

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

47 D



FROM: Economic Development Agency

SUBMITTAL DATE:
April 21, 2011

SUBJECT: Perris Valley Aquatic Center— Approval of Cooperative Agreement and Design-Build Short List

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a Public Hearing for the project in accordance with Health and Safety Code 33679;
2. Consent to the use of tax increments funds to pay for the project;
3. Adopt Resolution No. 2011-113, Approval of the Summary and Findings Related to Funding the Perris Valley Aquatic Center Project Using Tax Increment Funds;
4. Approve the short list selections for the Perris Valley Aquatic Center Project; (reference exhibit A-1)

(Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: Interstate 215 Corridor Redevelopment Capital Improvement Funds – Romoland Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer Sargent*
Jennifer Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Marshall Victor*
MARSHALL VICTOR
DATE: 4/28/11

Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 3, 2011
xc: EDA, RDA

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

(Comp. Item 9.8)

Prev. Agn. Ref.: 3/29/11 3.12; 4/12/11 3.12 District: 3,5 Agenda Number: 9.8

5. Approve the Design-Build request for proposals (RFP) and authorize the Economic Development Agency (EDA) to issue the RFP to the short listed Design-Build Teams;
6. Approve the Cooperative Agreement between EDA and the Redevelopment Agency for the design and construction of the project;
7. Authorize the Chairman to execute the Cooperative Agreement; and
8. Authorize the Assistant County Executive Officer/EDA to take all other necessary actions to implement the Agreement including exercising authority under Policy B-11.

BACKGROUND:

On March 29, 2011, the Board of Supervisors consented to the use of Redevelopment funds for the Perris Valley Aquatic Center and made the appropriate findings. Also on that day, the Board of Directors for the Redevelopment Agency for the County of Riverside (RDA) approved the use of those Redevelopment funds for the design and construction of the proposed Perris Valley Aquatic Center Project.

Redevelopment funds will be used for the project designed and constructed by the Economic Development Agency (EDA) as prescribed in the attached Cooperative Agreement between EDA and RDA. \$450,000 is being allocated for project allowances; \$150,000 for unforeseen off site development issues, \$150,000 for unforeseen environmental issues, and \$150,000 for unknown soil conditions. These will be included in the design-build contract.

The California Environmental Quality Act (CEQA) Initial Study is currently being circulated and CEQA compliance will be approved prior to approval of the design-build contract.

Staff recommends that the Board approve the above items and conduct the Public Hearing so EDA can move forward with the project.

2
3 **RESOLUTION NO. 2011-113**

4 **APPROVAL OF THE SUMMARY AND FINDINGS RELATED TO**
5 **THE FUNDING THE PERRIS VALLEY AQUATIC CENTER PROJECT USING TAX**
6 **INCREMENT FUNDS**

7
8 **(Fifth District)**

9
10 **WHEREAS**, the Redevelopment Agency for the County of Riverside (“Agency”)
11 is a Redevelopment Agency duly created, established and authorized to transact
12 business and exercise its powers, all under and pursuant to the provisions of the
13 Community Redevelopment Law which is Part 1 of Division 24 of the California Health
14 and Safety Code (commencing with Section 33000 et seq.);

15 **WHEREAS**, Riverside County Board of Supervisors adopted Redevelopment
16 Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert
17 Communities, and I-215 Corridor, as amended (“Project Areas”);

18 **WHEREAS**, Health and Safety Code Section 33679 requires a public hearing to
19 be held to discuss the use of Redevelopment funds for this project;

20 **WHEREAS**, the proposed Perris Valley Aquatic Center (the “Project”) is of
21 benefit to the I-215 Corridor Redevelopment Project Area;

22 **WHEREAS**, on March 29, 2011 the Board of Supervisors made findings
23 pursuant to Health and Safety Code Section 33445 stating the following:

- 24 a) There are no other reasonable means of financing the improvements
25 available in the community due to limited availability of public funds
26 because of the current downturn in the economy;
- 27 b) The proposed improvements will assist in the elimination of blighting
28 conditions within the Project Area by installing a state of the art

1 recreational facility that will provide approximately 60 full time jobs when
2 fully operational;

3 c) and is consistent with the Implementation Plan adopted pursuant to
4 Health and Safety Code 33490 which includes construction of
5 recreational facilities;

6 **WHEREAS**, the cost to construct and complete the Project as further described
7 in the Summary Report attached hereto as Exhibit A to this Resolution, will be funded
8 with \$25,000,000 in tax increment funds; and

9 **WHEREAS**, pursuant to Health and Safety Code section 33679 a summary of
10 the project and project funding have been provided in the Notice of public hearing.

11 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
12 **ORDERED** by the Board of Supervisors of the County of Riverside, State of California,
13 as follows:

14 1. That the Board of Supervisors hereby finds and declares that the above
15 recitals are true and correct.

16 2. Consent to the appropriation of \$25,000,000 of Redevelopment Tax
17 Increment Funds to the design and construction of the Perris Valley Aquatic Center
18 Project.

19 ///

20 ///

21 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley

22 Nays: None

23 Absent: None

24 ///

25 The foregoing is certified to be a true copy of a resolution duly
26 adopted by said Board of Supervisors on the date therein set forth.

27 KECIA HARPER-IHEM, Clerk of said Board

28 By: _____
Deputy

s:\rdacom\dis5\romoland\perris valley aquatic center\third f11s mou and public hearing\resolution 2011-____.doc\

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]*
DATE: 5/27/11
BY: ANITA C. WILLES

THE COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT
AGENCY

REQUEST FOR PRPOSALS (RFP)
FOR
DESIGN-BUILD SERVICES



FOR THE

PERRIS VALLEY AQUATIC
CENTER
Perris, California

Issued by:
Tony Resendez, Project Manager
COUNTY OF RIVERSIDE
Economic Development Agency
3403 Tenth Street, Suite 500
Riverside, CA 92501

Project Manager:

gkkworks
155 S. Fair Oaks Avenue
Pasadena, CA 91105
facsimile: (626) 666-3940

FORM APPROVED COUNTY COUNSEL

BY: MP Victor 4/28/11
MARSHA L. VICTOR DATE

Issued: May 4, 2011

ANNOUNCEMENT TO PRE-QUALIFIED AND SHORTLISTED PROPOSERS

Subject to conditions prescribed by the County of Riverside, sealed proposals for a design-build contract are invited from pre-qualified and shortlisted proposers for the following work:

DESIGN-BUILD SERVICES FOR THE COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY PERRIS VALLEY AQUATIC CENTER DESIGN-BUILD PROJECT

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY ("County"), will receive sealed Part 2 Proposals for the design and construction, on a Design/Build Contract Basis, the Work generally described as the PERRIS VALLEY AQUATIC CENTER PROJECT, no later than **2:00 p.m., May 31, 2011.**

To be considered, the potential Design/Build Entity (DBE) must have successfully completed prequalification and shortlisted as required by the initial step of the RFP process (see listing of DBEs below) and must have the appropriate licenses required under provisions of the California Business and Professions Code. All Mandatory Design Consultants and Subcontractors shall hold an appropriate license for their design discipline. Failure of a single-entity Design/Build Entity to possess the required license shall cause their proposal to be deemed non-responsive. Failure of a joint venture Design/Build Entity to be properly licensed by the date of Contract award will result in forfeiture of the Proposal Security and loss of the Contract. Failure of Mandatory Design Consultant or Subcontractors to possess the required license on the Proposal Deadline shall require the Design/Build Entity to substitute licensed design professionals and specialty trade contractors, as applicable, prior to award of the Contract without additional cost. This project is prevailing wage and will be subject to the institution of a Labor Compliance Program.

The County's competitive selection process is proceeding in two steps.

- **Step 1** is the prequalification phase of the Design/Build Entity and includes shortlisting to establish the four (4) qualified and highest ranked prequalifying entities that will be invited to participate in Step 2. [**Completed**]
- **Step 2 RFP** is the technical proposal from the Design/Build Entity. Only those Design/Build Entities that are successfully qualified and shortlisted in Part 1 will be allowed to participate in Step 2.

As result of Step 1 of the RFP, the following DBEs have been pre-qualified and shortlisted to submit proposals on this project and are the *only* DBEs authorized to participate in Step 2:

The order of the list does not establish a ranking order

**PERRIS VALLEY AQUATIC CENTER
REQUEST FOR PROPOSALS STEP 2
NOTICE TO PROPOSERS
MAY 4, 2011
PAGE 1**

- | | | |
|----|---|----------------|
| 1) | Point Of Contact
Address
Email
Phone | Firm/Team Name |
| 2) | Point Of Contact
Address
Email
Phone | Firm/Team Name |
| 3) | Point Of Contact
Address
Email
Phone | Firm/Team Name |
| 4) | Point Of Contact
Address
Email
Phone | Firm/Team Name |

SUBMISSION OF RFP STEP 2 PROPOSALS

During the proposal and evaluation process, gkkworks, Inc. is the contact point for any inquires or information relating to the RFP. Only if authorized by this County contact, may other County staff or consultants provide information to DBE. Any violation of this procedure may be grounds for disqualification of the DBE.

RFP Step 2 Proposal documents will be available **May 4, 2011** and will be issued to the pre-qualified and shortlisted proposers via electronic notification indicated in the firm's Request for Pre-Qualification package. **Pre-qualified proposers shall send the facsimile acknowledgement of receipt of RFP (RFP - Exhibit 'E') to Blair Ripplinger (briplinger@gkkworks.com) by May 9, 2011.** gkkworks will notify all registered Design/Build Entities of any addenda. **It is solely the responsibility of each Design/Build Entity to ensure that they receive any and all addenda.** Requests for Clarification of the process or Requests for Information for the documents may be submitted to Blair Ripplinger by fax, (626) 666-3940, no later than **2:00 p.m. on May 20, 2011.**

Proposals must be received on or before: **2:00 P.M. Tuesday, May 31, 2011** and will be received only at the address listed below:

Andy Frost, Project Manager
County of Riverside
Economic Development Agency
3403 Tenth Street, Suite 500
Riverside, CA 92501

Proposals shall be submitted in sealed envelopes as further described in Section 2.3 of this RFP and, clearly marked:

**PERRIS VALLEY AQUATIC CENTER
REQUEST FOR PROPOSALS STEP 2
NOTICE TO PROPOSERS
MAY 4, 2011
PAGE 2**

County of Riverside Economic Development Agency
Proposal for the
PERRIS VALLEY AQUATIC CENTER PROJECT
Design/Build Entity Business Name & Business Address

Proposal bond in the amount of 10% of the Lump Sum Base Proposal, excluding alternates, shall accompany each proposal. The surety issuing the Proposal bond shall be, on the proposal deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)

The successful proposer and its subcontractors will be required to follow the nondiscrimination requirements set forth in the proposal documents and to pay prevailing wage rates at the location of the work.

The successful proposer will be required to have the following California contractor's license at the time of the proposal opening: General Building – B.

General Description of Work

The County of Riverside Economic Development Agency is seeking a Design/Build Entity (DBE) for the design and construction of the new Perris Valley Aquatic Center to be located in Perris, California. The new aquatic center will be built on County owned land located in the southeastern section of the City of Perris, California.

The Economic Development Agency proposes that for the purpose of this project, the project site will be fully developed for this facility with access from Trumble Street. The project is an aquatic center with 12,000 to 15,000 square feet of building program, three primary pool features (50 m competition pool, circular activity pool, continuous river), on-site parking for a minimum of 252 stalls, lighting, hardspace, landscape and off-site improvements. The selected Design/Build Entity will be required to provide a turnkey facility, excluding only furnishings and some specialty equipment.

The Economic Development Agency will be contracting for this project and the Redevelopment Agency will provide funding. The facility must be designed and constructed to qualify for LEED certification under the Leadership in Energy and Environmental Design Green Building Rating System. The facility must earn the minimum points to qualify under the performance rating of "Certified."

The selected Design/Build Entity's Civil Engineer will provide the final site survey, including perimeters and controls for the project as well as the Water Quality Management Plan (WQMP). Information regarding the requirements for the WQMP can be found at <http://floodwcontrol.co.riverside.ca.us/>, click on "Programs & Services", then "Stormwater Quality". These requirements shall be included as a component of the cost proposal submitted in Step 2.

The target allowable design and construction cost for this Project is twenty five million dollars (\$ 25,000,000).

All design and construction Work must be completed within six hundred and ten (610) calendar days after the Date of Commencement established in the Economic Development Agency's initial Notice to Proceed.

General Description of Request for Proposals Step 2 Process

The County seeks to develop an aquatic center, based on the site adaptation, with needed modifications of the Jurupa Aquatic Center project. Pre Qualified and Shortlisted Proposers identified during the Request for Proposals Step 1 will submit Step 2 Technical and Cost Proposals that will be evaluated by the County's Evaluation Panel based on a pre-determined and published point system that awards 50% points based on Technical Qualifications and 50% points based on Proposal Price. Each team will submit its proposal and, following initial review by the County Evaluation Panel, will have an opportunity to present its team and proposal during a one hour interview. Points will be assigned to five categories, consistent with the requirements of PCC 20133 as follows:

Technical Design & Construction Expertise – 20%

Life Cycle Cost At 15 Years – 10 %

Skilled Labor Force Availability – 10%

Safety – 10%

Fixed, Lump Sum Proposal Price – 50%

Technical Qualifications will be evaluated based on each DBE's prior experience with aquatic centers, public recreational facilities, and design build projects of similar scope and complexity. Additionally, each team will be evaluated on its technical understanding of the Perris Valley Aquatic Center project.

The County Evaluation Panel will evaluate a limited presentation of the project site design developed by each DBE. The presentation submittal will encompass facility, aquatic, landscape, hardscape and civil design sufficient to demonstrate the DBE's understanding of the project requirements, including the integration of site design with aquatic and building facilities adapted from the Jurupa Aquatic Center, with needed modifications. This limited site development package, will be accompanied with a narrative by each DBE outlining its proposed process for implementing the project's key challenges through a design-build process.

Submittal and Evaluation detail are provided in Section 2.5 and 2.6 of the Step 2 RFP.

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Exhibit K: Survey
Exhibit L: Geotechnical Investigation Reports
Exhibit M: Civil Design
Exhibit N: Utilities

1.0 INTRODUCTION & PROJECT DESCRIPTION

1.1 INTRODUCTION

The County of Riverside (County) has decided to utilize the Design-Build method of project delivery for this project. The reason for this decision by the County Board of Supervisors (Board) was to ensure that the residents of the County receive the highest quality facilities at the most economical price. To best utilize this process, the County is providing clear instructions to the Design-Build Entities and its Team Members (DBE) regarding the project requirements.

Enabling legislation has been passed by the California Legislature, which allows the County to award projects with a total project cost of over \$2,500,000, using a Design-Build project delivery methodology. The undertaking and accomplishment of this Project is required by state law to comply with the requirements of Public Contract Code 20133 and other provisions of state and federal law applicable to this Project. Nothing in this RFP is intended nor should be interpreted as contravening the provisions of that code. The DBE shall be fully knowledgeable of, and shall comply with, the provisions of Public Contract Code 20133 and other provisions of state and federal law applicable to this Project.

The scope of the Project includes all disciplines necessary to completely design (based on the Project Criteria furnished by the County as part of the Request for Proposals (RFP) process) and construct the Project (based on detailed Construction Documents prepared by the successful DBE, that are reviewed by County and approved by the governing agencies), including, without limitation, all on-site and off-site work as prescribed.

1.2 PROJECT DESCRIPTION

The County of Riverside Economic Development Agency is seeking a Design/Build Entity for the design and construction of the new Perris Valley Aquatic Center to be located in Perris, California. The new aquatic center will be built on County owned land located in the southeastern section of the City of Perris, California. The Economic Development Agency will be contracting for this project and the Redevelopment Agency will provide funding.

The facility must be designed and constructed to qualify for LEED certification under the Leadership in Energy and Environmental Design Green Building Rating System. The facility must earn the minimum points to qualify under the performance rating of "Certified." Minimum LEED Certification means that the design must meet all LEED prerequisites, without considering County contributions. Proposals specifying a higher level of LEED Certification by exceeding all LEED prerequisites, without considering County contributions, will receive higher scores accordingly. The DBE must submit a preliminary LEED Registered Project Checklist with their response to the RFP. The final LEED Registered Project Checklist must be submitted to the County prior to the completion of the Project along with official notice from LEED that the completed Project is Certified.

The selected Design-Build Entity shall provide design and construction to satisfy the documents set forth herein. The County has provided the soils investigation report as part of this RFP (Exhibit L). The selected Design/Build Entity's Civil Engineer will provide the final site survey, including perimeters and controls for the project as well as the Water Quality Management Plan (WQMP). Information regarding the requirements for the WQMP can be found at <http://floodwcontrol.co.riverside.ca.us/>, click on "Programs & Services", then "Stormwater Quality".

PROJECT SUMMARY (Scope and Program are more fully described in Exhibit F, G, H & I)

- A. Site: Approximately 12 acres to be developed including but not limited to:
1. Aquatic Center: Approximately 8 acres including but not limited to:
 - a. Buildings: 12,000 – 15,000 sf total
 - i. Main Building "A"
 - ii. (3) Support Buildings
 - b. Pool Facilities: Approximately 33,000 sf
 - i. 50 m Competition Pool
 - ii. Circular Activity Pool
 - iii. Continuous River with:
 - iv. Lagoon Pool
 - v. Receiving Pool
 - vi. Double Flowrider
 - c. Hardscape
 - d. Landscape
 2. Parking: Approximately 4 acres including but not limited to:
 - a. Minimum 252 spaces (provide a minimum of 7 accessible spaces, or as required by code, whichever is the more stringent requirement)
 - b. Loading areas
 - c. Access drives
- B. Offsite Development:
1. Road Improvements including but not limited to:
 - a. Trumble Road – Approximately 1050 lf
 - b. Vista Road – Approximately 600 lf
 2. Utilities including but not limited to:
 - a. Water & Sewer: Eastern Municipal Water District
 - b. Electricity: Southern California Edison
 - c. Gas: The Gas Company
 - d. Stormwater: Water Quality Management Plan (WQMP), Storm Water Pollution Prevention Plan (SWPPP) – <http://www.floodcontrol.co.riverside.ca.us/>, (select "Programs & Services" then "Stormwater Quality").
 - e. Telephone: Verizon
 - f. Cable: Time Warner
- C. Budget:
- The target allowable design and construction cost for the Project, inclusive of the design and all other services to be performed under the design-build contract, is \$ 25,000,000.
- D. Schedule
- All design and construction Work must be completed within **Six Hundred and Ten (610) calendar days after** the Date of Commencement established in the Economic Development Agency's initial Notice to Proceed.

PROPOSAL DOCUMENTS SECTION 2

2.0 SUMMARY OF REQUEST FOR PROPOSAL PROCESS

2.1 INFORMATIONAL SUMMARY

The provisions of this Section are intended to summarize for the DBE the process that the County intends to follow with respect to issuance of its RFP, consideration of Design-Build Proposals from DBE, and award of the Design-Build contract. This summary is provided for the convenience of the DBE's and should not be interpreted as a complete or definitive statement of all procedures, conditions, requirements or standards that may apply to any of the aforementioned processes. The County reserves the right, at any time and in the exercise of its sole and absolute discretion, to modify such procedures, conditions, requirements or standards, by changes, additions or deletions thereto.

The process to select the DBE to implement this Project includes two steps:

- **Step 1** is the prequalification phase of the Design/Build Entity and includes shortlisting to establish the four (4) qualified and highest ranked prequalifying entities that will be invited to participate in Step 2. (*Step 1 is complete*).
- **Step 2 RFP** is the technical and fixed, lump sum price proposal from the Design/Build Entity. Only those Design/Build Entities that are successfully qualified and shortlisted in Part 1 will be allowed to participate in Step 2.

The services sought by this RFP include all customary services normally provided under the umbrella of the design-build method of project delivery. This includes, but is not limited to, full design services, agency approvals, site survey including topographic, utility and establishment of property meets and bounds, construction, procurement, scheduling, estimating, value engineering, general contracting, building commissioning, project closeout, and warranty services. The completed Project is to be a fully functioning facility as described in the contract between the County and DBE.

Upon review of the submitted Step 2 Proposals, the County will interview all DBEs. The proposing DBEs' proposals and interviews will be ranked based a published point system established to determine the "best value" to the County. After the interviews and the determination by the selection panel of the apparent "best value" proposer, the highest ranking DBE and the County will enter into negotiations as further described in Section 2.4. Pending completion of successful negotiations, the highest ranking "best value" proposer will be recommended for award to the Board of Supervisors of Riverside County.

Following Board authorization, the selected DBE will enter into a contract to design and construct the Project for the County. For purposes of this solicitation, a DBE is defined as the entity that will be awarded a contract for the complete design and construction of the Project and all of its key design and subcontractor members, either pre-qualified or added at a later date per the terms of the Contract Documents. The resulting contract for design-build services will include a complete scope of work for all elements of the design-build process including, but not limited to, survey, design, construction management/project management, and construction services necessary for the Project which include site and off-site work, buildings, landscaping, and all construction services necessary to complete the Project in a condition ready for occupancy. The County will review the DBE's management of design

and construction of the Project to ensure compliance with the Contract Documents.

The County is requesting proposals for Design-Build services for the Project through a RFP process. Each response to the RFP must propose a business offer that will result in the delivery of a Project of a high level of design and technical quality in accordance with the architectural and engineering program and design narrative, technical drawings as basis for design, and technical specifications, issued with the RFP (Exhibits F, G, H & I).

In all instances, the DBE selected for the Project will be at-risk for completing the Project for the stipulated fixed, lump sum price, within the amount or amounts established in the RFP, and guaranteeing completion in sufficient time to allow the facility to be operational at such time as required by the County.

The issuance of a RFP constitutes only an invitation for DBE's to present their competitive proposals. The County reserves the right to determine, in its sole discretion, whether any aspect of the Proposal satisfactorily meets the criteria established in the RFP and the right to seek clarification from any DBE submitting Proposals. The County also reserves the right to reject any or all Proposals received as a result of this solicitation; to extend the Proposal due date for RFP's; to modify, amend, reissue or rewrite this RFP document; and to procure Design-Build services by other means. In the event the RFP is withdrawn by the County prior to the receipt of RFP Proposals, or if the County does not proceed for any reason, the County shall have no liability to any DBE, Team, Contractor, Architect or other Team member, for any costs or expenses incurred, in connection with the preparation and submittal of a response to this RFP.

The DBE's are provided a sample Design-Build Agreement, Design-Build General Conditions, General Requirements, as well as a Scope of Work, Architectural and Engineering Program Narrative, Technical Drawings, Technical Specifications, Soils Investigation Report, and topographic survey prepared specifically for this Project, along with various reference information regarding utility service and development standards (see RFP Exhibits).

All items normally included in an aquatic center should be included in each proposal, whether or not specifically mentioned. The design competition evaluation will take into consideration how each DBE balances budget with design, so DBE's who exclude items normally included in an aquatic center, because they are not specifically referenced, or quantified will likely receive a lower score.

All information submitted for evaluation during the RFP proposal process will be considered official information acquired in confidence, and the County will maintain its confidentiality to the extent permitted by law.

Liquidated Damages will be assessed for Project delays by the DBE. Please reference the Design-Build General Conditions included as part of this RFP (Exhibit B) and the Design-Build Agreement also included (Exhibit A) for specifics on Liquidated Damages.

The Board of Supervisors for the County of Riverside will issue a written decision supporting its Award of the Design-Build contract to the successful Proposer, stating the basis of the Award. The identity of the successful Proposer will be publicly announced, along with the County's second, third and fourth ranked DBEs.

2.2 THE OWNER'S CONSULTANT TEAM INCLUDES:

Owner	County of Riverside Economic Development Agency Tony Resendez (Contact Person) Office: (951) 955-8916 Fax: (951) 955-6686 Email: tresendez@rivcoeda.org
Project Management:	gkkworks Blair Ripplinger Office: (626) 666-6906 Fax: (626) 666-3940 Email: bripplinger@gkkworks.com
Civil Engineer:	FPL and Associates, Inc. Ron Canedy Office: (949) 252-1688 Fax: (949) 252-0088 Email: ron.canedy@fplandassociates.com
Structural Engineer:	Costa & Associates Orlando Costa Office: (626) 960-1811 Email: ocosta@costaassoc.com
Mechanical/Electrical:	DCGA Engineers Joe Rogowicz Office: (909) 987-0017 Email: joe.rogowicz@dcgaengineers.com
Aquatic Consultant:	Arch Pac Ken Moeller Office: (760) 734-1600 ext. 101 Email: kenmoeller@archpac.com

The Owner's consultants listed above are engaged in the preparation and support of the RFP, and may *not* participate as members of or as sub-consultants to any Design/Build entity seeking to prequalify or propose for this project.

2.3 PROPOSAL SUBMITTAL & SELECTION

Overview

This RFP process follows a 2-Step Request for Pre-Qualifications (RFQ) process. Step 1 – Prequalification and Short Listing resulted in the development of a list of four pre-qualified and short listed DBEs to participate in the Step 2 Proposal Submittal process. Following the County's selection panel's review of the submitted Step 2 Proposals, the County will invite all pre-qualified and shortlisted DBEs that submitted a Step 2 Proposal, to a structured one-hour interview. During the interview, each DBE will present their team and project approach to the County's selection panel. The

selection panel will evaluate the DBEs' proposals and interviews relative to the price, technical design and construction expertise, life-cycle costs over 15 years or more, skilled labor force availability and acceptable safety record. This evaluation by the County's selection panel, based on a published point system provided in Section 2.6, will establish the ranking of all DBE Proposers and the recommended selection of the DBE determined to provide the apparent "best value" to the County.

Following the determination of the "best value" proposer, the selection panel will start negotiations with the apparent "best value" DBE and, if not successful, move to the second DBE and so on. The negotiations will be focused around meeting the County design/program requirements, budget and schedule goals. Value Engineering could be a part of the negotiation process.

Agreement by any DBE to enter the competition and submit responses to the RFP indicates it will comply with the procedures outlined in this RFP. All materials submitted by the DBE's will become the property of the County. The County may use the materials submitted by the DBE's for any purpose, including incorporating the materials into the selected design concept.

The Design-Build competition will require submittal of materials and information summarized in Section 2.5 of the RFP including a fixed, lump sum price. This competition will require the highest order of design and quality possible, with acknowledgment that the selected DBE must comply with all the mandatory program, narrative and technical specification requirements within, or as close as possible to the pre-established target cost for the complete Project.

Proposal Preparation & Submittal

During the proposal and evaluation process, gkkworks, Inc. is the contact point for any inquiries or information relating to the RFP. Only if authorized by this County contact, may other County staff or consultants provide information to any DBE. Any violation of this procedure may be grounds for disqualification of the DBE.

- 1) **Issuance of RFP Step 2**
RFP Step 2 Proposal documents will be available **May 4, 2011** and will be issued to the pre-qualified and shortlisted proposers via electronic notification to the point of contact indicated in the firm's Request for Pre-Qualification package.
- 2) **Acknowledgement of Receipt of RFP**
Pre-qualified proposers shall send the facsimile acknowledgement of receipt of RFP (RFP - Exhibit 'E') to Blair Ripplinger (briplinger@gkkworks.com) by **May 9, 2011**. Exhibit K shall serve to acknowledge that DBE has received this RFP and identify DBE's representative, who shall be DBE's single point of contact for the receipt of any documents, notices and addenda associated with this RFP. The acknowledgement shall be either typewritten or the DBE must print legibly with consideration of it being a facsimile
- 3) **Issuance and Acknowledgement of Receipt of Addendum**
gkkworks will notify all registered Design/Build Entities of any addenda. **It is solely the responsibility of each Design/Build Entity to ensure that they receive any and all addenda.** Proposers shall also send the facsimile acknowledgement of receipt of RFP (RFP - Exhibit 'E') to Blair Ripplinger (briplinger@gkkworks.com) within three (3) working days of issuance of each addenda as acknowledgement of receipt.

4) Requests for Clarification and Requests for Information

Should DBE's, or components thereof, have specific questions regarding the process, contract compliance, licenses or insurance which need to be answered at any time prior to submitting the RFP, then they should submit questions in written form via e-mail. Requests for Clarification of the process or Requests for Information for the documents may be submitted to Blair Ripplinger by fax, (626) 666-3940. In order to receive a proper response, all questions must be received no later than **2:00 p.m. on May 20, 2011**. All questions received by this time and date will be responded to, in writing by issuance of the final addenda on May 24, 2011. Requests for clarification received after this time and date will not receive a response, except in the sole discretion of the County. Anonymity of the source of specific questions will be maintained in the written responses. Responses to all questions will be e-mailed to **all** RFP recipients.

5) Submittal of Proposals

Step 2 RFP Proposals: All responses to the RFP must be received in sealed cartons at the official competition address on or before: 2:00 P.M. **Tuesday, May 31, 2011**. Faxed and e-mail Proposals **will not** be accepted. The COUNTY will evaluate responses to the RFP only for those Proposals that meet the mandatory Proposal requirements. RFP's are to be the address listed below:

Andy Frost, Project Manager
County of Riverside
Economic Development Agency
3403 Tenth Street, Suite 500
Riverside, CA 92501

Step 2 RFP Proposals shall be submitted in sealed boxes/envelopes as further described below and in Section 2.5, with each envelope/box clearly marked:

County of Riverside Economic Development Agency

**Step 2 Sealed Proposal for the
PERRIS VALLEY AQUATIC CENTER PROJECT
Design/Build Entity Business Name & Business Address**

Number of Copies: Submit a sealed package containing the following:

1. Five (5) copies of Part One, the Technical information, each in a bound document with a soft cover, comb binder; loose-leaf three-ring, hard cover binder; or equivalent. Binders shall NOT EXCEED 9" x 12" and proposal shall be comprised of 8.5" x 11" pages or 11" x 17" foldout pages **only**. Narrative pages are limited to 8.5" x 11" format.
2. Two (2) copies of Part Two, the Proposal and Budget Forms, in a separate sealed and labeled envelope. Additionally this envelope shall include a proposal bond in the amount of 10% of the Lump Sum Base Proposal, excluding alternates, shall accompany each proposal. The surety issuing the Proposal bond shall be, on the proposal deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)

**PERRIS VALLEY AQUATIC CENTER
REQUEST FOR PROPOSALS – STEP 2**

May 4, 2011

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The successful proposer will be required to have the following California contractor's license at the time of the submittal: General Building – B.

6) Late Proposals

A RFP Proposal will be considered late if received at the official competition address **at any time after Tuesday, May 31, 2011 @ 2:00 P.M.** Late Proposals will be deemed non-responsive by the County and will not be evaluated.

7) Opening of Proposals

The County will conduct a "closed" opening of all proposal material and will commence review and evaluation as described below.

Evaluation of the RFP

The County will conduct a "closed" evaluation of the submitted RFP Proposals to ensure compliance with all identified criteria based on the evaluation criteria outlined in Section 2.6. Any Proposal that does not comply with all listed mandatory criteria will be rejected by the County.

The DBE will thereupon be disqualified from further consideration for participation in the selection process. Answers to questions arising from these evaluations will be submitted to each DBE for clarification. DBE's that have complied with all listed mandatory criteria will have an opportunity to present their proposal in person to the County selection panel. The County will also make an independent design evaluation of each proposal. The findings of the technical evaluation and subsequent clarification, the DBE's presentations, and all submitted material will be considered by the County who will select the most appropriate proposal for award of the Design-Build contract.

Protests

Proposers may protest the short list selection, provided the protest is in writing and is delivered to the County of Riverside Economic Development Agency, 1325 Spruce Street, Suite 400, Riverside, California 92507, and submitted within ten (10) calendar days of the date of notification of intent to award.

Grounds for a protest are that the County failed to follow the selection procedures and adhere to requirements specified in the RFP or any addenda or amendments; there has been a violation of conflict of interest as provided by California Government Code Section 87100 et seq.; or violation of State or Federal law. Protests will not be accepted on any other grounds. In the event of a protest, a panel ("Appeals Panel") will be designated by the County. The Appeals Panel will consider only those specific issues addressed in the written protest. The protestor will be given the opportunity to present information to the Appeals Panel in a hearing. Within five days of the hearing, the Appeals Panel will render its decision and provide a written response to the Proposer advising of the decision regarding the protest and the basis for the decision.

California Public Records Act

All information submitted in the proposal or in response to request for additional information is subject to disclosure under the provisions of the California Public Records Act, Government Code Section 6250 et seq. and the following. Proposals may contain financial or other data that constitutes a trade secret. To protect such data from disclosure, Proposer should specifically identify the pages that contain confidential information by properly marking the applicable pages and inserting the following notice on the front of the response:

NOTICE

**PERRIS VALLEY AQUATIC CENTER
REQUEST FOR PROPOSALS – STEP 2**

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The data on pages_____ of this proposal response, identified by an asterisk (*) or marked along the margin with a vertical line, contains information which are trade secrets. We request that such data be used only for the evaluation of our response, but understand that disclosure will be limited to the extent that the County of Riverside determines is proper under federal, state, and local law.

The proprietary or confidential data shall be readily separable from the Proposal in order to facilitate eventual public inspection of the non-confidential portion of the proposal.

The County assumes no responsibility for disclosure or use of unmarked data for any purpose. In the event disclosure of properly marked data is requested, the Proposer will be advised of the request and may expeditiously submit to the County a detailed statement indicating the reasons it has for believing that the information is exempt from disclosure under federal, state and local law. This statement will be used by the County in making its determination as to whether or not disclosure is proper under federal, state, and local law. The County will exercise care in applying this confidentiality standard but will not be held liable for any damage or injury which may result from any disclosure that may occur.

2.4 RFP STEP 2 PROPOSAL SCHEDULE

<u>Event/Deadline</u>	<u>Date</u>
1) Board Approve RFP Step 2	Tuesday, 5/03/11
2) Board Approve Qualified & Shortlisted Firms	Tuesday, 5/03/11
3) Issue RFP Step 2 to Pre-Qualified Teams	Wednesday, 5/04/11
4) Final Day to Submit Exhibit E : Acknowledgment of Receipt of Step 2 RFP	Tuesday, 5/09/11
5) Mandatory Pre-Proposal Conference at Jobsite @ 2:00 pm	Wednesday, 5/10/11
6) Requests for Clarification/Information Deadline @ 2:00 pm	Friday, 5/20/11
7) Issue Final Addenda	Tuesday, 5/24/11
8) Final day to Submit Exhibit K: Acknowledgment of Receipt of Final Addenda	Friday, 5/27/11
9) Proposal Submittal Deadline @ 2:00 PM	Tuesday, 5/31/11
10) Interviews 8:00 am – 2:30 pm	Monday, 6/06/11**
11) Notification of Best Value Proposer	Tuesday, 6/07/11
12) Cost Proposal & Design Scope Negotiations Finalized	Tuesday, June 14
13) Board Authorize Contract & Issue NTP	Approximately Tuesday, June 28

*** The timeline and dates set forth herein are APPROXIMATIONS ONLY. Proposer should NOT RELY on any assumption that this preliminary timeline or any specific dates are firm.**

**** Interview time will be assigned based on the order that the Proposals are received. The DBE that first submits its Proposal will have its choice of interview time, the DBE submitting second will have the next choice of interview time and so on until the DBE submitting the proposal the latest will be assigned the remaining interview period. In case of a tie, the contracting officer will determine interview time selection based on coin toss between DBEs submitting proposals at the same time.**

2.5 PROPOSAL REQUIREMENTS

Each RFP Proposal shall be in 8½"x11" format, consisting only of the specified materials requested below. Foldout 11"x17" pages are acceptable for charts, graphs, Project data, plans, and similar presentations, but not in lieu of 8½"x11" for text. The proposal shall be submitted in two (2) parts:

Part One:

Submit Five (5) copies of Part One, the Technical information, each in a bound document with a soft cover, comb binder, loose-leaf three-ring, hard cover binder; or equivalent. Part One shall contain all required documents except the Proposal and Budget Forms (see RFP Exhibit D) and the Proposal Bond. Utilize dividers to identify and separate the eight (8) TABS described in Section 2.5.1 below.

Part Two:

Submit two (2) copies of Part Two, the Proposal and Budget Forms, in a sealed envelope.

Additionally this envelope shall include a proposal bond in the amount of 10% of the Lump Sum Base Proposal, including listed Allowances, but excluding Alternates, shall accompany each proposal. The surety issuing the Proposal bond shall be, on the proposal deadline, an admitted surety insurer (as defined in the California Code of Civil Procedure Section 995.120)

All information necessary for the County to evaluate your qualifications shall be contained within the RFP Proposal. Proposals not organized according to this format may be rejected. Limit your response to information requested in this RFP.

To be responsive, each RFP Proposal must include the following material in the exact order and quantities specified. For detailed scoring information, see Section 2.6.

2.5.1 PART ONE -Submit Five (5) Bound Copies of the Following:

TAB 1) Cover Letter (Not Scored)

The cover letter shall be signed by an officer or officers of the firm or team submitting the RFP Proposal. In case of a joint venture, an officer of each joint venture partner shall sign the cover letter.

TAB 2) Table of Contents (Not Scored)

Provide Table of Contents

TAB 3) Statement of Compliance With Mandatory Requirements (Not Scored)

Provide a narrative regarding your Team's compliance with the mandatory business and technical requirements, including any deviations from the terms of the attached Design-Build Agreement and Design-Build General Conditions and any portions of the program that may not be included in your proposal in order to meet the County's Design-Build target cost of \$25,000,000. Include in the narrative any former County officials as required by Section 3.17. Include an affirmative statement that the DBE commits to deliver the project as described by the RFP within the stipulated schedule for the lump sum fixed price proposed by the DBE. Include in this statement any alternates required by Section 5.0 BUDGET.

Any such deviation will be evaluated as to its affect on base scope of the RFP solicitation and may be determined to negatively affect the DBEs evaluation score. **Contractual deviations requested by the DBE are subject to negotiation and concurrence with the County,**

upon determination of the Best Value Proposal. Any changes to the attached Design-Build Agreement and Design-Build General Conditions which the DBE desires, must be specified in the Proposal or the requested change will be deemed to have been waived.

TAB 4) Technical Design and Construction Expertise (200 points)

A. Design-Build Team Design & Construction Experience & Organization
(80 points)

1. Primary Team Members (firms):

- a. Provide name, address, and telephone number of each Architect/Engineer and Construction **firm** comprising the Team, including but not limited to all requested sub-consultants and subcontractors (see "b" below), and their area of specialty. Provide license numbers for all contractors and sub contractor entities. The team members shall include the same Architect, Contractor, and Aquatic Consultant as included in the pre-qualification package. The County will not accept substitutions from the approved pre-qualification list.

- b. Additional disciplines that must be included on the DBE at time of RFP Step 2 submittal include:
 - 1) Structural engineer of record
 - 2) Electrical engineer of record
 - 3) Mechanical engineer of record
 - 4) Civil engineer of record
 - 5) Landscape Architect
 - 6) Mechanical subcontractor
 - 7) Plumbing subcontractor
 - 8) Electrical subcontractor.

These disciplines may be provided by a single firm or by several firms. ***Primary Team Firm members must be exclusive to the DBE for purposes of this RFP.***

- c. Provide an organization chart, on 8-1/2"x11" or 11"x17" fold-out format, indicating clear lines of contractual authority of all primary team members (firms), including, but not limited to the firms listed above in "b".

- d. Provide a listing and brief description for each Primary Team Firms of up to 3 projects each for the following project types with construction completed during the past 10 years. Use the **Schedule A: Project Summary** included at the end of this section to submit the 3 key projects. for each firm. *Do not submit more than three projects.*
 - 1) Aquatic Centers or other projects having recreational aquatic features

- 2) Public Recreational Project built within California having similar construction cost, with a minimum construction cost of \$20 million
- 3) Design-Build delivery of facilities having either aquatic or public recreational scope and/or a minimum construction cost of \$20 million.

Where possible, list projects wherein multiple Primary Team Firms have worked together.

2. Key Staff (individuals):

- a. Provide name of individual who will hold designated key staff positions, and include license of each Architect/Engineer of Record. Key Staff positions include those staff members listed in "b" below. The Key Staff shall include the same Architect of Record, and Lead Aquatic Consultant as included in the pre-qualification package. The County will not accept substitutions from the approved pre-qualification list.
- b. Additional Key Staff that must be included on the DBE at time of RFP Step 2 submittal include:
 - Architect Principal-in-Charge of Project
 - Architect Project Manager
 - Architect of Record
 - Structural Engineer of Record
 - Civil Engineer of Record
 - Mechanical Engineer of Record
 - Electrical Engineer of Record
 - Landscape Architect of Record
 - General Contractor Executive-in-Charge of Project
 - General Contractor Project Manager
 - General Contractor Superintendent
 - Lead Mechanical Sub Contractor
 - Lead Plumbing Sub Contractor
 - Lead Electrical Sub Contractor
 - DBE Design Manager (if same as above, so note)
 - DBE Quality Assurance (if same as above, so note)

These individuals are to be committed to the roles indicated for the project and may not be subject to substitution without prior written approval by the County. Any persons so substituted must possess qualifications equal to or better than the individuals who may be pre-qualified. These positions may be provided by a single firm or by several firms.

- c. Provide a matrix that designates which of the projects submitted by the Primary Team Member firms above in Tab 4.1.d that each Key Staff has worked on and their role on each specific project listed. Identify the percentage of time that each Key Staff will be available for the project, by phase (design/design-construction)

- d. Provide an organization chart, on 8-1/2"x11" or 11"x17" fold-out format, indicating clear lines of authority and reporting of all Key Staff (firms). Including, but not limited to the positions listed above in "b".

SCHEDULE A: PROJECT SUMMARY

Name of Design-Build Entity Primary Team Member Firm:

For each project provide, at a minimum, the information listed below. Names and references must be current and verifiable

Project Name: _____

Location: _____

Owner: _____

Owner Contact Name: _____

Owner Contact Phone: _____ email: _____

Architect: _____

Architect Contact Name: _____

Architect Phone: _____ email: _____

Construction Manager Name: _____

Construction Manager Phone: _____ email: _____

Contractor Name _____

Contractor Phone _____ email: _____

Description of Project, Scope of Work Performed: _____

Key Qualifying Characteristics (See project evaluation criteria on prior page) _____

Type of Procurement (D-B-B, D-B, CM@R, Other.) _____

Value of Original Contract*: _____

Final value of Contract* including change orders: _____

Original Scheduled Completion Date: _____

Time Extensions Granted (number of calendar days): _____

Actual Date of Completion: _____

SCHEDULE A: PROJECT SUMMARY con't.

Notes:

Schedule A Glossary of Abbreviations:

- D-B-B Design-Bid-Build
- D-B Design-Build
- CMAR Construction Management at Risk

* Project cost shall be escalated at an annual rate of 3% until December 31, 2008 and an annual rate of one percent thereafter. These rates of escalation shall be applied to the Contract value from the date of Contract award. If amounts are price escalated to current value, show escalation computations for each such project

B. Design & Construction Proposal (120 points)

1. Site Concept Design

Provide the following Concept Design plans on 11" x 17" foldout format, to be inserted in proposal books.

- a. Site plan (proposed buildings, water features, site structures, hardscape, landscape, parking)
- b. Civil Concept Drawing including proposed grading, engineering structures such as retaining walls, utility infrastructure and points of connection.
- c. Site Hydrology Concept including proposed design concept for compliance with Water Quality Management Plan (WQMP)
- d. Provide a narrative description in 5 pages or less (8.5" x 11") of the proposed design concept and systems described by the three project plans and specifically how they represent compliance with the design criteria described by the RFP. Include a description of degree to which minimum project criteria are exceeded and value added attributes are provided.

2. Changes

Identify and provide narrative justification summarizing:

- a. Any changes to provided construction documents included in DBE proposal
- b. Any changes to provided specifications included in DBE proposal

If no changes are proposed, state "none".

3. Sustainability and LEED

- a. Provide a narrative assessment within 3 pages or less of your team's assessment of key opportunities for sustainable construction and your team's proposed approach to sustainability.
- b. Include submittal of a completed LEED Scorecard, New Construction Version, 2.2 (or most current version) to identify DBE's anticipated assessment of those credits it will seek to achieve its intended pathway toward achieving the United States Green Building Council Leadership in Energy Environmental Design ("LEED) Certified rating for this project.

4. Owner and Jurisdictional Reviews

Provide a narrative outline within 5 pages or less, demonstrating your team's plan to manage phased owner and jurisdictional reviews and phased partial-building construction permits from multiple agencies. Provide relevant "lessons-learned" from prior projects, preferably involving design-build.

TAB 5) Life Cycle Cost At 15 Years (100 points)

Provide detail documentation on Schedule B (at end of Tab 5) for proposed roofing system alternate and compare with Life Cycle Cost of specified roofing system for the Jurupa Aquatic Center included in Exhibit I: Jurupa Valley Aquatic Center Drawings and Technical Specifications. Maintenance costs will be computed based on prevailing wage standards in effect for this project.

Include narrative, not to exceed 2 pages and charts or graphs indicating life cycle expectations and preliminary cost benefit analysis of alternate roofing system based on evaluation and calculations resulting from Schedule B. Also include alternate price for this roofing system option on the Proposal Form.

**SCHEDULE B
PERRIS VALLEY AQUATIC CENTER
LIFE CYCLE COST WORKSHEET**

Project Data

DESIGN-BUILDER

PROJECT: PERRIS VALLEY AQUATIC CENTER
SYSTEM: CLUB HOUSE ROOFING

Discount and Escalation Data

	Years:	Rate:
Discount Rate (i)	2011 - 2,041	5.0%
Maintenance	2011 - 2,041	2.0%
Inflation	2011 - 2,041	4.6%
Equipment/System Life	30	(Actual life to be entered by Contractor)

Annual and Real Cash Flows

(Begin) Year	First & Replace. Costs	Annual Maint. Costs	Total Annual Costs	Present Worth Factor (1+i) ⁻ⁿ	Present Worth of Annual Costs	Age of Equipment	Residual Value of Equipment	Present Worth of Cumulative Costs
2,011	\$0	\$0	\$0	1.00	\$0	0	\$0	\$0
2,012	\$0	\$0	\$0	0.95	\$0	1	\$0	\$0
2,013	\$0	\$0	\$0	0.91	\$0	2	\$0	\$0
2,014	\$0	\$0	\$0	0.86	\$0	3	\$0	\$0
2,015	\$0	\$0	\$0	0.82	\$0	4	\$0	\$0
2,016	\$0	\$0	\$0	0.78	\$0	5	\$0	\$0
2,017	\$0	\$0	\$0	0.75	\$0	6	\$0	\$0
2,018	\$0	\$0	\$0	0.71	\$0	7	\$0	\$0
2,019	\$0	\$0	\$0	0.68	\$0	8	\$0	\$0
2,020	\$0	\$0	\$0	0.64	\$0	9	\$0	\$0
2,021	\$0	\$0	\$0	0.61	\$0	10	\$0	\$0
2,022	\$0	\$0	\$0	0.58	\$0	11	\$0	\$0
2,023	\$0	\$0	\$0	0.56	\$0	12	\$0	\$0
2,024	\$0	\$0	\$0	0.53	\$0	13	\$0	\$0
2,025	\$0	\$0	\$0	0.51	\$0	14	\$0	\$0
2,026	\$0	\$0	\$0	0.48	\$0	15	\$0	\$0
2,027	\$0	\$0	\$0	0.46	\$0	16	\$0	\$0
2,028	\$0	\$0	\$0	0.44	\$0	17	\$0	\$0
2,029	\$0	\$0	\$0	0.42	\$0	18	\$0	\$0
2,030	\$0	\$0	\$0	0.40	\$0	19	\$0	\$0
2,031	\$0	\$0	\$0	0.38	\$0	20	\$0	\$0
2,032	\$0	\$0	\$0	0.36	\$0	21	\$0	\$0
2,033	\$0	\$0	\$0	0.34	\$0	22	\$0	\$0
2,034	\$0	\$0	\$0	0.33	\$0	23	\$0	\$0
2,035	\$0	\$0	\$0	0.31	\$0	24	\$0	\$0
2,036	\$0	\$0	\$0	0.30	\$0	25	\$0	\$0
2,037	\$0	\$0	\$0	0.28	\$0	26	\$0	\$0
2,038	\$0	\$0	\$0	0.27	\$0	27	\$0	\$0
2,039	\$0	\$0	\$0	0.26	\$0	28	\$0	\$0
2,040	\$0	\$0	\$0	0.24	\$0	29	\$0	\$0
2,041	\$0	\$0	\$0	0.23	\$0	30	\$0	\$0
Totals:	\$0	\$0	\$0		\$0		\$0	\$0
	1st+Repl	Maint	Total Annual					

TAB 6) Skilled Labor Force Availability (100 points)

Submit agreement(s) with a registered apprenticeship program, approved by the State of California Apprenticeship Council that has graduated apprentices in each of the preceding five years. The graduation requirement shall not apply to apprentice programs that have been approved and identified as apprenticeable craft by the Department of Labor and the Department of Industrial Relations.

TAB 7) Safety Record (100 points)

Submit a safety record for prime contractor member of DBE for each year of the preceding three (3) year period including the Proposer's Experience Modifier Rate (EMR), the Total Recordable Injury/Illness Rate, and the average lost work rate.

Or, in lieu of the Recordable Injury/Illness Rate, Proposer must submit the plan that identifies that the Proposer is a party to an alternative dispute resolution system as provided for in Section 3201.5 of the Labor Code.

2.5.2 PART TWO – PROPOSAL PACKAGE, PROPOSAL BOND & ATTACHMENTS

TAB 8) Design-Build Price Proposal (500 points)

In a separate sealed envelope, with identification per instructions provided in Section 2.3 (5) submit the following items:

- 1) **Two (2) Signed Originals: Proposal Form:** Completed Proposal Form as provided in Exhibit D -1 - Proposal Packet.
- 2) **Two (2) Signed Originals: Non-Collusion Affidavit** as provided in Exhibit D – 4, Proposal Packet
- 3) **Two (2) Copies: List of Subcontractors** as provided in Exhibit D-2, Proposal Packet. Provide listing of all subcontractors known at time of RFP submittal. *All subcontracts that are not listed by the DBE in accordance with Public Contract Code section 20133 shall be awarded by the DBE. Specifically California Public Contract Code Section 20133(f) requires that all subcontractors not listed by the Design-Builder in its submission in response to the Request for Proposals be awarded in accordance with the design-build process set forth by the County. The County process allows the selection of subcontractors based upon the best value to the Project and requires the Design-Builder do both of the following: (1) Provide public notice of the availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process of the County and (2) Provide a fixed date and time on which the subcontracted work will be awarded in accordance with the procedure established pursuant to Public Contract Code Section 20133(f).*

Contractor will provide County its record of any future subcontractor solicitations to ensure compliance with public competitive solicitation described above.

- 4) **One (1) Proposal Bond:** Completed Proposal Bond as provided in Exhibit D-3 Proposal Packet.

- 5) **Additionally, if DBE is a Joint Venture:** **ONE** (1) copy of the joint venture agreement. The joint venture must be in place (executed) **prior to the date of the Proposal of the RFP.** (No page limit) *Note: Agreement must provide that All responsibilities of the joint venture shall become the individual responsibilities of each member of the joint venture in the event of the termination of the joint venture for any reason.*

2.6 EVALUATION OF PROPOSALS AND SCORING

A. Selection Panel: The County will establish a Selection Panel with responsibility for reviewing all Proposals and conducting the DBE presentations, and evaluating and scoring the Proposals as described in this section. In addition, the Selection Panel may, in its discretion, utilize outside experts to assist in the evaluation process.

B. Basis for Award: The award shall be based on the "best value" to the County received from those DBE's submitting proposals that meet or exceed all design criteria, proposals that do not take unapproved exceptions to any of the performance specifications, and which confirm that the Project can be designed and constructed within the allowable time and budget. The target design and construction cost for the project is established at twenty-five million dollars (\$25,000,000). This amount includes all costs of the complete design, engineering, construction, subcontract work, supervision, management, general conditions, overhead, bonds, insurance, compliance with all applicable codes and agency requirements, procurement of permits, profit, allowances, The target cost also includes Allowances maintained by the County and more fully described in Section 5.0. DBE's contingencies (for items that are the responsibility of the DBE), and any and all items required for the completion of the project per the contract documents, excepting there from, only the costs for items specifically identified as not a part of the design-build budget. If the DBE elects to propose alternate programming or materials in order to meet the County's budget requirements, the proposal will be accepted but may be scored lower accordingly.

C. Evaluation and Scoring of the Design Build Entity's Technical and Price Proposal and Interview

Each DBE's proposal and interview will be evaluated and scored in order to determine the Best Value proposal based on the point system as outlined in **Schedule C included at the end of Section 2.6** and as described below under **(1) Price Proposal**.

- 1) **Technical Evaluation of Proposals:** Upon receipt, an analysis of each proposal will be performed to ascertain compliance with published program and performance criteria. The evaluation will be in accordance with criteria established and published as part of this RFP. Only those proposals considered to be in full compliance with all mandatory criteria will be eligible for further consideration. Clarification of issues identified during the technical analysis, if any, will be composed as written questions and submitted to the appropriate DBE. The DBE will respond in written form to the questions in the time allotted. Based on the written clarification received from the DBE's and any analysis thereof, an evaluation of each proposal will be prepared.

Minimum Factors: Public Contract Code (P.C.C.) section 20133(d)(4)(B)(i) requires that the following minimum factors shall each represent at least ten percent (10%) of the total weight of consideration given to all criteria factors: price, technical design, construction expertise, life cycle costs over 15 years or more, skilled labor force availability (as defined in P.C.C. section 20133(d)(4)(B)(v), and acceptable safety record (as defined in P.C.C. section 20133(d)(4)(B)(vi)). Accordingly, the primary areas in which proposals will be evaluated include these factors as shown on the Design-Build Proposal Evaluation Schedule C included below.

Price Proposal Evaluation:

Points for the Price Proposal will be computed as follows:

A total of 500 points will be awarded to the lowest base price proposal received that is determined to be responsive and responsible, and inclusive of the project requirements. Points will be subtracted from a score of 500 on an inverse prorated basis. Fractional points will be rounded as follows: points less than .5 will be rounded to the nearest whole number below the fractional score; fractional points of .5 and above will be rounded to the nearest whole number above the fractional score.

Example – 4 bids are received:

	\$	<u>Points</u>
DBE 1:	\$24,580,000	488
DBE 2:	\$23,990,000	500
DBE 3:	\$24,891,540	481
DBE 4:	\$24,200,000	496

- 2) **Interview / Presentation by DBE's:** After receipt and initial evaluation of the proposals, the proposing DBE's will present their proposal to the County in person. The presentation will be limited to 45 minutes followed by a question-and-answer period. Clarification questions regarding the proposal may be directed to the DBE, but no modifications to the proposal as submitted will be allowed during the evaluation process as a result of this exchange. The presentation will be scored accordingly to Schedule C included at the end of Section 2.6.

- D. **Evaluation and Recommendation:** Upon conclusion of the Interviews of all DBE, The County Evaluation Panel will conclude its evaluation by finalizing the scoring by adding the total score received by each DBE for its Technical and Price Proposal and for its Presentation/Interview. The cumulative sum of these two evaluations will produce the final score determining the apparent Best Value Proposal.

The County will receive the selection committee evaluations and satisfy itself of the accuracy of all materials presented. The County will then rate the proposals and recommend the proposal that, in its sole discretion, best meets the criteria established in the RFP documents and represents the best value to the County. The County may wish to discuss the financial terms and any Alternative Proposals provided by the DBE before concluding its evaluation. County staff will start negotiations with the highest rated DBE and, if negotiations are not successful, move to the second DBE and so on. Upon conclusion of negotiations, County staff will recommend a contract with one of the DBE and notify the remaining DBEs that they were not selected for award of the contract.

- E. **Board of Supervisors Approval:** The contract will be presented to the Board of Supervisors for approval. Once the Board has taken action, the selected DBE will be notified in writing.

- F. **Contract Execution:** Upon selection, the selected DBE will meet with the County to review the winning proposal and to reconfirm that the proposal conforms to all program requirements, both spatial and functional, and the design guidelines and performance criteria.

SCHEDULE C: PERRIS VALLEY AQUATIC CENTER EVALUATION SPREADSHEET: Design-Build Proposer __

	CATEGORY (Summary) - See Section 2.5 & 2.6 of RFP for Detail Requirements	PROPOSAL POINTS AVAILABLE	INTERVIEW POINTS AVAILABLE	Evaluation Team Score	
		NO SCORE	NO SCORE	NO SCORE	
		NO SCORE	NO SCORE	NO SCORE	
		NO SCORE	NO SCORE	NO SCORE	
		NO SCORE	NO SCORE	NO SCORE	
		200 Total	50		
	<p>Proposer has identified all key firms and provided required background information for each as specified in Section 2.5 [Tab 4.1.a] of the RFP (contractor member, architect member, aquatic design consultant, structural engineer, civil engineer, mechanical, electrical and plumbing engineers, landscape architect, and mechanical, electrical and plumbing sub contractors) as well as any other firm that is part of the design-build entity at time of submitting the RFP. The DBE has provided an organizational chart demonstrating the contractual and reporting structures among all firms comprising the DBE at time of submittal of the RFP.</p>	Max 15	Max 20		
	<p>The key firms specified in Section 2.5 of the RFP, when evaluated together based on the projects submitted in response to Section 2.5 [Tab 4.1.d] of the RFP, jointly demonstrate the following experience:</p> <ul style="list-style-type: none"> - Design and construction of Aquatic Centers or other projects having recreational aquatic features - Design and construction of Public Recreational Project built within California having similar construction cost, ranging from \$20-35 million - Design and construction for projects performed together, for the same owner - Design-Build delivery of facilities having either aquatic or public recreational scope and/or a minimum construction cost of \$20 million 	Max 25			
	<p>Proposer has identified all key staff members and has provided background information as specified in Section 2.5 [Tab 4.2] of the RFP as well as any other key staff that is part of the design-build entity at time of submitting the RFP. Submittal identifies the percentage of time that each individual will be assigned to this project and the duration of the project assignment. The DBE has provided an organizational chart demonstrating the reporting structures for all project phases among these staff and other positions it believes critical to the delivery of the project.</p>	Max 15			
	<p>The key staff members specified in Section 2.5 [Tab 4.2] of the RFP, when evaluated together based on the projects submitted in response to Section 2.5 [Tab 4.1.d] of the RFP, jointly demonstrate the following experience:</p> <ul style="list-style-type: none"> - Design and construction of Aquatic Centers or other projects having recreational aquatic features - Design and construction of Public Recreational Project built within California having similar construction cost, ranging from \$20-35 million - Design and construction for projects performed together, for the same owner - Design-Build delivery of facilities having either aquatic or public recreational scope - and/or a minimum construction cost of \$20 million 	Max 25			
	<p>Proposer has demonstrated its understanding of, and compliance with the design and performance criteria, and the programming elements for the project, and assured that this project can be delivered utilizing the RFP Documents and design-build delivery method. Proposal demonstrates comprehension of functional requirements of an aquatic center, site and off-site requirements, and an advantageous resolution of site features including integration of civil design requirements with building, aquatic and hardscape facilities</p>	Max 80		Max 30	
	<p>Proposer has assessed opportunities for sustainable construction and provided a narrative defining its proposed approach to sustainability, including including submittal of a completed LEED Scorecard, New Construction Version, 2.2 (or most current version) to identify its anticipated assessment of those credits it intends to seek to achieve its intended pathway toward achieving the United States Green Building Council Leadership in Energy Environmental Design ("LEED) Certified rating for this project.</p>	Max 20			
	<p>Proposer has provided a plan to manage phased owner and jurisdictional reviews and phased partial-building construction permits from multiple agencies. The Proposer has provided relevant lessons-learned from prior projects, preferably involving design-build.</p>	Max 20			
SUB-TOTAL TECHNICAL DESIGN & CONSTRUCTION EXPERTISE				0+0	

PERRIS VALLEY AQUATIC CENTER EVALUATION SPREADSHEET: Design-Build Proposer __

	CATEGORY (Summary) - See Section 2.5 & 2.6 of RFP for Detail Requirements	POINTS AVAILABLE	INTERVIEW POINTS AVAILABLE	Evaluation Team Score
Tab 5 LIFE CYCLE COST AT 15 YEARS				
	Lowest Cost: 80 Points will be awarded to the Proposal with the lowest Life Cycle Cost for the project components identified in Section D.2.3. Other Proposals will have one (1) point deducted from the maximum of 80 points for each one percent (1%) additional Life Cycle Cost when compared to the lowest life cycle cost Proposal.	80 Max	Max 25	
	Quality of Analysis: A maximum of 20 points will be awarded to each Proposal on the basis of the quality of the Life Cycle Cost analysis. Points will be awarded on the basis of consistency and accuracy of the calculations, evaluation of non-monetary benefits and the thoroughness of the backup documentation.	20 Max		
SUB-TOTAL LIFE CYCLE COST AT 15 YEARS			0+0	
Tab 6 SKILLED LABOR FORCE AVAILABILITY				
	Proposer receives either 100 points or 0 points depending on whether or not Proposer can demonstrate that it possesses "Skilled Labor Force Availability". "Skilled Labor Force Availability" shall be determined by the existence of an agreement with a registered apprenticeship program, approved by the California Apprenticeship Council, which has graduated apprentices in each of the preceding five years. This graduation requirement shall not apply to programs providing apprenticeship training for any craft that has been deemed by the Department of Labor and the Department of Industrial Relations to be an apprenticeable craft in the five years prior to enactment of this act. 100 points will be awarded if the Proposer can demonstrate "Skilled Labor Force Availability", and zero points if not.	100 Max	Max 25	
SUB-TOTAL SKILLED LABOR FORCE AVAILABILITY			0+0	
Tab 7 SAFETY RECORD				
	If Proposer meets Acceptable Average EMR of 1.0 for 3 preceding years, Proposer is awarded 50 points. If not, Proposer is awarded zero points..	50	Max 25	
	If Proposer's Average Total Recordable Injury/Illness rate and Average Lost work rate for most recent three years does not exceed standards of business category, Proposer is awarded 50 points. If Proposer's Average Total Recordable Injury/Illness rate and Average Lost Work Rate for most recent three years does exceed standards of business category, Proposer is awarded zero points.	50		
	In lieu of Injury/Illness rate, the Proposer may be party to ADR per Labor Code Sec 3201.5. If Proposer is party to ADR per Labor Code Sec 3201.5, Proposer is awarded 50 points.	50		
SUB-TOTAL SAFETY RECORD			0+0	
TAB 8 PRICE				
	The lowest Responsive and Responsible Proposal will receive 500 points. Points received by higher Price Proposals will be inversely prorated as described in Section 2.6 C(1) Evaluation of Proosals and Scoring.	Max 500	Max 125	
SUB-TOTAL PRICE			0+0	
TAB 9 PERMITS AND FORMS				
		NO POINTS		
DESIGN-BUILD PROPOSER ' __ ' TOTAL SCORE		1000 Total	250 Total	0+0

PROPOSAL DOCUMENTS SECTION 3

3.0 REQUEST FOR PROPOSAL (RFP) TERMS & CONDITIONS

The County is not responsible for late delivery of the proposal. It is the responsibility of the responding DBE to ensure that the responses are submitted on time to the County. Responses that are received after the deadline shall not be considered. Please note that UPS or other deliveries to any other than the County address provided for the RFP Proposals, (even when the County office address is correctly listed), may not be considered for this competition.

The DBE shall be responsible for providing a complete and operating new Aquatic Center in accordance with the requirements of this RFP. It is the DBE's responsibility to ensure the County receives all of the necessary components of a Aquatic Center, although some components are not specifically referenced in the provided documents. The provided non-referenced items shall be of equal quality to all specified items in the specifications.

The DBE shall visit the site and familiarize itself with existing site conditions. The County has provided a geotechnical report (Exhibit G). The DBE may rely upon the technical data contained, but not upon non-technical data, interpretations, opinions or provisional statements contained therein. The County does not warrant the completeness or accuracy of the data so provided and the County assumes no liability for such data.

The DBE, if required by site conditions or design requirements, shall be responsible for importing engineered soil or prepare a design adequate for non-engineered fill, at the DBE's option. The DBE will be responsible for bringing the site to finish grade as required for its design. DBEs shall carefully review Section 5.0 regarding County provided Allowances.

After award, the DBE will be expected to meet with the County at a minimum of once every two weeks throughout the design process until the completion of the Design Development phase for each permit package. The DBE should expect bi-monthly interval status meetings during the completion of construction document phase through permit issuance.

The DBE is responsible for obtaining all required agency approvals including City, County, and all other Utilities and Agencies having jurisdiction over the Project (review Section 5.0 Project Cost Information – Other Costs Borne by the County). Following approval of the CD's, the Design-Build Contractor shall be responsible for the construction of the Project in accordance with the approved CD's and applicable codes. Deviation from the level of quality and intent of the performance specifications and design criteria will only be allowed if approved by the County in writing.

The issuance of this RFP does not commit the County to award a contract for services or to pay any costs incurred with the preparation of a response to the RFP. All respondents should note that the execution of any contract pursuant to this RFP is dependent upon successful negotiation of terms and price, and approval by the County's Board of Supervisors.

The selected respondent(s) and each of its (their) sub-consultants, contractors, subcontractors of any tier, and/or co-venture partners, shall comply with all applicable federal and California laws, including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended, Executive Orders 11246, 11375, 11625, 12086, 12138, 12250, and 12432, the California Fair Employment and Housing Act, and Labor Code section 1735, and any other applicable federal, state or County laws and regulations hereinafter enacted, including the Federal Americans with Disabilities Act (ADA). The selected

**PERRIS VALLEY AQUATIC CENTER
REQUEST FOR PROPOSALS – STEP 2**

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respondent shall cause the above provisions to be inserted in all subcontracts for any work covered by this document so that such provisions will be binding upon each consultant/contractor, and sub-consultant/subcontractor of any tier.

3.1 County Supplied Inspections

The County will perform and pay for the specialty testing and inspections and or approvals. Repeat inspections, due to failure of the original inspection shall be at the expense of the DBE and back-charged by the County. County shall maintain hourly logs relating to any such repeat inspections.

3.2 DBE Supplied Inspections

The following inspections will be performed and paid by the DBE:

1. Window and curtain wall flood testing
2. Waterproofing flood testing
3. Roofing
4. Sealant compatibility and adhesion testing
5. 3rd Party Commissioning – Refer to specifications for Commissioning Program.
6. Air Balancing
7. Duct pressure testing
8. Duct detector differential testing and verification
9. Security system performance testing
10. Equipment performance testing
11. Mock-ups (exterior materials, flashing assemblies, MEP systems, and others as noted in specifications)
12. Electrical testing (generator, hi-voltage cable, switchgear, breaker settings, grounding, etc.)
13. Elevator testing and acceptance, if applicable
14. Fire Alarm and sprinkler testing
15. Life Safety testing (smoke doors, closers, exit signs, etc.)
16. Telecom, wireless, and data systems
17. Indoor Air Quality for certification of a “mold free” building
18. Any costs associated with set up of County observed testing

3.3 Confidentiality of Design and Pricing Information Prior To Award

It is understood that all responses sent to the County are sent as confidential documents. County shall make reasonable efforts, consistent with applicable laws, to refrain from disclosing to competing Proposers prior to Award, the content of any information on design, prices or pricing that is contained in another Proposer's Design-Build Proposal. No part of the responses will be made public or shown to any persons outside of the County and its Selection Committee until after a decision has been made by County staff on who to recommend for award to the County's Board of Supervisors and a contract has been executed by the Proposer, at which time all documents will be public record, per applicable law. See Section 2.3 for additional measures available to DBEs to preserve the confidentiality of their proposals.

3.4 Liquidated Damages

The Design-Build Agreement (Exhibit A) and Design-Build General Conditions (Exhibit B) Article 3.2 include provisions for payment of liquidated damages to the County in the event that Design-Builder fails to achieve Substantial Completion of the work within the Contract Time, Design-Builder agrees to pay the County \$2,500 per day for each calendar day the Substantial Completion is delayed.

Additionally, each Proposer shall include a daily amount for Compensable Delays on its Proposal form. In accordance with the terms of the Design-Build Agreement and Design-Build General Conditions, such compensable delay reimbursement costs payable to the Design-Builder shall constitute the Design-Builder's exclusive compensation covering all costs, expenses and damages due to Compensable Delay that are incurred by Design-Builder and its Subcontractors and Sub-consultants of every Tier. No other compensation to Design-Builder for costs, expenses or damages associated with Delay shall be permitted.

3.5 Wage Rates

DBEs are required to comply with all applicable prevailing wage requirements and/or regulations. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the contract, as determined by director of the State of California Department of Industrial Relations, are on file at the County and are deemed included in the Proposal Documents. This project is subject to a labor compliance monitoring program as required and approved by the State of California Department of Industrial Relations. The Awarded DBE shall maintain all records in accordance with State Requirements and shall cooperate with the County's labor compliance monitoring/staff/consultants to the fullest extent possible.

3.6 No Warranty by County

DBEs are solely responsible to satisfy themselves as to the suitability of any surveys, estimates, projections, budgets, design concepts, technical criteria or similar information provided by the County relating to the proposed Project. Nothing stated in this RFP or in any other information provided by the County shall be construed as implying the creation or existence of any warranty, express or implied, on the part of the County with respect thereto. Notwithstanding the foregoing limitations, the County will be responsible for those additional costs and delays which may be caused by the existence of unanticipated existing conditions which could only have been discovered through extensive excavation or destructive testing.

3.7 Interested Parties - Exclusivity

Consultants or Sub-consultants to the County who are participants or advisors to the County in respect to the design-build competition for the Project are not allowed to participate as a DBE Member or as a Sub-consultant or Subcontractor, of any Tier, to a proposing DBE. A list of these firms is provided in Section 2.2

3.8 Discussions, Negotiations and Limited Negotiations

The County reserves the right, but shall not have the obligation, as part of the RFP process to hold Discussions, Negotiations and/or Limited Negotiations.. Procedures for Discussions, Negotiations, Limited Negotiations shall be in accordance with the RFP.

3.9 Proposal Validity

The offer represented by each Proposer's Proposal will remain in full force and effect for ninety (90) days, after the Proposal Due Date. If award has not been made within ninety (90) days after the Proposal Due Date, each Proposer that has not previously agreed to an extension of such deadline shall have the right to withdraw its Proposal.

3.10 Ownership, Copyright

Drawings, renderings, models, building designs, design approaches, design details, construction techniques, procedures, means and methods and other technical design and construction information contained within a Design-Build Proposal, or any other documents submitted by Proposer to County, shall be deemed the sole and exclusive property of the County, all copyrights thereto shall be deemed assigned to and held by the County, and the Proposer shall retain no property, copyright or other proprietary rights with respect thereto; provided, however, that: (1) nothing herein shall be interpreted as prohibiting or limiting the right of any Proposer that does not receive Award of the Design-Build contract to copy, use or incorporate such technical design information contained within its own Design-Build Proposal for its own use in connection the conduct of its business, trade or profession; and (2) with respect to the Proposer who receives Award of the Design-Build contract, such Proposer's rights and obligations with respect to copying, use or incorporation of such technical design information in any projects or work other than the Project shall be governed by the terms of the Design-Build Agreement and Design-Build General Conditions.

3.11 Requests for Clarification

The DBE is solely responsible to seek clarification, if needed, of any portion of the RFP Documents. Failure by a DBE to seek clarification of any portion of the RFP documents shall not relieve the DBE from its representations as set forth hereinabove nor serve as the basis for any claim by the DBE that it was mistaken or misled in connection with the preparation of its RFP Proposal. Responses to the requests for clarification will be made in writing and distributed to all DBE's.

3.12 Waiver of Irregularities

The County reserves the right to waive minor or clerical irregularities, errors or omissions in the information contained in any RFP Proposal or in regard to any DBE's compliance with the RFP process and to make all final determinations with respect to the information provided in any RFP Proposal.

3.13 Regulatory Compliance

The design and construction must comply with the requirements of all applicable local, state and federal agencies. Each portion of the work shall be performed by a person licensed, equipped and experienced to do work in the particular field. Please review Public Contract Code 20133, which includes requirements for performance of the work by Contractors and Subcontractors. Both shall furnish certified payroll records as part of the County's Labor Compliance Program and participate in an approved apprenticeship program as required by the Public Contract Code. The labor compliance and apprenticeship requirements will be monitored throughout the construction process. Any Team found not in compliance shall be in default of its contract.

All subcontracts that are not listed by the DBE in accordance with Public Contract Code section 20133 shall be awarded by the DBE. Specifically California Public Contract Code Section 20133(f) requires that all subcontractors not listed by the Design-Builder in its submission in response to the Request for Proposals be awarded in accordance with the design-build process set forth by the

County. The County process allows the selection of subcontractors based upon the best value to the Project and requires the Design-Builder do both of the following: (1) Provide public notice of the availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process of the County and (2) Provide a fixed date and time on which the subcontracted work will be awarded in accordance with the procedure established pursuant to Public Contract Code Section 20133(f).

Prior to contract execution, proof of all insurances at the levels specified in the specific contract will be required.

3.14 County Review during Proposal Process

The County may require joint or confidential individual conferences with proposers during the proposal process. The primary purpose of the joint conferences is to communicate Project information, or answer questions to clarify Project requirements, in an open collaborative environment. The primary purpose of the confidential individual conferences is to review design progress relative to meeting Project program requirements. The County will maintain complete confidentiality relative to information shared at the individual conferences.

3.15 County Review after Award

The County will require a Design Validation meeting immediately after award to verify that the proposed design conforms to the requirements of the RFP and is consistent with the DBE's proposal. The County will also require other design review conferences during the design development process to verify that the design is proceeding according to the Project's program requirements. Each permit package shall be reviewed by the County for compliance to program and contract criteria at the conclusion of Schematic Design, Design Development and Construction Documents Phases. County shall have the right to approve or reject any variance or other modification of code or regulatory minimum criteria requested by the DBE.

The Project Design and Contract Documents shall become and remain the property of the County of Riverside.

The County reserves the right to amend this RFP by means of addenda.

3.16 Conflict Of Interest

DBE shall make all reasonable efforts to ensure that no conflict of interest exists between its officers, employees, or subcontractors and the County. DBE shall make a reasonable effort to prevent employees, consultants, or members of governing bodies from using their positions for purposes that are, or give the appearance of being motivated by a desire for private gain for themselves or others such as those with whom they have family business, or other ties. Officers, employees, and agents of cities, counties, districts, and other local agencies are subject to applicable conflict of interest codes and state law. In the event the County determines a conflict of interest situation exists, any increase in costs, associated with the conflict of interest situation, may be disallowed, by the County and such conflict may constitute grounds for termination of the Contract. This provision shall not be construed to prohibit employment of persons with whom DBE's officers, employees, or agents have family, business, or other ties so long as the employment of such persons does not result in increased costs over those associated with the employment of any other equally qualified applicant.

3.17 Former County Officials

All DBEs must provide information on former County of Riverside administrative officials (as defined in the paragraph below) who are employed by or represent your business. The information provided must include a list of former county administrative officials who terminated county employment within the last five years and who are now officers, principals, partners, associates or members of the business. Information should also include the employment and/or representative capacity and the dates these individuals began employment with or representation of your business.

For purposes of this section, "county administrative official" is defined as a member of the Board of Supervisors or such officer's staff, County Administrative Officer or member of such officer's staff, county department or group head, assistant department or group head, or any employee.

Failure to provide this information may result in the response to the request for proposal being deemed non-responsive.

3.18 Inaccuracies or Misrepresentations:

If in the course of the RFP process or in the administration of a resulting Contract, the County determines that DBE has made a material misstatement or misrepresentation or that materially inaccurate information has been provided to the County, the DBE may be terminated from the RFP process or in the event a Contract has been awarded, the Contract may be immediately terminated.

In the event of a termination under this provision, the County is entitled to pursue any available legal remedies.

3.19 Improper Consideration:

DBE shall not offer (either directly or through an intermediary) any improper considerations such as, but not limited to, cash, discounts, service, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the County in an attempt to secure favorable treatment regarding this RFP.

The County, by written notice, may immediately reject any proposal or terminate any Contract resulting from this RFP process if it determines that any improper consideration as described in the preceding paragraph was offered to any officer, employee or agent of the County with respect to the proposal and award process or any solicitation for consideration that was not reported. This prohibition shall apply to any amendment, extension or evaluation process once a Contract has been awarded.

DBE shall immediately report any attempt by a County officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from DBE. The report shall be made to the supervisor or manager charged with supervision of the employee or to the County Administrative Office. In the event of a termination under this provision, the County is entitled to pursue any available legal remedies.

3.20 Disclosure of Criminal and Civil Proceedings:

The County reserves the right to request the information described herein from the DBE selected for contract award. Failure to provide the information may result in a disqualification from the selection process and no award of contract to the DBE. The County also reserves the right to obtain the requested information by way of a background check performed by an investigative firm. The selected DBE also may be requested to provide information to clarify initial responses. Negative information provided or discovered may result in disqualification from the selection process and no award of contract.

The selected DBE may be asked to disclose whether the firm, or any of its partners, principals, members, associates or key employees (as that term is defined herein), within the last ten years, has been indicted on or had charges brought against it or them (if still pending) or convicted of any crime or offense arising directly or indirectly from the conduct of the firm's business, or whether the firm, or any of its partners, principals, members, associates or key employees, has within the last ten years, been indicted on or had charges brought against it or them (if still pending) or convicted of any crime or offense involving financial misconduct or fraud. If the response is affirmative, the DBE will be asked to describe any such indictments or charges (and the status thereof), convictions and the surrounding circumstances in detail.

In addition, the selected DBE may be asked to disclose whether the firm, or any of its partners, principals, members, associates or key employees, within the last ten years, has been the subject of legal proceedings as defined herein arising directly from the provision of services by the firm or those individuals. "Legal proceedings" means any civil actions filed in a court of competent jurisdiction, or any matters filed by an administrative or regulatory body with jurisdiction over the firm or the individuals. If the response is affirmative, the DBE will be asked to describe any such legal proceedings (and the status and disposition thereof) and the surrounding circumstances in detail.

For purposes of this provision "key employees" includes any individuals providing direct service to the County. "Key employees" do not include clerical personnel providing service at the firm's offices or locations.

PROPOSAL DOCUMENTS SECTION 4

4.0 INSURANCE, BONDING AND INDEMNITY

4.1 Proposal Deposit (Proposal Bond):

There is enclosed herewith, a certified check or surety bond in the amount of ten percent (10%) of the Proposer's Total Base Proposal Price amount made payable to the County of Riverside. The undersigned agrees that in the event of the failure by the undersigned to execute the necessary contract and furnish the required contract bonds and insurance, the certified check or surety bond and the money payable thereon shall be, and remain, the property of the County of Riverside. If the proposal is accompanied by a certified or cashier's check, the check shall be deposited by the County and the County warrant for the full amount shall be issued to the undersigned approximately one month after Contract Award.

4.2 Minimum Bonding Requirements:

If this Proposal is successful, the Design/Build Entity, individually or as a team, agrees to obtain a payment bond in an amount equal to one hundred percent (100%) of the contract amount for non-design services and errors and omission insurance for all design/architectural services and a Performance Bond in an amount equal to one hundred percent (100%) of the contract amount for non-design services and errors and omission insurance for all design/architectural services. These bonds shall be secured from a surety company or companies satisfactory to the County within ten (10) calendar days of the contract award. Bonds shall remain in full force and effect for a period of one year following the date of filing the Notice of Completion. The Bonds must comply with all conditions regarding bonds detailed in the Design Build Agreement and the Design-Build General Conditions.

4.3 Insurance

If the DBE is awarded a Contract for this Project, the Design-Builder shall provide all insurance that is required under this section and such insurance shall be verified by the County. Design-Builder shall not commence work under this Contract until all insurance has been obtained that is required under this section and such insurance has been verified by the County, nor shall Design-Builder allow any Subcontractor to commence work on its Contract until all similar insurance required of the Subcontractor has been so obtained and approved. Design-Builder shall furnish the County with three (3) copies of each required certificate of insurance, as provided below. Design-Builder shall have the following insurance coverage:

4.3.1 Workers' Compensation Insurance & Employer's Liability Insurance

A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California (Coverage A), including Employer's Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident covering all persons including volunteers providing services on behalf of the Design-Builder and all risks to such persons under this contract.

If Design-Builder has no employees, it may certify or warrant to the County that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the County's Director of Risk Management.

With respect to Contractors that are non-profit corporations organized under California or Federal law, volunteers for such entities are required to be covered by Workers' Compensation insurance.

4.3.2 Commercial/General Liability Insurance

The Design-Builder shall carry Commercial General Liability Insurance covering all operations performed by or on behalf of the Design-Builder providing coverage for bodily injury and property damage with a combined single limit of not less than five million dollars (\$5,000,000), per occurrence. The policy coverage shall include:

- (a) Premises operations and mobile equipment.
- (b) Products and completed operations with a 10 year coverage extension.
- (c) Broad form property damage (including completed operations).
- (d) Explosion, collapse and underground hazards. (exclusion deleted)
- (e) Personal injury.
- (f) Unmodified Contractual liability.
- (g) Contractors Pollution including transportation of hazardous waste.
- (h) Subcontractor insurance
- (i) Cross Liability coverage

Policy shall name the County, their Director's, Officers, special Districts, Board of Supervisors, employees, agents or representatives as Additional Insured, and contain a Waiver of Subrogation in favor of the County of Riverside.

4.3.3 Automobile Liability Insurance

Primary insurance coverage shall be written for all owned, hired and non-owned automobiles used in the performance of the obligations under this Contract. The policy shall have a combined single limit of not less than one million dollars (\$1,000,000) for bodily injury and property damage, per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Contract or be no less than two (2) times the occurrence limit.

If the Contractor owns no autos, a non-owned auto endorsement to the General Liability policy described above is acceptable.

Policy shall name the County of Riverside, their Director's Officers, Special Districts, Board of Supervisors, employees, agents, or representatives as Additional Insured, and provide a Waiver of Subrogation in favor of the County of Riverside.

4.3.4 Umbrella Liability Insurance

An umbrella (over primary) or excess policy may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall apply to bodily injury/property damage, personal injury/advertising injury and shall include a "dropdown" provision providing primary coverage for any liability not covered by the primary policy. The coverage shall also apply to automobile liability.

4.3.5 Professional Liability Insurance

Professional Liability Insurance with limits of not less than one million (\$1,000,000) per claim or occurrence and two million (\$2,000,000) annual aggregate.

If insurance coverage is provided on a "claims made" policy, the "retroactive date" shall be shown and must be before the date of the start of the contract work. The claims made insurance shall be maintained for as long as the law allows continued..

4.3.6 Course of Construction/Installation (Builder's Risk)

Design-Builder shall have property insurance providing all risk, including theft coverage for all property and materials to be used on the project. The insurance policy shall not have any coinsurance penalty.

4.3.7 Additional Insured

All policies, except for the Workers' Compensation, Errors and Omissions and Professional Liability policies, shall contain endorsements naming the County and its officers, employees, agents and volunteers as additional insureds with respect to liabilities arising out of the performance of services hereunder. The additional insured endorsements shall not limit the scope of coverage for the County to vicarious liability but shall allow coverage for the County to the full extent provided by the policy. Such additional insured coverage shall be at least as broad as Additional Insured (Form B) endorsement form ISO, CG 2010.11 85

4.3.8 Waiver of Subrogation Rights

The Design-Builder shall require the carriers of required coverages to waive all rights of subrogation against the County, its officers, employees, agents, volunteers, contractors and subcontractors. All general or auto liability insurance coverage provided shall not prohibit the Design-Builder and Design-Builder's employees or agents from waiving the right of subrogation prior to a loss or claim. The Design-Builder hereby waives all rights of subrogation against the County.

4.3.9 Policies Primary and Non-Contributory

All policies required herein are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by the County.

4.3.10 Severability of Interests

The Design-Builder agrees to ensure that coverage provided to meet these requirements is applicable separately to each insured and there will be no cross liability exclusions that preclude coverage for suits between the Design-Builder and the County or between the County and any other insured or additional insured under the policy.

4.3.11 Proof of Coverage

The Design-Builder shall furnish Certificates of Insurance to the County Department administering the contract evidencing the insurance coverage, including endorsements, as required, prior to the commencement of performance of services hereunder, which certificates shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to the Department, and Design-Builder shall maintain such insurance from the time Design-Builder commences performance of services hereunder until the completion of such services. Within fifteen (15) days of the commencement of this contract, the Design-Builder shall furnish a copy of the Declaration page for all applicable policies and will provide complete certified copies of the policies and endorsements immediately upon request

4.3.12 Acceptability of Insurance Carrier

Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A-VIII.

4.3.13 Deductibles and Self-Insured Retention

Any and all deductibles or self-insured retentions in excess of \$10,000 shall be declared to and approved by Risk Management.

4.3.14 Failure to Procure Coverage

In the event that any policy of insurance required under this contract does not comply with the requirements, is not procured, or is canceled and not replaced, the County has the right but not the obligation or duty to cancel the contract or obtain insurance if it deems necessary and any premiums paid by the County will be promptly reimbursed by the DBE or County payments to the DBE will be reduced to pay for County purchased insurance.

4.3.15 Insurance Review

Insurance requirements are subject to periodic review by the County. The County Risk Manager or designee is authorized, but not required, to reduce, waive or suspend any insurance requirements whenever the Risk Manager determines that any of the required insurance is not available, is unreasonably priced, or is not needed to protect the interests of the County. In addition, if the Risk Manager determines that heretofore unreasonably priced or unavailable types of insurance coverage or coverage limits become reasonably priced or available, the Risk Manager or designee is authorized, but not required, to change the above insurance requirements to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against the County, inflation, or any other item reasonably related to the County's risk.

4.4 Owner Controlled Insurance Program.

At County's option, it may establish an Owner Controlled Insurance Program ("OCIP"), at any time prior to or after Contract award. If the County establishes an OCIP, the Design-Build Entity will be notified to cancel all or some of its Worker-Compensation, General Liability, and/or Umbrella Excess

General Liability, Pollution, Professional E&O, "all risk" Builder's Risk policies of insurance associated with this Project. Design-Build Entity and its subcontractors will be required to participate in the OCIP and complete the required forms in a timely manner. The County and DBE will negotiate a reduction in the contract price if the County decides to participate in an OCIP program and the County will issue a Change Order reducing the total contract value.

Automotive Liability and Automotive Excess Liability are not covered under an OCIP. Therefore, Design-Build Entity and its Subcontractors/Sub-consultants must purchase said policies and maintain them in full force and effect for the duration of the contract.

4.5 Indemnification:

The following are the required indemnification provisions for the selected DBE.

4.5.1 Indemnity for Professional Liability. Design-Builder agrees to indemnify, hold harmless, protect and defend the County, its officers, employees, agents, representatives and their successors and assigns ("Indemnitees") from any and all demands, liability, loss, suit, claim, action, cause of action, damage, cost, judgment, settlement, decree, arbitration award, stop notice, penalty, loss of revenue, and expense (including any fees of accountants, attorneys, experts, other professionals, and costs of investigation, mediation, arbitration, litigation and appeal) arising from any negligence, recklessness, willful misconduct, or fraud of the Design-Builder or any of its officers, agents, employees, Subcontractors, Sub-subcontractors, Design Consultants or any person for whose acts any of them may be liable, in connection with the performance of the Contract, regardless of whether the claim, suit, or demand alleges that it arises in part by virtue of the negligent act or omission of an Indemnitee. Notwithstanding the foregoing, Design-Builder's obligation to indemnify, hold harmless and protect the Indemnitees for any judgment, settlement, decree or arbitration award shall extend only to the percentage of negligence attributed to Design-Builder, its agents, employees, Project Managers, Subcontractors or Design Consultants with regard to such liability, suit, claim, damage, cost, judgment and expense. The Design-Builder's duty to indemnify, hold harmless, protect and defend includes, but is not limited to, bodily injury (including death at any time) and property or other damage (including, but without limitation, economic loss, and liability arising from contract, tort, patent, copyright, trade secret or trademark infringement) sustained by any person or persons, but only to the extent such duty to indemnify arises out of the negligent, reckless or willful misconduct of the Design-Builder or any of its officers, agents, employees, Project Manager(s), Subcontractors, Sub-subcontractors, or Design Consultants.

4.5.2 Indemnity for Other Than Professional Liability. To the maximum extent permitted by law, the Design-Builder shall fully indemnify, hold harmless, protect, and defend the Indemnitees from and against any and all demands, liability, loss, suit, claim, action, cause of action, damage, cost, judgment, settlement, decree, arbitration award, stop notice, penalty, loss of revenue, and expense (including any fees of accountants, attorneys, experts or other professionals, and costs of investigation, mediation, arbitration, litigation and appeal), in law or in equity, of every kind and nature whatsoever, arising out of or in connection with, resulting from or related to, or claimed to be arising out of the Work performed by Design-Builder or any of its officers, agents, employees, Subcontractors, Sub-Subcontractors, Design Consultants or any person for whose acts any of them may be liable, regardless of whether such claim, suit or demand is caused, or alleged to be caused, in part, by an Indemnitee, including but not limited to:

- (1) Bodily injury, emotional injury, sickness or disease, or death to any persons;

- (2) Infringement of any patent rights, licenses, copyrights or intellectual property which may be brought against the Design-Builder or County arising out of Design-Builder's Work, for which the Design-Builder is responsible;
- (3) Stop notices, and claims for labor performed or materials used or furnished to be used in the Work, including all incidental or consequential damages resulting to County from such stop notices, and claims;
- (4) Failure of Design-Builder or its Subcontractors to comply with the provisions for insurance;
- (5) Failure to comply with any Applicable Law, statute, code, ordinance, regulation, permit, or orders;
- (6) Misrepresentation, misstatement, or omission with respect to any statement made in or any document furnished by the Design-Builder in connection therewith;
- (7) Breach of any duty, obligation, or requirement under the Contract Documents;
- (8) Failure to coordinate the Work with other contractors;
- (9) Failure to provide notice to any Party as required under the Contract Documents;
- (10) Failure to protect the property of any utility provider or adjacent property County; or
- (11) Failure to make payment of all employee benefits.

Enforcement: Design-Builder's obligations under this Paragraph 4.5 extend to claims occurring after termination of the Design-Builder's performance of the Contract or Final Payment to Design-Builder. The obligations apply regardless of any actual or alleged negligent act or omission of Indemnitees. Design-Builder, however, shall not be obligated under this Agreement to indemnify an Indemnitee for claims arising from the negligence or willful misconduct of the Indemnitee or independent contractors who are directly responsible to Indemnitees. Design-Builder's obligations under this Paragraph 4.5 are in addition to any other rights or remedies which the Indemnitees may have under the law or under the Contract Documents. In the event of any claim, suit or demand made against any Indemnitees, the County may in its sole discretion reserve, retain, or apply any monies due to the Design-Builder under the Contract for the purpose of resolving such claims; provided, however, that the County may release such funds if the Design-Builder provides the County with reasonable assurance of protection of the County's interests. The County shall in its sole discretion determine whether such assurances are reasonable.

No Limitations. Design-Builder's indemnification and defense obligations set forth in this Paragraph 4.5: (i) are separate and independent from the insurance provisions set forth in Paragraph 4.3 of the RFP; and (ii) do not limit, in any way, the applicability, scope, or obligations set forth in these insurance provisions. In claims, suits, or demands against any Indemnitee by an employee of the

Design-Builder, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the Design-Builder's indemnification and defense obligations shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Design-Builder or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

PROPOSAL DOCUMENTS SECTION 5

5.0 PROJECT COST INFORMATION

Budget

The targeted Design and Construction Cost for the Project is established at TWENTY FIVE MILLION dollars (\$25,000,000). This amount includes all costs of the complete design, engineering, construction, subcontract work, supervision, management, general conditions, overhead, bonds, insurance, compliance with all applicable codes and agency requirements, procurement of permits (permit costs are further outlined in this section under -Other Costs Borne by the County), profit, allowances, DBE's contingencies (for items that are the responsibility of the DBE), and any and all items required for the completion of the Project per the Contract Documents, excepting there from, only the costs for items specifically identified as not a part of the Design-Build Budget. The Budget also includes the contractual Allowance described below.

The DBEs shall, if needed to provide a proposal that meets or is less than the Budget, propose alternate methods/materials other than those specified in the County's program. Such alternate methods/materials shall be consistent with the project's program and quality standards as expressed by the criteria of the RFP. **Such Alternate methods/materials proposed to reduce the DBE Proposal Cost to the target budget shall be summarized by a written narrative coupled with a cost/time impact statement per each such reduction and included as described in Section 2.5.1 – TAB 3: Statement of Compliance With Mandatory Requirements. The County reserves the right to accept or reject the proposed alternates.**

Project Budget

The Project Budget for the design and construction of the Project includes the Budget and other costs that are not a part of the Design-Build Budget. These other costs include: 1) agency fees and permits except those specifically the DBE's responsibility, 2) utility company/agency connection fees, 3) construction testing and inspection, 4) furniture, fixtures and equipment to be supplied by the County, 5) advertising for County's RFP Proposals, 6) County contingencies (for unforeseen or differing site conditions, County scope changes, Acts of God, and other items for which the County retains the risk according to terms of the design-build contract.

DBE Provided Items

All items that are attached to the structures or grounds by any means, including, but not limited to: complete phone and data cabling infrastructure system; storage shelving; outdoor apparatus; outdoor benches; trash receptacles; trash compactors; and other similar items are to be provided by DBE.

Allowances

The County has established a contractual Design Completion Allowance of \$ 450,000. The purpose of this Allowance is to address non-discretionary modification necessitated by errors that may occur within the RFP criteria or "unforeseens" which are determined prior to jurisdictional approval. The

Allowance is applicable to all such elements of the project. The Allowance sum will be included in the contract amount awarded to the DBE, but the Allowance will be exercised solely at the discretion of the County, based on its evaluation of impact proposals submitted by the DBE following award.

Use of this Allowance is provided at the County's discretion only until that time that jurisdictional approval and permitting of each design package is completed. Following permitting of a design package, the responsibility for errors and omissions is solely the responsibility of the DBE. Following issuance of construction permits, any "unforeseens" or County-requested scope changes that may be the responsibility of the County will be administered using the standard contract change order process.

Upon issuance of a construction or other jurisdictional permit, the DBE shall be responsible for all forward coordination of design and construction related to the permitted scope of work. This condition can be illustrated by the following example: A DBE is issued a grading and foundation permit. The DBE is developing its building design when the dead load of building equipment included in the RFP criteria is determined to affect the footing design. Costs associated with redesign, re-permitting, demolition, construction and/or inspection relating to the failure to coordinate shall be borne by the DBE.

The Design Completion Allowance shall be used as follows;

- 1) The DBE determines that design conditions differ from that provided by the County during the RFP, and finds that an alternative approach is required necessitating additional design and construction related cost and time. The DBE submits a summary narrative of the issue, coupled with a Rough Order of Magnitude and Preliminary Impact Analysis, including probable cost and schedule impact to the County for review.
- 2) The County reviews the DBE's preliminary impact analysis to determine the merit of the issue relative to use of the Design Completion Allowance. If merit is found, then the County, at its sole discretion, may issue a Proceed Order for an amount determined necessary to support design and analysis of the issue in order that the DBE can submit its Design Completion Allowance proposal. The fee sum of the Proceed Order is added to the billable schedule of values by the DBE and progress billing can be made against this sum.
- 3) The DBE completes its preliminary design analysis and determines its final impact, and submits a final Design Completion Allowance proposal.
- 4) The County reviews the DBE's Design Completion Allowance proposal and evaluates the impact/cost of the requested Design Completion Allowance. If merit is found, then the County, at its sole discretion, may issue a Notice to Proceed for an amount of the requested and agreed to sum, less a credit in the amount of any related Proceed Order. The fee sum of the NTP is added to the billable schedule of values by the DBE and progress billing can be made against this sum, upon the County's approval.
- 5) The DBE is at risk for any work performed that is not covered by a Proceed Order during its assessment of its final Design Completion Allowance Proposal.

The Allowance is established as a single allowance with three subparts. However, these subparts are provided to the DBE only for the purposes of establishing Budget. If one of these subparts is exhausted, and remaining Allowance funds existing in one or both of the other subparts, the County may elect to utilize any and all parts of this Allowance until exhausted, limited by the provisions

described above.

The Allowance Budget is as follows:

- 1) **\$150,000 Environmental Impact Mitigations:** This portion of the Allowance may be utilized to address, potential impacts stemming from modification due to the requirements of the Project Mitigated Negative Declaration (MND). The MND will not be available during the proposal period and potential project impacts due to environmental mitigation efforts required by the certified MND may be addressed by this Allowance.
- 2) **\$ 150,000 Soils & Geotechnical Impacts:** This portion of the Allowance may be utilized to address potential impacts stemming from modification in the DBE's proposed design for foundation and pavement, site hydrology and related grading, or soils engineering due to soils conditions differing from information presented in the County's geotechnical reports, provided as part of this RFP, may be funded through this Allowance as geotechnical and civil design is developed post award. Elements that may be addressed with this Allowance wherein differing conditions are determined post award include but are not limited to:
 - a) Pavement and base thickness variance to Step 2 design criteria due to final geotechnical or hydrology concerns.
 - b) Overex and soils import/export due to final survey, geotechnical or hydrology concerns
 - c) Modification of hardscape or landscape design and construction resulting from site plan modifications due to differing soils and geotechnical conditions.
 - d) Modifications of hydrology design due to differing soils conditions such as percolation rates.
 - e) Foundation changes due to final geotechnical findings and recommendations that may be received following award of contract.

The DBE should include design within its Step 2 Proposal Price design costs to address hydrological and grading and civil design that are applicable to this project, including WQMP compliance and plan review with typical jurisdictional agencies and utility providers, based on the soils and geotechnical information included in this RFP.

- 3) **\$ 150,000 Off Site Development Design and Construction:** This portion of the Allowance may be utilized to address potential impacts stemming from impacts to Offsite Development Design and Construction resulting from differing off site conditions or requirements than presented in the RFP including, but not limited to:
 - a) Pavement and base thickness variance to Step 2 design criteria due to final geotechnical or hydrology concerns
 - b) Modified site utility infrastructure requirements at variance to Step 2 design criteria due to such issues as additional requirements from utilities, increased facility demand/generation loads vs those in the site adapt construction documents or other requirements of this RFP

Owner Provided Items

The County will provide all Furniture, Fixtures and Equipment (FF&E) required for the operation of the facility. FF&E is described as any item not attached to the structures or grounds as would normally be interpreted in the industry.

Other Costs Borne by the County:

1. County and Office of State Health, Planning, and Development (OSHPD) fees and permits

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excluding permits required to be taken out by the DBE i.e. fire sprinkler system, SWPPP, licensing, dust control, encroachment permits etc.;

2. Utility company/agency connection fees;
3. Standard construction testing and inspection (see Section 3 County and DBE supplied inspections for complete listing)
4. Unforeseen or differing site conditions;
5. County scope changes.

PROPOSAL DOCUMENTS SECTION 6

EXHIBITS

Exhibit A-1: Short List of Design-Build Entities

Exhibit A-2: Design-Build Agreement

Exhibit B: Design-Build General Conditions

Exhibit C: Payment & Performance Bonds

Exhibit D: Proposal Packet

Exhibit E: Fax Acknowledgement

Exhibit F: Scope of Work

Exhibit G: Architectural Program

Exhibit H: Site Adapt Drawings and Specifications

**Exhibit I: Jurupa Valley Aquatics Center Drawings
and Technical Specifications**

Exhibit J: General Requirements

Exhibit K: Survey

Exhibit L: Geotechnical Investigation Reports

Exhibit M: Civil Design

Exhibit N: Utilities

SHORT LIST OF DESIGN-BUILD ENTITIES

1. TB Pennick / CSC
2. Tilden-Coil / MIG
3. Turner / MVE
4. CW Driver / LPA

EXHIBIT A-2

Design-Build Agreement

"SAMPLE"

DESIGN-BUILD AGREEMENT

For PERRIS VALLEY AQUATIC CENTER PROJECT

DATED: _____, 2011

COUNTY OF RIVERSIDE
Economic Development Agency
3403 Tenth Street, Suite 500
Riverside, CA 92501

DESIGN-BUILD AGREEMENT

This Design-Build Agreement ("Agreement") is made effective this ____ day of _____ 2011 ("Agreement Date") by and between the COUNTY OF RIVERSIDE ("County"), and _____, ("Design-Builder"), a [insert type of entity], for the design, management, and construction of the Perris Valley Aquatic Center, located adjacent to Trumble and Vista Roads, Perris, California.

ARTICLE I CONTRACT DOCUMENTS AND INTERPRETATION

1.1 DEFINITIONS

The meanings of all capitalized terms used in the Contract Documents and not otherwise defined herein are contained in the General Conditions. If not defined in the General Conditions, they shall have the meanings assigned to them elsewhere in the Contract Documents. If not defined in the General Conditions or elsewhere, they shall have the meanings reasonably understood to apply to them by the context of the portion of the Contract Documents where such terms are used.

1.2 CONTRACT DOCUMENTS

The "Contract Documents" except for modifications issued after execution of this Agreement, consist of the following documents, all of which are either attached hereto as exhibits or are incorporated herein by this reference:

1.2.1 This Agreement, including all Exhibits and attachments to the RFP:

- a. **Exhibit A** – Design-Build Agreement
- b. **Exhibit B** – Design-Build General Conditions
- c. **Exhibit C** – Payment & Performance Bonds
- d. **Exhibit D** – Proposal Packet
- e. **Exhibit E** – Fax Acknowledgement
- f. **Exhibit F** – Scope of Work
- g. **Exhibit G** – Architectural Program
- h. **Exhibit H** – Site Adapt Drawings and Specifications
- i. **Exhibit I** – Jurupa Valley Aquatics Center Drawings and Technical Specifications
- j. **Exhibit J** – General Requirements

- kj. **Exhibit K** – Survey
- l. **Exhibit L**– Geotechnical Investigation Reports
- m. **Exhibit M** – Civil Design Standards
- n. **Exhibit N**– Utility Information

1.2.2 RFP Documents, Design-Builder Proposal, Best and Final Offer. The RFP Documents, the Design-Builder Proposal (if no Best and Final Offers have been submitted) or (if Best and Final Offers have been submitted) the Design-Builder's last submitted Best and Final Offer (including, in the case of a Best and Final Offer that is an amendment to a Design-Builder Proposal, any portion of the Design-Builder's Proposal expressly stated to be a part of the Design Builder's Best and Final Offer); provided, however, that, with the exception of Approved Deviations, the Contract Documents shall not include any portion of the Design-Builder Proposal or a Best and Final Offer that deviates from the Project criteria.

1.2.3 General Conditions

1.2.4 Supplemental and Special Conditions. The following Supplemental and Special Conditions:
Document Title Pages

1.2.5 Final Construction Documents. The Final Construction Drawings to be hereafter prepared by the Design-Builder and its Sub-consultants that are approved by the County in accordance with the terms of the Contract Documents; provided, however, that, in the exception of Approved Deviations, the Contract Documents shall not include any portion of the Design-Builder Proposal or a Best and Final Offer that deviates from the Project criteria.

1.2.6 Addenda. The following Addenda listed below: Number Title Pages

1.2.7 Labor Compliance Program. It is in the best interests of the Project for the Design-Builder to avoid labor disputes, strikes, lockouts, work slow-downs, and work stoppages that would result in a delay of the construction progress. The County will establish and enforce a labor compliance program as required by Public Contract Code section 20133(b)(3). The Design-Builder shall cooperate with the County in the establishment and enforcement of the labor compliance program. The Design-Builder shall provide the County with all documentation required by the County to establish and enforce the labor compliance program.

1.2.8 Project Safety Program

1.3 REFERENCE DOCUMENTS

The following Reference Documents are not considered Contract Documents and were provided to the Design-Builder for informational purposes. Design-Builder may rely upon the technical data contained in such documents but not upon nontechnical data, interpretations, opinions or provisional statements contained therein:

1.3.1 [to be inserted after award]

1.4 ENTIRE AGREEMENT

The Contract Documents represent the entire and integrated agreement between County and Design-Builder, all other representations or statements, whether verbal or written, are merged herein. The Design-Build Contract may be amended only by written modification.

ARTICLE II THE WORK

2.1 SCOPE OF WORK

2.1.1 Contractor shall provide, furnish, and perform all necessary planning, architectural, engineering, and all other design services of any type, procurement, permitting and support services, construction, landscaping, clean-up, and all other construction services of any type, provide and furnish all necessary supplies, materials and equipment (except those to be provided by County, if any) and all necessary supervision, labor, and services required for the complete engineering, design, procurement, quality assurance, construction and all necessary installation, start-up and testing required for a complete, operational, and fully functional Project, as further described in Contractor's Best and Final Proposal (hereinafter, the all-inclusive obligations of the Contractor set forth in this sentence shall be referred to as the "Work"). Except with regard to any material to be provided and/or installed by County, Contractor shall fully commission and turn over a complete operational, and fully functional Project to County. Without limiting the generality of this Section, Contractor shall provide the following work and services:

2.1.2 Contractor shall prepare complete designs, engineering, working drawings, shop drawings and generate drawings and/or engineering analysis setting forth in detail the specifications and requirements for the purchasing and procurement of the services, materials and equipment and for the construction of the complete, operational, and fully functional Project, and shall furnish the services of all necessary supervisors, engineers, designers, draftsmen, and other personnel necessary for preparation of those drawings and specifications required for the Work, including the pertinent information for natural gas, water supply, and any other utilities, as required.

2.1.3 Contractor shall provide, install and complete as specified and pay for all labor, materials and equipment, tools, supplies, construction equipment and machinery, construction, start-up and testing, utilities, transportation, and other facilities and services (including any temporary materials, equipment, supplies and facilities) necessary for the proper execution and completion of the complete, operational, and fully functional Project, including the permanent interconnection for electricity, natural gas, water supply, and any other utilities and demonstration of fully satisfactory operation of all systems and equipment.

2.1.4 Contractor shall supervise and direct the Work, and shall furnish the services of all supervisors, forepersons, skilled and unskilled labor, and all other personnel necessary to design and construct the complete, operational, and fully functional Project. Contractor shall provide, manage and organize such personnel as necessary to complete the Work in accordance with all requirements of the Contract Documents.

2.1.5 Contractor shall obtain, at Contractor's expense, all governmental and private approvals, licenses, and permits required to complete the Work; provided, however, County will be responsible for paying the cost of all County imposed fees. Contractor shall design and construct complete, operational, and fully functional Project in full compliance with all applicable laws, codes and standards (both public and private), including but not limited to, the standards included and warranties expressed in the Contract Documents and manufacturer's recommendations pertaining to individual items of equipment or systems.

2.2 STANDARD OF PERFORMANCE

In addition to and without limiting Design-Builder's other obligations under the Contract

Documents, Design-Builder shall at all times in its performance of its obligations under the Contract Documents conform to the following general standards for construction of the type called for by this Design-Build Contract for projects of a scope and complexity that is comparable to the Project; Design-Builder shall:

2.2.1 Comply with the requirements of the Contract Documents;

2.2.2 Comply with Applicable Laws;

2.2.3 Conform to the standard of care applicable to those who provide design-build project services and construction of the type called for by this Design-Build Contract for projects of a scope and complexity that is comparable to the Project;

2.2.4 Furnish efficient business administration of the Work, utilizing sufficient senior level management and other qualified personnel to manage the Work; and

2.2.5 Apply its best and highest skill and attention to completing the Work in an expeditious and economical manner, consistent with the expressed best interests of the County and within the limitations of the Contract Sum and Contract Time.

ARTICLE III TIME FOR PERFORMANCE

3.1 CONTRACT TIME

The Date of Commencement of the Work shall be fixed in a Notice to Proceed issued by the County. If County's issuance of a Notice to Proceed is delayed due to Design-Builder's failure to return a fully-executed Agreement, insurance documents or bonds within fourteen (14) calendar days after the date of award of the Contract, one (1) calendar day will be deducted from the number of days to achieve Substantial Completion of the Work for every day of delay in County's receipt of such documents. This right is in addition to and does not affect County's right to demand forfeiture of Design-Builder's bid Security, or any other rights or remedies available to County if Design-Builder persistently delays in providing the required documentation. Design-Builder agrees to promptly commence the Work after the Notice to Proceed is issued by the County, to achieve Substantial Completion of the entire Work within [**610**] calendar days after the Date of Commencement ("Contract Time") and to achieve Final Completion of the Work within the time fixed by the County in the Certificate of Substantial Completion. The Contract Time may be extended only with the written authorization of the County.

3.2 LIQUIDATED DAMAGES

3.2.1 County and Design-Builder recognize that time is of the essence of this Agreement and that the County may suffer financial loss in the form of lost grant funds, additional contract administration expenses, loss of public use if the Work is not completed within the Contract Time, including any extensions thereof allowed in accordance with the Contract Documents.

3.2.2 Design-Builder and County agree to liquidate damages with respect to Design-Builder's failure to achieve Substantial Completion of the Work within the Contract Time. The Parties intend for the liquidated damages set forth herein to apply to this Contract as set forth in Government Code Section 53069.85. Design-Builder acknowledges and agrees that the liquidated damages are intended to compensate County solely for Design-Builder's failure to meet the deadline for Substantial Completion and shall not excuse Design-Builder from liability from any other breach, including any failure of the Work to conform to the requirements of the Contract Documents.

3.2.3 In the event that Design-Builder fails to achieve Substantial Completion of the Work within the Contract Time, Design-Builder agrees to pay County \$[2,500.00] per day for each calendar day that Substantial Completion is delayed.

3.2.4 Design-Builder acknowledges and agrees that the foregoing liquidated damages have been set based on an evaluation by County of damages that it will incur in the event of the late completion of the Work. Design-Builder and County agree that because of the nature of the Project it would be impractical or extremely difficult to fix the amount of actual damages incurred by the County due to a delay in completion of the Work. Accordingly, the County and Design-Builder have agreed to such liquidated damages to fix Design-Builder's costs and to avoid later disputes. It is understood and agreed by Design-Builder that any liquidated damages payable pursuant to this Agreement are not a penalty and that such amounts are not manifestly unreasonable under the circumstances existing as of the effective date of this Agreement.

3.2.5 It is further mutually agreed that County shall have the right to deduct liquidated damages against progress payments or retainage and that the County will issue a unilateral Construction Change Directive and reduce the Contract Sum accordingly. In the event the remaining unpaid Contract Sum is insufficient to cover the full amount of liquidated damages, Design-Builder shall pay the difference to County.

ARTICLE IV CONTRACT SUM

4.1 CONTRACT SUM

4.1.1 Total Compensation. County shall pay the Design-Builder in current funds for the Design-Builder's complete performance of the Work, including, but not limited to design and construction in accordance with the Contract Documents the Contract Sum of [insert amount] Dollars (\$ _____).

4.1.2 Design Fee. The Contract Price includes a Design Fee of [insert amount] Dollars (\$ _____). The sole purpose of the Design Fee is to determine: (1) the compensation County is obligated to pay to Design-Builder under Article 9 of the General Conditions in the event the Design-Build Contract is terminated, by either the County or Design-Builder, for cause or convenience, prior to commencement of any physical construction at the Site; and (2) the amount that the Design-Builder is entitled pursuant to Paragraph 9.3 of the General Conditions to include in its Applications for Payment seeking progress payments for the design and non-design portions of the Work.

4.1.3 All Inclusive Price. The Contract Sum is the total amount payable by County to Design-Builder for performance of the Work under the Contract Documents and is deemed to cover all costs arising out of or related to the performance of the Work, including, without limitation, the effects of natural elements upon the Work, unforeseen difficulties or obstructions affecting the performance of the Work (including, without limitation, unforeseen conditions at the Site that do not constitute Differing Site Conditions) and fluctuations in market conditions and price escalations (whether occurring locally, nationally or internationally) from any cause, including, without limitation, causes beyond the control or foreseeability of the Design-Builder.

4.1.4 County Design Completion Allowance. The County Design Completion Allowance of [\$ 450,000] is the total Allowance amount payable by County at its sole discretion to Design-Builder for performance of the Work under the Contract Documents wherein the scope of design, construction or schedule impacts caused by the design or construction of changes and modifications relating to differing soils and geotechnical conditions, impacts due to the Mitigated Negative Declaration, or modifications of conditions or criteria for off-site development are determined to impact the DBE's All Inclusive Price and Time.. Such impacts must be determined and authorized by the County by issuance of a supplemental Notice to Proceed, prior to the issuance of jurisdictional approval for the design package thus impacted.

4.2 ALTERNATES

The Contract Sum is based upon the following Alternates described in the RFP Documents, which are hereby accepted by the County:

1) [Item] [\$ Amount]

4.3 UNIT PRICES

The following unit prices are agreed to by the Design-Builder and County: Description Measurement Unit Dollar

1) [Item] [\$ Amount]

4.4 COMPENSABLE DELAY DAILY RATE

The following Sum of [insert amount] Dollars (\$ _____) shall be paid by the County to the Design Build Entity for each day wherein the terms of Compensable delay are determined to have affected the project's critical path schedule.

4.4 PAYMENT BY ELECTRONIC FUND TRANSFER

Design-Builder shall accept all payments from County via electronic funds transfer (EFT) directly deposited into the Design-Builder's designated checking or other bank account. Design-Builder shall promptly comply with directions and accurately complete forms provided by County required to process EFT payments.

ARTICLE V DESIGN-BUILDER'S DUTIES AND RESPONSIBILITIES

5.1 GENERAL SCOPE OF WORK

5.1.1 Design-Builder shall furnish all design and other Services, provide all materials and undertake all efforts necessary or appropriate to construct the Project in accordance with the requirements of the Contract Documents, all governmental approvals, the approved Construction Documents, all Applicable Law, and all other applicable safety, environmental and other requirements taking into account the constraints affecting the Project Site. Except as otherwise specifically provided in this Contract, all materials, services and efforts necessary to achieve Substantial Completion of the Project and elements thereof on or before the deadlines provided in the Contract Documents shall be Design-Builder's sole responsibility. The costs of all such materials, services and efforts are included in the Contract Sum.

5.1.2 The scope of Services to be provided by Design-Builder is set forth in the Contract Documents as more particularly described in Exhibit B and the Criteria Documents.

5.1.3 The Design-Builder and all Subcontractors, shall obtain a Building Permit the County of Riverside Facilities Management, (951)[insert telephone number], prior to commencement of Work.

5.2 BEFORE STARTING WORK

Design-Builder shall submit the following to County for review and acceptance within fourteen (14) calendar days after the Date of Commencement fixed in County's Notice to Proceed, and as a condition to payment: (i) detailed Project Schedule including each deadline specified in the Contract Documents; (ii) Schedule of Submittals; (iii) material Procurement Schedule; and (iv) a Schedule of Values in accordance with the requirements of the General Conditions and other Contract Documents.

5.3 INITIAL CONFERENCE

Within twenty (20) calendar days after the Date of Commencement fixed in County's Notice to Proceed, a conference attended by County and Design-Builder and others as appropriate will be held to establish a working understanding among the Parties as to the Work and to discuss the design concepts, updating schedules, progress meetings, procedures for handling submittals, processing Application for Payment, maintaining required records, coordination with Design-Builder Team Members, and other Project administration matters.

5.4 EVALUATION OF PRELIMINARY SUBMITTALS

At least ten (10) calendar days before submission of the first Application for Payment, a conference attended by Design-Builder, County and others as appropriate, will be held to review for acceptability the submittals required by the Contract Documents. No progress payment shall be made to Design-Builder until the required submittals are acceptable to County. The detailed Project Schedule will be acceptable to County as providing an orderly progression of the Work to completion within any specified Milestones and the Contract Time, but such acceptance will neither impose on County responsibility for the sequencing, scheduling or progress of the Work nor interfere with nor relieve Design-Builder from Design-Builder's full responsibility therefore. The format and structure of the Project Schedule will be set forth in the Contract Documents and approved by County. County's acceptance shall not be deemed to confirm that the schedule is a reasonable plan for performing the Work. Design-Builder's schedule of submittal will be acceptable to County as providing a workable arrangement for reviewing and processing the required submittals.

5.5 DESIGN PROFESSIONAL LICENSING REQUIREMENTS

County does not intend to contract for, pay for, or receive any design services which are in violation of any professional licensing laws, and by execution of this Contract, Design-Builder acknowledges that County has no such intent. It is the intent of the Parties that Design-Builder is fully responsible for furnishing the design of the Project, although the fully licensed design firms designated as members of the Design Team, will perform the design services required by the Contract Documents. Nothing in this Article shall create a contractual relationship between such Persons and the County.

5.6 STANDARD OF CARE

All design Services performed by Design-Builder, the Design Team Members, Subcontractors, and their employees identified by the Design-Builder or other persons approved by the County shall be performed in an expeditious and professional manner using architects, engineers and other professionals properly licensed and duly qualified in the jurisdiction in which the Project is located. The professional obligations of such persons shall be undertaken and performed in the interest of the Design-Builder. All design Services performed pursuant to this Agreement shall be performed with the degree of skill and learning ordinarily possessed by architects and engineers in good standing in the community regularly engaged in the design and construction of an improvement such as this Project and must apply that knowledge with the diligence ordinarily exercised by reputable architects and engineers under similar

circumstances ("Standard of Care").

5.7 CONSTRUCTABILITY AND COORDINATION REVIEWS

Once every two weeks until each permit package completed the Design Development Stage and bi-monthly during the completion of the project construction documents, Design-Builder shall meet with the County, its Separate Contractors, and consultants to coordinate the Construction Documents, including the design of building systems delegated to the Design-Builder, for the purpose of continuing construction feasibility, identifying conflicts, missing information or gaps in the planned scope of Work and to take appropriate action to ensure the full scope of intended Work is performed efficiently and economically.

5.8 PHASES OF WORK

5.8.1 CONCEPTUAL AND SCHEMATIC DESIGN

After the County's issuance of a Design Notice to Proceed, the Design-Build Entity shall review the Outline Technical Specifications, Architectural Program, Reference Documents and other available data with the County to verify the Design-Build Entity understands the County's requirements. Design-Build Entity shall provide up to **three (3)** different Concept Designs for the over-all site development and enlarged building and aquatic facilities, including up to **three (3)** elevations, to the County for review. The County will review the submitted conceptual designs to make certain the proposed design are consistent with project requirements. The County will have a meeting with the Design-Build Entity to discuss selection of the schemes. The DBE will also provide its final plan for submitting design packages for permitting, incorporating the requirements outlined below. Once the conceptual design for the entire project and all of its elements has been selected, the Design-Build Entity will begin schematic design. Upon receipt of this conceptual design approval, the Design Builder may commence preparation of design packages for phased jurisdictional permitting.

The Design-Builder will prepare Schematic Design documents for each phased jurisdictional permit package. Items below may be presented within independent permit packages, however coordination of response to the County among permit packages is the responsibility of the Design-Builder.

Elements to be included within the Schematic Design Phase submittals include, the one Site Plan inclusive of hardscape, landscape and civil engineering elements, one Floor Plan, a minimum of four (4) Exterior Elevations and one longitudinal building cross section, and one latitudinal building cross section for each building for the County to review and approve; and appropriate cross sections and plan views of aquatic features. The Design-Build Entity shall also provide current/updated preliminary estimates of Construction Cost; value engineering proposals and schedules for the remaining design and construction. The Design-Build Entity shall provide written impact evaluations of any variance to the County's project criteria, schedule and budget requirements, provide any recommended alternative approaches to design and construction of the Project, and provide a summary review of governmental community and utility requirements, and a copy of the final Schematic Design Documents in a reproducible format. In the event the preliminary estimate of Construction Cost or any adjustment thereto exceeds the County's specified Construction Budget, the Design-Build Entity shall, at its sole cost and expense, revise and adjust the design to conform to the County's specified Construction Budget. The County shall review these documents and other materials and provide comments to Design-Build Entity. Design-Build Entity shall consider the comments offered and provide the County with a written response and evaluation of these comments. The Design-Build Entity may not proceed into Design Development phase for any phased permit package without receiving written approval from the County.

5.8.2 DESIGN DEVELOPMENT DOCUMENTS to 50% COMPLETION

After County's issuance of the Notice to Proceed to Design-Development for any phased permit package

and within the times set forth in the Project Schedule accepted by County, Design-Builder shall:

Design-Build Entity shall develop the approved Schematic Design Documents to more fully explain and delineate the design intent. Design Development Documents presented for the County's approval should include site plans, floor plan(s), exterior elevations, reflected ceiling plan(s), building and wall sections, preliminary structural plans, a description and delineation of proposed heating, ventilating and air-conditioning systems, preliminary interior elevations and preliminary lighting, power and data plans, a preliminary landscape plan and civil engineering plans for site and offsite improvements including grading, hydrology, site structures and improvements including roadways retaining walls and utilities. Preliminary material sample boards are required at this phase. Preliminary system specifications will depict all building materials and systems proposed for used by the DBE. Upon completion of the Exhibit A (Design Development to 50%), a cost estimate will be submitted to the County for review and approval. Design-Build Entity shall review any changes in the County's Construction Cost budget; value engineering proposals and schedules for the remaining design and construction. In the event the preliminary estimate of Construction Cost or any adjustment thereto exceeds the County's specified Construction Cost Budget, the Design-Build Entity shall, at its sole cost and expense, revise and adjust the design to conform to the County's specified Construction budget. The County shall review the completed Exhibit A and provide comments to Design-Build Entity. Design-Build Entity shall consider the comments offered at this review and provide the County with a written response and evaluation of these comments. The Design-Build Entity may not proceed into Construction Documents for any phased jurisdictional review package without receiving written approval from the Economic Development. Furnish the above documents, drawings, calculations and specifications to and review them with County for approval within the time indicated in the approved Project Schedule at increments of at least 100% completion of the Design Development Documents.

5.8.3 CONSTRUCTION DOCUMENTS

After receipt of written acceptance by County of each phased Design Development package, Design-Builder shall:

During this phase the Design-Build Entity shall proceed with Construction Documents (CDs) based on the Step 2 Project Criteria and County-approved Design Development Documents. The County's review and approval of Construction Documents is required at the following milestones: 85% CDs and 100% CDs. Plan check review process with the Building and Safety Department shall commence at the 85% completion mark of this phase. Upon completion of the plan check process, the Design-Build Entity shall obtain all building and trade permits required for the Work.. Upon completion of 85% CD phase, a cost estimate will be submitted to the County for their review and approval. The DBE will copy the County on all jurisdictional comments received Upon incorporation of jurisdictional review comments, the DBE shall review the final documents with the County and obtain its approval prior to final back check submission for permitting.

(1) Based on RFP Step 2 Project Criteria and the County-approved Design Development Documents, the Design-Build Entity shall prepare and provide a preliminary (85% CDs) and final set (100% CDs) of necessary working drawings and specifications, setting forth in detail the requirements for construction of the Project. Design may be prepared as phased submittal packages for jurisdictional review in support of the construction sequence. Construction Documents shall be prepared consistent with the County and industry standards (Construction Standards Institute, American Institute of Architects, and California Green Book).

(2) The final Construction Documents shall delineate the Work required to be accomplished in a clear and concise manner, and meet the requirements and standards of all applicable governing agencies including, but not limited to, local, county, state, federal and CAL-OSHA standards. The Design-Build Entity will provide Drawings on printed bond media. Pencil drawings on vellum or Mylar sheets are permissible only upon written approval of the County.

(3) Specifications shall be prepared in the format of the Construction Standards Institute. Preliminary copies

of the Specifications shall be submitted in hard copy to the County upon completion for approval. Upon approval of the final Specifications, the original master set shall be submitted to the County in hard copy.

The Design-Builder shall prepare Construction Documents for the entire Project in full compliance with all applicable building codes, ordinances, and other regulatory authorities. The Construction Documents shall at a minimum comply with all applicable California State Building Codes to include, but not limited to, Title 8 (Industrial Relations) and Title 24 (Building Standards). The completed Construction Documents are to be delivered to the County and shall consist of the following: (1) Drawings – Provide one reproducible original and ten (10) printed copies of all approved Construction Document drawings. Provide one copy of all approved Construction Document drawings on compact disks (CD) using Computer-Aided Design (CAD) software, using the latest version of AutoCAD; and (2) Specifications—Provide an original and ten (10) printed copies of approved specifications, bound and organized. Provide approved specifications on compact disks for all sections for all work applicable to the Project in a format complying with the current edition of the Construction Specifications Institute's "MasterFormat", as directed by the County in accordance with the following:

- a. Electronic computer software in Microsoft Word, latest version for Windows.
- b. For articles, materials and equipment identified by brand names, at least two names shall be used, and such names shall be followed by the words "or equal." Specifications shall not contain restrictions that will limit competitive bids. Exceptions shall only be permitted by California Public Contract Code Section 3400.
- c. All disks produced shall be clearly labeled to indicate files contained and date produced.

5.8.4 CONSTRUCTION

Design-Builder shall perform Construction Phase Series in accordance with the requirements of the General Conditions. The Design-Builder's Architect and Engineers of record are the responsible entity for management, coordination, and resolution of all design-related issues including submittals, and field observation of the work.

Construct the Project so that the Project is substantially complete and suitable for commencement of maintenance period, as evidenced by the County's Certificate of Completion. Complete any and all final closeout procedures to include but not be limited to: operating and maintenance manuals, operational tests, system commissioning, equipment startup, user training, final as-built record drawings, punch list items, final project cleanup, and signage, necessary to open Sites to the public.

Design-Build Entity shall complete any outstanding Work necessary to obtain a final inspection approval for all Site work and trade permits from the appropriate Building and Safety Inspector.

After the County issues a Certificate of Substantial Completion, a **ninety (90) day** "landscape maintenance period" and **one (1) year** building warranty period will commence. Design-Build Entity shall replace any plants that die or are diseased during the landscape maintenance period and repair any warranty items as described in the Design-Build General Conditions and General Requirements.

The Design-Builder shall keep the County informed of the progress and quality of the Work in the form of periodic written reports, as determined by the County but no less than monthly.

As a condition to final payment to Design-Builder, each Design Team Member shall provide written certification that the Work has been constructed in accordance with the Contract Documents and the design provided by such person.

ARTICLE VI DESIGN-BUILDER'S REPRESENTATIONS AND WARRANTIES

In order to induce County to enter into this Agreement, Design-Builder makes the following representations and warranties:

6.1 Design-Builder has visited the Site and has reasonably examined the nature and extent of the Work, Site, locality, actual conditions, as-built conditions, and all local and federal, state and local laws and regulations that in any manner may affect cost, progress, performance or furnishing of Work or which relate to any aspect of the design and the means, methods, techniques, sequences or procedures of construction to be employed by Design-Builder and safety precautions and programs incident thereto.

6.2 Contractor has reasonably examined all reports of exploration and tests of subsurface conditions, as-built drawings, drawings or reports, available for design and construction purposes, of physical conditions, including those which are identified in Paragraph 1.3 hereinabove, or which may be apparent at the Site and accepts the criteria set forth in these documents and the General Conditions to the extent of the information contained in these documents upon which the Design-Builder is entitled to rely. Design-Builder agrees that except for the information so identified, Design-Builder does not and shall not rely on any other information contained in these documents.

6.3 After contract award, Design-Builder, will conduct or obtain any additional examinations, investigations, explorations, tests, reports and studies, including but not limited to geotechnical investigations upon which the design will be based, that pertain to the surface and subsurface conditions, as-built conditions, underground facilities and all other physical conditions at or contiguous to the Site as Design-Builder considers necessary for the performance or furnishing of Work at the Contract Sum, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

6.4 Design-Builder has correlated its knowledge and the results of all such observations, examinations, investigations, explorations, test, reports and studies with the terms and conditions of the Contract Documents.

6.5 Design-Builder has given County prompt written notice of all conflicts, errors, ambiguities, or discrepancies that it has discovered before contract award in or among the Contract Documents and as-built drawings and actual conditions and the written resolution thereof through Addenda issued by County is acceptable to Design-Builder.

6.6 Design-Builder is duly organized, existing and in good standing under applicable state law, and is duly qualified to conduct business in the State of California.

6.7 Design-Builder has duly authorized the execution, delivery and performance of this Agreement, the other Contract Documents and the Work to be performed herein. The Contract Documents do not violate or create a default under any instrument, agreement, order or decree binding on Design-Builder.

6.8 Design-Builder confirms its intent to include in the project the following pre-qualified subcontractors, who were listed in the Design-Builder's Statement of Qualifications earlier in this project. Design-Builder acknowledges its responsibility to provide County with a complete and updated list of subcontractors as they become known on the project, and that such listing shall be in accordance with the requirements of California Public Contract Code §§ 20133 *et seq.* Specifically California Public Contract Code Section 20133(f) requires that all subcontractors not listed by the Design-Builder in its submission in response to the Request for Proposals be awarded in accordance with the design-build process set forth by the County. The County process allows the selection of subcontractors based upon the best value to the Project and requires the Design-Builder do both of the following: (1) Provide public notice of the availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process of the County and (2) Provide a fixed date and time on which the subcontracted work will be awarded in accordance with the procedure established pursuant to Public Contract Code Section 20133(f).

ARTICLE VII MISCELLANEOUS PROVISIONS

7.1 INDEPENDENT DESIGN-BUILDER

Design-Builder is, and shall be, acting at all times in the performance of this Agreement as an independent Design-Builder. Design-Builder shall secure at its expense, and be responsible for any and all payment of all taxes, social security, state disability insurance compensation, unemployment compensation and other payroll deductions for Design-Builder and its officers, agents and employees and all business licenses, if any, in connection with the services to be performed hereunder.

7.2 COUNTY EMPLOYEES AND OFFICIALS

Design-Builder shall employ no County official nor any regular County employee in the Work performed pursuant to this Agreement. No officer or employee of County shall have any financial interest in this Agreement in violation of applicable provisions of law.

Design-Builder agrees to provide or has already provided information on former County of Riverside administrative officials (as defined below) who are employed by or represent Design-Builder. The information provided includes a list of former County administrative officials who terminated County employment within the last five years and who are now officers, principals, partners, associates or members of the business. The information also includes the employment with or representation of Design-Builder. For purposes of this provision, "County Administrative Official" is defined as a member of the Board of Supervisors or such officer staff, County administrative officer or member of such officer staff, County department or group head, assistant department or group head, or any employee in the Exempt Group, Management Unit or Safety Management Unit.

7.3 NOTICES

Any notices or special instruction required to be given in writing under this Agreement shall be given either by personal delivery to Design-Builder's agent (as designated in Section 1 hereinabove) or to County's Engineer and County Counsel as the situation shall warrant, or by enclosing the same in a sealed envelope, postage prepaid, and depositing the same in the United States Postal Service, addressed as follows:

COUNTY :

DESIGN-BUILDER:

7.4 CONTRACTOR'S LICENSE NOTICE

Contractors are required by law to be licensed and regulated by the Contractors State Licensee Board, which has

jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, California 95826.

WHEREFORE, this Design-Builder Contract is entered into as of the day and year first written above.

COUNTY OF RIVERSIDE DESIGN-BUILDER

By: _____ By: _____ Name: _____

Name: _____ Title: _____

Title: _____

I hereby certify under penalty of perjury that the President of the Board of Supervisors was duly authorized to execute this document on behalf of the County of Riverside by a majority vote of the Board on _____, 200__ and that a copy has been delivered to the President as provided by Government Code Section 25103.

Date: _____ ATTEST:

Clerk of the Board of Supervisors, County of
Riverside, State of California

By _____

END OF DOCUMENT

EXHIBIT "B"

GENERAL CONDITIONS

FOR

DESIGN BUILD AGREEMENT

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GENERAL CONDITIONS OF THE DESIGN-BUILD CONTRACT

1. GENERAL PROVISIONS

1.1 Basic Definitions

1.1.1 Acceleration Proposal Request. County's written request to Design-Builder to submit an itemized proposal for Extraordinary Measures in order to achieve early completion of all or a portion of the Work when the need for such measures is not due to the fault of the Design-Builder.

1.1.2 Addenda. The Addenda or Addendum consist of the written clarifications of the Proposal Requirements, Criteria Documents, or the Contract Documents issued by the County prior to the execution of the Agreement.

1.1.3 Allowance. An amount carried in the Contract Sum for a particular scope of Work insufficiently defined so as to allow the Design-Builder to adequately determine fair value on the Proposal Deadline.

1.1.4 Applicable Law. State, federal and local laws, statutes, ordinances, building codes, rules, and regulations relating to the Work.

1.1.5 Change Order. A Change Order is a written document prepared by the County using the form attached as an exhibit to the Agreement reflecting the agreement between the County and Design-Builder for: a change in the terms or conditions of the Contract, if any; a specific Scope Change in the Work; the amount of the adjustment, if any, in the Contract Sum; and the extent of the adjustment, if any, in the Contract Time.

1.1.6 Change Order Request (COR). As more specifically described herein below, a Change Order Request is a written document originated by the Design-Builder, which describes an instruction issued by the County after the effective date of the Contract, which Design-Builder believes to be a Scope Change that may result in changes to the Contract Sum or Contract Time or, which describes the need for or desirability of a change in the Work proposed by Design-Builder.

1.1.7 Construction Change Directive. A Construction Change Directive is an unilateral written order prepared and signed by the County, directing Design-Builder to perform a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both.

1.1.8 Construction Documents (CDs). All technical drawings, shop drawings, working Drawings, Specifications, schedules, diagrams and samples, setting forth in detail the requirements necessary for construction of the Project in accordance with the Contract Documents, approved by the County and incorporated into the Contract after such approval. All amendments to the Construction Documents must be approved by County prior to incorporation into the Contract and prior to the construction of the Work affected by the change.

1.1.9 Contract. The Contract Documents form the Design-Build Contract ("Contract").

1.1.10 Contract Documents. The Contract Documents consist of the documents enumerated as such in the Agreement between County and Design-Builder (hereinafter "Agreement"), all Addenda issued prior to and all Modifications issued after the effective date of the Agreement.

1.1.11 Criteria Documents. Criteria documents may include, but are not limited to, conceptual documents, preliminary drawings, outline specifications, design and performance criteria, and other documents provided to Proposers by the County establishing the Projects basic elements and scale, and their relationship to the Work Site.

1.1.12 Date of Commencement. The date for commencement of the Work fixed by County in a Notice to Proceed to Design-Builder.

1.1.13 Day(s). The terms "day" or "days" mean calendar days unless otherwise specifically designated in the Contract Documents. The term "Work Day" or "Working Day" shall mean any calendar day except Saturdays, Sundays and County-recognized legal holidays.

1.1.14 Design-Build. The terms "Design-Build" and "Design-Build Services" mean a method of construction in which the Contractor furnishes both professional design services and construction services for portions of the Work so designated in the Contract Documents. Contractor shall be solely responsible for all design, construction means and methods, cost overruns, defects, errors, omissions and delays arising from its Design-Build Services delegated to Contractor by the Contract Documents.

1.1.15 Design-Build Team Members. The Design-Builder, licensed Design Consultants and any subcontractors who are part of the design-build entity and listed in the bid submission and identified in the Agreement.

1.1.16 Design-Builder. The Design-Builder is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Design-Builder" means the Design-Builder or the Design-Builder's authorized Project Manager. The Design-Builder and all Consultants and Subcontractors shall be properly licensed to perform all Work they are contracted to perform.

1.1.17 Design Consultant. A qualified licensed design professional who is not an employee of Design-Builder, but is retained by Design-Builder, or anyone under contract with Design-Builder or a Subcontractor, to furnish design services required by the Contract Documents.

1.1.18 Design Development Documents. Design Development Documents may include, but are not limited to, prepared plot plans, landscape, irrigation, civil, architectural, structural, mechanical and electrical floor, elevations, cross-sections and other required drawings; and outline specifications describing the size, character, and quality of the entire Project in its essentials as to kinds and locations of materials, and type of structural, mechanical and electrical systems.

1.1.19 Drawings. The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location, and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

1.1.20 Extraordinary Measures. Measures implemented by Design-Builder at County's direction to expedite the progress of design or construction of all or a portion of the Work, including, without limitation, (i) working additional shifts or overtime, (ii) supplying additional manpower, equipment, and facilities, and (iii) submitting a recovery schedule for resequencing performance of the Work or other similar measures, as more specifically described in Paragraph 2.8.

1.1.21 Final Completion. The term Final Completion is the date, evidenced by the County's approval of Design-Builder's Final Application for Payment, when the Work has been completed and the requirements for Project closeout set forth in the Contract Documents including, but not limited to, those set forth in Paragraph 9.8 below, have been satisfactorily completed.

1.1.22 Final Payment. County's payment of the Contract Sum due to Design-Builder for the entire Work, less only the sums which County is specifically allowed to withhold under the terms of the Contract Documents and Applicable Law.

1.1.23 Modifications. A Modification is (i) a written amendment to the Agreement signed by duly authorized representatives of the Parties, (ii) a Change Order, or (iii) a Construction Change Directive.

1.1.24 Notice of Completion. County intends to record a Notice of Completion when all Work called for in the Construction Documents has been completed.

1.1.25 Notice to Proceed. The Notice to Proceed is a document issued by the County fixing the date for commencement for the Work or Services. The Contract Time for Design-Builder's performance of the Work is measured in calendar days (not Work Days).

1.1.26 Parties. The County and Design-Builder may be referred to in the Contract Documents from time to time as the Parties.

1.1.27 Project. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the County or by Separate Contractors.

1.1.28 Project Manager. County's Project Manager, identified by County in writing, is County's Project Representative, who interprets and defines County's policies, renders decisions with respect to Design-Builder's performance of the Work, approves Design-Builder Applications For Payment, reviews and approves Design-Builder schedules and submittals, reviews and approves Change Order Requests and Change Orders, reviews all quantity calculations related to pay quantities, reviews and approves changes in the Contract Time, concurs in any defective Work notification, and reviews and determines Substantial Completion of the Work and Final Completion of the Work. The extent and limits of the authority of any designee of County's Project Manager shall be set forth in writing. Design-Builder shall be entitled to rely on the decisions and information provided by such written designee subject to the limitations of authority set forth in writing. All correspondence and electronic communication shall flow through the Project Manager.

1.1.29 Project Manual/Specification. The terms "Project Manual" and "Specification" refer to the assembly of Contract Documents which may include, but is not limited to, the RFP Documents, standard specifications, reference specifications, special provisions and specifications in agreements between the Design-Builder and County.

1.1.30 Project Representative. Those individuals designated by the Parties in writing with authority to render decision in connection with the Work and the Contract.

1.1.31 Proposal. A "Proposal" is a complete and properly executed offer by the Design-Builder to perform the Work for the sums stipulated therein, submitted in accordance with the RFP Documents. The Proposal includes all documents prepared by Design-Builder for this Project.

1.1.32 Proposer. A "Proposer" is a person or entity who, as the lead Design-Build Team Member, submits a Proposal to the Owner.

1.1.33 Request for Pre-Qualifications ("RFQ"). The Pre-Qualification questionnaire issued by the County, including any and all Addenda.

1.1.34 Request for Proposals ("RFP"). The Request for Proposals issued by the County, including any and all Addenda.

1.1.35 RFP Documents. RFP Documents include the Proposal Requirements and the proposed Contract Documents.

1.1.36 Scope Change. A Scope Change is Work that is not reasonably inferable from the Contract Documents upon which the Contract Sum is based, by a design-builder with the skill, experience, and expertise necessary for the proper, timely, and orderly completion of the Work or a project of this type and quality, and is (i) materially inconsistent with, or (ii) a material change in the quantity, quality, programming requirements, or other substantial deviation in, the Contract Documents upon which the Contract Sum is based; and are necessary to correct an error, omission or defect in the Criteria Documents, which cannot reasonably be corrected in the design and construction process.

1.1.37 Separate Contractors. The term Separate Contractors means licensed contractors performing portions of the Project under separate contracts with the County.

1.1.38 Site. The physical area designated in the Contract Documents for Design-Builder's performance of the Work.

1.1.39 Specifications (Technical Specifications). The outline Specifications included in the Criteria Documents as well as the Specifications included in the Construction Documents approved by the County, consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, warranties, and performance of related Services.

1.1.40 Subcontractor. A Subcontractor is a person or entity who has a direct contract with the Design-Builder to perform a portion of the Work at the Site. The term "Subcontractor" does not include a Separate Contractor or subcontractors of a Separate Contractor.

1.1.41 Sub-subcontractor. A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the Site.

1.1.42 Substantial Completion. Substantial Completion is defined to mean the stage in the progress of the Work when the Work is sufficiently complete in accordance with the Contract Documents as determined by the County so that the County can occupy and utilize the Work for its intended use (for which a Temporary Certificate of Occupancy ("TCO") has been issued by the County) and as further defined in the Agreement.

1.1.43 Work. The term "Work" means the design, construction and other services required by, and reasonably inferable from the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Design-Builder to fulfill the Design-Builder's obligations. The Work may constitute the whole or a part of the Project.

1.2 Correlation and Intent of the Contract Documents

1.2.1 Complementary Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. All Work mentioned or indicated in the Contract Documents, and all Work reasonably inferable from them, shall be performed by the Design-Builder as

part of the Contract unless it is specifically indicated in the Contract Documents that such work is to be done by others.

1.2.2 Order of Precedence. In the event of conflict between any of the Contract Documents, the provision placing a more stringent requirement on the Design-Builder shall prevail. The Design-Builder shall provide the better quality or greater quantity of Work and/or materials unless otherwise directed by County in writing. In the event none of the Contract Documents place a more stringent requirement or greater burden on the Design-Builder, the controlling provision shall be that which is found in the document with higher precedence. In the event of conflicts or discrepancies among the Contract Documents, interpretations will be based on the following order of precedence, with "(1)" being the highest:

- (1) Permits;
- (2) Modifications;
- (3) The Agreement, including all exhibits, and Addenda with later Addenda having priority over earlier Addenda;
- (4) Supplementary Conditions, if any;
- (5) General Conditions;
- (6) The most current Construction Documents prepared by Design-Builder and approved by County;
- (7) Criteria Documents prepared by County; and
- (8) RFP Documents (other than Criteria Documents).

Nothing herein shall relieve the Design-Builder of its obligation to notify the County of any inconsistencies in the Contract Documents. Should it appear that the Work to be done or any of the matters relative thereto are not sufficiently detailed or explained in the Contract Documents, the Design-Builder shall apply to the County in writing for such further written explanations as may be necessary.

All Work shall conform to the Contract Documents. No change therefrom shall be made without review and written acceptance by County.

1.2.3 Organization. Organization of the Criteria Documents into divisions, sections, and articles, and sequential order of Drawings shall not control the Design-Builder in dividing the Work among Design Consultants or Subcontractors or in establishing the extent of Work to be performed.

1.2.4 Well-Known Terms. Unless otherwise stated in the Contract Documents, words which have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

1.2.5 Design-Builder Deviations. No deviation by the Design-Builder from the Contract Documents relating to any portion of the Services, materials, labor, or equipment required for the Work shall be construed to set a precedent with respect to subsequent interpretation of the Contract Documents or performance of the Work unless such a deviation is memorialized in a Modification to the Contract.

1.3 Capitalization

Terms capitalized in these General Conditions include those which are (i) specifically defined, (ii) the titles of numbered articles, and identified references to paragraphs, subparagraphs and clauses in the document or (iii) the titles of other Contract Documents or forms.

1.4 Interpretation

1.4.1 Omitted Articles. In the interest of brevity, the Contract Documents frequently omit articles such as "the" and "an", but the fact that an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

1.4.2 References to Contract Documents. Where "as indicated", "as detailed", or words of similar import are used, it shall be understood that the reference is made to any one of the Contract Documents.

1.4.3 Severability. In the event any article, section, sub-article, paragraph, subparagraph, sentence, clause, or phrase contained in the Contract Documents shall be determined, declared, or adjudged invalid, illegal, unconstitutional, or otherwise unenforceable such determination, declaration, or adjudication shall in no manner affect the other articles, sections, subarticles, paragraphs, subparagraphs, sentences, clauses, or phrases of the Contract Documents, which shall remain in full force and effect as if the article, section, sub-article, paragraph, subparagraph, sentence, clause, or phrase declared, determined, or adjudged invalid, illegal, unconstitutional, or otherwise unenforceable was not originally contained in the Contract Documents.

1.4.4 Provisions Deemed Inserted. Each and every provision and clause required by law to be inserted in the Contract Documents shall be deemed to be inserted herein and the Contract Documents shall be read and enforced as though such provision or clause is included herein and, if through mistake or otherwise, any such provision is not inserted or not correctly inserted, then upon application of either Party, the Contract Documents shall forthwith be physically amended to make such insertion or correction.

1.4.5 Headings Not Controlling. The various headings contained in the Contract Documents are inserted for convenience only and shall not affect the meaning or interpretation of the Contract or any provision thereof.

1.5 Execution of Contract Documents

1.5.1 Signatures. The Agreement shall be signed by the County and Design-Builder. Cover pages and tables of contents of the Agreement, General and Supplementary Conditions, if any, Project Manual, and index pages of the Criteria Documents shall be signed or initialed by the County and Design-Builder.

1.5.2 Design-Builder Representations Concerning Contract Documents and Site Investigation. By executing the Agreement, Design-Builder represents and warrants that: (i) the Contract Documents are sufficiently detailed to enable Design-Builder to determine the cost of the Work within the Contract Sum and Contract Time; (ii) it has visited the Project Site, familiarized itself with the local conditions under which the Work is to be performed including, without limitation, the conditions contained in any test results and/or reports provided to or obtained by the Design-Builder, and the conditions reflected on any Site surveys provided to or obtained by the Design-Builder; (iii) it is fully experienced, qualified and competent to perform the Services set forth in the Contract Documents; (iv) it is properly equipped, organized and financed to perform the Work; (v) it is properly permitted and licensed by the State of the Project and all other governmental entities to perform the Work required by the Contract and that it will retain only properly licensed Design Consultants and Subcontractors to perform the Work of the Contract; (vi) it has familiarized itself with all conditions bearing upon transportation, disposal, handling, and storage of materials; (vii) it has familiarized itself with the availability of labor, water, electric power, and roads;

(viii) it has familiarized itself with uncertainties of weather or similar observable physical conditions at the Project Site; (ix) it has familiarized itself with the character of equipment and facilities needed preliminary to and during performance of the Work; (x) it has familiarized itself with the staging and material storage constraints of the Project Site and surrounding buildings and will confine its staging and storage operations to approved areas; (xi) it shall maintain the immediate surrounding areas of the Project Site in a clean and safe manner at all times; (xii) it will coordinate its design construction activities with County's Separate Contractors performing work on the Project Site; (xiii) it will adhere to the assigned transit route identified by the County; and (xiv) it will adhere to and be bound by conditions set forth in the Contract Documents and any regulatory agency, utility, or governmental entity with jurisdiction over the Project. In addition, and without limiting the foregoing warranties, Design-Builder represents and warrants to County that prior to executing the Agreement:

(1) Design-Builder has familiarized itself and will continuously familiarize itself throughout performance of the Work with the nature and extent of the Contract Documents, the Work, the Project Site, the identified as-built conditions of the Project Site and locality, and all laws, rules, ordinances, and regulations of all government authorities and utilities having jurisdiction over the Project that may affect costs, progress, performance, or furnishing of the Work;

(2) Design-Builder has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies which pertain to the physical conditions at or contiguous to the Project Site or conditions which otherwise may affect the cost, progress, performance or furnishing of the Work, as Design-Builder considers necessary for the performance hereinafter defined, within the Contract Time and Construction Schedule and in accordance with the other terms and conditions of the Contract Documents and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by Design-Builder for such purposes. Design-Builder may rely upon the accuracy of the technical data contained in such documents but not upon nontechnical data, interpretations, opinions or conditional statements contained therein or for the completeness thereof for Design-Builder's purposes.

(3) Design-Builder has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing underground facilities at or contiguous to the Project Site;

(4) Design-Builder has coordinated the results of all observations, examinations, investigations, explorations, tests, reports, and studies provided to the Design-Builder as part of the Contract Documents;

(5) As of the effective date of the Agreement, Design-Builder has no knowledge of any conflicts, errors, or discrepancies in the Contract Documents other than those which Design-Builder has notified County of in writing prior to executing the Agreement;

(6) Design-Builder is experienced and competent in the interpretation and use of Specifications and Drawings, and in the use of materials, equipment and construction techniques as are required to successfully complete the Project. Design-Builder shall, at its own expense, employ any and all experts necessary to successfully complete the construction Work required by the Contract Documents; and

(7) The County assumes no responsibility for any conclusions or interpretations made by the Design-Builder based on the information made available by the County. Nor does the County assume responsibility for any understanding reached or representation made concerning conditions which can affect the Work by any of its Project Managers or agents before the execution of this Contract, unless that understanding or representation is expressly stated in the Contract Documents or any Addenda thereto.

1.6 Ownership and Use of Drawings, Specifications and Other Instruments of Service

1.6.1 Ownership of Contract Documents. All Criteria Documents, sketches and other documents, and copies thereof furnished by the County are and shall remain the property of the County. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the County's common law copyright or other reserved rights.

1.6.2 Design-Builder's Assignment of Copyrights. The Construction Documents, Project related documents created, prepared, or issued by Design-Builder or its Design Consultants or Subcontractors, including certain design Drawings, Specifications, and electronic data are "work for hire", and shall become the property of County when prepared and shall be delivered to County whenever requested. The Design-Builder hereby assigns to the County, without reservation, all copyrights to all Project-related documents, models, photographs, and other written expressions created by the Design-Builder. Among these Project-related documents are certain "Instruments of Service," including drawings, specifications and other documents required by the Contract Documents. Design-Builder shall obtain a valid written assignment of copyrights from its Design Consultants with items identical to this subparagraph which copyrights Design-Builder hereby assigns to County. The County, in return, hereby grants the Design-Builder a non-exclusive license to reproduce the documents for purposes relating to the Design-Builder's performance of this Project.

1.6.3 Submissions to County. A copy of every technical memorandum and report prepared by Design-Builder shall be submitted to the County to demonstrate progress toward completion of Work. In the event County rejects or has comments on any such work product or Instrument of Service, County shall identify specific requirements for satisfactory completion by Design-Builder. Design-Builder shall provide County with Project-related documents in reproducible or electronic format, upon County's written request. Complete Record Documents shall be turned over to County upon termination of this Agreement or Final Completion, whichever occurs first. If the County subsequently reproduces Project-related documents or creates (or causes to create) a derivative work based upon Project-related documents created by the Design-Builder, the County shall remove or completely obliterate the original professional seals, logos, and other indications on the documents of the identity of the Design-Builder and its Design Consultants. However, where required by law, such identification with appropriate qualifying language or other statutorily prescribed information identifying the original County or the scopes of the reuse of the documents may remain or be applied. In the event this Agreement is terminated prior to completion of the Work, County may terminate the license and County is authorized to allow another Design-Builder, architect, contractor, or the County itself, to use the documents prepared for the County's benefit for the Project and all said documents deemed to be the property of the County.

1.7 Publicity

The Design-Builder, its agents, employees, Design Consultants, Subcontractors, and suppliers shall not engage in any communication or correspondence with persons not directly involved in the construction of the Project, concerning any aspect of the construction of the Project, without the express written consent of County. All communications to the media, or in response to inquiries made by private citizens, shall be issued solely through the County.

2. COUNTY OF RIVERSIDE'S DUTIES AND RESPONSIBILITIES

2.1 General

The County is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The County shall designate the Project Manager(s) defined in Paragraphs 4.1 and 4.2 below, in writing. Whenever the Contract Documents require or permit the County to take or request

an action or approve or disapprove of an action or request made by another Party, the reference to "County" shall mean the County's Project Manager unless the Contract Documents or context make it clear that another person is authorized to act as the County's Project Manager. All communications to the County shall be made through the County's Project Manager. The Design-Builder shall not be entitled to rely on directions (nor shall it be required to follow the directions) from anyone outside the scope of that person's authority as set forth in written authorization pursuant to the Agreement. Direction and decisions made by the County's Project Manager shall be binding on the County of Riverside.

2.2 County Review of Design Materials

The Design-Builder shall be entitled to proceed with all or a part of the construction phase of the Project upon the County's review for conformity of the design and Contract Documents, and any subsequent submittals or shop drawings for conformance with the Contract Documents, and other Contract Documents. If the County modifies or otherwise changes in a material way the scope of Work called for in the Construction Documents, subsequent submittals or shop drawings, after such review for conformity, the Design-Builder shall be entitled to a Change Order in accordance with Article 7 of the Agreement. In no event shall a Change Order be issued to the extent such modification is due to the fault or neglect of Design-Builder, or in the event the original submittals were not accompanied by annotations showing nonconformance with the Contract Documents, if any.

2.3 Information and Services Required of the County

2.3.1 Approvals for Permanent Structures. Except for the permits, fees, and other such items set forth under Subparagraph 3.7.1, that are the responsibility of the Design-Builder under the Contract Documents, the County shall pay for necessary assessments and charges reasonably required for construction, use, or occupancy of permanent structures or for permanent changes in existing facilities.

2.3.2 Existing Utilities: Removal, Relocation and Protection. In accordance with California Government Code Section 4215, the County shall assume the responsibility for the timely removal, relocation, or protection of existing main or trunkline utility facilities located on the Project Site which are not identified in the Contract Documents provided by County. Design-Builder shall be compensated for the costs of locating, repairing damage not due to the Design-Builder's failure to exercise reasonable care, and removing or relocating such utility facilities not indicated in the Contract Documents with reasonable accuracy, and for equipment on the Project Site necessarily idled during such work. Design-Builder shall not be assessed Liquidated Damages for delay in completion of the Work when such delay is caused by the failure of the County or the utility provider to provide for removal or relocation of such utility facilities. Nothing in this Paragraph shall be deemed to require the County to indicate the presence of existing service laterals or appurtenances whenever the presence of such utilities on the Project Site can be inferred from the presence of other visible facilities, such as buildings, meters and junction boxes, on or adjacent to the Project Site. If the Design-Builder encounters utility facilities not identified by the County in the Contract Documents, the Design-Builder shall immediately notify, in writing, the County and the utility owner. In the event that such utility facilities are owned by a public utility, the public utility shall have the sole discretion to perform repairs or relocation work or permit the Design-Builder to do such repairs or relocation work at a price determined in accordance with Article 7 herein.

2.3.3 Surveys. Design-Builder shall be responsible for locating, and shall locate prior to performing any Work, all utility lines, including telephone, cable, television, and fiber optic lines and cables, sewer lines, water pipes, gas lines, electrical lines, including, without limitation, all buried pipelines and buried telephone cables, and shall perform the Work in such a manner so as to avoid damaging any such lines, cables, pipes, and pipelines.

2.3.4 Time for Furnishing. Information or services required of the County by the Contract Documents shall be furnished by the County with reasonable promptness.

2.4 County's Right to Stop the Work

If the Design-Builder fails to correct Work which is not in accordance with the requirements of the Contract Documents as required by Paragraph 12.2 or fails to carry out Work in accordance with the Contract Documents, the County may issue a written order to the Design-Builder to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the County to stop the Work shall not give rise to a duty on the part of the County to exercise this right for the benefit of the Design-Builder or any other person or entity. The County's right to stop the Work is in addition to and without prejudice to any other rights or remedies of the County.

2.5 County's Right to Carry Out the Work

If the Design-Builder defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a forty-eight (48) hour period after receipt of written notice from the County to commence and continue correction of such default or neglect with diligence and promptness, the County may after such forty-eight (48) hour period give the Design-Builder a second written notice to correct such deficiencies within a second forty-eight (48) hour period. If the Design-Builder within such second forty-eight (48) hour period after receipt of such second notice fails to commence and continue to correct any deficiencies, the County, without prejudice to other remedies the County may have, may correct such deficiencies. In such case an appropriate Construction Work Directive shall be issued deducting from payments then or thereafter due the Design-Builder, the cost of correcting such deficiencies, including compensation for any additional design services and expenses made necessary by such default, neglect, or failure. If payments then or thereafter due the Design-Builder are not sufficient to cover such amounts, the Design-Builder shall pay the difference to the County. The County's right to carry out the Work is in addition to and without prejudice to any other rights or remedies of the County.

2.6 Suspension of Operations

In addition to the County's right to stop the Work set forth in these General Conditions, the Design-Builder shall, upon receipt of County's written notice and within the time stated therein, suspend shipment and delivery of material and stop any part or all of the Work and operations under the Contract for such period or periods of time as the County may deem advisable and designate in said notice. Upon receipt of such notice to suspend operations, the Design-Builder shall immediately confer with the County concerning the probable duration of such suspension and stoppage, delays, and extensions of time resulting therefrom as well as the reduction and possible elimination of the Design-Builder's field cost and such other costs and expenses as may result directly from such Work stoppage. Upon written notice from the County to resume operations, the Design-Builder shall promptly resume all or any part of the Work and operations including securing of materials required by said resumption notice. Design-Builder shall be compensated for suspension in accordance with Article 13 herein.

2.7 Prohibited Interests

No official of County who is authorized in such capacity and on behalf of County to negotiate, make, accept, or approve, or to take part in negotiating, making, accepting or approving any County structural, engineering, inspection, construction or material supply contract or any subcontract in connection with construction of the Project, shall become directly or indirectly interested financially in this Contract or in any part thereof. No officer, employee, County, attorney, engineer or inspector of or for County who is authorized in such capacity and on behalf of County to exercise any executive, supervisory or other similar functions in connection with construction of Project shall become directly or indirectly interested financially in this Contract in any part thereof. Design-Builder shall receive no compensation and shall repay County for any compensation received by Design-Builder hereunder, should Design-Builder aid, abet or knowingly participate in violation of this Section.

2.8 County's Right to Order Extraordinary Measures

2.8.1 Non-Compensable Extraordinary Measures. In the event the County determines that the performance of the Work, or any portion thereof, has not progressed or reached the level of completion required by the Contract Documents due to causes within the control of Design-Builder, the County shall have the right to order the Design-Builder to take corrective measures necessary to expedite the progress of construction, including, without limitation, (i) working additional shifts or overtime, (ii) supplying additional manpower, equipment, and facilities and (iii) submitting a recovery schedule for re-sequencing performance of the Work or other similar measures as defined as Extraordinary Measures in Paragraph 1.1 above. Such Extraordinary Measures shall continue until the progress of the Work complies with the stage of completion as required by the Contract Documents. The Design-Builder shall not be entitled to an adjustment in the Contract Sum in connection with the Extraordinary Measures required by the County under or pursuant to this section. The County may exercise the rights furnished the County under or pursuant to this section as frequently as the County deems necessary to ensure that the Design-Builder's performance of the Work will comply with the Contract Time or interim completion dates set forth in the Contract Documents. If Design-Builder or its Design Consultants or Subcontractors fail to implement or commence Extraordinary Measures within ten (10) calendar days of County's written demand, County may, without prejudice to other remedies take corrective action at the expense of the Design-Builder and shall reduce the Contract Sum.

2.8.2 Compensable Extraordinary Measures. County, in its discretion, may issue a written request to the Design-Builder asking Design-Builder to submit an itemized proposal for Extraordinary Measures in order to achieve early completion of all or a portion of the Work, due to no fault of the Design-Builder, in a form acceptable to County within ten (10) calendar days after County's issuance of the Acceleration Proposal Request.

3. DESIGN-BUILDER'S DUTIES AND RESPONSIBILITIES

3.1 General

The Design-Builder shall perform the Work in accordance with the Contract Documents. The Design-Builder shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the County or Owner's Separate Consultants in their administration of the Contract, or by tests, inspections, or approvals required or performed by persons other than the Design-Builder.

3.2 Review of Criteria Documents and Field Conditions By Design-Builder, Its Design Consultants and Subcontractors

3.2.1 Suitability of Preliminary Designs Documents. Design-Builder acknowledges that the Criteria Documents are necessarily conceptual in nature and that Design-Builder is responsible for correcting any errors, omissions or defects in the Criteria Documents, which can reasonably be corrected through the design and/or construction process, subject to Change Orders only for Scope Changes, and that it has satisfied itself regarding the adequacy and accuracy of the design information contained in the Criteria Documents and agrees to assume all risk and sole responsibility for all conditions in or among the various parts of the Criteria Documents that (i) constitute errors, omissions, conflicts, ambiguities, or violations of Applicable Laws, or (ii) are unsuitable for construction.

3.2.2 LEED Certification. The United States Green Building Council (USGBC) has developed green building rating systems that advance energy and material efficiency and sustainability known as Leadership in Energy and Environmental Design (LEED) for new construction and major renovations. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, material selection, and indoor environmental quality. The Board of Supervisors of Riverside County has determined that this project shall

achieve the LEED Silver certification. Accordingly, the Design-Builder's design and construction of the work of improvement should incorporate all necessary measures to achieve this certification. Further, the project shall be submitted to the USGBC for formal certification at the Design-Builder's expense.

3.2.3 Field Measurements. Prior to commencement of the Work, or portions thereof, the Design-Builder shall take field measurements and verify field conditions at the Site and shall carefully compare such field measurements and conditions and other information known to the Design-Builder with information provided in the Contract Documents. Errors, inconsistencies or omissions discovered must be reported to the County at once.

3.2.4 Request for Information ("RFI"). If the Design-Builder encounters any condition which the Design-Builder believes, in good faith and with reasonable basis, is the result of an ambiguity, conflict, error or omission in the Contract Documents (collectively the "Conditions"), it shall be the affirmative obligation of the Design-Builder to timely notify the County, in writing, of the Conditions encountered and to request information from the County necessary to address and resolve any such Conditions before proceeding with any portion of the Work affected or which may be affected by such Conditions. If the Design-Builder fails to timely notify the County in writing of any Conditions encountered and the Design-Builder proceeds to perform any portion of the Work containing or affected by such Conditions, the Design-Builder shall bear all costs associated with or required to correct, remove, or otherwise remedy any portion of the Work affected thereby without adjustment of the Contract Time or the Contract Sum. The Contract Time shall not be subject to adjustment in the event that the Design-Builder fails to timely request information from the County.

3.2.5 Resolution of Uncertainties. County and Design-Builder acknowledge that questions may arise concerning the level and scope of performance required under the Criteria Documents. County and Design-Builder will in good faith attempt to resolve such conflicts and uncertainties in a manner that is consistent with the express design intent of the Criteria Documents and without adjustment to the Contract Sum or Contract Time. In the event that they are unable, after good faith efforts, to resolve such differences, then, in recognition of their mutual desire that such questions not result in a compromise of the high standards they mutually intend be followed for design and construction of the Project, County and Design-Builder agree that all such unresolved conflicts or uncertainties in respect to the standard of quality shall be interpreted so as to require Design-Builder to perform the Work, without adjustment to the Contract Sum or Contract Time, in a manner that reflects the higher or better standard indicated by the Criteria Documents.

3.3 Supervision and Construction Procedures

3.3.1 Design-Builder's Means and Methods. The Design-Builder shall supervise and direct the Work, using the Design-Builder's best skill and attention. The Design-Builder shall be responsible for and have control over construction means, methods, techniques, sequences, and procedures for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Design-Builder shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Design-Builder determines that such means, methods, techniques, sequences, or procedures may not be safe, the Design-Builder shall give timely written notice within ten (10) calendar days to the County and shall not proceed with that portion of the Work without further written instructions from the County. If the Design-Builder is then instructed to proceed with the required means, methods, techniques, sequences, or procedures without acceptance of changes proposed by the Design-Builder, the County shall be solely responsible for any resulting loss or damage.

3.3.2 Design-Builder's Vicarious Liability. Design-Builder shall be responsible to County for acts and omissions of Design-Builder's employees, Consultants, Subcontractors, Sub-subcontractors, and their agents and

employees, and any other persons or entities performing any of the Work under a direct or indirect contract (or other arrangement) with the Design-Builder.

3.3.3 Property Lines and Encroachments. Prior to the commencement of the Work on the Project Site, Design-Builder shall have all property corners and benchmarks verified and established by a State licensed land surveyor, shall locate the Project, together with all grades, lines, and levels necessary for the Work, on the Project Site, establishing necessary reference marks from which the Work can progress accurately and shall furnish County with reasonable evidence of such verification, noting any errors, inconsistencies, or omissions discovered during such verification. After all lines are staked out and before foundation Work is commenced, Design-Builder shall review with County the placement of all buildings and other permanent facilities to be constructed on the Site. Any encroachments resulting from the Design-Builder's locating or constructing the Work on adjacent properties to the Project Site as revealed by a survey of the foundations or an "as-built" survey, except for encroachments arising from errors or omissions not reasonably discoverable by Design-Builder in the Contract Documents, shall be the sole responsibility of Design-Builder, and Design-Builder shall commence the remedy of such encroachments within thirty (30) calendar days after discovery thereof (unless circumstances require a more rapid response), at Design-Builder's sole cost and expense, either by the removal of the encroaching improvement (and the subsequent reconstruction of such improvement on the Project Site) or by agreement with the County of the adjacent property, in a form and substance satisfactory to County in its sole discretion, providing a permanent easement for such encroachment.

3.3.4 Inspection of Work in Place. The Design-Builder shall be responsible for the inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

3.4 Labor and Materials

3.4.1 Coordination. The Design-Builder shall coordinate its Work with that of all others on the Project including deliveries, storage, installations, and construction utilities. The Design-Builder shall be responsible for the space requirements, locations, and staging of its equipment in areas and locations approved by County. Where the proper and most effective space requirements, locations, and routing cannot be made as indicated in the Contract Documents, the Design-Builder shall meet with all others involved before installation to plan the most effective and efficient method of overall installation.

3.4.2 Temporary or Permanent Work. Unless otherwise provided in the Contract Documents, the Design-Builder shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, sewer and electrical utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

3.4.3 Labor Discipline. The Design-Builder shall enforce strict discipline and good order among the Design-Builder's employees and other persons carrying out the Contract. The Design-Builder shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

3.4.4 Skilled Labor. None but skilled workmen shall be employed on any portion of the Work. When required in writing by the County, the Design-Builder or any Design Consultant, Subcontractor shall discharge any person who is, in the reasonable opinion of the County, incompetent, unfaithful, disorderly or otherwise unsatisfactory, and shall not again employ such discharged person on the Work except with the written consent of the County. Such discharge shall not be the basis of any claim for compensation or damages against the County or any of its officers or agents.

3.4.5 Procurement and Installation of Materials and Equipment. Design-Builder shall: (i) place orders for all materials and equipment, taking into account current market and delivery conditions necessary to meet the Construction Schedule; (ii) purchase and expedite the procurement of long lead time items to obtain their delivery by the required dates; and (iii) arrange for alternate sources for the supply of critical materials and equipment to maintain the schedule. Should Design-Builder fail in this duty, County reserves the right to order such materials and equipment as the County may deem advisable to maintain the schedule for the Work or the Contract Time and all expenses shall be charged to and paid for by Design-Builder within the Contract Sum. Design-Builder shall keep the County informed of the status of procurement and shall promptly notify County in writing of any materials or equipment which may not be available within the time scheduled or necessary for the Project. The Design-Builder shall be responsible for the space requirements, locations, and routing of its equipment. In areas and locations where the proper and most effective space requirements, locations and routing cannot be made as indicated, the Design-Builder shall meet with all others involved, including, but not limited to, County, Design Consultants, and Subcontractors before installation, to plan the most effective and efficient method of overall installation.

3.4.6 Substitution of Materials, Process or Equipment.

Whenever any particular material, process, or equipment is indicated in the Contract Documents by patent, proprietary, manufacturer or brand name, with or without the words "or equal", only such items shall be provided unless the County's prior written approval is obtained for the substitution. The burden of proving the quality of any material, process, or equipment proposed for substitution shall rest with the Design-Builder.

If any substitution request offered by the Design-Builder is not found to be equivalent or cannot be delivered to the Site in compliance with the Project Schedule, Design-Builder shall furnish and install the material specified in the Contract Documents.

Proposals for substitutions shall be submitted to the County using an approved format. Unless otherwise approved in writing by County, no substitution will be considered or allowed by the County without Design-Builder's delivery of the following to County:

(1) A full explanation of the proposed substitution and submittal of all supporting data including technical information, complete manufacturers catalogs, brochures, drawings, samples, warranties, certified copies of test results, installation instructions, operating procedures, and other descriptive information to substantiate Design-Builder's claim of equivalent quality and necessary for a complete evaluation of the proposal;

(2) A complete description of the difference between the requirements of the Contract Documents and the proposed substitution, the comparative advantages and disadvantages of each, and the reasons the substitution is advantageous and necessary, including the benefits to the County and the Work in the event the substitution is acceptable;

(3) A description of aspects of the Contract Documents affected by the proposal;

(4) The adjustment, if any, in the Contract Sum in the event the substitution is acceptable;

(5) The adjustment, if any, in the Contract Time and impact to the Construction Schedule;

(6) The estimated cost of any engineering, design, or agency fees required for Work of all trades directly or indirectly affected by the substitution;

(7) A list of projects, to the extent known, where the subject of the request was used and the results; and

(8) Other information reasonably necessary to fully evaluate the proposal request.

By submitting a substitution request, Design-Builder will be deemed to certify to the County that (i) the proposed substitution is equal to or exceeds all requirements of the pertinent Contract Documents as reasonably determined by Design-Builder; (ii) Design-Builder accepts the warranty and correction obligations in connection with the proposed substitution as if originally specified; (iii) the cost data presented is complete and includes all related costs under Contract, including an estimate of the redesign costs, (iv) Design-Builder will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects; (v) Design-Builder waives all Claims for additional costs related to the substitution which subsequently become apparent; and (vi) Design-Builder accepts all responsibility for direct or indirect costs and/or time impacts as result of the substitution including impacts to Work not identified in the proposal.

Design-Builder shall submit all requests for substitutions, together with substantiating data, prior to the Proposal Deadline. Following commencement of construction or such other time indicated in the Agreement, substitutions requested by the Design-Builder will be considered only when one or more of the following conditions are met and documented by Design-Builder:

- (1) Specified item fails to comply with regulatory requirements; or
- (2) Specified item has been discontinued by the manufacturer; or
- (3) Specified item, through no fault of the Design-Builder, is unavailable in the time frame required to meet the Project Schedule; or
- (4) Specified item, through subsequent information disclosure, will not perform properly or fit in designated space; or
- (5) Manufacturer declares specified product to be unsuitable for intended use or refuses to warrant installation of product.

The County has reviewed the technical and aesthetic qualities of materials specified, and in no case will the County accept a substitution of a product with a lower cost which does not extend credit to the County.

No incomplete request for substitution will be considered by the County, and products for which insufficient information is submitted will be disapproved by the County for lack of substantiating data.

Failure of the Design-Builder to submit proposed substitutions for approval in the manner described may be deemed sufficient cause for disapproval by the County of any substitution otherwise proposed.

Design-Builder shall proceed with performance of the Work as required by the Contract Documents and shall not modify such requirements in accordance with any value engineering proposal or substitution request unless the County approves such request in a written order. In the event County approves a value engineering or substitution request and Design-Builder furnishes a material, process or article more expensive than that specified, the difference in cost shall be borne entirely by Design-Builder. Any engineering, design fees or agency fees required to make adjustments in material or work of all trades directly or indirectly affected by the approved substituted item shall be borne entirely by Design-Builder.

3.4.7 Reference Standards. Any material specified by reference to the number, symbol, or title of a standard such as that of the American Society for Testing Materials ("ASTM"), Underwriters Laboratories, Factory Mutual, a product or commercial standard, or similar standards, shall comply with the requirements of the latest revisions thereof and any supplement or amendment thereto in effect on the date of the Agreement. The standards referred to, except as specifically modified in the specifications, shall have the same force as if they were printed in full within the Contract Documents. Whenever a product is specified in accordance with such a Reference Standard, the Design-Builder shall present a certification from the manufacturer and test data to substantiate compliance, when requested by the County or required in the Specifications, certifying that the product complies with the particular standard or specification.

3.4.8 Manufacturer's Instructions. Where it is required in the Contract Documents that materials, products, processes, equipment or the like be installed or applied in accordance with manufacturer's instructions, directions or specifications or words to this effect, it shall be construed to mean that said application or installation shall be in strict accord with current printed instructions furnished by the manufacturer of the material concerned for use under conditions similar to those at the jobsite. Unless otherwise stated, Design-Builder shall furnish one copy of said instructions to County. If there is a conflict between manufacturer's instructions and Applicable Law or the Contract Documents, Design-Builder shall notify County in writing to request clarification.

3.5 Warranty and Correction

3.5.1 Warranty. The Design-Builder warrants to the County that: (i) materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents; (ii) the Work will be of good quality and free from defects; (iii) the Work will conform to the requirements of the Contract Documents; and (iv) Design-Builder will deliver a Project free of stop notice claims. Work not conforming to these requirements, including substitutions not properly approved by the County, shall be deemed defective. Design-Builder's warranty excludes improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the County, the Design-Builder shall furnish satisfactory evidence as to the kind and quality of materials and equipment. This warranty is not limited by the provisions of Paragraph 12.2 herein.

3.5.2 Commencement of Correction Periods. In accordance with Paragraph 12.2 herein, in addition to warranties required elsewhere in the Contract Documents, Design-Builder shall, and hereby does, warrant all Work for a period of one (1) year commencing from the date of Substantial Completion of the Work and shall repair or replace any and all such Work, together with any other Work which may be displaced in so doing, that may prove defective in workmanship and/or materials, without expense whatsoever to County.

3.5.3 No Limitation. Nothing contained in this Paragraph shall be construed to establish a period of limitation with respect to other obligations that the Design-Builder might have under the Contract Documents. Establishment of the one-year period for correction of Work relates only to the specific obligation of the Design-Builder to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Design-Builder's liability with respect to the Design-Builder's obligations other than specifically to correct the Work. Neither the making of Final Payment nor the use or occupancy of the Work, in whole or in part, by County, shall constitute acceptance of Work not in accordance with the Contract Documents or relieve the Design-Builder from liability for faulty or defective Work.

3.5.4 Overlap. Where any warranties provided under the Contract Documents overlap, conflict, or are duplicative, Design-Builder shall be bound by the more stringent requirements.

3.5.5 County's Right to Correct. If Design-Builder fails to commence corrections within forty-eight (48) hours after receipt of written notice, County, under the provisions of Article 12 herein, will proceed to have defects

repaired and made good at the expense of Design-Builder and its performance bond surety, plus fifteen percent (15%) for County's overhead and administrative expense. County may charge such costs against any payment due Design-Builder. If, in the opinion of the County, defective work creates a dangerous or hazardous condition or requires immediate correction or attention to prevent further loss to the County or to prevent interruption of operations of the County, the County may take immediate action, give notice, make such correction, or provide such attention and the cost of such correction or attention shall be charged against the Design-Builder. Such action by the County will not relieve the Design-Builder of the warranties provided in this Article or elsewhere in the Contract Documents.

3.5.6 Procurement and Assignment of Warranties. Design-Builder shall obtain in the name of County, or transfer or assign to County or County's designee prior to the time of Final Completion of the Work, any and all warranties or guarantees which Design-Builder is required to obtain pursuant to the Contract Documents and which Design-Builder obtained from any other person or entity other than Design-Builder including, but not limited to, Subcontractors and manufacturers, and further agrees to perform the Work in such a manner so as to preserve any and all such warranties. Design-Builder shall secure written warranties from all Subcontractors in the form approved by County. Design-Builder and its Consultants and Subcontractors shall offer any warranty upgrades or extensions that are offered by manufacturers of any equipment or system in the Project to the County.

3.5.7 Survival of Warranties. The provisions of this Paragraph 3.5 shall survive Design-Builder's completion of the Work or termination of Design-Builder's performance of the Work.

3.6 Taxes

3.6.1 Payment. The Design-Builder shall pay all applicable sales, consumer, use, and similar taxes for the Work provided by the Design-Builder and such taxes shall be included in the Contract Sum.

3.6.2 Liability for Employee Payments. Design-Builder accepts full liability for the payment of any and all contributions, deductions, or taxes for social security, unemployment insurance, old age and survivor's benefits, medical and health benefits, or for any other purpose now or hereafter imposed under any Applicable Law measured by the wages, salary or other remuneration paid to persons employed by or on behalf of Design-Builder for the Work. Design-Builder covenants and agrees to observe and fully comply with all Applicable Law, including procurement of any necessary occupational licenses, permits and inspection certificates.

3.7 Permits, Fees and Notices

3.7.1 Responsibility for Permits and Fees. Design-Builder shall identify and obtain all certificates, licenses, fees, approvals and inspections necessary or required for the proper execution and completion of the Work, or which are customarily secured after execution of the Contract and shall submit to County copies of receipts for reimbursement within the Contract Sum. All such licenses and certificates shall be delivered to the County before Design-Builder submits a final Application for Payment. The County will obtain and pay for all required permits necessary for the Project. The County will pay connection fees directly to the utilities for all permanent water and electrical connections.

3.7.2 Notices. The Design-Builder shall comply with and give notices required bylaws, ordinances, rules, regulations, and lawful orders of public authorities applicable to performance of the Work.

3.7.3 Bonds. The Design-Builder shall procure and pay for all bonds required of the County by any public or private entity with jurisdiction over the Project. Design-Builder shall prepare all applications, supply all necessary backup material, and furnish the surety with any required personal undertakings. The Design-Builder shall also obtain and pay all charges for all approvals for street closings, traffic regulation, parking meter removal, and other similar matters as may be necessary or appropriate from time to time for the performance of the Work.

3.7.4 Compliance with Applicable Law.

Design-Builder is responsible to ascertain that the Design-Builder's design, submittals, deliverables, including Design-Builder's Construction Documents in CAD format, and Work, are in accordance with Applicable Laws, including life safety codes, storm water runoff, Americans with Disabilities Act (ADA), and other federal and state disabled access requirements. Design-Builder is responsible to perform all Work in accordance with the requirements of local agencies and inspectors having jurisdiction over the Work. If the Design-Builder observes that any portions of the Contract Documents are at variance with Applicable Law, Design-Builder shall promptly notify the County in writing.

If the Design-Builder performs any Work when the Design-Builder knows or should have reasonably known it would be contrary to Applicable Law, Design-Builder shall assume full responsibility therefore and shall bear all costs (within the Contract Sum) directly or indirectly attributable to the correction of the Work. If Design-Builder fails to comply with any such codes, laws, ordinances, rules, and regulations, County may (without prejudice to any of its other rights or remedies) issue an order suspending all or any part of the Work.

3.8 Allowances

Design-Builder shall include in the Contract Sum and Schedule of Values all Allowances provided for in the Contract Documents. Items covered by Allowances shall be supplied for such amounts approved by Owner. All expenditures for Allowances shall be separately itemized in each Application for Payment and are subject to County's prior approval. County shall not reimburse Design-Builder for Allowance costs in excess of the amounts specified in the Schedule of Values without County's prior written approval of such costs.

3.9 Design-Builder's Key Personnel, Design Consultants and Subcontractors

3.9.1 Design-Builder's Project Manager. The Design-Builder's Project Manager, as is designated in Exhibit E to the Agreement or as otherwise approved in writing by County, shall: (i) be present at the Project Site at all times that any Work is in progress and at any time that any Design Consultants, Subcontractor or employee of Design-Builder is present at the Site; (ii) attend all job meetings; (iii) be actively involved throughout all phases of design and construction of the Project; (iv) maintain oversight of the Project at all times; (v) have full authority to represent and act on behalf of the Design-Builder for all purposes under this Agreement; (vi) supervise and direct the Work using his or her best skill and attention; (vii) be responsible for the means, methods, techniques, sequences, and procedures used for the Work; (viii) adequately coordinate all portions of the Work; and (ix) act as the principal contact with County and all Subcontractors and inspectors on the Project. A biography or resume of Design-Builder's Project Manager, or any proposed designee, shall be submitted to the County prior to the preconstruction meeting.

3.9.2 Design-Builder's Key Personnel. In addition to its designated Project Manager, Design-Builder represents to County that certain additional key personnel, including, but not limited to, the designers, the superintendent, approved by County and designated in the Agreement, will perform services required by the Contract Documents. County may at any time elect to add job categories to the Design-Builder's key personnel list.

3.9.3 Changes in Design-Builder's Project Manager, Key Personnel, Design Consultants and Subcontractors. Design-Builder understands and acknowledges that its selection by County was, in part, based on the Design-Builder's Project Manager, listed Design Consultants, Subcontractors, and key personnel. Design-Builder shall not make changes to its Project Manager, Design Consultants, key personnel or Subcontractors, or reduce their responsibilities for this Project without the prior written approval of the County. Prior to making any changes to the Project Manager, key personnel, Design Consultants or Subcontractors, the Design-Builder shall

submit the qualifications and experience of the Design-Builder's proposed replacement for the County's approval. If County determines, in its sole discretion, that the performance of any person or entity employed by Design-Builder is unsatisfactory, then at the written request of County, Design-Builder shall remove, reassign, or replace such individual or entity without increase in the Contract Sum and such individual or entity shall not be reemployed on the Project without the prior written approval of County.

3.9.4 Qualifications and Licenses. Work furnished by or on behalf of Design-Builder shall be performed by persons: (i) qualified to perform the Work assigned to them; (ii) licensed to practice their respective trades or professions where required by Applicable Law in the State where the Project is located; and (iii) who shall assume professional responsibility for any design documents furnished by them. Design-Builder's Project Manager, key personnel, Design Consultants and Subcontractors shall be experienced in, projects of similar nature and complexity to the Project and must provide County with resumes of education, training, and relevant experience whenever requested and shall be approved by County prior to their assignment to the Project.

3.10 Documents and Samples at the Site

3.10.1 As-Built and Record Documents. Design-Builder shall maintain at the Project Site and shall make available to County, one copy of the Criteria Documents, Addenda, requests for information, bulletins, Change Orders and other Modifications to the Contract Documents, approved Construction Documents, Shop Drawings, Product Data, Samples and mock-ups, permits, inspection reports, test results, daily logs, schedules, subcontracts, and purchase orders in good order (the "Record Documents"). The Record Documents shall include a set of As-Built Construction Documents, which shall be continuously updated during the prosecution of the Work. The prints for As-Built Construction Documents (except for design-build systems, as addressed below) will be a set of blackline prints produced by Design-Builder and approved by County at the start of construction. Design-Builder shall maintain said set in good condition and shall use colored pencils to mark-up said set with "record information" in a legible manner to show; (i) deviations from the County-approved Construction Documents made during construction; (ii) details in the Work not previously shown; (iii) changes to existing conditions or existing conditions found to differ from those shown on any existing Construction Documents; (iv) the actual installed position of equipment, piping, conduits, light switches, electric fixtures, circuiting, ducts, dampers, access panels, control valves, drains, openings, and stubouts; and (v) such other information as County may reasonably request. In addition, Design-Builder shall continuously update its Construction Documents in the latest version of AutoCAD format. See General Requirements for additional information.

3.10.2 Condition to Payment. Design-Builder's obligation to keep Record Documents current, including As-Built Construction Documents, and to make them available to County is a condition precedent to County's duty to process Applications for Payment. The Design-Builder shall provide a written certification of this monthly review, signed by the County's Project Manager, and attach same to each Application for Payment. Within thirty (30) calendar days after Substantial Completion or earlier termination of the Agreement and as a condition precedent to Final Payment, Design-Builder shall provide final approved Record Documents including, but not limited to, As-Built Construction Documents and approved Shop Drawings. Design-Builder's obligations under Paragraph 3.11 shall survive completion of the Work or termination of Design-Builder's performance of the Work.

3.10.3 Daily Logs. Design-Builder shall maintain a daily log containing a record of weather, Design-Builder's own forces working on Site, Subcontractors working on the Site, number of workers for each Subcontractor on Site, materials delivered, Work accomplished, problems encountered and other similar relevant data as the County may reasonably require. The daily log shall be signed by Design-Builder's Superintendent, submitted within 24 hours (next working day) to County's and shall be made available to others as directed by County.

3.11 Shop Drawings, Product Data and Samples

3.11.1 Shop Drawings. Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Design-Builder or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

3.11.2 Product Data. Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Design-Builder to illustrate materials or equipment for some portion of the Work.

3.11.3 Samples. Samples are physical examples which illustrate materials, equipment, or workmanship and establish standards by which the Work will be judged.

3.11.4 Purpose. Shop Drawings, Product Data, Samples, and similar submittals ("Submittals") are not Contract Documents. The list of required submittals is designated in the Submittal Schedule. The purpose of these Submittals is to demonstrate for those portions of the Work for which submittals are required by the Contract Documents the way by which the Design-Builder proposes to conform to the information given and the design concept expressed in the Contract Documents. Review by the County is subject to the limitations of Subparagraph 3.11.6 herein. Informational submittals upon which the County is not expected to take responsive action may be so identified in the Contract Documents. Submittals which are not required by the Contract Documents may be returned by the County without action

3.11.5 Design-Builder's Submittals.

Prompt Submittals. The Design-Builder shall review for compliance with the Contract Documents, confirm, and deliver to the County, Submittals within the timeframes required by the Contract Documents. Design-Builder's complete and timely submission of Submittals in conformity with the Submittal Schedule is a material consideration of the Contract. In the event that the County reasonably determines that all or any portion of any Submittal fails to comply with the requirements of the Contract Documents and/or such Submittals are not otherwise complete and accurate so as to require re-submission more than one time, Design-Builder shall bear all costs (within the Contract Sum) associated with the review and approval of such resubmitted Submittals. No adjustment to the Contract Time or the Contract Sum shall be granted by the County to the Design-Builder on account of its failure to make timely submission of any Submittals.

Design-Builder's Confirmation of Submittals. After checking and verifying all field measurements and after complying with applicable procedures specified in the Specifications, Design-Builder shall submit to County in compliance with the Submittal Schedule for review and approval, or for other appropriate action, one (1) reproducible transparency (sepia) and four (4) opaque prints (unless otherwise specified in the Specifications) of all Shop Drawings and other Submittals, which shall bear a stamp or specific written indication that Design-Builder has satisfied Design-Builder's responsibilities under the Contract Documents with respect to the review of the Submittal. All Submittals will be identified as the County may reasonably require. The data shown on the Shop Drawings must be complete with respect to quantities, dimensions, specified performance and design criteria, materials, and similar data in order to enable County to review the information as required.

(1) Before submission of each Submittal, Design-Builder shall have determined and verified quantities and dimensions, specified performance criteria, installation requirements, materials, catalog numbers, and similar data with respect thereto and reviewed or coordinated each submittal with other submittals and with the requirements of the Work and the Contract Documents.

(2) At the time of each submission, Design-Builder shall give County specific written notice of each variation that the submittal may have from the requirements of the Contract Documents, and, in addition, shall cause a specific notation to be made on each submittal submitted to County for review and approval of each such variation.

(3) By reviewing and submitting Shop Drawings, Product Data, Samples, and similar submittals, the Design-Builder represents that the Design-Builder has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such Submittals with the requirements of the Work and of the Contract Documents.

3.11.6 Review by County. Unless Design-Builder is notified in writing of a specific need for an extended period of time due to the nature or extent of the Shop Drawings being submitted, County shall utilize its best efforts to complete Shop Drawing review within a maximum of ten (10) calendar days. County's review and approval will be only for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents and shall not extend to means, methods, techniques, sequences, or procedures of construction (except where a specific means, method, technique, sequence, or procedure of construction is indicated in or required by the Contract Documents). The review and approval of a separate item as such will not indicate approval of the assembly in which the item functions. Design-Builder shall make corrections required by County, and shall return the required number of corrected copies of Submittals and submit as required new Submittals for review and approval. Design-Builder shall direct specific attention in writing to any and all revisions other than the corrections called for by County on previous Submittals.

3.11.7 Performance. The Design-Builder shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar Submittals until the respective Submittal has been approved by the County.

3.11.8 Approved Submittals. The Work shall be performed in accordance with approved submittals required by the Contract Documents and the Design-Builder shall not be relieved of responsibility for variations from requirements of the Contract Documents by the County's approval of Shop Drawings, Product Data, Samples, or similar submittals unless the Design-Builder has specifically informed the County in writing of such deviation at the time of submittal and a Change Order or Construction Change Directive has been issued, authorizing the variations. The Design-Builder shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals by the County's approval thereof.

3.11.9 Resubmission. Design-Builder shall direct specific attention, in writing on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the County on previous submittals. In the absence of such written notice the County's approval of a resubmission shall not apply to such revisions.

3.11.10 Professional Services.

The professional design services and certifications by a design professional related to systems, materials, or equipment shall comply with the Design and Performance Criteria set forth in the Criteria Documents prepared by County. The Design-Builder shall cause such services or certifications to be provided by a properly licensed design professional, who shall comply with the reasonable requirements of County regarding qualifications and insurance and whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional.

Design-Builder's design professionals shall certify that design-build Work invoiced in each Application for Payment is installed in accordance with the design prepared by such professional. Shop Drawings and

other submittals related to the Work designed or certified by such professional, shall bear such professional's written approval when submitted to the County. The County shall be entitled to rely upon the adequacy, accuracy and completeness of the Services, certifications or approvals performed by such design professionals. The County will review, approve, or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the Criteria Documents. h

3.12 Site Conditions

3.12.1 The Design-Builder represents that it has taken the necessary steps to ascertain the nature, location and extent of the Work, and that it has investigated and satisfied itself as to the general and local conditions which are applicable to the Work, such as:

- (1) conditions bearing on transportation, disposal and storage of materials;
- (2) the availability of labor, water, power and roads;
- (3) normal weather conditions;
- (4) physical conditions at the Site;
- (5) the conditions of the ground;
- (6) the character of equipment and facilities needed prior to and during the performance of

the Work.

3.12.2 To the extent the Design-Builder encounters subsurface conditions or hazardous materials which differ materially from that actually known by the Design-Builder, or from those ordinarily known to exist or could have been reasonably discovered within the time permitted during the Request for Proposals, or generally recognized as inherent in the area, then notice by the Design-Builder shall be immediately given to the County, before conditions are disturbed, and in no event later than two (2) business days after the first observance of the conditions. If such conditions could not have been reasonably identified by Design-Builder's site investigations and available existing data, and the Design-Builder incurs significant additional costs or delays as a result of such concealed conditions, such conditions may be the subject of a Change Proposal.

Should any existing utilities or services be disturbed, disconnected or damaged during construction, the Design-Builder shall be responsible, at no additional cost or time to the County, for all expenses and consequential damages of whatever nature arising from such disturbance or the replacement or repair thereof and shall repair such items as required to maintain continuing service, including emergency repairs.

3.12.3 The Design-Builder is responsible for foreseeable site conditions and toxic materials to the extent described in the Contract Documents and/or could be reasonably inferred by the Design-Build team based on their experience and expertise on similar projects in urban areas.

3.12.4 To the extent the County has provided the Design-Builder with preliminary geotechnical data and site conditions, and title reports, these documents are provided "for information only". Design-Builder shall be responsible to verify the accuracy of the information provided and, at its cost, obtain any additional measurements, verifications, or supplemental geotechnical report or land survey.

3.12.5 The Design-Builder shall verify the location and depth (elevation) of all existing utilities and services before performing any excavation Work.

3.12.6 The County shall obtain, and pay for, the services of geotechnical engineers licensed in the State of California and other consultants to provide services deemed necessary by the County for projects of this nature. Such services may include reports, test borings, test pits, soil bearing values, percolation tests, air and water pollution tests, ground corrosion and resistivity tests, and other necessary operations for determining subsoil, air and water conditions, with reports and appropriate professional interpretations and recommendations thereof. Additional geotechnical engineering services deemed necessary by the Design-Builder may be performed by the County's geotechnical engineer, under separate contract with the Design-Builders. County will provide a specialty testing and inspection consulting firm.

3.13 Use of Site

3.13.1 Site Constraints. Prior to mobilization on the Project Site, the Design-Builder shall submit to the County for approval a Site Constraint Plan including layout drawings to scale as required to fully describe the proposed locations of all temporary construction facilities and controls. This plan shall show the proposed activities in each portion of the Work area and identify the areas of limited use or nonuse. This plan shall also show proposed vehicle access routes and traffic control. Design-Builder shall confine operations at the Project to the areas designated in the Contract Documents and the approved Site Constraint Plan and within the hours permitted by all codes, laws, ordinances, permits, or the County, and shall not unreasonably encumber the Project Site or the adjoining sidewalks, streets, and alleyways with any material, equipment, or debris. In that regard, Design-Builder shall keep the Site and surroundings clean and in a safe condition in accordance with Paragraph 3.15 herein and the Specifications. Design-Builder shall use only those locations designated on the approved Site Construction Plan for locating Design-Builder's trailers, staging areas, lay-down areas, and other construction operations. The Design-Builder shall not unreasonably encumber the Site with any materials or equipment, nor permit any, persons on the Site, or any activity at the Site, except as the presence of those persons, or that activity, is directly related to the Project. The Design-Builder shall be liable for any and all damage caused by it to the County's premises.

3.13.2 Coordination. Design-Builder expressly acknowledges that County, its own forces, and County's Separate Contractors may be working simultaneously with Design-Builder on the Project during certain periods of time in certain portions of the Project Site. Design-Builder and County will take all steps necessary in connection with the construction Work not to interfere with the use and occupancy of the Project Site by County's Separate Design-Builders and personnel to minimize any interruption of services to such persons, including, without limitation, utilities, ingress and egress, and parking. Design-Builder further agrees to coordinate its construction activities with all others performing work on the Project Site, including deliveries, storage, and installation. Design-Builder shall meet and consult with County from time to time at County's request to insure that Design-Builder and County are fully advised of all other construction activities on the Project Site, and Design-Builder shall take such steps as are reasonably necessary at County's request to coordinate its Work with the Work of County's Separate Design-Builders on the Project Site.

3.13.3 Security. The Design-Builder shall be responsible for providing security at the Site of the Work with all such costs included in the Contract Sum. A temporary fence shall surround the Project Site unless otherwise requested by County. All security provided by Design-Builder shall be coordinated with County's existing security personnel, if any. In addition, the Design-Builder shall take all necessary precautions and provide enclosures, barricades, security guards, signs, notices, shoring, bracing, passageways, lights, and such other materials, equipment, and services as may be required (including, without limitation, such protections as may be required by applicable laws) for the protection of: (i) all persons who may be on the Project Site or in other areas affected by the Design-Builder's operations; and (ii) the County's and any third party's personal or real property. Design-Builder shall execute all repairs to land, roadways, structures, utilities, sidewalks, parkways and alleys damaged by the operations under this Contract.

3.13.4 Utility Interruption. When it is necessary to interrupt any existing utility service, a minimum of fourteen (14) calendar days advance written request for interruption of services shall be given by the Design-Builder to the County. Interruption of these services shall be of the shortest possible duration and shall be approved by the County in advance of such interruption. In the event that such notices and approvals are not secured prior to interruption in utility services the Design-Builder shall be financially liable for any and all damages suffered by the County and third parties due to unauthorized interruption.

3.13.5 Parking. The Design-Builder shall coordinate and obtain all construction related parking. The cost of all Design-Builder parking shall be included in the Contract Sum.

3.14 Cutting and Patching

3.14.1 Responsibility. Design-Builder shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

3.14.2 Separate Contractors. Design-Builder shall not damage or endanger a portion of the Work or fully or partially completed construction of the County or County's Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. Design-Builder shall not cut or otherwise alter such construction by the County or a Separate Contractor except with written consent of the County.

3.14.3 Finish Surfaces. Cutting, drilling or other mechanical change to surfaces constituting final finish, including but not limited to, glass, marble, tile mosaic, finish wood, finish metals, etc., necessary for the fastening, installation, securing, and/or insertion of any devices, equipment, and/or materials shall be accomplished with special care. If requested by the County, Design-Builder shall submit procedures for finish changes for the County's review and approval. Specific approval must be obtained from the County for such finish changes to be done by any trades other than the one installing the specific finish material. Failure to obtain County approval shall place full responsibility upon the Design-Builder for any extra cost occasioned by unacceptable finish-surface.

3.15 Cleaning Up

3.15.1 Continuous Obligations. The Design-Builder shall keep the Project Site and surrounding area free from accumulation of waste materials or rubbish at all times. As construction is completed on a daily basis, paved surfaces adjoining the Project shall be broom cleaned and other surfaces of the Project Site raked clean. If the Design-Builder defaults or neglects to maintain the Project free from accumulation of waste and rubbish as set forth above, and fails within a twenty-four (24) hour period after receipt of oral notice, subsequently confirmed in writing, to commence and continue correction of such default or neglect with diligence and promptness, the County may after such twenty-four (24) hour period, immediately, without prejudice to other remedies the County may have, correct such deficiencies. In such case, an appropriate Construction Change Directive shall be issued deducting from payments then or thereafter due the Design-Builder the cost of correcting such deficiencies. If payment then or thereafter due the Design-Builder are not sufficient to cover such amounts, the Design-Builder shall pay the difference to the County on demand.

3.15.2 Cleaning and Environmental Controls.

- (1) Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- (2) Remove waste materials, debris and rubbish from site and dispose off site legally.

(3) The Design-Builder shall furnish and operate a self-loading motor sweeper with spray nozzles as directed by the County's Project Manager to maintain the Project in a condition of cleanliness acceptable to the County at all locations affected by the Design-Builder's operation. These affected areas include all haul routes to and from the Project and all areas of construction and restoration which have not been completed. The Design-Builder shall not proceed with Work until job site is clean to the satisfaction of the County's Project Manager.

(4) The Design-Builder shall take appropriate action to insure that no dust originates from the Project Site.

(5) Spoil sites shall not be located where spoil shall be washed back into a street gutter, storm drain, runoff conveyance or ocean.

(6) Water containing mud, silt, or other pollutants from activities, shall not be allowed to enter the ocean or placed in locations that may be subject to storm runoff.

(7) Any equipment or vehicles driven and/or operated within or adjacent to a street gutter, storm drain, runoff conveyance or ocean shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life.

(8) No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products or other organic or earthen material from any construction, or associated activity or whatever nature shall be allowed to enter into or placed where it may be washed by rainfall or runoff into waters of the State. When operations are completed, any excess materials or debris shall be removed from the work area.

(9) The Design-Builder shall comply with all litter and pollution laws. All Subcontractors and employees shall also obey these laws and it shall be the responsibility of the Design-Builder to insure compliance.

3.15.3 Water Pollution Control. As part of the County's Storm Water Management Program, implementation of minimum Best Management Practices (BMPs) is required for this Contract. The Design-Builder is directed to comply with applicable requirements of the BMPs that are specified under this section to reduce pollutants from entering the storm drain system. The Design-Builder at all times shall abide by the terms of the latest version of the General Construction Permit. Inspections, monitoring and maintenance shall be the exclusive responsibility of the Design-Builder.

The Design-Builder shall maintain copies of these BMP fact sheets (guidance paper) at the Project Site and shall make these fact sheets available during construction activities. Best management practices shall be defined as any program, technology, progress, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces pollution. These BMPs have been selected from the California Storm Water Best Management Practice Handbook, Municipal Industrial, and Construction Volumes (2009). These handbooks contain a full description of each BMP and provide for its implementation. Copies of the handbook may be obtained from:

California Stormwater Quality Association
<http://www.cabmphandbooks.com/>

As a minimum, the Design-Builder shall implement the following BMPs in conjunction with all its activities construction operations:

- B.1. Site Planning Consideration
 - Preservation of Existing Vegetation (ESC02)
- B.2. Construction Practices
 - Structure Construction and Painting (CA03)
 - Spill Prevention and Control (CA12)
 - Dust Control (ESC21)
 - Storm Drain Inlet Protection (ESC54)
- B.3. Vehicle & Equipment Management
 - Vehicle & Equipment Cleaning (CA30)
 - Vehicle & Equipment Maintenance (CA32)
- B.4. Material Management
 - Solid Waste Management (CA20)
 - Concrete Waste Management (CA23)
 - Sanitary/Septic Waste Management (CA24)

Additional BMPs. Design-Builder maybe required to implement additional BMPs as a result of a change in actual field conditions, contractor activities, or construction operations. When more than one BMP is listed under each category, the Design-Builder shall select the appropriate and necessary BMPs in order to achieve the BMP objective.

Enforcement. The County, as a permittee, is subject to enforcement actions by the Regional Water Quality Control Board, U.S. Environmental Protection Agency, environmental groups and private citizens. The Design-Builder shall be responsible for the costs and for any liability imposed by law as result of the Design-Builder's failure to comply and/or less than complete implementation with the requirement set forth in this section "Water Pollution Control". Cost and liabilities include, but are not limited to, fine, penalties and damages weather assessed against the County or the Design-Builder. In addition to any remedy authorized by law, so much of the money due to the Design-Builder under the Contract that shall be considered necessary by the County may be retained by the County until disposition has been made of the costs and liabilities.

Maintenance. Design-Builder shall ensure the proper implementation and functioning of BMP's control measures, and shall regularly inspect and maintain the construction site for the BMP's identified in Sections B.1 through B.4. The Design-Builder shall identify corrective actions and time frames to address any damaged measures or reinstate any BMPs that have been discontinued.

3.15.4 Final Completion. In order to achieve Final Completion of the Work, the Design-Builder must remove from and about the Project waste materials, rubbish, the Design-Builder's tools, construction equipment,

machinery, and surplus materials as well as the requirements set forth in the Criteria Documents and other Contract Documents. In addition to the general cleaning, the Design-Builder must perform the following special cleaning requirements:

- (1) Remove putty stains from glazing, then wash and polish glazing;
- (2) Remove marks, stains, fingerprints, and other soil or dirt from glass, painted, stained, or decorated work;
- (3) Remove temporary protection and clean and polish floors and waxed surfaces;
- (4) Clean and polish hardware and plumbing trim; remove stains, dust, dirt, plaster, and paint;
- (5) Remove spots, soil, plaster, and paint from tile work, and wash tile;
- (6) Clean all fixtures and equipment, remove excess lubrication, clean light fixtures and lamps, polish metal surfaces;
- (7) Vacuum-clean carpeted surfaces and remove any stains; and
- (8) Remove debris from roofs, downspout, and drainage system.

3.16 Access to Work

The Design-Builder shall provide the County and its respective Project Managers access to the Work in preparation and progress wherever located.

3.17 Royalties, Patents and Copyrights

3.17.1 Design-Builder Must Secure Rights. The Design-Builder shall secure in writing from all patentees, copyright holders, and assignees of all Project-related documents, all copyrights, assignments, and licenses related to such expression (e.g., designs, drawings, Contract Documents, specifications, documents in computer form, etc.) as necessary to allow the County the full, unlimited, and unencumbered use of that expression for the execution, operation, maintenance, modernization or expansion of the Project. The Design-Builder shall immediately convey all such copyrights, assignments, and licenses to the County without reservation except that which is expressly allowed in Subparagraph 1.6.2 herein. In the case of products, materials, systems, etc., protected by patent, the Design-Builder and its consultants shall not specify or cause to be specified any infringing use of a patent. The Design-Builder shall pay all royalties and license fees.

3.17.2 Infringement. Should the Design-Builder become aware of or receive notice of potential infringement of any intellectual property right related to the Project, regardless of the source of that awareness or notice, in addition to its indemnity obligation, the Design-Builder shall (a) immediately cease the copying and any other activity which is the potential source of infringement; and within seven (7) calendar days (b) investigate the potential infringement; (c) submit to the County copies of all documents relating to that awareness, the notice, or the object thereof, and (d) issue to the County a complete written response and analysis of the potential infringement and the course of action recommended by the Design-Builder. The Design-Builder shall submit to the County a supplement of the initial report within seven (7) calendar days of the Design-Builder's receipt of, or awareness of, additional related information. Nothing in this Agreement shall be deemed to relieve the Design-Builder of its obligations under this Article, nor shall the County's receipt of the information indicated in this Article give rise to any duty or obligation on the part of County.

3.17.3 Assignment of Rights. The Design-Builder offers and agrees to assign to the County all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act [Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code of the State of California], arising from purchases of goods, services or materials pursuant to the performance of the Work. This assignment will be made and become effective at the time the County tenders Final Payment to the Design-Builder, without further acknowledgement by the Parties.

3.18 Indemnification

3.18.1 Indemnity for Professional Liability. Design-Builder agrees to indemnify, hold harmless, protect and defend the County, its officers, employees, agents, representatives and their successors and assigns ("Indemnitees") from any and all demands, liability, loss, suit, claim, action, cause of action, damage, cost, judgment, settlement, decree, arbitration award, stop notice, penalty, loss of revenue, and expense (including any fees of accountants, attorneys, experts, other professionals, and costs of investigation, mediation, arbitration, litigation and appeal) arising from any negligence, recklessness, willful misconduct, or fraud of the Design-Builder or any of its officers, agents, employees, Subcontractors, Sub-subcontractors, Design Consultants or any person for whose acts any of them may be liable, in connection with the performance of the Contract, regardless of whether the claim, suit, or demand alleges that it arises in part by virtue of the negligent act or omission of an Indemnitee. Notwithstanding the foregoing, Design-Builder's obligation to indemnify, hold harmless and protect the Indemnitees for any judgment, settlement, decree or arbitration award shall extend only to the percentage of negligence attributed to Design-Builder, its agents, employees, Project Managers, Subcontractors or Design Consultants with regard to such liability, suit, claim, damage, cost, judgment and expense. The Design-Builder's duty to indemnify, hold harmless, protect and defend includes, but is not limited to, bodily injury (including death at any time) and property or other damage (including, but without limitation, economic loss, and liability arising from contract, tort, patent, copyright, trade secret or trademark infringement) sustained by any person or persons, but only to the extent such duty to indemnify arises out of the negligent, reckless, or willful misconduct, of the Design-Builder or any of its officers, agents, employees, Project Manager(s), Subcontractors, Subsubcontractors, or Design Consultants.

3.18.2 Indemnity for Other Than Professional Liability. To the maximum extent permitted by law, the Design-Builder shall fully indemnify, hold harmless, protect, and defend the Indemnitees from and against any and all demands, liability, loss, suit, claim, action, cause of action, damage, cost, judgment, settlement, decree, arbitration award, stop notice, penalty, loss of revenue, and expense (including any fees of accountants, attorneys, experts or other professionals, and costs of investigation, mediation, arbitration, litigation and appeal), in law or in equity, of every kind and nature whatsoever, arising out of or in connection with, resulting from or related to, or claimed to be arising out of the Work performed by Design-Builder or any of its officers, agents, employees, Subcontractors, Sub-Subcontractors, Design Consultants or any person for whose acts any of them may be liable, regardless of whether such claim, suit or demand is caused, or alleged to be caused, in part, by an Indemnitee, including but not limited to:

- (1) Bodily injury, emotional injury, sickness or disease, or death to any persons;
- (2) Infringement of any patent rights, licenses, copyrights or intellectual property which may be brought against the Design-Builder or County arising out of Design-Builder's Work, for which the Design-Builder is responsible;
- (3) Stop notices, and claims for labor performed or materials used or furnished to be used in the Work, including all incidental or consequential damages resulting to County from such stop notices, and claims;

- insurance;
- (4) Failure of Design-Builder or its Subcontractors to comply with the provisions for insurance;
- or orders;
- (5) Failure to comply with any Applicable Law, statute, code, ordinance, regulation, permit, or orders;
- (6) Misrepresentation, misstatement, or omission with respect to any statement made in or any document furnished by the Design-Builder in connection therewith;
- (7) Breach of any duty, obligation, or requirement under the Contract Documents;
- (8) Failure to coordinate the Work with other contractors;
- (9) Failure to provide notice to any Party as required under the Contract Documents;
- (10) Failure to protect the property of any utility provider or adjacent property County; or
- (11) Failure to make payment of all employee benefits.

3.18.3 Enforcement. Design-Builder's obligations under this Paragraph 3.18 extend to claims occurring after termination of the Design-Builder's performance of the Contract or Final Payment to Design-Builder. The obligations apply regardless of any actual or alleged negligent actor omission of Indemnitees. Design-Builder, however, shall not be obligated under this Agreement to indemnify an Indemnitee for claims arising from the negligence or willful misconduct of the Indemnitee or independent contractors who are directly responsible to Indemnitees. Design-Builder's obligations under this Paragraph 3.18 are in addition to any other rights or remedies which the Indemnitees may have under the law or under the Contract Documents. In the event of any claim, suit or demand made against any Indemnitees, the County may in its sole discretion reserve, retain, or apply any monies due to the Design-Builder under the Contract for the purpose of resolving such claims; provided, however, that the County may release such funds if the Design-Builder provides the County with reasonable assurance of protection of the County's interests. The County shall in its sole discretion determine whether such assurances are reasonable.

3.18.4 No Limitations. Design-Builder's indemnification and defense obligations set forth in this Paragraph 3.18: (i) are separate and independent from the insurance provisions set forth in Paragraph 11.2 to the Contract; and (ii) do not limit, in any way, the applicability, scope, or obligations set forth in these insurance provisions. In claims, suits, or demands against any Indemnitee by an employee of the Design-Builder, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the Design-Builder's indemnification and defense obligations shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Design-Builder or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

3.19 Signs and Advertising

Design-Builder shall not place or maintain any advertising signs, bills, or posters, nor shall it allow the same to be placed in or about the Project Site, or on any structure, fence, or barricade located on the Site, except as may be specified herein or approved in writing by the County, which approval shall not be unreasonably withheld, delayed, or conditioned. County shall have the right to reasonably approve the size, style, text, and location of any Design-Builder sign placed on the Project Site or on any structure, fence, or barricade located at the Project Site. Notwithstanding any other provision of the Contract Documents, County shall have complete discretion with respect to placement of Consultant and Subcontractor signs on the Project Site.

3.20 Coordination With Neighboring Property

Design-Builder shall coordinate with adjoining property businesses, tenants, and their customers and contractors to provide access to neighboring property and shall implement measures to minimize disruption to operations and occupancy of neighboring property businesses, tenants, and their customers and contractors.

3.21 Nondiscrimination

In connection with the performance of Work under this Contract, the Design-Builder agrees it will not discriminate against any employee or applicant for employment because of race, color, religion, creed, marital status, sexual preference/orientation, age, national origin, ancestry, disability, or medical condition, except to the extent such discrimination is permitted by pertinent State or Federal law or Executive Order.

4. ADMINISTRATION OF THE CONTRACT

4.1 County's Project Representative

The County's Project Manager identified by the County in writing is the County's Project Representative. The County's Project Manager shall serve as a single point transmission of County's instructions and approvals, and receive all information required to be provided by Design-Builder, County's Project Manager shall be on-site on a daily basis to monitor progress, quality of work, and Contract and schedule compliance.

4.2 Administration of the Contract

4.2.1 Site Visits. The County's Project Manager will visit the Site at intervals appropriate to the stage of the Design-Builder's operations to become familiar with the progress and quality of the portion of the Work completed and to determine if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents.

4.2.2 No Estoppel. Neither the County nor its Project Manager will be responsible for the Design-Builder's failure to perform the Work in accordance with the requirements of the Contract Documents. The County and its Project Manager will not be responsible for acts or omissions of the Design-Builder, Design Consultants, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work. Approval and/or acceptance of all or any portion of the Work shall in no way relieve the Design-Builder from its obligation to construct each portion of the Work in accordance with the Contract Documents and the County shall not be estopped or otherwise prevented from asserting any claim it might have against the Design-Builder as a result of any such acceptance or approval.

4.2.3 Determination of Payment Amounts by Project Manager. The County's Project Manager will review Design-Builder's Applications for Payment and determine the amount of payment due Design-Builder.

4.2.4 Rejection of Work Testing and Inspection. The County has the authority to reject Work that does not conform to the Contract Documents. Whenever the County considers it necessary or advisable, it will require inspection or testing of the Work in accordance with Paragraph 15.5 below, whether or not such Work is fabricated, installed or completed. However, neither this authority nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the County to the Design-Builder, its Design Consultants, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

4.2.5 Submittal Review. The County will review and approve or take other appropriate action upon the Design-Builder's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited

purpose of checking for conformance with information given and the design concept expressed in the Contract Documents as described in Paragraph 3.11 herein.

4.2.6 Contract Modifications. The County's Project Manager will direct the Design-Build Entity to prepare and issue Change Orders, Construction Change Directives and Work Directives.

4.2.7 Substantial Completion and Project Closeout. The County's Project Manager will conduct inspections to determine the date or dates of Substantial Completion and the date of Final Completion, review written warranties and related close-out documents required by the Contract and assembled by the Design-Builder, and will issue a final Certificate for Payment upon Design-Builder's satisfaction of the requirements of the Contract Documents.

4.3 Claims and Disputes

4.3.1 Definition. The term "Claim" or "Claims" shall mean a separate demand by the Design-Builder for: (i) a time extension (ii) payment of money or damages arising from Work done by or on behalf of the Design-Builder pursuant to this Contract and payment of which is not otherwise expressly provided or the Design-Builder is not otherwise entitled to; or (iii) an amount the payment of which is disputed by the County.

4.3.2 Notification of Third-Party Claims. County shall provide Design-Builder with prompt written notice upon County's receipt of any third party claim relating to the Contract.

4.3.3 Notice and Time Limits on Claims. If the Design-Builder wishes to make a Claim for an increase in the Contract Sum or an extension of the Contract Time, the Design-Builder shall give the County written notice thereof within ten (10) calendar days after the occurrence of the event, giving rise to such Claim. The written notice must comply with the requirements of this Article 4 and Article 8, if applicable, herein. This notice shall be given by the Design-Builder before proceeding to execute Work affected by the event, except in an emergency endangering life or property, in which case the Design-Builder shall proceed in accordance with Article 10 below.

4.3.4 Resolution. The County will issue a Change Order or a Construction Change Directive to Design-Builder within a reasonable period of time after County's approval of any Claim, specifying the additional cost and/or time, if any, approved by County.

4.3.5 Continuing Contract Performance. Design-Builder shall not delay or postpone any Work pending resolution of any disputes or disagreements, except as the County and Design-Builder may otherwise agree in writing. Pending final resolution of a Claim, the Design-Builder shall proceed diligently with performance of the Contract and the County shall continue to make payments for undisputed Work in accordance with the Contract Documents. In the event of disputed work, County shall have the right to unilaterally issue a Work Directive and Design-Builder shall continue performance pending resolution of the dispute and shall maintain the accounting and cost data described in Paragraph 7.4 herein.

4.3.6 Claims for Concealed or Unknown Conditions. The Design-Builder shall notify the County of the following Project Site conditions in writing within ten (10) calendar days upon their discovery and before they are disturbed;

(1) Subsurface or latent physical conditions differing materially from those indicated in the Contract Documents;

(2) Unknown physical conditions of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the Work of the character being performed; and

(3) Material differing from that represented in the Contract Documents which the Design-Builder believes may be hazardous waste, as defined in the California Health and Safety Code, that is required to be removed to a Class 1, Class 2, or Class 3 disposal Site in accordance with the provisions of existing law.

The County will promptly investigate unknown conditions or conditions which appear to be concealed. If the County determines that the conditions fall within one of the three categories set forth above and will materially affect the cost or time to complete the Work, a Change Order or Work Directive will be issued by the County adjusting the compensation for such portion of Work in accordance with the requirements of the Contract Documents. If the County determines that the conditions do not justify an adjustment in compensation or the Contract Time, the Design-Builder will be notified in writing. Should the Design-Builder disagree with the decision, Design-Builder may submit a written notice of potential claim to the County before commencing the disputed Work. In the event of such a dispute, the Design-Builder shall not be excused from any scheduled completion date provided by the Contract Documents and shall proceed with all Work to be performed under the Contract Documents. The Design-Builder's failure to give notice of changed conditions within ten (10) calendar days of their discovery and before they are disturbed shall constitute a waiver of all Claims in connection therewith.

4.3.7 Claims for Additional Cost and/or Time.

General. If Design-Builder wishes to make a Claim for an increase in the Contract Sum and/or Contract Time, Design-Builder shall provide written notice within ten (10) calendar days, as provided in Paragraph 4.3.3 herein, before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Article 10. If the Design-Builder believes additional cost is involved for reasons including, but not limited to: (i) any written interpretation; (ii) a Verbal Change in the Work as more specifically described in Subparagraph 7.5.2 below; (iii) failure of payment by the County; or (iv) any order by the County to stop Work where the Design-Builder was not at fault, Design-Builder shall file Claims in accordance with the procedures established herein. Compliance with the notice and Claim submission procedures described in this Paragraph is a condition precedent to the right to commence litigation, file a Government Code Claim, or commence any other legal action. No claim or issues not raised in a timely notice and timely Claim submitted under this Paragraph may be asserted in any Government Code Claim, subsequent litigation, or legal action.

Certification of Claim.

(1) Design-Builder, under penalty of perjury under the laws of the State of California, shall submit with the Claim its and its Subcontractors' and Design Consultants' certification that:

- (a) The Claim is made in good faith;
- (b) Supporting data are accurate and complete to the best of the Design-Builder's knowledge and belief; and
- (c) The amount requested accurately reflects the Contract adjustment for which the Design-Builder believes the County is liable.

(2) The certification shall be executed by an officer or general partner of the Design-Builder having overall responsibility for the conduct of the Design-Builder's affairs.

(3) If a false claim is knowingly submitted (as the terms "claim" and "knowingly" are defined in the California False Claims Act, California Government Code Sections 12650 et seq), the County will be entitled to the remedies set forth in the California False Claims Act in addition to all other remedies provided by law. The Design-Builder may be subject to criminal prosecution.

(4) In regard to any Claim or portion of a Claim for Subcontractor or Design Consultant work, the Design-Builder shall fully review said Claim and certify said Claim, under penalty of perjury under the laws of the State of California, to have been made in good faith and in accordance with this Contract.

(5) Failure to furnish certification as required hereinbefore will result in the Design-Builder waiving its rights to the subject the Claim.

Content of Written Notice. Design-Builder shall waive all rights to assert a Claim for Additional Cost and/or Time unless such notice is given as required in this Paragraph. The written notice shall set forth:

(6) The date of the event or occurrence giving rise to the claim and, if applicable, the date when the event ceased;

(7) The nature of the event or occurrence and reasons for which the Design-Builder believes additional cost and/or time will or may be due;

(8) The quantification of the costs involved together with the accounting and cost data described in Paragraph 7.4 herein;

(9) A Critical Path Method ("CPM") schedule analysis supporting any request for any additional time; and

(10) Design-Builder's plan for mitigating such costs and/or delay.

Back-up Documentation. In addition to the initial ten (10) day written notice required herein, Design-Builder shall submit detailed backup documentation for its Claim including, but not limited to, contract provisions, specifications, drawings, Request for Information, correspondence, meeting minutes, and the like, within thirty (30) calendar days from Design-Builder's initial written notice. Failure to provide either this backup documentation or an explanation acceptable to the County for the cause of the Design-Builder's delay in submitting this documentation as herein indicated shall constitute Design-Builder's waiver of any and all rights associated with the Claim. Except where provided by law, the County shall not be liable for special or consequential damages, and claims shall not include special or consequential damages.

Remedies Related to Delays.

(11) For Claims relating to extensions of Contract Time, due to Compensable County-Caused delays, as described in Article 8 herein, Design-Builder may be entitled to an equitable adjustment of the Contract Sum and Contract Time provided Design-Builder otherwise complies with this Paragraph 4.3.

(12) For Claims relating to extensions of Contract Time due to Non-Compensable Force Majeure events, as described in Article 8 herein, Design-Builder may be entitled to an equitable adjustment of the Contract Time, subject to the limitations set forth in Article 8 below, but shall not be entitled to adjustment of the Contract Sum.

(13) For Claims relating to extensions of the Contract Time due to rain delays/inclement weather, Design-Builder shall not be entitled to adjustment of the Contract Time unless and until the number of unworkable days due to the effects of rain/inclement weather exceed the number of days set forth in Subparagraph 8.4.1.3 below. In such event, the Contract Time shall be equitably adjusted, but Design-Builder shall not be entitled to adjust of the Contract Sum.

4.4 Dispute Resolution

4.4.1 Claims between the County and the Design-Builder of \$375,000.00 or less shall be resolved in accordance with the procedures established in Part 3, Chapter 1, Article 1.5 of the California Public Contract Code Sections 20104 -20104.6 inclusive as if set forth herein.; Provided however that California Public Contract Code Section 20104.2(a) shall not supersede the requirements of the Contract Documents with respect to the Contractor's notification to the County of such claim or extend the time for giving of such notice as provided in the Contract Documents.

4.4.2 Except as provided for in Subparagraph 4.4.1, any other claims, disputes or other matters in controversy shall be resolved as follows. In lieu of, or prior to litigation, the Parties shall endeavor to settle disputes by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect unless the Parties mutually agree otherwise to a different method of alternative dispute resolution. Completion of a mediation or other mutually agreed to alternative dispute resolution is a condition precedent to the commencement of litigation. Mediation shall be non-binding and utilize services of a mediator mutually acceptable to the Parties. If the parties cannot agree, on a mediator, then the American Arbitration Association shall appoint a mediator trained in construction industry disputes.

4.4.3 Any dispute which cannot be resolved between the Parties shall be resolved through litigation in a court of competent jurisdiction of the State of California. Venue for any such litigation concerning this Project or Agreement shall be in the County of Riverside, State of California and Design-Builder agrees to incorporate this provision into all subcontracts.

5. SUBCONTRACTORS AND DESIGN CONSULTANTS

5.1 Award of Subcontracts and Other Contracts for Portions of the Work

5.1.1 Subcontractor Listing. The Design-Builder shall list its Subcontractors, and shall make no substitution except in accordance with Public Contract Code Sections 4100 et seq. ("Subcontractor Listing Law"). As soon as practicable after award of the Contract, Design-Builder shall provide County with the description of work, name of Subcontractor, business phone and address and contact person for each Subcontractor performing Work on the Project and shall continuously update the County upon selection of each Subcontractor not required to be listed pursuant to the Subcontractor Listing Law.

Substitution Process. Any request of the Design-Builder to substitute a listed Subcontractor will be considered by the County only if such request is in strict conformity with this Paragraph 5.1 and California Public Contract Code Section 4107. All costs and fees, including all costs of the hearing, incurred by the County in the review and evaluation of a request to substitute a listed Subcontractor shall be borne by the Design-Builder; such costs and fees may be deducted by the County from the Contract Sum then or thereafter due the Design-Builder. For purposes of a hearing for the substitution of subcontractors (pursuant to the Public Contract Code commencing with Section 4100) the awarding authority shall be the Director of the Riverside County Economic Development Agency, or his designee.

Responsibilities of Design-Builder Upon Substitution of Subcontractor. Neither the substitution nor the County's consent to Design-Builder's substitution of a listed Subcontractor shall relieve Design-Builder from its obligation to complete the Work within the Contract Time and for the Contract Sum. In the event that the County determines that revised or additional Submittals are required of the newly substituted Subcontractor, the County shall promptly notify the Design-Builder, in writing, of such requirement and the time for Submittal. In the event that the revised or additional Submittals are not submitted by Design-Builder within the time specified, Design-Builder shall be solely responsible for delays in the Work arising from the untimely Submittal. Design-Builder shall reimburse the County for all fees and costs incurred or

associated with the processing, review and evaluation of any revised or additional Submittals required pursuant to this paragraph; the County may deduct such fees and costs from any portion of the Contract Sum then or thereafter due the Design-Builder. In the event that additional or revised Submittals are required pursuant to this paragraph, such requirement shall not result in an increase to the Contract Time or the Contract Price.

5.2 Design Consultant and Subcontractor Relations

5.2.1 Agreements. By appropriate written agreement, the Design-Builder shall require each Design Consultant and Subcontractor, to the extent of the Work to be performed by the Design Consultant and Subcontractor, to be bound to the Design-Builder by terms of the Contract Documents, and to assume toward the Design-Builder all the obligations and responsibilities, including the responsibility for safety of the Design Consultant or Subcontractor's Work, which the Design-Builder, by Contract Documents, assumes toward the County. Each such agreement shall preserve and protect the rights of the County under the Contract Documents with respect to the Work to be performed by the Design Consultant or Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Design Consultant or Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Design-Builder that the Design-Builder, by the Contract Documents, has against the County. The Design-Builder shall require each Design Consultant or Subcontractor to enter into similar agreements with their Sub-subcontractors. The Design-Builder shall make available to each proposed Design Consultant or Subcontractor, prior to the execution of the agreement, copies of the Contract Documents to which the Design Consultant or Subcontractor will be bound by this Paragraph. At a minimum, each agreement shall:

(1) Require that the Work being performed pursuant to such agreement, as the case may be, be performed in accordance with the requirements and intent of the Contract Documents and provide no less than five percent (5%) retainage unless otherwise indicated in Agreement Between the County and Design-Builder;

(2) Require submission of Applications for Payment in the form required by the Contract Documents, together with invoices and billings supporting such applications and conditional and unconditional lien releases in the form required by the Contract Documents completed by it and by its Sub-Subcontractors as a condition to the disbursement of any progress payment next due and owing to it;

(3) Require the Design Consultant, Subcontractor, Sub-Subcontractor or supplier, as the case may be, to maintain insurance coverage as provided in the Contract Documents and to file required certificates of such coverage and additional insured endorsements with County, and, upon County's request, to provide copies of such insurance policies to County;

(4) Require each Design Consultant, Subcontractor, Sub-Subcontractor, and supplier to furnish to Design-Builder or the applicable Subcontractor, as the case may be, in a timely fashion all information necessary for transmittal of Submittals and the reports required herein;

(5) Require that each Design Consultant, Subcontractor and supplier continue to perform under its subcontract if the Contract is terminated and if County takes an assignment of the subcontract or supply agreement and requests the Subcontractor or supplier to continue such performance;

(6) Require each Design Consultant, Subcontractor, Sub-subcontractor, and supplier to remove all debris created by its activities;

(7) Provide that in the event that County accepts the conditional assignment of the subcontract, County shall only be responsible to the Design Consultant or Subcontractor for those obligations that accrue subsequent to County's acceptance of the assignment; and

(8) Require the Design Consultant or Subcontractor to resolve all disputes involving County according to the dispute resolution procedure established in Paragraph 4.4 herein.

5.2.2 Precedence. If any provision of any Subcontractor supply agreement is inconsistent with any provision of the Contract Documents or the intent of the Contract Documents, then the Contract Documents shall control.

5.2.3 Payments. Design-Builder shall make payment to Subcontractor within ten (10) days of receipt of each progress payment, in accordance with Business and Professions Code Section 7108.5 County hereby reserves the right, upon written notice to Design-Builder, to make, at any time, and from time-to-time, payments directly to each Subcontractor, and, if such rights shall be exercised by County, then such amount shall be credited against the Contract Sum due to Design-Builder hereunder and County shall be relieved and released from the obligation to make such payment to Design-Builder and Design-Builder shall be relieved and released as to County from the obligation to make such payments to each Design Consultant or Subcontractor paid by County, but not from any of the other obligations and responsibilities of Design-Builder to County under the Contract Documents.

5.3 Contingent Assignment of Design Consultant, Subcontractor and Material Supply Agreements

Each Design Consultant, Subcontractor and supplier agreement for a portion of the Work is assigned by the Design-Builder to the County provided that:

(1) Assignment is effective only after termination of the Contract by the County only for those subcontracts which the County accepts by notifying the Design Consultant, Subcontractor or supplier, and Design-Builder in writing;

(2) Assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract; and

(3) Upon exercise of this right of assignment, County has the right to reassign the agreement.

6. CONSTRUCTION BY COUNTY OR BY SEPARATE CONTRACTORS

6.1 County's Right to Perform Construction and to Award Separate Contracts

6.1.1 County's Right to Perform. The County reserves the right to perform construction or operations related to the Project with the County's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the Site. If the Design-Builder claims that delay or additional cost is involved because of such action by the County, the Design-Builder shall make such Claim as provided in Paragraph 4.3 herein.

6.1.2 Interpretation of Contract Documents. When separate contracts are awarded for different portions of the Project or other construction or operations on the Site, the term "contractor" in the Contract Documents in each case shall mean the County's Separate Contractor who executes each Separate Contractor agreement.

6.1.3 Coordination. The County shall provide for coordination of the activities of the County's own forces and of each Separate Contractor with the Work of the Design-Builder, who shall cooperate with them. The Design-Builder shall participate with other Separate Contractors and the County in reviewing their construction schedules when directed to do so. The Design-Builder shall make any revisions to the Construction Schedule deemed necessary after a joint review and mutual agreement. Upon County's written approval, the revised Construction Schedule shall then constitute the schedule to be used by the Design-Builder, Separate Contractors, and the County until subsequently revised and approved by County.

6.2 County's Right to Clean Up

If a dispute arises among the Design-Builder, Separate Contractors, and the County as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the County may clean up and allocate the cost among those responsible.

6.3 Independent Testing

6.3.1 County Testing. The County will employ and pay for services of an independent testing laboratory to perform services specifically required by the governing code authority, and as additionally requested by County.

6.3.2 Design-Builder Duties. The Design-Builder shall:

- (1) Notify the County and the testing laboratory sufficiently in advance of the required test to allow for its assignment of personnel and scheduling of tests;
- (2) Cooperate with testing and inspection personnel, provide access to the work and to off-site fabrication facilities;
- (3) Furnish copies and records of mill test reports;
- (4) Employ and pay for services of the same independent testing laboratory to perform additional inspections, sampling, and testing required when initial tests indicate Work does not comply with Contract requirements;
- (5) Be responsible for all scheduling of inspections and tests; and
- (6) Not proceed with Work requiring inspection if the appropriate inspector is absent.

7. CHANGES IN THE WORK

7.1 General

7.1.1 County's Right to Order Changes. The County, without invalidating the Contract, may authorize changes in the Work consisting of additions, deletions, or other revisions, with the Contract Sum and Contract Time being adjusted accordingly, if necessary. All such changes in the Work shall be authorized by Change Order or Construction Change Directive and Design-Builder shall perform such changes in the Work according to the applicable requirements of the Contract Documents.

7.1.2 Basis for Agreement. A Change Order shall be based upon agreement among the County and Design-Builder. A Construction Change Directive may or may not be agreed to by the Design-Builder.

7.1.3 No Estoppel. Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Design-Builder shall proceed promptly with the change, unless otherwise provided in the Change Order or Work Directive. A change in the Contract Sum or the Contract Time shall be accomplished only by Change Order or Work Directive. Accordingly, no course of conduct or dealings between the Parties, nor express or implied acceptance of alterations or additions to the Work and no Claim that the Contract has been abandoned or the County has been unjustly enriched by any alteration or addition to the Work shall be the basis of any Claim to an increase in any amounts due under the Contract Documents or a change in any time period provided for in the Contract Documents.

7.2 Change Orders

7.2.1 Computation. Methods used in determining adjustments to the Contract Sum by Change Order may include those listed in Paragraph 7.4 below.

7.2.2 Accord and Satisfaction. Agreement on any Change Order shall be a full compromise and settlement of all adjustments to Contract Time and Contract Sum, and compensation for any and all delay, extended or additional field and home office overhead, disruption, acceleration, inefficiencies, lost labor or equipment productivity, differing site conditions, construction interferences and other extraordinary or consequential damages (hereinafter called "Impacts"), including any ripple or cumulative effect of said Impacts on the overall Work under the Contract arising directly or indirectly from the performance of Work described in the Change Order. By execution of any Change Order, Design-Builder agrees that the Change Order constitutes a complete accord and satisfaction with respect to all claims for schedule extension, Impacts, or any costs of whatsoever nature, character or kind arising out of or incidental to the Change Order. No action, conduct, omission, product failure or course of dealing by the County shall act to waive, modify, change, or alter the requirement that (i) Change Orders must be in writing, signed by the County and Design-Builder and; (ii) that such written Change Orders are the exclusive method for effectuating any change to the Contract Sum and/or Contract Time.

7.3 Construction Change Directives

7.3.1 Use. A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

7.3.2 Duty to Proceed. Upon receipt of a Work Directive, the Design-Builder shall promptly proceed with the Work involved and advise the County of the Design-Builder's agreement or disagreement with the method, if any, provided in the Work Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

7.3.3 Disagreement. If the Design-Builder does not promptly indicate its disagreement with the method of pricing provided in the Work Directive, Design-Builder shall be deemed to agree with the method of pricing the change. If the Design-Builder indicates its disagreement with the method of pricing or if no method of pricing is provided in the Work Directive, the increase in cost or credit to the Contract Sum for the change shall be determined by cost in accordance with Subparagraph 7.4.1(3) and the provisions of Subparagraphs 7.4.2, 7.4.3 and 7.4.4 shall apply to the change.

7.3.4 Agreement. A Work Directive is effective immediately whether or not it is signed by the Design-Builder. If the Design-Builder signs a Work Directive such agreement shall be effective immediately and shall be recorded as a Change Order.

7.4 Computation of Cost or Credit for Changes

7.4.1 Cost or Credit. The cost or credit to the County resulting from a change in the Work shall be determined by County by one or more of the following methods:

(1) Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;

(2) Unit prices stated in the Contract Documents or subsequently agreed upon;

(3) By cost, as defined in (a), (b), (c) and (d) below, properly itemized and supported by sufficient substantiating data to permit evaluation, plus agreed markup for overhead and profit as defined in (e) below. Such costs shall be itemized by craft directly allocable to the change in the Work:

(a) Cost of materials, including cost of transportation and delivery;

(b) Cost of labor, including social security, and unemployment insurance, and fringe benefits required by agreement and Workers' Compensation insurance;

(c) Rental value of equipment and machinery, exclusive of hand tools;

(d) Sales tax; insurance; permit costs and bond premiums;

(e) Mark-up to Design-Builder, Subcontractors, and Sub-subcontractor for overhead, profit and other expenses which are not specifically included in (a) through (d) above shall not exceed the following amounts:

(i) Ten percent (10%) of the cost of that portion of the Extra Work to be performed by the Design-Builder with its own forces.

(ii) Ten percent (10%) of the cost of that portion of the Work to be performed by a Subcontractor with its own forces, plus 5% for the Design-Builder. Total combined Design-Builder and Subcontractor fee shall not exceed 15%.

(iii) Ten percent (10%) of the cost of that portion of the Work to be performed by a sub-subcontractor with its own forces, or any lower tier of Subcontractor, plus 5% for the Design-Builder. Total combined Design-Builder, Subcontractor and all sub-subcontractor fee shall not exceed 15%.

(f) Cost of Extra Work shall not include any of the following:

(i) Superintendent(s)

(ii) Assistant Superintendent(s)

(iii) Project Engineer(s)

(iv) Project Manager(s)

- (v) Scheduler(s)
- (vi) Estimator(s)
- (vii) Incidental Drafting or Detailing
- (viii) Small tools (Replacement value does not exceed \$300)
- (ix) Office expenses including staff, materials and supplies
- (x) On-Site or off-site trailer and storage rental and expenses
- (xi) Site fencing
- (xii) Utilities including gas, electric, sewer, water, telephone, facsimile, copier equipment
- (xiii) Data processing personnel and equipment
- (xiv) Federal, state, or local business income and franchise taxes
- (xv) Overhead and Profit

7.4.2 Credits. The amount of credit to be allowed by the Design-Builder to the County for a deletion or change, which results in a net decrease in the Contract Sum, shall be actual net cost as determined herein. The amount of deduct/credit for liquidated damages shall be in accordance with the Agreement. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overheads and profit shall be figured on the basis of net increase/decrease, if any, with respect to that change.

7.4.3 Design-Builder Maintenance of Records. In the event that Design-Builder is directed to perform any changes to the Work, or should Design-Builder encounter conditions which the Design-Builder believes would obligate the County to adjust the Contract Sum and/or the Contract Time, Design-Builder shall maintain detailed records of the cost of such changes on a daily basis. Such records shall include without limitation hourly records for labor and construction equipment and itemized records of materials and equipment used each day in connection with the performance of any change to the Work. In the event that more than one change to the Work is performed by the Design-Builder in a calendar day, Design-Builder shall maintain separate records of labor, construction equipment, materials, and equipment for each such change. In the event that any Subcontractor or Sub-subcontractor, of any tier, shall provide or perform any portion of any change to the Work, Design-Builder shall require that each such Design Consultant, Subcontractor and Sub-subcontractor maintain records in accordance with this Article. Each daily record maintained hereunder shall be signed by Design-Builder's Project Representative; such signature shall be deemed Design-Builder's representation and warranty that all information contained therein is true, accurate, complete, and relates only to the change referenced therein. All records maintained by a Design Consultant, Subcontractor and Sub-subcontractor, of any tier, relating to the costs of a change in the Work shall be signed by such Design Consultant, Subcontractor's authorized Project Manager or Superintendent. Such records shall be forwarded to County's Project Manager on the day the Work is performed (same day) for independent verification. In the event that Design-Builder shall fail or refuse, for any reason, to maintain or make available for inspection, review, and/or reproduction such records, adjustments to the Contract Sum or Contract Time, if any, on account of any change to the Work shall be determined by County which shall be binding upon Design-Builder. Design-Builder's obligation to maintain records hereunder is in addition to, and not in lieu of, any other Design-Builder obligation under the Contract Documents with respect to changes to the Work.

7.4.4 Payment of Undisputed Amounts. Pending final determination of the total cost of a Change, amounts not in dispute for such changes in the Work shall be included in Applications for Payment accompanied by an approved Change Order or Work Directive, indicating the Parties' agreement with part or all of such costs.

7.5 Authority to Approve Changes

7.5.1 County's Project Manager's Authority. The County's Project Manager must authorize any changes in the Work. The County's Project Manager shall submit such Change Orders to the County Board of Supervisors for approval when required by Board Policies and/or State law. Such changes shall be effected by written order and shall be binding on the Design-Builder.

7.5.2 Verbal Changes. Any oral order, direction, instruction, interpretation, or determination from the County (collectively "Verbal Change") which, in the opinion of the Design-Builder, causes a Scope Change in the Work, or otherwise requires an adjustment to the Contract Sum or the Contract Time, shall be treated as a Change Order Request only if the Design-Builder gives the County written notice within ten (10) calendar days of the Verbal Change and prior to acting in accordance therewith. Time is of the essence in Design-Builder's written notice pursuant to the preceding sentence, so that the County can promptly investigate and consider alternative measures to address the Verbal Change giving rise to Design-Builder's notice. Accordingly, Design-Builder acknowledges that its failure, for any reason, to give written notice within ten (10) calendar days of such Verbal Change shall be deemed Design-Builder's waiver of any right to assert or Claim any entitlement to an adjustment of the Contract Time or the Contract Sum on account of such Verbal Change. The written notice shall state the date, circumstances, extent of adjustment to the Contract Sum or the Contract Time, if any, requested and the source of the Verbal Change. Any such Verbal Change shall not be treated as a change and the Design-Builder hereby waives any Claim for any adjustment to the Contract Sum or the Contract Time on account thereof.

7.5.3 Unauthorized Work. Any Work performed by the Design-Builder not indicated on the Contract Documents or any changes in the Work performed or provided by the Design-Builder without notice to the County, shall be considered unauthorized by the County and performed at the sole expense of the Design-Builder. Unauthorized work so performed will not be measured or paid for and no extension of Contract Time will be granted on account thereof. Any such unauthorized work may be ordered removed at the Design-Builder's sole cost and expense. The failure of the County to direct or order removal of such unauthorized work shall not constitute acceptance or approval of such work nor relieve the Design-Builder from any liability on account thereof.

7.6 County Originated Proposal Request

County may issue a request, in writing, to Design-Builder, describing a proposed change to the Work and requesting the Design-Builder submit an itemized proposal in a format acceptable to County within ten (10) calendar days after County issues the request. The Design-Builder's proposal shall include an analysis of impacts to cost and time, if any, to perform additional work, or delete Work, as applicable, including the effects and impacts, if any, on unchanged Work, estimates of costs (broken down by the cost categories listed in the Agreement and/or Paragraph 7.4 herein), and Design-Builder's proposed methods to minimize costs, delay, and disruption to the performance of the Work. If Design-Builder fails to submit a written proposal within such period of time, it shall be presumed that the change described in the County's original proposal request will not result in an increase to the Contract Sum or Contract Time and the change shall be performed by Design-Builder without additional compensation. County's proposal request does not authorize the Design-Builder to commence performance of the change, unless otherwise specified in writing. If County desires that the proposed change be performed, the Work shall be authorized according to the Change Order or Construction Change Directive procedures set forth above.

7.7 Design-Builder Originated Change Order Request (COR)

If the Design-Builder alleges that instructions issued by the County after the effective date of the Contract may result in changes to the Contract Sum or Contract Time or if the Design-Builder otherwise becomes aware of the need for or desirability of a change in the Work, Design-Builder may submit a written Change Order Request ("COR") to the County in writing, in a format acceptable to County and in accordance with the notice provisions and other requirements of Paragraph 4.3 above for Claims. The COR must specify the reasons for the proposed change, cost impacts and relevant circumstances and impacts on the Construction Schedule. The document shall be complete in its description of the Work, its material and labor quantities and detail, and must support and justify the Costs and credits claimed by the Design-Builder. A CPM schedule fragment is required to support and justify any additional Time of performance requested by the Design-Builder. The County will not review any COR which is incomplete. The Design-Builder may request additional compensation and/or time through a COR but not for instances that occurred more than ten (10) calendar days prior to the notice date. Design-Builder's failure to initiate a COR within this ten-day period or to provide detailed back-up documentation to substantiate the COR within thirty (30) calendar days of the initial written notice shall be deemed a waiver of the right to adjustment of the Contract Sum or the Contract Time for the alleged change. Any COR that is approved by the County will be incorporated in a Change Order or Construction Work Directive. If the COR is denied but the Design-Builder believes that it does have merit, the Design-Builder shall proceed with the disputed Work and may submit a Claim in accordance with the procedures set forth herein.

8. SCHEDULE AND EXTENSIONS OF TIME

8.1 Definitions

8.1.1 Contract Time. The Contract Time is the period of time allocated in the Contract Documents from the date of commencement provided in County's Notice to Proceed for Substantial Completion of the Work.

8.1.2 Commencement. The date of commencement of the Work is the date provided in County's Notice to Proceed.

8.1.3 Substantial Completion. The date of Substantial Completion is the date determined by County and certified by the County in accordance with Paragraph 9.6 below and the terms of this Agreement.

8.2 Progress and Completion

8.2.1 Time is of the Essence. Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement and any Modifications relating to Substantial Completion or Contract Time the Design-Builder agrees and confirms that the Contract Time is a reasonable period for performing the Work.

8.2.2 Commencement. The Design-Builder shall not knowingly, except by agreement or instruction of the County in writing, prematurely commence operations on the Site or elsewhere prior to the effective date of insurance required to be furnished by the Design-Builder and County as specified in the Agreement. The Date of Commencement of the Work shall not be changed by the effective date of such insurance.

8.2.3 Completion. The Design-Builder shall proceed expeditiously with adequate labor and supervision to achieve Substantial Completion within the Contract Time.

8.3 Design-Builder's Schedules

8.3.1 Project Schedule. Unless otherwise provided in the Agreement or Technical Specifications, within fourteen (14) calendar days after the Date of Commencement, Design-Builder shall submit a baseline

Project Schedule for the Work for comment and approval by County. The baseline Project Schedule shall include, but not be limited to:

(1) A CPM format that incorporates all activities with descriptions, sequence, logic relationships, duration estimates, resource-loading, and other information required for all design, pre-construction and construction activities.

(2) Activities indicating the start and finish dates for preparation of Design Development and Construction Documents, project design, engineering, government agency plan check and the County agency document review.

(3) Activities to be integrated and shown in the CPM network shall include all milestones representing the Design-Builder's submittal dates and activities representing the County's review period of each submittal (which review period shall in no case be scheduled for less than 15 working days); Design-Builder's procurement of materials and equipment; submittals; manufacture and/or fabrication, testing and delivery to the jobsite of special material and major equipment; equipment installation and preliminary, final and performance testing of equipment or systems.

(4) Activities showing the start and finish dates for all temporary works; all construction of mock-ups, and prototypes and/or samples.

(5) Activities showing start and finish dates of owner-furnished items and interface requirement dates with other contractors; regulatory agency approvals; and permits required for the performance of the work.

(6) Activities showing start and finish of tenant programming (as appropriate), modular furniture, tenant improvement work and phased occupancy.

(7) Close-out activities.

(8) The schedule shall consider all foreseeable factors or risks affecting or which may affect the performance of the work, including historical and predicted weather conditions, applicable laws, regulations or collective bargaining agreements pertaining to labor, transportation, traffic, air quality, noise and any other applicable regulatory requirements.

(9) The Design-Builder shall attach a narrative report which explains assumptions used for activity durations, its assumptions regarding crew sizes, equipment requirements and production rates, any potential areas of concern or specific areas requiring coordination it may have identified and any long-lead time materials or equipment.

(10) Time units for all schedules shall be in calendar days, and no construction activity shall have a duration greater than 30 calendar days without County approval.

Upon the County's approval, the Project Schedule shall be deemed to be a Contract Document. Any revisions or updated to the Project Schedule are subject to review and approval by County.

8.3.2 Format. Unless otherwise provided in the Agreement or Technical Specifications, the Project Schedule shall be in a detailed precedence CPM or Primavera-type format satisfactory to the County, which shall also: (i) provide a graphic representation of all activities and events that will occur during performance of the Work; (ii) identify each phase of design, construction and maintenance; and (iii) set forth dates that are critical in ensuring the timely and orderly completion of the Work in accordance with the requirements of the Contract

Documents (hereinafter referred to as Milestone Dates). At a minimum the Project Schedule shall depict the schedule for Work on a discipline by discipline and trade by trade basis and tasks within each discipline and trade. The Project Schedule shall include: (i) a schedule of the Construction Documents issuance dates, including sequentially issued documents for phased construction; (ii) proposed activity sequences and durations; (iii) milestone dates for receipt and approval of pertinent information, including County-supplied information and approvals by public authorities having jurisdiction over the Project; (iv) dates for preparation and processing of Design Development Documents, Construction Documents, Shop Drawings, Product Data, and Samples; (v) dates for delivery of materials or equipment requiring long-lead time procurement; (vi) County's occupancy/use requirements showing portions of the Project having occupancy priority; (vii) the estimated date of Substantial Completion; and (viii) other information reasonably required by County. Upon review and acceptance by the County of the baseline Project Schedule, the baseline Project Schedule shall be deemed part of the Contract Documents. If not accepted, the baseline Project Schedule shall be promptly revised by the Design-Builder in accordance with the recommendations of the County and re-submitted for acceptance.

8.3.3 Updates. With each Application for Payment submitted by Design-Builder (other than the Final Application for Payment), the Design-Builder shall submit to the County an updated Project Schedule revised to include, at a minimum:

(11) Monthly update/status of electronic database shall include recording of all Actual Start Dates and Actual Finish Dates and status of activities in progress.

(12) Review of "planned" versus "actual" work force allocations and progress for the preceding month.

(13) Reviews of revisions, added or deleted work and how those activities are being integrated into the Design-Builder's work plan.

(14) Review of Design-Builder's interface and coordination with other work on the Project.

(15) Review of all impacts to the work during the preceding month and to date, Design-Builder evaluation of those impacts and any recovery plans or remedial actions required to comply with the contract schedule.

If the Design-Builder does not submit an updated Project Schedule with an Application for Payment, County may withhold payment, in whole or in part. In the event any update to the Project Schedule indicates any delays to the Contract Time that are the fault of Design-Builder or others for whom Design-Builder is responsible, the Design-Builder shall propose an affirmative plan to correct the delay, including overtime and/or additional labor, if necessary. In no event shall any Project Schedule Update constitute an adjustment in the Contract Time, any deadline, or the Contract Sum unless any such adjustment is agreed to by the County and authorized pursuant to Change Order or Construction Change Directive.

8.3.4 Extraordinary Measures. In the event the County determines that the performance of the Work has not progressed or reached the level of completion required by the Contract Documents, the County shall have the right to order the Design-Builder to take corrective measures necessary to expedite the progress of construction, including, without limitation, the Extraordinary Measures as provided in Paragraph 2.7 herein.

8.3.5 Early Completion. While the Design-Builder may schedule completion of the Project earlier than the date established by the Contract Documents, no additional compensation shall become due the Design-Builder for the use of float time between the Design-Builder's projected early completion date and the date for Substantial Completion established by the Contract Documents except any bonus or penalty provisions set forth in the Contract Documents, which would take precedence over and supersede this Paragraph.

8.3.6 Schedule of Submittals. Unless otherwise provided in the Agreement or Technical Specifications, within ten (10) calendar days after the Date of Commencement, the Design-Builder shall prepare and keep current, for the County's review and approval, a Schedule of Submittals for Design Development Documents, Construction Documents, Shop Drawings, Product Data, Samples, and similar submittals, coordinated with the baseline Project Schedule and allowing the County reasonable time to review. Design-Builder shall be solely responsible for any delay, disruption, impact, loss of efficiency or other loss, arising directly or indirectly from Design-Builder's failure to manage submittals properly.

8.3.7 Procurement Schedule. Unless otherwise provided in the Agreement or Technical Specifications, within ten (10) calendar days after the Date of Commencement, Design-Builder shall prepare and keep current, for County's approval, a schedule for procurement of materials and equipment which is coordinated with the baseline Project Schedule and allows the County reasonable time to review. Design-Builder is solely responsible for any delay, disruption, impact, loss of efficiency, or other loss arising directly or indirectly from Design-Builder's failure to properly manage procurement of equipment and materials.

8.3.8 Performance. The Design-Builder shall perform the Work in accordance with the most recent Project Schedule and Schedule of Submittals approved by the County. The Design-Builder shall monitor the progress of the Work for conformance with the requirements of the Project Schedule and shall promptly advise the County of any delays or potential delays.

8.4 Delays and Extensions of Time

8.4.1 Non-Compensable Force Majeure Events.

Definition. "Force Majeure" shall mean any of the following events, which materially and adversely affect Design-Builder's obligations hereunder and which event could not have been avoided or prevented by due diligence and use of reasonable efforts by Design-Builder: earthquake, fire, flood, epidemic, blockade, rebellion, war, terrorism, riot, act of sabotage, or civil commotion; industry-wide labor strike which has a material adverse impact on the Project; discovery of any archaeological, paleontological or cultural resources; spill of hazardous substances by a third party at or near the Site which is required to be reported to the Federal or California Environmental Protection Agency, Toxic Substances Control; discovery at, near, or on the Site of any species listed as "threatened" or "endangered" under the Federal or California Endangered Species Act.

Remedies. If the critical path of the Work is delayed by Force Majeure events, provided that the aforesaid causes were not foreseeable and did not result from the acts of the Design-Builder, and provided further that the Design-Builder has taken reasonable precautions to prevent further delays owing to such causes, then the Design-Builder may pursue remedies for adjustment of the Contract Time in accordance with Paragraph 4.4 above.

Rain Days/inclement Weather. For purposes of granting time extensions pursuant to this subparagraph and in accordance with the Claims procedures set forth in Paragraph 4.3 herein, resulting from unworkable days due to rain/inclement weather which were not reasonably foreseeable, the Design-Builder and County agree that the impact of rainfall/inclement weather for which the Design-Builder is not entitled to a time extension is a total of ten (10) Work Days per year ("Rain Days"). The Design-Builder shall account for the above number of Work Days for which the effects of rainfall/inclement weather are expected to prevent Work in the Construction Schedule as set forth in Subparagraph 8.3 herein and shall obtain County's approval of Design-Builder's use of each Rain Day before requesting extension of the Contract Time.

8.4.2 Compensable County-Caused Delays. If the date for Substantial Completion of the Work is delayed as a result of the wrongful acts or negligence of the County or anyone for whom County is legally liable and the delays are unforeseeable and are unreasonable under the circumstances involved, the Design-Builder shall be entitled to an equitable adjustment of the Contract Time and/or compensation for reasonable additional costs directly resulting from such delays. County agrees to pay Design-Builder \$1,000.00 per day for each calendar day that Substantial Completion is delayed due to County-Caused Delays as described in this paragraph provided Design-Builder complies with the notice and procedural requirements of Articles 4 and 7 herein. Such compensable delay reimbursement costs payable to the Design-Builder shall constitute the Design-Builder's exclusive compensation covering all direct and indirect costs, expenses and damages of whatsoever nature (including, but not limited to, home office overhead, extended or added site overheads, productivity losses or inefficiencies, supervision, labor, material, equipment, insurance, taxes, bonds and profit) due to compensable delay(s) that are incurred by Design-Builder and its subcontractors and subconsultants of every tier. No other compensation to Design-Builder for costs, expenses or damages associated with delay shall be permitted.

8.4.3 Concurrent Delays. To the extent the Design-Builder is entitled to an extension of time due to an excusable delay, but the performance of the critical path of the Work would have been otherwise suspended, delayed, or interrupted by the fault or neglect of the Design-Builder or by an unexcusable delay, the Design-Builder shall not be entitled to any additional cost during the period of such concurrent delay.

8.4.4 Float. Critical Work activities are defined as Work activities which, if delayed or extended, will delay the scheduled completion of the milestones and/or time of completion. All other Work activities are defined as non-critical Work activities and are considered to have float. Float is defined as the time that a non-critical Work activity can be delayed or extended without delaying the scheduled completion of the milestones and/or time of completion. Float is considered a Project resource available to either party or both parties as needed. Once identified, Design-Builder shall monitor, account for, and maintain float in accordance with Critical Path Methodology.

Delays of any non-critical Work shall not be the basis for an extension of Contract Time until the delays consume all float associated with that non-critical Work activity and cause the Work activity to become critical.

It is acknowledged that County-caused time savings (i.e., critical path submittal reviews returned in less time than allowed by the Contract Documents, approval of substitution requests which result in a savings of time for Design-Builder, etc.) create shared float. Accordingly, County-caused delays may be offset by County-caused time savings.

8.4.5 Shortage of Materials. An extension of time will not be granted by the County for a delay caused by a shortage of materials, except County-furnished materials, unless the Design-Builder furnishes to the County documented proof that the Design-Builder has made every effort to obtain such materials from every known source within reasonable reach of the Work. The Design-Builder shall also submit proof, in the form of network analysis data that the inability to obtain such materials when originally planned did, in fact, cause a delay in Final Completion of the Work which could not be compensated for by revising the sequence of operations. County will consider only the physical shortage of material as a cause for extension of time. The County will not consider any claim that material could not be obtained at a reasonable, practical, or economical cost, unless it is shown to the satisfaction of the County that such material could have been obtained only at exorbitant prices, entirely inconsistent with current rates taking into account the quantities involved and the usual practices in obtaining such quantities and that such fact could not have been known or anticipated at the time the Contract was entered into.

8.4.6 Utility and Agency Delays. Design-Builder is aware that governmental agencies, gas companies, electrical utility companies, water districts, and other utilities and agencies may be required to approve Design-Builder prepared drawings or approve a proposed installation. Design-Builder has endeavored and will

continue to use its best efforts to include the cost of such anticipated delays and related costs which may be caused by such utilities and agencies in the Contract Sum. Thus, Design-Builder is not entitled to make claim upon the County for damages or delays arising from the delays caused by such utilities and agencies. Furthermore, the Design-Builder has included time periods for such governmental approval in the Project Schedule and is not entitled to an extension of time for delays caused by governmental agencies from which Design-Builder must obtain approvals.

8.4.7 Design-Builder Fault. No extension of time will be granted under this Article 8 for any delay to the extent: (i) that performance was so delayed by any Design-Builder induced causes, including but not limited to the fault or negligence of the Design-Builder or its Consultants or Subcontractors; or (ii) for which any remedies are provided for or excluded by any other provision of the Contract.

8.4.8 Contract Modification. A Change Order or Construction Change Directive will be issued by the County to the Design-Builder within a reasonable period of time after approval of a request for extension of time, specifying the number of days allowed, if any, and the new date or number of calendar days after the date of commencement for completion of the Work or specified portions of the Work.

8.4.9 No Release of Surety. An extension of time granted shall not release the Design-Builder's surety from its obligations. Work shall continue and be carried on in accordance with all the provisions of the Contract and said Contract shall be and shall remain in full force and effect during the continuance and until the completion and Final Acceptance of the Work covered by the Contract unless formally suspended or annulled in accordance with the terms of the Contract.

8.4.10 No Waiver. Neither the grant of an extension of time beyond the date fixed for Substantial Completion of the Work, nor the performance and acceptance of any part of the Work or materials specified by the Contract after the time specified for Substantial Completion of the Work, shall be deemed to be a grant of any future extensions, a waiver by the County of the County's right to abrogate this Contract for abandonment or failure to complete within the time specified, or to impose and deduct damages as may be provided in the Contract Documents.

8.5 Liquidated Damages

8.5.1 County and Design-Builder recognize that time is of the essence of this Agreement and that the County may suffer financial loss in the form of lost grant funds, additional contract administration expenses, loss of public use if the Work is not completed within the Contract Time, including any extensions thereof allowed in accordance with the Contract Documents.

8.5.2 Design-Builder and County agree to liquidate damages with respect to Design-Builder's failure to achieve Substantial Completion of the Work within the Contract Time. The Parties intend for the liquidated damages set forth herein to apply to this Contract as set forth in Government Code Section 53069.85. Design-Builder acknowledges and agrees that the liquidated damages are intended to compensate County solely for Design-Builder's failure to meet the deadline for Substantial Completion and shall not excuse Design-Builder from liability from any other breach, including any failure of the Work to conform to the requirements of the Contract Documents.

8.5.3 In the event that Design-Builder fails to achieve Substantial Completion of the Work within the Contract Time, Design-Builder agrees to pay County \$2,500.00 per day for each calendar day that Substantial Completion is delayed.

8.5.4 Design-Builder acknowledges and agrees that the foregoing liquidated damages have been set based on an evaluation by County of damages that it will incur in the event of the late completion of the Work.

Design-Builder and County agree that because of the nature of the Project it would be impractical or extremely difficult to fix the amount of actual damages incurred by the County due to a delay in completion of the Work. Accordingly, the County and Design-Builder have agreed to such liquidated damages to fix Design-Builder's costs and to avoid later disputes. It is understood and agreed by Design-Builder that any liquidated damages payable pursuant to this Agreement are not a penalty and that such amounts are not manifestly unreasonable under the circumstances existing as of the effective date of this Agreement.

8.5.5 It is further mutually agreed that County shall have the right to deduct liquidated damages against progress payments or retainage and that the County will issue a unilateral Construction Change Directive and reduce the Contract Sum accordingly. In the event the remaining unpaid Contract Sum is insufficient to cover the full amount of liquidated damages, Design-Builder shall pay the difference to County.

9. PAYMENTS AND COMPLETION

9.1 Contract Sum

The Contract Sum, including authorized adjustments, is the total maximum amount payable by the County to the Design-Builder for performance of the Work under the Contract Documents.

9.2 Schedule of Values

Within fourteen (14) calendar days after the Date of Commencement, Design-Builder shall submit to the County a Schedule of Values allocated to various portions of the Work. The Schedule of Values shall be approved by the County in writing. The Schedule of Values shall be prepared in such a manner that each major item of Work assigned to Design-Builder and to each separate Design Consultant and Subcontractor is shown as a single line item on AIA Document G703 (or other form as required by County) and supported by such data to substantiate its accuracy as the County may require. The approved Schedule of Values shall be used as a basis for reviewing the Design-Builder's Applications for Payment.

9.3 Applications For Payment

9.3.1 Applications for Payment. The Design-Builder shall submit to the County an itemized Application for Payment, utilizing a form approved in writing by the County, for operations completed in accordance with the Schedule of Values and the payment provisions of the Agreement. Such Application shall be notarized, if required by County, and supported by such data substantiating the Design-Builder's right to payment as the County or County may require, including copies of requisitions from Subcontractors and Suppliers.

9.3.2 Based on California Public Contract Code Section 20104.50 and the Contract Documents, each Application for Payment shall be reviewed by the County as soon as practicable after receipt for the purpose of determining that the payment request is proper. Any Application for Payment determined not to be suitable for payment shall be returned to Design-Builder not later than seven (7) calendar days after receipt. Any returned Application for Payment shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper. The County shall make any progress payment within 30 days after receipt of an undisputed and properly submitted Application for Payment from the Design-Builder. If the County fails to make the payment in a timely fashion, then the County shall pay interest to the Design-Builder equivalent to the legal rate set forth in Section 685.010(a) of the Code of Civil Procedure. The number of days available to the County to make payment without incurring interest shall be reduced by the number of days by which the County exceeds the seven-day return requirement set forth herein.

As provided in Article 7 herein, such Applications for Payment may include requests for payment on account of changes in the Work which have been properly authorized by Construction Change Directives but not yet included in Change Orders.

Such Applications for Payment shall not include requests for payment of amounts the Design-Builder does not intend to pay to a Design Consultant, Subcontractor or material supplier because of a dispute or other reason, or as to which an appropriate conditional or unconditional waiver and release of rights upon payment has not been provided.

9.3.3 Documentation. As a condition precedent to County's monthly progress payment to Design-Builder, Design-Builder shall submit with each Application for Payment the following documentation:

(1) Updated Schedules of Values, invoices and requisitions from all Subcontractors, Sub-subcontractors and suppliers performing Work covered by the Application for Payment;

(2) Completed and executed form of conditional waiver and release of rights upon progress payment in accordance with California Civil Code Section 3262(d)(1), from Design-Builder and its Subcontractors covering the amount of the current Application for Payment;

(3) Completed and executed forms of unconditional waiver and release of rights upon progress payment in accordance with California Civil Code Section 3262(d)(2), from Design-Builder and its Subcontractors covering the amount of the previous Application for Payment (but no later than two months prior to the current Application for Payment);

(4) Certification from Contractor-retained or Subcontractor-retained design subconsultants that, based upon their on-site observations, the Design-Build Work has progressed as indicated in Design-Builder's Application for Payment, and has been installed in accordance with the design documents prepared by such design subconsultant;

(5) At its sole discretion, the County reserves the right to request (i) an executed subcontract including bonds, insurance, certificates, and endorsements and all other exhibits and attachments for each item of material, labor and service for which a disbursement has been requested and (ii) certifications from each Subcontractor and Sub-subcontractor of any tier, that each is current in the payment of any supplemental fringe benefits required pursuant to any collective bargaining agreement to which any such Subcontractor or Sub-subcontractor is a Party or is otherwise bound; and

(6) Such other documentation as the County may reasonably request.

Any Payment made by County to Design-Builder in the absence of any of the preceding documents in no way relieves the Design-Builder from providing all these documents for the current and/or any future payment.

As a further condition precedent County's obligation to make monthly progress payment to Design-Builder, Design-Builder must be current in its submittal of documentation required by the Contract Documents including, but not limited to the following:

(1) A Subcontractor Procurement Log listing executed subcontracts including bonds, insurance, certificates, and endorsements and all other exhibits and attachments for each item of material, labor and service for which a disbursement has been requested;

(2) Log of all licenses, leases, permits, approvals and agreements relating to the construction of the Project;

- (3) Contractor's daily logs;
- (4) Record Documents and As-Built Drawings and Specifications updated with current Project information as described in Subparagraph 3.10.1 above;
- (5) Updated Project Schedule;
- (6) RFI Log;
- (7) Change Order Request Log and Change Order Log, including a list of any Change Orders and Construction Work Directives, contemplated or under negotiation at the date of such payment request, the status, and a rough order of magnitude cost for each such change.
- (8) Certified Payrolls for the time period covered in the Application for Payment.

Any payment made by County to Design-Builder in the absence of any of the preceding documents in no way relieves the Design-Builder from providing all these documents for the current and/or any future payment.

9.3.4 Initial Payment Application. Design-Builder shall ensure that all administrative actions, submittals, payment procedures and requirements set forth in the Contract Documents for the first Application for Payment must precede or coincide with the initial Application for Payment, including:

- (1) A description of the types of Work and the amounts thereof to be provided by the Design-Builder (as opposed to the Design Consultants or Subcontractors);
- (2) A list of Design Consultants, Subcontractors, principal suppliers and fabricators;
- (3) A Submittal Schedule;
- (4) Copies of all necessary permits;
- (5) All insurance certificates and endorsements for Design-Builder, Design Consultants and all Subcontractors are in place;
- (6) Payment and Performance Bonds for Design-Builder and Subcontractors, as applicable, are in place; and
- (7) Job signs have been installed.

9.3.5 Payment to Design Consultants and Subcontractors. Within ten (10) calendar days of Design-Builder's receipt of payment from County for Work performed by a Design Consultant or Subcontractor, the Design-Builder shall pay all Design Consultants and Subcontractors for and on account of Work of the Contract performed by each. The Design-Builder shall by appropriate agreement with each Design Consultant, Subcontractor and Supplier, require each Subcontractor to make payments to Sub-subcontractor in a similar manner. The County will, on request, furnish to a Design Consultant, Subcontractor, Sub-subcontractor, or supplier, if practicable, information regarding percentages of completion or amounts applied for by the Design-Builder and action taken thereon by the County and County on account of portions of the Work done by each. Pursuant to Public Contract Code 20133(l)(2) in a contract between the Design Builder and a Design Consultant or Subcontractor, or between a Subcontractor and Sub-Subcontractor, the percentage of the retention proceeds withheld may not exceed the percentage specified in the Agreement between the County and Design-Builder. If

the Design-Builder provides written notice to any Subcontractor, prior to or at the time the bid is requested, that a performance and payment bond may be required and the Subcontractor subsequently is unable or refuses to furnish a bond to Design-Builder, then the Design-Builder may withhold retention proceeds in excess of the percentage specified in the Agreement between the County and Design-Builder from any payment made by the Design-Builder to the Subcontractor.

9.3.6 Substantial Completion Payment Application. Following issuance of the Certificate of Substantial Completion by the County's Project Manager and approval thereof by County, the Design-Builder shall submit an Application for Payment at Substantial Completion. In addition to submittals required for all applications for progress payments, the Design-Builder shall complete the following administrative actions and submittals, all of which shall precede or coincide with this application:

- (1) List all incomplete items of Work and the value of each item of incomplete Work;
- (2) Obtain and submit all documentation necessary to enable the County's full and unrestricted use of the Work or portions thereof, and access to services and utilities, and to supply any change-over information necessary to the County's occupancy, use, operation, and maintenance;
- (3) Discontinue and remove temporary facilities and services from the Site, along with construction tools and facilities, forms, and similar items except for Design-Builder's field office;
- (4) Obtain all temporary occupancy permits and similar approvals for the use of the facilities;
- (5) Inspect, test, and adjust performance of every system of facility of the Work to ensure that overall performance is in compliance with terms of the Contract Documents;
- (6) Submit a report of such test results to the County;
- (7) Provide instruction for the County's operating personnel on systems and equipment operational requirements;
- (8) Report performance of completed installations after adjustment that appear unable to comply with the requirements of the Contract Documents; and
- (9) Submit the operating manual(s) for operating and maintaining the building.

9.3.7 Warranty of Title. The Design-Builder warrants that title to all Work covered by an Application for Payment will pass to the County no later than the time of payment. The Design-Builder further warrants that upon submittal of an Application for Payment all Work for which Applications for Payment have been previously issued and payments received from the County shall, to the best of the Design-Builder's knowledge, information, and belief, be free and clear of liens, stop notices, claims, security interests, or encumbrances in favor of the Design-Builder, Design Consultants, Subcontractors, Sub-subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials, and/or equipment relating to the Work. This provision shall not relieve the Design-Builder from the responsibility for materials and Work upon which payments have been made, the restoration of damaged Work, or waive the right of the County to require the fulfillment of the terms of the Contract.

9.4 Decisions to Withhold Payment

9.4.1 Basis for Decision to Withhold. The County's Project Manager may withhold payment in whole or in part, to the extent reasonably necessary to protect the County. If the County's Project Manager is unable to approve payment in the amount of the Design-Builder's Application for Payment, the County's Project Manager will notify the Design-Builder of the reasons for failing to approve the payment. If the Design-Builder and County's Project Manager cannot agree on a revised amount, the County's Project Manager will promptly issue payment for the amount for which the County's Project Manager is able to make such representations to the County. The County's Project Manager may refuse to make payment or, because of subsequently discovered evidence, the County's Project Manager or the County may nullify the whole or a part of a payment previously issued, to such extent as may be necessary in the County's Project Manager's opinion to protect the County from loss for which the Design-Builder is responsible, including loss resulting from acts and omissions described in Subparagraph 3.3.2 and 3.18.1 or because of:

- (1) Defective work not remedied;
- (2) Third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the County is provided by the Design-Builder;
- (3) Failure of the Design-Builder to make payments properly to Design Consultants, Subcontractors or suppliers for labor, materials, services or equipment;
- (4) Reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- (5) Damage to the County or another contractor;
- (6) Reasonable evidence that the Work will not be completed within the Contract Time;
- (7) Persistent failure to carry out the Work in accordance with the Contract Documents;
- (8) Liquidated damages, if any, which accrued as of the date of the Application for Payment;
- (9) Such other sum as the County is entitled to recover from the Design-Builder; and
- (10) Contractor's failure to timely submit:
 - (a) Daily logs;
 - (b) Certification from County and Contractor that Record Documents and As-Built Drawings and Specifications have been updated with current Project information as described in Paragraph 3.10 above;
 - (c) Updated Construction Schedule;
 - (d) RFI logs;
 - (e) Change Order Log;
 - (f) Certifications from each Subcontractor and Sub-subcontractor of any tier, that each is current in the payment of any supplemental fringe benefits

required pursuant to any collective bargaining agreement to which any such Subcontractor is a Party or is otherwise bound; and

9.4.2 Withhold for Disputes. In the event of a dispute between County and Design-Builder, the County may withhold from payments an amount not to exceed 150% of the disputed amount. When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

9.4.3 Withhold for Stop Notice Claims.

If at any time there shall be evidence of the existence, whether or not same has been asserted, of any stop notice, or claim arising out of or in connection with the performance or default in performance of this Contract or any subcontract or supply contract entered into by Design-Builder to perform this Contract, and if the County might become liable for the discharge of or satisfaction of such stop notice or claim, then the County shall have the right to retain out of any payment then due or thereafter to become due, in addition to the amounts set forth above, an amount sufficient to discharge such stop notice or satisfy such claim and to reimburse the County and the Project Manager(s) of the County for all costs and expenses in connection therewith, including attorneys' fees. Further, the County, in its sole discretion, shall have the right to discharge or satisfy such stop notice or claim and pay all costs and expenses in connection therewith if the Design-Builder does not have such stop notice or claim discharged or satisfied within ten (10) calendar days after receiving notice to remove the stop notice or claim from County or unless some other procedure for discharge or satisfaction of such claim is agreed between County and Design-Builder. If the amounts retained are insufficient for the aforesaid purposes, or if such stop notice or claim remains undischarged or unsatisfied after all payments have been made to the Design-Builder, then the Design-Builder shall refund to the County all monies that may have been paid to discharge such stop notice or satisfy such claims, including the costs, expenses, and attorney's fees in connection therewith.

The County shall release any payments withheld due to a stop notice claim if the Design-Builder obtains a release bond that is: (i) issued by a surety acceptable to County admitted to issue surety bonds by the California Department of Insurance in the State of the Project; (ii) is in form and substance satisfactory to the County; and (iii) is in an amount of not less than 125% of the amount of any stop notice claim.

9.5 **Progress Payments**

9.5.1 County Payments to Design-Builder. After the County's Project Manager has issued a Certificate for Payment, the County, subject to its rights under Paragraph 9.5 herein, shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the County's Project Manager.

9.5.2 Joint Checks or Direct Payments. Neither the County nor County's Project Manager shall have an obligation to pay or to see to the payment of money to a Subcontractor except as may otherwise be required by law. County, however, reserves the right, in its sole discretion for reasonable cause, to make payments to Design-Builder in the form of checks payable jointly to Design-Builder and to any of Design-Builder's Subcontractors or suppliers or, upon notice to Design-Builder with the opportunity to object, payments directly to design consultants, Subcontractors and suppliers, in satisfaction of County's obligation to make payments to Design-Builder.

9.5.3 Payment Not Acceptance of Work. A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the County shall not constitute acceptance of Work not in accordance with the Contract Documents.

9.5.4 From each progress payment, five percent (5%) will be deducted and retained by the County and the remainder, less the amount of all previous payments and less the amounts needed to satisfy outstanding

stop notices, will be paid to the Design-Builder. The Design-Builder may, at the Design-Builder's sole cost and expense, substitute securities equivalent to any monies withheld by the County to insure performance under this Contract. Such security shall be deposited with the County or a state or federally chartered bank as escrow agent, who shall pay such monies to the Contractor upon satisfactory completion of the Contract. The Design-Builder shall be the beneficiary of any security substituted for monies withheld and shall receive any accrued interest thereon. Securities eligible for investment shall include those listed in Government Code Section 16430 or bank or savings and loan certificates of deposit. No such substitution shall be accepted until the Escrow Agreement, Forms of Security and any other document related to said substitution is reviewed and found acceptable by the County, nor unless the Contractor shall have notified the County of its intention to substitute securities for retainage within ten (10) days of the signing of the Agreement.

9.6 Substantial Completion

9.6.1 Design-Builder Request for Inspection and Punch List. When the Design-Builder considers that the Work is substantially complete, the Design-Builder shall prepare and submit to the County's Project Manager and County a request for such inspection a comprehensive Punch List of items to be completed or corrected prior to Final Payment. Failure to include an item on such Punch List does not alter the responsibility of the Design-Builder to complete all Work in accordance with the Contract Documents.

9.6.2 County Inspection. Upon receipt of the Design-Builder's Punch List, the County's Project Manager will make an inspection to determine whether the Work or designated portion thereof is Substantially Complete. If the inspection discloses any item, whether or not included on the Design-Builder's Punch List, which is not sufficiently complete in accordance with the Contract Documents so that the County can occupy or utilize the Work or designated portion thereof for its intended use, the Design-Builder shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by County. In such case, the Design-Builder shall then submit a request for another inspection by County to determine Substantial Completion.

9.6.3 Certificate of Substantial Completion. When the Work or designated portion thereof is substantially complete, the County's Project Manager will prepare a Certificate of Substantial Completion which shall establish the date of Substantial Completion, shall establish responsibilities of the County and Design-Builder for security, maintenance, heat, utilities, damage to the Work, and insurance, and shall fix the time within which the Design-Builder shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of all Work.

9.6.4 County's Acceptance. The Certificate of Substantial Completion prepared by County's Project Manager shall be submitted to the Design-Builder for written acceptance of responsibilities assigned to Design-Builder and County in such Certificate. Upon such acceptance and consent of surety, provided the requirements for Substantial Completion Payment set forth in the Agreement are met, the County shall make payment to the Design-Builder for the cost of undisputed Work in place. County, however, shall be entitled to withhold retainage equaling 150% of the estimated cost of the following items until Final Completion:

- (1) Punch list items;
- (2) All items necessary to obtain the Final Certificate of Occupancy identified in the Contract Documents as the Work of Design-Builder;
- (3) As-Built and Record Documents;
- (4) Potential stop notice claims of individuals or entities who have not provided Conditional Waivers and Releases Upon final Payment; and

(5) Any Claims the County may have against the Design-Builder.

If the Design-Builder has not completed all items enumerated above within thirty (30) calendar days after the issuance of the Certificate of Substantial Completion, the County shall have the right to demand completion or correction of the items within a 48-hour period. If the Design-Builder does not commence the requested Work within the 48-hour period or provide County with written notice of a legitimate reason why Design-Builder is not able to commence the Work within the 48-hour period, the County shall have the unilateral right to complete the Work and deduct the cost of completion of the Work from any money held pending Final Completion.

9.7 Partial Occupancy or Use

9.7.1 County's Rights and Allocation of Responsibility. The County may occupy or use any completed or partially completed portion of the Work at any stage provided such occupancy or use is consented to by the insurer providing builder's risk property insurance to the Project and is not prohibited by the applicable legal requirements. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the County and Design-Builder have agreed in writing as to the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work, and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Design-Builder considers a portion substantially complete, the Design-Builder shall prepare and submit a list to County and County's Project Manager as provided under Subparagraph 9.7.2. Consent of the Design-Builder to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the County and Design-Builder.

9.7.2 Joint Inspection. Immediately prior to such partial occupancy or use, the County, Design-Builder and County's Project Manager shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

9.7.3 No Acceptance. Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

9.7.4 Conditions. The Design-Builder agrees to County's use and partial occupancy of a portion or unit of the Project before formal acceptance by the County under the following conditions:

(1) Occupancy by the County shall not be construed by the Design-Builder as being an acceptance by County of that part of the Project to be occupied;

(2) Design-Builder shall not be held responsible for any damage to the occupied part of the Project resulting solely from the County's occupancy;

(3) Occupancy by the County shall not be deemed to constitute a waiver of existing claims on behalf of the County or Design-Builder against each other;

(4) If the Project consists of more than one building, and one of the buildings is to be occupied, the County, prior to occupancy of the building, shall secure permanent property insurance on the building to be occupied and any necessary partial occupancy permits from the governmental agencies in jurisdiction. Final approval and occupancy permits from agencies in jurisdiction are still the responsibility of the Design-Builder, which may be required for use and occupancy;

(5) Design-Builder shall make available in the areas occupied, on a 24-hour day and seven-day week basis if required, any utility services, heating, and cooling as are in condition to be put in

operation at the time of early occupancy. All responsibility for the operation and maintenance of said equipment shall remain with the Design-Builder while it is so operated. However, an itemized list of each piece of equipment so operated, with the date operation commences, shall be made and certified by the County's Project Manager. This list shall be the basis for the commencement of guarantee periods on the equipment being operated for the benefit of the County's early occupancy. The County shall pay for all utility costs and operational expenses which arise out of the occupancy by the County during construction;

(6) County's use and partial occupancy prior to Project acceptance does not relieve the Design-Builder of his responsibility to maintain all insurance and bonds required of the Design-Builder under the Contract until the Project is complete and the Notice of Completion is recorded by the County; and

(7) If time and/or costs are impacted by County's partial occupancy or use, Design-Builder may submit a Claim for such financial and/or Schedule impact in accordance with Article 4.

9.8 Final Completion and Final Payment

9.8.1 Inspection. Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a Final Application for Payment, the County's Project Manager will promptly make such inspection and, when the County finds the Work acceptable under the Contract Documents and the Contract fully performed, the County's Project Manager will promptly issue a final Certificate for Payment stating that to the best of the County's Project Manager's knowledge, information and belief, and on the basis of the County's Project Manager's on-site visits and inspections, the Work has been fully and satisfactorily completed in strict compliance with the Contract Documents and that the entire balance found to be due the Design-Builder and noted in the final Certificate is due and payable. The County's Project Manager's Final Certificate for Payment will constitute a further representation that conditions listed in Subparagraph 9.8.2 as precedent to the Design-Builder's being entitled to Final Payment have been fulfilled.

9.8.2 Documentation. In addition to the requirements for Final Payment set forth in the other Contract Documents, the Final Payment shall not become due until (i) Design-Builder has fully performed the Contract, including all Punch List work; (ii) a Final Certificate of Occupancy (or equivalent inspection sign-off) has been issued (unless failure to issue is due to circumstances beyond the control of Design-Builder); (iii) sixty (60) calendar days have elapsed since County's recordation of a Notice of Completion; and (iii) Design-Builder has submitted to the County:

(1) A full, complete and proper Final Application for Payment;

(2) A current Sworn Statement from the Design-Builder setting forth all Subcontractors and material suppliers with whom Design-Builder has subcontracted, the amount of each subcontract, the amount requested for each Design Consultant, Subcontractor and supplier in the, payment application, and the balance remaining on the subcontract that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the County or the County's property might be responsible or encumbered (less amounts withheld by County) have been paid or otherwise satisfied;

(3) A current Sworn Statement from each Design Consultant and Subcontractor setting forth all Sub-subcontractors and material suppliers with whom Subcontractor has subcontracted, the amount of each sub-subcontract, the amount requested for each Sub-subcontractor and supplier in the payment application, and the balance remaining on the subcontract that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the County or the County's property might be responsible or encumbered (less amounts withheld by County) have been paid or otherwise satisfied;

(4) Completed and executed forms of conditional waiver and release of rights upon final payment in accordance with California Civil Code Section 3262(d)(3) from Design-Builder and all persons eligible to record mechanics' liens and file stop notices in connection with the Work, covering the final payment period;

(5) Completed and executed forms of unconditional waiver and release of rights upon progress payment in accordance with California Civil Code Section 3262(d)(2) from Design-Builder and all persons eligible to record mechanics' liens and file stop notices in connection with the Work, covering the previous payment period;

(6) Completed and executed affidavits from Design-Builder, Design Consultants and Subcontractors, attaching certificates and endorsements evidencing that insurance required by the Contract Documents to remain in force after Final Payment, if any, is currently in effect and will not be canceled or allowed to expire until at least 30 days prior written notice has been given to the County;

(7) A written statement that the Design-Builder knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents;

(8) Consent of surety(ies) to Final Payment;

(9) Design-Builder's written assurance that identified corrective work not complete and accepted will be completed by a stated date agreeable to County;

(10) The required Record Documents and As-Built Construction Documents including, but not limited to, shop drawings and other submittals;

(11) Reasonable proof that taxes, fees and similar obligations of Design-Builder have been paid;

(12) A certificate in form and substance acceptable to County and signed by the County's Project Manager certifying that, to the best of its knowledge, the Work has been completed in accordance with the Contract Documents, all applicable laws and restrictions; that the Work, as completed, complies in all material respects with all applicable zoning, environmental, building, and land use laws which apply to the Project; that to the knowledge of the County's Project Manager, no governmental entity has issued any notice of violation or nonconformity in connection with the improvements; that direct connection has been made to all abutting gas, sewer, telephone, and electrical facilities necessary for occupancy and use of the Project; and that the Project is ready for occupancy/use.

(13) A certificate in form and substance acceptable to County signed by the Design-Builder's Design Consultants certifying that, to the best of their knowledge, that such Work has been completed in accordance with the Contract Documents, all Applicable Laws, and restrictions;

(14) All warranties from vendors and Subcontractors, maintenance manuals, instructions and related agreements, equipment certifications and similar documents, and maintenance and operating instructions, which shall include:

(a) Schematic piping and wiring diagrams;

(b) Valve charts and schedules;

(c) Electrical panel schedules complete and posted in panels;

(d) Lubrication charts and schedules;

- (e) Guides for troubleshooting;
 - (f) Pertinent diagrams of equipment with main parts designated for identification;
 - (g) Manufacturer's data and capacity data on all equipment;
 - (h) Operating and maintenance instructions for all items of equipment and all control systems;
 - (i) Manufacturer's parts list; and
 - (j) Testing procedures for operating tests;
- (15) Tools, spare parts and required extra materials (i.e., attic stock), and similar items;
 - (16) Keys and proof of the final change-over of locks. In addition, Design-Builder must advise the County's personnel of the change-over in security provisions;
 - (17) Written start-up testing performance reports of all systems after completion of start-up testing, and complete instruction of the County's operating and maintenance personnel;
 - (18) Proof of adherence to final cleaning requirements of the Contract Documents; and
 - (19) Proof of touch up and other repairs and restoration of all marred and exposed finishes.

9.8.3 Release of Stop Notices. If a Design Consultant, Subcontractor or supplier refuses to furnish a release or waiver required by County or files a stop notice, the Design-Builder shall furnish a bond satisfactory to the County to release the stop notice and indemnify the County against such stop notice and County shall enforce its right under Subparagraph 9.4.3 herein.

9.8.4 Delay Not Caused by Design-Builder. If, after Substantial Completion of the Work, Final Completion thereof is materially delayed through no fault of the Design-Builder or by issuance of Change Orders affecting final completion, the County shall, upon application by the Design-Builder and certification by the County, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted provided, however, that the retainage amount held following such payment shall be equal to 150% of the estimated cost of completing the Work as determined by the County. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Design-Builder to the County prior to certification of such payment. Such payment shall be made under terms and conditions governing Final Payment.

9.8.5 Design-Builder's Acceptance of Final Payment. Acceptance of Final Payment by the Design-Builder, a Design Consultant, a Subcontractor, or material supplier shall constitute a waiver of any and all Claims by that payee, of whatsoever nature, character or kind, except those previously made in writing and identified by that payee as unsettled at the time of Final Application for Payment.

9.8.6 County's Final Payment. The making of Final Payment shall not constitute a waiver of Claims by the County arising from:

- (1) Unsettled stop notices;

- (2) Faulty or defective work appearing after Substantial Completion of the Work;
- (3) Failure of the Work to comply with the requirements of the Contract Documents;
- (4) Terms of any special warranties required by the Contract Documents; or
- (5) Any other Claim unless specifically waived by the County in writing.

10. PROTECTION OF PERSONS AND PROPERTY

10.1 Safety Precautions and Programs

The Design-Builder is responsible for establishing, maintaining, and supervising the necessary safety precautions needed to permit the performance of the Work without endangering public safety and property. A Site Specific Safety Program and the Design-Builder's Safety Policy must be prepared and submitted for the County's review and comments. Design-Builder shall comply with the review comments of County. The Site Specific Safety Program shall include the following:

- (1) The identity of outside safety consultant or Design-Builder's safety officer and on-site safety officer;
- (2) The schedule for the Design-Builder's safety inspections;
- (3) The type and frequency of training conducted for Design-Builder's personnel including tailgate meeting, lifting training, emergency procedure, etc.;
- (4) Information on the types of heavy equipment to be used and the necessary precaution to be taken if there is an accident;
- (5) A copy of the Design-Builder's Hazardous Communications Program;
- (6) A list of any possible fire hazards and the fire fighting equipment for the particular Site;
- (7) A detailed description of hazardous or unusual procedures necessary for the particular Site;
- (8) Information on any material impact of the construction on the surrounding area including traffic flow, parking, street closure, utility shutoffs, and pedestrian crossing;
- (9) Placement, quantity and type of safety warning lights, signs or other devices during construction;
- (10) Written procedures in the event of an injury, fire, hazardous material experience, or other emergency during construction; and
- (11) Description of the location and enclosure of the approved staging area.

Design-Builder shall also comply with any safety requirements required by insurers providing coverage for the Project. Notwithstanding the foregoing, Design-Builder specifically assumes all risk of damages or injury to any persons or property, wherever located, resulting from any action or operation of the Design-Builder or Design-Builder's Subcontractors or Sub-subcontractors under the Contract Documents or in connection with the Work.

10.2 Safety of Persons and Property

10.2.1 Design-Builder's Responsibility for Damage or Loss. Except as otherwise provided in the Contract Documents and except as to the cost of repair or restoration of damage to the Work caused by Force Majeure events, the Design-Build shall bear all losses resulting to him/her on account of the amount or character of the Work, or from any unforeseen obstructions or difficulties which may be encountered, or from any encumbrances on the line of the Work, or because the nature of the ground in or on which the Work is done is different from what is assumed. The Design-Builder shall bear the risk for any County equipment, material, or supplies with which Design-Builder has been entrusted and shall bear responsibility for all bodily injuries to persons, including accidental death, which may be caused by Design-Builder's performance of the Work.

10.2.2 Design-Builder's Remedy of Damage or Loss. The Design-Builder shall promptly remedy all damage or loss to any property referred to in this Article arising, in whole or in part, from the Work performed by the Design-Builder or by any Subcontractor, any Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and for which the Design-Builder is responsible, except damage or loss attributable to the acts or omission of the County, the County, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and not attributable to the fault or negligence of the Design-Builder. The foregoing obligations of the Design-Builder are in addition to the Design-Builder's indemnification obligations under Paragraph 3.18 herein.

10.2.3 Precautions and Protection. The Design-Builder shall take necessary precautions for safety of, and shall provide necessary protection to prevent damage, injury or loss to:

- (1) Employees on the Site and other persons who may be affected thereby;
- (2) The Work and materials and equipment to be incorporated therein, whether in storage on or off the Site, under care, custody or control of the Design-Builder or the Design-Builder's Subcontractors or Sub-subcontractors; and
- (3) Other property at the Site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

10.2.4 Notice and Compliance with Applicable Law. The Design-Builder shall give notices and comply with Applicable Laws bearing on safety of persons or property or their protection from damage, injury or loss. Design-Builder shall comply with all laws and regulations, including the California Labor Code and with all California Occupational Safety and Health Act ("OSHA"), Environmental Protection Agency, and South Coast Air Quality Management District regulations, concerning safety requirements and protection of workers including, but not limited to, those regulations concerning scaffolding, bracing, shoring, trench excavating and removal, and handling and disposal of hazardous waste. Design-Builder shall fully defend, indemnify, and hold harmless the County, its members, officers, employees, and agents, including, but not limited to, the County's Project Manager, from any and all citations and/or memoranda assessed against the County due to regulatory violations of the Design-Builder, Design-Builder's Subcontractors, or Sub-subcontractors.

10.2.5 Safeguards. The Design-Builder shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgate safety regulations, and notify County and users of adjacent Sites and utilities. The Design-Builder shall also be responsible for all measures necessary to protect any property adjacent to the Project and improvements thereon. Any damage to adjacent property or improvements shall be promptly repaired or replaced by Design-Builder at its sole cost and expense within the Contract Sum.

10.2.6 Excavation. As required by Section 6705 of the California Labor Code and in addition thereto, whenever Work under the Contract involves the excavation of any trench or trenches five feet or more in depth, the Contractor shall submit for acceptance by the County or by a registered civil or structural engineer employed by the County, to whom authority to accept has been delegated, in advance of excavation, 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 of the Division of Industrial Safety, the plan shall be prepared by a registered civil or structural engineer employed by the Design-Builder and all costs therefore shall be included in the price named in the contract for completion of the work as set forth in the Contract Documents. Nothing in this section shall be construed to impose tort liability on the County, the County, nor any of their officers, agents, Project Managers or employees.

10.2.7 Notice of Hazards. When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Design-Builder shall exercise utmost care, carry on such activities under supervision of properly qualified personnel, and shall provide County and County's Project Manager with reasonable advance notice of such activity.

10.2.8 Loading. The Design-Builder shall not load or permit any part of the construction or Site to be loaded so as to endanger its safety. The Design-Builder shall be responsible for the protection of all existing structures and improvements, both above and underground, including both the exterior and interior finishes within the adjoining working areas, and shall provide adequate temporary removal as necessary. Any existing structures or improvements damaged during construction shall be repaired or replaced with materials, workmanship, fixtures, or equipment of the same kind, quality and size as the original, prior to damage. Any materials or equipment temporarily removed and damaged shall be re-erected or installed in a manner approved by the County.

The Design-Builder shall review the structural capability of the construction and Site prior to allowing installation of temporary lifting devices or staging equipment or the temporary off-loading of materials. Design-Builder shall not exceed design loads without making modifications to the construction or Site to support such loads.

All modifications to the construction or Site to support temporary lifting devices, staging equipment, or loading shall be submitted to County for review and acceptance.

10.2.9 Accident Prevention. The Design-Builder shall designate a responsible member of the Design-Builder's organization at the Site whose duty shall be the prevention of accidents. This person shall be the Design-Builder's Superintendent unless otherwise designated by the Design-Builder in writing to the County.

10.2.10 Accident Reporting. The Design-Builder shall immediately report all accidents and injuries to County, and shall submit on a form approved by County within 24 hours of such accident or injury setting forth essential information for investigation of the accident or injury including, but not limited to, name, address, and phone number of all injured workers and witnesses, location on the jobsite, nature of injury, medical treatment, identity of ambulance company, and hospital.

10.2.11 Adjoining Property. Design-Builder shall employ all necessary measures to protect adjoining adjacent property and shall provide barricades, temporary fences, and covered walkways required to protect the safety of passersby, as required by prudent construction practices, local building codes, ordinances, or other laws and the Contract Documents.

10.3 Hazardous Materials

10.3.1 Notice to County. The Design-Builder agrees that it is solely responsible for investigation and performing remedial actions on all hazardous materials and other related environmental requirements located on the Project Site. Any hazardous materials that are encountered beyond those described in the Contract Documents or Proposal Requirements, or which reasonably could not have been discovered within the time permitted or the Design-Builder to prepare its Proposal, may properly be the subject to a Change Proposal. The County agrees that the Design-Builder cannot be considered a hazardous materials generator of any such materials in existence on the Site at the time it is given possession of the Site. In the event the Design-Builder encounters on the Site materials which it reasonably believes to be "hazardous materials" as that term is defined by federal and state law, which have not been rendered harmless, the Design-Builder shall immediately stop work in the area affected and report the condition to the County in writing. The work in the affected area shall not thereafter be resumed until a suitable testing agency certifies the material as non-hazardous or the material is removed or rendered harmless as certified by a suitable testing agency.

10.3.2 Material Safety Data Sheets and Compliance with Proposition 65.

Design-Builder is required to ensure that material safety data sheets are available in a readily accessible place at the Work Site, for any material requiring a material safety data sheet per the federal "hazard communication" standard, or employees' right-to-know law. The Design-Builder is also required to insure proper labeling on any substance brought into the Project Site, and that any person working with the material, or within the general area of the material, is informed of the hazards of the substance and follows proper handling and protection procedures.

Design-Builder is required to comply with the provisions of California Health and Safety Code Sections 25249.5 et seq., which requires the posting and giving of notice to persons who may be exposed to any chemical known to the State of California to cause cancer. The Design-Builder agrees to familiarize itself with the provisions of this section, and to comply fully with its requirements.

10.4 Design-Builder Materials

The County shall not be responsible for materials and substances brought to the Site by the Design-Builder unless such materials or substances were required by the Contract Documents.

10.5 Emergencies

In an emergency affecting safety of persons or property, the Design-Builder shall act, at the Design-Builder's discretion, to prevent threatened damage, injury or loss. Additional compensation or extension of time claimed by the Design-Builder on account of an emergency shall be determined as provided in Paragraph 4.5 and Article 7.

10.6 Protection of the Work

Design-Builder shall protect all materials, equipment, supplies and Work from injury or damage due to heat, storms, rain or wind. If unusually severe weather makes it impossible to continue operations safely in spite of necessary weather precautions, Design-Builder shall cease Work and notify County and County of such cessation in accordance with the requirements of Article 4. Design-Builder shall not permit open fires on the Project. If Design-Builder fails to adequately protect the Work, Design-Builder is responsible for all damage incurred by County and is responsible for payment of the deductible on the Builder's Risk Policy.

10.7 Protection of Existing Property

The Design-Builder shall be responsible for all measures necessary to protect existing property to remain. This shall include, but is not limited to, padding and draping elevators used in construction, draping of openings and other measures to isolate areas remaining in use, relocation of furniture, fixtures, and equipment, protective covering/draping of furniture, fixtures, and equipment, and protection of landscape materials, planting, and interior and exterior finishes at and adjacent to the Work. Property damaged by the Design-Builder shall be repaired or replaced by the Design-Builder to the satisfaction of the County without increase to the Contract Sum. Such measures shall be taken at a frequency required to provide such protection and to keep the areas operational as indicated elsewhere in the Agreement.

11. INSURANCE AND BONDS

11.1 Performance Bond and Payment Bond

11.1.1 Bond Requirements.

11.1.1.1 Design-Builder shall furnish a Labor and Material Payment Bond and a Performance Bond in the forms provided in Exhibit I, or on any other form provided by County or approved by County Counsel. Design-Builder shall deliver to County no later than fourteen (14) calendar days of award of the Contract, evidence satisfactory to County that Design-Builder is capable of furnishing the bonds. The performance bond shall be furnished as a guarantee of the faithful performance of the requirements of the Contract Documents in an amount equal to one hundred percent (100%) of the Contract amount for non-design services. The payment bond shall secure payment of all claims, demands, stop notices, mechanics liens, or charges of material suppliers, mechanics, or laborers employed by the Design-Builder or by any Subcontractor or any person, firm, or entity eligible to file a stop notice with respect to the Work in an amount equal to 100% of the Contract amount for non-design services. Bonds may be obtained through Design-Builder's usual source and the cost thereof shall be included in the Contract Sum. In the event of changes in the Work, that increase the Contract Sum, the amount of each bond shall increase and at all times remain equal to the Contract Sum.

11.1.1.2 The bonds shall be executed by a California admitted surety with an A.M. Best's Company rating satisfactory to the County. If an A.M. Best's rating is not available, the proposed surety must meet comparable standards of another rating service satisfactorily to County. Bonds issued by a California admitted surety listed in the latest versions of the U.S. Department of Treasury Circular 570 shall be deemed to be accepted unless specifically rejected by County. Bonds from a California admitted surety not listed in Treasury Circular 570 must be accompanied by all of the documents enumerated in California Code of Civil Procedure Section 995.660(a).

11.1.1.3 All such bonds shall be accompanied by a power of attorney from the surety company authorizing the person executing the bond to sign on behalf of the company. If the bonds are executed outside the State of California, all copies of the bonds must be countersigned by a California representative of the surety. The signature of the person executing the bond shall be acknowledged by a Notary Public as the signature of the person designated in the power of attorney.

11.1.1.4 If, during the continuance of the Contract, any of the sureties, in the opinion of the County, are or become non-responsible or otherwise unacceptable to County, County may require other new or additional sureties, which the Contractor shall furnish to the satisfaction of County within ten (10) days

after notice, and in default thereof the Contract may be suspended and the materials may be purchased or the work completed as provided in Article 5 herein.

11.1.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Design-Builder shall promptly furnish a copy of the bonds or shall permit a copy to be made.

11.1.3 Amount of the Contract, as used to determine amounts of bonds, shall be the total amount fixed in the Contract for performance of required Work (or corrected total if errors are found.)

11.1.4 In the event of increases in the Contract Amount for non-design services by Change Orders, or otherwise, aggregating to ten percent (10%) of the Contract Amount for non-design services or more, and by all such subsequent increases in the Contract Amount for non-design services thereafter, the Contractor shall submit to the County evidence of additional bond coverage for such increases in the Contract Amount for non-design services. Contractor shall be compensated for such additional bond coverage.

11.2 Insurance

11.2.1 Design-Builder shall not commence work under this Contract until all insurance has been obtained that is required under this section and such insurance has been verified by the County, nor shall Design-Builder allow any Subcontractor to commence work on its Contract until all similar insurance required of the Subcontractor has been so obtained and approved. Design-Builder shall furnish the County with three (3) copies of each required certificate of insurance, as provided below. Design-Builder shall have the following insurance coverage:

11.2.1.1 Workers' Compensation Insurance & Employer's Liability Insurance

A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California (Coverage A), including Employer's Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident covering all persons including volunteers providing services on behalf of the Design-Builder and all risks to such persons under this contract.

If Design-Builder has no employees, it may certify or warrant to the County that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the County's Director of Risk Management.

With respect to Contractors that are non-profit corporations organized under California or Federal law, volunteers for such entities are required to be covered by Workers' Compensation insurance.

11.2.1.2 Commercial/General Liability Insurance

The Design-Builder shall carry Commercial General Liability Insurance covering all operations performed by or on behalf of the Design-Builder providing coverage for bodily injury and property damage with a combined single limit of not less than five million dollars (\$5,000,000), per occurrence. The policy coverage shall include:

- (a) Premises operations and mobile equipment.
- (b) Products and completed operations with a 10 year coverage extension

- (c) Broad form property damage (including completed operations).
- (d) Explosion, collapse and underground hazards. (exclusion deleted)
- (e) Personal injury
- (f) Unmodified Contractual liability.
- (g) Contractors Pollution including transportation of hazardous waste
- (h) Subcontractor insurance
- (i) Cross liability coverage

11.2.1.3 Automobile Liability Insurance

Primary insurance coverage shall be written for all owned, hired and non-owned automobiles used in the performance of the obligations under this Contract. The policy shall have a combined single limit of not less than one million dollars (\$1,000,000) for bodily injury and property damage, per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Contract or be no less than two (2) times the occurrence limit.

If the Contractor owns no autos, a non-owned auto endorsement to the General Liability policy described above is acceptable.

11.2.1.4 Umbrella Liability Insurance

An umbrella (over primary) or excess policy may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall apply to bodily injury/property damage, personal injury/advertising injury and shall include a "dropdown" provision providing primary coverage for any liability not covered by the primary policy. The coverage shall also apply to automobile liability.

11.2.1.5 Professional Liability Insurance

Professional Liability Insurance with limits of not less than one million (\$1,000,000) per claim or occurrence and two million (\$2,000,000) annual aggregate.

If insurance coverage is provided on a "claims made" policy, the "retroactive date" shall be shown and must be before the date of the start of the contract work. The claims made insurance shall be maintained or "tail" coverage provided for a minimum of ten (10) years after contract completion.

11.2.1.6 Course of Construction/Installation (Builder's Risk)

Design-Builder shall have property insurance providing all risk, including theft coverage for all property and materials to be used on the project. The insurance policy shall not have any coinsurance penalty.

11.2.2 Additional Insured

All policies, except for the Workers' Compensation, Errors and Omissions and Professional Liability policies, shall contain endorsements naming the County and its officers, employees, agents and volunteers as additional insureds with respect to liabilities arising out of the performance of services hereunder. The additional insured endorsements shall not limit the scope of coverage for the County to vicarious liability but shall allow coverage for the County to the full extent provided by the policy. Such additional insured coverage shall be at least as broad as Additional Insured (Form B) endorsement form ISO, CG 2010.11 85.

11.2.3 Waiver of Subrogation Rights

The Design-Builder shall require the carriers of required coverages to waive all rights of subrogation against the County, its officers, employees, agents, volunteers, contractors and subcontractors. All general or auto liability insurance coverage provided shall not prohibit the Design-Builder and Design-Builder's employees or agents from waiving the right of subrogation prior to a loss or claim. The Design-Builder hereby waives all rights of subrogation against the County.

11.2.4 Policies Primary and Non-Contributory

All policies required herein are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by the County.

11.2.5 Severability of Interests

The Design-Builder agrees to ensure that coverage provided to meet these requirements is applicable separately to each insured and there will be no cross liability exclusions that preclude coverage for suits between the Design-Builder and the County or between the County and any other insured or additional insured under the policy.

11.2.6 Proof of Coverage

The Design-Builder shall furnish Certificates of Insurance to the County Department administering the contract evidencing the insurance coverage, including endorsements, as required, prior to the commencement of performance of services hereunder, which certificates shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to the Department, and Design-Builder shall maintain such insurance from the time Design-Builder commences performance of services hereunder until the completion of such services. Within fifteen (15) days of the commencement of this contract, the Design-Builder shall furnish a copy of the Declaration page for all applicable policies and will provide complete certified copies of the policies and endorsements immediately upon request.

11.2.7 Acceptability of Insurance Carrier

Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A- VIII".

11.2.8 Deductibles and Self-Insured Retention

Any and all deductibles or self-insured retentions in excess of \$10,000 shall be declared to and approved by Risk Management.

11.2.9 Failure to Procure Coverage

In the event that any policy of insurance required under this contract does not comply with the requirements, is not procured, or is canceled and not replaced, the County has the right but not the obligation or duty to cancel the contract or obtain insurance if it deems necessary and any premiums paid by the County will be promptly reimbursed by the Design-Builder or County payments to the Design-Builder will be reduced to pay for County purchased insurance.

11.2.10 Insurance Review

Insurance requirements are subject to periodic review by the County. The County Risk Manager or designee is authorized, but not required, to reduce, waive or suspend any insurance requirements whenever Risk Management determines that any of the required insurance is not available, is unreasonably priced, or is not needed to protect the interests of the County. In addition, if the Risk Manager determines that heretofore unreasonably priced or unavailable types of insurance coverage or coverage limits become reasonably priced or available, the Risk Manager or designee is authorized, but not required, to change the above insurance requirements to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against the County, inflation, or any other item reasonably related to the County's risk.

Any such reduction or waiver for the entire term of the Agreement and any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. Design-Builder agrees to execute any such amendment within thirty (30) days of receipt.

12. UNCOVERING AND CORRECTION OF WORK

12.1 Uncovering of Work

12.1.1 Specific Request. If a portion of the Work is covered contrary to the County's request or to requirements specifically expressed in the Contract Documents, it must, if required in writing by the County, be uncovered for the County examination and be replaced at the Design-Builder's expense within the Contract Sum and without change in the Contract Time.

12.1.2 No Specific Request. If a portion of the Work has been covered, which the County or County has not specifically requested to examine prior to its being covered, the County or County may request to see such Work and it shall be uncovered by the Design-Builder. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the County's expense. If such Work is not in accordance with the Contract Documents, correction shall be at the Design-Builder's expense within the Contract Sum unless the condition was caused by the County or a Separate Design-Builder in which event the County shall be responsible for payment of such costs.

12.2 Correction of Work

12.2.1 Before or After Final Completion. The Design-Builder shall promptly correct Work rejected by the County or County, as failing to conform to the requirements of the Contract Documents, whether discovered before or after Final Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing, inspections, and compensation for the County's services and expenses made necessary thereby, shall be at the Design-Builder's expense within the Contract Sum.

12.2.2 After Substantial Completion.

In addition to the Design-Builder's warranty obligations under Paragraph 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Subparagraph 9.8.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Design-Builder shall correct it promptly after receipt of written notice from the County to do so, unless the County has previously given the Design-Builder a written acceptance of such condition. Such corrective work shall be performed without charge or cost to County after Final Completion of the Work. The County shall give such notice promptly after discovery of the condition. If the Design-Builder fails to correct nonconforming Work within a reasonable

time after receipt of notice from the County or County, the County may correct the nonconforming work in accordance with Paragraph 2.5.

The one-year period for correction of Work shall not be extended by corrective Work performed by the Design-Builder pursuant to this Paragraph 12.2.

12.2.3 Removal. The Design-Builder shall remove from the Site portions of the Work which are not in accordance with the requirements of the Contract Documents and are neither corrected by the Design-Builder nor accepted by the County.

12.2.4 Destruction or Damage. The Design-Builder shall bear the cost within the Contract Sum of correcting destroyed or damaged construction, whether completed or partially completed, of the County or Separate Design-Builders caused by the Design-Builder's correction or removal of Work which is not in accordance with the requirements of the Contract Documents.

12.2.5 No Limitation. Nothing contained in this Paragraph 12.2 shall be construed to establish a period of limitation with respect to other obligations which the Design-Builder might have under the Contract Documents. Establishment of the one-year period for correction of Work as described in Subparagraph 12.2.2 relates only to the specific obligation of the Design-Builder to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Design-Builder's liability with respect to the Design-Builder's obligations other than specifically to correct the Work.

12.3 Acceptance of Nonconforming Work

If the County prefers to accept Work which is not in accordance with the requirements of the Contract Documents, the County may do so instead of requiring its removal and correction. In such case, the Contract Sum will be reduced by an amount equal to the cost of replacing the Work to make it as originally specified or intended. Such adjustment shall be effected whether or not Final Payment has been made.

13. TERMINATION OR SUSPENSION OF THE CONTRACT

13.1 Termination by the Design-Builder

13.1.1 Work Stoppage Not Caused by County. If the Work is stopped for a period of ninety (90) consecutive days through no act or fault of the Design-Builder or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Design-Builder, for any of the following reasons: issuance of an order of a court or other public authority having jurisdiction which requires all Work to be stopped; an act of government, such as a declaration of national emergency which requires all Work to be stopped; and Design-Builder has given County written notice within ten (10) days of the occurrence of such ground for termination, then the Design-Builder may, upon thirty (30) additional calendar days written notice to County and, unless the reason has theretofore been cured, terminate its performance and recover from the County payment for Work executed to date and reasonable demobilization costs.

13.1.2 Work Stoppage Caused by County. If the Work is stopped for a period of 120 consecutive days through no act or fault of the Design-Builder or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Design-Builder because the County has persistently failed to fulfill the County's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Design-Builder may give County ten (10) calendar days written notice to cure. If the County fails

to cure, the Design-Builder may, upon ten (10) additional calendar days' written notice to the County and the County, terminate the Contract and recover from the County as provided in Subparagraph 13.1.1 above.

13.2 Termination by the County for Cause

13.2.1 Grounds. The County may terminate the Design-Builder's performance of the Contract if:

- (1) Design-Builder fails promptly to begin the Work under the Contract Documents; or
- (2) Design-Builder refuses or fails to supply enough properly skilled workers or proper materials; or
- (3) Design-Builder fails to perform the Work in accordance with the Contract Documents, including conforming to applicable standards set forth therein in constructing the Project, or refuses to remove and replace rejected materials or unacceptable Work; or
- (4) Design-Builder discontinues the prosecution of the Work (exclusive of work stoppage: (i) due to termination by County; or (ii) due to and during the continuance of a Force Majeure event or suspension by County); or
- (5) Design-Builder fails to resume performance of Work which has been suspended or stopped, within a reasonable time after receipt of notice from County to do so or (if applicable) after cessation of the event preventing performance; or
- (6) Any representation or warranty made by Design-Builder in the Contract Documents or any certificate, schedule, instrument, or other document delivered by Design-Builder pursuant to the Contract Documents shall have been false or materially misleading when made; or
- (7) Design-Builder fails to make payment to Subcontractors for materials or labor in accordance with the respective Contract Documents and applicable law; or
- (8) Design-Builder disregards laws, ordinances, or rules, regulations, or orders of a public authority having jurisdiction; or
- (9) Design-Builder otherwise is guilty of breach of a provision of the Contract Documents; or
- (10) Design-Builder becomes insolvent, is adjudicated bankrupt, or makes a general assignment for the benefit of creditors and fails to provide County with adequate assurances of Design-Builder's ability to satisfy its contractual obligations.

A receiver, trustee, or other judicial officer shall not have any right, title, or interest in or to the Contract. Upon that person's appointment, County has, at its option and sole discretion, the right to immediately cancel the Contract and declare it null and void.

13.2.2 County's Rights. When any of the reasons specified in Subparagraph 13.2.1 exist, the County may, in addition to and without prejudice to any other rights or remedies of the County, and after giving the Design-Builder five (5) calendar days written notice, terminate employment of the Design-Builder and may:

- (1) Take possession of the Site and of all materials, equipment, tools and construction equipment, and machinery thereon owned by the Design-Builder;

- (2) Suspend any further payments to Design-Builder;
- (3) Accept assignment of subcontracts pursuant to Paragraph 5.3; and
- (4) Finish the Work by whatever reasonable method the County may deem expedient.

Upon request of the Design-Builder, the County shall furnish to the Design-Builder a detailed accounting of the costs incurred by the County in finishing the Work.

13.2.3 Costs. If County's costs to complete and damages incurred due to Design-Builder's default exceed the unpaid Contract balance, the Design-Builder shall pay the difference to the County.

13.2.4 Erroneous Termination. If it has been adjudicated or otherwise determined that County has erroneously or negligently terminated the Design-Builder for cause, then said termination shall automatically convert to a termination by the County for convenience as set forth in Paragraph 13.4.

13.3 Suspension by the County

13.3.1 Suspension For Convenience.

The County may, without cause, order the Design-Builder in writing to suspend, delay, or interrupt the Work in whole or in part for such period of time as the County may determine.

Design-Builder shall promptly recommence the Work upon written notice from County directing Design-Builder to resume the Work. The Contract Sum and Contract Time shall be adjusted for any increases in the cost and time caused by suspension, delay, or interruption provided Design-Builder complies with the Change Order and Claims proceedings set forth the Articles 4 and 7 of these General Conditions. No adjustment shall be made to the extent:

(1) That performance is, was, or would have been so suspended, delayed, or interrupted by another cause for which the Design-Builder is responsible; or

(2) That an equitable adjustment is made or denied under another provision of the Contract.

13.3.2 Suspensions For Cause. County has the authority by written order to suspend the Work without liability to County wholly or in part for Design-Builder's failure to:

- (1) Correct conditions unsafe for the Project personnel or general public; or
- (2) Carry out the Contract; or
- (3) Carry out orders of County.

13.3.3 Responsibilities of Design-Builder During Suspension Periods. During periods that Work is suspended, Design-Builder shall continue to be responsible for the Work and shall prevent damage or injury to the Project, provide for drainage, and shall erect necessary temporary structures, signs or other facilities required to maintain the Project and continue to perform according the Article 10 of these General Conditions.

13.4 Termination by the County for Convenience

13.4.1 Grounds. Without limiting any rights which County may have by reason of any default by Design-Builder hereunder, County may terminate Design-Builder's performance of the Contract in whole or in part,

at any time, for convenience or any other reason upon written notice to Design-Builder. Such termination shall be effective as of the date stated in the written notice, which shall be no less than fifteen (15) calendar days from the date of the notice.

13.4.2 Design-Builder Actions. Immediately upon receipt of such notice, Design-Builder shall: (i) cease performance of the Work of this Agreement to the extent specified in the notice; (ii) take actions necessary or that the County may direct, for the protection and preservation of the Work; (iii) settle outstanding liabilities, as directed by County; (iv) transfer title and deliver to County Work in progress, specialized equipment necessary to perform the Work, and Record Documents; and, (v) except for Work directed by County to be performed, incur no further costs or expenses. At the option of the County, all or any of the subcontracts entered into by Design-Builder prior to the date of termination shall be terminated or shall be assigned to County.

13.4.3 Compensation. If the Parties are unable to agree on the amount of a termination settlement, the County shall pay the Design-Builder the following amounts:

- (1) For Work performed before the effective date of termination, the total (without duplication of any items) of:
 - (a) The Cost of the Work; and
 - (b) A sum, as profit on (1)(a), above, determined by the County to be fair and reasonable;
- (2) The reasonable costs of settlement of the Work terminated, including:
 - (a) Accounting, clerical, and other expenses reasonably necessary for the preparation of termination settlement proposals and supporting data; and
 - (b) Storage, transportation, and other costs incurred, reasonably necessary for the preservation, protection, or disposition of the termination inventory.

In no event shall Design-Builder be entitled to recover overhead or profit on Work not performed.

14. EMPLOYMENT OF LABOR/WAGE RATES

14.1 Determination of Prevailing Rates

Pursuant to California Labor Code, Part VII, Chapter 1, Article 2, Sections 1770, et seq., the County has obtained from the Director of the Department of Industrial Relations (DIR) pursuant to the California Labor Code, the general prevailing rates of per diem wages and the prevailing rates for holiday and overtime work in the locality in which the Work is to be performed. Copies of said rates are on file with the Economic Development Agency, County of Riverside, will be made available for inspection during regular business hours and are also available online at <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>. The wage rate for any classification not listed, but which may be required to execute the Work, shall be commensurate and in accord with specified rates for similar or comparable classifications for those performing similar or comparable duties. In accordance with Section 1773.2 of the California Labor Code, the Design-Builder shall post, at appropriate and conspicuous locations on the jobsite, a schedule showing all applicable prevailing wage rates and shall comply with the requirements of Labor Code Sections 1773, et seq.

14.2 Subcontractors

14.2.1 Ineligible Subcontractors. Pursuant to the provisions of Section 1777.1 of the California Labor Code, the Labor Commissioner publishes and distributes a list of contractors ineligible to perform work as a subcontractor on a public works project. This list of debarred contractors is available from the DIR website at http://www.dir.ca.gov/dir/Labor_law/DSLE/Debar.html.

14.2.2 Employment of Apprentices. The Design-Builder and all Subcontractors performing Work for the Project shall comply with all requirements pertaining to the employment of apprentices pursuant to the provisions of the California Labor Code including, but not limited to, California Labor Code Section 1777.5. The Design-Builder shall also comply with all the requirements of Public Contract Code 20133(d)(4)(B)(v) regarding skilled labor force availability.

14.3 Payment of Prevailing Rates

There shall be paid each worker of the Design-Builder, or any Subcontractor, of any tier, engaged in the Work, not less than the general prevailing wage rate, regardless of any contractual relationship which may be alleged to exist between the Design-Builder or any Subcontractor, of any tier, and such worker.

14.4 Prevailing Rate Penalty

The Design-Builder shall, as a penalty, forfeit fifty dollars (\$50.00) to the County for each calendar day or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of the Department of Industrial Relations for such work or craft in which such worker is employed by the Design-Builder or by any Subcontractor in connection with the Work. Pursuant to California Labor Code Section 1775, the difference between such 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 Design-Builder.

14.5 Payroll Records

Pursuant to California Labor Code Section 1776, the Design-Builder and each Subcontractor, of any tier, shall keep accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by them in connection with the Work. The payroll records enumerated herein shall be verified by a written declaration made under penalty of perjury that the information contained in the payroll record is true and correct and that the Design-Builder or Subcontractor has complied with the requirements of the California Labor Code Sections 1771, 1811, and 1815 for any Work performed by his or her employees on the Project. The payroll records shall be available for inspection at all reasonable hours at the principal office of the Design-Builder on the following basis:

(1) a certified copy of an employee's payroll record shall be made available for inspection or furnished to such employee or his/her authorized representative on request;

(2) a certified copy of all payroll records shall be made available for inspection or furnished upon request to the County, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations;

(3) a certified copy of payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that a request by the public shall be made through either the County, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. If

the requested payroll records have not been previously provided to the County, the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, the requesting party shall, prior to being provided the records, reimburse the cost of preparation by the Design-Builder, Subcontractor and the entity through which the request was made; the public shall not be given access to such records at the principal office of the Design-Builder;

(4) the Design-Builder shall file a certified copy of the payroll records with the entity that requested such records within ten (10) days after receipt of a written request;

(5) any public agency by the County, the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address and social security number. The name and address of the Design-Builder or any Subcontractor of any tier, performing a part of the Work shall not be marked or obliterated. The Design-Builder shall inform the County of the location of payroll records, including the street address, city and county and shall, within five (5) working days, provide a notice of a change of location and address.

In the event Design-Builder does not comply with the requirements of this subsection, the Design-Builder shall have ten (10) days in which to comply, subsequent to a receipt of written notice specifying in what respects the Design-Builder must comply herewith. Should non-compliance still be evident after a ten (10) day period, the Design-Builder shall, as a penalty to the County, forfeit twenty-five dollars (\$25.00) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, such penalty shall be withheld from any portion of the Contract Sum the due or to become due to the Design-Builder.

14.6 Limits on Hours of Work

Pursuant to California Labor Code Section 1810, eight (8) hours of labor shall constitute a legal day's work. Pursuant to California Labor Code Section 1811, the time of service of any worker employed at any time by the Design-Builder or by a Subcontractor, or any tier, upon the Work or upon any part of the Work, is limited and restricted to eight (8) hours during any one calendar day and forty (40) hours during any one calendar week, except as hereafter provided. Notwithstanding the foregoing provisions, Work performed by employees of Design-Builder or any Subcontractor, of any tier, in excess of eight (8) hours per day and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and on-half (1½) times the basic rate of pay.

14.7 Penalty for Excess Hours

The Design-Builder shall pay to the County a penalty of twenty-five dollars (\$25.00) for each worker employed on the Work by the Design-Builder or any Subcontractor, of any tier, for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any calendar day and forty (40) hours in any one calendar week, in violation of the provisions of the California Labor Code, unless compensation to the worker so employed by the Design-Builder is not less than one and one-half (1½) times the basic rate of pay for all hours worked in excess of eight (8) hours per day.

14.8 Design-Builder Responsibility

Any work performed by workers necessary to be performed after regular work hours or on Sundays or other holidays shall be performed without adjustment of the Contract Sum and/or without additional expense to the County.

14.9 Employment of Apprentices

Any apprentices employed to perform any of the Work shall be paid the standard wage to apprentices under the regulations of the craft or trade for which such apprentice is employed, and such individual shall be employed only for the Work of the craft or trade to which such individual is registered. Only apprentices, as defined in California Labor Code Section 3077, who are in training under apprenticeship standards and written apprenticeship agreements under California Labor Code Sections 3070 et seq. are eligible to be employed of the Work. The employment and training of each apprentice shall be in accordance with the provisions of the apprenticeship standards and apprentice agreements under which such apprentice is training. The Design-Builder shall also comply with all the requirements of Public Contract Code 20133(d)(4)(B)(v) regarding skilled labor force availability.

14.10 Apprenticeship Certificate

When the Design-Builder or any Subcontractor, of any tier, in performing any of the Work employs workers in any Apprenticeshipable Craft or Trade, as hereinafter defined, the Design-Builder and such Subcontractor shall apply to the Joint Apprenticeship Committee administering the apprenticeship standards of the craft or trade in the area of the site of the Work for a certificate approving the Design-Builder or such Subcontractor under the apprenticeship standards for the employment and training of apprentices in the area or industry affected, provided, however, that the approval as established by the Joint Apprenticeship Committee or Committees, subsequent to approving the Design-Builder or Subcontractor, shall arrange for the dispatch of apprentices to the Design-Builder or such Subcontractor in order to comply with California Labor Code Section 1777.5. The Design-Builder and Subcontractor shall submit contract award information to the applicable Joint Apprenticeship Committee, which shall include an estimate of journeyman hours to be performed under the Contract, the number of apprentices to be employed, and the approximate dates the apprentices will be employed. There shall be an affirmative duty upon the Joint Apprenticeship Committee or Committees, administering the apprenticeship standards of the crafts or trades in the area of the site of the Work, to ensure equal employment and affirmative action and apprenticeship for women and minorities. Design-Builders or Subcontractors shall not be required to submit individual applications for approval to local Joint Apprenticeship Committees provided they are already covered by the local apprenticeship standards.

14.11 Ratio of Apprentices to Journeymen

The ratio of Work performed by the apprentices to journeymen, who shall be employed in the Work, may be the ratio stipulated in the apprenticeship standards under which the Joint Apprenticeship Committee operates, but in no case shall the ratio be less than one hour of apprentice work for each five hours of labor performed by a journeyman, except as otherwise provided in California Labor Code Section 1777.5. The minimum ratio of the land surveyor classification shall not be less than one apprentice for each five journeymen. Any ratio shall apply during any day or portion of a day when any journeyman, or the higher standard stipulated by the Joint Apprenticeship Committee, is employed at the site of the Work and shall be computed on the basis of the hours worked during the day by journeymen so employed, except for the land surveyor classification. The Design-Builder shall employ apprentices for the number of hours computed as above before the completion of the Work. The Design-Builder shall, however, endeavor, to the greatest extent possible, to employ apprentices during the same time period that the journeymen in the same craft or trade are employed at the site of the Work. Where an hourly apprenticeship ratio is not feasible for a particular craft or trade, the Division of Apprenticeship Standards, upon application of a Joint Apprenticeship Committee, may order a minimum ratio of not less than one apprentice for each five journeymen in a craft or trade classification. The Design-Builder or any Subcontractor covered by this Article and California Labor Code Section 1777.5, upon the issuance of the approval certificate, or if it has been previously approved in such craft, or trade, shall employ the number of apprentices or the ratio of apprentices to journeymen stipulated in the apprenticeship standards. Upon proper showing by the Design-Builder that it employs apprentices in such craft or trade in the State of California on all of its contracts on an annual average of not less

than one apprentice to each five journeymen, the Division of Apprenticeship Standards may grant a certificate exempting the Design-Builder from the 1-to-5 ratio as set forth in this Article and California Labor Code Section 1777.5. This Article shall not apply to contracts of general contractors, or to contracts of specialty contractors not bidding for work through a general or prime contractor, involving less than Thirty Thousand Dollars (\$30,000.00) or twenty (20) working days. The term "Apprenticeable Craft or Trade" as used herein shall mean a craft or trade determined as an Apprenticeable occupation in accordance with rules and regulations prescribed by the Apprenticeship Council.

14.12 Exemption from Ratios

The Joint Apprenticeship Committee shall have the discretion to grant a certificate, which shall be subject to the approval of the Administrator of Apprenticeship, exempting the Design-Builder from the 1-to-5 ratio set forth in this Article when it finds that any one of the following conditions are met:

- (1) unemployment for the previous three-month period in such area exceeds an average of fifteen percent (15%); or
- (2) the number of apprentices in training in such area exceeds a ratio of 1-to-5 in relation to journeymen; or
- (3) the Apprenticeable Craft or Trade is replacing at least one-thirtieth (1/30) of its journeymen annually through apprenticeship training, either on a statewide basis or on a local basis, or
- (4) if assignment of an apprentice to any work performed under the Contract Documents would create a condition which would jeopardize such apprentice's life or the life, safety or property of fellow employees or the public at large, or if the specific task to which the apprentice is to be assigned is of such a nature that training cannot be provided by a journeyman.

When such exemptions from the 1-to-5 ratio between apprentices and journeymen are granted to an organization which represents contractors in a specific trade on a local or statewide basis, the member contractors will not be required to submit individual applications for approval to local Joint Apprenticeship Committees, provided they are already covered by the local apprenticeship standards.

14.13 Contributions to Trust Funds

The Design-Builder or any Subcontractor, of any tier, who, performs any of the Work by employment of journeymen or apprentices in any Apprenticeable Craft or Trade and who is not contributing to a fund or funds to administer and conduct the apprenticeship program in any such craft or trade in the area of the site of the Work, to which fund or funds other contractors in the area of the site of the Work are contributing, shall contribute to the fund or funds in each craft or trade in which it employs journeymen or apprentices in the same amount or upon the same basis and in the same manner as the other contractors do, but where the trust fund administrators are unable to accept such funds, contractors not signatory to the trust agreement shall pay a like amount to the California Apprenticeship Council. The Division of Labor Standards Enforcement is authorized to enforce the payment of such contributions of such fund(s) as set forth in California Labor Code Section 227. Such contributions shall not result in an increase in the Contract Sum.

14.14 Design-Builder's Compliance

The responsibility of compliance with this Article for all Apprenticeable Trades or Crafts is solely and exclusively that of the Design-Builder. All decisions of the Joint Apprenticeship Committee(s) under this Article are subject to the provisions of California Labor Code Section 3081. In the event the Design-Builder willfully fails to comply with

the provisions of this Article and California Labor Code Section 1777.5, pursuant to California Labor Code Section 1777.7, the Design-Builder shall:

(1) be denied the right to bid on any public works contract for a period of one (1) year from the date the determination of non-compliance is made by the Administrator of Apprenticeship; and

(2) forfeit, as a civil penalty, the sum of Fifty Dollars (\$50.00) for each calendar day of noncompliance.

Notwithstanding the provisions of California Labor Code Section 1727, upon receipt of such determination, the County shall withhold such amount from the Contract Sum then due or to become due. Any such determination shall be issued after a full investigation, a fair and impartial hearing, and reasonable notice thereof in accordance with reasonable rules and procedures prescribed by the California Apprenticeship Council. Any funds withheld by the County pursuant to this Article shall be deposited in the General Fund or other similar fund of the County. The interpretation and enforcement of California Labor Code Sections 1777.5 and 1777.7 shall be in accordance with the rules and procedures of the California Apprenticeship Council.

15. MISCELLANEOUS PROVISIONS

15.1 Governing Law

The Contract shall be governed by the laws of the State of California without regard to choice of law principles thereof. The exclusive venue of any legal action brought by the County, the Design-Builder, or any Consultant or Subcontractor, with regard to this Agreement or Project, shall be in the County of Riverside, State of California. Design-Builder agrees to incorporate this provision into all consultant subcontract agreements.

15.2 Successors and Assigns

The County and Design-Builder respectively bind themselves, their partners, successors, assigns, and legal Project Managers to the other Party hereto and to partners, successors, assigns, and legal Project Managers of such other Party in respect to covenants, agreements, and obligations contained in the Contract Documents. The Design-Builder shall not sublet or assign the Work of this Contract or any portion thereof or any monies due thereunder, without the express prior written consent and approval of County. County may freely assign its rights hereunder, without limitation, to a separate entity and Design-Builder agrees, upon such entity's request, to continue and complete performance of the Work upon payment of any undisputed outstanding amounts due Design-Builder for services performed up to and including the effective date of the assignment, provided adequate proof of funding to completion is offered by assignee. Any entity which shall succeed to the rights of County shall be entitled to enforce the rights of County hereunder. If requested by such entity, Design-Builder will execute a separate letter or other agreement with such entity further evidencing Design-Builder's commitment to continue performance of the Contract.

15.3 Written Notice

Written notice shall be deemed to have been duly served if delivered in person, or by US Mail, courier service, or package delivery service (such as UPS and FedEx) to the individuals identified for receipt of notice in the Agreement.

15.4 Rights and Remedies

15.4.1 Cumulative Rights. Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

15.4.2 No Waiver. No action or failure to act by the County, the County, or the Design-Builder shall constitute a waiver of any right or duty afforded any of them under the Contract, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically provided in the Contract Documents or as may be otherwise agreed in writing.

15.5 Tests and Inspections

15.5.1 Required Tests, Inspections, and Costs. If the Contract Documents, County instructions, laws, ordinances, or any public authority require any Work to be specially tested or approved, Design-Builder shall give notice, in accordance with such authority, of its readiness for observation or inspection, at least two (2) working days prior to being tested or covered up. If inspection is by authority other than County, Design-Builder shall inform County of date fixed for such inspection. All required certificates of inspection shall be secured by Design-Builder. If any Work required to be tested should be covered up without approval or consent of County, Design-Builder must, if required by County, uncover the Work for examination and satisfactorily reconstruct at Design-Builder's expense within the Contract Sum in compliance with Contract. Cost of testing and any materials found not to be in compliance with the Contract shall be paid by Design-Builder within the Contract Sum. Other costs for tests and inspection of materials shall be paid by County. Where such inspection and testing are to be conducted by an independent laboratory or agency, such materials or samples of materials to be tested shall be selected by such laboratory or agency or County's Project Manager, and not by Design-Builder. Design-Builder shall notify County a sufficient time in advance of manufacture of materials to be supplied by it under Contract, which must, by terms of contract, be tested, in order that County may arrange for testing of same at source of supply. Prior to having satisfactorily passed such testing and inspection, or prior to receipt of notice from said Project Manager that such testing and inspection will not be required, the materials shall not be incorporated into the Work without prior approval of County and subsequent testing and inspection. Re-examination of questioned work may be ordered by County and, if so ordered, Work must be uncovered by Design-Builder. If such uncovered Work be found in accordance with Contract Documents, County shall pay costs of re-examination and replacement. If such uncovered Work be found not in accordance with Contract Documents, Design-Builder shall pay such costs within the Contract Sum.

15.5.2 Additional Tests and Inspections. If the County or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Subparagraph 14.5.1, the County will instruct the Design-Builder to make arrangements for such additional testing, inspection or approval by an entity acceptable to the County, and the Design-Builder shall give timely notice to the County of when and where tests and inspections are to be made so that the County may be present for such procedures. Such costs shall be at the County's expense, if applicable. If such procedures for testing, inspection, or approval under Subparagraphs 15.5.1 and 15.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for County's testing and inspection services and expenses, shall be at the Design-Builder's expense, within the Contract Sum. Cost of retesting, reinspection, and reapprovals as described herein, including compensation for the County's testing and inspection services and expenses, shall be paid for by the County and deducted from the Contract Sum by a Change Order or Construction Work Directive.

15.5.3 Documentation. Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Design-Builder and promptly delivered to the County.

Delivery of such documentation is a condition precedent to County's obligation to make payment to Design-Builder.

15.5.4 Observation of Tests. If the County is to observe tests, inspections, or approvals required by the Contract Documents, County will do so promptly and, where practicable, at the normal place of testing.

15.5.5 Time. Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

15.6 Record Retention and Audits

All books, account, reports, files, correspondence, data, and other records relating to this Contract shall be maintained by the Design-Builder and shall be subject at all reasonable times to review, inspection, and audit by the County or its designated Project Managers for a period of five (5) years after Final Completion of the Work. Such records shall be produced by the Design-Builder within a reasonable time at a place designated by the County, upon written notice to the Design-Builder.

15.7 Independent Design-Builder

Design-Builder is employed hereunder to render a service within the scope of its training and experience, and Design-Builder shall be an independent Design-Builder and not an employee of the County. As such, County shall not be called upon to assume any liability for the direct payment of any salary to any employee or Subcontractor of Design-Builder, nor to pay any benefit to any employee or Subcontractor or vendor under the Workers' Compensation laws. None of Design-Builder's officers, agents, employees, and Subcontractors, nor any of their agents, officers, and employees, shall be deemed officers, agents, employees, and Subcontractors of the County, and the County shall not be liable or responsible to them for anything whatsoever other than liability to Design-Builder set forth in this Contract.

15.8 Keys and Access

If the County furnishes keys and/or access cards to the Design-Builder to provide access to County's property, the Design-Builder shall assure that such access instruments are not duplicated and shall return all such instruments in good condition upon request of the County or prior to receipt of final payment, whichever is earlier. If the Design-Builder fails to return all access instruments furnished to it, the Design-Builder shall be responsible, within the Contract Sum, for all Work, materials, and costs associated with reestablishing secured access.

15.9 Survival of Terms

Any indemnity, warranty or guarantee given by the Design-Builder to County under the Contract Documents shall survive the expiration or termination of the Contract Documents and shall be binding upon Design-Builder until any action thereunder is barred according to terms in the Contract Documents or by the applicable statute of limitations or statute of repose.

15.10 Cooperation With Labor

15.10.1 General. The Parties agree and declare that Design-Builder and County are separate and independent entities and that Design-Builder has full responsibility for performance of the Work and direction of the work force, subject to and under the duty of Design-Builder to cooperate with County and its Separate Contractors. Design-Builder recognizes that in the performance of its Work it may be required to work with and near Separate Contractors and Project Managers of County on the jobsite. The Design-Builder shall only employ or use labor in connection with the Work capable of working harmoniously with all trades, crafts, and any other

individuals associated with the Project. The Design-Builder shall also use best efforts to minimize the likelihood of any strike, work stoppage, slowdowns, disputes, or other labor disturbance. If the Work is to be performed by trade unions, the Design-Builder shall make all necessary arrangements to reconcile, without delay, damage, or cost to the County and without recourse to the County or the County, any conflict between the Contract Documents and any agreements or regulations of any kind at any time in force among members or councils that regulate or distinguish the activities that shall not be included in the Work of any particular trade. Except as specifically provided in Paragraph 8.4 herein, Design-Builder shall be liable to County for all damages suffered by County as a result of work stoppage, slowdowns, or strikes related to labor disputes.

15.10.2 Picketing.

Design-Builder agrees that should there be picketing or a threat of picketing by any labor organization at or near the Site, Design-Builder, in cooperation with County, shall establish a reserve gate system and require employees of Design-Builder, Subcontractors, and suppliers to use one or more designated gates. In that event, it shall be the affirmative obligation of Design-Builder, as a material consideration of this Agreement to ensure that employees of Design-Builder, Subcontractors, and suppliers use only the gates or other entryways designated by County from time to time on the Project.

Notwithstanding the establishment or non-establishment of a reserve gate, in the event employees of Design-Builder, Subcontractors or suppliers refuse to work because of any labor disputes or grievances (including any "secondary" or "sympathy" strike or boycott directed against the Project) not caused by County or its Separate Contractors and not the result of an industry-wide strike and that actually prevent performance of the Work, Design-Builder shall not be relieved of its obligation to supply enough properly skilled workers to perform the Work without interruption or further delay.

15.10.3 Labor Disputes. Design-Builder and County agree to cooperate fully with each other and their Project Manager and attorneys with respect to any labor dispute that should arise on the Site, including, but not limited to the giving of testimony and evidence to the agent or judge of the National Labor Relations Board or testimony in connection with proceedings in state or federal court. Design-Builder hereby warrants that it is not now nor will Design-Builder be delinquent in the payment or reporting to any labor management benefit trust.

15.11 No Personal Liability

Notwithstanding any contrary provision in this Agreement or the Contract Documents, no member, principal, officer, employee, agent, Project Manager, or subsidiary of County (each a "direct affiliate of County"), or member, general partner, limited partner, principal, officer, employee, agent, or Project Manager of any direct affiliate of County (together with direct affiliates of County, the "affiliates of County") shall have any personal liability or the performance of any contractual obligations, or in respect of any liability of County under this Agreement and no monetary or other judgment shall be sought or enforced against any such individuals or their assets, all such personal contractual liability being expressly waived by Design-Builder. Further, the covenants and obligations contained in this agreement on the part of County shall be covenants and obligations of the County only, and not of any affiliate of County. No affiliate of County shall be individually liable for breach of any covenant or obligation of County, and no recourse shall be had against the assets of any affiliate of County (except to the extent of County's assets but excluding therefrom any negative capital account of any such affiliate of County) for payment of any sums due or enforcement of any other relief, based upon any claim made by Design-Builder for breach of any of County's covenants or obligations. Notwithstanding the foregoing, Design-Builder does not waive any rights under applicable law of the state of the Project concerning the commission of fraud or conversion.

15.12 Compliance With Restrictions

Design-Builder shall comply with all conditions, restrictions and reservations of record, statutes, regulations, and ordinances, including, without limitation, all pollution control, environmental protection, zoning, planning, land use requirements, all restrictions and requirements affecting the Project and adjoining properties, and disabled access imposed by the County, the County and all other governmental entities including, without limitation, the requirements of any general plan and environmental requirements in connection with use, occupancy and building permits, and requirements of public utilities which affect construction of the Work in effect at the time of execution of this Agreement.

END OF GENERAL CONDITIONS

EXHIBIT C

PAYMENT & PERFORMANCE BONDS

PAYMENT BOND

(Public Work -Civil Code Section 3247 et seq.)

The makers of this bond are , as Principal and Original Contractor and , a corporation, authorized to issue Surety Bonds in California, as Surety, and this bond is issued in conjunction with that certain public works contract dated , 200_ between Principal and the Economic Development Agency, a public entity, as Owner, for \$, the total amount payable. THE AMOUNT OF THIS BOND IS 100% OF SAID SUM. Said contract is for public work of the Perris Valley Aquatic Center, Perris California.

The beneficiaries of this Bond are as is stated in 3248 of the Civil Code and the requirements and conditions of this Bond are as is set forth in Sections 3248, 3249, 3250, and 3252 of said Code. Without notice, Surety consents to extension of time for performance, change in requirements, amount of compensation, or prepayment under said contract.

Signed and Sealed this _____ Day of _____ 200_.

(Firm Name -Principal)

--	--

(Title)

PERFORMANCE BOND

The makers of this bond,

as Principal, and as Surety, are held and firmly bound unto the Economic Development Agency, hereinafter called the 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, and successors, jointly and severally, firmly by these presents.

The condition of this obligation is such, that whereas the Principal entered into a certain contract, hereto attached, with the Owner, dated _____, 200_, for the design and construction of the Perris Valley Aquatic Center, Perris California. in accordance with contract documents and scope of work.

Now, therefore, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of said contract during the original term of said contract and any extension thereof that may be granted by the Owner, with or without notice to the Surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said contract that may hereafter be made, then this obligation to be void, otherwise to remain in full force and virtue. Without notice, Surety consents to extension of time for performance, change in requirements, change in compensation or prepayment under said contract.

Dated:

PRINCIPAL

SURETY

By Title Its Attorney in Fact (If corporation, affix seal)

Note: This bond must be executed by both parties with corporate seal affixed. All signatures must be acknowledged. (Attached acknowledgments).

EXHIBIT D

PROPOSAL PACKET

Exhibit D-1 Proposal Form

Exhibit D-2 Subcontractor Listing

Exhibit D-3 Proposal Bond

Exhibit D-4 Non-Collusion Affidavit

EXHIBIT D-1 PROPOSAL FORM

SECTION I – PROPOSAL FORMS

DESIGN AND CONSTRUCTION PROPOSAL

TO THE BOARD OF SUPERVISORS Date OF RIVERSIDE COUNTY Proposer

The undersigned, having carefully examined the proposed site and the Request for Proposals, the Instructions to Proposers, Proposal/Project Timeline, the Qualification Documents, the Proposal Forms, the Bond Forms, the General Conditions, and the Technical Conditions, for the Design and Construction of the Perris Valley Aquatic Center, Perris, California, hereby proposes and agrees to furnish all design, tools, equipment, services, apparatus, facilities, transportation, labor and materials necessary to complete the construction in strict conformity with the Project Manual, including all work specified in Addenda numbered and dated:

Addendum No. ____ Date _____

Addendum No. ____ Date _____

Addendum No. ____ Date _____

Proposals must be submitted on all Items. Failure to Propose on all Items may result in the Proposal being deemed non-responsive.

For the total sum including all applicable taxes, permits and licenses as follows:

1. Total Construction: \$ _____ (Lump Sum Proposal Price in Figures)
(Lump Sum Proposal Price in Words)

2. Total Design: \$ _____ (Lump Sum Proposal Price in Figures)
(Lump Sum Proposal Price in Words)

3. Total County Design Completion Allowance: \$ 450,000.00 (four-hundred and fifty thousand dollars and no cents).

3. Total Design & Construction Base Bid inclusive of Total Construction, Design and County Design Allowance \$ _____ (Lump Sum Proposal Price in Figures)
(Lump Sum Proposal Price in Words)

Contract Duration: 610 calendar days

Provide Breakdown of Total Lump Sum Proposal Price on the following page:

PROPOSAL PRICE DETAIL

PROPOSER:

DATE:

PROJECT TITLE: Perris Valley Aquatics Center, Perris, CA

The undersigned proposer hereby offers, in the amount stated below, to furnish all labor, materials, tools, equipment, apparatus, facilities, transportation, and permits for the design and construction of the Perris Valley Aquatics Center, Perris, CA in accordance with all the requirements of the Request for Proposal.

- | | |
|---|---------------|
| 1. Design | \$ _____ |
| 2. Preconstruction/ (non-design) | \$ _____ |
| 3. Offsite Site Development | \$ _____ |
| 4. On-Site Site Development | \$ _____ |
| 5. Recreation Pools | \$ _____ |
| 6. Competition Pool | \$ _____ |
| 7. Club House Building | \$ _____ |
| 8. County Design Completion Allowance | \$ 450,000.00 |
| 9. Project Total | \$ _____ |
| 10. Life Cycle Cost Alternate Roofing System
Deduct Price of RFP Step 2 Criteria Roofing
System @ Club House Building | < \$ _____ > |
| Price of DBE Proposed Life Cycle Cost Alternate
Roofing System per Step 2 RFP, Section 2.5.1 Tab 5 | \$ _____ |
| 11. Compensable Delay Daily Rate wherein the terms
of Compensable delay are determined to have affected
the project's critical schedule | \$ _____ |

Signature _____

Print Name _____

Date _____

SECTION II – PROPOSAL FORMS

AWARD OF CONTRACT

The undersigned fully understands that a Contract is formed upon the acceptance of this proposal by the Owner, and the undersigned further agrees that upon request he will promptly execute and deliver to Owner a written memorial of the contract together with the required labor, material and performance bonds, and insurance policies.

BID GUARANTEE

The enclosed certified or cashier's check or proposer's bond on approved form, made payable to the Owner in the amount of ten percent (10%) of the total proposal including all additive alternates submitted herewith, is hereby given as a guarantee that the Proposer will execute and deliver the above mentioned written memorial and required bonds if awarded the contract, and in the event that the undersigned fails or refuses to execute and deliver said documents, such check or bond is to be charged with the costs of the damages experienced by the Owner as a result of such failure or refusal, including but not limited to publication costs, the difference in money between the amount of the bid of the said Principal and the amount for which obligee may legally contract with another party to perform the said work if such amount be in excess of the former, building lease or rental costs, transportation costs and additional salary costs that result from the delay due to the Principal's default on the awarded contract. In no event, however, shall the Surety's liability exceed the penal sum hereof.

In accordance with The Owner's REQUEST FOR PROPOSALS, the undersigned PROPOSER hereby proposes to furnish all materials, equipment, tools, labor and incidentals required for the above stated project as set forth in the Proposal Documents and any addenda thereto, and to perform all work in the manner and time prescribed therein.

PROPOSER declares that this proposal is based upon careful examination of the site, Request for Proposals, Exhibits and Addendum(s) , Instructions to Proposers, and all other contract documents. If this proposal is accepted for award, PROPOSER agrees to enter into a contract with Owner at the lump sum prices set forth. PROPOSER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to Owner of the PROPOSAL BOND accompanying this proposal.

PROPOSER understands that a proposal is required for the entire work. It is agreed that the lump sum prices bid include all appurtenant expenses, bonds, taxes, royalties, transportation and fees.

If awarded the Contract, the undersigned further agrees that in the event of the PROPOSER'S default in executing the required contract and filing the necessary bonds and insurance certificates within four (4) calendar days after the date of the Owner's notice of award of contract to the PROPOSER, the proceeds of the security accompanying this bid shall become the property of the Owner and this proposal and the acceptance hereof may, at the Owner's option, be considered null and void.

EXHIBIT D-2

SUBCONTRACTOR LISTING

All subcontracts that are not listed by the DBE in accordance with Public Contract Code section 20133 shall be awarded by the DBE. Specifically California Public Contract Code Section 20133(f) requires that all subcontractors not listed by the Design-Builder in its submission in response to the Request for Proposals be awarded in accordance with the design-build process set forth by the County. The County process allows the selection of subcontractors based upon the best value to the Project and requires the Design-Builder do both of the following: (1) Provide public notice of the availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process of the County and (2) Provide a fixed date and time on which the subcontracted work will be awarded in accordance with the procedure established pursuant to Public Contract Code Section 20133(f).

The Design-Builder shall list its Subcontractors, and shall make no substitution except in accordance with Public Contract Code Sections 4100 et seq. ("Subcontractor Listing Law"). As soon as practicable after award of the Contract, Design-Builder shall provide County with the description of work, name of Subcontractor, business phone and address and contact person for each Subcontractor performing Work on the Project and shall continuously update the County upon selection of each Subcontractor not required to be listed pursuant to the Subcontractor Listing Law.

Substitution Process. Any request of the Design-Builder to substitute a listed Subcontractor will be considered by the County only if such request is in strict conformity with this Paragraph 3.14 and California Public Contract Code Section 4107. All costs and fees incurred by the County in the review and evaluation of a request to substitute a listed Subcontractor shall be borne by the Design-Builder; such costs and fees may be deducted by the County from the Contract Sum then or thereafter due the Design-Builder.

EXHIBIT D-2

LIST OF SUBCONTRACTORS

Designation of subcontractors in compliance with section 4101 of the government code, the Undersigned submits the following list of each subcontractor, know at the time of design-build proposal submittal, who will perform work or labor or render services as part in or about the construction in an amount in excess of ½ of 1% of said total bid.

Note: Repeat this page for additional subcontractors:

WORK

SUBCONTRACTOR

ADDRESS

LICENSE NO.

EXHIBIT D-3 PROPOSAL BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned

_____, as Principal, and as Surety are hereby held and firmly bound

unto the Economic Development Agency, hereinafter called the "Owner", in the sum of

_____ dollars (\$_____) for the payment of which

sum, well and truly to be made, were hereby jointly and severally bind ourselves, our heirs,

executors, administrators, successors and assigns.

WHEREAS, the said Principal is herewith submitting its proposal for the design and construction of the Perris Valley Aquatic Center, Perris, California.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the aforesaid Principal shall be awarded the contract upon said proposal and shall, within the required number of days after the notice of such award, execute a written memorial of the awarded contract and submit the required labor and material and faithful performance bond, then this obligation shall be null and void; and in the event that the Principal fails and/or refuses to execute and deliver said documents this bond will be charged with the costs of the damages experienced by the Owner as a result of such refusal, including but not limited to, publication costs, the difference in money between the amount of the bid of said Principal and the amount for which the obligee may legally contract with another party to perform the said work if such amount be in excess of the former, building lease or rental costs, transportation costs, and additional salary costs that result from the delay due to the Principal's default on the awarded contract. In no event, however, shall the surety's liability exceed the penal sum hereof.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such bid; and said Surety does hereby waive notice of any such extension. IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their several seals this day of , 2011_, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Business Address

Attest: Surety

Business Address By (Affix Corporate Seal)

EXHIBIT D-4

NON-COLLUSION AFFIDAVIT

**NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY PROPOSER AND
SUBMITTED WITH THE PROPOSAL**

State of California)

s

s. County of Riverside

)

_____, being first duly sworn,
deposes and says:

That he or she is of _____ the party making the foregoing proposal; that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

Signature

Subscribed and sworn to before me this _____ day of _____, 2011

Signature of officer administering oath

NOTE:

Execution of this affidavit must be acknowledged before a Notary Public and Notary's certificate of acknowledgement must be attached.



SUMMARY REPORT
PROPOSED PERRIS VALLEY AQUATIC CENTER PROJECT
(As required by Section 33679 of the Health and Safety Code - Community Redevelopment Law)

Project Description

This Project will consist of an approximately 11,000-square-foot administration and operations building, 220-275 parking spaces, 50 meter by 35 meter competition pool, lazy flow river, wave rider, children's water playground area, and three water slides with a recreational pool. A masonry block wall will be built along the eastern boundaries of the project. Tubular steel fencing will surround the facility. The facility will include grass areas for seating, stadium seating, lighting, concession stand/fast food franchise, multiple picnic areas with permanent shade structures and all necessary, related improvements. Sidewalk, curb and gutter will be installed on Trumble Road to Vista Rd and along Vista road the length of the project site.

The competition pool will operate year around and the balance of the site will operate seasonally from May to September and be open from 10 AM to 5 PM and be operated by Riverside County Parks and Open Space District (Parks). The food Service portion would be operated by Parks or another vendor and have 2 full time employees and serve approximately 150 persons per day of strictly 100% carry-out and 100% single service utensils. This Project will comply with County Policy H-29: Sustainable Building Policy which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 12 acres of the 22 acre parcel will be developed.

It will provide the residents of Romoland an opportunity for recreational activities that are essential to the redevelopment of the Project Area. The Project will assist in the elimination of economic blighting conditions within the I-215 Corridor Project Area by creating a large number of full-time jobs and fostering the economic development of the surrounding community of Romoland and the Cities of Perris and Menifee.

Project Site

The proposed project site would be located on Trumble and Vista Roads in Perris immediately north of the new Perris Valley Big League Dreams Facility Aquatic Center. The site would occupy the western 12 acres of the 22 acre parcel (APN 327-190-029). The Proposed Project site (hereinafter referred to as "Site") is located in the Community of Cabazon in the Cabazon Sub-Area of the Mid-County Redevelopment Project Area. The site is surrounded by vacant land to the north and residential housing to the east and EMWD to the west.

Project Cost

The total project cost is estimated at \$25,000,000. It is proposed that the Redevelopment Agency provide funding for the entire project and the Economic Development Agency is the entity that will be responsible for the project design and construction.

Findings

The following findings have been made pursuant to Section 33445 of the Health and Safety Code:

1. The proposed Aquatic Center is of benefit to the I-215 Corridor Redevelopment Project Area ("Project Area") as it will add new recreational facilities that will serve the Project Area;
2. There are no other reasonable means of financing the improvements is available in the community due to limited availability of public funds because of the current downturn in the economy; and
3. The proposed improvements will assist in the elimination of blighting conditions within the Project Area by installing a state of the art recreational facility that will provide approximately 60 full time jobs when fully operational, and is consistent with the Implementation Plan adopted pursuant to Health and Safety Code 33490 which includes construction of recreational facilities.

Purpose

The proposed project meets the following goals of the Romoland sub-area of the I-215 Redevelopment Project Area:

1. The Site which is next to the Perris Valley Big League Dreams Sports Park is currently vacant. The addition of this project will provide much needed recreational amenities to the community as well as provide opportunities for competitive youth swimming and diving;
2. The development of the site will enhance the physical appearance and the effective use of the property in the Project Area by constructing a new beautifully landscaped site and attractive new buildings;
3. The development of the site will contribute to economic revitalization by providing up to 75 full time jobs and adding another recreational attraction that will contribute significantly to the economic growth of the surrounding community.

Account Information

Phone #: (951) 955-0911
Name: EDA / PROJECT MGMT &
REDEVELOPME
Address: 3403 TENTH ST., SUITE 400
ATTN: MELISSA LAM
RIVERSIDE CA 92501
Acct #: 373372
Client:
Placed by: Andy Frost
Fax #: (951)

Ad Copy:

**NOTICE OF A PUBLIC HEARING
FOR THE**

PERRIS VALLEY AQUATIC CENTER PROJECT
Notice is hereby given pursuant to section 33679 of the California Community Redevelopment Law Health and Safety Code that the Board of Supervisors of the County of Riverside will hold a public hearing on May 3, 2011, 9:30 a.m. at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, to consider the following:

Use of Redevelopment funds for the Perris Valley Aquatic Center Project located in the Romoland Sub-Area of the Interstate 215 Corridor Project Area (APN 327-190-029). The proposed project would be located in Perris next to the Perris Valley Big League Dreams Facility and be based on the existing Jurupa Aquatic Center and cost an estimated \$25 million. The proposed improvements will assist in the elimination of blighting conditions within the Project Area by installing a state of the art recreational facility that will provide approximately 60 full time jobs when fully operational, and is consistent with the Implementation Plan adopted pursuant to Health and Safety Code 33490 which includes construction of recreational facilities.

The site would occupy the western 12 acres of the 22 acre parcel. This Project will consist of an approximately 11,000-square-foot administration and operations building, 220-275 parking spaces, 50 meter by 35 meter competition pool, lazy flow river, wave rider, children's water playground area, and three water slides with a recreational pool. Tubular steel fencing will surround the facility. The facility will include grass areas for seating, stadium seating, lighting, concession stand/fast food franchise, multiple picnic areas with permanent shade structures and all necessary, related improvements. Sidewalk, curb and gutter will be installed on Trumble Road to Vista Rd and along Vista road the length of the project site.

This Project will comply with County Policy H-29: Sustainable Building Policy which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 12 acres of the 22 acre parcel will be developed.

At any time no later than the time set forth above for the hearing, any person may submit written comments regarding this proposed action to the Clerk of the Board of Supervisors at the above address. At the hour set forth above for the hearing, the Board of Supervisors shall proceed to hear and act upon all written and oral testimony relating to the proposed action. Interested persons may obtain a summary report of the proposed action and supporting documentation and other information pertaining to the proposed Project at the offices of the Redevelopment of the Agency for the County of Riverside, 3403 10th Street, Suite 500, Riverside, California.

4/13, 20

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: **04-13-11**
Stop date: **04-20-11**
Insertions: **2**

Rate code: LE-County
Ad type: Ad Liner
Taken by: Tinajero, Maria

Size: 2x67.510
Bill size: 136.00x 5.14 agate lines

Amount due: **\$340.00**

**Riverside County Board of Supervisors
Request to Speak**

X

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: G. A. GERAN.

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: MAY 3RD 01 **Agenda #** 9.8

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____