project, or a subcontractor licensed by the State of California who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications of this project, whose work is in excess of one-half of 1 percent of the Bidder's total bid or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of 1 percent of the Bidder's total bid or ten thousand dollars ($10,000), whichever is greater:

Name of Subcontractor	California Contractor License Number	California DIR Registration Number	Location of Place of Business	Trade or Portion of Work
N/A				

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PERFORMANCE BOND

BOND NO. 070025731
PREMIUM: $6,075

WHEREAS, The City of Monterey, (hereinafter designated as "Obligee") and Stanley Semmel (hereinafter designated as "Principal") have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated November 7, 2017, and identified as project Monterey Confrence Center Solar PV is hereby referred to and made a part hereof; and

WHEREAS, Said principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement;

NOW, THEREFORE, We, the principal and The Ohio Casualty Ins Co as surety, are held and firmly bound unto the hereinafter called "The Obligee," in the penal sum of two hundred two thousand, four hundred eighty dollars ($ 202,484) lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally firmly by these presents.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by county in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specification accompanying the same shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on

By Stanley Semmel
PRINCIPAL

By: _____
PRINCIPAL

By: _____
ATTORNEY-IN-FACT

CAO RISK

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Monterey)

On January 11, 2018 *(date)* before me, Nova Romero, Notary Public, personally appeared Stanley Semmel *(printed name(s) of signer(s))*,

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 upon 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.

NOVA ROMERO
COMM. # 2123396
MONTEREY COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
AUGUST 14, 2019

Signature of Notary Public *(seal)*

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT:

The Certificate of Acknowledgment above is attached to the document titled/regarding Performance Bond #070025731, City of Monterey + Stanley Semmel consisting of 7 pages (including this Acknowledgment), and dated Nov. 7, 2017.

The capacity~~(ies)~~ claimed by the signer is/~~are~~ as:

- [x] Individual~~(s)~~
- [ ] Corporate Officer(s): _____ *(title(s))*
- [ ] Partner(s)
- [ ] Attorney-in-Fact
- [ ] Trustee(s)
- [ ] Other: _____

Compliant with California Civil Code Section 1189

CAO RISK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Placer)

On Jan 9, 2018 before me, Evelyn LuMay Knight Jackson, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael R. Snelling
Name(s) of Signer(s)

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 upon 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.

EVELYN LUMAY KNIGHT JACKSON
Notary Public - California
Placer County
Commission # 2188648
My Comm. Expires Mar 27, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Reference Form
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

CAO RISK

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.
This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 7955617

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint,

Kimberly C. Kagarakis; Michael R. Snelling

all of the city of ROCKLIN, state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of December, 2017.

The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 5th day of December, 2017, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 11 day of January, 2018.

By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

CAO RISK

PAYMENT (LABOR AND MATERIALS) BOND

BOND NO.: 070025731

KNOW ALL MEN/WOMEN BY THESE PRESENT that we, Stanley Semmel as Principal (also referred to herein as "CONTRACTOR"), and The Ohio Casualty Ins Co as Surety, are held and firmly bound unto City of Monterey, hereinafter called "OWNER," in the sum of two hundred two thousand, four hundred eighty Dollars ($ 202,484), for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

The condition of the above obligation is such that, whereas said Principal has been awarded and is about to enter into the annexed Contract with the City of Monterey for the Monterey Conference Center Solar PV in accordance with OWNER's Call for Bids documents and Principal's Bid Dated 08/18/2017 , and to which reference is hereby made for all particulars, and is required by said City of Monterey to give this bond in connection with the execution of said Contract;

NOW, THEREFORE, if said CONTRACTOR, its Subcontractors, its heirs, executors, administrators, successors, or assigns, shall fail to pay (a) for any materials, provisions, equipment, or other supplies used in, upon, for or about the performance of the WORK contracted to be done under the Contract, or (b) for any work or labor thereon of any kind contracted to be done under the Contract, or (c) for amounts due under the Unemployment Insurance Code with respect to work or labor performed pursuant to the Contract, or (d) for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the CONTRACTOR and its Subcontractors under Section 13020 of the Unemployment Insurance Code with respect to such work and labor, in each case, as required by the provisions of Sections 9550-9566 inclusive, of the Civil Code of the State of California and acts amendatory thereof, and sections of other codes of the State of California referred to therein and acts amendatory thereof, and provided that the persons, companies, corporations or other entities so furnishing said materials, provisions, provender, equipment, or other supplies, appliances, or power used in, upon, for, or about performance of the Work contracted to be executed or performed, or any person, company, corporation or entity renting or hiring implements or machinery or power for or contributing to said Work to be done, or any person who performs work or labor upon the same, or any person, company, corporation or entity who supplies both work and materials therefor, shall have complied with the provisions of said laws, then said Surety will pay in full the same in an amount not exceeding the sum hereinabove set forth and also will pay, in case suit is brought upon this bond, a reasonable attorney's fee, as shall be fixed by the Court. This bond shall inure to the benefit of any and all persons named in Section 9100 of the Civil Code of the State of California so as to give a right of action to them or their assigns in any suit brought upon this bond.

PROVIDED, that any alterations in the WORK to be done or the materials to be furnished, or changes in the time of completion, which may be made pursuant to the terms of said Contract Documents, shall not in any way release said CONTRACTOR or said Surety thereunder, nor shall any extensions of time granted under the provisions of said Contract Documents release either said CONTRACTOR or said Surety, and notice of such alterations or extensions of the Agreement is hereby waived by said Surety.

IN WITNESS WHEREOF, the Principal and the Surety have executed this instrument in duplicate this

4 day of December, 2017.

The Ohio Casualty Insurance Company	Stanley Semmel
Surety	Principal
By:	By: Stanley Semmel
Michael R. Snelling/Attorney In Fact	STANLEY SEMMEL, owner
Print Name/Title	Print Name/Title
5750 West Oaks Blvd Ste 140, Rocklin, CA 95765	PO Box 411 CARMEL VALLEY, CA 93924
Address	Address
(916) 625-4630	(831) 917-8863
Telephone Number	Telephone Number
msnelling@bbsacramento.com	Stan.solex@earthlink.net
Email Address	Email Address

NOTARIAL CERTIFICATE OF ATTORNEY IN FACT AND SEAL OF SURETY MUST BE ATTACHED.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Placer)

On Dec 4, 2017 before me, Evelyn L. May Knight Jackson, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Michael R. Snelling
Name(s) of Signer(s)

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 upon 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.

EVELYN LUMAY KNIGHT JACKSON
Notary Public - California
Placer County
Commission # 2188648
My Comm. Expires Mar 27, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

CAO RISK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 Monterey }

On December 8, 2017 before me, Iris Smith, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stanley Semmel
Name(s) of Signer(s)

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 upon behalf of which the person(s) acted, executed the instrument.

IRIS SMITH
Notary Public – California
Monterey County
Commission # 2210858
My Comm. Expires Sep 17, 2021

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.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: MCC Solar PV
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

CAO RISK

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.
This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 7955618

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint,

Kimberly C. Kagarakis; Michael R. Snelling

all of the city of ROCKLIN, state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of December, 2017.

The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: _____
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 5th day of December, 2017, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

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I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 11 day of January, 2018.

By: _____
Renee C. Llewellyn, Assistant Secretary

CAO RISK

NONCOLLUSION DECLARATION
TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the designer of SOLEX, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham . The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

RISK
CAO

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on this 11 day of August, 2017 in Pacific Grove [city], Monterey County, California.

Antony Tersol
Signature

Antony Tersol Designer
Printed Name and Title

DEBARMENT AND SUSPENSION CERTIFICATION

The Bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, disqualification, or determination of ineligibility by any state, federal, or local agency;
- Has not been suspended, debarred, voluntarily excluded, disqualified or determined ineligible by any state, federal, or local agency within the past 3 years;
- Does not have a proposed debarment or disqualification pending; and
- Has not be indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

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Exceptions will not necessarily result in denial of award, but will be considered in determining Bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions.

I declare under penalty of perjury that the foregoing is true and correct and that this certification is signed this 18 day of August, 2017 in Pacific Grove [city], Monterey County, California.

Signature

Antony Tersol Designer

Printed Name and Title

CERTIFICATION OF GOOD-FAITH EFFORT TO HIRE MONTEREY BAY AREA RESIDENTS
(Prime Contractor – To be Submitted with Bid)

I, Stanley Semmel, a licensed Contractor, or responsible managing officer, of the company known as SOLEX, do hereby certify, under penalty of perjury, that I have met, or made a good-faith effort to meet, the requirements set forth in Monterey City Code Article 2 of Chapter 28. Further, I certify that during the performance of the contract, I shall keep an accurate record on a standardized form showing the name, place or residence, trade classification, hours employed, proof of qualified individual status, per diem wages and benefits of each person employed by the company on the specific public works project, including full-time, part-time, permanent, and temporary employees, and provide such records to the City upon request, within five working days. I understand that I am responsible for insuring that any subcontractor working under my direction, complies with this ordinance, including submitting a Certification of Good Faith Effort to Hire Monterey Bay Residents, and to keeping accurate records as described above.

RISK
CAO

Signature

Stanley Semmel Owner
Printed Name and Title

08/18/17
Date