

CONTRACT
FOR
ORANGE COUNTY YOUTH TRANSITION CENTER (YTC)
MA-080-23011507

This Contract is made and entered into the ____ day of _____, 20____, by and between the County of Orange (“County”), and **Balfour Beatty Construction LLC** (“D-BE”), with County and D-BE sometimes individually referred to as (“Party”), or collectively referred to as (“Parties”).

County and D-BE agree as follows:

1. CONTRACT DOCUMENTS

Contract Documents, which together comprise the complete Contract between County and DB-E, consist of the following: County approved Guaranteed Maximum Price (“GMP”) package(s), as approved by the Director of OC Public Works (“OC Public Works” or “OCPW”) or designee; this Contract; the General Conditions; Supplementary General Conditions; Addenda and Bulletins; Attachments; Appendices; Plans; and Specifications mentioned in any Contract Documents; and all modifications and amendments to the foregoing issued after the date of execution of the Contract, including Amendments and Change Orders. The Contract Documents also include a Faithful Performance Bond and the Labor and Material Payment Bond corresponding with each GMP. The Contract Documents are complementary, and what is called for by anyone shall be as binding as if called for by all.

2. SCOPE OF WORK

DB-E shall perform all work as required by, and in strict accordance with, the Contract Documents (“Project”), which consists in general of the Orange County Youth Transition Center (“YTC”). Any deviation from the Contract Documents must be approved by County in writing.

3. CONTRACT PRICE, CONTINGENCY, CONTRACT TIME & BUY-OUT SAVINGS

3.1 CONTRACT PRICE

County shall pay D-BE for work required by the Contract Documents the total Contract Price of One Hundred and Nine Million, Eight Hundred and Seven Thousand, Three Hundred and Fourteen Dollars (\$109,807,314) including Nine Million, One Hundred and Eighty Seven Thousand, Four Hundred and Ninety Dollars (\$9,187,490) for Guaranteed Maximum Prices (GMP) 1 – Design Services and Pre-Construction Phase (as defined below), as it may be adjusted pursuant to the “Changes” Section of the General Conditions, and in accordance with the “Payments” Section of the General Conditions. The sum of all Guaranteed Maximum Prices (GMP) submittals shall not exceed the total Contract Price. The County wishes to maximize the project scope/building area using the Total Contract Price. The D-BE acknowledges the Total Contract Price is fixed cost limitation. The Project Scope/Building Program is not fixed and is subject to adjustment during the D-BE’s development of GMP’s based upon the County’s established building priorities.

Additive Alternates: The following three (3) items described in the Design Criteria Document, included as part of Attachment A, shall be Additive Alternates: Classroom/Library, Living Units, and Facility Support. The cost and schedule for each specific Additive Alternate will be finalized over the Schematic Design and Design Development Phases of work and are not included in the Total Contract Price, nor the Project Schedule as shown in Exhibit 1.

3.2 CONTINGENCY

“D-BE’s Contingency” means a fund to cover cost growth during the Project used at the discretion of the D-BE usually for costs that result from Project circumstances. The amount of the D-BE’s Contingency will be a separate line item in the GMP package. Use and management of the D-BE’s Contingency during the design and construction phase is as described here-in. Any D-BE Contingency not utilized shall be shared equally between the County and D-BE after Project completion.

“County’s Contingency” means a fund to cover cost growth during the Project used at the discretion of the County usually for costs that result from County directed changes or unforeseen site conditions. The amount of the County’s Contingency will be \$5,000,000 and is included in the Total Contract Price.

D-BE’s Contingency is an amount the D-BE shall use under the following conditions:

- (1) At its discretion for increases in the Contract Price which are not the County’s responsibility, or
- (2) With written approval of the County for increases in General Condition Costs. D-BE’s Contingency is assumed to be a direct project cost so will receive all markups at the time of GMP submission.

County’s Contingency are funds to be used at the discretion of the County to cover any increases in Project costs that result from County directed changes or unforeseen site conditions. County’s Contingency will be added to the GMP amount provided by the D-BE, the sum of which will be the full contract price for construction. Markups for Construction Fee and taxes will be applied by the D-BE at the time that County’s Contingency is used. Any County Contingency not utilized shall revert to the County after Project completion.”

3.3 CONTRACT TIME

Within 10 calendar days of the Board of Supervisors’ award of the Contract, D-BE shall submit to County for its review of bonds (as detailed below); proof of insurance; and initial job Design and Construction Critical Path schedule. If County rejects the submitted documents, D-BE will have five (5) additional calendar days to resubmit. If D-BE fails to submit documents within the required time(s), the Contract Time (as defined below) will be reduced by the number of days which exceed the time for submittal. If D-BE fails to submit acceptable documents by the second submission, County may, at its sole discretion, reduce the Contract Time by the number of days between County’s rejection of the second submission and County’s approval of the documents.

Upon County’s approval of the bonds, insurance, and initial job Design and Construction Critical Path schedule, County will deliver to D-BE a signed copy of the Contract and a Notice to Proceed for GMP 1 – Design Services and Preconstruction Phase. D-BE shall not design or commence construction until County issues a Notice to Proceed. D-BE shall complete all work required by the Contract within **896** calendar days of the effective date of the Notice to Proceed (“Contract Time”). The Contract Time includes **30** work days of anticipated weather days necessitating stoppage of work, and a time extension due to rain or other adverse weather conditions will only be granted in accordance with the “Delays Due to Weather and Force Majeure” Section of the General Conditions.

The County will not be responsible for the failure of the D-BE to plan, schedule, and execute the work in accordance with the County approved schedule or the failure of the D-BE to meet the Contract completion dates or the failure of the D-BE to schedule and coordinate the work of his

Architect and Engineers, own trades and sub-contractors or to coordinate with others separate D-BEs.

D-BE and County agree that the removal of the temporary security perimeter and any collateral work related to this removal will be completed following Substantial Completion.

Design and Construction Critical Path Schedule:

After receipt of the Contract Notice to Proceed (NTP) for GMP-1 the D-BE shall initiate design, comply with all design submission requirements as covered under General Conditions, and obtain County review of each submission. The Design and Construction Critical Path schedule shall contain separate GMPs. GMP-1 shall include Design and Pre-Construction Services. Remaining GMPs shall include Construction Phase Services, construction work and any other additional work. D-BE may propose additional GMPs to County if determined necessary. The D-BE may begin construction on portions of the work for which the County has reviewed the GMP submission and has issued the related NTP. The County and D-BE shall endeavor to execute the phased GMP's per the Project Schedule and understand that deviations from the GMP's, their scopes of work, and their respective approval dates may result in impacts to the overall Project Schedule and costs.

Design and Construction Critical Path schedule shall include submission dates for all GMPs. The GMP submission dates cannot be changed without County concurrence. County agrees to review all GMP submittals within seven (7) calendar days of receipt. If County rejects any submitted GMP, D-BE will have seven (7) additional calendar days to revise. Upon resubmission to the County, the County and the D-BE will hold an over-the-shoulder review of the revised GMP and shall endeavor to finalize the GMP during that review to avoid impacts to the Design and Construction Critical Path Schedule.

3.4 BUY-OUT SAVINGS

3.4.1 Buy-Out Savings/Losses:

Buy-out savings occurs when a subcontractor agrees to perform a Schedule of Values ("SOV") line-item scope of work for a price that is below the amount originally indicated for that item in project budget ("Buy-Out Savings"). Buy-Out Savings shall be shared as set forth in Article 3.4.2 below. "Buy-Out Losses" occur when the bids for an SOV line exceed the SOV's estimated cost. Buy-Out Losses shall be shared as set forth in Article 3.4.2 below.

3.4.2 Tracking Buy-Out Savings/Losses:

As subcontractor's contracts are negotiated, the D-BE shall keep track of SOV line-item Buy-Out Savings and Buy-Out Losses as they occur (i.e., when the subcontracts for individual SOV line items are established). Upon completion of all subcontractor contract negotiations, the Buy-Out Savings and Buy-Out Losses shall be summed together to establish a "Buy-Out Pool." If the Buy-Out Pool results in an overall savings, the Buy-Out Pool will be shared between the County and D-BE. The sharing ratio shall be 75% to the County and 25% to the D-BE. In the event the Buy-Out Pool results in an overall loss, the value of the loss shall be funded from the Contingency (D-BE's) as set out in Article 3.2.

4. BONDS

Within ten (10) calendar days after award of the Contract, the successful D-BE shall furnish a Faithful Performance Bond and a Labor and Material Payment Bond, each in an amount equal to 100% of the Contract Price, issued by a surety in accordance with the requirements of the General Conditions of the Contract. The bonds shall be in the form of the models included in the Request for Proposal must be approved by County's Risk Manager and County Counsel. The successful D-BE

shall submit the bonds, all of which shall bear original signatures. The signature of the surety representative must be notarized.

5. LIQUIDATED DAMAGES

In accordance with Government Code Section 53069.85, D-BE agrees to forfeit and pay to County the sum of five thousand dollars (\$5,000) per day (“Liquidated Damages”) for each calendar day that completion of all the work required by the Contract Documents is delayed beyond the Contract Time, as may be adjusted by Change Order. County may deduct such sum from any payments due to or to become due to D-BE.

If the Liquidated Damages exceed the unpaid balance of the Contract Price otherwise owed to D-BE, then D-BE shall immediately pay County the difference.

6. EMPLOYEE ELIGIBILITY VERIFICATION

D-BE hereby certifies that it complies with all applicable laws and regulations regarding the eligibility of its employees to work in the United States, and that all of its employees performing work under this Contract meet all citizenship or immigration status requirements to do so. D-BE shall obtain all documentation necessary to verify the employment eligibility status of covered employees as described by U.S. Citizenship and Immigration Services Form I-9. D-BE shall retain such documentation for the period prescribed by law. D-BE shall indemnify, defend with counsel approved in writing by County, and hold harmless the County, its agents, officers, and employees from any sanctions or liability that may be assessed in connection with any alleged violation of federal or State laws or regulations pertaining to the eligibility for employment of any persons performing work under this Contract.

7. SECURING WORKERS’ COMPENSATION INSURANCE CERTIFICATION

D-BE, by executing this Contract, hereby certifies:

“I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.”

8. PARTIES' REPRESENTATIVES

For Contractor:

Balfour Beatty Construction LLC
1501 Quail St., Ste. 130
Newport Beach, CA 92660
Attn: Brian H. Cahill
Phone: 858-531-8126
E-mail: brcahill@balfourbeattyus.com

For County:

OC Public Works
601 N. Ross Street
Santa ana, CA 92701
Attn: Rick DeJong, Sr. Project Manager
Phone: 714-667-4966
E-mail: Richard.Dejong@ocpw.ocgov.com
Attn: Scott Dessort, Senior. Capital Projects Manager
Phone: 714-667-4924
Attn: Scott.Dessort@ocpw.ocgov.com

cc:

OC Public Works Procurement Services
601 North Ross Street
Santa Ana, CA 92703
Attn: Albert Rodriguez
Phone: 714-667-9662
E-mail: Albert.Rodriguez@ocpw.ocgov.com

8.1 COUNTY'S REPRESENTATIVES

- 8.1.1 OC Public Works: The Project is under the general direction of County's Board of Supervisors. The Board of Supervisors authorizes OC Public Works to be County's representative in connection with the Project.
- 8.1.2 Design and Construction Representative: The Design and Construction Representative shall be the County's Project Manager ("PM), unless OC Public Works designates in writing an alternate person who will act as County's representative during design and construction of the Project. Unless otherwise expressly stated in the Contract Documents, County's designated representative will issue and receive all written communications on behalf of County for the Project. The designated representative shall also coordinate any communications to or from County's PM in connection with the Project.
- 8.1.3 County's Project Manager: County's Project Manager is the County's exclusive contact agent to the D-BE with respect to this Project during design and construction and until the completion of the Project. The County's communications with the D-BE shall be exclusively through the County's Project Manager.

8.2 COUNTY

- 8.2.1 County has the final authority in all matters affecting the work. County has the authority to enforce D-BE's compliance with the Contract Documents. County's decision is final and binding on all

questions relating to design documents and requirements; quantities; acceptability of material, equipment, or work; execution, progress, or sequence of work; and interpretation of the Contract Documents. All labor, materials, tools, equipment furnished by D-BE and all work performed by D-BE shall be subject to the approval of County.

- 8.2.2 The County shall not be responsible for or have control or charge of the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and will not be responsible for the D-BE's failure to carry out the work in accordance with the Contract Documents.
- 8.2.3 The County will not be responsible for the acts or omissions of the D-BE, or any subcontractor, or any D-BE's or subcontractor's agents or employees, or any other persons performing any of the work.

8.3 D-BE'S REPRESENTATIVES

- 8.3.1 Representative and Alternate: Before starting work, D-BE shall designate in writing a representative who shall have complete authority to act for it. The representative shall be the same as proposed during original Request for Proposal selection process. D-BE may also designate an alternate representative (also as identified during original Request for Proposal selection process) with complete authority to act for it. County may rely on such representative or alternate as having the authority to execute Change Orders in any amount unless D-BE identifies to County in writing the officer(s) or employee(s) with such authority. Any order or communication given to this representative shall be deemed delivered to D-BE. In the absence of D-BE's representative, instructions or directions may be given by County to the project manager or superintendent. Such order shall be complied with promptly and referred to D-BE or its representative. D-BE's representative and alternate must be able to read, write, and speak English fluently.
- 8.3.2 D-BE's Project Manager: D-BE shall provide the services of a Project Manager, as proposed during original Request for Proposal selection process. D-BE's Project Manager, if different than designated representative, shall represent D-BE in the absence of D-BE's designated representative or alternate, and all directions given to this Project Manager shall be binding as if given to D-BE. County may require D-BE to replace its Project Manager whose conduct or performance is unsatisfactory. D-BE shall not change its Project Manager without County's consent unless the Project Manager is unsatisfactory to D-BE or ceases to be in D-BE's employ. If D-BE's Project Manager leaves the Project, D-BE shall replace him or her within 24 hours (unless additional time is agreed upon by County) with a new, well-qualified Project Manager acceptable to County.
- 8.3.3 Architect/Engineer: D-BE shall designate in writing a representative who shall be responsible for all Architect-Engineer (A-E) services, as required by law, and is registered by the State of California for the practice of specialized A-E services per the attached Program Requirements.
- 8.3.4 Superintendent(s): D-BE shall provide the services of the superintendent(s) as proposed during original Request for Proposal selection process. A superintendent shall be present at the work site whenever work is in progress including whenever weather conditions necessitate its presence to take measures necessary to protect the work, persons, or property. D-BE's superintendent shall represent D-BE in the absence of D-BE's designated representative, alternate or project manager, and all directions given to the superintendent(s) shall be binding as if given to D-BE. The superintendent must read, write, and speak English fluently. County may require D-BE to replace a superintendent whose conduct or performance is unsatisfactory. D-BE shall not change its superintendent without County's consent unless the superintendent is unsatisfactory to D-BE or ceases to be in D-BE's employ. If D-BE's superintendent leaves the Project, D-BE shall replace him or her within 24 hours

(unless additional time is agreed upon by County) with a new, well-qualified superintendent acceptable to County.

- 8.3.5 Emergency Contacts: D-BE shall provide County with a list of names and telephone numbers at which D-BE's representative, alternate, superintendent, and other key personnel can be reached during non-working hours in the case of an emergency.

9. GOVERNING LAW AND VENUE – CODE OF CIVIL PROCEDURE SECTION 394

This Contract has been negotiated and executed in the State of California and shall be governed by and construed under the laws of the State of California. In the event of any legal action to enforce or interpret this Contract, the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California, and the parties hereto agree to and hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure Section 394.

The parties specifically agree that by soliciting and entering into and performing services under this Contract, the D-BE shall be deemed to constitute doing business within Orange County from the time of solicitation of work, through the period when all work under this Contract is completed, and continuing until the expiration of any applicable limitations period. Furthermore, the parties have specifically agreed, as part of the consideration given and received for entering this Contract, to waive any and all rights to request that an action be transferred for trial to another county under Code of Civil Procedure Section 394.

10. SIGNATURE REQUIREMENTS

The Contract must be signed by officer(s) authorized to bind D-BE. If documentation demonstrating express authority is not provided, then the Contract must be signed by those officers with apparent authority to bind D-BE. If D-BE is a corporation, such signatures must comply with Corporations Code Section 313, as follows:

- 1) The document must be signed by two (2) people. One of them must be the Chairman of the Board, the President, or any Vice-President. The other must be the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer.
- 2) One (1) corporate officer may sign the document, providing that written evidence of the officer's authority to bind the corporation with only his or her signature must be provided. This evidence would ideally be a Corporate Resolution.

11. ENTIRE CONTRACT

The Contract Documents represent the entire and integrated agreement between County and D-BE and supersede all prior representations, statements, or agreements concerning the subject matter of this Contract, whether verbal or written.

GENERAL CONDITIONS

1. DEFINITIONS

As used in the Contract Documents, the following terms shall have the following definitions:

Term	Definition
"day"	Unless otherwise specified within the Contract Documents, all references to any "day" or number of "days" shall mean consecutive calendar days (including all holidays and weekends).
"working day"	Any day within the period between the date of the Notice to Proceed and County's acceptance of the work, except: Saturday; Sunday; or any day designated as a holiday by County. Notwithstanding the foregoing, any day will be treated as a working day if the Contract Documents require that it be so treated, or D-BE with County's approval elects to work on such day.
Abbreviations	The language of specifications and other Contract Documents is of the abbreviated type in certain instances, and implies words and meanings appropriately interpreted. Singular words will be interpreted as plural and plural words will be interpreted as singular where applicable and where full context of the Contract so indicates.
Additive Alternates	An identified list of items that shall be included as part of the design through Design Development. The cost and schedule for any Additive Alternates are not included in the Total Contract Price, nor the Project Schedule. County shall determine whether or not and to what extent the designed items shall be included as part of the construction documents.
Addendum/Addenda	Written or graphic instrument issued prior to the opening of Bids which corrects or changes the Contract Documents.
Amendment	A written instrument issued after execution of the Contract Documents signed by the County and D-BE, stating their Contract upon all of the following: the addition, deletion or revision in the scope of services or Deliverables; the amount of the adjustment to the Contract Amount; the extent of the adjustment to the Contract Time; or modifications of other Contract terms.
Application for Payment	D-BE's periodic or one-time claim for payment based on work completed.
Architect-Engineer (A-E)	D-BE's Architect or Engineer of Record for the Project, hired to provide A-E services.
Approve	Where used in conjunction with the Architect or Engineer's response to submittals, requests, applications, inquiries, reports and claims by the D-BE, the meaning of the term "approved" will be held to limitations of the Architect or Engineer's responsibilities and duties as specified in General Conditions. In no case, will "approved" by the Architect or Engineer be interpreted as a release of the D-BE from responsibilities to fulfill requirements of the Contract, nor as any modification to those requirements.
Board of Supervisors	County's governing body.
Bulletin	Written or graphic instrument issued prior to the opening of Bids which clarifies or answers general questions about the Contract Documents.
CCR	California Code of Regulations.

Term	Definition
Change Order	A modification of the Contract as provided by the "Changes" Section of the General Conditions.
Change Order Request	County's request for D-BE to provide a proposal and price/time quote for County's desired Change Order, or County's description of work to be performed pursuant to D-BE's Request for Change.
Changed Conditions	Site conditions or materials of an unexpected nature or differing from those represented in the Contract Documents as provided by the "Changes" Section of the General Conditions.
Code Sections	Except where otherwise specified, all statutory references (e.g. "Labor Code" or "Public Contract Code") shall mean those laws enacted by the State of California, as they may be amended.
Construction Schedule	D-BE's initial construction schedule after it has been accepted by County and designated as the Project Construction Schedule, and updated by each monthly schedule update.
Contingency (County's)	A fund to cover cost growth during the Project used at the discretion of the County usually for costs that result from County directed changes or unforeseen site conditions. The amount of the County's Contingency will be set by the County and will be in addition to the project costs included in the D-BE's GMP packages. Use and management of the County's Contingency during the construction phase is described in Section 3.2.
Contingency (D-BE's)	A fund to cover cost growth during the Project used at the discretion of the D-BE usually for costs that result from Project circumstances.
Contract	The portion of the Contract Documents, signed by both Parties, that contains the Project name, Contract Price, Contract Time, Liquidated Damages, and other terms and conditions.
Contract Time	The number of calendar days specified in the "Contract Price and Time" Section of the Agreement that D-BE has to complete the work after the issuance of a Notice to Proceed for GMP 1, as it may be adjusted in accordance with the "Changes" Section of the General Conditions.
County	The County of Orange, a political subdivision of the State of California, and its representatives, alternate designation, County, a body corporate and public.
Design & Construction Critical Path Schedule	Critical Path Schedule, means the sequence of activities from the start of the Work to the Substantial Completion of the Project. Any delay in the completion of these activities will extend the Substantial Completion date.
Defective Work	D-BE's performance that does not conform to the requirements of the Contract Documents, industry standards, manufacturers' recommendations, or requirements of the "Quality of Materials and Workmanship" Section of the General Conditions.
Design-Build Entity	"Design-Build Entity" (D-BE), is used in the State's Public Contract Code section 20133(c)(3) to describe the partnership, corporation, or other legal entity that is able to provide appropriately licensed contracting, architectural, and engineering services as needed pursuant to a design-build contract.

Term	Definition
Director	Except where otherwise provided, references to "Director" shall mean the Director of OC Public Works or his or her designee as identified in Section 8, Parties' Representatives, County.
Directed, Requested, etc.:	Where not otherwise explained, terms such as "directed," "requested," "authorized," "selected," "approved," "required," "accepted," and "permitted" mean "directed by D-BE," "requested by D-BE," "requested by D-BE," and similar phrases.
Division 01 to 39 Specifications	Division 01-39 Specifications: refers to Construction Specification Institute (CSI) format the organization of specifications. CSI is an organization that keeps and changes the standardization of construction language as it pertains to building specifications.
Dust Control Plan	D-BE's plan for compliance with County's Fugitive Dust Emission Control Plan in conformance with the SCAQMD Rule 403 (See the "Performance" Section of the General Conditions.)
Emergency/Contingency Plan	D-BE's provisions for handling spills of hazardous, liquid, or nuisance materials prepared in accordance with the "Hazardous or Contaminated Materials" subsection of the "Performance" Section of the General Conditions.
Engineer or Architect of Record	The California-registered architect or engineer in responsible charge for the design of the Project and whose seal appears on the Plans and Special Provisions.
Final Payment	The last and complete payment by County to D-BE under the Contract as provided by the "Payments" Section of the General Conditions.
General Conditions	The portion of the Contract Documents setting forth various conditions and requirements of the Contract.
General Requirements	The provisions of Division 01 (1) CSI sections that shall apply to the entire work.
GMP	Guaranteed Maximum Price
Health and Safety Plan (H&SP)	D-BE's detailed provisions for compliance with all applicable health and safety laws, orders and regulations. (See the "Performance" Section of the General Conditions.)
Liquidated Damages	Damages specified in the "Liquidated Damages" Section of the Agreement, payable to County for D-BE's failure to complete the work within the Contract Time due to D-BE's negligence or willful misconduct.
Lump Sum (LS)	"Lump Sum", "L.S.", or "Job" prices are paid according to a flat total for all labor, materials, overhead, and other costs associated with the work item. (See the "Payments" Section of the General Conditions.)
Manifests	Required documents that identify the generator, transporter, disposal facility and type of hazardous material(s). Manifests include, but are not limited to: documents entitled Uniform Hazardous Waste Manifest(s), Bills of lading, or similar documentation concerning the handling, transportation, and disposal of materials (See the "Hazardous Or Contaminated Materials" subsection of the "Performance" Section of the General Conditions.)
Notice of Completion	The document recorded by County in accordance with Civil Code Section 8182 after completion of the work.

Term	Definition
Notice of Termination	County's notice to D-BE specifying the effective date of a termination of the Contract (in whole or in part), as provided by the "Termination for Convenience of County " Section of the General Conditions.
Offsite Costs	"Offsite Costs" means the actual costs incurred for the following: work in public right-of-way; utility extension and realignment costs; impact fees.
OCPW	Orange County Public Works, A County of Orange Agency/Department
Party / Parties	The County and/or D-BE.
Plans	The drawings, profiles, cross sections, standard plans, working drawings, and shop drawings, or reproductions thereof, approved by County, which show the location, character, dimensions, or details of the Project.
Project	All work performed by D-BE as required by, and in strict accordance with, the Contract Documents.
Project Manager (PM)	The County or D-BE representative identified in the Contract Documents or otherwise specified by County or D-BE in writing.
Request for Change	D-BE's request that County issue a Change Order.
Retention	The amount of progress payments withheld by County as security for D-BE's complete and proper performance of the Contract as provided by the "Payments" Section of the General Conditions.
Retention Payment	Payment of the Retention in accordance with Public Contract Code 7107 and the "Retention Payment" Section of the General Conditions.
Schedule of Values	Detailed breakdown by discipline or unit prices and costs as defined for the project in the Schedule of Values in the Construction Agreement and its General Conditions, as attached hereto.
Schedule Update(s)	D-BE's monthly update of work progress. (See the "Project Schedules" and "Payments" Sections of the General Conditions.)
Subcontractor(s)	Those D-BE's independently engaged by D-BE to perform portions of the work.
Submittals	Items that the Contract Documents require D-BE to submit to County after award of the Contract and issuance of the Notice to Proceed, as provided by the "Submittals" Section of the General Conditions.
Substantial Completion	Substantial Completion shall be defined as the milestone in which construction activities have been completed to a point where the facility or areas of the facility if agreed upon, can be used for the intended purpose and a punch-list of work to complete has been mutually agreed upon by the D-BE and County. D-BE and County agree that the removal of the temporary security perimeter and any collateral work related to this removal will be completed following Substantial Completion.
Supplementary General Conditions	The portion of the Contract Documents identified describing additions and revisions to the General Conditions setting forth conditions and requirements peculiar to the Project.
Total Contract Price	Total Contract Price includes GMP-1, all remaining GMPs, County Contingency, D-BE Contingency and any other defined Contingencies, as applicable.

Term	Definition
Traffic Control Plan (TCP)	D-BE's provisions for coordination of its traffic at the Project site. (See the "Performance" Section of the General Conditions.)
Unilateral Change Order	A Change Order issued by the County where County and D-BE cannot reach an agreement on a proposed modification to the Contract.

2. A-E STATUS

Unless otherwise expressly stated in the Contract between D-BE and the County, the D-BE is responsible to the County for the preparation of adequate drawings, specifications, and reports within the scope of the contract. A-E services normally include checking of shop drawings, equipment submittals and material lists; recommendations to the County regarding proposed substitutions; furnishing consultation and advice to the County to clarify the intent of the drawings and specifications and on questions that may arise during construction. D-BE shall have access to observe work at all times wherever it is in preparation or progress. D-BE does not have the authority to act for the County or to stop work. Should the D-BE observe work which in D-BE's judgment, should be stopped to prevent damage, injury, loss, or error, D-BE should notify the County's representative without delay.

3. COMPLIANCE WITH LAWS AND REGULATIONS

D-BE shall strictly adhere to and obey all applicable laws, statutes, codes, ordinances, rules, regulations, tariffs, and orders of any local, State, or federal governmental or regulatory County having jurisdiction over the Project.

4. D-BE'S LICENSE

At all times during the term of this Contract, D-BE shall: (a) maintain in good standing all licenses required by the State of California or any other governmental entity for it to perform the work required under the Contract; and (b) comply in all respects with the California D-BE's State License Law, Business & Professions Code Section 7000, et seq.

4.1 LICENSED SUBCONTRACTOR

Each Subcontractor selected for the work shall be licensed in the State of California in the Subcontractor's particular field.

4.2 COMMUNICATIONS

Communications with Subcontractors shall be made through D-BE except when in emergency situations D-BE is not readily available, in which case detailed instructions shall be transmitted to Subcontractors directly.

4.3 RESPONSIBILITY

D-BE shall give personal attention to the fulfillment of the work and shall keep the work under its control. D-BE shall be equally responsible for all work required by the Contract Documents and the acts and omissions of Subcontractors and all persons directly or indirectly employed by them as D-BE is for D-BE's acts and omissions and of persons directly or indirectly employed by D-BE. D-BE shall indemnify and hold County harmless with respect to the activities of each and every Subcontractor in the same manner and to the same degree as if such Subcontractor were the D-BE's employee. D-BE shall pay each Subcontractor promptly the amount allowed D-BE on account of such Subcontractor's work to the extent of such Subcontractor's interest therein.

4.4 CONTRACTUAL RELATIONS

Nothing contained in this Contract shall create any contractual relations between County and any Subcontractor.

4.5 LISTING AND SUBSTITUTION OF SUBCONTRACTORS

D-BE shall comply with the Subletting and Subcontracting Fair Practices Act, California Public Contract Code Sections 4100 et seq. D-BE may not substitute a person or entity in place of any subcontractor listed in a GMP except with County's written approval in compliance with the provisions of Public Contract Code Sections 4107 et seq.

5. SCOPE OF DESIGN BUILD RESPONSIBILITY

5.1 SITE AND EXISTING CONDITIONS

5.1.1 D-BE is charged with all information and knowledge that a reasonable D-BE would ascertain from having performed required review, research and analysis as described below and described throughout the Contract.

5.1.2 The D-BE will be responsible for field investigations needed to confirm and document the existing conditions shown on existing as-builts and reports. D-BE shall perform all testing required to adequately design the project such as: geotechnical investigations, utility surveys and potholing, video of sewer to confirm condition and capacity, topographic surveys, test borings, hydrant flow tests, etc., and review with the County Project Manager.

5.1.3 Using available existing building plans, site plans, geotechnical information, etc., provided by OC Public Works / A&E Project Management, the D-BE shall review existing drawings, reports and documentation that pertain to the project area. The County Project Manager may provide assistance in obtaining additional data.

5.1.4 Make site visit arrangements through the County Project Manager.

5.1.5 Subsurface Conditions:

a) Those reports of explorations and tests of subsurface conditions at or contiguous to the Site that have been made available for informational purposes; and

b) Physical Conditions: Those drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site that have been made available for informational purposes.

5.1.6 These reports and drawings are not Specifications but as provided in Existing Conditions reports, D-BE may rely on the information in these reports and drawings. However, D-BE shall independently verify the information provided in the reports and shall prepare or have prepared new and updated reports in developing the design of the Project.

5.1.7 Records of existing structures on or in the vicinity of Site of Work may be supplied in Existing Conditions reports, or may be on file in the County's offices and may be examined by D-BE (but subject to the conditions of Existing Conditions reports). D-BE should note that existing structures or facilities may differ from records on file, or may have been altered, and that no representation is made, nor responsibility taken nor warranty given either express or implied, by the County as to the accuracy of locations and other data shown on records, except as otherwise provided in the Contract. After contract award, D-BE is to conduct all necessary investigations and become familiar with

actual as-built conditions represented on record documents and visible through field surveys. Compensation for unknown differing site conditions shall be allowed as provided in the Contract.

5.2 DESIGN

- 5.2.1. D-BE shall provide architectural and engineering design services as set forth below for the Project in accordance with the Request for Proposal (RFP).
- 5.2.2 The standard of care for all architectural and engineering services performed under this Contract shall be the standard of care and skill ordinarily used by members of the architectural and engineering professions with expertise in the design and construction of public facilities, practicing under similar conditions in Orange County and at the same time as the services performed hereunder.
- 5.2.3 As the design documents are being prepared, D-BE will keep County apprised of the effects of any County-proposed changes on the project schedule and/or the Contract total amount. D-BE shall not incorporate any proposed changes into the Drawings unless and until it receives written direction to do so from the appropriate County's representative. The Contract Price shall not be changed without a Change Order.
- 5.2.4. During the course of design and construction, D-BE shall prepare and submit to County written Value Engineering Proposals ("VEP") for alternative systems, means, methods, finishes, equipment and the like that satisfy the general design criteria of the Work but result in savings of time or money in constructing or operating and maintaining the Work. Each VEP shall describe the proposed change, identify all aspects of the Work directly or indirectly affected by the change, specify the cost or time savings to be achieved if the VEP is accepted, and detail any anticipated effect on the service life, economy of operation, ease of maintenance, appearance, design or safety standards of the completed Work. Cost and time savings resulting from VEPs will remain in the Contract but will be established as "Reserves" to be applied at the County's discretion against the cost and schedule of Change Orders or future phases of Work. Reserves remaining at the end of the Project will be included in the calculation of D-BE's Contingency.

5.3 SCHEMATIC DESIGN

- 5.3.1. D-BE shall cause to be prepared and furnish to County for review, schematic design documents consistent with the D-BE's Proposal and based upon County's requirements for the Work. These Documents will be for County's use in determining whether the proposed design of the Work is acceptable.
- 5.3.2 D-BE shall furnish to County schematic design documents at the completion of Schematic Design.
- 5.3.3 D-BE shall furnish to County a detailed schematic design update to the Total Contract Price prepared on a mutually agreeable basis for the purpose of validating project cost.
- 5.3.4 The County shall review and provide comments, as documented in Meeting Minutes, to the D-BE During weekly design review meetings over the course of the Schematic Design Phase. If requested by County, D-BE or D-BE's Design Professionals, additional meetings will be scheduled to discuss the schematic design documents, within the scheduled Schematic Design Phase.

5.4 DESIGN DEVELOPMENT

- 5.4.1. Upon completion of the final Schematic Design Phase design review meeting, the County shall provide written approval of a schematic design and written authorization from County, D-BE shall

address all of County's comments on the schematic design documents, and shall cause to be prepared design development documents to fix the size and character of the Work. These design development documents shall be based on the schematic design documents approved by County and shall provide the basis for the final design and construction of the Work. D-BE shall highlight in the design development documents the modifications made to address County's comments on the schematic design documents.

- 5.4.2. DBE shall furnish to County design development documents at completion of Design Development. D-BE shall furnish to County a final GMP at the end of Design Development for review and approval.
- 5.4.3 The County shall review and provide comments, as documented in Meeting Minutes, to the D-BE during weekly design review meetings over the course of the Design Development Phase. If requested by County, D-BE or D-BE's Design Professionals, additional meetings will be scheduled to discuss the design development documents within the scheduled Design Development Phase.
- 5.4.4 The following three (3) items described in the Design Criteria Document, included as part of Attachment A, shall be Additive Alternates: Classroom/Library, Living Units, and Facility Support. The cost and schedule for each Additive Alternates will be finalized over the Schematic Design and Design Development Phases of work and are not included in the Total Contract Price, nor the Project Schedule. Final cost and schedules for each Additive Alternate will be included in the final GMP, provided at the end of Design Development.

5.5 CONSTRUCTION DOCUMENTS

- 5.5.1. Upon written approval of the design development documents, and final GMP, and written authorization from County, D-BE shall address all of the County's comments on the design development documents to County's satisfaction and cause to be prepared construction documents to fix the size and character of the Work. D-BE shall highlight in the construction documents the modifications made to address County's comments on the design development documents. The construction documents shall address County-requested changes to County's satisfaction.
- 5.5.2 The construction documents may consist of drawings, specifications, and other documents (including both paper and electronic data necessary to reproduce such documents). The construction documents shall be consistent with the County approved design development documents, provide information for the use of those in the building trades, and include all documents required for regulatory agency approvals.
- 5.5.3 D-BE shall furnish to County construction documents at completion of Construction Documents (CD). These documents are for County's use in confirming that the design of the Work is being carried out in a manner consistent with the D-BE's Proposal and approved design development documents.
- 5.5.4 The County shall review and provide comments, as documented in Meeting Minutes, to the D-BE during weekly design review meetings over the course of the Construction Document Phase. If

requested by County, D-BE or D-BE's Design Professionals, additional meetings will be scheduled to discuss the construction documents within the scheduled Construction Document Phase.

- 5.5.5 D-BE will revise the construction documents to address the issues raised by the County and will resubmit the construction documents to County.
- 5.5.6 D-BE and County will continue to review the construction documents until the County approves the completed (permit approved) construction documents in writing.
- 5.5.7 If the County discovers any inconsistencies or inaccuracies in the information presented by D-BE, it shall notify D-BE, who shall make appropriate revisions.
- 5.5.8 The construction documents shall be prepared in accordance with all legal requirements, building codes, rules, and regulations. D-BE represents that it has or will have carefully examined the site and all reports, studies and other documents provided by County; has performed all reasonable investigations essential to a full understanding of the difficulties that may be encountered in performing the Work, and will acquaint itself with the conditions under which the Work is to be performed, including without limitation, applicable laws, codes, and other restrictions, local labor conditions, local weather patterns, restriction in access to and from the Site, prior work performed by others on the Site, obstructions, and other conditions relevant to the Work, the Site, and its surroundings. With the exception of (i) Hazardous or Contaminated Materials as identified in Section 13.21, and (ii) subsurface conditions and physical conditions of the Site not reasonably identified in the documents and that could not reasonably be investigated or quantified on account of the existing improvements and/or operations at the Site, D-BE expressly assumes the risk of the actual conditions, either discovered or discoverable through reasonable investigation in the performance of contractual obligations under this Contract. D-BE will complete the Work for the compensation stated in this Contract and, except as provided elsewhere in this Contract, including any amendments, no claim of limitations that may exist or may arise affecting the Work or of difficulties in performing the Work will be an excuse for any failure or omission by D-BE to fulfill the requirements of the Contract for the agreed price.
- 5.5.9 Upon County's review and approval of the 100% submittal, D-BE shall furnish three final construction documents and specifications to County. D-BE shall establish and maintain a secured FTP site on the Internet on which all documents will be posted. Each party shall be solely responsible for reproduction and distribution of all drawings, specifications and other documents for its own use and for the use of its separate consultants, D-BEs, suppliers and others as may be applicable.
- 5.5.10 D-BE shall provide all plans and other documents required to apply for and obtain approval of local and State authorities as may be required for the initiation, prosecution and construction of the Work.

6 INTERPRETATION OF CONTRACT DOCUMENTS

6.1 PLANS AND SPECIFICATIONS

- 6.1.1 Omissions and Mistakes: D-BE shall call to County's attention as soon as identified any omissions in the Contract Documents or mistakes in details of work that are necessary to carry out the intent of the Contract Documents or that are customarily performed. County shall promptly notify D-BE in writing of the correction. If warranted, County shall issue a Change Order in accordance with the "Changes" Section of these General Conditions. If D-BE makes any adjustment to the work without first receiving the County's written correction, such adjustment shall be at D-BE's own risk and expense.
- 6.1.2 Documents at the Site: D-BE shall keep available at the site for ready reference a complete set of the Contract Documents. D-BE also shall maintain a complete set of approved shop drawings,

manufacturers' recommendations and instructions, and copies of all Project correspondence at the site. D-BE shall provide County with a set of manufacturers' recommendations and instructions.

"As-Built" Plans at the Site: D-BE shall maintain at the site a complete "As-Built" set of Plans for the Project. D-BE shall update the As-Built Plans each day. D-BE shall make As-Built Plans available to County immediately upon request. Any delay by D-BE in providing County with access to properly updated As-Built Plans may result in a commensurate delay in County's processing of progress payment applications. Prior to final payment, D-BE shall deliver a complete set of the As-Built Plans to County in a format acceptable to County and suitable for use in preparing a reproducible set of record drawings for the Project.

- 6.1.4 Deviations: D-BE shall not deviate from the Plans and the dimensions shown therein, whether or not D-BE believes an error exists, without first obtaining County's written permission for the deviation.

6.2 PRECEDENCE OF CONTRACT DOCUMENTS

If there is a conflict among Contract Documents, the document highest in precedence shall control.

The precedence shall be:

1. Permits and applicable regulations as may be provided by law or that govern the site;
2. Use of Contingency or Change Orders - in inverse chronological order, and in the same order as specific portions they are modifying (i.e., later-issued language shall take precedence and prevail over earlier conflicting versions or language).
3. Contract, including AE Guide, Project Schedule;
4. Supplemental General Conditions;
5. General Conditions;
6. Plans;
7. Specifications; and
8. Appendices

Any conflict between Plans and Specifications will be resolved in favor of the document of the latest date (i.e., the most recent document), and if the dates are the same or not determinable, then in favor of Specifications.

Any conflict between Contract and AE Guide, which includes County approved Mechanical Design Criteria adjustments, shall be put in writing to County and County shall make final determination.

7 PRE-CONSTRUCTION

7.1 D-BE'S PRE-CONSTRUCTION OBLIGATIONS

Prior to beginning construction and again before starting a section of work, D-BE and each subcontractor shall carefully examine all preparatory work that has been executed to receive the work. D-BE shall check carefully, by whatever means are required, to ensure that the work and adjacent, related work, will finish to proper contours, planes, and levels. D-BE shall promptly notify the County of any defects or imperfections in preparatory work which will in any way, affect satisfactory completion of his work. Absence of such notification will be construed as an acceptance of preparatory work, and later claims of defects or delays therein will not be recognized. Under no condition shall a section of work proceed prior to preparatory work having been completed, cured, dried, and otherwise made satisfactory to receive such related work. Responsibility for timely installation of all materials rests solely with the D-BE, who shall maintain coordination control at all times. D-BE's or each Subcontractor's commencement of the work of its trade will be interpreted

as D-BE's acceptance of existing conditions over which the new work must be placed, installed, or otherwise performed.

8 BONDS, INDEMNITY, AND INSURANCE

8.1 BONDS

8.1.1 Payment and Performance Bonds

Within 10 days after award of the Contract, D-BE shall furnish a payment bond for 100% of the amount of the Contract, in accordance with Civil Code Section 9554, and a performance bond for 100% of the amount of the Contract, guaranteeing the faithful performance of the Contract. D-BE shall take steps to assure that the penal sum of the bonds shall be increased by the amount of any additive adjustments to the Contract Price as a result of Change Orders.

The payment and performance bonds must each be issued by a surety that: (i) is authorized by the California Insurance Commissioner to transact surety insurance in the State of California; (ii) has assets exceeding its liabilities in an amount equal to or in excess of the amount of the bonds; and (iii) acts in compliance with Insurance Code Section 12090.

The payment and performance bonds shall be in the form provided in the Introduction and Instruction to Respondents and are subject to approval by the County.

8.1.2 County's Right to Replace Surety

If any surety upon any bond furnished in connection with this Contract becomes objectionable to County and fails to submit to County the documents described in California Code of Civil Procedure Sections 995.660(a)(1) through (a)(4) within the time specified in those Sections, then D-BE shall promptly furnish such additional security as may be required by County to protect the interests of County and of persons entitled to make a claim against the payment bond. Failure to furnish such additional security shall constitute a material breach of the Contract.

8.2 INDEMNIFICATION

To the maximum extent allowable by law, D-BE agrees to indemnify, defend with counsel approved in writing by County, and hold County, its elected and appointed officials, officers, employees, agents and those special districts and agencies for which County's Board of Supervisors acts as the governing Board ("County Indemnitees") harmless from any loss, injury, liability claims, demands, costs and expenses whether incurred by or made against County or County Indemnitees of any kind or nature, including but not limited to personal injury or property damage, arising from or related to the services, products or other performance provided by D-BE pursuant to this Contract. This indemnity applies even in the event of County Indemnitees' concurrent fault, except that nothing in this indemnification provision shall be construed to require D-BE to indemnify County Indemnitees for losses caused by County Indemnitees' active negligence, sole negligence, willful misconduct, or defects in design furnished by them.

D-BE's indemnity obligation set forth above shall include but not be limited to all claims, suits, or actions of every name, kind, and description, brought for, or on account of: (1) failure of D-BE to comply with its obligations under the Contract Documents, (2) injury or death of any person or damage to property resulting from the construction of the work or by or in consequence of any negligence in protecting the work; (3) use of materials or other things used or employed in the construction that are not in conformance with the Contract Documents; and (4) any negligent or intentional act or omission by D-BE and any of its respective officers, employees, agents,

subcontractors, suppliers, and representatives during the progress of the work or at any time before its completion and final acceptance.

If judgment is entered against D-BE and County by a court of competent jurisdiction because of the concurrent active negligence of County or County Indemnitees, D-BE and County agree that liability will be apportioned as determined by the court. Neither Party shall request a jury apportionment.

8.3 INSURANCE

The County shall secure and maintain Builder's Risk insurance upon the entire Work for new construction amounting to 100 percent of the insurable value of that Work. The Builder's Risk policy shall be written as an All Risk policy, with the exclusion of earthquake and flood risks. The Contractor and sub-contractors shall be included as additional insureds for the Builders' Risk exposures under the County's policy.

The Builder's Risk policy shall not be required to cover any tools, equipment, or supplies, unless such tools, equipment, or supplies are part of the Work being constructed. The Contractor shall be responsible for securing and maintaining appropriate insurance on any tools, equipment, or supplies that are not part of the Work being constructed.

The Contractor is responsible for the entire deductible amount for all Builder's Risk claims against the County's Builder's Risk policy. The deductible applies per claim, and the deductible shall not exceed \$50,000.00 per claim. Any loss claim under this insurance is to be coordinated with County.

The County and the Contractor waive all rights against each other and the subcontractors, sub-subcontractors, officers, and employees of each other, and the Contractor waives all rights against County's separate contractors, if any, and their subcontractors, sub-subcontractors, officers, and employees for damages caused by fire or other perils to the extent paid by the Builder's Risk insurance, except such rights as they may have to the proceeds of such insurance. The Contractor shall require of its subcontractors and sub-subcontractors by appropriate contracts, similar waivers, each in favor of all other parties enumerated in the preceding sentence.

Prior to the provision of services under this Contract, the D-BE agrees to carry all required insurance at D-BE's expense, including all endorsements required herein, necessary to satisfy the County that the insurance provisions of this Contract have been complied with. D-BE agrees to keep such insurance coverage current, provide Certificates of Insurance, and endorsements to the County during the entire term of this Contract. The County reserves the right to request the declarations page showing all endorsements and a complete certified copy of the policy.

D-BE shall ensure that all subcontractors performing work on behalf of D-BE pursuant to this Contract shall be covered under DB-E's insurance as an Additional Insured or carry insurance subject to the same terms and conditions as set forth herein for D-BE. D-BE shall not allow subcontractors to work if subcontractors have less than the level of coverage required by County from Contractor under this Contract. It is the obligation of D-BE to provide notice of the insurance requirements to every subcontractor and to receive proof of insurance prior to allowing any subcontractor to begin work. Such proof of insurance must be maintained by D-BE through the entirety of this Contract for inspection by County representative(s) at any reasonable time.

All self-insured retentions (SIR)'s shall be clearly stated on the Certificate of Insurance. Any SIR in excess of Fifty Thousand Dollars (\$50,000) shall specifically be approved by the County's Risk Manager, or designee. The County reserves the right to require current audited financial reports

from D-BE. If D-BE is self-insured, D-BE will indemnify the County for any and all claims resulting or arising from D-BE's services in accordance with the indemnity provision stated in this Contract.

Upon notice of any actual or alleged claim or loss arising out of subcontractor's work hereunder, subcontractor shall immediately satisfy in full the SIR provisions of the policy in order to trigger coverage for the D-BE and Additional Insureds.

If the D-BE fails to maintain insurance acceptable to the County for the full term of this Contract, the County may terminate this Contract.

8.3.1 **Qualified Insurer**

The policy or policies of insurance must be issued by an insurer with a minimum rating of A- (Secure A.M. Best's Rating) and VIII (Financial Size Category as determined by the most current edition of the **Best's Key Rating Guide/Property-Casualty/United States or ambest.com**).

If the insurance carrier does not have an A.M. Best Rating of A-/VIII, CEO/Risk Management retains the right to approve or reject a carrier after a review of the company's performance and financial ratings.

8.3.2 **Minimum Policy Limits and Coverage**

The policy or policies of insurance maintained by the D-BE shall provide the minimum limits and coverage as set forth below:

<u>Coverage</u>	<u>Minimum Limits</u>
Commercial General Liability	\$1,000,000 per occurrence \$2,000,000 aggregate
Automobile Liability including coverage for owned or scheduled, non-owned, and hired vehicles	\$1,000,000 combined single limit each accident
Workers' Compensation	Statutory
Employers' Liability Insurance	\$1,000,000 per accident or disease
Professional Liability Insurance	\$5,000,000 per claims-made or occurrence \$5,000,000 aggregate

The policy or policies of insurance maintained by the general contractors shall provide the minimum limits and coverage as set forth below:

<u>Coverage</u>	<u>Minimum Limits</u>
Commercial General Liability Including Products – Completed Operations	\$10,000,000 per occurrence \$20,000,000 aggregate
Automobile Liability including coverage for owned, non-owned and hired vehicles	\$5,000,000 combined single limit

Workers' Compensation	Statutory
Employers Liability Insurance	\$1,000,000 per accident or disease
Contractor's Pollution Liability with NODS	\$5,000,000 per claims-made, or occurrence

The policy or policies of insurance maintained by the subcontractors shall provide the minimum limits and coverage as set forth below:

<u>Coverage</u>	<u>Minimum Limits</u>
Commercial General Liability Including Products – Completed Operations	\$5,000,000 per occurrence \$5,000,000 aggregate
Automobile Liability including coverage for owned, non-owned and hired vehicles	\$2,000,000 combined single limit
Workers Compensation	Statutory
Employers' Liability Insurance	\$1,000,000 per accident or disease
Contractor's Pollution Liability with NODS	\$2,000,000 per claims-made, or occurrence

Increase insurance limits may be satisfied with Excess/Umbrella policies. Excess/Umbrella policies must provide Follow Form coverage.

8.3.3 Required Coverage Forms

The Commercial General Liability coverage shall be written on occurrence basis Insurance Services Office (ISO) form CG 00 01, or a substitute form providing liability coverage at least as broad. The Commercial General Liability policy shall not exclude coverage for Explosion, Collapse, or Underground Hazard (XCU).

The Business Auto Liability coverage shall be written on ISO form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing liability coverage at least as broad.

8.3.4 Required Endorsements

The Commercial General Liability policy shall contain the following endorsements, which shall accompany the Certificate of Insurance:

- a. An Additional Insured endorsement using ISO form CG 20 10 04 13 or CG 20 33 04 13, or a form at least as broad naming the **County of Orange, its elected and appointed officials, officers, employees, and agents** as Additional Insureds, or provide blanket coverage which shall state **As Required by Written Contract**.

- b. A primary non-contributing endorsement using ISO form CG 20 01 04 13, or a form at least as broad evidencing that the Contractor's insurance is primary, and any insurance or self-insurance maintained by the County shall be excess and non-contributing.
- c. Products and Completed Operations endorsement using ISO Form CG 20 37 04 13, or a form at least as broad.

The Workers' Compensation policy shall contain a waiver of subrogation endorsement waiving all rights of subrogation against the **County of Orange, its elected and appointed officials, officers, employees, and agents** or provide blanket coverage which shall state **As Required by Written Contract** when acting within the scope of their appointment or employment.

The Contractor's Pollution Liability policy shall contain the following endorsements, which shall accompany the Certificate of Insurance:

- 1) An Additional Insured endorsement naming the **County of Orange, its elected and appointed officials, officers, employees, and agents** as Additional Insureds, or provide blanket coverage which shall state **As Required by Written Contract**.
- 2) A primary non-contributory endorsement evidencing that the Contractor's insurance is primary, and any insurance or self-insurance maintained by the County shall be excess and non-contributing.

The Pollution Liability insurance must include coverage for bodily injury and property damage, including coverage for loss of use and/or diminution in property value, and for clean-up costs arising out of, pertaining to, or in any way related to the actual or alleged discharge, dispersal, seepage, migration, release or escape of contaminants or pollutants resulting from any services or work performed by, or behalf of, Contractor, including the transportation of hazardous waste, hazardous materials, or contaminants.

If D-BE's, General Contractor's, or Subcontractor's Professional Liability and/or Contractor's Pollution Liability policy(ies) is/are a claims-made policy, D-BE, General Contractor, or Subcontractor shall agree to the following:

- 1) The retroactive date must be shown and must be before the date of the Contract or the beginning of the Contract services.
- 2) Insurance must be maintained, and evidence of insurance must be provided for at least three (3) years after expiration or earlier termination of Contract services.
- 3) If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Contract services, D-BE, General Contractor, or Subcontractor must purchase an extended reporting period for a minimum of three (3) years after expiration of earlier termination of the Contract.

All insurance policies required by this Contract shall waive all rights of subrogation against the **County of Orange, its elected and appointed officials, officers, employees, and agents** when acting within the scope of their appointment or employment.

D-BE shall provide thirty (30) days prior written notice to the County of any policy cancellation or non-renewal and ten (10) days prior written notice where cancellation is due to non-payment of premium and provide a copy of the cancellation notice to County. Failure to provide written notice of cancellation may constitute a material breach of the Contract, upon which the County may suspend or terminate this Contract.

The Commercial General Liability policy shall contain a severability of interests clause (standard in the ISO CG 001 policy).

Insurance certificates should be forwarded to the agency/department address listed on the solicitation.

If the D-BE fails to provide the insurance certificates and endorsements within seven (7) days of notification by CEO/Purchasing or the agency/department purchasing division, award may be made to the next qualified vendor.

County expressly retains the right to require D-BE to increase or decrease insurance of any of the above insurance types throughout the term of this Contract. Any increase or decrease in insurance will be as deemed by County of Orange Risk Manager as appropriate to adequately protect County.

County shall notify D-BE in writing of changes in the insurance requirements. If D-BE does not provide copies of acceptable certificates of insurance and endorsements to County incorporating such changes within thirty days of receipt of such notice, this Contract may be in breach without further notice to D-BE, and County shall be entitled to all legal remedies.

The procuring of such required policy or policies of insurance shall not be construed to limit D-BE's liability hereunder nor to fulfill the indemnification provisions and requirements of this Contract, nor in any way to reduce the policy coverage and limits available from the insurer.

8.4 RESPONSIBILITY FOR DAMAGES OR INJURY

- 8.4.1 County and its officers and employees shall not be liable in any manner for any loss or damage to any portion of the work, any loss or damage to any of the materials or equipment used in the work, or any injury to any person or property by any cause that might reasonably have been prevented by D-BE, its employees, or its Subcontractors. D-BE shall indemnify and defend County against any claims or liability under this section pursuant to the "Indemnification Provisions" Section of these General Conditions.
- 8.4.2 D-BE shall remove and dispose of any waste materials, including soils or other materials that become contaminated directly or indirectly as a result of D-BE's performance under this Contract, according to the "Hazardous or Contaminated Materials" Section of the General Conditions.
- 8.4.3 Payment of any penalties, fines, or other liability assessed to County by regulatory agencies due to D-BE's or any Subcontractor's action or inaction in performing the work shall be D-BE's sole responsibility.
- 8.4.4 D-BE shall pay any assessments or damages covered by this Section directly, or, at County's discretion, County may pay or retain the amount of such assessments or damages and deduct its costs from payments owed or as they become due to D-BE.

9 SCHEDULES, SUBMITTALS, SUBSTITUTIONS, AND INSPECTIONS

9.1 SCHEDULES

9.1.1 Design & Construction Critical Path Schedule:

D-BE will prepare and/or maintain a Design & Construction Critical Path Schedule (Critical Path Schedule), which may include the D-BE's professional opinions concerning: (a) Project milestone dates and the Design & Construction Schedule, including the broad sequencing of the design and construction of the Project, (b) investigations, if any, to be undertaken to ascertain subsurface conditions and physical conditions of existing surface and subsurface facilities and underground utilities, (c) alternate strategies for fast-tracking and/or phasing the construction, (d) the number of separate subcontracts to be awarded to Subcontractors and Suppliers for the Project construction, (e) permitting strategy, (f) safety and training programs, (g) construction quality control, (h) a commissioning program, and (i) a matrix summarizing each parties' responsibilities and roles.

Unless a specific software application is called for elsewhere in the Contract Documents, D-BE shall use Microsoft Project, SureTrak Project Manager, Primavera Project Planner, or other scheduling software acceptable to County to configure all schedules. D-BE shall prepare all schedules using the critical path format and shall allow no less than 10 days for County's review of each such submittal. An accepted Design & Construction Critical Path Schedule is a condition precedent to County's obligation to make the initial progress payment to D-BE.

The D-BE shall add detail to its previous version of the Critical Path Schedule as new information becomes available and at a minimum monthly to keep it current throughout the design until plans and specifications are complete and project is solely under construction. The Critical Path Schedule shall be updated to reflect the Contract Time as defined in the Contract.

9.1.2 Construction Schedules: As part of construction related GMPs, D-BE shall submit to County for County's review a Construction Schedule.

Schedule activities shall be of sufficient detail to assure that adequate planning has been done for proper execution of all of D-BE's work. The schedule shall show the sequence, duration, and interdependence of activities required for the complete performance of all of D-BE's work.

D-BE shall include on the Construction Schedule the schedule for submittals, shop drawings, procurement, fabrication, and delivery for major materials and equipment required for the Project. The Construction Schedule in conjunction with the Critical Path Schedule is a condition precedent to County's obligation to make the initial progress payment to D-BE.

9.1.3 Weekly Meetings and Look-Ahead Charts: During Construction, D-BE shall participate in weekly meetings with County during which the parties shall exchange information regarding the actual progress of construction. County and D-BE shall attempt to agree upon quantities and percentages of completion that reflect the actual progress of construction. At each meeting D-BE shall submit a 2-week look-ahead chart. The 2-week look-ahead chart shall include only those activities that will be started, in progress, or completed during the next 2-week period. The format of the look-ahead chart shall be subject to County's approval.

9.1.4 Monthly Construction Schedule Updates: Each month, D-BE shall submit to County for its review an update of the Construction Schedule. The monthly Schedule Update shall reflect agreed assessments of actual completion reached during weekly meetings. If County and D-BE cannot agree, then D-BE shall use County's assessment of actual progress to prepare the Schedule Update. D-BE's monthly Schedule Update shall include: (a) a diagram showing the target versus actual dates

for each activity; (b) an updated critical path method report; and (c) a narrative report that includes, but is not limited to, a description of problems, current and anticipated delays and their causes, impacts of delays, and corrective actions that D-BE has taken or proposes to take to overcome problems and recover from delays. D-BE shall identify any events that will delay the completion of an interim milestone or the completion of the overall Project in the monthly Schedule Update. On County's acceptance of the monthly Schedule Update, it shall become the current accepted Construction Schedule. Any request for an extension of the Contract Time must be based on the accepted Construction Schedule. The submission of an acceptable monthly Schedule Update will be part of the basis of the progress payment and shall be a condition precedent to County's obligation to make such progress payment to D-BE.

- 9.1.5 Recovery Schedule: If any activity on the critical path is more than 7 days behind the accepted Construction Schedule and it appears that D-BE may not complete all work within the Contract Time, then County may require D-BE to submit a recovery schedule demonstrating its proposed plan to make up all lost time and complete the Project within the Contract Time. D-BE shall submit its recovery schedule within 7 calendar days of County's request. If County finds the proposed recovery schedule unacceptable, it may require D-BE to submit a revised plan or to take actions that are, in County's judgment, necessary to recapture lost time, including but not limited to increasing: (a) manpower; (b) the number of working hours per day; (c) the shifts per working day; (d) the number of working days per week; (e) the amount of equipment; or (f) any combination of the foregoing. D-BE's entitlement to additional compensation, if any, will be determined in accordance with the provisions of the "Changes" Section of the General Conditions.

9.2 SCHEDULE OF VALUES

Within fourteen (14) calendar days of the issuance of the Notice to Proceed, D-BE shall submit a proposed Schedule of Values for County's review and approval of GMP 1 and draft total Contract Price line items. The Schedule of Values shall include sufficient detail and be supported by sufficient data as County, in its sole discretion, may deem necessary to substantiate its accuracy and to evaluate progress at any point in the Project. The Schedule of Values shall include the general categories noted in the GMP, subdivided into their various components for the costs of design, trade subcontractors' services, labor, and material based when possible upon actual subcontract, purchase order, or vendor prices. Subdivisions of work should be described by easily identifiable and measurable units. Schedule of Values to be updated and resubmitted for County's review and approval within fourteen (14) calendars of issuance of Notice to Proceed for each GMP.

The data from the Schedule of Values shall be transferred and correspond directly to the appropriate construction activities on Construction Schedule. County will accept the Schedule of Values with review of the Construction Schedule. The Schedule of Values along with the Construction Schedule will be the basis for D-BE's Progress Payment Request and therefore, must be reviewed by County before the first Progress Payment Request is submitted to County.

To substantiate the accuracy of the Schedule of Values, County and D-BE may review such supporting data as County may require which includes, but is not limited to, subcontractor contracts, material contracts, supply and services contracts, etc.

9.3 D-BE'S CONSTRUCTION SUBMITTALS

- 9.3.1 General: Include within the Construction Schedule a schedule for construction submittals ("submittal schedule") in accordance with Contract Time and Contract Document requirements. When the Contract Documents require a Submittal, D-BE shall not furnish or fabricate any materials or equipment and shall not perform any work covered by the Submittal until County has received said submittal. In a transmittal letter that accompanies each Submittal, D-BE shall call to County's attention any deviations from the Contract Documents. D-BE shall furnish all materials and perform

all work for which Submittals are required in accordance with the Submittals that County has reviewed and has taken no exception.

D-BE shall prepare and submit a progress schedule for himself, each subcontractor and supplier, showing anticipated dates for submittals of construction data. Schedule shall allow for lead time required for subcontractors, material and equipment manufacturers, fabricators and suppliers, delivery of materials and equipment, in sufficient time for installation without delaying any portion of the work.

- 9.3.2 County Review Responsibility: County has no obligation or responsibility in review of construction data for accuracy. County may verify construction data for compliance with County approved requirements. County's review of a Submittal shall not relieve D-BE from responsibility for any errors or omissions in the Submittal or from any performance requirements of the Contract Documents.
- 9.3.3 Construction Data: D-BE shall provide for County review all construction data and such other data as required for the coordination of the work of the D-BE and each of his subcontractors, whether such submittals are requested by County.
- 9.3.4 Submittal Requirements: D-BE shall submit to County one (1) hard copy and one (1) electronic copy of all submittals required by the Contract Documents, including but not limited to: shop drawings, working drawings, descriptions of materials and equipment to be supplied, samples, supporting information, and other submittals (collectively "Submittals"). All submittals shall be provided at D-BE's expense. D-BE shall carefully review each Submittal before delivering it to County. D-BE shall provide a signed, dated transmittal letter with each Submittal certifying that the Submittal is correct and in strict conformance with the Contract Documents.
- 9.3.5 D-BE's A-E Review: D-BE's AE shall review all submittals to check for general conformance with the project design concept and general compliance with the Contract Documents. Responsibility shall be assumed by D-BE for any of the following:
- (1) Correctness of dimensions, details, quantities, or procedures indicated on the submittals.
 - (2) Any violation indicated on shop drawings, or other construction data, of local, county, state or federal laws, rules, ordinances, or rules and regulations of commissions, boards or other authorities or public utilities having jurisdiction.
 - (3) Any deviation made from Contract Documents requirements, even with approval from the County, will not relieve the D-BE from any responsibility for errors or omissions in the construction data.
- 9.3.6 Review of construction data submittals will only be performed as specifically required in the various Specification Sections.
- 9.3.7 Review of a separate item shall not indicate approval of an assembly in which the item functions.
- 9.3.8 Review of shop drawings will be general, for design, arrangement and appearance only, and shall not relieve D-BE of responsibility for accuracy of such shop drawings, dimensions, proper fitting, construction of work, providing materials required by the Contract Documents, even though such materials and their installation are not indicated on shop drawings. Review of shop drawings shall not be construed as approving departure from Contract requirements or as acceptance of any responsibility by County for any errors, omissions, or discrepancies shown thereon.
- 9.3.9 Working Drawings: Working drawings are drawings showing details not shown on the Plans, which details D-BE must design. D-BE must prepare working drawings of a sufficient size and scale to show clearly all necessary details. D-BE shall ensure that when required by California law or the Contract Documents, working drawings are prepared by engineers holding valid professional licenses in the applicable engineering discipline.

9.3.10 Shop Drawings: Shop drawings are drawings showing details of manufactured or assembled products that D-BE proposes to incorporate into the work. D-BE shall submit the shop drawings required by the Contract Documents.

9.3.11 Shop Drawing Variations:

(1) If shop drawings show variations from Contract Documents because of standard shop practice, questions, or any other reason, make specific mention of variations in transmittal letter to the County as well as encircle variations or questions on shop drawings to identify and call them to the County's attention.

(2) If the D-BE has not notified the County in writing of variations, deviations or omissions, the D-BE will be required, at its sole expense, to repair, replace, furnish whatever materials are required, perform the work, including adjacent work of other trades affected thereby, necessary to rectify such deviations and variations, all as directed by County. Replacement and repair shall be mandatory in such instances, even though this occurs after shop drawings have been stamped "Review Completed" and the work in question has been completed. All work pertaining to this condition or situation shall be performed at no additional cost to the County.

9.3.12 Samples:

(1) Samples shall be the precise item proposed to be furnished.

a. Submit one sample to be retained on project site, one to be retained by County, plus the number required by the D-BE for his and his subcontractor's use.

(2) Identify each sample with the manufacturer's name, model number or type, and its intended location in the work.

(3) Samples of value will be returned to the D-BE for use in the work after review by the County.

(4) Failure of samples to conform to specific requirements may, at County option, constitute a bar against submission of other samples by the same manufacturer, vendor or supplier.

(5) Acceptance of samples will not preclude rejection, prior to final acceptance of completed work, of any material upon discovery of defects in material which said sample failed to represent, even though such material or equipment has been installed or erected in place.

(6) After samples have been reviewed, no change in brand or make will be permitted unless satisfactory written evidence is presented, to the County, that the manufacturer cannot make scheduled delivery of approved material, or that material delivered has been rejected and substitution of an alternate material is an urgent necessity, or that other conditions are apparent which indicate acceptance of such substitute materials to be in the best interest of the County.

(7) All samples of materials requiring laboratory tests shall be tested sufficiently in advance of the time they are required to be delivered to the Project Site for: (1) D-BE's review of test results, (2) re-testing and re-submittal as necessary to obtain D-BE's acceptance, (3) manufacture or fabrication, and (4) delivery to Project Site without delaying the scheduled progress of the work.

(8) Each sample shall have physically attached to it, in a manner not easily removable, a label bearing the following information:

a. Project identification.

b. D-BE's and subcontractor's identification.

c. Sample identification including full information as to manufacturer, model, catalog number, finish number, and other required information.

d. Space for D-BE's A-E's review stamp.

- (9) When samples are rejected by the D-BE's A-E, submit new samples immediately after notification of rejection, and mark them "Resubmitted Samples," in addition to other information required on label.
 - (10) The right to require additional submission of samples of any materials or material lists is reserved, whether or not specifically mentioned in Specifications.
- 9.3.13 Supporting Information: Supporting information is information required by the Contract Documents or requested by County when reviewing a submittal that County determines is necessary to analyze and verify that the submittal conforms to the Contract Documents or will be needed by County to operate and maintain a manufactured product or system to be constructed as part of the work. D-BE shall submit supporting information for a system bound together and include information about all manufactured items for the system. Unless otherwise specified in the Contract Documents, supporting information shall comply with applicable requirements of the Specifications and shall include but not be limited to the following:
- (1) List of Subcontractors;
 - (2) List of Materials;
 - (3) Manufacturer's certifications that materials to be supplied meet the requirements of the Contract Documents, where the Contract Documents allow such certifications or County waives materials testing requirements. County may require materials test data as part of the certification;
 - (4) Data including but not limited to catalog sheets, manufacturer's brochures, technical bulletins, specifications, diagrams, product samples, and other information necessary to describe a system, product or item. This information may be required for irrigation systems, street lighting systems, and traffic signals, and may also be required for any product, manufactured item, or system.

9.4 SUBSTITUTIONS – BRAND OR TRADE NAMES

- 9.4.1 Unless County has made a finding under Public Contract Code Section 3400(c), whenever the Contract Documents specify any materials, products, things, or services by brand, trade, or proprietary name, by patent, or by manufacturer, such specifications shall be deemed to be a measure of quality and utility or a standard and shall be deemed to be followed by the words "or equal".
- 9.4.2 If D-BE desires to use any other brand or manufacturer of equal quality, performance, and utility to that specified, it shall apply to County in writing within 15 days after the approval of the related GMP. D-BE shall submit to County 6 copies of each application for an "or equal" determination. D-BE's application shall include all information required for County to evaluate the substitute items, including but not limited to shop drawings, product data, and certified test results.
- 9.4.3 D-BE shall have the item tested as required by County to determine that the quality, strength, performance, physical, chemical, or other characteristics including but not limited to durability, finish, efficiency, dimensions, service, suitability, and compatibility with County's operations are such that the item will be equal in quality and utility to the item specified. D-BE'S written application constitutes its representation that:
- 9.4.3.1 D-BE has investigated the proposed item and determined that it meets or exceeds in all respects the quality, performance, and utility of the specified item.
 - 9.4.3.2 D-BE will provide the same warranty as for the specified item.
 - 9.4.3.3 D-BE will coordinate installation and make such modifications, which may be required for the work to be complete in all respects, with no addition to the Contract Time or the Contract Price.
 - 9.4.3.4 D-BE waives all claims for reimbursement for additional costs which may subsequently become apparent by reason of the acceptance and use of such "or equal" materials, equipment, products, processes, or articles.

- 9.4.4 County will then determine, in its sole discretion, whether or not the proposed materials, products, things, or services are equal in quality, performance, and utility to those specified, and its decision shall be final and binding. D-BE shall not use or install any materials, products, things, or services proposed as “or equal” without County’s prior approval. D-BE shall remain solely responsible for the suitability of such proposed material, products, things, or services notwithstanding any determination by County. D-BE shall bear all expenses associated with its application for determination of “or equal” status.
- 9.4.5 Any request by D-BE to change materials, products, things, or services required by the Contract Documents that does not fall within the above provisions relating to Public Contract Code Section 3400 shall be considered pursuant to the “Changes” Section of these General Conditions. County will determine, in its sole discretion, whether or not to accept the requested change.

10 PAYMENTS

10.1 PAYMENT REQUIREMENTS

- 10.1.1 Form and Contents of Applications for Payment: D-BE must submit applications for payment on a form approved by County.

Each application for payment must include:

- a) An accepted Schedule of Values and monthly Schedule Update with a narrative report (if requested), all approved in writing by County and all developed in accordance with the “Schedules, Submittals, Substitutions, And Inspections” Section of the General Conditions. D-BE’s submissions of an Accepted Construction Schedule, monthly Schedule Updates, and Schedule of Values are conditions precedent to County’s processing of applications for payments;
- b) Photographic documentation of completed work (as requested);
- c) If requested, D-BE shall provide an electronic copy of certified payrolls from D-BE and all Subcontractors for the period covered by the application for payment, with one copy having all pertinent information visible and two copies having the workers’ names, addresses, and social security numbers blacked out;
- d) Evidence satisfactory to County that D-BE is fulfilling its obligations under the Contract Documents with respect to preparing daily reports and maintaining up-to-date As-Built Plans;
- e) Conditional waivers and releases on progress payment or final payment (as applicable) from D-BE, those Subcontractors of any tier, and those suppliers claiming funds covered by the application for payment, and unconditional waivers and releases on progress payment or final payment from D-BE, those Subcontractors of any tier, and those suppliers who received funds through the preceding applications for payment, all in the form prescribed by Civil Code Sections 8120 through 8138; and
- f) Any other administrative documentation as agreed upon. The application for payment shall show the total value of work completed or partially completed as of the date of submission of the application for payment. At County’s sole discretion, the value of the work completed may include up to 50% of the value, as determined by County, of: (i) material delivered to the Project site and not yet incorporated into the construction; and/or (ii) materials delivered to D-BE and stored at locations other than the Project site, provided that D-BE furnishes County satisfactory evidence that D-BE has acquired title to the materials, the materials will be used on the Project, the materials are properly stored at a secure off-site location acceptable to County, and the materials at each storage location are segregated from any other materials there that are not intended for use on the Project. County will not pay D-BE

for any materials at the Project site that are furnished but are not to be incorporated into the work.

County reserves the right to adjust a payment application if a prior payment application is determined to have been overstated or understated.

- 10.1.2 Lump Sum Work and Unit Prices: County shall pay for work shown on the Schedule of Values as "Lump Sum", "L.S.", or "Job" at the lump sum price shown. Any contract work for which a unit price has been agreed upon, will be paid for at the actual quantities constructed in accordance with the Contract Documents. Upon completion of the work, if the actual quantities show either an increase or decrease from the quantities stated in the agreement, the unit price stated will apply unless a change to the unit price is warranted under the "Changes" Section of the General Conditions.
- 10.1.3 Time for Submitting and Reviewing Applications for Payment: D-BE shall submit each application for payment to County for its review on the last business day of the month for which it is seeking payment. County will review the application for payment as soon as practicable and, no later than 7 days after receiving it or as provided by Public Contract Code Section 20104.50, will return to D-BE any application for payment that County determines is not a proper application for payment suitable for payment along with a written explanation of the reasons why the application for payment is not proper. The grounds on which the County may conclude the application for payment is not proper and not suitable for payment include, but are not limited, to: (i) the application is missing documents required under the preceding Section "Form and Contents of Applications for Payment"; (ii) the application does not accurately reflect the progress of the work; (iii) the quality of the work is not in conformance with the requirements of the Contract Documents; (iv) D-BE has failed to remedy defective work; (v) there are third party claims filed against County arising out of D-BE's work; (vi) D-BE has failed to make payments properly to subcontractors and suppliers; (vii) D-BE has damaged County's property or the work by or property of County's separate D-BEs; (viii) D-BE has repeatedly failed to carry out the work in accordance with the Contract Documents; or (ix) there is reasonable evidence that D-BE will not complete the work within the Contract Time and that the unpaid balance of the Contract Price would not be adequate to cover the Liquidated Damages for the anticipated delay.
- 10.1.4 Progress Payments: Within 30 days of receiving an undisputed, properly completed application for payment, or as provided by Public Contract Code Section 20104.50, County shall pay to D-BE a sum equal to 95% of the value of the work completed since the commencement of the work, less all previous payments. County shall hold 5% of the value of the work completed as Retention until the Retention Payment is made pursuant to Public Contract Code Section 7107. D-BE may be entitled to interest pursuant to Public Contract Code Section 20104.50 if County fails to timely make any progress payment. No progress payment by County shall be considered to be County's acceptance of any part of the work.
- 10.1.5 Retention Payment: Payment of the Retention amount will be made in accordance with Public Contract Code Section 7107. If the Retention Payment is made before D-BE has complied with all of its obligations under the Contract, then payment of Retention shall not be interpreted as Final Payment and shall not relieve D-BE of its obligations under the Final Payment provisions.
- 10.1.6 Final Payment: The Final Payment, if unencumbered, or any part thereof unencumbered, shall be made no later than 60 days after D-BE completes the work and submits an application for Final Payment in proper form and suitable for payment. D-BE's work will not be complete until D-BE has delivered: (i) As-Built Plans suitable for use in preparing a reproducible set of record drawings for the Project; (ii) all operations and maintenance manuals; (iii) manufacturers', suppliers', and

installers' warranties, guarantees, instruction sheets, and parts lists; and (iv) any other documents or information required by the Contract Documents as a condition to completion of the work.

D-BE's application for Final Payment shall include:

- 10.1.7 D-BE's affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Project have been paid or otherwise satisfied by D-BE; and
- 10.1.8 Conditional waivers and releases on Final Payment in the form prescribed by Civil Code Section 8136 from D-BE, its Subcontractors of any tier, and its suppliers who will receive funds from the Final Payment, listing with specificity any and all claims under or arising out of the Contract or the Project that remain unsettled.

10.2 SUBSTITUTED SECURITY

In accordance with Public Contract Code Section 22300 and at the request and expense of D-BE, County will accept securities equivalent to any amount withheld by County to ensure complete and proper performance under the Contract Documents, including the amount withheld as Retention under the "Payments" Section of the General Conditions. Substituted securities must meet the requirements of Public Contract Code Section 22300 and shall be deposited with County or with a California or federally chartered bank in California as escrow agent. The securities shall be held by the escrow agent subject to a written escrow agreement between County, D-BE, and escrow agent, which agreement shall be in a form substantially similar to that contained in Public Contract Code Section 22300.

10.3 WAIVER OF CLAIMS

Unless a shorter time is specified elsewhere in the Contract, on or before making its application for Final Payment, D-BE shall submit to County in writing all claims for compensation under or arising out of this Contract. D-BE's acceptance of County's payment in response to D-BE's application for Final Payment shall constitute a waiver of all claims against County under or arising out of this Contract except those previously made in writing and identified by D-BE as unsettled at the time of D-BE's application for Final Payment.

11 LABOR AND PUBLIC CONTRACT CODE REQUIREMENTS

D-BE and all Subcontractors shall comply with all applicable requirements of the Labor Code throughout the performance of the Contract, including but not limited to the following:

11.1 WAGE RATES

D-BE and any Subcontractor(s) shall comply with the provisions of California Labor Code Sections 1771 et seq., and shall pay workers employed on the Contract not less than the general prevailing rates of per diem wages and holiday and overtime wages as determined by the Director of Industrial Relations. D-BE shall post all job site notices as required by Labor Code Section 1771.4(a), including a copy of these wage rates for each craft, classification, or type of worker needed in the performance of this Contract. Copies of these rates are on file at the principal office of County's representative, or may be obtained from the State Office, Department of Industrial Relations ("DIR") or from the DIR's website at www.dir.ca.gov. If the Contract is federally funded, D-BE and any Subcontractor(s) shall not pay less than the higher of these rates or the rates determined by the United States Department of Labor.

11.2 WAGE RATE PENALTY

D-BE and any Subcontractor(s) shall comply with the provisions of Labor Code Section 1775. D-BE and any Subcontractor(s) shall be subject to a penalty in an amount up to \$200, or a higher

amount as provided by Section 1775, for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rates for any work done by the D-BE or Subcontractor(s) under the Contract.

11.3 WORK HOUR PENALTY

As provided by Labor Code Section 1810, 8 hours of labor shall constitute a legal day's work, and 40 hours shall constitute a legal week's work. The time of service of any worker employed under the Contract shall be restricted to 8 hours during any one calendar day, and 40 hours during any one calendar week, except as provided herein. D-BE shall forfeit to County \$25, or a higher amount as provided by Labor Code Section 1813, for each worker employed in the performance of this Contract by D-BE or by any Subcontractor(s) for each calendar day during which such worker is required or permitted to work more than the legal day's or week's work, except as provided by Labor Code Section 1815.

11.4 REGISTRATION WITH CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS

D-BE and all required Subcontractors must comply with the requirements of Labor Code Section 1771.1(a), pertaining to registration of D-BEs pursuant to Section 1725.5. Registration and all related requirements of those sections must be maintained throughout the performance of the Contract.

11.5 PAYROLL RECORDS

D-BE and any Subcontractor(s) shall comply with the requirements of Labor Code Section 1776. Such compliance includes the obligation to furnish the records specified in Section 1776 directly to the Labor Commissioner in an electronic format, or other format as specified by the Commissioner, in the manner provided by Labor Code Section 1771.4.

The requirements of Labor Code Section 1776 provide in part:

D-BE and any Subcontractor(s) performing any portion of the work under this Contract shall keep an accurate 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 D-BE or any Subcontractor(s) in connection with the work.

Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

The information contained in the payroll record is true and correct.

The employer has complied with the requirements of Labor Code Sections 1771, 1811, and 1815 for any work performed by his or her employees in connection with the Contract.

The payroll records shall be certified and shall be available for inspection at the principal office of D-BE on the basis set forth in Labor Code Section 1776.

D-BE shall inform County of the location of the payroll records, including the street address, city and county, and shall, within five working days, provide a notice of any change of location and address of the records.

Pursuant to Labor Code Section 1776, D-BE and any Subcontractor(s) shall have 10 days in which to provide a certified copy of the payroll records subsequent to receipt of a written notice requesting the records described herein. In the event that D-BE or any Subcontractor fails to comply within the 10-day period, he or she shall, as a penalty to County, forfeit \$100, or a higher amount as provided by Section 1776, for each calendar day, or portion thereof, for each worker to whom the

noncompliance pertains, until strict compliance is effectuated. D-BE acknowledges that, without limitation as to other remedies of enforcement available to County, upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement of the California Department of Industrial Relations, such penalties shall be withheld from progress payments then due D-BE. D-BE is not subject to a penalty assessment pursuant to this Section due to the failure of a Subcontractor to comply with this Section.

11.6 APPRENTICES

- 11.6.1 Unless the Contract involves a dollar amount less than that specified in Labor Code Section 1777.5, this Contract is governed by the provisions of Section 1777.5. D-BE shall comply with Labor Code Section 1777.5 for all apprenticeable occupations.
- 11.6.2 D-BE and all Subcontractor(s) shall comply with Labor Code Section 1777.6, which forbids discriminatory practices in the employment of apprentices on any basis listed in Government Code Section 12940 (described in the "Nondiscrimination" Section of the General Conditions), except as provided in Labor Code Section 3077.
- 11.6.3 D-BE shall comply with all requirements of California Public Contract Code Section 22164 (c) regarding the use of a skilled and trained workforce.

11.7 NONDISCRIMINATION

In the performance of the Contract, D-BE shall neither engage in nor permit its Subcontractors to engage in discrimination against any employee or applicant for employment on any basis listed in California Government Code Section 12940, including but not limited to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, as those bases are currently defined in Government Code Sections 12926 and 12926.1, or as they may be modified. This prohibition shall pertain to employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay and other forms of compensation; selection for training, including apprenticeship; and any other action or inaction pertaining to employment matters.

11.8 SUBCONTRACTOR BIDDING AND APPRENTICES

- 11.8.1 D-BE shall comply with Public Contract Code Section 22166 for the award of subcontracts exceeding one-half of one percent of the contract price allocable to construction work.
- 11.8.2 D-BE shall comply with Public Contract Code Section 22164 (c) regarding the use of a skilled and trained workforce.

12 WARRANTY / GUARANTEES

12.1 WARRANTY

D-BE warrants that materials and equipment furnished under the Contract Documents will be new, of good quality, and carrying all available manufacturers' and installers' warranties; that construction will be of good and workmanlike quality; and that all of the work shall be performed in strict conformance with the requirements of the Contract Documents, industry standards, and manufacturers' recommendations. Work not conforming to these requirements shall be considered defective ("Defective Work"). Defective Work does not include damage caused by modifications not executed by D-BE, improper operation or maintenance, or normal wear and tear.

12.2 ONE-YEAR CORRECTION PERIOD

For a period of not less than one year from the date County accepts D-BE's work, as evidenced by a Notice of Completion issued by County, D-BE shall take immediate action to correct any Defective Work reported by County orally or in writing. D-BE shall initiate corrective action on Defective Work affecting use of a facility, safety, or preservation of property within twenty-four (24) hours after notification. D-BE shall initiate corrective action on other Defective Work within ten (10) calendar days after notification. If D-BE fails to initiate corrective action within the specified times or fails to complete the corrective work within a reasonable time, County may take whatever corrective action it deems necessary. All costs incurred by County because of D-BE's failure to correct Defective Work during the one-year correction period shall be due and payable immediately by D-BE. The one-year correction period relates only to the specific obligation of D-BE to return to the Project site and correct Defective Work. The one-year correction period does not establish a period of limitations with respect to any of D-BE's other obligations under the Contract Documents, including but not limited to D-BE's warranty, and it has no relationship to the time within which County may seek to enforce the D-BE's obligation to comply with the Contract Documents or to the time within which proceedings may be commenced to establish the D-BE's liability with respect to any of the D-BE's obligations.

12.3 MANUFACTURERS' AND INSTALLERS' WARRANTIES

All manufacturers' and installers' warranties received by D-BE shall be assignable to County, and upon abandonment, termination, or completion of the Agreement shall be deemed, and hereby are, assigned to County. D-BE shall take all actions necessary to preserve the full scope of all manufacturers' and installers' warranties for the benefit of County and shall take no action that would impair County's rights under any such warranties. Before County's acceptance of the work, D-BE shall deliver to County manufacturers' and installers' warranties, guarantees, instruction sheets, and parts lists, which are furnished with certain articles of materials incorporated in the work.

12.4 SURVIVAL

All of D-BE's warranty obligations shall survive abandonment, termination, and completion of the Contract. Neither Final Payment nor any other provision in the Contract Documents shall constitute County's acceptance of work not performed in accordance with the Contract Documents nor relieve D-BE of liability with respect to its warranty obligations or for Defective Work.

13 PERFORMANCE

13.1 OBLIGATION TO REVIEW DOCUMENTS

- 13.1.1 D-BE shall carefully study and compare all Contractor Documents and shall at once report to County any error, inconsistency or omission that D-BE may discover.
- 13.1.2 D-BE shall be responsible for the coordination of all trades so that all components are properly integrated into the construction. All significant conflicts in location shall be brought promptly to the attention of the County. In the event of conflicts that cannot be anticipated and resolved by examination of the Contract Documents, the cost of changes ordered by County shall be compensated by Change Order.

13.2 OTHER CONTRACTS

County may undertake or award other contracts for simultaneous, collateral, or additional work adjacent to or within the work site. D-BE shall fully cooperate with such other contractors and County, and carefully fit D-BE's own work to such other work as may be directed by County. D-BE shall be responsible for ascertaining the nature and extent of any simultaneous, collateral, or

additional work by others. D-BE shall not commit or permit any act that will interfere with the performance of work by County or any other contractors, and shall cooperate in the coordination of its separate activities in a manner that shall not interfere with County's current facility operations and the activities of other contractors working in the area. D-BE shall include in its Bid all costs involved as a result of coordinating its work with others. If necessary for coordination purposes, D-BE shall redeploy its forces to other parts of the work.

13.3 PROTECTION

13.3.1 D-BE shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. D-BE shall comply with the provisions of the Construction Safety Orders issued by the State Division of Occupational Safety and Health. D-BE shall also be responsible for all materials delivered and work performed until completion and acceptance of the Project, except for any completed unit of construction that County may have previously accepted.

13.3.2 D-BE shall maintain continuously adequate protection of all work from damage and shall protect County's personnel, invitees, and property from damage, injury, or loss arising in connection with this Contract. D-BE shall make good any such damage, injury, or loss. D-BE shall adequately protect adjacent property and shall maintain reasonable security of the site at all times. D-BE shall limit visitors to the site to those necessary for construction and inspection. Visitors for other purposes shall be referred to County. D-BE's and Subcontractors' employees shall possess means of identification at all times as required by County while on the job site.

Security of the D-BE's material, equipment, work product and work site is the D-BE's responsibility.

Employment of a security guard for any time period (working hours or other than working hours), shall be left to the discretion of the D-BE. The D-BE shall be fully responsible for any theft or damage to any material, equipment or to any portion of the building, work, or site.

13.3.3 County may notify D-BE of any noncompliance with the foregoing provisions and the action to be taken. D-BE shall, after receipt of such notice, immediately correct such conditions. Such notices shall be deemed sufficient for said purpose when delivered to D-BE or D-BE's representative at the work site. Failure of receipt of such notice from County shall not relieve D-BE of responsibility for safety.

13.3.4 If D-BE fails or refuses to comply promptly, County may issue an order stopping all or part of the work until satisfactory corrective action has been taken. No part of the time lost due to any such stop work order shall be made the subject of claim for extension of time or additional compensation to D-BE. D-BE will be responsible for ensuring that D-BE's Subcontractors and suppliers comply with the provisions of this Section.

13.3.5 In an emergency affecting the safety of persons, the work, or of adjoining property, D-BE without special instruction or authorization from County, is hereby permitted to act at D-BE's discretion to prevent such threatened loss or injury. D-BE shall so act if directed by County. Any claim for additional compensation by D-BE on account of emergency work shall be determined as set forth in the "Changes" Section of these General Conditions.

13.3.6 The D-BE shall comply with County's Safety and Loss Prevention Policy and Procedure #306 ("Contractor Safety Responsibilities") and submit a copy of its Injury and Illness Prevention Program (IIPP), Jobsite Safety Inspection Checklist, and Contractor Safety-Activity Checklist to the designated County Procurement staff as part of the solicitation and/or contract process. The D-BE will notify County Project Manager of any revisions to the Safety-Activity Checklist and will provide a new Safety-Activity Checklist upon County request. The IIPP shall comply with California Code of Regulations, Title 8, Section 1509 or 3203 (whichever applies). The D-BE shall submit other safety programs that pertain to the type of job that will be performed on site. County reserves

the right to conduct inspections and audits as necessary for the purpose of evaluating any aspect of safety performance under this Contract.

- 13.3.7 The D-BE is required to provide a Safety Data Sheet (SDS) compliant with California Code of Regulations, Title 8, Section 5194, for each hazardous substance that is provided, used or created as part of the goods or services provided by Contractor to County. The SDS for each substance must be sent to either the County Project Manager, as specified in the "Notices" provision of this Contract, or to the place of shipment or provision of goods/services.

13.4 FENCES AND BARRICADES

- A. Furnish, erect and maintain all fences and barricades required by local ordinances, or public safety and necessity until completion of the project.
- B. At the public perimeter, a 6'-0" high panelized chain-link fence with vision screen will be provided. At the perimeter of the operational, secure facility, a 16'-0" high, non-climb mesh temporary security fence with vision screen up to 6'-0" high will be provided.
- C. No signs, other than those specified, shall be erected without the written approval of the County.
- D. Remove construction fences, barricades, and other related temporary construction upon completion of work, or sooner if authorized or required to maintain Project progress.

13.5 PROJECT SIGN & NOTICE

- A. No signs or advertisements will be permitted on the Project site, except with the express permission of County's Project Manager.
- B. At every door and barricade separating the project work and staging areas from areas not included in the project work area, the D-BE shall provide, install and continuously maintain a construction warning sign. The 11 inch by 17 inch construction warning sign shall be approved by County's Project Manager and shall be plastic laminated on heavy cardstock and shall be securely affixed at eye level to the door or barricade.
- C. D-BE (if required) shall furnish and install one 4 foot by 8 foot Project sign to be located at the Project site and shall contain the following information:
 - D. County Logo (in color, graphics to be provided)
 - E. Board Of Supervisors (list of 5 supervisors and district)
 - F. Facility & Project Name:
 - G. County of Orange
 - H. Architect-Engineer
 - I. D-BE
- J. D-BE shall submit sign layout and proposal exact location for review and approval by the County's Project Manager.
- K. Mounting: Mount on 2 each 4 inch by 4 inch posts. Posts shall extend a minimum of 36 inches below grade and extend a minimum of 8 feet-0 inches above finish grade. The sign shall be mounted by concealed fasteners with the base of the sign 1 foot-4 inches above finish grade. The posts shall be pressure treated wood, primed and partial whitened.

13.6 QUALITY OF MATERIALS AND WORKMANSHIP

- 13.6.1 D-BE shall perform all work required by the Contract Documents in a skillful, good, and workman like manner and in strict conformance with the Contract Documents. All materials and equipment

furnished by D-BE shall be new and of highest quality, unless otherwise required by the Contract Documents. See Section 01400, Quality Requirements for additional requirements.

- 13.6.2 D-BE shall supervise and direct the work using its best skill and attention. All labor shall be performed by individuals specialty skilled in the kind of work required. D-BE shall at all times enforce strict discipline and good order among its employees and those of its Subcontractors of any tier. D-BE shall not employ for the Project any unfit person or anyone not skilled in the assigned task or otherwise unfit. D-BE shall immediately remove from the Project any person that County determines, in its sole discretion, is unfit or behaving in an unsatisfactory or unacceptable manner. Persons so removed shall not thereafter be reassigned to any portion of the Project without County's written approval, which may be granted or withheld in County's sole discretion.
- 13.6.3 D-BE shall, without charge, replace any material or correct any work found by County not to conform to the requirements of the Contract Documents, unless County consents to accept such material or work along with a commensurate reduction in the Contract Price. D-BE shall promptly segregate and remove rejected material from the work site.
- 13.6.4 If D-BE does not promptly replace rejected material or correct rejected work, or immediately remove persons who are unfit or behaving unacceptably, County may: (1) by contract or otherwise replace such material or correct such work and charge the cost thereof to D-BE, including but not limited to by deducting the cost from amounts due or to become due to D-BE; or (2) terminate D-BE's right to proceed in accordance with the "Termination For Cause" Section of the General Conditions.

13.7 SURVEYING

- 13.7.1 D-BE shall notify County at least 7 days before starting work to allow for the preservation of survey monuments, lot stakes, and benchmarks. D-BE shall not disturb survey monuments, lot stakes, or benchmarks without the consent of County, and shall bear the expense of replacing any that may be disturbed without such consent. Replacement shall be done only under the direction of County by a Registered Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying within the State. When a change is made in the finished elevation of the pavement of any roadway in which a permanent survey monument is located, D-BE shall adjust the monument cover to the new grade within 7 days of finished paving unless otherwise instructed by County. D-BE shall preserve construction survey stakes and marks for the duration of their usefulness, and will bear the expense of any survey stakes that are lost or disturbed and need to be replaced.
- 13.7.2 D-BE shall notify County in writing at least seven (7) days before survey services will be required in connection with the laying out of any portion of the work. D-BE shall dig all holes necessary for line and grade stakes. Stakes will be set and stationed for curbs, headers, sewers, storm drains, structures, and rough grade. A corresponding cut or fill to finished grade (or flowline) will be indicated on a grade sheet.
- 13.7.3 All work shall conform to the lines, elevations, and grades shown on the Plans. Three consecutive points set on the same slope shall be used together so that any variation from a straight grade can be detected. Any such variation shall be reported to County. In the absence of such report, D-BE shall be responsible for any error in the grade of the work. Grades for underground conduits will be set at the surface of the ground. D-BE shall transfer them to the bottom of the trench.
- 13.7.4 Surveying by D-BE shall conform to the quality and practice required by County.

13.8 UTILITIES

- 13.8.1 Location: County will provide D-BE with copies of documents which describe the location of known utility substructures, or will indicate in the Plans or Special Provisions those substructures (except for service connections) that may affect the work, as maybe known by County. The removal,

relocation, abandonment, or installation of utilities shall be in accordance with the applicable provisions of the Contract Documents. Where underground main distribution conduits such as water, gas, sewer, electric power, telephone, or cable television are shown on the Plans, D-BE shall assume that every property parcel or facility adjoining the Project will have a service connection for each type of utility. D-BE shall determine the location and depth of all utilities, including service connections, which may affect or be affected by its operations. Pursuant to Government Code Sections 4216 et seq., D-BE shall contact the appropriate regional notification center(s) and shall obtain an inquiry identification number at least 2 working days, but not more than 14 calendar days, prior to commencing any excavation.

- 13.8.2 Protection: D-BE shall not interrupt the service function or disturb the support of any utility without with appropriate coordination. Valves, switches, vaults, and meters shall be maintained readily accessible for emergency shutoff. Where protection is required to ensure support of utilities located as shown on the Plans, D-BE shall furnish and place the necessary protection at its expense. Permanent improvements installed in proximity to any utilities shall be constructed in a manner that will not impair the physical integrity, use, or ongoing maintenance of those utilities.
- 13.8.3 Removal: Unless otherwise specified in the Contract Documents, D-BE shall remove all interfering portions of utilities represented in the Plans or Special Provisions as “abandoned” or “to be abandoned in place.” Before starting removal operations, D-BE shall ascertain whether the abandonment is complete, and the costs involved in the removal and disposal shall be included in the related GMP for the items of work necessitating such removals.

13.9 TRAFFIC CONTROL

- 13.9.1 D-BE shall coordinate its traffic at the site with County. D-BE shall submit an acceptable plan Traffic Control Plan (TCP) to County within 10 days after the Notice to Proceed is issued (or as agreed upon in the Construction Schedule).

The TCP shall display and address, at a minimum:

- a) Protection of existing improvements;
- b) Methods to eliminate interference with existing nearby facility operations and traffic in and out of the nearby facilities;
- c) Proposed haul routes for delivery of materials;
- d) Compliance with local ordinances

- 13.9.2 Reckless driving shall not be tolerated, and all vehicles shall be operated at a safe speed at all times. If County determines that D-BE has violated the Traffic Control Plan or otherwise operated in an unsafe manner, County may suspend or prohibit the equipment operator(s) from any further work at the site. Repeated or severe incidents demonstrating the failure of D-BE to operate its vehicles safely shall constitute a material breach of this Contract and County may terminate D-BE's right to proceed with the work pursuant to the “Termination for Cause” Section of the General Conditions.

13.10 TEMPORARY OFFICE BUILDING AND TELEPHONE

D-BE shall provide a temporary office building and telephone or cellphone, if required for the Project. D-BE may provide a temporary office for his own convenience at his sole expense. The temporary office, if desired by D-BE, shall be subject to approval of the County. Any temporary building shall be Class B and be provided by the D-BE in accordance with SSPWC Section 8 - Facilities for Agency Personnel. The trailer shall be located as shown in the Plans and/or as directed by County or D-BE shall submit, a location plan showing the arrangement of field offices, storage sheds, equipment storage, and staging areas for County approval.

13.11 PERMANENT SYSTEMS USED AS TEMPORARY FACILITIES

When any portion of a permanent system is used in operating condition, that part of the system may be used as a temporary facility, provided that the D-BE:

- (1) Obtains County's approval in writing.
- (2) Assumes full responsibility for the system used.
- (3) Pays all costs for operation, maintenance, cleaning and restoration of the system.
- (4) Operates the system with the consent and supervision of the subcontractor responsible for the system's installation and ultimate performance.

13.12 TEMPORARY UTILITIES

D-BE shall provide the necessary temporary utilities for construction use and bear the responsibility for their proper operation. If any utilities are in place and in use by the County at the Project site, such utilities -- excluding telephone and internet -- may be utilized by the D-BE at no cost, to the extent the utilities are available without impact to the County's operations. If County supplied utilities are utilized by the D-BE, the D-BE shall exercise conservation of energy and utility resources to the satisfaction of the County, or such provision of utilities by the County will be terminated at County's discretion.

13.13 SANITARY UNIT

D-BE shall provide temporary toilets for D-BE's use. D-BE will maintain and service them in a sanitary condition through the construction of the Project. Toilet facilities in existing County buildings shall not be used by the D-BE, sub-D-BEs, suppliers, workers, and/or inspectors.

13.14 WATER

D-BE shall furnish all water needed for the Project, including but not limited to potable (drinking) and construction/dust suppression water, unless otherwise specified in these Contract Documents.

13.15 FIRE PROTECTION

D-BE shall take all necessary measures to protect the building and all areas of the project site against fire. D-BE shall provide fire extinguishers suitable for the Project and consistent with the factors enumerated in Title 19 of the California Code of Regulations, Section 565. These extinguishers shall be placed at strategic locations around the working area and kept accessible for use in case of fire. D-BE shall keep fire extinguishers in working order and shall remove them from the site at the end of construction.

D-BE shall observe all requirements specified in the various other Sections of the Specifications related to fire safety.

13.16 STORAGE AND WORKING SPACE

If applicable, D-BE may use the working area designated by County for material storage and working space. Any additional space shall be obtained by D-BE at D-BE's own expense. Locations for D-BE to store D-BE's equipment will be agreed upon during the pre-construction meeting.

13.17 TRANSPORTATION AND HANDLING OF PRODUCTS

D-BE shall:

1. Transport and handle products in accordance with manufacturer's instructions and applicable regulations;

2. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged; and
3. Provide equipment and personnel to handle products by methods to prevent damage.

13.18 STORAGE AND PROTECTION OF PRODUCTS

D-BE shall:

1. Store and protect products in accordance with manufacturer's instructions and applicable regulations, with seals and labels intact and legible;
2. Store sensitive products in weather-tight, climate-controlled enclosures;
3. Store hazardous materials in accordance with applicable regulations, including but not limited to those related to containment and protection of the materials and surrounding environment;
4. Store fabricated products on sloped supports above ground if such products are stored outdoors;
5. Cover products subject to deterioration with impervious sheet covering with ventilation to avoid condensation;
6. Provide equipment and personnel to store products by methods to prevent damage;
7. Arrange storage of products to permit access for inspections; and
8. Periodically inspect to ensure products are undamaged and are maintained under specified conditions.

13.19 REMOVAL OF TEMPORARY FACILITIES

D-BE shall remove temporary toilets, storage sheds, and other facilities of a temporary nature from the Project site as soon as County determines progress of the work permits. D-BE shall recondition and restore portions of the site occupied by temporary facilities to a condition acceptable to County.

13.20 REGULATORY COMPLIANCE REQUIREMENTS

13.20.1 Permits

- a) Project plans are approved for permit from the Orange County Planning & Development Services as well as Orange Fire, South Coast Air Quality Management District, and SWPPP. D-BE shall identify any additional permits and obtain all permits necessary for the Project, including: permits, licenses, and certifications, including but not limited to all trade-related permits; permits required for environmental protection; construction permits; encroachment permits; permits required for the operation and storage of any equipment or regulated hazardous materials brought onsite; and permits required for dispensing and storing petroleum-related products. If necessary for the Project, D-BE shall obtain and submit to County a California Occupational Safety Health Agency (Cal-OSHA) Excavation Permit. If required for project. D-BE shall be responsible for ensuring that all permits necessary to complete the Project are in place consistent with Federal, State, and local laws and regulations. Costs and fees associated with said permits, regardless of whether obtained by County, D-BE, or any other entity, shall be borne solely by the County, except as identified elsewhere in Agreement.
- b) D-BE shall comply with the regulations or requirements of all permits, licenses, certifications, and regulations governing the Project. Any act or omission by D-BE that causes either Party to be in violation of any permit, licenses, certification, or regulation shall be deemed a material breach of this Contract by D-BE. County reserves the right to perform itself or through other D-BEs any work necessary to correct any violation or to bring the

Project into compliance with any permit, license, certification, or regulation, and shall deduct the cost of such work from any funds due or to become due to D-BE

- c) D-BE shall maintain, at its job site office, copies of all permits, licenses, and certifications required for or governing the Project, including permits and approvals issued to County by the State Water Resources Control Board; the South Coast Air Quality Management District (“SCAQMD”) for dust control; and the SCAQMD and Local Enforcement Agency for refuse excavation.

13.20.2 D-BE Compliance with Applicable Law and Regulations: D-BE shall comply with all Federal, State, County, and local codes, ordinances, regulations, and standards applicable to the Project. D-BE shall comply with all current regulatory criteria and standards. D-BE shall not be entitled to any additional compensation for work necessary to comply with legal or regulatory requirements effective at the time of bid opening.

13.20.3 Archaeological/Paleontological Resources

County may engage the services of an Archaeologist/Paleontologist (“A/P”) to monitor all or portions of the work.

- a) The Contract Documents may require D-BE to retain an A/P. In such event, the following conditions apply:
- i. A/P shall be acceptable to County. A County Certified Archaeologist and Paleontologist can be found at [Certified Archaeologists - County of Orange Certified Paleontologists - County of Orange](#). Regardless of whether A/P is selected from County’s list, A/P shall meet all minimum qualifications listed in the “Qualifications for Certification of Archaeological and Paleontological Professionals” document provided at that website.
 - ii. D-BE shall submit the qualifications and references of A/P to County for verification at least 10 working days prior to any excavation or grading work. A/P shall be approved in writing by County at least five (5) working days prior to the start of any excavation or grading work.
 - iii. Unless otherwise agreed to in writing by County, A/P shall not be an employee of D-BE, any subcontractor currently under contract by D-BE (for any job), or any supplier to any project awarded or contracted to D-BE.
 - iv. D-BE shall be compensated for all A/P expenses including all labor, materials, tools, equipment, and incidentals necessary for accomplishing the work in accordance with the Item(s) identified for A/P services in the Bid Schedule or, if not listed there, in accordance with the “Changes” Section of the General Conditions.
 - v. A/P shall report exclusively to County. County may terminate the services of A/P at any time and at County’s sole discretion, with no justification necessary to D-BE, and D-BE shall replace A/P with another individual or firm meeting the requirements of this Section. Under no circumstances will A/P’s termination entitle D-BE to any additional time or payment under the “Changes” Section of these General Conditions.
 - vi. All other provisions of this Section apply whether A/P is retained by County or by D-BE, and D-BE shall ensure that A/P complies with the provisions of these Contract Documents pertaining to A/P services.
- b) D-BE shall cooperate with all A/P personnel. If A/P directs D-BE to suspend or stop work in a particular area, D-BE shall abide by such request immediately and not resume work until directed by County.

- c) The A/P shall:
 - i. Conduct a literature and records search for recorded sites and previous surveys;
 - ii. Conduct a field survey unless the entire work site has been previously surveyed, and the survey documentation is acceptable to County;
 - iii. Attend the pre-construction meeting to conduct or schedule separate pre-construction cultural and paleontological resources sensitivity training, and attend additional meetings or provide training as determined necessary by County. In the event of the discovery of specimens or artifacts, attend construction meetings until otherwise directed by County;
 - iv. Conduct pre-construction cultural and paleontological resources sensitivity training for all staff involved in moving soil or working near soil disturbance. Training shall review the types of archaeological and paleontological resources that might be found, along with laws for the protection of the resources;
 - v. If determined necessary by the A/P and approved by County, the A/P shall prepare a report on a subsurface test level investigation of archaeological resources collection or pre-grade paleontological salvage operation. The report shall evaluate the site including the significance of any finds (location, depth, nature, condition, and extent of the artifacts or specimens), recommended methodology of salvage or mitigation and related cost estimates, and an analysis and catalogue of artifacts or specimens;
 - vi. Establish procedures for A/P sampling and resource surveillance and monitoring;
 - vii. In cooperation with County, establish procedures for suspension or redirection of work to permit sampling, identification, and evaluation of possible resources.
 - viii. During grading, excavation, or other ground-disturbing activities, if any evidence of paleontological, pre-historic, or historic cultural resources is uncovered, the following measures, unless otherwise specified in regulatory permit language, shall be taken:
 - a) All below grade work shall stop within a 100-foot radius of the discovery. Work shall not continue until the discovery has been evaluated by the A/P.
 - b) The A/P shall assess the find(s) and determine if they are of value. If the find(s) are of value then:
 - i. The A/P shall draft a monitoring program and monitor all ground-disturbing activities related to the Project.
 - ii. A/P shall prepare all potential finds in excavated material to the point of identification.
 - iii. Significant finds shall be preserved as determined necessary by the A/P.
 - iv. Excavated finds shall be offered to County or its designee for curation on a first-refusal basis, then offered to a local museum or repository willing to accept the resource.
 - v. Within 30 working days of completion of the end of earth moving activities, the A/P shall draft a report summarizing the finds, and shall include the inspection period, an analysis of any resources found, and the present repository of the items.

- vi. All resulting reports shall be delivered to County and filed with the South Central Coastal Information Center at the California State University, Fullerton, or another institution if directed by County.
- c) If D-BE uncovers any burial grounds or remains, ceremonial objects, petroglyphs, or archaeological, paleontological, or other artifacts or specimens of like nature within the construction area, D-BE shall immediately notify the County's onsite representative of D-BE's finds and shall modify the construction operations so as not to disturb the finds pending further instructions from County.
- d) Discovery of human remains:
 - i. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County of Orange Sheriff-Coroner and/or other applicable coroner and law enforcement agency ("Coroner's Office") has determined the appropriate treatment and disposition of the human remains. The Coroner's Office shall be notified within 24 hours of the discovery.
 - ii. If the Coroner's Office determines that the remains are or are believed to be of Native American origin, the Coroner's Office will notify the California Native American Heritage Commission (NAHC).
 - iii. In accordance with Section 5097.98 of the California Public Resources Code, the NAHC must notify those persons it believes to be the most likely descended from the deceased Native American. The descendants shall be granted access to the site to complete their inspection as quickly as possible. The designated Native American representative would then determine, in consultation with County, the treatment and disposition of the human remains.
- e) Should the finds, or notification of finds, result in delays or extra work, payment will be allowed in accordance with the "Changed Conditions" subsection of the "Conditions Affecting the Work" Section of these General Conditions. However, D-BE shall not be entitled to damages, additional payments, or extensions of time where the D-BE could have avoided delays by any reasonable means.
- f) Unless otherwise required by law, any and all finds shall remain the property of County and not become the property of any other person or entity.

13.20.4

Surface Water Protection

- a) Work is subject to the requirements of the National Pollutant Discharge Elimination System ("NPDES") storm water regulations. NPDES regulations require the implementation of a Stormwater Pollution Prevention Plan ("SWPPP"). The nature and location of the work require compliance with the SWPPP, County has prepared a SWPPP for this project. D-BE is responsible for obtaining copies of the site-specific SWPPP from County. Copies of the SWPPP and related documents may be found at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml.
- b) Additionally, in a letter dated August 31, 2011, the Santa Ana Regional Water Quality Control Board issued a Water Quality Standards Certification pursuant to the federal Clean Water Act ("CWA") (also known as the Federal Water Pollution Control Act, 33 U.S.C. §§ 1251 et seq.), Section 401. The Certification requires that discharge from the Project will comply with CWA Sections 301 (Effluent Limitations), 302 (Water Quality Related Effluent Limitations), 303 (Water Quality Standards and Implementation Plans), 306 (National Standards of Performance), and 307 (Toxic and Pretreatment

Effluent Standards). The discharge is also regulated under State Water Resources Control Board Order No. 2003-0017-DWQ, "General Waste Discharge Requirements for Dredge and Fill Discharges that Have Received Water Quality Certification."

13.20.5 SWPPP Implementation & Compliance

- a) D-BE is responsible for implementing and complying with the SWPPP, as applicable to the nature and location of the work. D-BE's implementation and compliance activities shall include but not be limited to: installation and maintenance of BMPs (interim and final); preparation and implementation of Rain Event Action Plans (REAPS); rainfall and storm water turbidity and pH monitoring, sampling and analysis as required by the SWPPP. D-BE shall designate an independent Qualified SWPPP Practitioner (QSP), who will be responsible for monitoring D-BE's compliance with SWPPP requirements on the Project at all times.
- b) D-BE shall be responsible for providing all reports required by the SWPPP (monitoring, inspection, REAP, annual reports, etc.) to the County for review. D-BE shall submit all reports digitally with at least three hard copies to the County.
- c) D-BE's designated QSP shall review and make recommendations to the County to amend the appropriate SWPPP as needed during the course of work to reflect actual construction progress and construction practices.
- d) D-BE shall comply with all the requirements identified in the SWPPP. Reference Section III General Performance Specifications for more information regarding SWPPP and BMPs.

13.21 HAZARDOUS OR CONTAMINATED MATERIALS

- 13.21.1 At the start of project work County will provide D-BE with all known documentation of hazardous materials including but not limited to Hazardous Materials Assessments and State Mandated reports on asbestos containing building materials. The project requires D-BE to be responsible for work related to hazardous materials;
- 13.21.2 D-BE is responsible for proper handling, storage, transportation, and disposal (per all federal, State and local regulations) of any hazardous wastes, liquid wastes, or nuisance wastes (for example, finely divided, powdery, or dusty materials, strong odors, etc.) that it generates while working on County's behalf.
- 13.21.3 As provided by the "Contract Time" Section of the Agreement, D-BE must submit for County's review an Emergency/Contingency Plan for handling spills of hazardous, liquid, or nuisance materials while working on County's behalf. The Plan shall include proper handling, removal, and disposal of these materials per all applicable federal and State requirements. The Emergency/Contingency Plan shall also include emergency notification to County and any other notifications as required by law. D-BE shall not commence work at the site until County has approved D-BE's Emergency/Contingency Plan.
- 13.21.4 D-BE must restore any spill-damaged areas to their original condition in a correct and timely manner and to the satisfaction of County.
- 13.21.5 D-BE shall remove and dispose of any materials that become contaminated directly or indirectly as a result of the D-BE's operations, whether or not such contamination involves hazardous materials. The removal and disposal of any contaminated materials associated with this Contract shall be completed by the D-BE to the satisfaction of County at no additional cost to the County. D-BE shall execute all necessary manifests, bills of lading, or similar documents ("Manifests") concerning such contaminated materials which shall identify D-BE as the generator of the materials.

- 13.21.6 Prior to shipment, D-BE shall provide copies of all Manifests to the County to verify that D-BE has arranged for the proper disposal of hazardous materials to a licensed, permitted facility. D-BE shall provide to County proof of proper disposal of such materials. If Manifests and proof of proper disposal are not submitted, County may withhold or deduct directly the estimated cost of removal and disposal from amounts otherwise due D-BE, plus a 5% administration fee, until D-BE submits Manifests and proof of disposal.
- 13.21.7 County has the right to perform inspections of the D-BE's work area at any time to ensure D-BE is compliant with all applicable regulations.
- 13.21.8 Upon written notice from County, if D-BE does not remove contaminated materials immediately, County may remove, process, transport, and certify the material as stated above and all costs incurred By County for removal and disposal, plus a 5% administrative fee, will be deducted directly from amounts otherwise due D-BE. If County performs such decontamination, D-BE shall sign any Manifests for that material as the generator.
- 13.21.9 D-BE shall train its employees, as required by OSHA and California Code of Regulations Title 8, in the proper handling, storage, transportation and disposal of hazardous materials. D-BE shall train its employees to follow the Emergency/Contingency Plan and know immediate response procedures should a release occur.
- 13.21.10 D-BE shall keep appropriate emergency response equipment and materials available in the working area at all times.
- 13.21.11 Maintenance Facilities and Work Area: D-BE shall maintain its equipment in an area designated by County for such purposes, as applicable. Certain maintenance areas have been designated at the County facility for the purpose of maintaining County equipment. D-BE may utilize a County maintenance area only with the express permission of the County. County may designate a different maintenance area for D-BE's use at any time, and D-BE will not be entitled to a Change Order as the result of such relocation.
- 13.21.12 D-BE's maintenance activities shall conform to the provisions of the "Regulatory Compliance Requirements" Section of the General Conditions. D-BE shall keep the facility clean, maintain clean equipment, and dispose of any contaminated materials in accordance with the "Hazardous or Contaminated Materials" Section, above. D-BE shall store all maintenance materials in accordance with the "D-BE'S Storage and Protection of Products" Section.
- 13.21.13 D-BE shall be responsible for any damage it causes to the designated area and for restoring the area to its original condition when D-BE ceases using the area. D-BE shall repair any damage and perform such restoration. If D-BE fails to perform such repair or restoration in a timely manner, County may perform that work and D-BE shall reimburse County for repair or restoration costs plus a 5% administrative fee.

13.22 FUGITIVE DUST EMISSION CONTROL

D-BE shall comply with SCAQMD Rule 403 including, if applicable to prepare and submit to County and for acceptance by SCAQMD a Fugitive Dust Emission Control Plan, as required for Project work. D-BE shall also notify County of any condition that could lead to noncompliance with the Rule 403 requirements. If a Fugitive Dust Emissions Control Plan is required pursuant to Rule 403, Contractor may not conduct any activities governed by SCAQMD Rule 403 until County has accepted Contractor's Plan and the Plan is accepted by SCAQMD. If D-BE fails or refuses to immediately correct any noncompliance with the provisions of this Section, County may terminate D-BE's right to proceed with the work and County may exercise its rights under the "Termination for Cause" Section of these General Conditions.

Whether or not D-BE's right to proceed with the work is terminated, D-BE and the D-BE's sureties shall be liable for any damage to the County resulting from D-BE's refusal or failure to complete the work within the specified time.

D-BE shall not be entitled to any time extensions or compensation for any cost due to any such action as a result of D-BE's failure to comply with the provisions of the accepted Fugitive Dust Emission Control Plan. D-BE shall be responsible for ensuring that all Subcontractor(s) comply with the provisions of this Section. D-BE shall be liable for any action or fine imposed by the SCAQMD on those incidents of noncompliance that are within the D-BE's area of responsibility.

13.23 BIOLOGICAL AND HABITAT PROTECTION

County will inform D-BE of any biological resources that would or could be impacted by the Project and specify any required mitigation measures or procedures to protect those resources during construction. D-BE shall be responsible for complying with these protection measures, and for ensuring that all Subcontractors also comply. County has the authority to perform inspections of D-BE's work area at any time to ensure that these measures or procedures are being followed.

13.24 RED IMPORTED FIRE ANT INTERIOR QUARANTINE OF ORANGE COUNTY

D-BE shall be responsible for strict compliance with the quarantine of the County of Orange for the red imported fire ant ("RIFA") as defined in California Code of Regulations, Title 3, Section 3432 and incorporated herein by reference. D-BE shall arrange for any California Department of Food and Agriculture inspections, certifications, or approvals necessary to perform any portion of the Project. A copy of the form used to request such inspections is available from OC Planning. D-BE shall bear the full financial responsibility of any assessed fine or penalty resulting from D-BE's violation of any law, regulation, or permit related to RIFA control. D-BE shall submit to County for County's approval an acceptable detailed incident report within 5 working days of the date of any violation or not later than 5 working days from the date of the notification of the violation, whichever is later.

13.25 COMPLIANCE WITH "PERFORMANCE" SECTION

D-BE shall not be entitled to any time extensions or compensation for any cost due to any action required as a result of the D-BE's failure to comply with the requirements of this "Performance" Section. D-BE shall be responsible for ensuring that the D-BE's Subcontractor(s) comply with the provisions of this Section. D-BE shall be liable for any fine or penalty imposed by any regulatory agency or for any other cost incurred by County as a result of regulatory noncompliance arising from any action or inaction of D-BE or its Subcontractor(s).

14 CHANGE ORDERS

14.1 CHANGE ORDERS

County may, at any time, by written order, and without notice to the sureties, make changes to the Contract Documents if within the general scope of the Project. Changes made pursuant to this section are only to be utilized if the appropriate Contingency fund has been exhausted. If such changes cause an increase or decrease in the D-BE's cost, or the time required for performance of the Contract, an equitable adjustment shall be made and the Contract modified in writing accordingly by County and D-BE.

- 14.1.1 County's Change Order Requests: County shall issue a written request ("Change Order Request") which shall set forth in reasonable detail the nature of the change and the type of quote requested (lump sum or time-and-materials with a not-to-exceed amount) and whether such change involves

additions, deletions, or other revisions to the Contract Documents. Within 7 days of receiving County's Change Order Request, D-BE shall present to County a detailed proposal for change in Contract Price and/or a change in the Contract Time from that set forth in the Agreement. If such change causes an increase or decrease in D-BE's cost or the time required for performance of the work, an equitable adjustment shall be made and the Contract Price and/or Contract Time modified in writing accordingly by a Change Order.

- 14.1.2 D-BE's Request for Change: If D-BE believes that a change in the Contract Documents, including any change in Contract Price or Contract Time, is appropriate, it shall submit, within 7 days of the event giving rise to the proposed change, a written request ("Request for Change") to County to issue a Change Order. Timely notice to County is essential to County's identification, prioritization, and response to claimed changes, including any claimed delays, and D-BE's failure to give County timely notice of such claims shall be presumed to be prejudicial to County. D-BE's failure to submit a notice to County within 7 days after the date D-BE first recognized, or should have recognized in the exercise of ordinary care, any event giving rise to any proposed change shall constitute a waiver by D-BE of any request for or entitlement to an increase in the Contract Price or Contract Time.

D-BE's Request for Change shall include a description of the proposed change in the Contract Documents, the event or circumstance giving rise to the need for the change, and any proposed change in the Contract Price and/or Contract Time associated with the Request for Change. If the Request for Change includes a proposal to increase the Contract Time, D-BE shall include a description of: (1) the cause(s) for the proposed extension of time, including but not limited to causal events and responsible persons and organizations; (2) the dates (or anticipated dates) of performance of the changed work; (3) activities on the Accepted Construction Schedule affected by the change, any new activities created by the change, and their relationship with existing activities; (4) the anticipated extent of any claimed increase to the Contract Time; and (5) recommended action to avoid or minimize the increase. If County agrees that a change in the Contract Documents is appropriate, County may use the same options described in the "Lump Sum Change Orders" and "Time-and-Materials Change Orders" Sections below in response to D-BE's Request for Change. D-BE waives all claims as to which it has not provided County with notice through a Request for Change in accordance with this Section. In the event of a claim or litigation arising from any disagreement involving D-BE's Request for Change, D-BE's compensation (if any) shall be limited to an amount calculated in accordance with the "Time-and-Materials Change Orders" Section below.

- 14.1.3 Lump Sum Change Orders: For a lump sum change, D-BE's quote shall be itemized and supported with sufficient substantiating data (including but not limited to detailed subcontractor estimates, supplier quote sheets, prices, invoices, and rate sheets) to permit evaluation with respect to the following costs:

- a) Labor (show hourly rate multiplied by estimated hours);
- b) Payroll taxes on labor;
- c) Materials, supplies, and equipment (include unit costs and estimated quantities);
- d) Machinery and equipment rental (include rental rates and estimated durations);
- e) Sales, use, or similar taxes related to the work;
- f) Other Items: County may authorize other items that may be required for the changed work. Such items include labor, services, material, and equipment that are different in their nature from those required for the work and that are of a type not ordinarily available from D-BE or any of its subcontractors;
- g) Reasonable overhead and profit associated with the change, not to exceed 15% on above items if D-BE uses its own forces to perform changed work. If D-BE's subcontractor's forces perform changed work, then the subcontractor shall be entitled to a maximum of

15% on above items and D-BE shall be entitled to a maximum of 6% on above items for its overhead and profit on the changed work. County will pay only one overhead and profit markup of 6% for D-BE and one markup of 15% for the subcontractor in connection with changed work, regardless of the actual number of intervening subcontractors involved in the changed work; and

- h) Premiums for all bonds and insurance (the maximum amount for this shall be 2% of above items and D-BE shall provide documentation demonstrating it will actually incur an increase in insurance costs directly attributable to the change).

County may reject D-BE's lump sum proposal, may negotiate with D-BE a revision of the requested change and associated lump sum proposal, or may approve the D-BE's lump sum proposal and incorporate it into a Change Order.

14.1.4 Time-and-Materials Change Orders: For a time-and-materials change, County shall determine the adjustment to the Contract Price on the basis of actual costs as follows:

- a) Cost of materials and supplies (show actual unit cost multiplied by actual quantity). The cost of materials shall be at invoice price or the lowest current price at which such materials are locally available and delivered to the job site in the quantities involved, plus freight and delivery. County reserves the right to approve materials and sources of supply or to supply materials to D-BE if necessary for the progress of the work. No markup for overhead and profit shall be applied to any material provided by County.
- b) Tool and equipment rental. County will not pay for the use of tools that individually have a replacement value of \$200 or less. Regardless of ownership, the equipment rental rates shall be based upon the edition of equipment rental rates published by the Caltrans Division of Construction, or locally available rate or other reference acceptable to County current as of the date the changed work is performed. The rental rates paid shall include the cost of fuel, oil lubrication, supplies, small tools, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance, and all incidents. Necessary loading and transportation costs for equipment used on the changed work shall be included. If equipment is used intermittently and, when not in use, could be returned to its rental source at less expense to County than holding it at the work site, it shall be returned, unless D-BE elects to keep it at the work site at no expense to County. All equipment shall be acceptable to County, in good working condition, and suitable for the purpose for which it is to be used. Manufacturers' ratings and approved modifications shall be used to classify equipment and it shall be powered by a unit of at least the minimum rating recommended by the manufacturer. The reported rental time for equipment already at the work site shall be the duration of its use on the changed work, commencing at the time it is first put into actual operation on the changed work, plus the time required to move it from its previous site and back or to a closer site. D-BE shall submit invoices for tool and equipment rental costs. If D-BE does not submit invoices, County may establish the rental costs at the lowest price which was current at the time the changed work was performed.
- c) Cost of labor (show actual total hourly rate multiplied by actual hours spent on changed work). The costs of labor shall not exceed the wages prevailing for each craft or type of workers performing the changed work at the time the changed work is done. The costs of labor shall include the actual basic hourly rate, plus employer's actual regular payments for health and welfare, pension, vacation or holiday, training, and other direct costs resulting from federal, State or local laws, as well as assessments or benefits required by lawful collective bargaining agreements and shall be supported by payroll records. The costs of labor shall not include any amount for bonuses or extraordinary

vacation or holidays. The use of a labor classification that would increase the changed work cost will not be permitted unless D-BE establishes the necessity for such additional costs. Labor costs for equipment operators and helpers shall be reported only when such costs are not included in the invoice for equipment rental. The labor cost for foremen shall be proportional to all of their assigned work and only that applicable to changed work shall be paid. Non-direct labor costs including superintendence shall be considered part of the markup for overhead and profit below.

- d) Sales taxes on materials (percentage of item a), above).
- e) Payroll tax on labor (percentage of item c), above).
- f) Insurance (workers' compensation and liability insurance).
- g) Other Items. County may authorize other items that may be required for the changed work. Such items include labor, services, material, and equipment that are different in their nature from those required for the work and that are of a type not ordinarily available from D-BE or any of its subcontractors. D-BE shall submit invoices covering all such items in detail.
- h) Overhead and profit. D-BE shall receive a maximum 15% for overhead and profit on above items if D-BE uses its own forces to perform changed work. If D-BE's subcontractor's forces perform changed work, then the subcontractor shall be entitled to a maximum of 15% on above items for its overhead and profit and D-BE shall be entitled to a maximum of 6% on above items for its overhead and profit on the changed work. County will pay only one overhead and profit markup of 6% for D-BE and one markup of 15% for the subcontractor in connection with changed work, regardless of the actual number of intervening subcontractors involved in the changed work. County will not pay any overhead or profit for omitted work.
- i) Bond and insurance (2% of above items).

D-BE shall keep and present, in such form as County may prescribe, an itemized accounting of the costs or savings attributable to the changed work, together with appropriate supporting data. The accounting shall include a daily job record in quadruplicate containing a detailed description of: the labor (workers, classifications, and hours worked); quantities of materials used; equipment used (identifying the equipment and the hours of use); and any other services and expenditures in such detail as County may require. Upon being signed and agreed to by County and D-BE at the end of each day's performance, the daily job record will become the basis for payment for the changed work. But such agreement shall not preclude the County from thereafter conducting an audit and adjusting the basis for payment. Failure by D-BE to submit the daily report by the close of the next working day may constitute a waiver of any rights for that day. Upon request by County, D-BE shall permit County to inspect D-BE's original estimate for the Project, subcontract agreements, or purchase orders relating to the change. Upon completion of the changed work ordered to be performed on a time and materials basis, County will then issue a unilateral Change Order adjusting the Contract Price according to the actual costs incurred and, if appropriate, adjusting the Contract Time.

- 14.1.5 Unilateral Change Orders: If County and D-BE cannot reach an agreement on a proposed change, County may issue a Unilateral Change Order directing work on a time-and-materials basis as set forth above.
- 14.1.6 No Extension of Contract Time without Critical Path Delay: D-BE shall not be entitled to an extension of the Contract Time unless D-BE demonstrates a delay to the critical path shown on the most recent Accepted Construction Schedule.

- 14.1.7 No Additional Compensation for Early Completion: Nothing contained in the Contract Documents creates any contractual right, express or implied, on the part of D-BE to early completion of the Project. Under no circumstances shall County owe additional compensation to D-BE for D-BE's inability to achieve completion of the Project before the expiration of the Contract Time, whether or not such inability is caused by the acts or omissions of County or any other party for which County is responsible, regardless of any approval by County of the accepted Construction Schedule.
- 14.1.8 Credits: Regardless of whether the equitable adjustment associated with changed work is recorded through a lump sum or time-and-materials Change Order: (1) if the net value of a change to the work results in a credit from D-BE, then the credit given shall include costs as well as overhead and profit; or (2) if the net value of a change to the work results in additional costs, then overhead and profit will only be applied to the amount by which the added costs of the change exceed the credited amount. When a change proposed by County results in the deletion of work and the County and D-BE are unable to agree upon the cost, overhead, and profit thereof, the County's estimate of the cost, overhead, and profit shall be deducted from the Contract Price by a Change Order unless within 15 days of receiving the County's estimate D-BE presents proof that the County's estimate is in error.
- 14.1.9 Overhead and Profit: D-BE shall receive a maximum 15% for overhead and profit on above items if D-BE uses its own forces to perform changed work. If D-BE's subcontractor's forces perform changed work, then the subcontractor shall be entitled to a maximum of 15% on above items for its overhead and profit and D-BE shall be entitled to a maximum of 6% on above items for its overhead and profit on the changed work. County will pay only one overhead and profit markup of 6% for D-BE and one markup of 15% for the subcontractor in connection with changed work, regardless of the actual number of intervening subcontractors involved in the changed work. County will not pay any overhead or profit for omitted work.
- Regardless of whether the equitable adjustment associated with changed work is recorded through a lump sum or time-and-materials Change Order, the amount County pays for overhead and profit shall be D-BE's only compensation for: all costs of supervision, superintendence, and scheduling; wages of timekeepers, watchmen, and clerks; tools individually valued at \$200 or less; incidentals; any and all field and home office expenses; costs of estimating and preparing change orders; all impact costs including but not limited to lost productivity associated with "learning curves," "productivity factors," and "ripple effects"; and all other expenses not included in itemized costs.
- 14.1.10 Compensation for Delay: D-BE shall be compensated for its substantiated actual, direct expenses, together with the markup for overhead and profit described in "Overhead and Profit" above, resulting from delay for which County is responsible. Under no circumstances shall County compensate D-BE for extended home office overhead or profit based on an "Eichleay formula" or any other proportionate allocation of D-BE's overhead expenses or profit, all of which shall be deemed to have already been included in the above-described markup.
- 14.1.11 Unit Price Changes: If a change is ordered in an item of work covered by a Contract Unit Price, and such change does not involve substantial change in character of the work from that shown on the Plans or Special Provisions, then an adjustment in payment will be made. This adjustment will be based upon the increase or decrease in quantity and the Contract Unit Price. If the actual quantity of an item of work covered by a Contract Unit Price and constructed in conformance with the Plans and Special Provisions varies from the Bid quantity by 25% or less, payment will be made at the Contract Unit Price. If the actual quantity of the item of work varies from the Bid quantity by more than 25%, then payment will be made as described in Subsection (a) "Increases of More than 25%," or Subsection (b) "Decreases of More than 25%," below, as appropriate. If a change is ordered in an item of work covered by a Contract Unit Price, and such change involves a substantial change in the character of the work from that shown on the Plans or Special Provisions, an adjustment in payment will be made as described in Subsection (c) "Substantial Change in Character of the Work," below.

- a) Increases of More than 25%: Should the actual quantity of an item of work covered by a Contract Unit Price and constructed in conformance with the Plans and Special Provisions exceed the Bid quantity by more than 25%, then payment for the quantity in excess of 125% of the Bid quantity will be made on the basis of an adjustment in the Contract Unit Price mutually agreed to by the D-BE and County or, at the option of County, on the basis of Time and Materials Change Orders, described above. However, in no event will payment be more than would be paid for the actual quantity at the Contract Unit Price.
- b) Decreases of More than 25%: Should the actual quantity of an item of work covered by a Contract Unit Price, and constructed in conformance with the Plans and Special Provisions, be less than 75% of the Bid quantity, then an adjustment in payment will not be made unless D-BE requests an adjustment in writing and adequately demonstrates that the reduction in quantity has increased D-BE's per-unit cost of performing the work item. If D-BE so requests, payment will be made on the basis of an adjustment in the Contract Unit Price mutually agreed to by D-BE and County, or at the option of County, on the basis of Time and Materials Change Orders, described above. However, in no case will payment be less than would be made for the actual quantity at the Contract Unit Price nor more than would be paid for 75% of the Bid quantity at the Contract Unit Price.
- c) Substantial Change in Character of Work: If a change in an item of work covered by a Contract Unit Price involves a substantial change in the character of work from that shown on the Plans or Special Provisions, then an adjustment to the payment for the Work may be made by mutual agreement of D-BE and County as an adjustment to the Contract Unit Price, as a Lump Sum Change Order, or at County's option as a Time and Materials Change Order, as described above.

14.2 DELAYS DUE TO WEATHER AND FORCE MAJEURE

- 14.2.1 Subject to the other provisions of these Contract Documents, D-BE may be entitled to an extension of the Contract Time, but no damages or increase in the Contract Price, for delays arising from the following causes when they occur beyond D-BE's or its Subcontractors' control, fault, or negligence:
 - a) Acts of God (tornadoes, fires, hurricanes, blizzards, earthquakes, typhoons, or floods), war, civil unrest, trade embargoes, labor disputes, or strikes necessitating stoppage of work; or
 - b) Weather days necessitating stoppage of work in excess of the number of anticipated weather days specified in the "Contract Time" Section of the Agreement. The Contract Time shall be deemed to take into account the number of working days specified in the Agreement ("anticipated weather days") that stoppage of work can reasonably be expected at the Project site due to rain or other adverse weather conditions, and D-BE agrees that the number of weather days indicated in the Agreement is a reasonable approximation of the number of weather days that may impact the work. D-BE's construction schedule shall include this number of anticipated weather days. Time extensions for weather days will only be considered when the number of days in question exceeds the number of days specified in the Agreement, those days impact a critical path element of the Project, and D-BE cannot redirect work efforts to unaffected portions of the Project. If D-BE believes that the progress of the work has been adversely affected by weather, D-BE shall submit a written request for extension of time to County.
- 14.2.2 A written request for any extension of the Contract Time shall be delivered to County within 7 days of the first date of commencement of each delay. D-BE's failure to submit such request within the time specified will be considered grounds for refusal by County to consider such request.

- 14.2.3 If the Project involves the construction of a permanent structure, no extensions of time will be made for weather after the principal portions of the work are enclosed. County shall determine when the structure is "enclosed" for purposes of this provision.
- 14.2.4 Extensions of time due to weather or force majeure, when granted, will be on the basis of 1.4 calendar days credit for every working day lost, with the credit for each separate extension rounded off to the nearest whole calendar day. A "working day lost" will not include any day during which at least 60% of the normally scheduled workforce is able to work for at least five hours of the day.
- 14.2.5 D-BE shall not be entitled to any extension under this Section if the unforeseen circumstances occur beyond the Contract Time.

14.3 PROSECUTION OF CHANGED WORK

D-BE shall promptly proceed with the work described in a Change Order. Nothing provided in this "Changes" Section shall excuse the D-BE from proceeding with the prosecution of the work as changed.

14.4 COUNTY'S DIRECTOR

The Director is authorized by County's Board of Supervisors to order changes or additions in the work where the cost of such change does not exceed the limits specified in Public Contract Code Section 20142. Only the Board of Supervisors may approve changes greater than those limits.

14.5 MINOR CHANGES IN THE WORK

County shall have the authority to order minor changes in the work not involving an adjustment in the Contract Price or an extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be affected by written order and shall be binding on D-BE. D-BE shall carry out such written orders promptly.

15 TERMINATION

15.1 TERMINATION FOR CONVENIENCE OF COUNTY

Notwithstanding any other provision of the Contract, County may at any time and without cause terminate the Contract, in whole or in part, upon not less than 30 days written notice to the D-BE. Such termination shall be affected by delivery of a Notice of Termination to D-BE specifying the effective date of the termination, whether the Contract shall be terminated in whole or in part, and, if applicable, the portion of work to be terminated. D-BE shall immediately stop work in accordance with the Notice of Termination and comply with any other direction as may be specified in the Notice of Termination or as provided subsequently by County. County shall pay D-BE for the work completed and accepted by County prior to the effective date of the termination, and such payment shall be D-BE's sole remedy. Under no circumstances will D-BE be entitled to anticipatory or unearned profits, consequential damages, or other damages of any sort as a result of a termination in whole or in part under this provision. D-BE shall insert in all subcontracts that the Subcontractors shall stop work on the date of and, if applicable, the portion of work to be terminated in a Notice of Termination and shall require Subcontractors to insert the same condition in any lower tier subcontracts.

15.2 TERMINATION FOR CAUSE

- 15.2.1 If D-BE fails to carry out the requirements of the Contract, including but not limited to by: failing to commence the work within the time specified; failing to prosecute the work with such diligence as will ensure its completion within the Contract Time; failing to complete the work within the

Contract Time; failing to execute the work in the manner specified in the Contract Documents; persistently, willfully, or knowingly failing to comply with applicable laws and regulations; becoming insolvent; assigning or subcontracting any part of the work without County's consent; or if in the opinion of the Board of Supervisors D-BE is not complying in good faith with the Contract; then County may, by written notice to D-BE, terminate for cause D-BE's right to proceed with the work or such part of the work as to which there has been delay, breach, or other default.

- 15.2.2 Upon receipt of written notice from County of a termination for cause, D-BE shall cease operations as directed by County in the notice and take all actions necessary, or as County directs, for the protection and preservation of the work.
- 15.2.1 After issuing a notice of termination for cause, County may take over the work and prosecute the same to completion by whatever means County deems reasonable, by contract or otherwise, and may take possession of and utilize in completing the work such materials, equipment, supplies, Contract Documents, and other information in whatever form as may be on the site for the work and necessary therefor.
- 15.2.2 If County terminates for cause D-BE's right to proceed with the work, or D-BE otherwise fails to prosecute the work to completion, then the resulting damage will include but not be limited to Liquidated Damages for such reasonable period of time as may be required for completion of the work together with any costs incurred by County to complete the work in excess of the unpaid Contract Price. D-BE shall not be entitled to receive any further payment under the Contract until the work is complete. If County's cost of completing the work, Liquidated Damages, and other damages exceed the unpaid balance of the Contract Price, then D-BE and D-BE's sureties shall pay the difference to County within thirty days of County's demand therefor.
- 15.2.3 Whether or not County issues a written notice of termination for cause, D-BE and D-BE's sureties shall be liable for any damage to County resulting from D-BE's refusal or failure to complete the work within the specified time or from D-BE's other breach or default with respect to the performance of the work.
- 15.2.4 D-BE's right to proceed shall not be terminated for cause nor will D-BE be charged with resulting damage if the delay in the completion of the work arises from causes beyond the control and without the fault or negligence of D-BE, including but not limited to those circumstances described in the "Weather Days And Force Majeure" Section of the General Conditions, acts of County, or acts of another D-BE in the performance of a contract with County.
- 15.2.5 The rights and remedies of County provided in this Section are in addition to any other rights and remedies provided by law or under this Contract.

16 DISPUTES AND CLAIMS

16.1 DISPUTES AND CLAIMS

- 16.1.1 Continuing Performance during Dispute Resolution: In the event of a claim or dispute between D-BE and County as to performance of the work, a demand for an extension of time, the interpretation of the Contract Documents, or payment or nonpayment for work performed, D-BE and County shall attempt to resolve the claim or dispute. Pending resolution of the claim or dispute, D-BE shall continue the work diligently to completion as directed by County. If the claim or dispute is not resolved, D-BE agrees that it will neither rescind this Contract nor stop the progress of the work.
- 16.1.2 Claims for \$375,000 or Less: In the event of a claim of \$375,000 or less, the Parties shall resolve the claim pursuant to Public Contract Code Section 20104, et seq., summarized herein. A claim is defined as D-BE's demand for: (i) a time extension; (ii) payment of money or damages arising from work done by, or on behalf of, D-BE pursuant to the Contract and payment of which is not otherwise

expressly provided for or the claimant is not otherwise entitled to; or (iii) an amount the payment of which is disputed by County.

- a) Pursuant to Public Contract Code Section 20104.2, all claims must be in writing, must be accompanied by documents necessary to substantiate the claims, and must be filed on or before the date of final payment. The County's time to respond in writing and/or request additional documentation shall be as set forth in Public Contract Code Section 20104.2.
- b) If D-BE disputes County's written response or County fails to respond, D-BE may demand an informal conference. If the claim remains in dispute following the conference, D-BE may file a claim under Government Code Sections 900, et seq. The time limit for filing such claim may be tolled as provided in Public Contract Code Section 20104.2(e).
- c) The foregoing provisions do not apply to tort claims and do not affect the time periods for filing tort claims.
- d) In the event a civil action is filed stemming from a claim subject to Public Contract Code Sections 20104, et seq., the Court shall submit the matter to nonbinding mediation unless waived by mutual stipulation. If after mediation the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Code of Civil Procedure Section 1141.11, and the arbitration shall proceed pursuant to the terms set forth in Public Contract Code Section 20104.4(b).

16.1.3 Attorney's fees arising from a trial de novo shall be awarded as provided by Public Contract Code Section 20104.4(b) (3). Claims in Excess of \$375,000: The dispute resolution procedure set forth in Public Contract Code Sections 20104, et seq., shall not apply to resolution of claims in excess of \$375,000, which claims shall be resolved by a court of competent jurisdiction in Orange County, California, after the Project has been completed and not before.

16.1.4 Time for Submitting Claims in Excess of \$375,000 and Waiver of Untimely Claims: D-BE shall submit any claim for additional compensation in excess of \$375,000 to County in writing, with documents necessary to substantiate the claim, stating the alleged facts giving rise to and the alleged basis for the claim, and when the facts giving rise to the claim became known to D-BE. Any such claim that D-BE fails to submit to County within 30 days after D-BE discovers the facts giving rise to the claim shall be deemed waived. In no event shall a claim for additional compensation in excess of \$375,000 be asserted after D-BE submits an application for final payment or after there has been a cessation of the work.

17 OCCUPANCY

17.1 PARTIAL OCCUPANCY

17.1.1 County reserves the right to enter and install equipment within each portion of the Project as it is ready to receive same, upon the condition that D-BE shall not be responsible for equipment so placed other than loss or damage caused by the acts or omissions of D-BE or those in D-BE's employ. Such partial occupancy by County shall not constitute acceptance of the Project or of work not completed in accordance with the Contract Documents, nor shall it in any way relieve D-BE from correcting defective workmanship or materials in the area where County has installed equipment.

17.1.2 County reserves the right to take possession of or use all or part of any work prior to completion and final acceptance of all the work. If County exercises this right, D-BE shall be relieved of liability for loss or damage to completed portions of the work other than loss or damage caused by the acts, omissions, or breaches of warranty by D-BE. Such taking of possession by County shall not relieve D-BE from any other provisions of the Contract Documents, shall not constitute a final acceptance of any such work or of work not completed in accordance with the Contract Documents, and shall not relieve D-BE from responsibility for correcting defective workmanship or materials in the area so occupied.

- 17.1.3 County may at any time during the performance of the work enter the work area for the purpose of performing any necessary work by County labor or other D-BEs, and for any other purpose in connection with the installation of facilities. In doing so, County shall endeavor not to interfere with D-BE, and D-BE shall not interfere with other work being done by or on behalf of County.

18 ACCEPTANCE

Unless otherwise provided in the Contract Documents, County's acceptance of D-BE's work shall be accomplished by County recording a Notice of Completion as promptly as practicable after completion, inspection, and testing of all work required by the Contract Documents. County's acceptance of the work shall be the start date of D-BE's obligations under the "One-Year Correction Period" Section of the General Conditions, and of the manufacturers' and installers' warranties required by the Contract Documents. County's acceptance of the work shall not be construed to limit County's rights under the Contract Documents or release D-BE from any responsibility for latent defects, for correcting Defective Work, or for honoring any warranty obligations of the Contract Documents.

19 MISCELLANEOUS PROVISIONS

19.1 ASSIGNMENT

Neither the Contract nor any portion thereof may be assigned by D-BE unless approved in writing by County. If D-BE is not a corporation with publicly traded stock, then the transfer of more than 10% of the stock held by shareholders of the corporation or a change in the composition of the board of directors of the corporation shall be deemed an assignment for purposes of this clause. Any attempted assignment contrary to the provisions of this Section shall be void.

Notwithstanding the foregoing, claims for monies due or to become due to D-BE from County under the Contract may be assigned with the written consent of the Director to a surety, bank, trust company, or other financial institution and may thereafter be further assigned or reassigned to any such institution. To affect such assignments, D-BE, or D-BE's assignee, shall submit a written request to County enclosing a letter from the proposed assignee indicating that it will accept such assignment.

19.2 ORAL MODIFICATION

No oral statement shall in any manner modify the Contract. All changes to the Contract must be in writing.

19.3 NO WAIVER BY COUNTY

No failure on the part of County to exercise any right or remedy under the Contract Documents shall operate as a waiver of any other right or remedy that County may have. A waiver by County of any breach or failure to perform under the Contract Documents shall not constitute a waiver of any subsequent breach or failure. The failure of County to enforce a requirement of the Contract Documents in one or more instances shall not preclude County from subsequently enforcing such requirement(s).

19.4 RECORDS, AUDITS, AND INSPECTION RIGHTS

D-BE shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management under this Contract. D-BE's accounting and control system shall be in accordance with generally accepted accounting practices of the construction industry. D-BE shall preserve all of its books and records relating to this Contract, including but not limited to its job cost records, payables/receivables records, accounting books, bids, cancelled checks, receipts,

subcontracts, purchase orders, journals, vouchers, payrolls, correspondence, drawings, daily logs, photographs, and memoranda, for a period of 4 years after final payment. Should D-BE cease to exist as a legal entity, D-BE shall forward its records pertaining to this Contract to the surviving entity in a merger or acquisition, or, in the event of liquidation, to County.

County, the California State Auditor, and their contracted representatives, shall have the right to examine and audit D-BE's accounting procedures and internal controls of D-BE's financial systems and to inspect and copy any books and records relating to this Contract. Such an examination, audit, and/or inspection may be requested at any time during the Project. D-BE shall cooperate fully with County and the California State Auditor in the conduct of such examinations, audits, and inspections, shall grant full access at all reasonable times to its offices, the Project site, and its books and records relating to the Contract, and shall allow County to interview D-BE's employees who might reasonably have information related to D-BE's books and records, provided that County has given D-BE at least one working day's advance notice of County's or the California State Auditor's intent to examine, audit, inspect, and interview employees. All examinations, audits, inspections, and interviews shall be conducted during normal business hours. D-BE shall include in all its subcontracts a provision giving County and the California State Auditor the same rights to examine and audit the Subcontractor's accounting procedures and internal controls of its financial systems, inspect the Subcontractor's books and records relating to the Project, and interview Subcontractor's employees as D-BE has given the County and the California State Auditor in this Section.

19.5 PUBLIC RECORDS ACT

Pursuant to the California Public Records Act ("CPRA"), Government Code Sections 6250 et seq., all records provided by D-BE to County are subject to public disclosure upon request except as otherwise provided by law. Prior to their submission to County, D-BE shall identify any records it believes are exempt from disclosure, and identify the applicable CPRA exemption. If the disclosure of such records is subsequently requested, County will notify D-BE of such request. Unless D-BE obtains a protective order issued by a court restricting disclosure of the requested records, County may disclose the records if County determines that the Public Records Act requires disclosure. D-BE shall indemnify and defend County in any action to compel disclosure of such records.

19.6 PATENT INFRINGEMENT

D-BE shall promptly report to County any notice or claim of patent infringement arising from the performance of the Contract. D-BE shall, upon County's request, furnish to County any and all information in D-BE's possession relevant to such notice or claim. D-BE shall indemnify and defend County from any and all claims or lawsuits on account of any alleged patent infringement arising out of the performance of the Contract, and shall pay any judgment rendered against County, its officers, or its employees resulting from such claim or lawsuit.

19.7 ASSIGNMENT OF ANTITRUST ACTIONS

Public Contract Code Section 7103.5 provides: "In entering into a public works contract or subcontract to supply goods, services, or materials pursuant to a public works contract, the D-BE and/or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the D-BE, without further acknowledgment by the parties." D-BE acknowledges and agrees to the foregoing provision and shall cause it to be

included in full in its Subcontractor agreement(s) to effectuate this assignment and the requirements of Section 7103.5.

19.8 COUNTY'S PROPERTY ON SITE

All of County's property removed or displaced pursuant to this Contract shall remain the property of County unless expressly stated otherwise in the Contract Documents, and D-BE shall exercise reasonable care to prevent loss or damage to such property and shall promptly deliver it to the place designated by County. In particular, all excavated clean soil is the property of County and shall remain on site unless otherwise provided in the Contract Documents or otherwise directed by County in writing.

19.9 WRITTEN NOTICE

Any notice required under the Contract Documents to be given to County by D-BE shall be in writing and delivered to the County via U.S. mail, addressed as follows:

OC Public Works (OCPW) /OC Design & Construction
Rick De Jong, Senior Project Manager
Scott Dessort, Senior Capital Projects Manager
601 North Ross St.
Santa Ana, California 92701

Notice via electronic mail is insufficient.

19.10 LEVINE ACT REQUIREMENT

D-BE agrees to comply with Government Code Section 84308. D-BE further agrees to disclose to the County any contribution made to any members of the Board of Supervisors or County Agency Officers by D-BE, D-BE's agent or lobbyist, or, if applicable, any subcontractor(s) for the twelve (12) months prior to and twelve (12) months following the approval, renewal, extension, or amendment of this Contract.

END OF GENERAL CONDITIONS

DIVISION 01-GENERAL REQUIREMENTS

SECTION 01001
DRAWING SHEET INDEX

To be developed with final GMP

END OF DRAWING SHEET INDEX

SECTION 01002
DESCRIPTION OF PROJECT

- I. Project Work Plan, in conjunction with the Design Criteria Document, includes but not limited to the following:
 - a. Description of the proposed site layout and organization of YTC facilities, parking and site amenities that best meets the needs of Probation. Description of the proposed siting for new long-term housing unit for Juvenile Hall. Description of the proposed site layout and organization of Independent Living Units, parking and site amenities that best meets the needs of program providers, community organizations and Probation.
 - b. Design information, including basis for design for major architectural elements, building structural systems, and major building engineered systems including, but not limited to, civil, plumbing mechanical, fire-protection, electrical power, lighting, audio-visual, IT, access control and security systems for YTC, Juvenile Hall and Independent Living Unit facilities.
 - c. Description of plan for maintaining secure vehicle and pedestrian access to the campus during demolition of existing perimeter secure fencing, gates and equipment and installation of new secure fencing and access.
 - d. General description of plan for protecting existing buildings and site features during demolition and new construction activities including access and continued operation of Control and the intended design and construction approach.
 - e. General description of proposed perimeter secure fencing, site access control features, parking, site landscape areas, site hardscape areas, major associated infrastructure components, and the intended design and construction approach.
 - f. Description of proposed connection to existing Juvenile Hall campus infrastructure systems including shutdown and tie-in plans.
 - g. Operation and maintenance requirements, including start-up plan and staff training schedule.
- II. Project Schedule: main tasks in the schedule shall include, but not limited to, the following items:
 - a. Preparation of Design Package, Drawings
 - b. Permitting
 - c. Demolition activities
 - d. Demolition of perimeter secure fence and site access
 - e. Sequence of construction for new perimeter fence, gates, and equipment
 - f. Sequence of construction for all facilities
 - g. Installation and tie-in to infrastructure systems
 - h. Installation and Start-Up of MEP, AV, IT, Access Control and Security systems
 - i. Sequence of construction for site features, landscape and hardscape
- III. Project Cost Estimate
- IV. Final Project Design and Construction Plans
- V. Technical Specifications
 - a. Equipment Procurement
- VI. FFE Procurement (FFE Allowance)
- VII. Quality Assurance/ Quality Control Plan
- VIII. Construction Management Plan
- IX. Final As-Built Drawings
- X. Commissioning of Major Building Systems
- XI. Operation & Maintenance Manuals
- XII. Operation & Maintenance Training for OC Probation staff
- XIII. Detention Systems Operations and Training for OC Probation staff

XIV. Transition and Move-In

SECTION 01010
SUMMARY OF WORK

1. WORK COVERED BY CONTRACT DOCUMENTS

- A. Work covers design and construction of a County of Orange project as precisely defined in the contract documents.

.....
Note: D-BE shall maintain all existing services with minimum disruption. Any service disruption shall first be approved by the Director and/or County's Project Manager.

- B. Related Requirements Specified Elsewhere:

- (1) Description of Project.
- (2) Project Meetings.
- (3) Submittals.
- (4) Shop Drawings, Product Data, and Samples.
- (5) Testing and Inspection.
- (6) Construction Facilities & Temporary Controls.
- (7) Substitutions & Product Options.
- (8) Contract Closeout.

- C. D-BE's Construction Duties:

- (1) Except as specifically noted, provide and pay for:
 - (a) Labor, materials, and equipment.
 - (b) Tools, construction equipment, and machinery.
 - (c) Water, heat, and utilities required for construction including any metering and connection fees or charges except County will pay for water acreage assessment charges, if appropriate for the project.
If any utilities are in place and in use by the County at the site, the D-BE, to the extent available, at no cost may utilize such utilities (excluding telephone).
 - (d) Other facilities and services necessary for proper execution and completion of work to provide a facility capable of operation.
- (2) Pay legally required sales, consumer, and use taxes.
- (3) Secure and pay for as necessary for proper execution and completion of work and as applicable at time of receipt of bids: Permits, government fees, and licenses, except County will pay for sewer connection charges. **Note: For this project, D-BE must pay the permit fees and fulfill the conditions of the permit from the Orange County Planning & Development Services Department as well as required City of Tustin and other authority of jurisdiction permits.**
- (4) Give required notices.
- (5) Comply with latest adopted edition of California Building Code and other codes, ordinances, rules, regulations, orders, and legal requirements of public authorities which bear on performance of work.
- (6) Promptly submit written notice to the County Project Manager of observed variance of contract documents from legal requirements.

- (a) Appropriate modifications to contract documents will adjust necessary changes.
- (b) Assume responsibility for work known to be contrary to such requirements, without notice.
- (7) Enforce strict discipline and good order among employees. Do not employ on work:
 - (a) Unfit persons.
 - (b) Persons not skilled in assigned task.

2. CONTRACTS

Construct work under single Contract Price.

3. D-BE USE OF EXISTING PREMISES

- A. Limit use of existing premises for work and construction operations related only to this contract.
- B. Coordinate use of premises and access through the Project Manager.
- C. Confine operations at the project site to areas permitted by law, ordinances, permits, and Contract Documents.
- D. Do not unreasonably encumber project site with materials or equipment.
- E. Do not load any structure with weight that may endanger structure.
- F. Assume full responsibility for protection and safekeeping of material and equipment stored on premises and also in-progress work until completion and acceptance of the entire construction.
- G. Move stored material and equipment, which interfere with operations of the facility or operations of other contractors.
- H. Obtain and pay for use of additional off-site storage or work areas.

REFERENCE
SECTION 01090 STANDARDS

A. **DRAWING SYMBOLS**

General: Except as otherwise indicated on the drawings, graphic symbols used on drawings are those symbols recognized in the construction industry for purposes indicated. Where not otherwise noted, symbols are defined by "Architectural Graphic Standards", published by John Wiley & Sons, Inc., seventh edition.

Mechanical/Electrical Drawings: Graphic symbols used on mechanical/electrical drawings are generally aligned with symbols recommended by ASHRAE. Where appropriate, these symbols are supplemented by more specific symbols as recommended by other recognized technical associations including ASME, ASPE, IEEE and similar organizations. Refer instances of uncertainty to the Architect/Engineer for clarification before proceeding.

Equal: Words such as "equal," "approved equal," "equivalent," and terms of similar import shall be understood to be followed by the phrase "in the opinion of the Architect/Engineer" unless stated otherwise.

B. **FORMAT AND SPECIFICATION CONTENT EXPLANATIONS**

Format Explanation: Although some portions of these Specifications may not be in complete compliance with this format, no particular significance shall be attached to such compliance or non-compliance.

Subordination of Text: Portions of specification text are subordinated to other portions in the following manner (lowest level to highest):

Indented (from left margin): paragraphs and lines of text are subordinate to preceding text which is not indented, or which is indented by a lesser amount.

Subarticle titles: which are printed in upper/lower-case lettering.

Article titles: which are printed in upper-case lettering.

Underscoring: is used to assist the reader of specification text in scanning the text for key words.

Imperative language: is used generally in specifications. Except as otherwise indicated, requirements expressed imperatively are to be performed by the D-BE. For clarity of reading at certain locations, contrasting subjective language is used to describe responsibilities which must be fulfilled indirectly by the D-BE, or when so noted, by others.

Overlapping and Conflicting Requirements: Where compliance with two or more industry standards or sets or requirements is specified, and overlapping of those different standards or requirements establishes different or conflicting minimums or levels of quality, the most stringent requirement is intended and will be enforced, unless specifically detailed language written into the Contract clearly indicates that a less stringent requirement is to be fulfilled. Refer apparently-equal-but-different requirements, and uncertainties as to which level of quality is more stringent, to the Architect for a decision before proceeding.

Furnish: Except as otherwise defined in greater detail, the term "furnish" is used to mean supply and deliver to the Project site, ready for unloading, unpacking, assembly, installation, as applicable in each instance.

Indicated: The term "indicated" is a cross-reference to graphic representations, notes, or schedules on Drawings, to other paragraphs or schedules in the Specifications, and to similar means of recording requirements in the Contract. Where terms such as "shown," "noted," "scheduled" and "specified" are used in lieu of "indicated," it is for the purpose of helping the reader locate cross-reference and no limitation of location is intended except as specifically noted.

C. INDUSTRY STANDARDS

General Applicability of Standards: Except to the extent that more explicit or more stringent requirements are written directly into the Contract, applicable standards of the construction industry have the same force and effect (and are made a part of the Contract by reference) as if copied directly into the Contract, or as if published copies were bound herewith. Refer to individual specification sections for specialized codes and standards that the D-BE must keep on the Project site and available for reference.

Referenced Standards: Referenced directly in the Contract or by governing regulations have precedence over non-referenced standards which are recognized in industry for applicability to work.

Publication Dates: Except as otherwise indicated, where compliance with an industry standard is required, comply with the standard in effect as of the date of the Contract.

Updated Standards: At the request of the Architect/Engineer the D-BE or governing authority shall submit a Request for Change where an applicable industry code or standard has been revised and reissued after the date of the Contract and before the performance of the affected work.

Install: Except as otherwise defined in greater detail, term "install" is used to describe operations at the Project site including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing protecting, cleaning and similar operations, as applicable in each instance.

Installer: The term "installer" is defined as the entity (person or firm) engaged by the D-BE, D-BE's subcontractor or sub-subcontractor for performance of a particular unit of work at the Project site, including installation, erection, application and similar required operations. It is a general requirement that such entities (installers) be expert in the operations they are engaged to perform.

Manufacturer: An individual, company, or corporation who manufactures, fabricates, or assembles a standard product. A standard product is one that is not made to special design, and is furnished by either direct sale or by contract to the D-BE, Subcontractor or Vendor.

Material Supplier or Vendors: A person or organization who supplies, but who is not responsible for the installation of, materials, products and equipment of a standard nature that are not specifically fabricated for this particular contract.

Minimum Quality/Quantity: In every instance, the quality level or quantity shown or specified is intended to be the minimum for the work to be performed or provided. Except as otherwise

specifically indicated, the actual work may either comply exactly with that minimum (within specified tolerances), or may exceed that minimum within reasonable limits. In complying with these requirements, indicated numeric values are either minimums or maximums as noted, or as appropriate for context of the requirements. Refer instances of uncertainty to the Architect/Engineer for a decision before proceeding.

Perform: The word "perform" shall mean that the D-BE, at the D-BE's expense, shall perform all the operations necessary to complete the work or the mentioned portions of the work, including furnishing and installing materials as are indicated, specified, or required to complete such performance.

Product: The term "product" includes materials, systems and equipment.

Project Site: The term "Project site" is defined as the space available to the D-BE for performance of the work, either exclusively or in conjunction with others performing other work as part of the Project. The extent of the Project site is shown on the drawings, and may or may not be identical with the description of the land upon which Project is to be built.

Provide: Except as otherwise defined in greater detail, term "provide" means furnish and install, complete and ready for intended use.

Specialists Assignments: In certain instances, specification text requires (or implies) that specific work is to be assigned to specialists or expert entities, who must be engaged for the performance of that work. Such assignments shall be recognized as special requirements over which the D-BE has no choice or option. These requirements should not be interpreted so as to conflict with the enforcement of building codes and similar regulations governing the work; they are also not intended to interfere with local union jurisdiction settlements and similar conventions. Such assignments are intended to establish which party or entity involved in a specific unit of work is recognized as an "expert" for the indicated construction processes or operations. Nevertheless, the final responsibility for fulfillment of the entire set of contract requirements remains with the D-BE.

Testing Laboratories: The term "testing laboratory" is defined as an independent entity engaged to perform specific inspections or tests of the work, either at the Project site or elsewhere; and to report, and (if required) interpret results of those inspections or tests.

Trades: Except as otherwise indicated, the use of titles such as "carpentry" in specification text, implies neither that the work must be performed by an accredited or unionized trades-person of corresponding generic name (such as "carpenter"), nor that specified requirements apply exclusively to work by trades-persons of that corresponding generic name.

D. COPIES OF STANDARDS

Abbreviations and Names: Where acronyms or abbreviations are used in the specifications or other Contract documents they are defined to mean the industry recognized name of the trade association, standards generating organization, governing authority or other entity applicable to the context of the text provision. Refer to the "Encyclopedia of Associations", published by Gale Research Co., and the following partial list:

AA	Aluminum Association
AAMA	American Architectural Manufacturer's Association

AASHTO	American Association of State Highway and Transportation Officials
A-E	Architect-Engineer (hired by County to design the project)
ACI	American Concrete Institute
ACIL	American Council of Independent Laboratories
AGA	American Gas Association
AI	Asphalt Institute
AIA	American Institute of Architects
A.I.A.	American Insurance Association
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
AITC	American Institute of Timber Construction
ALSC	American Lumber Standards Committee
AMCA	Air Movement and Control Association
ANSI	American National Standards Institute
APA	American Plywood Association
ASHRAE	American Society of Heating, Refrigerating, Air Conditioning Engineers
ASME	American Society of Mechanical Engineers
ASPE	American Society of Plumbing Engineer
ASSE	American Society of Sanitary Engineering
ASTM	American Society for Testing and Materials
AWI	Architectural Woodwork Institute
AWPA	American Wood Preservers Association
AWPB	American Wood Preservers Bureau
AWS	American Welding Society
AWWA	American Water Works Association
BHMA	Builder's Hardware Manufacturers Association
CAL/OSHA	California Occupational Safety and Health Regulations
CFR	Code of Federal Regulations
CPSC	Consumer Product Safety Commission
CRSI	Concrete Reinforcing Steel Institute
CS	Commercial Standard of NBS (U.S. Dept. of Commerce)
CTI	Ceramic Tile Institute
DHI	Door and Hardware Institute
DOC	Department of Commerce
DOT	Department of Transportation
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration (U.S. Dept. of Transportation)
FCC	Federal Communications Commission
FGMA	Flat Glass Marketing Association
FM	Factory Mutual System
FS	Federal Specification (General Services Administration)
GA	Gypsum Association
ICBO	International Conference of Building Officials
IEEE	Institute of Electrical and Electronic Engineers, Inc.
IESNA	Illuminating Engineering Society of North America
IGCC	Insulating Glass Certification Council
MBMA	Metal Building Manufacturer's Association
MIL	Military Standardization Documents (U.S. Dept. of Defense)
ML/SFA	Metal Lath/Steel Framing Association

NAAMM	National Association of Architectural Metal Manufacturers
NBHA	National Builders Hardware Association (Now Part of DHI)
NBS	National Bureau of Standards (U.S. Dept. of Commerce)
NEC	National Electrical Code (by NFPA)
NEII	National Elevator Industry, Inc.
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association
N.F.P.A.	National Forest Products Association
NRCA	National Roofing D-BEs Association
NSF	National Sanitation Foundation
NWMA	National Woodwork Manufacturers Association
OCPDS	Orange County Planning and Development Services Department (now called OC Public Works/Planning)
OCPW	OC Public Works
OSHA	Occupational Safety Health Administration (U.S. Dept. of Labor)
PCI	Prestressed Concrete Institute
PS	Product Standard of NBS (U.S. Dept. of Commerce)
SDI	Steel Deck Institute
S.D.I.	Steel Door Institute
SGCC	Safety Glazing Certification Council
SIGMA	Sealed Insulating Glass Manufacturers Association
SMACNA	Sheet Metal and Air Conditioning D-BEs' National Association
SSPC	Steel Structures Painting Council
SSPWC	Standard Specifications for Public Works Construction
TCA	Tile Council of America
UBC	Uniform Building Code
UL	Underwriters Laboratories
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
USDA	United States Department of Agriculture
WCLIB	West Coast Lumber Inspection Bureau (Grading Rules)
WIC	Woodwork Institute of California
WWPA	Western Wood Products Association (Grading Rules)
W.W.P.A.	Woven Wire Products Association

E. GOVERNING REGULATIONS/AUTHORITIES

General: Contact governing authorities directly for necessary information and decisions having a bearing on the performance of work.

Copies of Regulations: Obtain copies of regulations needed for reference, and retain at the Project Site during the work of the Project.

"Regulations" is defined to include laws, statutes, ordinances, and lawful orders issued by governing authorities, as well as those rules, conventions and agreements within the construction industry which effectively control the performance of the work regardless of whether they are lawfully imposed by governing authority or not.

Trade Union Jurisdictions: The manner in which the Contract has been organized and subdivided is not intended to be an indication of jurisdictional or trade union agreements. Assign and subcontract

the work, and employ tradesmen and laborers, in a manner which will not unduly risk jurisdictional disputes of a kind which could result in conflicts, delays, claims and losses in the performance of the work.

Permits, Licenses, and Certificates: For the County's records, submit copies of permits, licenses, certificates, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, and similar documents, correspondence and records established in conjunction with compliance with standards and regulations bearing upon performance of the work.

SECTION 01400
QUALITY REQUIREMENTS

1. **SECTION INCLUDES**

- A. Quality Control and Control of Installation.
- B. Tolerances.
- C. References.
- D. Mock-up Requirements.
- E. Testing and Inspection Services.
- F. Manufacturers' Field Services.
- G. Examination.
- H. Preparation.

2. **QUALITY CONTROL AND CONTROL OF INSTALLATION**

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply with manufacturers' instructions, including each step in the sequence.
- C. When manufacturers' instructions conflict with Contract Documents, request clarification before proceeding.
- D. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Perform Work by persons qualified to produce required and specified quality.
- F. Verify field measurements are as indicated on Shop Drawings or as instructed by manufacturer.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.

3. **TOLERANCES**

- A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
- B. Comply with manufacturers' tolerances. When manufacturers' tolerances conflict with Contract Documents, request clarification, as required, before proceeding.
- C. Adjust products to appropriate dimensions; position before securing products in place.

4. **REFERENCES**

- A. For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of standard, except when more rigid requirements are specified or are required by applicable codes.
- B. Conform to reference standard by date of issue current on date of Contract Documents, except where specific date is established by code.
- C. Obtain copies of standards where required by product specification sections.
- D. When specified reference standards conflict with Contract Documents, request clarification, as required, before proceeding.

- E. Neither contractual relationships, duties, nor responsibilities of parties in shall be altered from Contract Documents by mention or inference otherwise in reference documents.

5. MOCK-UP REQUIREMENTS

- A. Tests will be performed under provisions identified in this section and identified in respective product specification sections.
- B. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.
- C. Accepted mock-ups shall be comparison standard for remaining Work.
- D. Where mock-up has been accepted by County and is specified in product specification sections to be removed; remove mock-up and clear area when directed to do so by County.

6. TESTING AND INSPECTION SERVICES

- A. The County or responsible party acting as the County's agent shall employ and pay for specified services of an independent firm (agency) to perform testing and inspection.
- B. The independent firm will perform tests, inspections and other services specified in individual specification sections and as required by Contract documents.
 - (1) Laboratory: Authorized to operate in State of California.
 - (2) Laboratory Staff: Maintain full time registered Engineer on staff to review services.
 - (3) Testing Equipment: Calibrated at reasonable intervals with devices of an accuracy traceable to National Bureau of Standards or accepted values of natural physical constants.
- C. Testing, inspections and source quality control may occur on or off project site. Perform off-site testing as required by County/Architect/Engineer.
- D. Reports will be submitted by independent firm to County/Architect/Engineer, in duplicate, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents.
- E. D-BE shall, cooperate with independent firm; furnish samples of materials, design mix, equipment, tools, storage, safe access, and assistance by incidental labor as requested.
 - (1) Notify County and independent firm prior to expected time for operations requiring services. The notice shall specify the date on which D-BE intends to use the materials or equipment. The notice shall be provided so as to allow sufficient time to perform the tests.
 - (2) Make arrangements with independent firm and pay for additional samples and tests required for D-BE's use.
- F. Testing and employment of testing agency or laboratory shall not relieve D-BE of obligation to perform Work in accordance with requirements of Contract Documents.

- G. Re-testing or re-inspection required because of non-conformance to specified requirements shall be performed by same independent firm on instructions by County/Architect/Engineer. Payment for re-testing or re-inspection will be charged to D-BE by deducting testing charges from Contract Sum/Price.
- H. Agency Responsibilities:
- (1) Test samples of mixes submitted by D-BE.
 - (2) Provide qualified personnel at site. Cooperate with County/Architect/Engineer and D-BE in performance of services.
 - (3) Perform specified sampling and testing of products in accordance with specified standards.
 - (4) Ascertain compliance of materials and mixes with requirements of Contract Documents.
 - (5) Promptly notify County/Architect/Engineer and D-BE of observed irregularities or non-conformance of Work or products.
 - (6) Perform additional tests required by County/Architect/Engineer.
 - (7) Attend preconstruction meetings and progress meetings.
- I. Agency Reports: After each test, promptly submit three copies of report to County/Architect/Engineer and one to D-BE. When requested by County/Architect/Engineer, provide interpretation of test results. Include the following:
- (1) Date issued.
 - (2) Project title and number.
 - (3) Name of inspector.
 - (4) Date and time of sampling or inspection.
 - (5) Identification of product and specifications section.
 - (6) Location in Project.
 - (7) Type of inspection or test.
 - (8) Date of test.
 - (9) Results of tests.
 - (10) Conformance with Contract Documents.

Limits On Testing Authority:

- (1) Agency or laboratory may not release, revoke, alter, or enlarge on requirements of Contract Documents.
- (2) Agency or laboratory may not approve or accept any portion of the Work.
- (3) Agency or laboratory may not assume duties of D-BE.
- (4) Agency or laboratory has no authority to stop the Work.

7. MANUFACTURERS' FIELD SERVICES

- A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment as applicable, and to initiate instructions when necessary.

- B. D-BE to submit qualifications of observer to County 30 days in advance of required observations. Observer subject to approval of County.
- C. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

8. EXAMINATION

- A. Verify existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions.
- B. Verify existing substrate is capable of structural support or attachment of new work being applied or attached.
- C. Examine and verify specific conditions described in individual specification sections.
- D. Verify utility services are available, of correct characteristics, and in correct locations.

9. PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.

SECTION 01700
CONTRACT CLOSEOUT

1. **CLEANING**

- A. D-BE shall remove, as fast as it accumulates, all dirt, debris, waste, rubbish, unused construction materials and implements of service from the buildings, the work area, and the entire site. Such materials shall not be used in backfilling or buried anywhere on the site.
- B. At the completion of the work, thoroughly clean the interior and exterior of the buildings, including fixtures, equipment, floors and hardware, removing all misplaced plaster, paint and other finishes, and removing stains, dust, and dirt. Thoroughly clean all roofs, decks, sills, ledges, horizontal projections, steps, rails or other surfaces where dust and debris have accumulated. All glass and metal shall be cleaned and polished; ceramic tile surfaces and plumbing fixtures shall be cleaned properly.
- C. Prior to final inspection, the D-BE shall remove all his plant, tools, materials, sheds, temporary power poles and other articles from the property of the County. Should he fail to take prompt action, the County (at its option and without waiver of such other rights as it may have) may, on 30 days-notice, treat them as abandoned property.

2. **PROJECT RECORD DOCUMENTS**

- A. The D-BE shall maintain on the job site a complete "as-built" record set of electronic and/or prints. This set shall be corrected daily in red to show every change from the approved (permit) contract documents and shall be marked to show the precise horizontal and vertical location of concealed work. This shall not be construed as authorization for the D-BE to make changes in the layout work without definite instructions in each case.
- B. It is the responsibility of the D-BE to see that his subcontractors (especially mechanical and electrical trades) comply with these requirements.
- C. The record drawings, clearly marked, shall be turned over to the County at the completion of the project. D-BE shall provide as-built plans per requirements of the AE Guide.

3. **OPERATIONS AND MAINTENANCE DATA**

- A. At 90 percent (90%) of construction completion, the D-BE shall submit to County, complete operating instructions, wiring and control diagrams, and maintenance manuals for all mechanical, electrical, conveying and specialty equipment installed in the facility. The data shall be complete at the time of submittal.

Partial submittals will be rejected. Initially, one copy of the submittal shall be submitted to the County for approval. Following approval, one electronic copy and three complete sets, shall be printed and submitted in binders with suitable index tabs for each section. This submittal shall include all data deemed necessary by County to operate and/or maintain the equipment, such as:

- (1) Complete operating manuals.
- (2) Maintenance manuals shall include:
 - (a) Maintenance instructions.
 - (b) Troubleshooting instructions.

- (c) Wiring diagrams showing component values.
 - (d) Control diagrams.
 - (e) Parts lists, including ordering number.
 - (f) Component shop assembly drawings, including exploded views.
 - (g) Field assembly drawings.
 - (h) Recommended spare parts inventory for two years maintenance with itemized cost of each type of part.
 - (i) List of special tools, with cost of each tool, required in normal maintenance
- B. Prior to acceptance of the work, mechanical equipment must be put into operation in the presence of the County's maintenance personnel and maintenance personnel must be instructed in the operation and maintenance of equipment.

4. GUARANTEES AND WARRANTIES

- A. Except as otherwise expressly provided in this contract, and in addition to all other warranties expressed, implied, or customary in the trade, the D-BE warrants all work to be free from defects of design, material, and workmanship, for a period of one year from date of Notice of Completion. The D-BE, promptly after receipt of notice, shall make good at its expense all defects developing during this period, including labor and material. If, in the opinion of County's Project Manager, defective materials or workmanship require immediate correction or attention to prevent loss to the County, or to prevent interruption of operations of the County of Orange, the County will attempt to give the notice required by this article, but the County may, notwithstanding the provisions of this article, proceed to make such correction or provide such attention and the costs of such correction or attention shall be charged against the D-BE. Such action by the County will not relieve the D-BE of the guarantees provided in this article or elsewhere in this contract.
- B. All subcontractors', manufacturers', or suppliers' warranties and guarantees, expressed or implied, respecting any material or equipment used in or a part of the work (whether on equipment of the nature above specified or otherwise) shall be deemed obtained by the D-BE as the agent of the County and all such warranties and guarantees shall inure to the benefit of the County without the necessity of separate transfer or assignment thereof; provided that, if directed by the County's Project Manager, the D-BE shall require such subcontractors, manufacturers, or suppliers to execute such warranties and guarantees in writing to the County of Orange.
- C. The remedies provided for in this clause shall not be restrictive of but shall be cumulative and in addition to all other remedies of the County in respect of latent defects or fraud, and any and all warranties expressed or implied.
- D. Failure by the D-BE to take corrective action on warranty performance problems and/or construction deficiencies within 24 hours after personal or telephonic notice by the County on items affecting use of facility, safety, or the preservation of property, and within ten days following written notice on other deficiencies, will result in the County taking whatever corrective action it deems necessary. All costs resulting from such action by the County will be claimed against D-BE or, if necessary, the Performance Bond.

5. COMPLETION

In addition to those items previously mentioned in this section, the D-BE must submit to the County's Project Manager the following items before Completion of the project can be considered:

- (1) Revised up-to-date subcontractor list with names, addresses, and phone numbers.
- (2) Building permit card signed as final by all inspectors.
- (3) Roof bond and other certificates as specified.
- (4) Copies of all test and inspection reports.
- (5) Provide Certificate of Use and Occupancy, if required.

SECTION 01730
OPERATIONS AND MAINTENANCE DATA

1. MANUALS

General:

Where manuals are required to be submitted covering items included in this work, prepare all such manuals in durable plastic binders approximately 8 1/2 by 11 inches in size as well as in electronic format with at least the following:

- A. Identification on or readable through, the front cover, stating general nature of the manual.
- B. Neatly typewritten indexes near the front of the manual, furnishing immediate information as to the location, in the manual, of all data.
- C. Copy of all guarantees and warranties issued.
- D. Maintenance and operation instructions:
 - (1) Procure or prepare and include in manuals, operating and/or maintenance instruction for all equipment and/or materials that will require any adjustments, servicing, or attention for its proper operation or use.
 - (2) These instructions shall set forth all the information necessary for the County to operate, make full and efficient use of, and perform such maintenance and servicing as would ordinarily be done by County personnel.
 - (3) Write instructions in simple, non-technical language, when possible, with sufficient diagrams and explanation, where necessary, to be readily understandable to the average layman. Possible hazards shall be particularly pointed out with instructions cautioning against mistakes that might result in damage or danger to equipment, building, or personnel.

Extraneous data:

Where contents of manuals include manufacturer's catalog pages, clearly indicate the precise items included in this installation and delete or otherwise clearly indicate all manufacturers' data with which this installation is not concerned.

2. MANUAL CONTENT

Neatly typewritten table of contents for each volume; arrange in systematic order.

List:

- A. Contractor, name of responsible principal, address, and telephone number.
- B. Each product including name, address, and telephone number of:
 - (1) Subcontractor or installer.
 - (2) Recommended maintenance contractor.
 - (3) Local source for replacement parts.

- C. Product name and other identifying symbols as set forth in the Contract Documents.
- D. Product Data:
 - (1) Include only those sheets which are pertinent to specific product.
 - (2) Annotate each sheet to:
 - (a) Clearly identify the specific product or part installed.
 - (b) Clearly identify data applicable to the installation.
 - (c) Delete references to inapplicable data.
- E. Drawings:
 - (1) Supplement product data with drawings where necessary to clearly illustrate:
 - (a) Relations of component parts.
 - (b) Control and flow diagrams.
 - (2) Do not use "Project Record Documents" as maintenance drawings.
- F. Written Test:
 - (1) Provide where necessary to supplement Product Data and drawings.
Organize in consistent format under separate headings for different procedures.
 - (2) Provide a logical sequence of instructions for each procedure.
- G. Warranties and Maintenance Contracts

Provide copies of each of the following:
 - (1) Proper procedures in the event of failure.
 - (2) Instances which might affect validity of warranties or contracts.

3. **MANUAL FOR ARCHITECTURAL MATERIALS AND FINISHES**

Include the following manufacturer's data:

- A. Catalog number, size, and composition.
- B. Color and texture designations.
- C. Required reordering information.
- D. Recommended cleaning materials and methods.
- E. Cautions against detrimental cleaning materials and methods.
- F. Recommended cleaning and maintenance schedule.

Submit specified information for the following, if applicable:

- A. Finish Hardware.
- B. Resilient Flooring.

- C. Fire Extinguishers.

4. MANUAL FOR MECHANICAL EQUIPMENT AND SYSTEMS

Include the following manufacturer's data:

- A. Description of unit and component parts including:

- (1) Function, normal operating characteristics, and limiting conditions.
- (2) Performance curves, engineering data, and tests.
- (3) Complete nomenclature and commercial number of replaceable parts.

- B. Operating procedures including:

- (1) Start-up, break-in routine, and normal operating instructions.
- (2) Regulations, control, stopping, shut-down, and emergency instructions.
- (3) Summer and winter operating instructions.
- (4) Special operating instructions.

- C. Maintenance procedures including:

- (1) Routine operations.
- (2) Trouble-shooting guide.
- (3) Disassembly, repair and reassembly.
- (4) Alignment, adjusting, and checking.
- (5) Servicing and lubricating schedule, including recommended lubrications.

- D. Manufacturer's printed operating and maintenance instructions.

- E. Control systems operation sequences.

- F. Parts list, illustrations, assembly drawings, and diagrams necessary for maintenance, including:

- (1) Life expectancy of parts subject to wear.
- (2) Items recommended to be stocked as spare parts.

- G. As-installed control systems diagrams.

- H. Color code legend, if any.

- I. Valve tag number chart, with location and function of each valve.

5. MANUAL OF UNIT AND COMPONENT PARTS INCLUDING

- A. Description of unit and component parts including:

- (1) Function, normal operating characteristics and limiting conditions.
- (2) Performance curve, engineering data and tests.
- (3) Complete nomenclature and commercial number of replaceable parts.

- B. Panel board circuit directories indicating:

- (1) Electrical service.

- (2) Controls.
 - (3) Communications, if any.
- C. As-installed wiring color-code legend, if any.
- D. Operating procedure including:
 - (1) Routine and normal operating instructions.
 - (2) Sequences required.
 - (3) Special operating instructions.
- E. Maintenance procedures, including:
 - (1) Routine operations.
 - (2) Trouble-shooting guide.
 - (3) Disassembly, repair, and reassembly.
 - (4) Adjustment and checking.
- F. Manufacturer's printed operating and maintenance instructions.
- G. Parts list, including current prices, and recommended spare parts to be maintained in storage.

Submit specified information for the following:
Electrical equipment as specified in Sections 16000 through 16721 of these specifications.

6. ADDITIONAL DATA

Prepare and include the following:

- A. Additional data when need becomes apparent during instruction to County's personnel.
- B. Additional data specified in other sections of Specifications to be included.

7. SUBMITTAL SCHEDULE

- A. Preliminary Draft:
 - (1) Submit two copies of the proposed format, approximately thirty (30) days before Substantial Completion.
 - (2) The County will review and return one copy with comments.
- B. Final Submittal:
 - (1) Submit, in final form, one copy of complete data fifteen (15) days prior to final inspection. Copy will be returned with comments.
 - (2) Submit four (4) copies, in approved final form, prior to final inspection and acceptance.

8. INSTRUCTION OF THE COUNTY'S PERSONNEL

Prior to final acceptance and payment, instruct the County's personnel in necessary operation, adjustment, and maintenance of the products, equipment, and systems.

Operating and maintenance manual shall constitute basis of instruction.

Review manual contents with the County's personnel, in detail, to explain all aspects of operations and maintenance.

A listing of all personnel receiving instructions, complete with signature verifying same, dates of instruction and other pertinent data shall be delivered to the County upon completion of instruction session(s).

SECTION 01740
WARRANTIES AND GUARANTEES

1. SUBMITTAL REQUIREMENTS

Assemble Warranties, and Service and Maintenance Contracts, executed by each of the respective manufacturers, suppliers and Subcontractors.

Number of original signed copies required: Four (4) each.

Table of Contents: Neatly typed in orderly sequence.

Provide complete information for each one of the following items:

- A. Product or Work Item.
- B. Firm, with name of principal, address, and telephone number.
- C. Beginning date of Warranty, or Service and Maintenance Contract.
- D. Duration of Warranty, or Service and Maintenance Contract.
- E. Provide the following information for the County's Personnel:
 - (1) Procedures in case of failure or malfunction.
 - (2) Instances which affect Warranty or validity.
- F. D-BE, name of responsible principal, address, and telephone number.

2. SUBMITTAL FORM

Punch sheets for standard 3-ring binder as well as an electronic copy.

Size: 8 1/2 x 11 inches.

Fold larger sheets to fit into binder.

Cover:

Identify each packet with typed or printed title "Warranties and Guarantees" and list:

- A. Title of Project.
- B. Name of Contractor.

SECTION 01045
CUTTING AND PATCHING

1. REQUIREMENTS INCLUDED

The D-BE shall be responsible for cutting, fitting and patching, including attendant excavation and backfill, required to complete work and to:

- A. Make its parts fit together properly;
- B. Uncover work to provide for installation of ill-timed work;
- C. Remove and replace defective work;
- D. Remove and replace work not conforming to the Contract;
- E. Remove samples of installed work as required for testing;
- F. Provide routine penetrations of non-structural surfaces for installation of piping and electrical conduit.

2. RELATED REQUIREMENTS

See General Conditions

3. SUBMITTALS

- A. Submit the following in accordance with General Conditions.
- B. Submit a written request to the County well in advance of executing cutting or alteration which affects:
 - (1) Work of the County or a separate contractor;
 - (2) Structural value or integrity of any element of the Project;
 - (3) Integrity of weather-exposed or moisture-resistant elements;
 - (4) Efficiency, operational life, maintenance or safety of operational elements; or
 - (5) Visual qualities of sight-exposed elements.
- C. The Request shall include:
 - (1) Identification of the Project and a description of affected work;
 - (2) Necessity for cutting, alteration or excavation;
 - (3) Effect on work of the County or a separate contractor, or on structural weatherproof integrity of the Project;
 - (4) Alternatives to cutting and patching;
 - (5) Cost proposal, when applicable;
 - (6) Written permission of separate contractor(s) whose work will be affected; and
 - (7) Description of the proposed work including:
 - (a) Scope of cutting, patching, alteration, or excavation;
 - (b) Products proposed to be used; and
 - (c) Extent of refinishing to be included.

- D. Should conditions of the work or schedule indicate a change of products from the original installation, the D-BE shall submit a request for substitution as specified in—General Conditions - Substitutions and Product Options.
- E. Submit a written notice to the County designating the date and time the work will be uncovered.

4. **MATERIALS**

- A. Comply with specifications and standards for each specific product involved.
- B. Where specifications and standards have not been provided, provide materials and fabrication consistent with the quality of the project intended for commercial construction.
- C. Provide new materials for cutting and patching unless otherwise indicated.

5. **INSPECTION**

- A. Inspect existing conditions of the Project, including elements subject to damage or to movement during cutting and patching.
- B. After uncovering work, inspect conditions affecting installation of products, or performance of work.
- C. Report unsatisfactory or questionable conditions to the County in writing; do not proceed with work until the County provides further instructions.

6. **PREPARATION**

- A. Provide adequate temporary support as necessary to assure structural value or integrity of the affected portion of work.
- B. Protect other portions of the Project from damage.

7. **PERFORMANCE**

- A. Execute cutting by methods which will provide proper surfaces to receive installation of repairs.
- B. Execute excavating and backfilling by methods which will prevent settlement or damage to other work.
- C. Employ the same installer or fabricator to perform cutting and patching work as employed for new construction for:
 - (1) Weather-exposed or moisture resistant elements.
 - (2) Sight-exposed finished surfaces.
- D. Execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances and finishes.
- E. Restore work which has been cut or removed; install new products to provide completed work in accordance with requirements of the Contract Documents.
- F. Fit work tight to pipes, sleeves, ducts, conduit and penetrations through surfaces.
- G. Refinish entire surfaces as necessary to provide an even finish to match adjacent finishes:
 - (1) For continuous surfaces, refinish to nearest intersection.
 - (2) For an assembly, refinish entire unit.

**County of Orange, OC Public Works
Balfour Beatty Construction LLC**

**Attachment A
MA-080-23011507**

IN WITNESS WHEREOF, the PARTIES hereto have executed this Contract on the dates opposite their respective signatures:

BALFOUR BEATTY CONSTRUCTION LLC,
a *Delaware Limited Liability Company*,

Date: 11/14/2023

DocuSigned by:
By: Anton Greenville
90D0A48A4274416...
Signature

Anton Greenville, Senior Vice President
Print Name & Title

(If a corporation, the document must be signed by two corporate officers. The 1st must be either Chairman of the Board, President or any Vice President.)

Date: 11/14/2023

DocuSigned by:
By: Todd Moffatt
544824750A3B44C...
Signature

Todd Moffatt, Chief Financial Officer
Print Name & Title

(If a corporation, the 2nd signature must be either the Secretary, an Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer)

COUNTY OF ORANGE,
a political subdivision of the State of California

Date: _____

By: _____

Print
Name: _____

Title: Deputy Purchasing Agent

APPROVED AS TO FORM

Office of the County Counsel
Orange County, California

DocuSigned by:
By: William Ninh William Ninh
D914F6D80F0D4A5...

Date: 11/14/2023

ATTACHMENT A
STATEMENT OF WORK

SEE DESIGN CRITERIA DOCUMENT, PG. 93

ATTACHMENT B
COST/COMPENSATION

- I. COMPENSATION:** This is a **Guaranteed Maximum Price (GMP) Contract** between County and D-BE for design and construction services for the Orange County Youth Transition Center (YTC), as set forth in Attachment A, "Statement of Work".

D-BE agrees to accept the specified compensation as set forth in this Contract as full remuneration for performing all services and furnishing all staffing, labor, vehicles, equipment, tools, materials, overhead, travel, etc. required, for any reasonably unforeseen difficulties which may arise or be encountered in the execution of the services until acceptance, for risks connected with the services, and for performance by D-BE of all its duties and obligations hereunder. D-BE shall only be compensated as set forth herein below for work performed in accordance with the Statement of Work.

II. PRICE:

A. Proposed Fee:

- i. D-BE Contingency: \$2,578,000
- ii. County Contingency: \$5,000,000
- iii. GMP 1: \$9,187,490
- iv. Remaining GMP(s): \$93,041,824

Total GMP for Project: \$109,807,314

- III. D-BE EXPENSE:** D-BE will be responsible for all costs related to photo copying, telephone communications and fax communications while on County sites during the performance of work and services under this Contract.

- IV. PAYMENT TERMS:** Invoices are to be submitted in monthly arrears, after services have been completed, to the address specified below. Payment will be net thirty (30) days after receipt of an invoice in a format acceptable to the County, as applicable. Invoices shall be verified and approved by County and subject to routine processing requirements. The responsibility for providing an acceptable invoice to County for payment rests with D-BE. Incomplete or incorrect invoices are not acceptable and will be returned to the D-BE for correction.

Billing shall cover services and/or goods not previously invoiced. The D-BE shall reimburse the County for any monies paid to the D-BE for goods or services not provided or when goods or services do not meet the Contractor requirements.

Payments made by County shall not preclude the right of County from thereafter disputing any items or services involved or billed under this Contract and shall not be construed as acceptance of any part of the goods or services.

- V. INVOICING INSTRUCTIONS:** The D-BE will provide an invoice on the D-BE's letterhead. Each invoice will have a unique number and will include the following information:

- A. Name and address
- B. Remittance address, if different from (A), above
- C. Name of County agency/department
- D. Delivery/service address
- E. Contract number
- F. Service Date
- G. Description of Services
- H. Total
- I. Taxpayer ID number

Invoices and support documentation are to be forwarded to:

OC Public Works (OCPW) /OC Design & Construction
Rick De Jong, Senior Project Manager
Scott Dessort, Senior Capital Projects Manager
601 North Ross St.
Santa Ana, California 92701

D-BE has the option of receiving payment directly to their bank account via an Electronic Fund Transfer (EFT) process in lieu of a check payment. Payment made via EFT will also receive Electronic Remittance Advice with the payment details via email. An email address will need to be provided to the County via an EFT Authorization Form. To request a form, please contact the DPA.

ATTACHMENT C
STAFFING PLAN

1. KEY PERSONNEL

Name	Classification/Designation	Years of Experience	Licenses/Certifications (include license number)
<u>Dan Ferguson</u>	Project Director	36	DBIA, CMAA
<u>Kristen Tuerk</u>	Senior Design Manager	14	CA#C36183, AIA, DBIA, NCARB
<u>Jacklyn Smith-Tate</u>	Senior Project Manager	14	CISEC, EIT, DBIA
<u>Sean Phillips</u>	General Superintendent	24	CISEC, QSP, OSHA 30
<u>Landon McQuestion</u>	VP, Precon & Estimating	22	DBIA, CMIT
<u>Donnie Luster</u>	Safety Manager	34	CHST, CISEC, OSP
<u>Darrell Stelling</u>	Principal in Charge	25	CA#C32422, DBIA, NCARB
<u>Andy Cupples</u>	Design Leader	47	CA#C25293, FAIA, DBIA, NCARB
<u>Diane Castruita</u>	Design Project Manager	29	N/A
<u>Richard Capin</u>	Project Architect	6	CA#C40356, AIA

D-BE understands that the personnel represented as assigned to the Contract must remain working on the Contract throughout the duration of the Contract unless otherwise requested or approved by the County. Substitution or addition of Design-Builder's key personnel in any given category or classification shall be allowed only with prior written approval of the County's Project Manager. ***Note: The written approval of substituted D-BE Key Personnel is for departmental use only and shall not be used for auditing purposes outside OC Public Works.***

D-BE may reserve the right to involve other D-BE personnel, as their services are required. The specific individuals will be assigned based on the need and timing of the service/classification required. Assignment of additional key personnel shall be subject to County Project Manager written approval. ***Note: The written approval of additional D-BE Key Personnel is for departmental use only and shall not be used for auditing purposes outside OC Public Works.*** County reserves the right to have any D-BE personnel removed from providing services to County under this Contract. County is not required to provide any reason for the request for removal of any D-BE personnel.

2. SUBCONTRACTOR(S)

Listed below are subcontractor(s) anticipated by D-BE to perform services specified in Attachment A. Substitution or addition of D-BE's subcontractors in any given project function shall be allowed only with prior written approval of the County Project Manager.

Company Name & Address	Contact Name and Telephone Number	Project Function
Cornerstone Detention Products 28071 Sandy Road, Tanner, AL, 35671	David Tidwell (256) 214-1587	Detention Equipment Contractor (DEC)
R&N Systems Design 615 Oakleaf Office Lane, Memphis, TN 38117	Chris Nielson (901) 487-2086	Security & Low Voltage
Cultura 5010 Shoreham Pl., Ste. 10, San Diego, CA 92122	Anne Benge (760) 458-9144	Furniture, Fixtures & Equipment
Northstar 5780 Chesapeake Ct., #1, San Diego, CA 92123	Reed Harberer (714) 639-7600	Demolition & Abatement
ACCO Engineered Systems 5950 Nancy Ridge Dr., Ste. 500, San Diego, CA 92121	Nick Williams (858) 688-6283	Mechanical & Plumbing
Rosendin 1730 S. Anaheim Way, Anaheim, CA 92805	Steve Rodermund (657) 276-0744	Electrical & Low-Voltage
Cosco Fire Protection 4990 Greencraig Ln., San Diego, CA 92123	Zachary Caldwell (213) 216-9885	Fire Protection
Pro-Craft Construction, Inc. 500 Iowa St., Redlands, CA 92373	Travis Burton (909) 790-5222 x 112	Site Utilities
Haxton Masonry 7138 E. 29 th St., Yuma, AZ 85365	Daniel Spurio (720) 662-8560	Masonry
Pacific Southwest Structures, Inc. 845 Lemon Grove Way, Lemon Grove, CA 91945	Tim Jette (619) 469-2323	Structural Concrete
Standard Drywall Inc. 9831 Channel Rd., Lakeside, CA 92040	Richard Wilson (951) 256-8665	Metal Stud Framing, Drywall, Plaster, Wall Panels, Doors/Frames/Hardware, Commercial Windows
Scrape Certified Welding 2525 Old Hwy 395, Fallbrook, CA 92028	Steve Scrape (760) 468-2858	Structural and Misc. Steel
Halliday Associates, Inc.	Laura L. Bourland	Foodservice Design Consultant

656 NW Norwood St., Camas, WA 98607	(360) 834-6657	
Buehler Engineering, Inc. 2550 Fifth Ave., #710, San Diego, CA 92103	David Pomerleau (619) 438-0357	Structural Engineering
MA Engineers 5160 Carroll Canyon Rd., San Diego, CA 92121	Michael Akavan (858) 200-0030	Mechanical and Plumbing Engineering
The Engineering Enterprise 1305 Marina Village Pkwy, Ste. 100, Alameda, CA 94501	Scott Wheeler (530) 305-4717	Electrical and Lighting Engineer
Schmidt Design Group 1310 Rosecrans St., Ste. G, San Diego, CA 92106	JT Barr (619) 972-7145	Landscape Designer
Geocon 6960 Flanders Dr., San Diego, CA 92121	Jelisa Thomas Adams (650) 208-0992	Geotechnical Engineer
Coffman Engineers 1455 Frazee Rd., #600, San Diego, CA 92108	Steve Witherow (323) 483-6662	Civil Engineer
Woden Fire, LLC. 106 W. 4 th St., Santa Ana, CA 927021	Andrew Thul (714) 330-2181	Fire, Life Safety & Code Analysis

EXHIBIT 1

PROJECT SCHEDULE

Activity ID	Activity Name	Orig Dur	Start	Finish	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity Name	Activity 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Start Date: 19-Dec-23 Finish Date: 02-Jun-26 Data Date: 19-Dec-23 Print Date: 03-Nov-23 18:45	 Remaining Level of Effort  Critical	Project ID: OC-YTC-1-1-2 <div style="text-align: center;"> Balfour Beatty Construction OC-YTC Board Agenda Schedule </div>	Page: 1 of 2	Layout LT-01 (RFP Schedules)			
	 Summary  Milest...			Date	Revision	Checked	Approved
	 Actual Work						
	 Remaining Work						

Activity ID	Activity Name	Orig Dur	Start	Finish	2024												2025												2026											
					ec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
Grading / Site Utility Permit		40	30-Apr-24	25-Jun-24																																				
A1460	Orange County Review Grading/Site Utility Design Deliverable	40	30-Apr-24	25-Jun-24																																				
A1470	Orange County Issue Grading/Site Utility Permit	0		25-Jun-24																																				
Building / Finish Site Permit		40	06-Sep-24	31-Oct-24																																				
A1510	Orange County Review Building / Finish Sitework Design Deliverable	40	06-Sep-24	31-Oct-24																																				
A1520	Orange County Issue Building / Finish Sitework Permit	0		31-Oct-24																																				
Guaranteed Maximum Price (GMP)		120	20-Dec-23	11-Jun-24																																				
GMP-1 Approval Issued (Design Services)		0	20-Dec-23	20-Dec-23																																				
A1530	County Issue GMP-1 Design Services to Balfour Beatty	0		20-Dec-23	County Issue GMP-1 Design Services to Balfour Beatty																																			
GMP 2 Approval (Temporary Security Perimeter)		20	05-Mar-24	01-Apr-24																																				
A1680	Balfour Beatty Tender GMP-2 Temporary Security Perimeter	10	05-Mar-24	18-Mar-24	Balfour Beatty Tender GMP-2 Temporary Security Perimeter																																			
A1690	Orange County Issue GMP-2 NTP Temporary Security Perimeter to Balfour Beatty	10	19-Mar-24	01-Apr-24	Orange County Issue GMP-2 NTP Temporary Security Perimeter to Balfour Beatty																																			
GMP-3 Approval (Demolition)		20	02-Apr-24	29-Apr-24																																				
A1540	Balfour Beatty Tender GMP-3 Demolition to Orange County	10	02-Apr-24	15-Apr-24	Balfour Beatty Tender GMP-3 Demolition to Orange County																																			
A1550	Orange County Issue GMP-3 NTP Demolition to Balfour Beatty	10	16-Apr-24	29-Apr-24	Orange County Issue GMP-3 NTP Demolition to Balfour Beatty																																			
GMP-4 Approval Grading/Site Utilities/Electrical Gear		30	30-Apr-24	11-Jun-24																																				
A1560	Balfour Beatty Tender GMP-4 Grading / Site Utilities/Electrical Gear to Orange County	20	30-Apr-24	28-May-24	Balfour Beatty Tender GMP-4 Grading / Site Utilities/Electrical Gear to Orange County																																			
A1570	Orange County Issue GMP-4 NTP Grading / Site Utilities/ Electrical Gear to Balfour Be	10	29-May-24	11-Jun-24	Orange County Issue GMP-4 NTP Grading / Site Utilities/ Electrical Gear to Balfour Be																																			
GMP-5 Approval Buildings/Finish Sitework		30	30-Apr-24	11-Jun-24																																				
A1760	Balfour Beatty Tender GMP-5 Buildings/Finish Sitework to Orange County	20	30-Apr-24	28-May-24	Balfour Beatty Tender GMP-5 Buildings/Finish Sitework to Orange County																																			
A1770	Orange County Issue GMP-5 NTP Buildings/Finish Sitework to Balfour Beatty	10	29-May-24	11-Jun-24	Orange County Issue GMP-5 NTP Buildings/Finish Sitework to Balfour Beatty																																			
A1600	County to Confirm Final Project Scope	10	29-May-24	11-Jun-24	County to Confirm Final Project Scope																																			
Construction		516	02-Apr-24	17-Apr-26																																				
Construction		516	02-Apr-24	17-Apr-26																																				
Demolition		65	02-Apr-24	02-Jul-24																																				
A1620	Erect Temporary Security Perimeter	15	02-Apr-24	22-Apr-24	Erect Temporary Security Perimeter																							</												

Start Date: 19-Dec-23

Finish Date: 02-Jun-26

Data Date: 19-Dec-23

Print Date: 03-Nov-23 18:45

Remaining Level of Effort

Summary

Actual Work

Remaining Work

Critical

Milestone

Project ID: OC-YTC-1-1-2

Page: 2 of 2

Balfour Beatty Construction

OC-YTC Board Agenda Schedule

Layout LT-01 (RFP Schedules)

Date	Revision	Checked	Approved

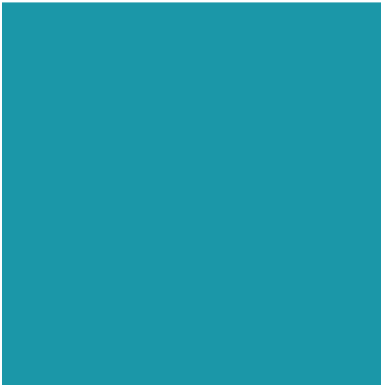
DESIGN CRITERIA DOCUMENT

DESIGN CRITERIA DOCUMENT

YOUTH TRANSITION CENTER

JUNE 16, 2023

Revised for DBE Contract, Exhibit 3
Lionakis, November 8, 2023

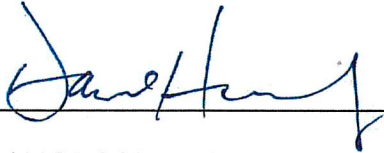


ORANGE COUNTY

331 The City Drive South
Orange, California 92868

LIONAKIS

SIGNATURES

A handwritten signature in blue ink, appearing to read "David Henry", written over a horizontal line.

ORANGE COUNTY
PROBATION DEPARTMENT

A handwritten signature in blue ink, appearing to read "Scott Mason", written over a horizontal line.

ORANGE COUNTY PUBLIC
WORKS

A handwritten signature in blue ink, appearing to read "Maguire", written over a horizontal line.

ORANGE COUNTY CEO'S OFFICE

A handwritten signature in blue ink, appearing to read "Carol Ouellette", written over a horizontal line.

LIONAKIS

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GENERAL PROJECT OVERVIEW

PROJECT OVERVIEW

The Orange County Probation Department is responsible for providing community supervision, support, and guidance to individuals who have been convicted of a crime and sentenced to probation and consists of three bureaus - Adult Operations, Juvenile Operations, and Administrative Services.

The Juvenile Operations Bureau provides oversight and direction for Orange County Juvenile Hall and two juvenile camp/ranch facilities - Youth Guidance Center (YGC) and Youth Leadership Academy (YLA). Juvenile Hall, YGC and YLA operate 24-hours-a-day, 7-days-per-week and have the responsibility of providing safe environments for youth who are in custody.

These facilities develop and provide a broad range of treatment and rehabilitative programs to meet youths' needs, adhere to all laws/regulations/licensing requirements for correctional facilities, and oversee correctional facility maintenance and development.

Juvenile Hall and YLA are located on the same campus at 331 The City Drive South, Orange, California 92868. YGC

is located across the Santa Ana River at 3030 Hesperian Way, Santa Ana 92706.

The YGC facility was built in 1967, buildings and systems are past their useful life and in need of renovation and replacement and the facility is no longer suitable to meet modern operational and programmatic needs for a juvenile facility. Orange County plans to renovate the facility to serve another purpose and will build a new facility to replace YGC on the same campus as Juvenile Hall and YLA. This new Youth Transition Center (YTC) will allow Probation to consolidate juveniles onto a single campus making more efficient use of existing staff and facility resources.

PROJECT AREAS / GROSS SQUARE FOOTAGE (GSF)

Project Site: 246,188 SF

Parking Area: 46,134 SF

Buildings Total: 88,098 GSF





YOUTH TRANSITION CENTER (YTC)

PROJECT DESCRIPTION

Probation's vision is to create a state-of-the-art facility designed to provide a non-institutional, home-like environment for youth in their care with sufficient space for effective and therapeutic programs to ensure the most successful outcomes for the young people who live there.

The YTC facility will be a juvenile camp for up to 68 male and female youth. YTC must be designed with sufficient space to function as an independent unit within the Juvenile Hall campus and contain space for the following functions:

- Administration
- Medical Health Services
- Behavioral Health Services
- Educational Programs
- Vocational Programs
- Culinary Program
- Kitchen and Dining
- Staff Break and Wellness Area
- Living Units (60 beds)
- Transitional Living Units (8 beds)
- Facility Support and Storage

In addition, the project includes several facilities that will operate outside the YTC:

- A 24-bed Long-Term Housing Unit to be operated as part of Juvenile Hall.
- A Classroom / Library Building for use by Juvenile Hall
- 10 Independent Living Units providing 20 beds of supportive housing for males and females, and associated program space for youth transitioning out of Juvenile Hall, YLA and YTC. This facility will be located outside the secure perimeter.

The total project is estimated at approximately 88,000 gross square feet of new building area and includes site access, new parking areas, outdoor recreation and landscape development and connections to existing Juvenile Hall systems and infrastructure. To create a clear area for the construction of new facilities, the project includes the demolition of several occupied and unoccupied buildings, perimeter security fencing, site amenities, and landscaping. New buildings will be constructed on an occupied, secure site that must remain operational during all construction

activities. YTC will operate independently but must tie into the existing campus security and controls system. The new long-term housing unit must tie into the existing Juvenile Hall security and controls system. All new secure facilities must connect to the Juvenile Hall campus main Control. The campus has many mature trees that Orange County wishes to preserve, and this should be taken into consideration during planning and design.

All new facilities should be aesthetically pleasing with ample access to natural light and outdoor spaces. Outdoor spaces should be available for programs, learning, recreational and leisure activities. New facilities and site development should be reminiscent of modern college and high school campus design with a cohesive material, color, and landscape palette used throughout. New buildings should look non-institutional and welcoming and provide youth and staff with spaces that feel natural, calm, and comforting.

YTC should be designed with a sense of freedom and openness while still providing all the necessary features of a modern, secure juvenile facility. The use of institutional fencing and razor wire is highly discouraged. The project should use the design and organization of new buildings, new landscaping and new hardscape features to provide visual and physical separation between the YTC facility and Juvenile Hall. To the greatest extent possible, the design of YTC should not rely on the use of permanent fencing, access control, or gates to provide required facility separation.

There is a shortage of available parking on the current site and new parking will be provided for visitors and program providers. Select staff parking may be provided if space is available. Opportunities for maximizing the number of new parking spaces should be considered during design.

In support of the overall project a variety of infrastructure upgrades, extensions and connection points will be required for the new facilities generally described above. These include but are not limited to storm water, sanitary sewer, domestic and fire water, electrical, telecommunications, security, access control, and electronic security systems. New emergency generators are being installed for the Juvenile Hall campus that may have sufficient capacity for the YTC, however, an assessment will be necessary to determine if the new facility design will require dedicated emergency generators as part of the project.

CRITICAL SUCCESS FACTORS

A project kick-off meeting was held on October 25, 2022 at Juvenile Hall. The meeting was attended by the project stakeholders including team members from Orange County Probation, Orange County Juvenile Court, Orange County Public Defender, Orange County District Attorney, Orange County Public Works, Program Providers, Orange County Health Care Agency, Orange County Department of Education, and Lionakis. Program Providers are referred to as “Collaboratives” by Probation and that terminology is used in this document. Each stakeholder provided items or ideas that would constitute a successful project in their view. The following aggregated Critical Success Factors (CSFs), in no specific order, should serve as the primary guidelines for effective prioritization and decision-making throughout the life of the project.

SPACE AND DESIGN

- Spaces should be multi-use, flexible, normative, designed for different populations, and integrative for treatment and visitation
- Access to open space, outdoor space, and green space
- Forward-thinking, cutting-edge, and high tech
- Design should provide dignity and inspire hope
- Non-institutional but maintain secure functionality
- Open and spacious feeling; campus-like environment
- Long-lasting project with easy maintenance
- Fosters a sense of community
- Adaptive to changing population needs
- Functional work/living space

YOUTH-FOCUSED

- Therapeutic with offices/space for Collaboratives
- Rich in programming
- Step-down spaces provided for all classifications
- Youth centric with the goal of low recidivism
- Option for youth to leave with a college degree
- Educate youth on being self-sufficient
- Emphasis on substance abuse counseling
- Promote family participation and establish support system for youth

PROJECT KICK-OFF MEETING

The project kick-off meeting was held on October 25, 2022 at Juvenile Hall. Stakeholders wrote ideas for a successful project on Post-it notes.



- Establish a re-entry program
- Vocational and educational opportunities with warm handoff

STAFF

- Collaboratives and Staff should have input in the design and function of spaces
- Staff should be able to operate efficiently
- Space should be provided for Staff wellness
- Opportunity for community collaboration pre and post incarceration
- Provide spaces for Collaboratives to be near the youth

DESIGN PROCESS

- Timely completion with a transparent timeline
- Effective system of drawing and design approval
- Meet cost and schedule commitment
- Streamlined communications during the design process

EXISTING JUVENILE HALL CAMPUS

JUVENILE HALL

Orange County Juvenile Hall is operated by Orange County Probation Department's Juvenile Facilities Division and has a rated capacity of 380 beds. Juvenile Hall houses youth of all genders ranging in age from 12 to 25 years who are pending disposition, awaiting transfer to another facility, or are serving a commitment as a serious offender or as a violation of their probation. The facility is comprised of multiple buildings on a single campus and was operating under capacity in 2021-2022 with an average daily population of 102 youth, and a maximum daily population of 121 (Orange County Juvenile Hall Fact Sheet, 2022).

Juvenile Hall has an Intake and Release Center that completes the intake and booking process for youth newly arrested by police officers and awaiting their first court appearance. Once this process is completed, youth are transferred to an intake unit pending their initial court hearing.

Youth are typically assigned by age group and gender to living units that are designed to house between 20 to 60 youth. Living units have sleeping rooms, restrooms, showers, and a day room for a variety of leisure and structured activities. All living units are supervised by Deputy Juvenile Correctional Officers who provide individual and group counseling, supervise daily activities, and ensure the safety of youth and the security of the facility.

The Orange County Department of Education provides a fully accredited academic program for youth at Juvenile Hall. Physicians, nurses, and dentists employed by the Orange County Health Care Agency provide on-site medical and dental care. Psychiatrists and psychologists from the Health Care Agency and the Orange County Department of Education – Safe Schools evaluate and assist youth exhibiting emotional or mental health problems. Other specialized services are provided as needed.

Youth participate daily in outdoor sports and other recreational activities. Religious services and Bible Study are available to youth upon request. Each living unit has a small library, along with telephones available for youth to make collect calls, and youth are allowed two hours of visiting each week.

YOUTH LEADERSHIP ACADEMY

The Youth Leadership Academy (YLA) is a program within the Orange County Probation Department's Juvenile Facilities Division that provides at-risk youth with a structured, safe, and supportive environment where they can learn life skills and leadership skills. The program is designed to help the youth develop the skills and self-confidence they need to succeed in life.

The Youth Leadership Academy (YLA) is a 120-bed camp facility that opened in 2006. There are two distinct programs at this facility. PRIDE (Progressive Rehabilitation in a Dynamic Environment) is a program for youth ages 14-25 serving longer commitments and focuses on family reunification and smooth transitions into the community.

The Youth Leadership Academy (YLA) is a semi-secured camp facility and consists of two, two-story modular living units that are designed to house up to 60 youth. Each building contains a control center, dayrooms, dining, multi-purpose areas, and an outdoor recreation space. There is a third building that functions as the administration building and an adjacent secure parking area for visitors and staff.

Comprehensive academic and special education services are provided by Otto Fischer School, which is operated by the Orange County Department of Education. The Department of Education also provides a certified counselor/clinician to provide vocational and employment instruction. On-site medical services are provided, in addition to mental health services including crisis, individual, group, and family counseling. Religious programming, reading skill building, educational tutoring, community service and restorative justice opportunities are provided through the use of Volunteers in Probation (VIPs).

YLA operates the Progressive Rehabilitation in a Dynamic Environment (PRIDE) Program within the facility. PRIDE is a comprehensive program designed for youth who receive extensive local commitments. This program is open to male youth ages 14 to 25 years of age and targets youth who would have been formally sentenced to lengthy commitments at the local level, however, to assist with population control at Juvenile Hall the program can also house youth serving shorter sentences. The program includes a behavioral-based phase advancement program and allows transitional services from a partnering agency that incorporates furloughs and family reunification counseling to aid in a smooth transition to the community.

YOUTH GUIDANCE CENTER

Youth Guidance Center (YGC) is a 5-unit, 125-bed facility offering substance abuse treatment and transitional services for male and female youth ranging from 12 through 25 years of age. The existing facility is aging, and the population has declined so Probation plans to move current occupants to the new YTC when complete. It is anticipated that the current programs offered at YGC will continue in the new facility.

YGC treats youth with substance abuse problems with a focus on the wide range of needs of juvenile offenders. The program goals include providing cognitive-behavioral interventions to encourage pro-social thinking and helping youth develop emotionally, behaviorally, and vocationally. Special emphasis is made on preparing youth to transition successfully into the community.

Programs include Sobriety Through Education and Prevention (STEP) for female youth and Substance Abuse Education and Recognition Treatment (ASERT) for males. Each program establishes individualized treatment plans geared toward a youth's specific needs. Treatment teams include the assigned facility case manager, a deputy probation officer, mental health worker, an instructor or educational specialist, and other youth advocates. The team meets with the youth to establish objectives and goals and monitor progress throughout their custodial stay.

The ASERT program provides education and intervention services for minors committed to juvenile institutions for 4 months to one year. Case plans are individualized to address the varying needs of each participant. Youth take part in activities designed for emotional, behavioral, educational, and vocational development through the collaborative efforts of Deputy Juvenile Correctional Officers, Clinical Psychologists, a substance abuse counselor, the Orange County Department of Education, the Health Care Agency and local community colleges.

STEP is a comprehensive treatment program designed with the specific needs of the female population in mind. Drug education along with classes in Anger Management, Parenting, and Life Skills/Self Concepts help form a base for the program. Sexual Assault/Victimization groups, Drug Relapse groups, Narcotic Anonymous/Alcoholics Anonymous along with a dedicated Psychologist who provides individual as well as family therapy and a dedicated Drug Counselor. Guest Speakers are brought in to augment various segments and the use of VIPs and Mentors are used

as an augmentative tool. An integral part of the program is "Baby Think it Over". A "real baby" simulator is used by the participants for a two-week period at which time they have to address their peers on what it was like to be a full-time parent to a newborn. Treating the whole girl and addressing the issues, not the symptom, is the goal of the program.

All youth are required to participate in an academic program. The scope and level of educational services vary with the youth's age, skill level, and school credits. Qualified youth may attend online and off-grounds college courses, and vocational training.

Work experience is an integral part of YGC. Both male and female youth engage in auto detailing, facility laundry, basic housekeeping, building maintenance, carpentry, horticulture, and landscaping. The youth gain work experience on-site which can be a catalyst for job opportunities once they are released from custody.

CAMPUS MAP AND EXISTING BUILDINGS

The existing Juvenile Hall campus includes multiple buildings and shared facilities that serve the needs of Probation and those housed on-site. The campus currently consists of two independent Juvenile Facilities – Juvenile Hall and YLA.

A campus map follows identifying existing buildings in each facility. In general, buildings shown in green are considered Juvenile Hall or shared facilities. Buildings shown in violet are considered YLA. Buildings shown in gray are not part of the campus, but they house associated administrative office and court space which may require access to Juvenile Hall on a daily basis.

Below is a general description of the function of existing Juvenile Hall and YLA buildings along with the current occupancy status, whether the building is to be demolished to clear the site for the intended YTC facility or if a building will remain as part of the existing campus.

UNIT A (BUILDING #5):

Occupied building to be demolished. A high-security unit for male youth ages 12 to 18 who are in custody for serious offenses that may include 707 offenses. The youth will be transferred to another unit on campus.

UNIT B:

Unoccupied housing unit to remain.

UNIT C:

Unoccupied housing unit to remain.

CLASSROOMS BUILDING #10:

Unoccupied building to be demolished.

CLASSROOMS BUILDING #11:

Unoccupied building to be demolished.

CLASSROOMS ADJACENT TO UNIT A:

Occupied building to remain.

CLASSROOMS ADJACENT TO UNIT B:

Occupied building to remain.

CLASSROOMS ADJACENT TO UNIT C:

Occupied building to remain.

CONTROL:

Occupied space to remain. Control is adjacent to Unit M and Building 5 to be demolished and upgrades or new construction at the existing building will be required to maintain functions. Control is the main hub where all

staff currently enter the facility. Staff stationed here are responsible for day-to-day scheduling, supervision of youth for the Dental and Medical Unit, youth waiting to go to Court, and special visits between youth and parents, attorneys and therapists.

DENTAL:

Occupied space to remain. Dental exam rooms and associated space are located adjacent to Control.

EMERGENCY GENERATOR ENCLOSURE:

Equipment space to remain. The enclosure houses Juvenile Hall emergency generators. A project is currently underway to replace the generators. DBE should conduct an assessment to determine if the new generators will have sufficient capacity to serve the YTC Facility. At this writing, it is assumed that new generators will be required to serve the new YTC facility.

FOOD SERVICE (BUILDING #4):

Occupied building to remain. Currently responsible for all meals for all facilities on campus.

UNIT G (BUILDING #16):

Occupied housing unit to be demolished. A 16-bed male detention unit. This unit houses adjudicated and pre-adjudicated males. The youth adjudicated with pending sex offenses are housed in this unit. Youth will be transferred to another unit on campus.

UNIT H (BUILDING #16):

Occupied housing unit to be demolished. A 16-bed male detention unit. The youth will transfer to a camp facility on campus.

UNIT I (BUILDING #5):

Unoccupied housing unit to be demolished.

INTAKE/RELEASE CENTER (IRC):

Occupied space to remain located adjacent to Unit Y. The Intake/Release Center is responsible for the intake of all youth arrested by local law enforcement and awaiting their first court appearance. Male and female youth are brought into the facility via the IRC Sallyport located off Justice Center Way and all booking, assessment, and processing activities are conducted here. Once this process is completed, youth are transferred to an intake unit pending their initial court hearing.

UNIT J (BUILDING #16):

Unoccupied housing unit to be demolished.

UNIT K (BUILDING #16):

Unoccupied housing unit to be demolished.

LAUNDRY WAREHOUSE (BUILDING #3):

Occupied building to remain. Currently responsible for all laundry service for facilities on campus.

LIBRARY & OFFICES:

Occupied building to be demolished or considered for renovation. The location of this building on site makes it a candidate for renovation to serve the new YTC facility, however, early planning determined renovation may be cost-prohibitive due to the age of the existing building and a new facility would better suit the needs of Juvenile Hall. Proposed plans show demolition to allow for a more efficient layout of new YTC buildings and site features. The DBE may consider both options in planning for the new facility.

MEDICAL UNIT:

Occupied space to remain. Medical exam rooms and associated spaces are located adjacent to Control.

MULTIPURPOSE REHABILITATION CENTER (MRC):

Occupied building to remain. New facility with visitation, indoor recreation, fitness rooms, program space, culinary kitchen, and vocational classrooms for Juvenile Hall. Recreation areas are shared by all campus facilities.

UNIT M:

Occupied unit to be demolished. A 20-bed female intake and detention unit. Once female youth have been processed through the Intake and Release Center (IRC) they are transferred to Unit M. May house youth who are classified as extreme security risks (XSR). The youth will be transferred to another unit on campus.

UNIT O:

Occupied housing unit to be demolished. A 22-bed female detention unit for youth who are pending court adjudication or who have received their commitments and are awaiting transportation to YGC. This unit may house long-term commitment youth who are medically directed to stay at Juvenile Hall. May house youth who are classified as extreme security risks (XSR). The youth will be transferred to another unit on campus.

UNIT Q:

Occupied housing unit to remain. A 16-bed unit for youth with significant emotional or psychiatric needs. The unit predominantly houses male youth but not exclusively. Includes youth with severe psychological or developmental issues or transitioning from a Psychiatric Facility. This may also include Clinical Evaluation and Guidance Unit (CEGU) referrals, protective custody cases, sensitive or high-profile cases, minors requiring serious psychotropic medication, and Level II and III suicide status. May house those who are in custody for 707 offenses.

UNIT R (BUILDING #9):

Unoccupied housing unit to be demolished.

UNIT S (BUILDING #9):

Unoccupied housing unit to be demolished.

SUBSTATION:

Occupied building to remain.

UNIT T:

Occupied housing unit to remain. A 30-bed unit for maximum security detention unit at Juvenile Hall. This unit houses male youth 18 years old to 25 years old. May house youth in custody for 707 offenses, returning from DJJ.

VISITATION TRAILER:

Unoccupied building to be demolished

YLA ADMINISTRATION:

Occupied building to remain.

YLA 1:

Occupied housing unit to remain. Semi-secure youth camp housing facility for up to 60 youth ages 18 to 25 years old.

YLA 2:

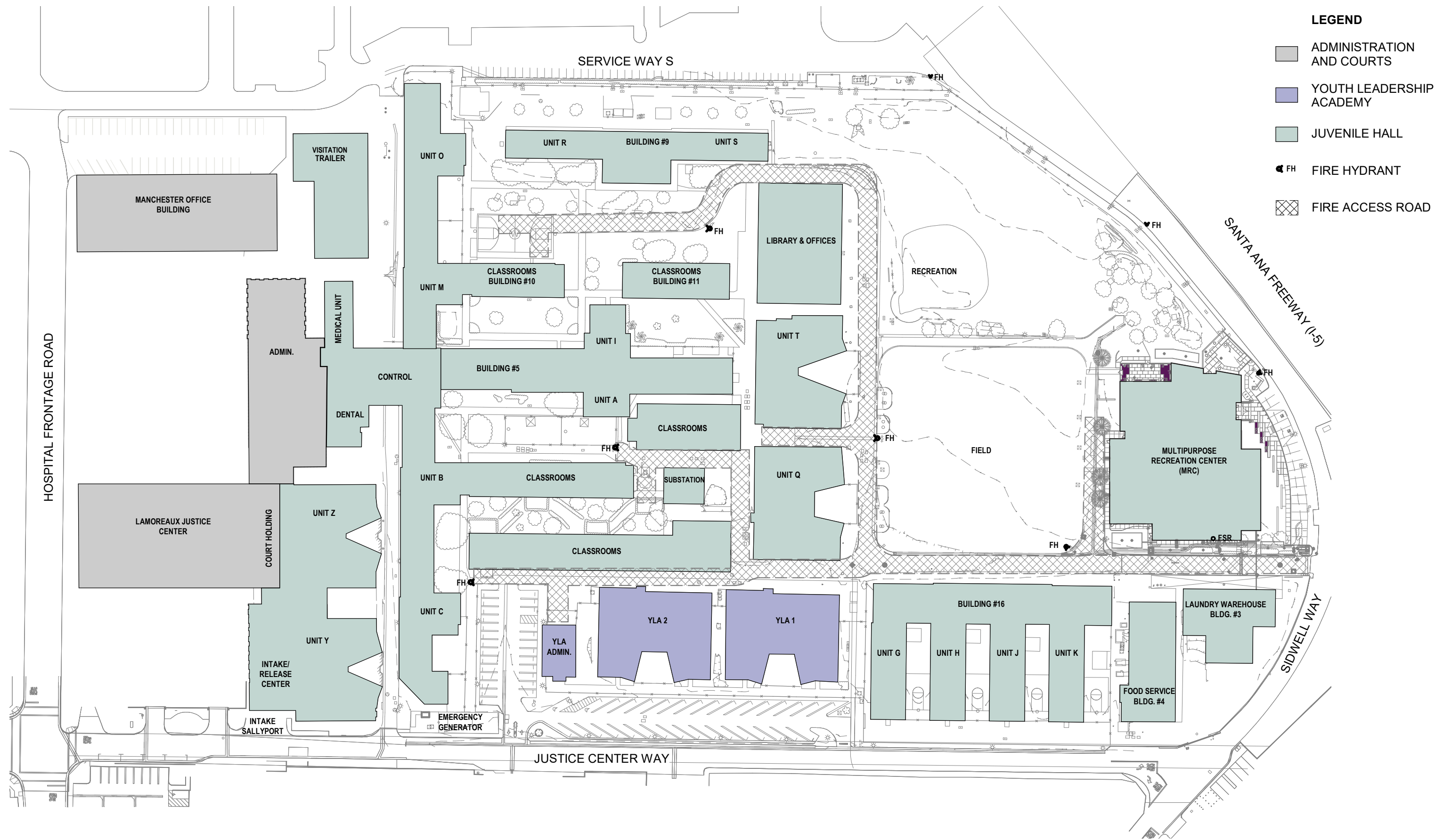
Unoccupied housing unit to remain. Semi-secure youth camp housing facility for up to 60 youth 18 to 25 years old.

UNITY:

Occupied housing unit to remain. A 30-bed intake unit housing male youth including those awaiting 707 hearings.

UNIT Z:

Occupied housing unit to remain. A 30-bed intake unit housing male youth including youth who are also pending 707 hearings.





OPERATIONAL PROGRAM STATEMENT

INTENDED CAPACITY OF FACILITY:

The rated capacity for Orange County Juvenile Hall is 434, and the capacity of the Youth Leadership Academy (YLA) is 120. However, in the past calendar year, the average daily population of Juvenile Hall was 143, and the average population of YLA was 63. The Youth Transition Center (YTC) will have a rated capacity of 68 with the expectation one 12-bed living unit may be vacant at the opening of the new facility.

SECURITY AND CLASSIFICATION OF YOUTH TO BE HOUSED:

Youth are housed in living units according to their classification. The Classification and Segregation process is conducted at the Intake / Release Center and identified during the youth's initial booking into the facility.

MOVEMENT WITHIN THE FACILITY AND ENTRY AND EXIT FROM SECURE AREAS:

Movement from within Juvenile Hall, YLA, and YTC will be directly supervised by staff. The goal is for YTC to eventually allow youth to move between buildings unescorted by staff. Every effort is made by staff to ensure facility movements are orderly and controlled. Individual or group movement will be controlled by staff escort with monitoring via cameras from Juvenile Hall Control. Entry and exit from secure areas will be achieved via a sally port with interlocking doors controlled by staff and will require entry and exit in stages through multiple secure doors (see Facilities Operation Plan Diagram).

FOOD PREPARATION AND SERVING:

All meals are prepared in the Juvenile Hall central Kitchen in Food Service Building #4. Meals are delivered via mobile hot carts to individual housing units at Juvenile Hall and YLA with meals eaten in housing unit dayrooms. Meals for YTC will be prepared in the new Kitchen facility. Youth and staff will travel to the new dining area for all meals. Staff will have a separate dining area and break room.

BOOKING:

All booking processes are conducted in the Juvenile Hall Intake and Release Center.

VISITING AND ATTORNEY INTERVIEWS:

Attorney interviews will generally be conducted as non-contact or in-person at each living unit dayroom. One interview room will be available for professional visits such as Individualized Education Plan meetings, family counseling,

and therapist visits. In general, all visits with youth will be contact visits, pre-scheduled, and in an open group setting. Juvenile Hall, YLA, and YTC managers or supervisors will arrange for special visits that require staff supervision, visitation outside of the normal visiting schedule, or other unique situations.

EXERCISE:

The MRC includes a gymnasium with a hard-court surface where basketball and other activities can be played and a fitness room that will address the need for indoor recreation and exercise space. There are also multiple areas around the campus for outdoor activities and recreation. All outdoor and indoor physical activities will be under the supervision of facility staff. Drinking fountains, restrooms, and boys and girls locker rooms with showers are provided in the MRC.

PROGRAMS:

The YTC will provide ample space to accommodate a variety of programs. There are multiple spaces within the proposed facility to allow for a variety of programming options and vocational training including specific Culinary Kitchen, Horticulture, and Building Trades programs.

The MRC is used by the Protestant and Catholic Detention Ministries to provide church services, Bible study and other religious activities such as retreats and holiday events.

The gymnasium and multipurpose room are used for performance art programs such as the Young Americans program which teaches youth singing and dancing followed by a performance for parents, staff, and other incarcerated youth. High School graduation ceremonies for incarcerated youth are conducted in the gym or multipurpose room.

MEDICAL SERVICES, INCLUDING THE MANAGEMENT OF COMMUNICABLE DISEASES:

The Orange County Health Care Agency – Juvenile Health Services provides 24-hour medical care at Juvenile Hall and the Youth Leadership Academy.

CLEANING AND/OR LAUNDERING:

The Orange County Sheriff's Department launders all clothing and bedding for Juvenile Hall, the Youth Leadership Academy and YTC. Laundry workers at Juvenile Hall sort the clean clothing for distribution to the living units. Clean clothing and bedding exchanges for youth are facilitated in the living units.

SEGREGATION OF YOUTH:

Visiting for youth who are classified as an increased security risk will be held separately from other youth. The MRC includes an area for non-contact visits.

COURT HOLDING AND MOVEMENT:

There is a designated room for youth awaiting court hearings adjacent to Juvenile Hall within the Lamoreaux Justice Center. Court holding is supervised by Juvenile Hall staff and allows for direct movement from the Juvenile Hall campus to Juvenile Court. This area also contains non-contact visitation rooms for attorney visits.

MENTAL HEALTH SERVICES:

Initial mental health screenings are completed at the time of booking at the Juvenile Hall Intake and Release Center. Mental health services are provided by the Orange County Health Care Agency.

FACILITIES FOR ADMINISTRATION AND OPERATIONS STAFF:

Restrooms are available for staff use. A staff break room and wellness area are expected to be provided at YTC for use by all campus staff members.

STAFF TO STAFF COMMUNICATIONS SYSTEM:

The communication system includes two-way radios, telephones, hard duress buttons, personal duress devices, an intercom system, and computer stations to perform daily tasks and allow electronic mail communication.

MANAGEMENT OF DISRUPTIVE YOUTH:

During the intake orientation process, youth will be made aware of facility rules, associated expectations of compliance, and the resulting consequences for breaking the rules prior to their escort to their assigned residential unit. The management of disruptive youth will be conducted at the lowest level necessary to effect a positive change in the youth's behavior. Direct supervision will be utilized for all youth attending, visiting or participating in recreational activities and vocational training in the YTC.

MANAGEMENT OF YOUTH WITH DISABILITIES, WITH PROVISIONS FOR WHEELCHAIRS, GURNEY ACCESS AND FOR EVACUATION DURING EMERGENCIES:

Juvenile Hall and the Youth Leadership Academy are designed in compliance with all ADA standards to accommodate the needs and access for youth with disabilities. The YTC will be designed in compliance with all ADA standards and any site improvements will also comply and provide access to all other facilities on campus. This

includes sufficient space for wheelchairs, gurneys, or other assistive devices. Staff will assist any disabled person to the nearest exit during emergencies requiring evacuation.

ARCHITECTURAL TREATMENT OF SPACE RELATIVE TO PREVENTING SUICIDES BY YOUTH:

The YTC will be designed to minimize the potential for self-harm or suicide attempts. All programs conducted in the YTC will be under the close direct supervision of staff. Orange County has a robust suicide prevention program to prevent suicide among youth. In addition, the design of the facility will incorporate best practice design to prevent suicides.

METHOD OF IMPLEMENTING CALIFORNIA PC SECTION 4030 RELATING TO THE DETENTION OF YOUTH AND UNJUSTIFIED STRIP SEARCHES:

Orange County Probation Department Policies and Procedures comply with legal requirements for searches of youth. All searches will be conducted only with proper authorization and justification and with sensitivity to the dignity of those being searched. The YTC will include areas for post-visit searches which will ensure that searches provide for the individual privacy of each youth to the fullest extent possible while also preventing contraband from entering the campus.

SCHOOL PROGRAMS:

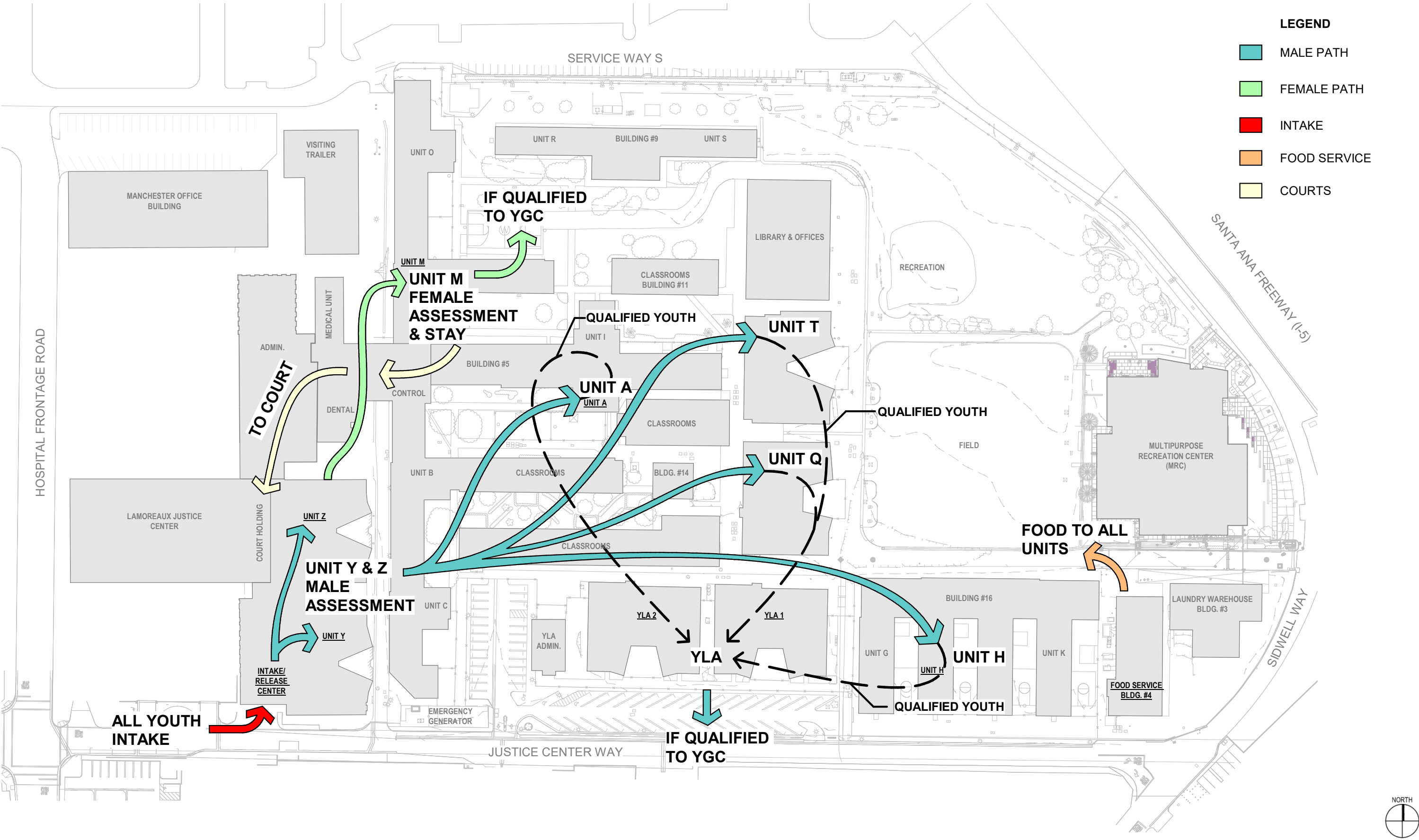
The Orange County Department of Education provides a comprehensive age-appropriate School Curriculum for youth housed at Juvenile Hall, the Youth Leadership Academy and YTC. The minimum school day is 240 minutes. The MRC will be used for Physical Education classes.

MAINTENANCE/WAREHOUSE STORAGE AREAS:

Orange County Public Works provides maintenance for all County facilities. The YTC project will include a new storage facility for necessary supplies for the YTC.

CONTROL:

There will not be a central control unit for YTC. Individual control stations will be provided at housing units. A reception area and lobby will be necessary at the Administration building to process visitors, collaboratives and court personnel into secure areas of YTC. The YTC will be outfitted with security cameras that will be viewable on monitors in Control located within Juvenile Hall and access control, camera and security systems will tie into existing systems on the Juvenile Hall campus.





A/E NARRATIVES

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ARCHITECTURAL NARRATIVE

GENERAL DESIGN CRITERIA

The new facilities and site for the Youth Transition Center (YTC) should reflect priorities as stated in the project's Critical Success Factors (CSFs). The new center should provide Orange County Probation with a facility that provides a safe and secure environment for the residents and staff as well as incorporating current best practices in the industry for effective and therapeutic design solutions to ensure youth success.

Infrastructure connectivity and flexibility is critical to provide a facility that can evolve with changing needs of the youth center and campus. All new facilities should be aesthetically pleasing with ample access to natural light and outdoor spaces. Outdoor spaces should be available for programs, learning, recreational and leisure activities.

New facilities and site development should be reminiscent of modern college and high school campus design with a cohesive material, color, and landscape palette used throughout. New buildings should look non-institutional and welcoming and provide youth and staff with spaces that feel natural, calm, and comforting.

In addition to the general criteria noted below, the DBE shall review and incorporate any/all applicable Orange County standards and guidelines within the documents located in the appendix of this criteria document.

GENERAL ARCHITECTURAL SITE DESIGN CRITERIA

- Provide a site design that incorporates the goals defined in the Critical Success Factors and builds on the plant palette and site design of the MRC.

- ~~Provide a site design that fully incorporates the most current Orange County Master Plan, District Standards and Guidelines documents, in addition to any/all information included in this criteria document package.~~
- ~~Provide a site design that fully addresses any/all opportunities and constraints included in the most current, approved Orange County EIR document~~

- ~~Provide a site design that achieves a sustainability goal of LEED Silver equivalency. The DBE shall design & construct to this level, but no formal certification process with the USGBC will be required per Orange County.~~
- DBE shall provide and be fully responsible for the contents and use of a complete geotechnical/geohazard report for the entire project site (see RFP documents for further information).
- DBE shall provide and be fully responsible for the contents and use of a complete topographic survey of the entire project site (see RFP documents for further information).
- Provide siting of new buildings which provide fully accessible ADA-compliant pathways from all points of the project site to existing buildings on the Juvenile Hall campus, and to required locations and quantities of ADA-compliant car and van parking stalls, as well as public and County parking garages located on The City Drive South.
- Provide siting of the buildings which addresses full access for any/all emergency services and Facilities Operations maintenance vehicles to the new buildings and parking lots.
- Provide siting of the buildings to appropriately address site constraints and opportunities including but not limited to optimum solar orientation, climatic influences, and pedestrian and vehicular traffic connectivity on the project site and back to the Juvenile Hall campus, Juvenile Hall Administration Building and Lamoreaux Justice Center.
- Provide siting of the buildings which provide for varying sizes and scale of exterior gathering, program and learning spaces.
- Provide covered outdoor spaces with appropriate flooring extensions from Living Units, Transitional Living Units and Independent Living Units.

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Parking lots A, B and C have been identified on Site Test Fit Diagrams A and B, pages 98 and 100

- Provide siting and landscape design or other approaches which mitigate line of sight from YTC Living Units to adjacent Juvenile Hall campus buildings and parking areas.
- Provide a security camera system at parking areas that connect to the existing Juvenile Hall system and are per Orange County Design Standards & Guidelines.
- Provide non-secure ingress and egress drive to **Parking lot A** which facilitates ease of entry and egress from or onto Service Way South and, alternatively, provide connection to the existing County parking lot adjacent to Manchester Office Building and facilitate entry and egress from or onto The City Drive South.
- Provide a minimum of one (1) secure access drive (combined ingress and egress) to **Parking Lot 'B'** which best facilitates ease of entry and egress from or onto Justice Center Way and provides staff parking adjacent to Food Service Building #4.
- Provide non-secure ingress and egress drive to **Parking lot C** or other approach which facilitates ease of entry and egress from or onto Justice Center Way and provides resident and staff parking for Independent Living Units.

- Provide emergency and Facilities Operations maintenance vehicular access to any/all portions of the site and buildings as required by the State Fire Marshall and local fire agency, or agencies with jurisdiction.
- Provide any/all vehicular, pedestrian and security signage required to clearly communicate wayfinding throughout the parking lots and buildings site.
- ~~Provide bioswales and a mitigated stormwater flow release design that will fully comply with the requirements noted in the EIR (see appendix for more information).~~
- ~~Provide drought-tolerant native landscape plantings, efficient irrigation and irrigation controls which comply with the EIR and Orange County Design Standards & Guidelines.~~

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- Provide modifications, extensions and connection of any/all underground utilities including but not limited to storm drainage, sanitary sewer, domestic and fire water, electrical and telecommunications services required to fully service the project site and building(s), which ~~and which are fully compliant with the Orange County EIR, all applicable building codes and local agencies with jurisdiction (see appendix for more information).~~

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GENERAL BUILDING DESIGN CRITERIA

- Provide building designs that incorporate the goals defined in the Critical Success Factors document agreed upon by Orange County leadership and the user groups of this project.
- Provide buildings that fully incorporate the most current Orange County Public Works IT/AV Standards and Guidelines documents, in addition to any/all information required by this criteria document.
- ~~Provide building designs that fully address any/all opportunities and constraints included in the most current, approved Orange County EIR document.~~
- ~~Provide building design(s) that achieves a sustainability goal of LEED Silver equivalency. The DBE shall design and construct to this level, but no formal certification process with the USGBC will be required per Orange County.~~
- Provide buildings and phased demolition and construction approach which fully address the requirement of keeping the existing Juvenile Hall campus, associated structures and campus infrastructure fully accessible and operational through completion and occupation by Orange County Probation of the new buildings and parking lots associated with this project.
- Provide a multiple-building design for this project. The DBE can elect to pursue an approach combining YTC space program functions into fewer buildings than shown on diagrams in this criteria document if the approach is acceptable to Probation and supports the intended operation and programming for the YTC.

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- Provide an appropriate scale of building sizes and the number of stories that best compliments the existing campus aesthetic and builds upon the architectural style and material palette of the Juvenile Hall Multi-Purpose Recreation Center.
- Provide a project design solution that maximizes value for the available project budget and that aligns the project programs and adjacencies efficiently.
- Provide an appropriate scale of building sizes and the number of stories that best compliments Orange County Probation's programmatic needs. The building sizes and volume of spaces should address both the current and anticipated future program needs for each department as outlined in this criteria document.
- Provide buildings whose form, massing and materiality is contextual with the existing Juvenile Hall campus, and in alignment with current Orange County Design Standards and Guidelines.
- Provide buildings that fully incorporate any/all programmatic and construction assemblies as noted in the individual room data sheets defined in this criteria document, and per any/all Orange County documents listed in the appendix.
- Provide building systems and materials that are durable and low maintenance, while providing an enhanced aesthetic to the Juvenile Hall campus palette.
- Provide exterior glazing to promote a visual connection from building interiors to outdoor recreation, program, and relaxation spaces.
- Provide architectural exterior canopies for both architectural enhancement and daylight/glare control.
- Provide opportunities for exterior circulation pathways between new YTC buildings and existing buildings on the Juvenile Hall campus.
- Provide durable and effective sound-resistant construction between ALL programs, student, office and classroom functions. Adherence to current ANSI sound guidelines is highly desirable and should be incorporated during the design process.
- Provide visual connectivity of staff with all resident areas for monitoring and safety purposes.
- Provide flexible, "smart" technology in all areas and functions throughout the facility per Orange County IT/AV Design Standards & Guidelines.
- Provide a security system that provides for occupant safety and the protection of all physical assets of each of the programs utilizing the buildings, and which complies with Orange County Security Design Standards & Guidelines.
- Provide sustainable design practices, assemblies and materials wherever possible throughout the buildings. See the Sustainable Design Narrative included in this document.
- Provide building systems, assemblies, materials, and finishes that provide the best value to Orange County and which carefully consider and incorporate the benefits associated with Total Cost of Ownership.



EXTERIOR AND INTERIOR BUILDING SYSTEMS - BASIS OF DESIGN

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CODE ANALYSIS

The DBE is responsible for all code analysis on the project, including analysis of existing buildings, new buildings, site, parking, and any building area separations. The DBE shall provide and maintain all required code compliance for ADA, egress paths, hydrants, and fire lanes throughout all phases of construction. The DBE will submit plans to the State Fire Marshal, BSCC, and Orange County that include required egress, hydrants, and fire lanes needed to satisfy authorities having jurisdiction and approval agencies. The DBE is responsible for all local planning development applications and approvals, adherence to all setbacks per county zoning requirements, and all easements required for utilities. Approvals shall be obtained from the applicable Air Quality, Water Quality, and Health Departments.

The Project shall be designed and constructed to meet all applicable State of California codes, standards, and regulations. The latest edition of the document shall apply, unless otherwise noted.

Applicable codes and regulations include, but are not limited to the following:

- California Building Code (CBC) - 2022 Edition, adopted and amended by Ordinance No. 22-004
- California Code of Regulations - Title 15, Crime Prevention and Corrections
- Title 24, Minimum Standards for Juvenile Facilities
- California Energy Code - 2022 Edition, adopted and amended by Ordinance No. 22-004
- California Fire Code (CFC) - 2022 Edition, adopted and amended by Ordinance No. 22-008
- California Green Building Standards Code - 2022 Edition, adopted and amended by Ordinance No. 22-004
- California Electric Code (CEC) - 2022 Edition, adopted and amended by Ordinance No. 22-007
- California Mechanical Code (CMC) - 2022 Edition, adopted and amended by Ordinance No. 22-006
- California Plumbing Code (CPC) - 2022 Edition, adopted and amended by Ordinance No. 22-005
- County of Orange Landscape Irrigation Code
- Grading and Excavation Code - 2015 Edition
- Grading Manual - 2017 Edition

Applicable standards include, but are not limited to the following:

- National Fire Protection Association, Inc., Standard 13- Installation of Fire Sprinklers
- National Fire Protection Association, Inc., Standard 14- Installation of Standpipe and Hose Systems
- National Fire Protection Association, Inc., Standard 20- Installation of Standpipe and Hose Systems
- National Fire Protection Association, Inc., Standard 90A- Installation of Air Conditioning and Ventilating Systems
- National Fire Protection Association, Inc., Standard 72E- Automatic Fire Detectors
- Uniform Fire Code and Standards
- Electronic Industries Association/Telecommunication Industries Association (EIA/TIA)
- U.S. Environmental Protection Agency and Department of Energy, Energy Star labeled products
- Americans with Disabilities Act (ADA)

The more stringent requirements of Title 24 or ADA shall be applied.

Approved testing organizations include, but are not limited to the following:

- Warnock Hersey
- Underwriters Laboratory
- Factory Mutual

CONSTRUCTION TYPES

Listed construction types are meant to convey basic intent relative to the required security of each building, not structural, while also allowing the DBE the opportunity to provide an alternate approach.

- Pre-Engineered building is permitted for limited use and generally approved by OCPW if acceptable to OC Probation operations and management staff.
- Light gauge steel frame construction with impact-resistant gypsum sheathing on walls to an accessible height of 8'0" AFF with Type 'X' Gypsum board above to complete full height.

- Decorative masonry wainscot, cement plaster, and light gauge steel frame construction with impact-resistant gypsum sheathing to an accessible height of 8'-0" AFF.
- High-security institutional construction, concrete, concrete masonry units (CMU) with steel reinforcement from slab to the top of the wall. All cells are filled with grout for security and rigid expansive foam insulation for thermal performance. Precast, cast-in-place, or heavy gauge metal framed partitions with security lath and impact-resistant gypsum board would be accepted as alternatives. The gypsum wallboard finish shall be Class 4 and painted. Wet areas are to be constructed of CMU or concrete.
- Light Gauge Steel Frame construction with a durable exterior finish system, suitable for college campus housing or multi-family facilities. Metal frame interior walls and ceilings with Type 'X' gypsum board on all interior surfaces, moisture resistant type in wet areas – bathrooms and kitchens.
- Other construction types as allowed by Building Code for use-group and construction type will be assessed for use on a case-by-case basis to ensure appropriateness and suitability for building staff and occupants.

PUBLIC ENTRANCE

The entrance to the facility and public entry areas should portray an atmosphere of professionalism, trust, reassurance, and confidence in the Probation Department for staff, visitors and the general public, while easing the concerns and fears of the youth's family.

BUILDING SHELL

The exterior building design of all facilities should convey an expression of quality, compatibility, and continuity within the Juvenile Hall campus. There should be sensitivity to off-site visibility by the public and surrounding Santa Ana businesses and facilities. The DBE shall make a concerted effort to maximize sustainability and the use of sustainable products and systems.

Exterior wall materials for new facilities shall be of high-quality, durable construction, requiring minimal maintenance and a lifespan of no less than twenty years. The exterior materials should blend in aesthetically with the existing Juvenile Hall MRC facility and create a uniform campus appearance. Exterior wall assemblies shall be designed to

afford maximum thermal resistance and to prevent air and water infiltration for the lifespan of new buildings under normal conditions. Wall assembly designs shall incorporate the use of integral water repellent, applied sealers, and properly designed joint systems.

Solar control devices may be incorporated into the design of exterior wall assemblies to maximize the penetration of daylight into building interiors while shading against undesirable solar heat gain. All solar control devices must be located a minimum of 12 feet above grade or as directed by Probation and inaccessible by the youth population.

Concrete masonry units shall be standard or insulated blocks with a precision smooth face, split-face texture on the exposed face, or ground-face texture on the exposed face. Units shall be of uniform texture and color and supplied by a single manufacturer for each type of masonry product used. Mortar materials shall be of uniform quality and color when used at exposed masonry and supplied by a single manufacturer. One cement type shall be used for all mortar throughout the project. A mock-up of the proposed CMU wall design or feature may be required during construction to demonstrate an acceptable final product, finish, and craftsmanship. Any mock-up will require final approval by Probation and OCPW.

Exterior metal panels shall be pre-formed and pre-finished, a minimum of 24-gauge galvanized steel. All exposed fasteners shall be tamper-proof, corrosion-resistant, hardened, high-strength, plated or stainless steel of a size and type best suited for the intended application. Fasteners shall have a head design requiring a special tool for removal and be provided with neoprene washers if those are recommended by the manufacturer. Fascia and wall panels shall be designed to provide positive drainage to the exterior for both moisture entering and condensation occurring within panel systems.

WALLS

Typical non-secure interior walls shall be a minimum of 3-5/8" metal studs extended to the underside of the deck above with acoustical batt insulation and 5/8" type X gypsum board on each side. A very high impact gypsum board shall be installed where indicated.

CIRCULATION, CORRIDORS

Circulation and corridor finishes are not included within the room data sheets and shall be constructed according

to these minimum design guidelines. These guidelines may vary based on the functional use areas that the corridors/ circulation serve:

- **Secure Corridor and Circulation Areas:** Floors shall be sealed concrete, walls shall be painted, and ceilings shall have a secure steel panel ceiling system, impact-resistant gypsum board on metal framing, or other approved secure system with a 9'-0" minimum ceiling height.
- **Non-Secure Corridor and Circulation Areas:** Floors shall be carpet or resilient tile, walls shall be painted, acoustic ceiling tile system, 9'-0" minimum ceiling height with hold-down clips for security.
- **Open Plan Office Areas and Large Circulation Spaces:** Finishes and requirements shall be similar to the spaces they serve.

ROOFING

"Flat" roofing system shall be fully adhered or mechanically attached to substrate acceptable to the roofing manufacturer with a minimum slope of 1/4-inch per foot and a minimum 20-year warranty. Roofing material shall be light colored to reduce the absorption of UV heat and reduce reflectivity. Roofing shall be designed as an approved system composed of all components necessary for a complete installation and to meet warranty requirements. The system shall include walkway pads. At flat roofing, the DBE shall provide internal roof drains and overflows or provide "no climb" downspouts in areas approved by Probation staff. A "sloped" roofing system may be considered as a design feature. Preferred materials and configurations shall be proposed by the DBE.

Roof access shall be provided for security personnel to perform routine daily observations and inspections. Access shall be provided by stairs and through a secure door operated by Probation staff or Control as determined by the Owner. Mechanical equipment shall be located to allow for secure observation of rooftop activities and minimize locations where people or objects may be hidden. Walk pads shall be secured to the roof surface along the perimeter of the roof and in a pattern that will facilitate maintenance activities on rooftop equipment and in the likely path of security personnel conducting routine observations. The design must incorporate parapets, guard rails, and other safety devices as required to comply with building code and facility operational requirements.

Photovoltaic (PV) panels must be included for current or future use to comply with required energy codes. PV panels shall be arranged to work in conjunction with building

design and roof configuration and placed so the orientation to the sun maximizes system performance. If the budget does not allow for the initial installation of PV panels, the design and construction should provide the required considerations for future installation.

SKYLIGHTS

Skylights shall be triple glazed using 50 CC2 50 percent Impact Modified acrylic clear prismatic outer lens over 50 CC2 50 percent Impact Modified acrylic medium white middle lens over 50 CC2 50 percent Impact Modified acrylic clear prismatic inner lens, air sealed. Skylight frames shall be fabricated from 6063-T5 aluminum and shall have integral condensation and gutters designed to drain interior moisture to the outside. Corners shall be mitered and welded, and frames shall be insulated and thermally broken. The acrylic glazing shall be separated from the skylight frame with an EPDM rubber air seal gasket. Skylights shall include pre-manufactured, self-flashing, insulated curbs fabricated from galvanized steel with rigid insulation, integral safety/security grid and all welded construction. Curb height shall be as required for the top of the curb to be 8" minimum above the highest roof elevation at skylight's installed location.

- **Safety/Security Grid:** 4-inch x 4-inch x 1/4-inch galvanized steel angle frame with 1/2-inch diameter cold-rolled galvanized steel bars with 75,000 PSI tensile strength, welded at 6 inches on center each direction. Grid shall be attached to curb framing with mechanical fasteners.
- **Accessories:** As required for a complete installation including integral safety/security grid.
- **Operators and Controls:** As required for fire alarm actuation controls. Install and test fire alarm actuated skylights and their components for proper operation according to NFPA 204.
- **Completed installation** shall be watertight, with all exposed surfaces free from defects and damage.

FLOORS AND BASE

Stained and sealed concrete is preferred in high-use youth support areas for aesthetics and ease of maintenance. Healthcare and food prep areas shall be ceramic tile or other approved surface that is non-slip and allows easy clean up. All floors shall have an integral wall base or rubber base.

VAPOR EMISSION CONTROL SYSTEM:

Two-component epoxy resin system, 100 percent solids, zero VOCs, installed as a one- or two-coat moisture vapor

control system to prevent failures of flooring systems installed on concrete slabs with elevated levels of moisture vapor emissions and to ensure adhesion of the intended floor covering. The system shall include a cementitious underlayment of adequate thickness to absorb residual water from the flooring adhesive. The system shall be as manufactured by Koster American Corporation, Vap I® 2000 Zero VOC, or an approved equal and installed per the manufacturer's requirements.

Flooring must meet all manufacturers pre-testing and post-testing for proper installation of material including water vapor transmission test (ASTM E96), relative humidity (ASTM F2170), and pH testing (ASTM D1308). DBE shall coordinate the requirements of each floor material manufacturer to ensure product compatibility and warranties.

CARPET TILE

Modular carpet tile shall be multicolored with no pattern repeats, antimicrobial, soil-resistant, and shall meet the testing requirements of ASTM E648 and ASTM E662. Carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile; height (measured from the bottom of the tuft) not to exceed 1/2 inch. Carpet tile with a pile height exceeding 1/2 inch above adjoining floor surfaces shall have a transition ramp between the surfaces.

Carpet tile shall, at a minimum, meet the following criteria:

- Gauge: 1/12 inch.
- Stitches per Inch: 9.5.
- Finished Pile Thickness: 0.104 inch.
- Tufted Pile Weight: 33 ounces per square yard.
- Density: 11,423.
- Weight Density: 376,961.
- Fiber Type: Duracolor premium nylon.
- Dye Method: Solution dyed.
- Backing Material: EcoFlex NST.
- Soil/Stain Protection: EcoSentry soil protection.

Primers and adhesives shall be as recommended by carpet tile and adhesive manufacturers complying with VOC regulations of South Coast Air Quality Management District Rule 1168. Adhesives shall be water-resistant, mildew-resistant, non-staining, and pressure-sensitive type to suit products and subfloor conditions and shall be compatible for use over a vapor emission control system.

CERAMIC TILE

Provide tile that complies with ANSI A137.1 for types,

compositions, and other characteristics indicated. Tile shall be provided in accordance with the following:

- Impact resistant with a minimum breaking strength of 90 pounds for wall tiles and 250 pounds for floor tiles in accordance with ASTM C648.
- Water absorption shall be 0.50 percent maximum in accordance with ASTM C373.
- Tile flooring shall be stable, firm, and slip resistant per CBC Section 11B-302.1. Floor tiles shall have a minimum dynamic coefficient of friction of 0.42 wet in accordance with the DCOF AcuTest.
- Floor tiles shall be minimum Class IV – Heavy Traffic durability when tested in accordance with ASTM C1027 for abrasion resistance as related to foot traffic.
- Special Shapes (trimmers, angles, bases, caps, stops, and returns) shall be the same nominal size as field tile; rounded concave and convex surfaces and have the same properties as field tile (moisture absorption, surface finish, and color). All outside vertical and horizontal corner tiles shall be radius units. Base tiles shall be provided at all wall tile locations and shall be a minimum 6-inch high with a 3/8 inch minimum cove radius.
- Static Coefficient of Friction: Tiles on walkway surfaces shall be provided with the following values as determined by testing in conformance with ASTM C1028.
 - o Level Surfaces: Minimum of 0.6 (Wet).
 - o Step Treads: Minimum of 0.6 (Wet).
 - o Ramp Surfaces: Minimum of 0.8 (Wet).
- Provide all trim and accessories for a complete installation including stainless steel transition and edge strips, thresholds, mortar bed reinforcing mesh, waterproofing membrane, expansion joints, penetrating sealer, and joint sealants.
- All ceramic tile shall be set in epoxy grout.

PAINT

Latex enamel paint shall typically be used as a wall finish in areas that do not require special finishes or coatings for health regulations or to meet special durability requirements. All walls within housing units, dayrooms, and corridors shall have epoxy paint unless otherwise noted in the room data sheets. Accent walls in youth sleeping rooms may have a chalkboard paint product if deemed acceptable to Probation.

HIGH-PERFORMANCE COATINGS

High-performance coatings including resinous floors, walls, and ceiling systems shall be 'Prime Coat' Gold level or approved equal as indicated on the room data sheets. All surfaces shall have a minimum overall system thickness of 1/4-inch and be low VOC and formaldehyde free.

Floors specified to have high-performance coatings shall have a texture B slip-resistant finish minimum installed on surfaces.

CEILINGS

All ceiling finishes and systems shall be provided in accordance with the room data sheets. In general, ceiling finishes and systems shall include acrylic latex paint over gypsum board, epoxy paint, prefinished steel panel system, and acoustical ceiling panels. Acoustical ceiling panels used in youth-frequented areas must be out of the reach of the youths and shall be clipped. This includes the youths' ability to jump and strike the panels or stand on a bed or other means to damage or hide contraband. No fireproofing materials shall be exposed in areas accessible to youth. Latex enamel paint shall typically be used as a ceiling finish in areas that do not require special coatings for health regulations or to meet special durability requirements. Alternate ceiling materials and configurations can be proposed by the DBE in areas where alternatives enhance the overall design of a space.

Acoustical Ceiling Performance Requirements:

- LR not less than .83
- NRC not less than .70
- CAC not less than 35
- Thickness not less than 3/4-inch
- Prefinished

Metal Suspension Grid shall meet ASTM C635 and be classified as heavy-duty in compliance with ASCE 7-10 13.5.6.2.2. Grid shall be hot-dipped galvanized steel (minimum G30) with 9/16 inch and 15/16 inch faces. Structural tee main and cross members shall be capped with steel and coated with factory applied baked-on enamel paint. Main runners, cross runners, splices, expansion devices, and intersection connectors shall be designed to carry a mean ultimate test load of not less than 180 pounds in compression and tension per ASTM E580. Heavy-duty Suspension System shall include all accessories needed for a complete installation including, but not limited to, moldings, stabilizer bars, splices, hold-down clips, and light fixture clips.

SECURITY PLANK CEILING SYSTEM

Security plank ceiling systems shall be comprised of double-configuration, interlocking, acoustical panels with concealed fasteners. Panels shall be factory-assembled units with cold-rolled steel top face sheet, metallic-coated steel perforated bottom face sheet, welded to a truss core with a minimum 1-inch-thick glass fiber type sound insulation interior. Panels shall be fabricated with a self-locking male/female lap joint for joining panels. Panels shall meet the following criteria:

- 14-gauge A40 galvanized steel construction.
- 7/8-inch minimum panel depth.
- 24-inch minimum panel width.
- Noise Reduction Coefficient (NRC) not less than 0.65.
- Sound Absorption Average (SAA) of not less than 0.78.
- Ceiling Attenuation Class (CAC) not less than 16.
- Structural Performance: Vertical Load for Security Ceiling Systems: 600 lbf/sq, acting upward or downward. Live Load: Panel dead weight plus a uniform load of 50 lbf/sq, acting upward or downward, with a deflection not more than L/360

The system shall be provided with metallic-coated-steel grid units to act as an air cushion between security ceiling panels and sound-absorptive pads to improve sound absorption. The system shall include all accessories including 10-gauge perimeter wall angles, 1-1/2-inch 14-gauge hold-down clips, self-drilling screws, and any other product required by the manufacturer for complete installation.

NON-SECURE DOORS AND FRAMES

All doors shall have the appropriate fire rating and appropriate UL labels as required by California Building Code.

Public areas shall have commercial grade 16-gauge hollow metal one-piece welded frames and insulated hollow metal doors or wood doors. Non-secure doors in general office areas shall be solid core wood doors with Grade A hardwood veneer and satin polyurethane finish. Frames shall be prepped for appropriate hardware.

CARD LOCK SYSTEM

Provide card lock system latch at doors indicated in the room data sheets and narratives. The card lock system shall match Probation's existing system or may be designed as a stand-alone system if approved by Probation. In no case shall the card lock system be used for Main Control doors where a face identity is required for access. The card lock system must be coordinated with Security Electronics devices and requirements at secure doors and frames as

required.

Functional Use Area Applications:

- **Public Lobby:** Public lobby entrance doors shall be aluminum storefront with magnetic locks and controlled by: 1) timeclocks, or 2) Control for ingress. Free egress to the exterior shall be provided.
- **Administration and Staff Support:** Individual offices shall contain a lock with keyed access and a card lock system.
- **Maintenance / Utility / Storage:** Access to the Maintenance / Storage / Utility space will be with card lock system.
- **Classrooms / Programs:** Classrooms and Program space locks will be keyed and contain a card lock system for entry. Maintain free egress from inside the classrooms and program space.
- **Education Staff:** Education staff offices, workrooms and conference locks will be keyed and contain a card lock system for entry. Maintain free egress from inside the administration space.
- **General Administration / Staff Areas:** General Administration locks will be keyed and contain a card lock system for entry. Maintain free egress from inside the administration space.
- **Dining:** Dining room doors shall be aluminum storefront with magnetic locks with control by timeclocks, Staff Stations, or Main Control for ingress. Free egress to the exterior shall be provided.
- **Public Parking:** Public Parking shall have free ingress and egress. Staff parking shall be controlled with a parking lot gate arm actuated by the card lock system and/or intercom.

GLAZING

The building glazing and fenestration shall be high-performance, low-emissivity, insulated glazing units in a color suited to adjacent materials. Glazing shall maximize the transmission of daylight while minimizing thermal transmission and shall respond to the functions of the interior spaces. All exterior windows shall have light control features or mechanisms.

Window assemblies in public areas may utilize commercial-grade aluminum storefront systems integrated with entry doors and designed to withstand the anticipated wind, thermal, and weather conditions prevalent at the site.

ALUMINUM CURTAINWALL SYSTEM

Aluminum storefront systems, doors, and accessories shall

be provided by one single manufacturer and certified under provisions of the California Energy Code. Product U-factor and Solar Heat Gain Coefficient (SHGC) shall be as required to meet energy and sustainability goals established by the County of Orange and Probation at the start of the design process. Glazing shall be minimum of 1 inch insulated glass units using tempered glass panels and there shall be a consistent design for doors, sidelights, and transoms. The system shall meet all required building exiting and fire/life-safety requirements and be designed to seamlessly incorporate access control systems, automated doors, and handicap-accessible door openers as appropriate.

The system can be used at locations where an Aluminum Storefront System is appropriate for the facility function and as allowed by the Owner. Preferred materials and configurations can be proposed by DBE to achieve the desired facility design. Level of quality and minimum requirements:

- Kawneer 1600 Wall System I, or approved equal
- 2 ½" sightline, 7 ½" depth
- 1" insulated glazing
- Front glazed
- Thermally broken
- Concealed fastener system
- Factory prefinished
- 500 Heavywall Entrance door and frame assembly
- Complete, weathertight installation with sealants

CASEWORK

All casework shall be fabricated with high-pressure decorative laminate at exposed surfaces and melamine at concealed surfaces. Casework shall be 'Custom' Grade per the Woodwork Institute Standards and shall be formaldehyde free. Support backing shall be provided in walls at all cabinet locations.

Cabinet hardware shall be installed and furnished as required to provide a complete and operable casework installation. Cabinet hinges shall be commercial-grade heavy-duty wrap around style hinges. All drawers shall receive heavy-duty full extension ball-bearing drawer glides. Provide adjustable shelves and nickel-plated zinc die-cast shelf supports with 5mm pins. Provide locks for all casework. Coordinate locations and keying with Owner.

Countertops shall be stainless steel or solid surface material and provided with shelf brackets and braces to provide the required support. Grommets or linear cut-outs shall be provided at locations for electrical and telecom

devices that will be located on the countertop. Cable management devices shall be provided under countertops to minimize exposed electrical cords of electrical and telecom devices.

TOILET PARTITIONS

In staff areas, partitions shall be high-density polyethylene (HDPE) plastic floor-mounted, ceiling-braced system with 1-inch panels. In youth areas, partitions shall be type 304 stainless steel 1-inch panels floor mounted, ceiling braced.

TOILET ROOM ACCESSORIES

The DBE shall provide a complete design including all appropriate toilet accessories at all toilet, sink, shower, and kitchen locations. At all secure youth areas, accessories shall meet anti-ligature and detention grade requirements for durability and code compliance.

FIRE EXTINGUISHERS

All buildings shall comply with the current applicable CBC Section 906 for portable fire extinguisher requirements and the California Fire Code. Fire extinguishers shall be installed in a recessed cabinet typical at locations as approved by the authorities having jurisdiction.

WAYFINDING / SIGNAGE:

All room names and room numbers shall be coordinated with the Orange County Probation Department and Orange County Public Works. Final Construction Documents must contain the approved room name and numbering system for consistent use throughout all signage development, fire alarm panels, data, electrical and lighting panels, plumbing controls, and other security controls.

Signage shall be provided in all secure areas as a painted number/letter above the door or other method as approved by Probation. If braille is required, the sign shall be permanently installed so that it cannot be removed, or if it is removable, it must be designed and constructed of materials that cannot be made into a weapon. In non-secure areas, signage shall be installed at all rooms and shall meet all accessibility requirements including braille. At all doors with sidelights, the room sign shall be adhesively mounted on the glass with backing on the opposite side or by another method approved by Probation.

DETENTION DOORS AND FRAMES

Detention doors and frames shall be custom-fabricated hollow metal doors, frames, panels, windows, transoms, and sidelites, rated and non-rated windows for installation in concrete and CMU walls. Installed in exterior walls of new buildings on the secure side of the campus. All doors shall

have the appropriate fire rating and appropriate UL labels as required by California Building Code.

Detention doors shall be commercial quality, leveled, cold-rolled face sheets, ASTM A1008/A1008M, with interior vertical full-height steel reinforcing channels at 6 inches on center. Spot weld face sheets to each reinforcing channel at 3 inches on center maximum. Fill spaces between channels with mineral rock wool filler, six-pound density. Exterior doors shall be galvanized to ASTM A653/A653M A60. The manufacturer's standard alternate interior door reinforcing may be acceptable.

Doors and panels to be full flush design, 2-inch nominal thickness, minimum 12-gauge face sheets, with beveled door edges 1/8-inch in 2-inch, reinforced full height with steel channels 1/8-inch thick, welded to both door faces at 3 inches on center maximum. Top and bottom reinforced full width with 10-gauge channels welded to vertical edge channels and to both door faces at 3 inches on center maximum. All edges shall be finished flush. Openings in doors shall be reinforced to match door edges. Doors edges shall be mortised, cut, reinforced, drilled and tapped to receive approved hardware. Reinforced pockets shall be provided to receive mortised locks. Where electrical wiring passes through the door for electric locks, electric hinges or limit switches, the required junction boxes conduit or raceway shall be provided, and factory installed by the door manufacturer. The electrical wiring shall be furnished, installed, and connected in the field.

Doors at living units shall have adhesively applied printed vinyl door skins of simulated wood grain. Door skins shall have an adhesive backing, high impact and chemical-resistant, UV stability, ability to be part of a fire-rated assembly.

Pressed steel frames shall be provided for security type transoms, sidelites, borrowed lites, observation, visitation, control, and security windows. Exterior Frames shall be commercial grade steel, 12 gauge, galvanized to ASTM A653/A653M A60 with a 2-inch-high galvanized steel rain drip in same the gauge as the frame at the exterior side of the door frame head. Rain drip shall extend across the entire width of frame and be continuously welded to frame head. Interior Frames shall be commercial grade cold-rolled steel, 12 gauge, ASTM A1008/A1008M, or commercial grade hot-rolled and pickled steel, 12 gauge, ASTM A1011/A1011M. All joints shall be fully mitered and continuously welded inside the miter across the full depth and width of the frame and mullion and rail members shall be closed tubular shapes with no visible seams or joints.

Frames for glazed openings shall have non-removable stops on the secure side and removable glazing beads on the

opposite side. Glazing beads shall be formed steel angles, size as shown on the Drawings. Factory-drill beads for 1/4-inch diameter machine security screws at 2 inches maximum from each end and 6 inches maximum on center.

SECURITY GLAZING

Security glazing shall be installed in interior and exterior detention windows, interior and exterior detention doors, and frames. Security glazing units shall be multi-ply glass and polycarbonate laminate where all plies are bonded together with polyurethane. A single layer of polycarbonate can be proposed for openings in areas acceptable to Probation and the Owner and may be approved on a case-by-case basis. All glazing shall be labeled and installed with security rating marks in the lower left corner.

Glass sheets shall be Type I, quality Q3 glass in conformance with ASTM C1036 and ASTM C1048. The outer layer of all units shall be clear heat or chemically strengthened glass. Polycarbonate sheets shall be clear, transparent, cast polycarbonate with additional characteristics and performances as recommended by the manufacturer (laminator) of units; with flexural strength of not less than 13,500 psi per ASTM D790; 240 degrees F allowable continuous service temperature; 95 percent light transmittance for 1/4 inch thick sheet per ASTM D1003; Izod strength of 16 foot-pounds per inch minimum per ASTM D256.

Insulated security units shall be provided in exterior detention window frames and doors. Insulated glass units shall be 1-3/4 inches thick nominal, clear glass-clad polycarbonate with white interlayer, ASTM F1915 Security Grade I (60 minute) rated with 1/2 inch air space and 1/4 inch heat strengthened Azuria glass outboard with SB-70 Low-E coating on #2 surface.

Interior units shall meet the following criteria.

Medium Security Locations as defined by Probation and Owner:

- Overall nominal thickness shall be 9/16".
- Product shall comply with: HPW-TP-0500, Forced Entry Level I and Ballistics Level A, .38 Special (ballistics stoppage spall penetration).
- ASTM F1915, Grade 4.

High-Security locations where penetration presents a significant threat to security as defined by Probation and Owner

- Overall nominal thickness shall be 1 1/16".

- Product shall comply with: HPW-TP-0500, Forced Entry Level I and Ballistics Level B, .9mm (ballistics stoppage spall penetration).

DETENTION HARDWARE

The DBE shall coordinate detention hardware with other affected work involving the manufacturer of any internal reinforcement for door hardware. Coordinate door preparation in accordance with applicable regulatory and trade standards specified. Provide hardware templates to door and frame manufacturer, provide finish hardware schedule for use by the door and frame suppliers, and coordinate keying requirements for all detention doors. Convene a coordination meeting between all opening vendors and installers at least two weeks prior to purchasing doors, frames, door hardware, and electrical devices required for complete systems.

For card reader and interlock interface with applicable door devices, the security vendor and/or installer shall plan on how the scope related to electrified devices will be installed to have a complete wired and operational card access system. The card reader interface scope includes, but is not limited to, card reader input and output coordination on the electric locking device power supply, electric locking devices and connectivity as well as confirmation of a complete, wired, and operational card access system. Provide all required relays and devices as part of the overall system in accordance with system requirements at no additional cost.

Fasteners shall be operable only by tools produced for use on a specific type by the fastener manufacturer or other licensed fabricator. Drive-system type, head style, material, and protective coating as required for assembly, installation, and strength, and as follows:

- Exposed Screws, Bolts, and Nuts: Meet ASTM A307 Grade A.
- Screw thread adhesive sealant: Provide and install with Loctite No. 271 A.
- Drive-System Types: Pinned Torx-Plus.
- Fastener Strength: 120,000 psi.
- Socket Button Head Fasteners: Heat-treated alloy steel, ASTM F835/F835M or stainless steel, ASTM F879/F879M, Group I CW.
- Socket Flat Countersunk Head Fasteners: Heat-treated alloy steel, ASTM F835/F835M or stainless steel, ASTM F879/F879M, Group I CW.

- Socket Head Cap Fasteners: Heat-treated alloy steel, ASTM A574/A574M or stainless steel, ASTM F837/F 837M, Group 1 CW.
- Protective Coatings for Heat-Treated Alloy Steel: Zinc and clear trivalent chromium or zinc phosphate with oil, ASTM F1137, Grade I, or black oxide.
- Threshold anchors: Flat Sleeve Anchors (Pemko example FHSL 25 1/4 - 20 2 inch) cadmium plated expansion anchor screw in one unit.

Finish exposed (exposed under any condition) screws to match the hardware finish or, if exposed in surfaces of other work, to match finish of such other work as closely as possible, including “prepared for paint” in surfaces to receive the painted finish.

Butt Hinges shall be Southern Steel cast Institutional Mortise Hinge or equal. Install two butts for doors up to 60 inches high and one additional butt for every 30 inches of height or fraction thereof. Furnish three butts for doors up to 36 inches wide. Furnish four butts for doors over 42 inches wide.

Electrified hinges shall be certified UL Listed, with concealed wires. Provide electric hinges with standardized wire colors to accommodate up to 12 wires (4, 6, 8, or 12 as required to provide enough concealed wires to accommodate the electric function of specified hardware). If additional wires are specified (more than needed for electrified devices), provide the wires specified.

Locks shall be Southern Steel, Airteq or RR Brink Systems.

Electro Bolt Lock for swinging doors shall have a normal appearance when installed so that there are no cover boxes over the doors, no visible locking pilasters for mechanisms above or beside door jambs, and no special “lock pockets” or embedded items around door frames for housing mechanisms, keyed locks, or releases. The door shall have lock knobs and hinges as specified, be contained in a normal-appearing mechanism, and shall be concealed when the door is closed. Under electric operation, it shall be possible to unlock the door by means of a push button switch located on the control panel. After being electrically unlocked, the door shall automatically relock and deadlock when moved to the closed position. In case of electrical failure, the lock shall fail in the locked position (secure). The lock supplier to verify and/or coordinate electrical requirements. All electrical locks are to carry a UL label.

The Detention Equipment Contractor shall provide and coordinate all doors, door frames, detention hardware, manual controls and factory-wired electrical units for each door and factory-wired door control panel, including relays,

switches, and indicator lamps. The Detention Equipment Contractor shall also provide necessary raceways for manual controls from the control panel to each swinging door operated therefrom.

The Electrical Contractor shall furnish, install, and connect to factory-wired terminal blocks all wiring from sources of supply to control panels and wires from control panels to the electrical unit at each door. This shall include conduits and all other electrical units at each door, as well as conduits and other electrical equipment incident to the power supply.

The DBE shall provide a complete keying system. The system shall match the existing Juvenile Hall keying system or shall be a stand-alone system as approved by Probation. The key system shall be:

- Mogul Cylinders to match existing standards, Southern Steel/Folger keyway.
- Manufacturer’s standard pin-tumbler type, minimum 2-inch (50-mm) diameter; body constructed from brass or bronze, stainless steel, or nickel silver; with stainless-steel tumblers and engaging cylinder balls.
- Provide High-Security Grade: Listed and labeled as complying with pick-and-drill-resistant testing requirements in UL 437 (Suffix A).
- Number of Pins: Six.
- Provide Mortise Type: Rim or Mortise type with blocking rings and quantity as required by locking device)
- Finish: BHMA 626.
- Size bow dimensions as manufactured by Southern Steel/Folger keyway.
- Fabricate keys out of heat-treated alloy bronze having a tensile strength of not less than 90,000 pounds and a hardness of the Brinnel scale of at least 170.
- Keyway: Provide as instructed by the Owner during the submittal process.

Keying Requirements:

- Provide keyed, construction cylinders and keys during the construction period.
- Provide brass construction cylinders and brass keys at all doors.
- Plastic cores are not permitted.

- Construction cylinders shall not be part of Probation's permanent keying system or furnished in the same keyway or key section as the existing permanent keying system. Permanent cylinders and keys prepared according to the accepted keying schedule shall be furnished to Probation.

Fire Control Key Boxes shall be Knox Rapid Entry System 3200 Series or equal. The box shall be recessed mounted, UL-listed, heavy-duty unit, fabricated from 1/4-inch-thick steel plate. Boxes shall be provided with restricted keying as required by Local Fire Department. One box shall be provided at each main entry from each parking area designated with a fire emergency lane, installed with a tamper alarm switch at each box, and provided with outlet boxes, conduit, wiring, and connections required by the manufacturer.

Concealed and surface-mounted closers shall be LCN Model #2215DPS, Grade 1; UL Listed; that meets UL 10C and SFM Standard 12-7-4 for positive pressure fire test or approved equal. Closers shall have multi-size spring power adjustment to permit the setting of spring from 1 through 6 with additional spring power available. Correct closer types shall be provided to ensure closers can be installed on the non-public side of doors. Examples include, but are not limited to, the interior side of storage/electrical type rooms; not in corridors/public areas; the stair side of stairway doors; and inside of the building in conditioned spaces at exterior locations. All necessary accessories including installation plates, drop plates, brackets, and miscellaneous adapters shall be provided as required for a complete installation and installed as directed by the manufacturer's templates.

Floor and wall door stops, holders and bumpers shall be Southern Steel Door Stop or equal.

Pulls shall be raised pulls equal to Southern Steel Pull Handle.

Kick/Mop Plates shall be manufactured by Ives Manufacturing, Triangle Brass Manufacturing Company, Inc. (Trimco), Rockwood, or Hager Manufacturing.

Smoke Seals, Sound Seals, and/or Weatherstripping shall be manufactured by Pemko Manufacturing, Inc., National Guard, or Zero International. An automatic door bottom with 1/2 inch to 1 inch drop; vinyl drop seal shall be factory installed when required.

Door bottoms and thresholds shall be manufactured by Pemko Manufacturing, Inc., National Guard, or Zero International. Thresholds shall comply with CBC Sections 1010.1.7 and 11B-404.2.5 and shall not exceed 1/2 inch in height.

Rubber door silencers shall be provided for each door opening in detention metal frame assemblies that are to be provided with a swing-type door. Three silencers are required for each opening where swing-type door is to be installed and four silencers are required for each opening where pair of swing-type doors are to be installed.

Drip Guards shall be provided at exterior doors per door manufacturer requirements to meet no water penetration warranties. For hollow metal doors, provide 346C x FFW full drip guards by Pemko or approved equal. Provide devices painted to match the adjacent frame.

Door position switches shall be Southern Steel Door Position Switch. The Door Position Switch/Closer (DPS) shall be LCN 2215 DPS.

DBE shall coordinate the use of power supplies with door and frame locations and provide power supplies, relay, and battery backup units as part of the overall system in accordance with the manufacturer's warranty and system requirements. UL listed systems shall be provided for applicable use, housed in an approved enclosure, and provide both Class 1 and Class 2 outputs.

Output shall be filtered and regulated. Relay, timer, and logic modules shall be provided as required for interface to indicated security components, and shall be assembled, connected, and fully contained within the power supply enclosure.

Provide required connections to accommodate fire alarm/life safety system and/or security electronics for remote site monitoring of all electrified components and functions.

All detention hardware shall be factory assembled where practicable, true to line and free of distortion or defects. Steel and stainless-steel components that are not plant fabricated must be designed for field-welded connections and welded according to American Welding Society standards.

Equipment must be fully fabricated, assembled and finished, ready for final installation. Hardware that is essentially non-projecting must be installed in doors and frames, at the factory, including the following:

- Mechanical locks and their associated strikes, keepers and escutcheons.
- Hinges, either screwed or welded, must be fastened to doors.
- Flush pulls.

Other hardware must be field installed; including closers, position indicators, pulls, cylinder shields, door hangers and guides, door bottoms and weather protection, projecting

angle clips for cell door boots and gun ports in Control Room hollow metal frames. The field installed hardware group for each opening must be separately packaged, accompanying the doors and clearly identified with its opening.

SECURITY SEALANTS

Security sealant shall be 100 percent solids, moisture tolerant, low-modulus, non-sag, paste-consistency epoxy resin binder sealant; ASTM C881, Type M; Grade NS; use: A, M, NT, O, equal to Sika Sikadur 23 Security Sealant. Sealant shall be installed at all horizontal and vertical joints in secure areas including, but not limited to, detention doors and frames, detention furnishings and accessories, security plumbing and electrical fixtures, exposed decking and deck seams/joints, security electronic devices, and access door and panels.

Flexible epoxy security sealant shall be solvent-free, moisture tolerant, flexible epoxy control joint sealant and adhesive; ASTM C920; Type M; Grade NS; use: A, M, NT, O, equal to Sika Sikadur 51 Security Sealant. Sealant shall be installed at all horizontal and vertical joints in secure areas including, but not limited to, wall to decking intersections, guardrail and railing joints and seams, concrete masonry unit control joints at interior locations, pass-through transaction units.

TAMPER-PROOF FASTENERS

Tamper-proof fasteners shall be used in all youth accessible areas. Fasteners shall be corrosion resistant, hardened, high strength, plated or stainless steel, of size and type best suited for the intended application, having a head design requiring a special tool of controlled availability for removal. Where tamper-proof fastening is required in structural connections, unless otherwise indicated, fastening may be accomplished by installing high strength bolts or by tack welding nuts. All fasteners shall be located on the public side to the greatest extent possible.

LOUVERS & VENTS

Louvers and vents shall have a free area not less than 6 sf for a 48-inch high louver. Louver depth shall be 5-inch minimum, frame and minimum 0.080-inch blade thickness with bird screening on the interior face of fixed louvers.

At locations where the screen is lower than 10 feet to the bottom of the screen, provide security screens of 3/4-inch no. 9 stainless steel expanded metal screen.

Provide interior mounted 1-inch diameter steel security bars at 6 inches on center at all exterior fixed louvers

larger than 8 inches x 8 inches.

HVAC SHAFT AND EQUIPMENT ROOM ADJACENCIES

Where occupied space occurs adjacent to, above or below mechanical rooms, electrical rooms, or HVAC shafts the DBE shall ensure that intervening construction and assemblies are sufficient to control noise intrusion. Design criteria for the transfer of noise to the occupied space shall be limited to prescribed HVAC background noise levels.

CONFERENCE, MULTI-PURPOSE, AND EXAM ROOM ACOUSTICS

Rooms shall be designed for optimal projection and intelligibility of natural speech as well as control of reverberation and echoes. Walls and ceilings shall incorporate a mixture of sound absorptive finishes (such as acoustical panels and ceiling tiles) and acoustically hard surfaces (such as painted gypsum board and glass) to provide appropriate control of reverberant and reflected sound.

OTHER NOISE CONSIDERATIONS

The mechanical equipment will be designed and placed such that the sound generated from the equipment is not excessive and will not negatively impact buildings and commercial properties that are adjacent to the Juvenile Hall campus. The outside announcement system will be designed, tested, and calibrated to minimize the sound volume at the nearest property line and limit noise levels to adjacent properties. To accomplish this, the following design standards are included:

- The announcement system will use multiple smaller speakers spread throughout the outdoor youth areas that will allow the volume in the outdoor youth areas to be lower than it would be with a few, large speakers.
- The outdoor announcement system will be designed, calibrated, and operated so that individual announcements will not exceed 50 dB between 7:00 AM to 7:00 PM and 45 dB between 7:00 PM to 10:00 PM at the nearest property line that has a residential use.
- The outdoor announcement system will not be used between the hours of 10:00 PM to 7:00 AM.

FURNITURE, FIXTURES & EQUIPMENT (FF&E):

The DBE shall furnish and install all fixed and moveable FF&E items. Labor and materials for the "Fixed Detention Furnishing, Detention Fixtures and Electronic Equipment" shall be part of the guaranteed maximum price (GMP).

The costs for “moveable furnishings” will be funded from a specified allowance to be included in the GMP. The DBE shall provide furnishing planning as part of their services and shall coordinate all FF&E requirements. The cost for DBE’s coordination shall be included in the GMP. The DBE shall provide a general layout, listing, and configurations that relate to the project design.

Examples of “fixed furnishings” include all cabinets, anchored living unit furniture, single beds, clothing lockers, and items such as towel/clothing racks, breakaway clothing hangers, shelving, mirrors, and other toilet room accessories, whiteboards, computer and hardware racks, outdoor recreation equipment such as basketball hoops and volleyball standards. Wall or floor-mounted lockers and bench seating in areas such as staff locker room and lobby are fixed items. All electronic security fixtures and equipment, ~~all wall-mounted flat panel displays~~, kitchen exhaust hoods, walk-in freezers and refrigerators, reach-in freezers and refrigerators, and medical equipment including exam tables are included. Additional items include ~~full-body scanners~~, property storage shelving system, other storage shelving, pallet racks, and all custody stations either fixed or movable. Fixed furnishing includes built-in cabinets, kitchen equipment, ~~wall-mounted flat-panel monitors~~, and fixed bathroom accessories and mirrors in transitional living units and independent living units.

Examples of “moveable furnishings” include public lobby and portable day room furniture, upholstered furnishings, desks, tables, dining tables and chairs, systems furniture, exterior hardscape seating tables, and trash receptacles. Non-anchored medical, laundry, commercial/culinary kitchen equipment and furnishings are to be included as part of the FF&E allowance. Independent Living Unit bedroom furniture, mattresses, storage units, living area furniture and accessories necessary to outfit an apartment kitchen such as tableware, cookware, and bakeware shall also be included in the FF&E allowance. FF&E allowance may also include miscellaneous equipment and accessories necessary for the full use of medical exam rooms and commercial/culinary kitchen as coordinated with Probation and service providers.

The DBE shall include coordination, design, and construction of all FF&E installation details, structural requirements, electrical, plumbing, and mechanical requirements as part of their GMP proposal which will not be funded from the FF&E allowance. This includes all improvements required for a complete, useable, and properly functioning assembly in accordance with individual manufacturer’s specifications and warranty requirements.

Based on the design developed by the DBE, a complete

listing of all fixed and moveable furnishings items to purchase, deliver, uncrate, and place shall be provided as part of the agreement. The list shall be developed by the DBE during design and reviewed for acceptance by the County. The final layout and selection of the furniture for the Project shall be the responsibility of the DBE with review and approval by the County. All required items shall be noted by space and by department with descriptions, manufacturers’ names, model numbers and quantities. Cut sheet summaries shall also be provided for each individual piece of furniture that list all dimensions, weights, installation details, structural, electrical, and special requirements. All items shall be furnished, stored, and installed by the DBE. The keying of lockable furniture must be coordinated with the County for ease of tracking and distribution of keys.

Systems furniture layouts should be designed to respond to the specific needs of Collaboratives and Probation staff in the administrative areas and have the built-in flexibility to change as the needs change. All systems furniture shall be modular in nature, with an integral base electrical raceway for delivering power, phone, and data to the end user. The DBE shall coordinate with the systems furniture manufacturer for power, phone, and cable locations, furniture clearances, and dimensions. Cables shall be placed out of view using cable troughs, grommets, or openings between the work surface and the panel. Communications receptacles shall be compatible with the structured cabling system.

All systems furniture shall include documented data regarding VOC emissions. The selected systems shall meet or exceed the U.S. Environmental Protection Agency “Environmental Technology Verification Program for Indoor Air Products”, as well as any current and future criteria established by the local Air Quality Management District. The use of sustainable materials is requested. These include low-VOC paint, sustainable substrates, recycled materials, formaldehyde-free materials, and PVC-free materials.

Detention Furnishings: Fixed detention furnishings and fixtures shall be included in the GMP and not included as part of the FF&E allowance. All detention furnishings shall meet ADA minimum requirements. Bedroom furniture shall be Norix Prodigy Bedroom Series or equal and includes bed, mattress, desk, nightstand, and storage units. Dayroom/living space furniture shall be manufactured by Norix or equal and include tables, desks, chairs, and unholstered lounge furniture designed to promote non-institutional, home-like, normative spaces. Outdoor furniture shall be Norix Goby and Riptide or similar.

***All deleted and additional language this page added 11/08/23**

FOOD SERVICE

Food will be prepared on site. The DBE shall design a kitchen coordinating directly with their food service consultant, with service configuration and facility design in compliance with all applicable codes. The consultant shall provide equipment requirements, a general layout and equipment list that itemizes all equipment that is required for a fully operational food service system to accommodate this facility.

MEDICAL EQUIPMENT

The DBE shall coordinate complete Project planning and equipment requirements and provide services and installation for all required medical equipment. The DBE shall develop the equipment list that itemizes all medical equipment required to deliver the medical services for the DBE's design and refined during the DBE design process.

Radio Equipment: The DBE shall coordinate with their FP to provide services and installation for all required radio equipment. The FP shall develop the equipment list that itemizes all radio equipment listings that will be required to deliver the radio communications services required. The system must be compatible with the Orange County Probation Department system.

DEMOLITION / SALVAGE:

Protect all adjacent walkways, drives, building entrances, adjacent structures and other existing improvements during the demolition operations and maintain all required exits from existing buildings. Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished. The DBE shall repair, restore, or replace wear and damage resulting from construction activity. The DBE shall be responsible for the disposal of all products of demolition and site preparation, as well as securing all permits for waste haul-off and disposal.

Any items identified by the County that should be salvaged shall be cleaned, packed and crated and then stored and protected in a secure area on site identified by the County.

SITE RESTORATION

Rough grade below-grade areas ready for further excavation or new construction. Completely fill all below-grade areas and voids resulting from building demolition operations with backfilling with approved suitable materials. Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing

grades and new grades.

Project Record Documents: Review project record documents of existing construction or other existing condition provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in project record documents.

DETENTION EQUIPMENT CONTRACTOR

The DBE shall use a dedicated Detention Equipment Contractor (DEC). The DEC is to assume control and accountability for furnishing and installing Detention Equipment as listed. The DEC shall be directly responsible for the services of the Electronic Security System Contractor (ESS). The ESS will perform and be responsible for all electrical and electronic work required for the electronic security systems and will coordinate all such work as necessary with the other members of the design-build team. The DEC to be responsible for the integration and interfacing of the products and systems which have been approved by the DBE.

The DEC must employ a full-time superintendent to supervise the work of this section, and as required by other provisions of this RFP. The superintendent's sole responsibility includes supervision and coordination of the work of the DEC and ESS work. The superintendent coordinates from the project site and will be present at the project site for all installation work performed by both the DEC and the ESS. The supervision cannot be performed by a subcontractor of the DEC. The DEC supervisor cannot be replaced without 45 days advanced notice and concurrence from the owner.

The following items are required to be provided by the DEC and shall not be re-assigned at the discretion of the DBE:

- Security hollow metal frames, sidelights, metal and glass framing, metal infill panels.
- Security hollow metal doors.
- Security hardware for security and standard hollow metal doors.
- Security locking devices and operators
- Wiring terminations at locking devices.
- Security glazing.
- Detention furnishings and accessories.
- Steel grating and plates.

The DEC is to provide connectors for each remote lock / unlocking door device that will have wiring on each side for terminating control wiring. The ESS is to terminate

field wiring to one end of connector. DEC is to terminate to other end of connector installing and adjusting lock hardware.

The following items are required to be furnished by the DEC but may be installed either by the DEC or by others at the discretion of the DBE. The DEC is to monitor all listed installations.

- Security borrowed lights and vision panels
- Detention window sub-frames.
- Security access frames and doors.
- Embeds required for attachment of security equipment, fixtures, furniture, and equipment (FF&E).

Related Work Not Specifically Furnished or Installed by the DEC - The DEC is to monitor all listed installations. The DBE is responsible for delineating the scope of work as it pertains to these items:

- Non-security hollow metal doors, frames, partitions and sidelights.
- Furnishing and installing hardware for non-security doors.
- Casework and millwork.
- Labor for receiving, unloading, distributing, setting and installation of all security related embedded items. This includes bars, plates, angles, access frames and doors, security frames and security sidelights, and miscellaneous security frames.
- Access panels not specified herein.
- Security grilles at wall and mechanical openings and ducts.
- Miscellaneous steel embedded anchoring plates, angles, channels, etc.
- Exterior poles and bases for mounting video cameras.
- Exterior poles and bases for mounting intercom stations.
- Field grouting.
- Security caulking and sealants.
- Fire safing.
- Flashing and counter flashing.
- Finish painting.
- Final cleaning.
- All items and equipment necessary to complete the Work.

FACTORY TEST

At the completion of fabrication and prior to shipping to the project site, the DEC shall coordinate a factory test and demonstration of the security electronics system. The system shall be complete with all touchscreens and devices in working order. Demonstration shall include testing operation and inspection of: intercom, door control, video camera, video recording, graphic user interface (GUI), notification, cabinets, hardware, PLC, relays, fans, software, etc. The DEC shall pay travel / lodging for up to four Probation staff to and from fabrication location.

TRAINING

At the end of the installation and prior to occupancy the DEC shall provide training on the systems within their authority. The DEC is to provide no less than 16 hours or time deemed sufficient for selective specialized training for each security device installed in the buildings, per delivery phase within seven days of notice of acceptance. The training is to be performed onsite at the Project facilities without additional cost and delivered within 30 days of notice provided by the owner. The DEC must provide a representative specially trained in the operation of security equipment and systems with a thorough knowledge of its mechanisms. The representative must be capable of training Probation and County personnel in operation, repair, and upkeep.

LIGATURE PROOF

In any locked space or location where the youth may be left unattended for any length of time, the space shall contain hardware, devices, fixtures, vents, sprinkler heads, FF&E, that are ligature proof. These spaces or areas may include the following: holding rooms, interview rooms, non-contact visiting rooms, exam rooms, treatment rooms, sleeping rooms, quiet rooms, waiting rooms, restrooms, shower rooms, and laundry areas.

SPRINKLER PIPING

If sprinkler heads penetrate a ceiling / wall surface, the sprinkler pipe will require a collar on the interstitial side on the ceiling / wall to prevent the pipe from extending into the room.

AS-BUILT DRAWINGS AND DOCUMENTS

The DBE will be provided a link to download all available as built drawings in pdf format where available. A current topographic survey file will be provided in .dwg format.

BUILDING COMMISSIONING:

The intent of the commissioning process is to ensure all

systems, features and elements are functioning as designed, and operating at optimum efficiency. All systems shall be included in the commissioning program, including all HVAC systems, elements, and controls; Electrical systems, elements, and controls; Fire Alarm systems, elements, and controls; Security systems and controls; Irrigations systems and controls; Energy Management systems and programs; and Radio systems and controls if applicable.

TESTING AND INSPECTION

The County and DBE will share responsibility for testing and inspection services. The DBE will closely coordinate with the County and will provide the County with a schedule of all onsite and offsite testing and inspection activities. The schedule of testing and inspection will include all inspections performed by other governing agencies and authorities having jurisdiction, including but not limited to the Office of the State Fire Marshall, BSCC, Orange County Fire Authority, other local fire authority, and utility providers. The schedule of testing and inspection will identify the activities, locations, and dates and will be continuously updated for the duration of the contract. The DBE will provide adequate notice for inspections to be performed by the County and others, and will provide access, equipment, and material support for inspection activities.

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The County reserves the right to observe any testing and inspection activities performed by the DBE or others, and to perform independent verification testing. The DBE will provide copies of all test results and inspection reports immediately upon issuance and will highlight any non-conforming results.

MOCK-UPS

Mock-ups for select building installations will be prepared by the DBE for review and approval by Probation and the County and may include a typical living unit bedroom, plumbing chases, electrical and low voltage chases, exterior wall sections, security door and window installations, security devices and hardware installations, and Staff workstation layout.

The DBE can propose mock-ups using 3D virtual reality, simulated environments, augmented reality or other digital means that can effectively express the intent of a proposed system, space or design. Probation reserves the right to accept a virtual mock-up system or require the DBE provide physical mock-ups of particularly critical rooms or systems.



PRECEDENT: MULTIPURPOSE REHABILITATION CENTER (MRC)

The Multipurpose Rehabilitation Center incorporates secure and non-secure spaces. Two classrooms and a children's play area, lobby/waiting area are located on the non-secure side with an entrance adjacent to public parking.

On the secure side of the building is a multipurpose room for family visitation, religious services, meetings, etc.; the first permanent space Juvenile Hall has had for this function. Recreation was a large component with an Indoor Recreation space for basketball, volleyball and large gatherings, and a fitness room with state-of-the-art machines. Food service for events is handled through a Servery adjacent to the Indoor Rec area. Vocational spaces include a general education classroom and a fully functional auto tech space.

This project serves as a precedent for building materials, landscape and plant palette, and innovative and welcoming architectural design.

"This project was initiated several years ago in the hopes of creating a more welcoming and seamless transition between our secured facilities and our community."
-Orange County Probation Department



The Multipurpose Rehabilitation Center opened in November 2022 on the Orange County Juvenile Hall Campus. This project includes visitation spaces, indoor recreation, a weight room, multipurpose rooms, a children's play area, and vocational/auto shop classrooms.



COURTYARD

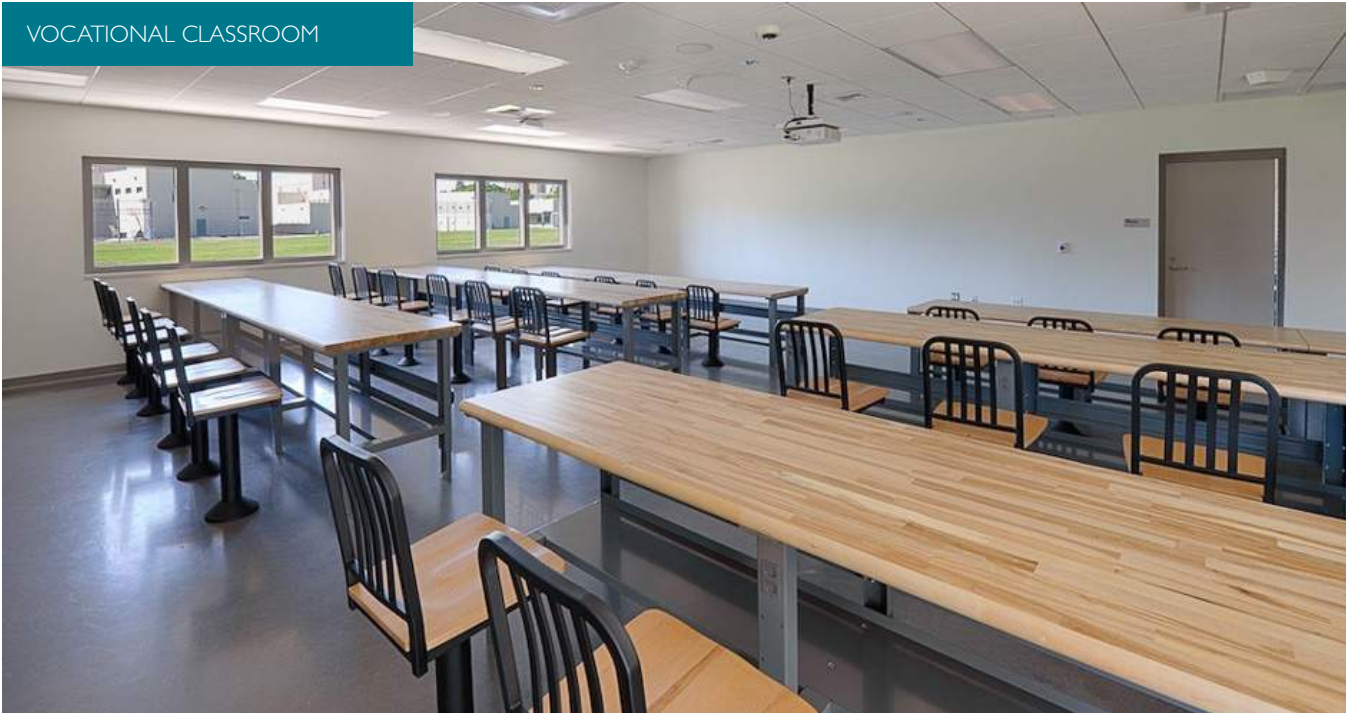


LANDSCAPE





VOCATIONAL CLASSROOM



INDOOR RECREATION





LANDSCAPE NARRATIVE

INTRODUCTION

The following narrative describes the hardscape and landscape improvements for the OC Juvenile Hall Youth Transition Center (YTC) project and is based on the reference documents listed in the Appendix section of this report. The Design-Build team shall design and construct in accordance with, but not limited to, the latest version(s) of these reference documents.

GENERAL DESIGN CRITERIA /VISIONING AND GUIDING PRINCIPLES

- As an extension of the architecture on the OC Juvenile Hall campus, the landscape design and strategies respond to local climate, strengthen campus wayfinding, and support campus branding. These goals can be summarized in the following key points:
- Unify the OC Juvenile Hall campus identity using the Juvenile Hall Multi-Purpose Recreational Center (MRC) as a baseline for general design aesthetics.
- Create distinct character for outdoor spaces that support the Transition program's curriculum and priorities
- Promote safe resident, visitor, and staff interactions and encourage pedestrian circulation by creating comfortable microclimates
- Using the landscape design and plant palette found surrounding the MRC as the baseline, unify campus landscape and pedestrian circulation with planting and hardscape elements of similar styles and materials
- Reinforce the sustainable design with high efficiency irrigation systems and native or locally adapted, drought tolerant plant species
- Strive to protect and preserve existing mature trees where feasible to improve both indoor and outdoor environmental quality, support habitat, clean the air, and promote healthy soils. The DBE must retain a certified Arborist to assess existing mature trees and determine the effects of building demolition and construction

HARDSCAPE AND LANDSCAPE IMPROVEMENTS

The approach to the landscape design for this project is guided by the key points stated in the previous section. In order to support the OC Juvenile Hall campus identity, landscape elements, in conjunction with the architecture, shall be designed as a continuation of the style, plant palette and hardscape installed at the MRC facility. Refer to the

Landscape Materials and Site Amenities imagery located in this section. Hardscape and other exterior components shall be located to relieve the hot, dry summers and create comfortable outdoor environments year-round for staff, residents, and visitors to gather and circulate. The landscape approach shall include accent elements that create a unique character for the proposed outdoor spaces and strengthen the campus' connection with nature. Lastly, the overall design shall promote safety and utilize crime prevention through environmental design principles to protect staff, residents, visitors, and the community.

The entry arrival plaza to the YTC will include signage and wayfinding consistent with the campus and new MRC standard. A safe pedestrian space with seating areas, accessible circulation routes will be created at the northwest corner of the project site. Hardscape materials, colors, textures and forms will complement the architectural style and MRC standard in form and materials.

The central outdoor recreation zone will provide for passive and active open space, shaded seating courtyards, group gathering areas with tables and shade, site amenities to support the Transition program's goals and curriculum, and feature low water use, native, and adapted drought tolerant tree and plant species. Refer to the plant palette located in this section.

An educational and interpretive garden, further supporting the Transition program's goals and curriculum, will be located at the northeast corner of the project site where Service Way South meets Sidwell Way. Shaded accessible decomposed granite pathways with concrete edging will meander through native and drought tolerant tree groves and shrub plantings and include species identification markers to support (and possibly created by) the transitional Horticultural program.

The building foundation and perimeter landscape will be designed to further unify the campus, support safety, complement the architectural style, and utilize high-efficiency irrigation equipment, drought tolerant plant species, and an overall design layout for long-term low maintenance. Furthermore, and with the intent of increased efficiency and reduction in maintenance, a layer of mulch will be incorporated within the planting areas for water retention, controlled water loss, erosion and weed control.

The Independent Living Unit area should be designed as a unique campus space with complimentary yet unique site

design and planting. Perimeter fencing should be screened with trees and shrubs to enclose the space and block views. Inviting seating areas and gathering spaces should be included along with open space for multi-use recreation.

IRRIGATION SYSTEM

One of the key features of the landscape is to promote the State of California, MWELO (Measured water efficient landscape ordinance). This builds on the premise that landscape design, installation, and maintenance will be water-efficient. The Water Ordinance provides direction, guidelines, and standards that lay out a clear direction for development of the construction documents. Irrigation zoning and plant selection should be coordinated to group plants based on water needs (hydrozones), with consideration of climate, geographical, and topographical conditions.

Well defined Schematic Landscape plans will provide clear direction for future irrigation and planting plans developed for the construction documents. At the time the construction documents are being developed, the irrigation plans will clearly show a point of connection that specifies a water meter (or sub meter), backflow device, a master valve, and an irrigation system that is geared towards water conservation. Subsequent irrigation sheets will provide an irrigation legend, notes, and irrigation details that provide the contractor with supplemental construction information.

In summary, the design will successfully achieve a landscape complementary to the architecture, consideration for security, constructed with the intent of conserving water, and providing a landscape that is readily maintained by the maintenance staff.

LANDSCAPE MATERIALS & SITE AMENITIES

Landscape materials and site amenities, as installed at the MRC Building, are selected to enhance the aesthetics of the campus while providing durable lasting landscape solutions. Shown hereon are approved landscape materials and site amenities for various formal and informal applications on the Youth Transition Center campus.



ENTRY ART WALL
5'-9" High, 1" Wide, 18" bench
Natural color, light sandblast finish



ENTRY SIGN WALL
4'-10" High, 1" Wide, 18" bench
Natural color, light sandblast finish



CONTRASTING CONCRETE FINISHES
NATURAL COLOR
Example contrasting pattern



TOP CAST #50 CONCRETE
NATURAL COLOR
For accent bands and paving patterns



DECOMPOSED GRANITE
WITH CONCRETE EDGING
For passive seating areas / garden trails



BIKE RACK
(Victor Stanley BRWS 101)
Grey, surface mounted



CONCRETE WALL WITH ANGLED TOP
18" High, security wall
Natural color, light sandblast finish

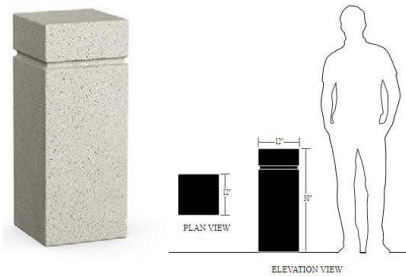


CONCRETE BENCH
18" High, 18" Wide
Natural color, light sandblast finish

LANDSCAPE MATERIALS & SITE AMENITIES (cont.)



AEGIS II CLASSIC 2-RAIL FENCE
(Ameristar, 11' high)
Powder coated, black



CONCRETE BOLLARD
(QCP Model QS-1B)
Natural color; Acid Etch Finish & sealer



CONCRETE SQUARE PLANTER
(QCP Model QS-CAL3630P)
Arroyo color; Sandblast finish & sealer



CONCRETE ROUND PLANTER
(QCP Model QR-CAL3630P)
Arroyo color; Sandblast finish



CASCADE PLANTER
(QCP Model QR-CE3048P)
French gray color; Acid Etch finish



CASCADE PLANTER
(QCP Model QR-CE3030P)
French gray color; Acid Etch finish



CASCADE PLANTER
(QCP Model QR-CE3612P)
French gray color; Acid Etch finish

PLANTING APPROACH & PLANT PALETTE

Planting for the YTC should be designed with ease of maintenance in mind while aiming to reduce irrigation water use. The following pages provide a suggested low-water use adapted and native plant palette of durable, commercially available species that provide year-round visual interest.

TREES



ARBUTUS UNEDO 'MARINA'
Marina Strawberry Tree



CERCIDIUM 'DESERT MUSEUM'
Desert Museum Palo Verde



GLEDITSIA TRIACANTHOS
Honey Locust



NYSSA SYLVATICA
Sour Gum



PROSOPIS GLAND. 'MAVERICK'
Thornless Honey Mesquite



QUERCUS AGRIFOLIA
Coast Live Oak

TREES (cont.)



QUERCUS ILEX
Holly Oak



QUERCUS TOMENTELLA
Island Oak



SCHINUS MOLLE
(Calif.) Peruvian Pepper



TIPUANA TIPU
Tipu Tree



WASHINGTONIA FILIFERA
California Fan Palm

SHRUBS, SUCCULENTS & ACCENTS



AGAVE 'BLUE GLOW'
Blue Glow Agave



AGAVE DESMETIANA 'VARIEGATA'
Variegated Smooth Agave



AGAVE PARRYI'
Parry's Agave



AGAVE VILMORINIANA
Octopus Agave



ANIGOZANTHOS FLA. 'HARMONY'
Kangaroo Paw



ALOE 'BLUE ELF'
Blue Elf Aloe



ALOE STRIATA
Coral Aloe



BULBINE FRUTESCENS
Stalked Bulbine



BOUTELOUA 'BLONDE AMBITION'
Blonde Ambition Blue Grama



CALLIANDRA CALIFORNICA
Baja Fairy Duster



CAREX PANSA
Dune Sedge



CAREX DIVULSA
Berkeley Sedge



CHONDROPETALUM T. 'EL CAMPO'
El Campo Cape Rush



CRASSULA OVATA 'JITTERS'
Jitters Jade Plant



CEANOTHUS 'CENTENNIAL'
Centennial Ceanothus

SHRUBS, SUCCULENTS & ACCENTS (cont.)



DIANELLA REV. 'LITTLE REV'
Little Rev Flax Lily



FESTUCA MAIREI
Atlas Fescue



HESPERALOE PAR. 'BRAKE LIGHTS'
Brake Lights Red Yucca



JUNCUS PATENS
California Gray Rush



JUNIPERUS CON. 'BLUE PACIFIC'
Shore Juniper



LANTANA 'NEW GOLD'
New Gold Lantana



LEUCOPHYLLUM FRUTESCENS
Texas Ranger



LOMANDRA LONG. 'BREEZE'
Dwarf Mat Rush



LOMANDRA L. 'PLATINUM BEAUTY'
Variegated Dwarf Mat Rush



MUHLENBERGIA CAP. 'REGAL MIST'
Regal Mist Muhly



MUHLENBERGIA DUBIA
Pine Muhly



MUHLENBERGIA RIGENS
Deer Grass



OLEA EUROPAEA 'MONTRA'
Little Ollie Dwarf Olive



PENSTEMON H. 'MARGARITA BOP'
Foothill Penstemon



ROSMARINUS O. 'HUNT. CARPET'
Huntington Carpet Rosemary

SHRUBS, SUCCULENTS & ACCENTS (cont.)



SALVIA CLEVELANDII
Cleveland Sage



SEDUM ADOLPHII 'FIRESTORM'
Firestorm



SEDUM HISPAN. 'BLUE CARPET'
Stonecrop



SENECIO MANDRALISCAE
Kleinia / Groundsel



SENECIO SERPENS
Blue Chalk Sticks



SESLERIA AUT. 'GREENLEE'
Greenlee Moor Grass



WESTRINGIA F. 'MORNING LIGHT'
Morning Light Coast Rosemary



YUCCA FIL. 'COLOR GUARD'
Color Guard Adam's Needle

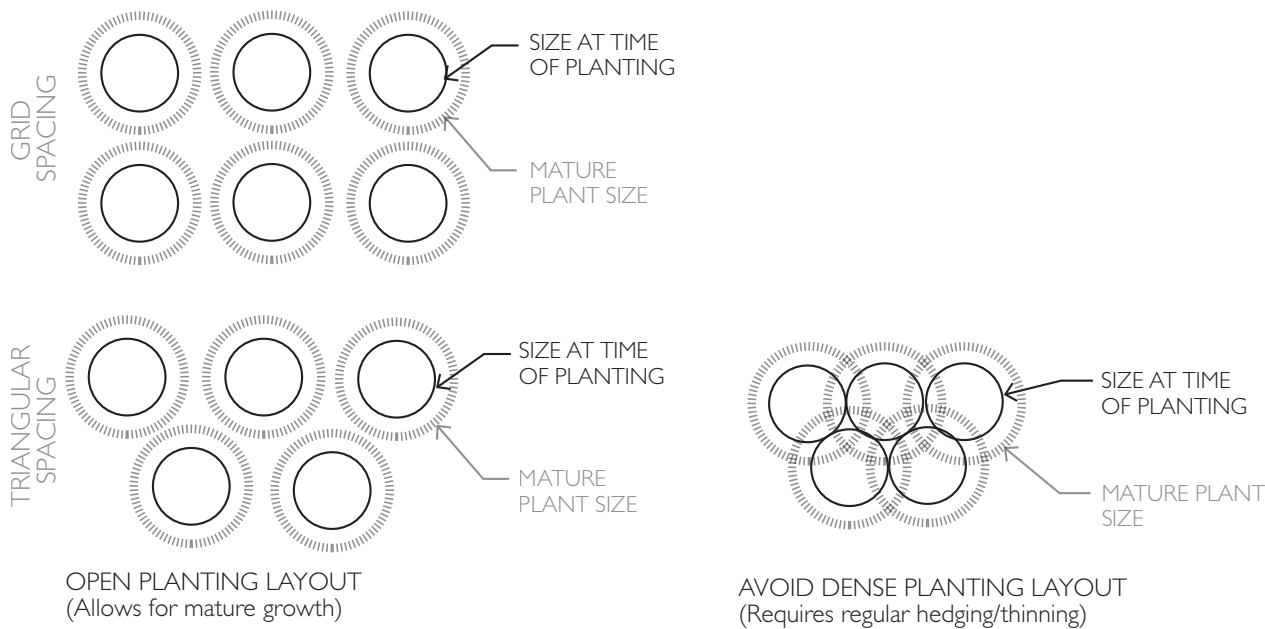


FOREST FLOOR SHREDDED
BARK MULCH

PLANT SPACING

Space plants widely to allow for mature growth with minimal need of hedging, pruning, shearing, or trimming. See layout diagrams and representative imagery from the MRC Building below.

Trees can be planted in smaller container sizes to reduce initial cost of installation and improve the long-term health and viability of the tree; allowing trees to mature on the project site instead of in a container at a nursery improves long-term tree health and success. Root barriers should be installed wherever trees are within 5' of hardscape to minimize uplift of concrete curbs or walkways.



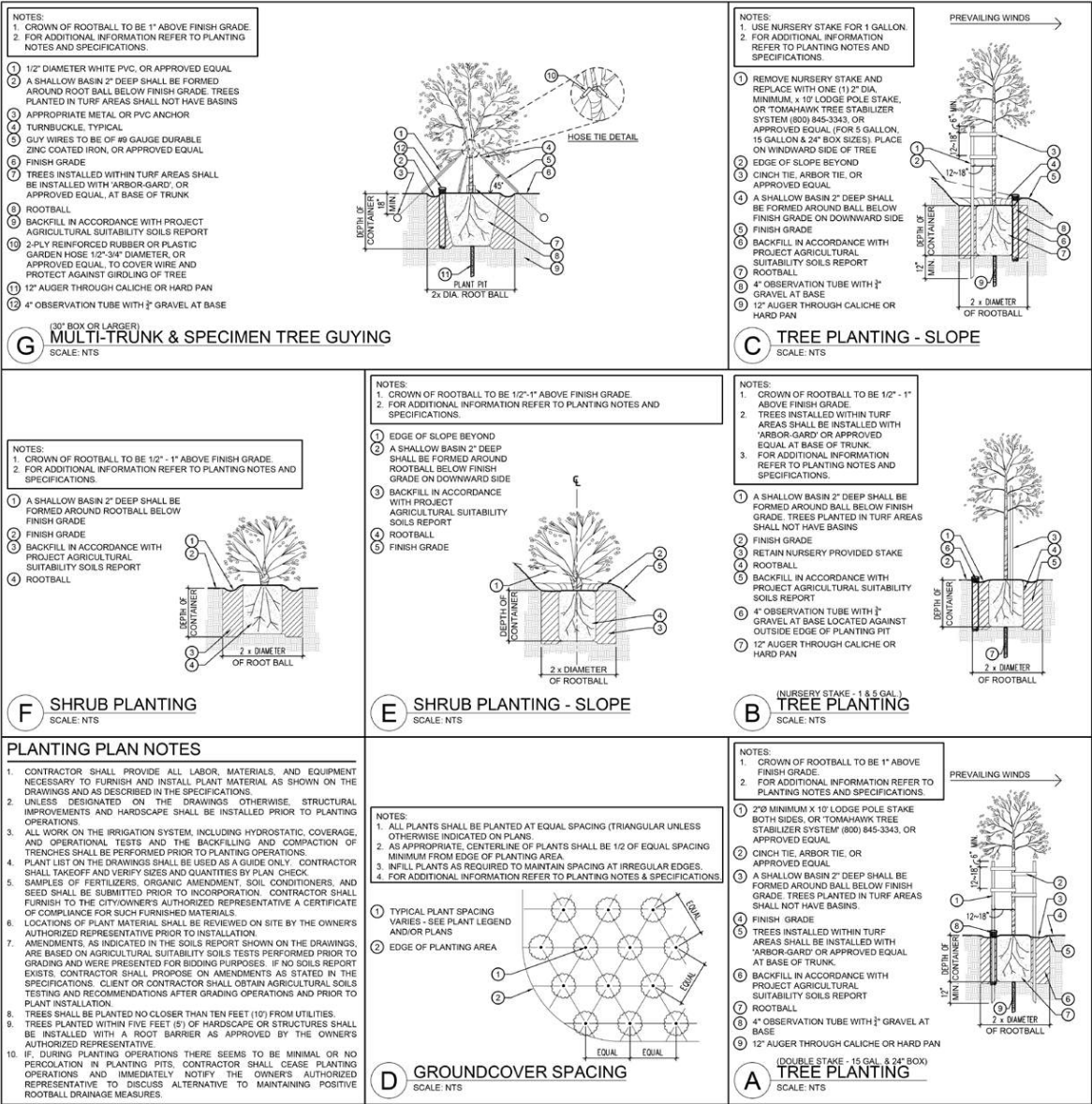
OPEN SPACING AT INSTALLATION



2 YEAR GROWTH

PLANT INSTALLATION STANDARDS & DETAILS

- Tree planting details should include observation tubes, appropriate planting pit size, and ammendments for successful tree growth
- Specimen trees, larger than 36" Box size, should be properly guyed and oriented by the project landscape architect or a certified arborist
- Root barriers to be installed for trees located within 5' of hardscape
- Details for both level terrain and sloped terrain should be included for trees and shrubs
- Organic Mulch: 3-4" deep, Forest Floor or Equal, no dyed or colored mulch
- Gravel Mulch or Decomposed Granite: 3-4" Deep with landscape fabric beneath
- Recommend steel or aluminum edging for longevity



REPRESENTATIVE PLANTING DETAILS & PLAN NOTES



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SITE ACCESS AND PARKING

OVERVIEW

Parking for the YTC campus will need to serve the YTC staff, clinicians, community-based organizations, and visitors. Site access should be from the northwestern corner of campus, with an access breezeway in between the Manchester Office building and the existing Juvenile Hall Administration building to the YTC campus. The main access to the campus is to be via the existing curb cut off of Service Way S. Parking lots must have security measures to prevent the them from becoming entry points for contraband, and these lots must meet code requirements for accessible and EVCS parking stalls. It would be appropriate for there to be a dedicated, protected staff parking area. Additionally, the Independent Living Units will have their own parking lot off of Justice Center Way.

LOCATIONS

Due to the quantity of parking spaces required for the YTC campus, the Visiting Trailer on the northwestern corner of campus is to be removed to create space for parking. This northwestern parking lot could be combined with the current staff parking lot for the Manchester Office Building. Additional parking could be provided in the location of existing buildings G-K along with the Independent Living Units and Facility Support building, which could be a secure parking lot for staff only.

PARKING COUNT

The Probation staff requires approximately 20 parking spots, which includes five supervisors, five teachers, one program director and one assistant director, as well as additional Collaboratives, totaling approximately 40 spaces. There is also a need to park an additional 10 vans, as well as 10 guest spaces for visitors. Some youth housed in the Independent Living Units will have cars; therefore, at least 10 parking spaces (1 per unit) should be provided in close proximity to the Independent Living Units. In total, this should be approximately 70 parking spaces, not including the additional spaces required by code for EVCS and accessibility.

RECREATION AND COURTYARDS

OVERVIEW

Outdoor recreational amenities could include a soccer and multipurpose field, handball courts, a walking/jogging track, outdoor amphitheater courtyard, and outdoor workout/calisthenics area. These amenities should be spaced throughout the campus to create a parklike feeling, but should be easily accessible from the Living Units. The use of high tree coverage to create a parklike feel, without restricting supervision is ideal. The outdoor recreation square footages should meet or exceed BSCC code required minimums.

FEATURES

The existing baseball diamond is used on rare occasions and could be repurposed to better serve the campus population. It could be transformed into a manicured, rectangular, flexible field for field sports such as soccer or flag football, an outdoor amphitheater, a walking area, or courtyard. While a sports field would not need to be full size, it would need to be striped accordingly for the appropriate field sports.

At the current YGC facility, youth use workout areas to lift weights. In the new YTC, youth will need a place for weight training, and there is a need for fixed workout stations. These workout stations could be spaced around the perimeter of the recreation field, or grouped together under an outdoor structure. Grouping workout stations under a covered area would create a space for youth to get outside and exercise even in inclement weather. Attached to each Living Unit will be a smaller recreation area, similar size to an outdoor day room, for reading, sitting, or relaxing.

An additional feature is a green space amphitheater with concrete varying levels, giving youth the ability to watch movies at night, or to host a speaker. The amphitheater should blend into the landscape and not stand out as a feature. To make the campus feel more normative, the use of sidewalks outside of the units is preferable.

The courtyard area will be landscaped, similar to a college quad, without specific equipment or activities designed in this area. Bench space for mental health therapists to be able to sit outside here with youth or for family visits is also preferred.

As an element to the Horticulture Vocational program on campus, there will be a garden. Therefore, it is important to integrate raised planter beds into the landscaping as well as a larger garden area near the Education and Vocation building.



SUSTAINABILITY NARRATIVE

OVERVIEW

Sustainability will be an underlying feature of the YTC project which will fall under the 2022 CALGreen Code, which includes Chapter 4, Mandatory Measures for Residential and Chapter 5 non-Residential. This will encompass decisions for electrical vehicle charging stations, bicycle parking, low flow water fixtures and VOC limits and are found throughout the Criteria Documents.

The framework for compliance with this sustainability requirement can be implemented through Prescriptive and Performance pathways. The project will aim to comply with the most feasible and applicable standards.

Energy Modeling will be required and can help with the building's energy performance prediction and quantifiable results. Project looking to pursue the performance compliance pathway. Within the latest Energy Code (2022) projects can use two methods to calculate a building's solar requirements.

CFA (Conditioned Floor Area) – The first option is based on the conditioned floor area. It is a straight W/ft² ratio, with coefficients that vary by climate zone and occupancy type. Using the CFA method, high-rise residential in most climate zones will need to install 2.21 W/ft²; retail and grocery will need 2.91 W/ft².

SARA (Solar Access Roof Area) – The second method is better suited for taller buildings. Prescriptive PV sizes are based on the Solar Access Roof Area. SARA includes unoccupied roof space capable of structurally supporting a PV system that receives more than 70% annual solar access. The code accounts for obstructions that are both part of and external to the building. The SARA system size, for all occupancies and climate zones, is determined by multiplying the SARA by 14 W/ft².

CALGREEN 2022 CHANGES TO CONSIDER

Chapter 5 – Non-Residential Mandatory Measures

Section 5.106.5.3.1 - EV Capable Spaces:

- A common raceway may be used to serve multiple EV capable spaces.
- A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volts, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

Section 5.106.5.3.2 - Electric vehicle charging stations (EVCS):

- EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.
- One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

5.106.5.3.3 Use of automatic load management systems (ALMS): ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.



CIVIL NARRATIVE

EXISTING CONDITIONS

The existing campus area is to be revised to include the new Youth Treatment Center (YTC) Facilities that include multiple buildings, and staff parking on an approximately 10-acre portion of this existing campus. The project's stormwater currently surface flows from the north to the south. We have been provided with the existing onsite utility layouts for sewer, water, and storm drain. A topographic survey design base also was provided showing utility location data for our review and reference.

SITE GRADING

The existing site is relatively flat, and gently slopes from 0.5% to 2%. Any new proposed pad grades and finish floor elevations for new buildings will be established at a grade slightly elevated over the existing highest grade at the perimeter of the building. This will allow any surface drainage to be directed away from the new finish floor elevations. This may require a slight import of fill to accommodate this new construction.

Pedestrian access to and from the proposed buildings will need to be reviewed and addressed to meet ADA accessibility path of travel requirements from each building to the closest ADA parking stalls. An overall Campus Path of Travel Exhibit will also be developed to confirm the key ADA walkway locations. No retaining walls are proposed at this time. Note that the proposed landscape plan may include vertical mounding as part of the overall landscape improvements. Planter drains (in the raised planters) and plaza drains in the areas between the buildings will need to be designed to pick up surface drainage.

CIVIL DESIGN UTILITIES

Orange County Public Works provided as-built utility plans of the existing site as reference for the existing sewer, water, and storm drain facilities. The as-built data is shown in the accompanying Exhibits. This has been prepared for use in confirming and coordinating the proposed utility points of connection (POC) to each building. The topographic survey design base (mentioned above) will also be used to establish locations of existing utilities.

The Civil Utility Drawings are to provide new wet (sewer / water / stormdrain) utility laterals to support the proposed new buildings, as needed.

DOMESTIC AND FIRE WATER DISTRIBUTION

An existing 6-inch mainline domestic water system is provided on the campus. One new domestic water lateral

will be provided to each new proposed building from this existing domestic water system. No new water meters are anticipated for monthly utility fee purposes. However, individual building sub-meters should be added within each building to monitor water usage. Some minor mainline relocation may be needed.

During final design, a hydraulic network analysis should be done to confirm the anticipated pressures and flows to be provided to each of the new proposed buildings.

An existing 6-inch mainline fire service water system is provided on the campus, along with a parallel 4-inch dry line system. No new Fire Hydrants are anticipated, see Fire Access Plan Exhibit. New fire service laterals (both wet and dry systems) will be extended and provided for each new proposed building. These new laterals will extend to the location of each new building sprinkler riser room.

During final design a fire flow network analysis should be done to confirm the anticipated pressures and flows to be provided to each of the new proposed buildings.

SEWER

An existing 10-inch mainline sewer system is provided on the campus. One or more new 4-inch sewer laterals will need to be extended from an existing onsite sewer mainline to each of the new proposed buildings. It appears the existing gravity systems can serve the locations of any proposed systems.

Any new or proposed grease interceptors will also be connected to this system.

Due to the flat nature of this area, during final design, the sewer mainline connection points / inverts, should be field verified and potholed to confirm adequate fall for this gravity system. If gravity is not feasible, then a pump / injector system may be needed.

STORM DRAINAGE AND STORMWATER REQUIREMENTS

Drainage:

An existing 42-inch mainline storm drain system is provided on the campus. The storm drain mainlines are shown on the Orange County Flood Control Atlas Map. However, the campus also includes a series of 24"x24" inlets in the courtyard areas around the existing buildings. We have not been able to locate the plans or pipe configurations for the lateral lines that serve these inlets.

New laterals will be extended as needed from the existing

storm drain mainline system in this area. Surface flows in the low flow event will flow to a new low point with a relocated inlet location to direct storm flows to a water quality best management practice (BMP) basin. This basin will include planting over filter media to treat the storm run-off. Major flows will continue to flow in the current sheet flow manner and direction.

During final design, hydrology and hydrologic calculations should be performed using the Orange County Hydrology Manual. The hydraulics calculations for the system will verify the proposed pipe lateral sizes and capacity of the proposed piping to provide building flood protection for the 100-year storm event.

Storm Water Treatment:

The on-site water will be captured via roof drains, atrium area drains, and catch basins located throughout the site. Proposed project grading will route the water via street flow, gutter, and storm drain into one of a series of designated bioretention basins prior to discharge. There will be one storm drain point of connection to the existing mainline, located downstream southwest of the project.

All projects in Orange County are subject to the requirements and regulations outlined in the Orange County Technical Guidance Document latest edition. This document has been incorporated to address post-construction urban runoff and stormwater pollution from new developments and significant redevelopment projects in the County. A Water Quality Management Plan is required to prove compliance with the Technical Guidance Document, and will outline Stormwater Management Best Management Practices. These practices emphasize conservation and use of existing site features integrated with stormwater controls designed to more closely mimic natural hydrologic patterns of undeveloped sites.

The Orange County Technical Guidance Document established a hierarchy for stormwater management, outlining the preferred methods for managing stormwater, and provided guidelines for the circumstances in which each method must be evaluated. The priority order can be seen as follows:

- Infiltration
- Harvest and Use
- Evapotranspiration and Biotreatment

The best management practices implemented on a project are dependent on the characteristics of the soils underlying the project site. Per a previous project, a soil percolation

report dated August 10, 2015, provided by Hushmand & Associates, Inc. the infiltration rate values given are too low, making infiltration not feasible for the site.

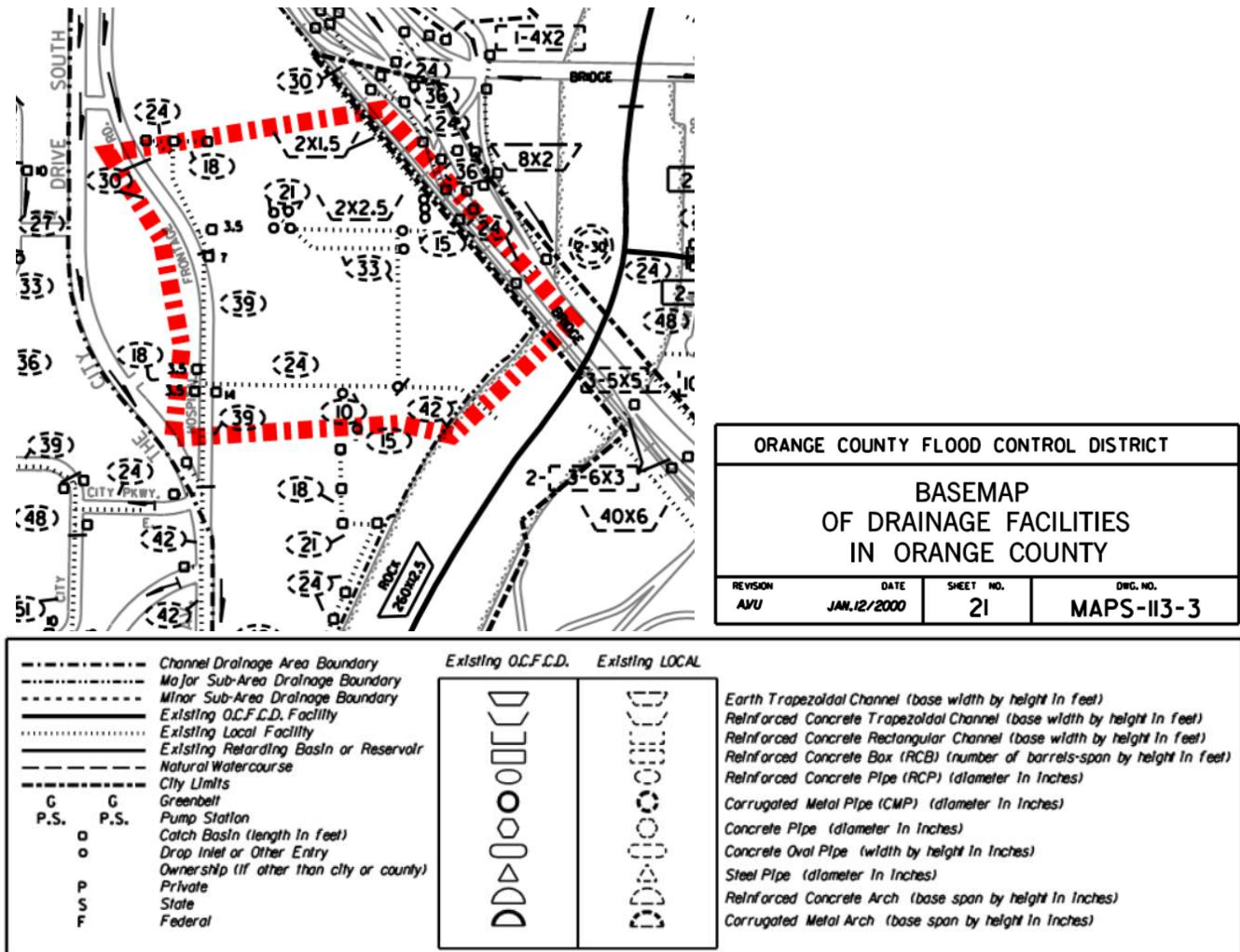
Harvest and use will also not be feasible according to the Orange County Technical Guidance Document, where it was determined that the proposed project's irrigated area is less than the minimum irrigation area required based on conservation landscape design. Partial capture is not feasible, therefore harvest and re-use will not be used.

Due to the fact that neither infiltration nor harvest and use are feasible for this project, a series of proposed bioretention planter systems will be implemented in order to capture and treat stormwater runoff.

Hydromodification:

A large concern with developing the stormwater requirements for a new development involves determining if Hydrologic Conditions of Concern (HCOC) are associated with the project. An HCOC exists when a site's hydrologic regime is altered and there are significant impacts on downstream channels and aquatic habitats. Hydromodification is the alteration of natural flow characteristics and sediment supply in streams and channels due to urbanization, which can result from new development and significant redevelopment projects without appropriate preventative controls. The first step to determine whether or not HCOCs must be evaluated is based on the proposed project's location and point of discharge. HCOCs are not considered to exist if the downstream conveyance network is not susceptible to hydromodification impacts. Stream susceptibility must be determined using the regional stream susceptibility maps provided in the Orange County Technical Guidance Document. The susceptibility map corresponding with this project shows that the project does not lie in a susceptible area, and that it discharges to the Santa Ana River Channel, which is classified as a stabilized channel type. It can be concluded that this project is not susceptible to hydrologic conditions of concern and hydromodification control is not necessary.

EXISTING STORM DRAIN FACILITIES MAP





STRUCTURAL NARRATIVE

OVERVIEW

The structural design for the new Youth Transition Center buildings will incorporate systems designed to provide resilient, functional structures that maintain occupant safety and demonstrate compliance with performance objectives for applicable building and site hazards. The design process should consider structural systems that focus on resiliency, functionality, sustainability and efficiency to maximize building performance and ensure successful integration with other building systems.

STRUCTURAL SYSTEM

The DBE shall be responsible for selecting appropriate wall, framing and foundation systems that accommodate the needs of the proposed building(s) design. Care should be taken to utilize materials and construction that will serve Orange County now and in the future. The framing system utilized shall provide flexibility for future re-use and re-configuration whenever possible. The structural system shall also meet, as a minimum, the design criteria listed in this narrative.

In addition to the general criteria noted below, the DBE shall review and incorporate any/all applicable Orange County standards and guidelines within the hyperlinked documents located in the appendix of this criteria document.

DESIGN CRITERIA

Specific structural design criteria are indicated in this document. All referenced codes shall be the currently adopted versions. The stricter of these criteria or code requirements shall apply.

Building Codes

- California Building Code (CBC)

Enforcement Agency

- County of Orange Building Department

Vertical Design Criteria

Dead Loads:

Structure self-weight, non-structural floor- and roof-supported components, calculated as follows:

- Partition load on floors 20 psf
- Rooftop mechanical equipment Actual weight
- Exterior supported façade Actual weight

Roof Live Loads

These loads are in addition to building code requirements:

Typical Roof Area: 20 psf (reducible)

Mechanical & Electrical Roof Areas: 50 psf (non-reducible)

Solar Panel Area: Applicable uniform and concentrated roof live loads with PV system dead loads.

Floor Live Loads

Live loading shall be appropriate per application building code for planned usage of space. Design live load shall also address potential future uses.

Snow Load

Ground Snow Load: 0 psf

Deflection Criteria

CBC T-1604A.3

Vibration Criteria

Vibration Criteria shall be selected appropriate to the use of the space. Specific care shall be taken to evaluate vibration of elevated floors subject to exercise loading. Evaluation methods vary based on material and framing type. Criteria for structural steel framing shall utilize AISC Design Guide 11 for evaluation of vibration. Similar methods or other materials may be utilized provided the tolerance limits are similar to those included in the AISC Design Guide, which are a compilation of other sources.

Thermal Criteria

External components of the structure will be designed to resist a potential ambient air differential temperature range from 25 degrees F to 115 degrees F with adequate provisions for noiseless movement in expansion and contraction and prevention of binding, buckling, joint-opening, breakage, or undue stress in and between members.

MECHANICAL EQUIPMENT: ACOUSTIC REQUIREMENTS

The roof structure shall be designed to accommodate supplemental vibration and acoustic dampening measures set forth by the mechanical and acoustical design requirements. Whenever possible, mechanical units shall not be located over instructional or office spaces.

While the exact design solutions will be based on project-specific considerations, potential options to mitigate

vibration and acoustic issues are vibration isolation curbs, and additional mass (i.e. concrete pads) at the mechanical units. When used, the weight and mass of required materials such as concrete poured over the metal roof deck shall be considered in the vertical and lateral design of the structure.

SOLAR ARRAYS

The 2022 California Building Code specifies mandatory requirements for solar readiness. The designated solar zone area should be designed to support a minimum additional 5 psf of mass. The gravity loading may be assumed to be offset by the typical roof live load for the case where clear space between the solar panels and roof surface is less than 24 inches. Coordination will be required between the design team and photovoltaic consultant to locate and design for ballasted systems or concentrated loads at panel support frames. The specified loading is a minimum but should be increased as needed to accommodate any specific equipment proposed for this project.

SOIL DESIGN CRITERIA

To be based on Geotechnical and Geohazard reports provided by the DBE team in accordance with the 2022 California Building Code. A previous report for this project scope, Report number VAC-15-001 prepared by Hushmand Associates, Inc and dated August 2015 has been provided for reference.

LATERAL DESIGN CRITERIA

Seismic

Site Criteria:

Site Class: Per Geohazard Report provided by the DBE team

Building Criteria:

Risk Category Per CBC

Importance Factor, I Per CBC

Seismic Design Category Per CBC

Seismic Drift Limits (ASCE 7 Table 12.12-1) Limits shall assume interior walls, partitions and ceilings are not designed to accommodate story drift.

Wind

Risk Category Per CBC

Basic Wind Speed Per CBC

Exposure Category C, unless special justification is provided showing Exposure B is applicable.

Wall and Exterior Cladding Deflection:

CBC T 1604A.3

STRUCTURAL MATERIALS

Concrete

Concrete Mix properties:

APPLICATION	MINIMUM CONCRETE COMPRESSIVE STRENGTH	MAX WATER/ CEMENT RATIO	% SUPPLEMENTAL CEMENTITIOUS MATERIAL
BELOW GRADE FOUNDATIONS	$F'_c = 3000$ PSI	0.50	25% (MAX)
SLAB ON GRADE/ CURBS/ STEM WALLS	$F'_c = 3000$ PSI $F'_c = 3500$ PSI (AT DYED AND POLISHED)	0.45	15% (MAX)
RAISED SLABS OVER STEEL DECK AND ELEVATED CONCRETE SLABS	$F'_c = 3000$ PSI $F'_c = 3500$ PSI (AT DYED AND POLISHED)	0.45	15% (MAX)
RETAINING WALLS	$F'_c = 3000$ PSI	0.50	25% (MAX)

Corrosivity Protection:

Meet ACI 318 requirements for corrosivity protection. Refer to the geotechnical report for soil corrosivity evaluation.

Slab-on-Ground Control Joints:

Tool or saw-cut weakened plane joints at a depth of at least $\frac{1}{4}$ slab thickness at a spacing of 24 to 36 times the slab thickness. Joints shall be completed before shrinkage stresses become sufficient to produce cracking. Provide expansion joints or isolation joints where the slab abuts

vertical surfaces, at curbs, gutters and sidewalks unless the connection is required to transfer structural forces.

Concrete Curing:

Concrete shall be cured with either a Curing Compound, or by Moist Curing; keeping the surfaces in a moist condition for not less than 7 days.

Concrete Floor Levelness for Elevated Slabs/Deck:

The top of concrete surface elevation shall not vary by more than $\frac{3}{4}$ " from the average elevation. Depressions in the floor between high spots shall not be greater than $\frac{3}{16}$ inches below a 10-foot-long straight edge and shall meet as a minimum FF 25. Additional specific levelness requirements shall be coordinated with the flooring materials selected. Vertical and lateral design of structure shall consider additional weight due to estimated ponding of poured concrete at elevated slabs/deck.

Concrete Floor Face Levelness / Flatness:

F-Number system in accordance with ASTM E1155

Allowable Overall Tolerances:

Trowel finish surfaces: FF 25; FL 20 (FL applies at Slab on Grade only)

Float finish surfaces: FF 20; FL 17 (FL applies at Slab on Grade only)

Minimum local tolerance (1/2 bay): 2/3 of specified value
Special coordination requirements for concrete floors to receive dyed and polished finish:

Concrete strength See table above

Air Entrainment None

Supplementary Cementitious Materials
See table above

Flatness requirements FF50 (overall), FF40 (local).

Concrete Troweling Hard steel-trowel in three passes with no burn marks.

Concrete Curing Damp cure seven consecutive days minimum.

Masonry:

Materials:

Completed Masonry Assembly shall attain a minimum 28-day compressive strength (f'm) of 2,000 psi. To avoid potential construction delays, the minimum compressive strength shall be verified by the unit strength method.

CMU Units: ASTM C90, Light, Medium or Normal Weight

block are permissible except where block is required for security, in which case Light block is not permitted. As ASTM C90 does not provide an upper limit on density for Normal Weight CMU, construction documents shall provide an upper limit if Normal Weight CMU is permitted, and the structural design shall be based on that upper limit density. The recommended density is 135 pcf. Minimum compressive strength shall be 1,900 psi.

Mortar: ASTM C270

Grout: Conform to ASTM C476 or be proportioned to attain minimum 28-day compressive strength of 2,000 psi minimum as tested per ASTM C1019. Compressive strength testing per ASTM C39 is not acceptable.

Reinforcing Bar: ASTM A615 or A706, Grade 60. Actual yield strength based on mill tests shall not exceed 1.3 times the specified yield strength.

Grouting Method:

Either low-lift or high-lift grouting are considered acceptable. If high-lift grouting is used, comply with DSA IR 21-2.13.

Joints:

All exposed masonry surfaces shall have concave mortar joints.

Control joints shall be spaced at 25 feet on center or 2x wall height maximum.

Steel:

Reference Standards:

SSPC Protective Coating Standards

Finish:

Concealed: SSPC SP-2, shop primer when exposed to wet weather during construction

Exposed Interior: SSPC SP-6, shop primer

Exposed Exterior: Hot Dipped Galvanized

Architecturally Exposed: Plans shall designate areas where special care is required. These areas shall be fabricated and erected to comply with requirements of AISC AESS. The applicable AESS Category shall be defined for each location to determine which fabrication processes apply. Refer to AISC's AESS guidelines for specific categories.

Concrete cover at embedded steel sections:

Cast against earth 3" minimum

Formed concrete 2" minimum

Steel Decking:

All steel deck products shall possess current evaluation agency approvals.

Minimum steel reinforcement at concrete-filled steel deck shall be a minimum of #3 @ 18" o.c. each way or equivalent welded wire reinforcement.

Minimum galvanized coatings:

Interior locations G60

Exterior locations permanently exposed to weather G90

Exposed locations in marine environments G185

Welding at the deck shall be touched up with zinc-rich primer except where concrete fill will cover the weld.

Cold-Formed Steel Framing:

All products shall be manufactured by a current member of the "Steel Stud Manufacturers Association" (SSMA) or "Steel Framing Industry Association" (SFIA).

All specialty clips/connectors shall possess current evaluation agency approvals and shall be used as recommended by the manufacturer for steel members used.

Minimum galvanized coatings of cold-formed steel framing members/connectors:

Non-structural framing G40

Structural framing G60

Members permanently exposed to unconditioned air G90

Members used in marine environments G185

All steel members shall be manufactured per A1003, Structural Grade 33, Type H (ST33H) for 18 Ga or lighter; Structural Grade 50, Type H (ST50H) for 16 Ga and heavier.

Wood Framing:

Wood framing construction shall comply with all regulatory requirements.

Corrosion protection of specialty clips/connectors shall be selected based on exposure and use.

Wood structural panels shall conform to the requirements for their type. Plywood panels shall conform to the requirements of DOC PS-1. Wood-based structural use panels shall conform to the requirements of DOC PS-2.

Testing and Inspection:

A Testing, Inspection and Observation (TIO) program shall be prepared in accordance with the applicable building code.

An independent Testing Laboratory hired by the owner will perform all required material testing as outlined in TIO Program and quality assurance testing as deemed necessary by the project inspector.

A project inspector hired by the owner will perform all required inspections outlined in the TIO Program.

The Geotechnical Engineer of Record will perform geotechnical observations during the course of site preparation and foundation construction.

The Structural Engineer of Record will perform structural observations during the course of construction, Minimum Structural Observations shall be as follows:

- Foundation excavation and reinforcement prior to concrete placement
- Masonry installation and reinforcement prior to grout placement
- Steel framing erection
- Steel deck installation and reinforcement prior to concrete placement
- Steel deck installation on framing
- Cold-formed framing erection
- Prior to closing of any phase
- Structural system completion

MECHANICAL NARRATIVE

OVERVIEW

The mechanical design for the new Youth Transition Center buildings will incorporate systems designed to provide heating, ventilation, air conditioning and temperature controls for adequate comfort levels throughout all areas of the buildings. The design process should consider mechanical systems that focus on maintenance and sustainable approaches to maximize building performance.

APPLICABLE CODES AND STANDARDS

Applicable Codes and Standards: Design, manufacture, testing, and method of installation of all apparatus and materials furnished shall conform to the latest publications or standard rules of the following:

Systems should be designed in accordance with the following codes:

- California Electrical Code (latest edition).
- California Building Code (latest edition)
- California Mechanical Code (latest edition).
- California Plumbing Code (latest edition).
- California Fire Code (latest edition).
- ANSI Handicapped Code - A117.1
- California Occupational Safety and Health Act of OSHA
- NFPA-70, National Electrical Code, with the latest State of California Amendments
- NFPA-72, National Fire Alarm and Signaling Code
- NFPA-101, Life Safety Code
- State of California Code Regulations, Titles 8, 17, 19, and 22, Division 7, 24 - Part 3 (latest edition)
- 2022 California Energy Commission Title 24 Energy Efficiency Standards for Non- Residential Buildings (latest edition)
- California Occupational Safety and Health Act (CAL-OSHA)
- Air Quality Control Management District (AQMD)
- Additional requirements by County or authorities having jurisdiction (AHJ)

The following reference standards should be used in the design:

- ASHRAE-American Society of Heating, Refrigerating and Air-Conditioning Engineers

- ASME - American Society of Mechanical Engineers
- ANSI - American National Standards Association
- ASTM - American Society of Testing and Materials
- NEMA - National Electrical Manufacturers Association
- NFPA - National Fire Protection Association
- SMACNA - Guidelines for Seismic Restraints of Mechanical Systems (conduit supports only)
- UL - Underwriters Laboratories
- ADA - Americans with Disabilities Act
- Orange County Design Standards

DESIGN CONDITIONS

Location: Orange, CA

Climate Zone: 8

Outside Design Conditions:

- Summer: 94° F, DB / 70° F, WB
- Winter: 37° F, DB

Indoor Design Conditions (Summer/Winter):

- 74° F / 68° F Typical office, visitation, classrooms, lobby, multipurpose spaces.
- 74° F / 68° F Holding cell and living spaces.
- 74° F / 68° F Culinary Kitchen
- 78° F / 68° F Corridor, toilets.
- 75° F / 75° F Telecom/ data (dedicated unit)
- 80° F / 65° F Locker/ shower
- 90° F / 60° F Storage, equipment
- 80° F / 65° F Elevator machine (or per elevator manufacturer requirements)
- 94° F / 37° F Electrical and mechanical rooms.

HVAC SYSTEMS

Occupied Spaces

The buildings will be provided with heating, ventilating, and air conditioning (HVAC) by heat pump packaged rooftop units (RTU). Each RTU will be direct drive and have variable speed capabilities where possible. The unit will be provided with an economizer to provide cooling with outside air during mild times of the year and code required outside air.

Low sound options for all RTUs and vibration isolation curbs will be required. All classrooms and dedicated meeting rooms will have CO2 sensors.

The system shall be sized per the listed design conditions and the final envelope design, using commercial HVAC load calculation software (Trane Trace, Energy Pro, Carrier HAP, or similar).

Air distribution will be provided by a low-pressure sheet metal duct system externally insulated to diffusers and grilles appropriate to the building construction. Connection to diffusers with a maximum of 5 feet of flexible ductwork will be permitted. No internal fiberglass insulation will be accepted by the County. Air distribution shall be security risk and ligature-resistant in all secure areas.

Unoccupied Spaces

Small spaces containing equipment (e.g., elevator machine rooms, Audio/Video closets, IT rooms) shall be evaluated using HVAC sizing software based on equipment heat output and maximum operating temperature to determine appropriate cooling capacities. Such spaces will be served by individually cooling only ductless split systems to operate 24 hours, 7 days a week. Space temperature monitoring will be provided for each space. An alarm shall alert the staff when the space temperature exceeds the maximum temperature set for the space.

Culinary Kitchen

The kitchen will be provided with a dedicated kitchen hood, exhaust fan(s), makeup air system, and HVAC unit.

Independent Living Area

This building will be provided with heating, ventilating, and air conditioning (HVAC) by heat pump split systems. Each split system indoor fan coil will be direct drive and have variable speed capabilities where possible. The unit will be provided with ducted outside air for code-required ventilation. Neoprene pads for vibration isolation will be required for indoor and outdoor units. All dedicated meeting rooms will have CO2 sensors.

The system shall be sized per the listed design conditions and the final envelope design, using commercial HVAC load calculation software (Trane Trace, Energy Pro, Carrier HAP, or similar).

Air distribution will be provided by flexible duct systems at the residential units and sheet metal at communal spaces. No internal fiberglass insulation will be accepted by the County.

DIFFUSERS AND GRILLES

Careful consideration should be taken when selecting diffusers and grilles to meet risk criteria, mechanical performance requirements, and installation guidelines. The safest ligature-resistant assemblies are usually very heavy, requiring careful consideration for structural support and means of construction.

Diffusers and grilles must be securely mounted in place using tamper-resistant fasteners. Diffusers and grilles, and all accessible elements of the living units should be attached to permanently affixed concealed back supports that are part of the assembly, or to wall or ceiling framing elements.

It should be noted that all ligature-resistant diffusers and grilles reduce air flow. Evaluating this reduction shall be performed prior to incorporation of these diffusers and grilles.

Diffusers and grilles should be reduced in size to the greatest extent possible where escape is a primary risk criterion. Where diffusers and grilles are required to be large enough to allow passage, they should be mounted in place using welded joints and/or tamper resistant fasteners. Fixed barrier grilles may be required in areas where ducts larger than 8-inches x 8-inches pass through secure walls, ceilings and roofs.

Perforated grilles with 11 ga. (1/8" thick) face plates with holes no larger than 1/8" in diameter on 3/16" staggered centers tend to resist looping. However, all perforated grilles should be reviewed prior to specification/ installation as manufacturing tolerances and fabrication errors may result in conditions that allow looping.

VENTILATION SYSTEMS

Outside air for human comfort shall be provided to interior spaces based on the greater of California Mechanical Code, California Energy Code and ASHRAE requirements.

Outside air shall be drawn in by the outside air intake at each RTU. This air shall be mixed with the return air within each RTU. The system shall provide tempering of the outside air to prevent the intrusion of extreme hot or cold air into the building. Economizers will be installed on RTUs of 3 tons or larger.

To maintain near neutral pressure differentials between spaces, each RTU will be equipped with a unit mounted power exhaust to balance the incoming ventilation air and provide relief when the RTU is in economizer mode. No barometric dampers for air relief will be accepted.

EXHAUST SYSTEMS

Restrooms will be provided with exhaust stacks located at each restroom and be routed to the roof where roof mounted centrifugal exhaust fans will be utilized to exhaust air. All exhaust fans are to be direct drive and roof-mounted.

All restrooms will be exhausted at a rate of 75 CFM per unit (WC or U).

ACOUSTIC REQUIREMENTS

To control noise during all modes of operation, the system should be provided with one or more of the following: low velocity, low static pressure fan systems and/or special low noise diffusers. An acoustic consultant should review the system to determine which techniques are necessary. All major rotating equipment should be mounted to spring isolators. Flexible connections should be provided for fans, RTUs, and other vibrating equipment. The ductwork should be designed to control airborne equipment noise, duct breakout noise, airflow-generated noise, and duct-borne crosstalk noise.

The following noise NC/RC criteria levels will be designed as defined in the ASHRAE HVAC Applications Handbook. These levels address the mechanical systems only. Actual sound performance requirements for each space must be verified with an acoustical consultant.

- Corridors and Lobbies: 40
- Offices: 30
- Holding Cell: 35
- Culinary Kitchen: 45

ENERGY COMPLIANCE

When calculating heat loads and energy compliance, the engineer of record shall use the minimum code requirements for envelope construction, glass performance, and roof construction. Recommendations beyond minimum code requirements for energy compliance and energy conservation is encouraged. The project should be designed to pursue the Title 24 performance pathway.

MECHANICAL CONTROLS

All mechanical systems shall be integrated with the campus-wide Direct Digital Controls (DDC) from the Distech Controls Communication system for monitoring, control, and alarm functions. All schedule and setpoint modifications will be readily accomplished through on-site and off-site staff interfaces. Each zone or space will be controlled by the Distech system. Use covers and/or flat plate digital

thermostats in high-risk areas.

The mechanical control system specifications developed by the design professional shall be patterned after the existing BACnet via IP. The new controls shall connect to the campus maintenance office. No factory cards for equipment controls will be accepted by the campus. The contractor is to install any additional items or upgrades to the existing control panels or software to accept new EMS components.

The system shall include, but not be limited to the following feature and capabilities:

- DDC-enabled thermostats shall not be adjustable by occupants unless stated otherwise by the County.
- Staff to have override capability for a one-hour override in specific locations. To be reviewed and approved by the County prior to implementation.
- Capable of setting back the temperature during unoccupied periods to a cooling setpoint of 85° F and a heating setpoint of 55° F. Where applicable.
- Integration of HVAC and lighting.
- Temperature monitoring in critical spaces.
- Status readable using a connection to an MS Windows-based computer operating system running the supplier's software package.
- Accessible and maintainable from the County's central control location.
- System must have remote accessibility from the factory to access the system and help troubleshoot, program, or alter the system without being on-site and service must be available 24 hours a day, 365 days a year. Normal factory assistance using this connection shall be available after the required warranty period.
- Operating software shall communicate with the local networks, providing control, monitoring, adjustment, and scheduling capabilities.
- Historical system data storage with trending and graphics software.

SUSTAINABILITY / GREEN DESIGN

The county may want to pursue mechanical improvements to new construction beyond code minimum requirements. The below is a limited list of items that should be considered on a per project basis:

- Enhanced indoor air quality - Improved filtration beyond minimum and increased ventilation.

- Thermal comfort – More temperature control with increased HVAC zones.
- Air quality technologies – Ultraviolet Disinfection, Bi-Polar Ionization.

2022 CALGreen – Major Changes

- 2022 CALGreen will require 40% of the total spaces for EVs.
- 25% EV Ready, meaning level 2 EV charging receptacles are installed.
- 5% will need level 2 EV chargers installed.
- 10% “EV Capable” meaning the infrastructure is installed for future EV chargers.

ELECTRICAL NARRATIVE

PROJECT OVERVIEW

The electrical and lighting design for the new OC YTC buildings will be robust with minimal maintenance requirements. The equipment selected should have a long lifespan to allow for future expansion and change of use in the individual buildings. Systems and components should be flexible and suitable for the program requirements. The design process should consider electrical systems that do not limit the use of the building and focus on sustainable approaches to maximize building performance.

APPLICABLE CODES AND STANDARDS

Applicable Codes and Standards: Design, manufacture, testing, and method of installation of all apparatus and materials furnished under requirements of these specifications shall conform to latest publications or standard rules of the following:

- California Electrical Code
- California Building Code
- California Fire Code
- ANSI Electrical Systems
- ANSI Handicapped Code - A117.1
- California Occupational Safety and Health Act of OSHA
- NFPA-70, National Electrical Code
- NFPA-72, National Fire Alarm and Signaling Code
- NFPA-101, Life Safety Code
- NFPA-110, Emergency and Standby Power Systems
- California Code of Regulations, Titles 8, 17, 19, and 22, Division 7, 24 - Part 3 (latest edition)
- California Energy Commission Title 24 Energy Efficiency Standards for Non Residential Buildings (latest edition)
- California Occupational Safety and Health Act (CAL-OSHA).

The following reference standards should be used in the design:

- Orange County Public Works - Architect Engineer Guide
- Orange County Public Works - IT Systems Specifications
- IESNA – Illuminating Engineering Society North America

- ASTM - American Society of Testing and Materials
- IEEE - Institute of Electrical and Electronics Engineers
- ICEA - Insulated Cable Engineers Association
- NEMA - National Electrical Manufacturers Association
- NFPA - National Fire Protection Association
- SMACNA - Guidelines for Seismic Restraints of Mechanical Systems (conduit supports only)
- UL - Underwriters Laboratories
- ADA - Americans with Disabilities Act

In case of conflicts among the referenced codes and standards, the more stringent requirement shall govern.

ELECTRICAL DISTRIBUTION

Utilization Voltages

480Y-277V AC, 3 phase, 4 wire

208Y-120V AC, 3 phase, 4 wire

Motors – 2 HP and larger (480V), under 2HP (208V or 120V)

Lighting – 120V, 277V

Demolition

Several buildings on campus will be demolished to make room for the new construction. The DBE team will need to complete load calculations and site investigation to determine the extent to which the new buildings can be served by the existing pathways that are made spare by the demolition. At a minimum, new pull boxes need to be installed and existing underground utilities rerouted to accommodate the new construction.

It is recommended for the owner and DBE team to consider re-routing any existing feeders in scope currently fed MSB-1 and MSB-2, to be re-fed from recently installed Switchboard MSB-3. Switchboards MSB-1 and MSB-2 are beyond their useful life and it is recommended they be replaced.

MAIN DISTRIBUTION

The majority of the new construction takes place to the north of the existing juvenile hall where several buildings are being demolished. A new facility support building will house the YTC main electrical room which will serve all of the new YTC buildings on the north side of campus.

The new main switchboard in the YTC facility support

building main electrical room will require a new service or feeder from the campus. The DBE team will need to determine where the new feeder will be fed from. Some options include:

Option A – Bus tap in existing 3000 amp Switchboard MSB-I. This is the most cost-effective option but may not be feasible without increasing the ampacity of the existing feeder serving MSB-I via trenching additional underground conduits and conductors from MSB to MSB-I. Load recordings would need to be completed to confirm if this is a viable option. Another disadvantage is MSB-I is beyond its useful life and is recommended to be replaced. UL recertification of MSB-I will be required for the bus tap.

Option B – A new 1600 amp feeder, 2000 amp distribution section, and 1600 amp GE electronic circuit breaker in the existing 3000 amp RSE-SIERRA (S.O. 20269-1) switchboard located in the main service yard at the south end of the campus. This is the most costly and requires coordination with existing utilities to trench (4) 4" raceways from the main service yard to the YTC main electrical room in the facility support building.

Option C – Another potential option is to provide a separate utility service and meter in the YTC facility support building main electrical room.

The feeder option chosen above will serve a 1600 amp, 480Y/277 volt, 3 phase, 4 wire main switchboard located in the YTC main electrical room. The new 480Y/277 volt switchboard will serve a 750 kVA transformer which, in turn will serve a new 2000 amp, 208Y/120 volt, 3 phase, 4-wire switchboard.

The main switchboard capacity is based on the following estimated building load power density:

- Lighting: 3 watts/square feet
- Electrical Devices: 3 watts/square feet
- Motors/HVAC: 8 watts/square feet

The estimated total load is 1200 kVA based on the power density above and the proposed 85,651 square feet (excludes independent living units) of building area to be served by the YTC main switchboard. The independent living units shall be served by the existing feeder serving building #16.

SWITCHBOARDS

All switchboards and panelboards shall all be sourced from the same manufacturer. Switchboards shall have the following criteria:

YTC MAIN SWITCHBOARD:

Metering and power monitors, with provisions on all feeders including spares per Title 24 power distribution requirements (segregation of loads - lighting, receptacle, and HVAC). The power monitor shall integrate and communicate with the Campus Building Management System via Modbus or BACnet. Provide sub-metering for building lighting systems, plug loads, and HVAC. Consult with Orange County Public Works representatives for additional sub-metering requirements to meet the campus goals and objectives.

All Switchboards:

- Full length and rated vertical copper bussing in each section
- Minimum 25% spare circuit breaker space and load capacity
- AIC rating to withstand the available fault current (TBD through a short circuit study)
- Located in electrical rooms only
- Housekeeping pad
- Ground Fault Protection (over 150 volts to ground and 1200 amps and larger)
- Electronic circuit breakers with LSI adjustable settings (250 amps and larger)
- Circuit breakers shall be equipped with lock-out and tag-out provisions from the factory.

PANELBOARDS

Each panelboard shall have the following criteria:

- Dedicated feeder
- Hinged door-in-door cover
- Minimum 42 circuits
- Minimum 25% spare circuit breaker space and load capacity
- Minimum (3) ¾" spare conduits stubbed up six inches above the ceiling and capped
- Copper bussing
- AIC rating to withstand the available fault current (TBD through a short circuit study)
- Located in an electrical room wherever possible, otherwise a supervised location

- All telecommunication rooms shall have a dedicated panelboard with surge protection serving only that space (HVAC shall be served by a separate panel)
- Located to maximize the available wall space
- Main breaker when used as service entrance to a building, or as required by code
- Located to maximize the available wall space

TRANSFORMERS

Several step-down transformers are required and shall have the following criteria:

- Dry-Type
- Housekeeping Pad
- Copper Windings
- Located in electrical or mechanical rooms only
- US Department of Energy's Candidate Standard Level Three (CSL-3) efficiency
- Conform to the latest requirements of the California Code of Regulations Title 20 and Title 24 and DOE 2016 Efficiency standards

CONDUIT AND CONDUCTORS

All cables and conductors shall be routed in conduit which is concealed from view in all public spaces and finished areas. The minimum conduit size will be 3/4", except for buried conduits which shall be a minimum of 1" conduit. Conduit types will be EMT, IMC, or RGC as required per code. No MC cable is permitted. The underground conduit may be schedule 80 PVC, with feeders being concrete encased or have a 3" slurry cover. PVC-wrapped rigid sweeping conduit elbows shall be used for transition to above ground.

All conductors will be copper with THWN-2/THHN 600V insulation. Color coding will be as stipulated by NEC and existing campus standards.

All junction boxes will be recessed-mounted on finished areas and will be of the one-piece galvanized pressed steel knock-out type, minimum 4" Square.

EMERGENCY SYSTEM

The new YTC buildings, except for the new independent living units, will be served by a new minimum 100kW diesel-powered emergency generator located inside the facility support building. The new generator shall be supplied from MTU, CAT, or Cummins. Fuel capacity shall provide 72

hours of operation at full connected load in the event of a utility outage. The generator will serve a new four-pole automatic transfer switch (ATS), which will be located in the generator room. The new ATS will serve a new 400 amp, 480Y/277V switchboard in the YTC main electrical room in the facility support building. The new independent living units will be served by the existing generator. A coordination study shall be performed to ensure the new emergency electrical system meets CEC requirements. All emergency panelboards and switchboards shall have integral surge protection provided by the factory.

SOLAR PV AND BATTERY STORAGE

A new turnkey PV system and battery storage system will serve the new YTC buildings. The size of the systems will be determined by the 2022 California Energy Code. Project looking to pursue the Title 24 performance pathway.

INTERIOR LIGHTING

Anti-ligature fixtures approved by the NY Office of Mental Health patient safety standards guide shall be provided in all secure areas.

Lighting levels shall conform to illuminating Engineering Society of North America (IESNA) standards.

Zone lighting or task lighting shall be utilized whenever these measures can improve energy efficiency.

Provide individual lighting controls for the building occupants enabling adjustments to suit individual task needs and preferences. Provide lighting system controllability for all shared multi-occupant spaces allowing change to meet group needs and preferences.

For large open spaces such as open-plan offices, consider the size of the space and the potential for additional zones of lighting control. Observe the space and determine how the area may be divided and where the other lighting controls would be with the location of the occupants in each area.

Provide Light Emitting Diode (LED) luminaires only. LED luminaires shall have a color temperature of 4000K with a minimum 80CRI with dimming performance from 10 – 100% without flicker or noise power factor 0.9 and with a 5-year replacement warranty. Color range change technology (3500 – 5000k) should be considered for youth and staff wellness.

High-efficiency light fixtures should be utilized with a minimum rating of 120 lumens per watt.

EXTERIOR LIGHTING

All new luminaires will be LED and adhere strictly to the aesthetic form factors and character of the buildings. Fixtures should match the campus standards and existing aesthetics and form factor of fixtures already installed on campus.

All sources shall have a minimum efficacy of 90 lumens/watt.

All luminaires shall be designed to minimize light pollution and glare while meeting the light distribution requirements for the area. A designation of full cutoff shall be considered one measure of compliance but not the sole criteria in evaluating a fixture's ability to minimize light pollution and glare.

All exterior fixtures shall have an integral photocell and be connected to a central lighting control panel.

All exterior luminaire designs shall comply with the latest edition of the (IESNA) Lighting Handbook and the California Building Code Title 24. Illuminate areas where exterior lighting is specifically required for safety and security. Provide a photometric study to ensure the minimum lighting levels are met for each application category.

Exterior luminaire installations shall be incorporated into the Campus' Building Management System.

Provide emergency exterior egress lighting to the adjacent public right of way. There should be no dark areas around the exterior façade of the school building to promote safety and provide excellent visibility as monitored by security surveillance cameras.

Parking lot bicycle/pedestrian pathway and bicycle parking lights shall have a concrete pull box installed adjacent to each fixture with conduits and wiring termination pull box.

EMERGENCY LIGHTING

Egress lighting shall be provided by lighting inverters.

Egress lighting should be designed to meet NEC requirements with a minimum average of 1.0 footcandles (fc), minimum of 0.1 fc at any point, and a max-to-min ratio of less than 40:1.

Egress lighting shall illuminate the necessary path of egress to allow all occupants to exit to a safe dispersal area or public right of way per CBC 1008.2.3.

Provide LED-type emergency EXIT signs. Maximum wattage per sign shall be less than 7 watts and with five years minimum warranty. Provide green text LED signs.

LIGHTING CONTROLS

The lighting control system shall be nLIGHT brand and includes, but is not limited to, operating software, network bridges, switches, room controllers, dual-type occupancy and daylight sensors, dimming controls, and lighting control panels. The system will be designed to meet current CA Title 24 requirements.

The lighting control system specifications developed by the design professional shall be patterned after the standard Energy Management Systems (EMS) specifications. Zone HVAC Integrated Occupancy sensor status shall be visible to EMS at all times.

Programmable with real-time monitoring and control of lighting and plug loads.

Status readable using a connection to an MS Windows-based computer operating system running the supplier's software package.

Controls shall be integrated into the campus' central lighting control system. The controls shall be accessible and maintainable from the central control location.

The system must have remote accessibility from the factory to access the system and help troubleshoot, program, or alter the system without being on-site and service must be available 24 hours a day, 365 days a year. Normal factory assistance using this connection shall be available after the required warranty period.

Operating software shall communicate with the local networks, providing control, monitoring, adjustment, and scheduling capabilities.

Systems must retain their program internally for up to one year including a loss of power and must automatically restore themselves after a power outage to its condition prior to the outage.

A loss of control input power of the control operating system shall cause the lighting relays to fail in the "ON" or "Emergency" position. All relays shall have an option for a "manual ON" bypass position for use during troubleshooting or operating system loss.

Firmware updates required to maintain system functionality and to prevent obsolescence shall be supported by the lighting control and the EMS system manufacturers.

Historical system data storage with trending and graphics software.

The system must be able to operate in a simulated fully-operational condition for troubleshooting and programming

purposes while the relays are locked in the “ON” position.

All lighting controls shall be assembled, wired, commissioned and tested to operate as a complete integrated system and shall provide the lighting control features specified in this document.

Local room networks shall consist of an addressable room controller which accepts inputs from addressable occupancy sensors, daylighting sensors, and switches to drive the lighting load and the network divides shall be connected to a network bridge that provides two-way communication with the operating software.

Occupancy sensors shall be integrated into the building Energy Management System (EMS) via hardwire where needed.

An empty ¾ inch conduit shall be run between the main access point and the designated telecommunication location for system internet access.

All devices, including relays, controllers, switches, and sensors, shall fail in the ON position and leave the remaining portion of the system operating with only a loss of the failed component.

LIGHTING CONTROLS FOR TYPICAL SPACES

Public Services Areas & Open Work Spaces:

Local occupancy sensors shall turn the lights ON and OFF. If applicable, the area shall have two dimming zones controlled by daylight sensors. One dimming zone controls the lighting by the windows and one dimming zone controls the lighting adjacent to or in the middle portion of the area. Lighting controls shall allow for common areas to be controlled as appropriate per Title 24.

Multi-Purpose Rooms:

A room lighting control station shall be provided to turn lights full on and full off, dim the lights, and provide for up to four optional scene selection functions. Scenes shall include front lighting dimmed for presentation, front, and middle dimmed for presentation, front full-on, middle and rear dimmed for demonstration, and one other as defined by classroom type. The lighting control shall be divided into multiple zones including back, center and front of the room, depending on the size. If applicable, the room shall have dimming zones controlled by daylight sensors. One dimming zone controls the lighting by the windows and one dimming zone controls the lighting adjacent or middle part of the room. Ceiling occupancy sensors shall automatically turn the lights off in each zone.

Offices:

The dimmer switch shall turn the lights ON manually at 50% with the option to decrease or increase to 100%. The ceiling occupancy vacancy sensors shall automatically turn the lights OFF in accordance with Title 24.

Hallways and Stairways:

The occupancy sensors shall turn the lights ON and OFF. Minimum lighting level shall be maintained at intersections of corridors, elevator and exit doors, stairwells and building entry points. Lighting controls shall allow for graduated lighting levels and daylight harvesting and/or occupancy sensor controls to be incorporated and adjusted for that area.

Electrical, Mechanical, and Telecom Rooms:

Local manual switches shall turn the lights ON or OFF.

LIGHTING CONTROLS DEVICES

Occupancy Sensors:

Addressable-type, programmable digital occupancy sensors, appropriate for the area usages and room types, shall be utilized in all spaces with the exception of special areas assigned in the project building program.

Passive Infrared Occupancy Sensors:

Passive-infrared sensors require a direct line of sight to function properly. This means any obstructions such as walls, partitions, etc, between the sensor and the intended target will keep the sensor from triggering occupancy. Passive-infrared sensors have varied coverage ranges and patterns. An appropriate range and coverage pattern should be determined based on application, traffic patterns, and fixture compliance. Operating mode shall be based on Title 24 requirements for each space type.

Ultrasonic Occupancy Sensors:

Ultrasonic sensors utilize the Doppler principle to detect occupancy through emitting a high frequency signal and sensing the frequency change of the reflected signal caused by the introduction of an occupant in the space. Ultrasonic sensors do not require direct line-of-sight to function properly, however they should not be installed within six feet of HVAC ducts or registers to avoid false triggering. Ultrasonic sensors have varied coverage ranges. An appropriate range should be determined based on application, traffic patterns, and fixture compliance. Operating mode shall be based on Title 24 requirements for each space type.

Dual Technology Occupancy Sensors:

Shall meet all requirements of Passive infrared and Ultrasonic Occupancy Sensors described above.

Daylighting Sensors:

Daylight sensors, appropriate for the area usages and room types, shall be utilized in all side-lit and top-lit spaces. Larger rooms with multiple zones shall utilize ceiling mounted sensors in an open loop configuration to measure the daylight only and not incorporate the electric lighting in its reading. The daylighting system shall provide continuous dimming of the light fixtures to maintain minimum light levels.

FIRE ALARM AND DETECTION SYSTEM

Notifier panels and devices were used in the recently constructed MRC building and is the preferred vendor. The new fire alarm system will include a standalone fire alarm control panel in the YTC administration building with the ability to connect to the existing campus fire alarm network via fiber optic cable. A fire alarm condition will be created with signals from various initiating devices such as smoke detectors, heat detectors, waterflow and manual pull stations. Duct smoke detectors installed in units providing airflow greater than 2,000CFM will transmit a supervisory condition while achieving global shutdown in associated buildings. Fire alarm systems shall meet all local AJH and national fire protection requirements as well as performance specifications provided by Orange County Public Works.

Design professionals will verify exact requirements with county personnel prior to the commencement of design. Minimum code requirements (NFPA 72 and CBC) shall be met but verification of fire alarm design that incorporates devices that go above and beyond code requirements, such as voice evacuation, will be required by the owner.

Design professionals will also verify the exact Emergency Responder Radio Communications Systems (ERRCS) design and requirements with the owner and local fire department prior to Fire Alarm design. Required conduit and cabling infrastructure shall be fully coordinated and depicted in construction documents.

PLUMBING NARRATIVE

OVERVIEW

The plumbing design for the new Youth Transition Center buildings will incorporate domestic water supply from the campus loop mains. Refer to the Civil section for more information. Domestic water will be distributed into the building and campus pressure will be used to serve the building. Domestic hot water will be provided by electric water heaters located in a mechanical room inside the building. Cold and hot water will be distributed vertically to the stacked restrooms where applicable. Waste risers will be collected in the building and discharged into the sanitary sewer system on campus. Roof drains will be provided as required to meet code for adequate roof drainage.

APPLICABLE CODES AND STANDARDS

Applicable Codes and Standards: Design, manufacture, testing, and method of installation of all apparatus and materials furnished under requirements of these specifications shall conform to the latest publications or standard rules of the following:

Systems should be designed in accordance with the following codes:

- California Electrical Code (latest edition).
- California Building Code (latest edition)
- California Mechanical Code (latest edition).
- California Plumbing Code (latest edition).
- California Fire Code (latest edition).
- ANSI Handicapped Code - A117.1
- Title 19 CCR, Public Safety, State Fire Marshal Regulations
- California Occupational Safety and Health Act of OSHA
- NFPA-13, Standard for the Installation of Sprinkler Systems, with the latest State of California Amendments
- NFPA-70, National Electrical Code, with the latest State of California Amendments
- NFPA-72, National Fire Alarm and Signaling Code
- NFPA-101, Life Safety Code
- State of California Code Regulations, Titles 8, 17, 19, and 22, Division 7, 24 - Part 3 (latest edition)
- 2022 California Energy Commission Title 24 Energy Efficiency Standards for Non- Residential Buildings
- California Occupational Safety and Health Act (CAL-OSHA)
- Additional requirements by County or authorities having jurisdiction (AHJ)

The following reference standards should be used in the design:

- ASHRAE-American Society of Heating, Refrigerating and Air-Conditioning Engineers
- ASME-American Society of Mechanical Engineers
- ANSI-American National Standards Association
- ASTM- American Society of Testing and Materials
- NEMA- National Electrical Manufacturers Association
- NFPA- National Fire Protection Association
- SMACNA-Guidelines for Seismic Restraints of Mechanical Systems (conduit supports only)
- UL- Underwriters Laboratories
- ADA- Americans with Disabilities Act
- County Design Standards

PLUMBING SYSTEMS

Potable Water:

Potable water will be distributed throughout the building using type L copper for above-ground applications or type K copper pipe for underground installation. All fittings shall be wrought or drawn copper sweat-type fittings. Valves and other devices shall be certified lead-free. All pipe and fittings conform to appropriate ASTM and ANSI specifications. Connections to dissimilar metals shall be made with dielectric unions. Velocity for cold water piping shall be less than 8 feet per second and hot water to be less than 5 feet per second.

Domestic Hot Water:

Domestic hot water will be produced by electric water heaters installed in mechanical rooms. All piping will be insulated with a conductivity range of 0.22-0.28 BTU-IN/HR per SQFT/°F and have a vapor barrier jacket. Water heaters shall be installed in a location allowing for sufficient access to service, maintain, and remove and replace (if necessary). Point of use water heaters must be approved by the County prior to implementation where necessary. The domestic hot water system shall have a circulating loop to maintain water temperature. The circulation of hot water shall be based on a set time or a maximum output of 0.6

gallons before hot water is delivered to the fixture.

Waste and Vent:

Waste and vent piping located within the building and within five feet of the building's foundation shall be scheduled 40 no hub cast iron for piping above grade. Waste lines below grade shall be scheduled 40 PVC DWV. All piping shall conform to appropriate ASTM standards.

Roof Drains:

Roof drain piping located within the building and five feet of the building's foundation shall be schedule 40 no hub cast iron for piping above grade. Waste lines below grade shall be schedule 40 PVC DWV. Overflow drains shall be piped separately to outside the building. All piping shall conform to appropriate ASTM standards.

Grease Interceptor:

The culinary kitchen will be tied to a grease interceptor. The minimum capacity for the interceptor will be 1,500 gallons.

Fuel Gas:

The culinary kitchen will have schedule 40 piping for natural gas. All other gas consuming fixtures beyond the culinary kitchen should be avoided.

Condensate:

Piping from HVAC condensate shall be type L copper.

Accessibility:

All plumbing shut off valves shall be by Apollo or equal and in secured locations with sufficient space for access and replacement. Plumbing chases shall be implemented for servicing water closets, lavatories, cleanouts, and other plumbing appurtenances in high security areas.

PLUMBING FIXTURES

All potable water fixtures shall be lead-free (AB 1953) compliant. All plumbing fixtures shall comply with California Plumbing Code flow rates as well as CalGreen plumbing fixture Requirements. Valves and other in-wall devices that may require maintenance or access shall be located behind ligature-resistant secured access panels.

Restroom Fixtures:

The plumbing fixtures for the youth restrooms and classrooms will be type 304 stainless steel and powder coated white ligature-resistant by Whitehall manufacturing or equal. Only fixed strainers should be used for ligature-resistant applications. Staff and public restrooms will have

standard porcelain type fixtures by American Standard or equal. All plumbing fixtures shall have a maximum flow of 1.28 gpm for water closets, 0.125 gpm for urinals, 0.5 gpm for lavatories, and 1.8 gpm for shower heads. Faucets shall be by Chicago Faucets or equal and fed by tempered water no greater than 110° F controlled by a local tempering valve.

Break Room Fixtures:

Sinks shall be type 304 stainless steel minimum 18-gauge, ADA compliant with garbage disposal. Faucets will be gooseneck type with manual handle and max 1.5 gpm. Faucets shall be by Chicago Faucets or equal and fed by tempered water no greater than 120° F controlled by local tempering valve.

Drinking Water Fixtures:

Water fountains shall be ADA compliant with high/low and bottle filler. The water fountains shall be type 304 stainless steel and powder coated white ligature-resistant by Whitehall manufacturing or equal.

FIRE PROTECTION NARRATIVE

GENERAL

The fire suppression design for the new Youth Transition Center buildings is to be protected throughout with an automatic wet fire suppression system, in accordance with California Fire Code (CFC), NFPA Standards, and local amendments. The supply is to be by a dedicated line connected to the site fire water supply. Refer to the Civil section for more information. Downstream of the backflow assembly, fire department connections (FDC) are to be provided to allow the fire department to pressurize all building fire system(s).

CODE REFERENCE

- 2022 California Building Code, Part 2, Title 24 C.C.R. (2012 International Building Code and 2022 California Amendments)
- 2022 California Fire Code, Part 9, Title 24 C.C.R. (2012 International Fire Code and 2022 California Amendments)
- NFPA 13 Automatic Sprinkler Systems w/ CA Amendments 2022 edition
- NFPA 24 Private Fire Mains w/ CA Amendments 2022 edition
- NFPA 72 National Fire Alarm Code w/ CA Amendments 2022 edition

***Reference code sections for NFPA standards are in 2022 CFC Chapter 80. See Chapter 80 for State of California amendments to NFPA standards.

DESIGN SUMMARY

The automatic wet fire suppression systems will connect to a flanged fitting within the dedicated fire riser room space, adjacent to the exterior of the building. The systems will be equipped with drains, valving and monitoring per the requirements of NFPA. With exception of areas not required per NFPA 13, all spaces will be protected with upright, sidewall, or recessed pendant heads. Institutional sprinkler heads will be used as required throughout the spaces.

FDC is located on the exterior of the building in accordance with the local AHJ. The FDC piping shall include a check valve and a ball drip arranged so that the piping between the check valve and the FDC remains dry.

The system riser will consist of a supervised, normally open control valve, a flow switch, a pressure gauge, and an inspector's test & drain valve.

The main drain valve will be piped to a coordinated discharge location.

The system shall be provided with an audible sprinkler flow alarm on the exterior and interior of the building.

Piping shall be concealed above areas with dropped ceilings and within walls except for non-public equipment rooms and spaces without ceilings. Piping in public areas with no ceilings will be coordinated with the architect.

Sprinkler coverage will be provided for rooms, void spaces, and overhangs as required by code, with sprinkler protection in combustible attics.

Sprinkler heads in ceilings will be recessed pendant type or concealed pendant type with white or chrome finish cover plate flush with the ceiling. Sprinkler heads will be exposed in non-finished spaces such as mechanical rooms, data rooms, and electrical rooms. High-temperature sprinkler heads will be provided in electrical rooms. Isolation valves with tamper switches will be provided in these rooms. Institutional sprinkler heads will be provided in spaces where required.

All isolating and sectionalizing valves on the fire protection system will be provided with tamper switches that shall be enunciated at the fire alarm control panel.

The system shall have a central control panel with digital read-out as part of the Fire alarm system. The system should be installed so that it may be connected to an automation system.

Piping 2" nominal diameter and smaller shall be ASTM A 795 steel piping Schedule 40 black steel pipe. Connections or fittings shall be threaded, flanged, or welded.

Piping larger than 2" nominal diameter may be ASTM A 795 Schedule 10 roll-grooved black steel pipe. Connections or fittings shall be grooved or welded.

Sprinkler heads shall be spaced for symmetry with ceiling features. All additional heads above the number required by code and needed to accomplish this spacing shall be provided. Basis of head location shall be:

- Align in straight rows
- Maximize symmetry in room
- Locate in center of ceiling tiles

All products used for the installation of these systems shall be UL listed for service in a Fire Protection system or shall be approved by the Authority Having Jurisdiction for their intended use.

All sprinkler heads exposed to outdoor conditions that could cause corrosive damage to sprinkler heads shall have a factory-applied corrosion-resistant finish.

Areas shall be noted on plans and provided to the Architect of Record for acceptance.

METHODS OF ATTACHMENT

Details shall be provided for hangers/support and bracing of piping. The zone of influence for the sprinkler system shall be identified on the plans, and calculations shall be provided to justify the brace components, anchorage, sizes, and spacing. Brace locations shall be shown on the plans and labeled for identification of size and type. Structural drawings shall be referenced to determine the applicable C_p factor.

BUILDING HYDRAULICS

Hydraulic Calculations shall be provided based on the Hydrant Flow Test conducted on 09/06/2016 with Orange City Fire Department, Vince Anderson, with results of 100 psi static, 92 psi residual at 1483 gpm. The automatic sprinkler system's hydraulic demand shall be calculated and demonstrated to be below the city supply curve with a 10% reduction applied to the supply curve.

- Light Hazard – Common use areas, Admin, Restrooms, Recreational use areas, Classrooms, Break rooms
- Design Density: 0.10 GPM/SF, 1500 SQ FT
- Hose Stream Allowance: 100 GPM

Ordinary Hazard Group I – Kitchens, Control Rooms, Telecom rooms, Mechanical rooms, Storage rooms (Up to 8 ft stockpiles), Electrical rooms, Custodial rooms

- Design Density: 0.15 GPM/SF, 1500 SQ FT
- Hose Stream Allowance: 250 GPM

Ordinary Hazard Group II – Labs, Storage rooms with Class I-IV commodities top of storage > 8 ft < 12 ft

- Design Density: 0.20 GPM/SF, 1500 SQ FT
- Hose Stream Allowance: 250 GPM

LOW VOLTAGE / I.T. SYSTEMS NARRATIVE

OVERVIEW

Communication and Information Technology infrastructure will be designed to support access to technology systems by providing defined spaces for equipment rooms, cable pathways and device locations. The infrastructure will be designed to support 'day one' technology system installations as well as changes in technology for many years into the future. The following section describes the infrastructure spaces in terms of their purpose and use for supporting the technology systems to be installed. It also defines the architectural, mechanical, power and lighting performance requirements to make these spaces function appropriately.

CONNECTION TO CAMPUS DISTRIBUTION

Dedicated fiber and copper lines shall be provided to the YTC campus area. From the Central Server room located within building 2, separate Single-Mode fiber optic innerduct raceways for low voltage and CCTV should be routed to a dedicated YTC BDF room within the Faculty Support building. In addition, a dedicated copper feed should be provided from the Central Server room to the Faculty support building BDF.

From the YTC BDF room, dedicated Single-Mode fiber and copper lines shall be routed to individual IDF within each building on the YTC campus. Site manholes should be placed as required for access and cable pulling purposes.

DISTRIBUTION AND CONTAINMENT METHODS

The technology cabling systems will be distributed throughout the buildings via a series of conduits, j-hooks and cable trays. Wherever feasible all technology cabling will share a single cable containment system. This infrastructure establishes dedicated pathways for backbone and horizontal distribution. Locations will be coordinated between engineering disciplines during each design stage. Distribution and containment methods to be used are as follows:

Conduits (4" in diameter) shall be provided running from the MDF to manholes to connect to the campus connection point for telephone, data and other services.

A riser (consisting of a number of 4" diameter sleeves) shall be provided running from the MDF to each IDF Room.

Main horizontal pathways will comprise a linear cable tray arrangement running throughout the building. Cable tray will be basket tray type.

Typical wall outlets shall consist of a dual-gang back box (with a single-gang mud-ring) with a 1" diameter solid metal EMT conduit running from the back box to the nearest accessible ceiling space. Cables shall run from outlet location to nearest cable tray via the use of j-hooks. A pull wire shall be provided in each conduit to assist with the installation of cabling. Where an accessible ceiling is not available, conduit shall run via pull-boxes to the nearest IDF.

Each BDF or IDF room shall be provided with open frame 19" racks to support incoming and outgoing terminations, cabling, patching, cable management, etc. to support the space served. Standard for data and voice termination is rack-mounted patch panels and wall-mounted 110 blocks, respectively.

Each network rack or cabinet will have a minimum of (2) 120v dedicated 20-amp circuits NEMA 5-20 outlets located on the top.

The BDF/IDF room will need to be air-conditioned and humidity-controlled 24/7/365. The BDF/IDF room will have a minimum of (3) 120v dedicated 20-amp circuits and (3) 208v 30-amp circuits to outlets. The room will have one wall covered with a fire-rated plywood finished and painted on one side.

A dedicated 208/120V panelboard should be provided in each IDF room dedicated to the equipment within the room.

All equipment should be connected to local UPS backup within each dedicated rack. Provide shop drawings and room layout listing all equipment for OCIT staff to review and approve during design.

Grounding Requirement

Provide the grounding system with a direct connection to earth for the system. The grounding system shall be isolated from the building's electrical safety ground system except for a single point of connection between the two systems at the main service ground bus. Grounding of all low voltage systems shall be in conformance with BICSI standards. The Grounding System shall include all of the following elements:

Provide a separate copper cable connection from the building's main ground bus to the low voltage system ground bus at the MPOE, each MDF and IDF Ground Buss Bars shall only be connected to the MPOE ground bus. Provide the code required size of ground conductor between the main building ground and the MPOE.

All ground connections shall be long-barrel, bi-metal, pressure indented two-hole lugs, machine bolted with flat washers, and lock washers installed.

WIRELESS ACCESS POINTS

Provision for wireless connectivity will be made throughout the building and in selected exterior spaces to accommodate complete coverage and density for the support of multiple connected devices per individual. Power to wireless access points is to be distributed via Category cable using the IEEE 802.3 Power over Ethernet standard.

STRUCTURED CABLING SYSTEM

The structured cabling system for the new YTC shall comply with OCIT Design Guide for Telecommunications standards. At the time of the writing of this narrative the design is based on a CommScope Category 6A UTP horizontal copper cabling system. The system will provide universal access throughout the facility and will provide a high level of flexibility and resilience. The cabling system shall also provide sufficient bandwidth to support future generations of technology without the need for re-cabling.

Standard Cable:	CAT 6A UTP cable
Information Outlet:	Per standard
Patch Panel:	Per standard
Patch Cord:	Per standard

Data Fiber Cable Specification – 10G Data:

Standard Cable:	Per standard
Connector:	Per standard
Fiber Shelf:	Per standard

Other Fiber Cable Specification –Multimode:

Standard Cable:	Per standard
Connector:	Per campus standard
Fiber Shelf:	Per standard

INTRA-BUILDING BACKBONE CABLE

Intrabuilding backbone cable consisting of optical fiber and multi-pair copper cabling will support 10 GBE backbone connectivity supporting data and video as well as traditional voice applications. The current basis of design assumes 24-strands of single-mode (OS2) and 12-strands of multi-mode (OM4) optical fiber cable and a 25 pair Category 5e multi-pair copper cable running from each IDF room to the

BDF Room. All fiber optic cabling shall be armored type and fusion spliced with pigtails terminated on LC connectors.

EMERGENCY RESPONDER RADIO COVERAGE SYSTEM INFRASTRUCTURE

The need for an ERRCS has yet to be determined. At a minimum, the building infrastructure will be provided to support the installation of an emergency responder radio coverage system including space in the IDF rooms, a riser through the building and a pathway to the roof to allow the installation of a donor antenna to pick up off-air public safety frequencies.

A.V. SYSTEMS NARRATIVE

OVERVIEW

The information presented in this section describes the audiovisual systems to support presentations, collaboration, conferencing, learning, and wide range of other electronic communications functions between groups/individuals at the Orange County Youth Transition Center. The DBE Team shall be responsible for designing audiovisual systems for room types listed below:

- Meeting/Conference Rooms/Multipurpose
- Offices
- Instructional Spaces
- Lobby
- Gathering areas

The DBE Team is also responsible for designing non-standard rooms not mentioned above per OCIT standards.

The low voltage systems listed below are anticipated to be specified, procured, and installed by OCIT upon completion of construction and are not a part of the project scope. However, building infrastructure required to support the installation and operation of these systems shall be provided as part of the DBE Team project scope:

- Data Network Hardware and Software
- Telephone Hardware and Software
- Computing & Peripherals

Interconnection to the specific systems listed below shall be accommodated as required to facilitate the desired functionality of all low-voltage systems.

- Building Management and Control Systems
- Security Systems
- Fire Alarm and Life Safety Systems
- Television Service and Distribution

The primary design objectives for the project's audiovisual systems shall be to create a highly effective learning, meetings and collaboration environment that optimizes the performance and utility of the technology systems deployed. In addition, it should provide a reliable and adaptable infrastructure framework that can accommodate the varied and constantly evolving technology systems and needs of the youth, officers, and staff.

AUDIOVISUAL SYSTEMS

The information outlined below provides general background information on the AV technologies and

applications that are relevant to this project. Building infrastructure (e.g. cable pathways, power, etc.) to support AV capabilities and equipment installation are defined in other sections of this report.

PRESENTATION DISPLAY SYSTEMS

Primary presentation image display from video and computer sources shall utilize either of two types of display technology – standard projection or flat screen monitors. Each of these systems shall have associated signal processing and input switching to manage routing of source signals. All displays will be designed using a widescreen (16:9) aspect ratio to support wide-screen computer resolutions and high-definition (e.g. HD and UHD) video formats as well as legacy video formats. Projection display surfaces may vary based on individual use cases and may include manual or motorized retractable screens. Projection onto wall surfaces is not acceptable.

Flat Screen Displays: Used for small- to medium-sized presentation spaces, digital signage, and supplemental viewing support in specialty areas. Care should be taken where flat screen displays are used to ensure that they are installed in full compliance with ADA and other applicable codes and requirements.

Projection System: Refers to a system with a high-resolution, laser-type video projector and projection screen. Projection systems will generally be used in locations requiring images larger than can be economically provided using flat-screen displays or short throw projection systems. Projectors are typically mounted at or below the ceiling at a distance from the screen that is determined based on the specified lens and optimal screen size for the room.

INTERACTIVE FLAT PANEL DISPLAY

Where selected, interactive flat panel display screens shall be provided to support the anticipated activities. Displays shall be wall mounted with full AV presentation, networking and computing connectivity as required. Displays shall be sized appropriately to the workspace and viewing area. Care should be taken where flat screen displays are used to ensure that they are installed in full compliance with ADA and other applicable codes and requirements.

Each space shall have its own AV control system consisting of a single user interface device, control processor, fire alarm connectivity, and integration with other systems where appropriate. The form of the user control interface device will vary depending on system complexity and other factors. Options may include push-button panels, graphical

touchscreen panels, wireless tablets (e.g. iPad), and web browser applications.

AUDIO SYSTEMS

Loudspeakers and associated electronics are used to reproduce sound associated with recorded media (e.g. video), computer audio/video, and other presentation media sources. Specific audio formats (e.g. monaural, stereo, surround sound) and loudspeaker types are selected as appropriate to specific facility, presentation and use case requirements.

Electronic voice amplification may be required in large presentation and learning spaces to provide intelligible communication. Voice amplification systems may be integrated with media audio presentation playback where appropriate to the specific application. Voice amplification may be achieved via fixed/wireless microphone system, various speaker types and speaker configurations as approved by OCIT. The system shall include all amplifiers, digital signal processing, wired and wireless microphones, and other components as required to provide clear, intelligible audio throughout the space(s) being served.

Supplemental sound reinforcement shall be provided for the hearing impaired in compliance with the requirements of the Americans with Disabilities Act (ADA) and the California Building Code (CBC). ALS shall incorporate sound from voice reinforcement and media program audio reproduction systems where provided. Permanently installed ALS shall be installed where required per code. Portable equipment may be used where allowable by code.

CONFERENCING SYSTEMS

Conferencing refers to an AV system's capacity to support communication between individuals in two or more separate locations. Conferencing communication may require distribution of electronic audio, video and/or data content. Conferencing capabilities can take several forms as described below.

Web-Based Conferencing:

Refers to audio and video collaboration between two or more remote locations by means of an easy to use computer-connected camera and microphone. Connections are made over the Internet using a web browser interface, such as Zoom.

Audio Conferencing:

Refers to a typical conference phone positioned in the middle of a table. The tabletop conference phone integrates microphones, speakers and controls. Satellite microphones may be used when needed to capture sound from larger tables. This type of audio-only conferencing is only appropriate for small and medium size rooms.

SECURITY ELECTRONICS NARRATIVE

OVERVIEW

The purpose of the electronic security systems will be to assist in creating a secure and safe environment for the staff, residents, volunteers and public that use the facility. The systems to be designed will accomplish their purpose by providing the staff with the tools they will need to operate the facility in an efficient manner while maintaining security and safety.

As these facilities look to the future, it is not uncommon to see a need to adjust treatment, change the mission of a facility, or simply adjust operations in order to meet changing demands of society. A system design must respond to this challenge by incorporating flexibility and expansion potential in the systems.

Although the electronic security system will be made up of several subsystems, they will be integrated in both a physical and an electronic manner to achieve a single system presentation and functionality to the operator.

The Orange County Youth campus consists of several buildings that are grouped into three main categories: Juvenile Hall, Youth Leadership Academy and Youth Transition Center.

The existing electronic security system in the Juvenile Hall is currently being replaced so the new system that will be added as part of the OCYTC facility renovation will be integrated with the existing one.

The electronic security system for the OCYTC will consist of the following subsystems:

- Security Intercom and Paging Systems
- Electronic Security Control System (PLC)
- Touch Screen Control and Management System
- Video Management and Recording System
- Access Control System (Card readers)
- Uninterruptible Power Systems for security equipment
- Security intercom and Paging Systems

The intercom and paging system will utilize a modular digital communications system (VoIP). The intercom system will provide two-way communications between staff positions and remote locations. Intercom stations shall be provided in each sleeping room and generally on each side of remotely controlled doors. Desk mounted master stations and speaker/ microphone units shall be located at selected staff stations and the main control room.

The facility will utilize a digital intercom system manufactured by Harding (DXL). This will allow seamless integration with existing systems.

New intercom stations will be designed for mounting on standard 3-gang outlet boxes. Faceplates will be constructed of 11-gauge brushed stainless-steel. An internal steel offset grille will restrict inserting objects through the speaker grille. Stations shall be ruggedly constructed and resistant to damage from soil and sprays.

The system will be programmed such that if the local dayroom staff station does not respond to an intercom call after a preassigned number of rings, the call will be forwarded to the Main Control Room operator.

The intercom system will allow youth to use intercom stations for dual functions. One function would be to place calls (typical operation), and the second one would be to unlock sleeping room doors. These functions will be selectable from the touch screen stations operated by the staff.

The paging system will provide one-way audible announcements to selected areas or zones. Selected areas include corridors, staff facilities and residential areas. Each control station will have the capability of paging the areas which are under their control at the time of the page. The intercom and paging system will be capable of providing an interface with the facility's phone system to allow paging to selected areas through the phone system.

ELECTRONIC SECURITY CONTROL SYSTEM

All electronic security system field devices will be routed to electronic security equipment rooms and terminated to the electronic security head-end equipment (relays, PLC, power supplies, network switches, etc.).

The system will be made up of multiple Programmable Logic Controllers (existing and new PLC) connected to the Electronic Control System Network (ECSN). New PLC will be manufactured by Omron to match the existing PLC(s). The existing PLC(s) will be connected via fiber optic backbone to the new PLC to allow integration of "old" and new systems.

The ECSN shall be a high-speed Ethernet-based industrial data communications network. The interaction time between system input at the control station and the activation of a field device shall not exceed 0.5 seconds. The electronic security network shall use a fiber optic backbone for communication.

Network switches shall be a heavy-duty design with fault tolerance by means of redundant power supplies. Switches shall consist of 1000 Mbps backplane with multiple 1000 Mbps ports for connection to PLCs and 1000 Mbps port for connection to other integrated system CPUs.

The electronic security systems for the facility will incorporate current technology in an integrated system and will be engineered to support the operations of the facility.

A Duress Alarm System will provide a means for a staff member to summon help in a security or life-threatening situation. Duress buttons will be provided in each multi-purpose room, office, conference room, and at the unit control station in each Living Unit. These duress buttons will be industrial grade red mushroom buttons with key reset. They will be monitored by the PLC system. When pressed, they will latch and signal a duress alarm in the Main Control Room. Each duress button will be individually enunciated in the Main Control Room. A key reset will be required for the alarm to be cleared.

TOUCH SCREEN CONTROL AND MANAGEMENT SYSTEM

Each new control station shall be provided with a control system that will use touch screen technology on, at minimum, 27-inch TS monitors. The system will be configured in a network for sharing of data and files. The network shall be configured in a client-server arrangement. The server will be provided for archival of data and storage of software and station configurations. The system will allow management of task groups to allow balancing of the workload among stations. In consideration of future software upgrades, network interfaces, and maintenance, the software for the stations and the network shall be specified to operate in a Microsoft Windows 10 environment. Each control station will be ergonomically designed to maximize the operator's efficiency and to minimize stress and eyestrain. It needs to be noted that cross training and relief plans for operators need to be built into the operational plan.

Touch sensitive workstations will be equal to 27" Elo Touch Solutions model 2740L, as a minimum. Surface Acoustic Wave technology will be provided.

The system shall consist of multiple Touch Screen Control Stations, an Administration Station, a File Server, and a report printer. The touch screen control stations, the administration station, and the file servers shall be connected to the Ethernet network for communications and control.

The touch screen control stations shall be for the purpose of control and monitoring of security systems in the facility. The Administration Station shall be used for administrative functions such as diagnostics, software and file back-up and restoration, report generation, etc. The report printer shall be connected to the administrative station. The file server will be used for storage of all database information, restoration of touch screen stations, and software back-ups.

The goal of the presentation to the touch screen operator is to provide intuitive operations through visual simplicity, fast orientation, similarity of functions and ergonomics. Consideration shall be given for operators that are visually color impaired.

Graphic displays shall be created for welcome, log-on, utilities, special functions, and building floor plans of all areas of the facility, including site conditions. The display system shall convey an accurate plan of all areas of the facility. Salient characteristics pertaining to colors, icons, and graphics shall be confirmed during the submittal process.

Graphic screen hierarchy and access shall be both operator and event driven. The system shall allow the operator to move between functional area maps via the floor, building and site maps, and to move between maps within a functional area by touching the area of the functional map that is desired. The system shall also allow events to drive movement between screens.

The touch screen control and management system shall be compatible with the ECSN and function in conjunction with all electronic security systems to display, control and monitor all devices and functions in a Graphic User Interface (GUI) environment.

Pre-recorded audio messages shall be linked to alarms based on alarm type, and alarm location. Audio message content shall be selected by the User.

Control shall be by selection using touch or a pointing device (i.e. mouse, trackball).

The existing system graphic user interface (GUI) was programmed by Medina Security (security system integrator). There will be ten (10) new control stations in the new living units. The existing control stations in the Main Control Room shall be updated (software and hardware) and reused for the operation of the expanded and remodeled areas of the OCYTC. The existing touch screen maps shall be modified and reconfigured to accommodate addition of new electronic security field devices and to show new /retrofitted building layouts.

VIDEO MANAGEMENT AND RECORDING SYSTEM

The purpose of the video management and recording system is to provide visual confirmation of movement through security barriers and general surveillance of movement. The Video Management and recording System shall be an IP network-based, fully distributed digital video system. The security video system will utilize Local Area Networks (LAN) as a transmission medium for video configuration, as well as storage of all data. The IP video management system shall provide support for IP cameras from multiple manufacturers and shall support standard resolution and megapixel HD IP cameras. Network Storage shall be configured using fault-tolerant RAID-6 drive arrays.

All new cameras shall use CAT6 cable for connection to network switches. Where distance between a camera or viewing station and a network switch exceeds 300', new fiber optic cables shall be used. All new cameras shall be connected to the video network to allow display of any camera on any video viewing station. All cameras shall be recorded, and video storage shall be sized to retain recordings for 90 days. All cameras shall be continuously recorded at native resolution, 15 images per second. Quiet time recording (no motion) shall be native resolution, 2 images per second for all cameras. The motion should be estimated at 70%. All new video management and recording devices and equipment shall communicate over a 10G network consisting of L2 and L3 network switches and shall be connected via new fiber optic backbone.

The system shall provide full video control at the OCYTC, with additional full selection capability at any point within the network from a workstation or a video console display. The security video system shall provide expansion capability for the addition or modification of the system.

The IP video management system shall support the ability to switch any camera in the system to any monitor in the system, through a PC Keyboard/Mouse. The Video Management System shall allow for users to be restricted via software to logical configurable groups of cameras, monitors and system operation. The Video Management System shall manage system security, functioning as a key manager for user and device authentication, and it shall route communication between all devices on large, sub-netted security networks. The Video Management System shall store and administer secure keys and shall have multi-level and user permission management.

The Digital Video Storage Array will be designed for high speed; high-capacity digital video storage; and high-performance playback applications. The storage array will be a full featured RAID 6 configuration. The digital disk storage array will be a modular design to improve the

serviceability of the unit and minimize downtime. The storage array will be built for the security industry's most demanding digital video storage applications, providing high-capacity, unlimited flexibility, and reliability.

Cameras shall be capable of processing and analyzing video within the camera itself, with no extra hardware required. State-of-the-art intelligent video analysis shall reliably detect, track, and analyze moving objects while suppressing unwanted alarms from spurious sources in the image. Analytics shall intelligently adapt to difficult conditions like changes in lighting or environment such as rain, snow, clouds, and leaves blowing in the wind. The built-in tamper detection generates alarms on camera hooding/masking, blinding, defocusing, and repositioning. To enhance robustness, analytics shall be capable of being configured to ignore specified image areas and small objects. Calibrated cameras shall automatically distinguish between upright persons, bikes, cars, and trucks. Furthermore, object size, speed, two-way direction, aspect ratio, and color filters shall be available for use in any combination to create specific detection rules for exactly the objects you are looking for. Statistics on object properties shall be stored and capable of being displayed for fine tuning the object filters. Object properties shall also be able to be defined by selecting an appropriately similar object in the video.

Cameras shall be PoE, with a minimum of 1080p resolution. Cameras in dayrooms, classrooms and recreation yards shall be a minimum of 5 megapixels. Cameras shall be strategically placed to monitor movement throughout the facility. Cameras shall be provided in some sleeping rooms to monitor residents (one sleeping room in each dayroom area).

The existing Video Management Software (Genetec VMS) shall be expanded to accommodate addition of new cameras and new video viewing stations. The existing video storage will be expanded to record new cameras that will be added as part of the facility expansion and remodeling.

ACCESS CONTROL SYSTEM

The purpose of the Access Control System is to allow a level of free movement within the facility for authorized staff. Movement through security barriers is accomplished by presentation of an access card to the card reader. A valid read shall cause the door to unlock and/or open. The authorization process is initiated at the access control system and validated by the electronic control system. The touch screen control system shall be capable of enabling or disabling the card reader function.

Access control cards shall be proximity type. The proximity card needs to be presented to within 6 to 8 inches of the

reader.

The system will be a computer-based Building/Facility Management and Monitoring System used to control and monitor personnel and alarm activity. Access control panels (controllers) shall use fully distributed database architecture with real-time processing performed at each panel (controller). Fully distributed processing shall ensure that all information (time, date, valid codes, access levels, etc.) is downloaded to the controllers so that each controller makes its own access control decisions. There shall be no hierarchical or intermediate processors to make decisions for the controllers. Also the access control system server/workstation shall not be required to make any decisions for the controllers including any global functions, providing instant response to card reads regardless of system size and provide for no degradation of system performance in the event of communication loss to the host (or actual loss of host). All time zones, access levels, linking events, holiday schedules, and global functions shall remain operational. Upon communication loss to the host, all controllers shall automatically buffer event transactions until the host communications is restored, at which time the buffered events shall be automatically uploaded to the host. The system shall maintain full feature capability regardless of the style of the communications from the server.

Each door indicated on the drawings shall be provided with a proximity card reader, a door position system, and a request to exit device. The Card access controllers shall be compatible with the Owner's current system (Genetec). The existing access control system uses Mercury controllers. All card readers will be networked together to allow cards to be programmed from a centralized workstation (existing). The existing access control server will be updated (software and hardware) to accommodate addition of new card readers (access control panels) that will be added as part of the facility expansion and remodeling (OCYTC). Card Reader is to be HID iClass SE R10/R40 or equal.

UNINTERRUPTIBLE POWER SYSTEM (UPS)

Uninterruptible power for back-up shall be provided for all control and monitoring systems, except electro-mechanical locks and electrically operated gates or overhead doors. Each new equipment room shall be provided with the new UPS unit that will be sized to back up electronic security head-end equipment.

Each UPS system shall independently receive its power supply directly from the main/emergency power supply of the facility.

Each UPS system shall be provided with an alarm panel for

indication of individual system alarms. Each UPS system shall be sized for a minimum of twenty (20) minutes of stand-by power under full connected load.

CONTROL LOCATIONS

1. Main Control Room
 - a. Use existing control station (reprogram existing facility maps)
2. New Living Unit Control Room (Total of 10)
 - a. One (1) control station per unit
 - b. One (1) 65" LED video monitor and CPU (per unit)

Each control station shall be provided with one (1) control monitor (27"LED), two (2) video monitors (27"LED), one (1) audio communication interface, and one (1) intercom master station. Control station and video viewing station (two monitors) will have their own CPU(s) to allow faster processing of the data.

The system shall be configured to allow control transfer between all control stations.

MAIN CONTROL ROOM

The Central Control Room security control and monitoring functions and operation shall include the following:

- a. Control and monitoring of all remotely controlled (electric locks) interior and exterior movement doors
- b. Control and monitoring of all remotely controlled (electric gate operators) site gates
- c. Override/Takeover and Lockdown operations of all other touch screen control locations (unit controls)
- d. Video Monitoring and Recording of all cameras in the facility.
- e. Monitor fire alarm system trouble and alarm conditions
- f. Intercom and Paging communication operations
- g. Event report generation and printing
- h. Emergency Door Release Function

UNIT CONTROL ROOM

The Housing Control Room security control and monitoring functions and operation shall include the following:

- a. Control and monitoring of all resident doors in the area of control
- b. Control and monitoring of rec yard and multipurpose

doors in the area of control

- c. Video Monitoring and Recording of the cameras associated with the area of control.
- d. Monitor fire alarm system trouble and alarm conditions
- e. Intercom and Paging communication operations
- f. Resident management system interface to allow pop-up windows with resident information at each room.
- g. Watch Tour/Guard Tour system monitoring
- h. Utility Controls (lights, power, phone)
- i. Group Door Release Function

TYPICAL DOOR CONTROL OPERATIONS:

All movement doors (interior and exterior) and sleeping room doors shall be provided with electric locks and the capability of remote control and monitoring. The remotely controlled and monitored doors will be provided with the following functions:

Normal operation of swing door(s) or a manual sliding door(s) with electric locking device(s) shall be such that touching the associated UNLOCK icon shall initiate an unlock command. The locking device(s) shall be controlled to withdraw the lock bolt and hold the bolt withdrawn for a preset period of time and then released.

b. Emergency release operation of swing door(s) or a manual sliding door(s) with an electric locking device shall be such that touching a HOLD UNLOCK icon shall initiate a hold unlock command. The locking device(s) shall be controlled to withdraw the lock bolt and hold withdrawn until the LOCK icon is touched or a global site, floor, or area emergency release mode reset is selected from Utility Screens. When emergency release of a group of doors is provided, the total group select mode of operation time shall not exceed ten (10) seconds.

c. Normal and emergency release operation of fully operable electric sliding devices shall be such that touching the OPEN icon associated with a door will cause the door to stop momentarily (if moving) and then open. Touching the STOP icon while the door is in movement shall cause the door to stop. Touching the CLOSE icon when the door is not secure shall cause the door to stop momentarily (if moving) and then close to a secure condition.

d. Selective group release and/or resident access of sleeping room doors

e. A door prop alarm shall be provided for each electrically controlled door. Any door left non-secure after its assigned time period shall generate an alarm to the Activity List. Room doors may be excluded based on the facility

operation.

f. An unauthorized access alarm shall be provided for each controlled or monitored door except where indicated on drawings. Any door that becomes non-secure without a command from the electronic security systems shall generate an alarm to the Activity List.

g. A shunt function shall be provided for each door and alarm device (i.e. motion detector).

h. An interlock override function shall be provided for each door that is part of one or more interlock groups. An interlock shall prevent more than one door of a group from being opened/unlocked electrically. An interlock override function shall provide the means to defeat the interlock and electrically open/unlock more than one door of an interlock group.

i. A function for enable/disable the card reader shall be provided for each door for which a card reader is provided.

j. Electric Key function will be provided for local operation of all sleeping rooms. This hardware will allow electric lock operation locally and from remote locations. A function for enable/disable "electric key" shall be provided for each door for which an electric key hardware is provided.

TYPICAL INTERCOM AND PAGING CONTROL OPERATIONS:

All movement doors (interior and exterior) and sleeping rooms shall be provided with intercom stations for audio communication between control centers and remote locations. Paging speakers shall be provided throughout all areas of the facility to allow emergency and group announcements. The Intercom and Paging Control Operations:

a. The control of intercoms shall be within the functional group icon for the associated door. The status of the intercom shall be indicated by a speaker shaped icon at the intercom location. The status icon shall be gray when the intercom is inactive and yellow when the intercom is active. The icon in active state shall be graphically different than in inactive state.

b. The status of the paging function shall be indicated by a speaker shaped icon at the paging location. The status icon shall be gray when the paging is inactive, and yellow when the paging is active. The icon in active state shall be graphically different than in inactive state.

c. The intercom push buttons in sleeping rooms in the housing areas may be programmed for dual operation to unlock doors in the "day mode" or to place an intercom call in "night mode".



FOOD SERVICE NARRATIVE

OVERVIEW

The intent of this document is to establish design concepts and team expectations, and clarify design intent for the proposed resident meal and culinary training kitchen.

APPLICABLE CODES AND STANDARDS

- California Building Codes, 2022
- California Fire Code, 2013
- California Green Building Standards Code, 2013
- California Mechanical Code, 2013
- California Plumbing Code, 2013
- California Code of Regulations, Title 24
- California Health and Safety Code
- California State Fire Marshal, Title 19 CCR
- National Fire Protection Association (NFPA)
- National Sanitation Foundation (NSF)
- Foodservice Equipment

GENERAL DESIGN CRITERIA FOR KITCHEN / CULINARY TRAINING / SERVERY

- This room will primarily serve as a production kitchen for YTC. When not cooking meals for residents, it will also be used for Culinary Training.
- Kitchen / Culinary Training / Servery to be a total of 1575 square feet.
- Dry and Refrigerated Storage for both Resident Meal and Culinary Training will be kept separate. The Dry Storage Room for Resident meals to be 120 square feet; Culinary Training dry storage to be 80 square feet. Both dry storage rooms will contain NSF approved wire shelving. Both programs will utilize reach in refrigeration and freezer space.
- The kitchen will have multipurpose preparation areas and a cookline that can be used for both resident meal preparation and for culinary training.

OPERATIONAL / FUNCTIONAL REQUIREMENTS

Serving Operation:

All food for resident meals will be prepared in the main kitchen and plated on trays. The meals will then be transported from the main kitchen in insulated holding cabinets (if dining is satellite) or served within the adjacent dining room via serving line. Power will be provided in

the Servery to maintain holding temperature in cabinets or trays until served. Trays will be pulled from holding cabinet by the staff and passed through the pass window under a sneeze guard. The Pass window ledge will be stainless steel and at a height of 2'-10".

Dry Storage Operation:

- Dry goods storage will be provided for any dry goods and nonperishable items that may be required for the serving function.
- All dry storage shelving will be (4) tier and open wire type NSF approved.
- Dry good to be stored at the ambient temperature of 75° to 85°F

Janitor Operation:

A janitor's mop sink will be provided in an adjacent room and will contain wall mounted mop storage for mops specifically labeled for the Kitchen.

Scullery / Sink Operations:

- One (3) compartment sink approx. 10' x 2'-8" containing sink tubs 18"x24"x12" deep capable of holding the largest utensil used in the serving function of this room. This sink will contain drain boards that are of equal or longer than the sink width. This sink will be provided with high flow pot sink faucets with 3/4" hot and cold water inlets.
- ADA compliant hand wash stations will be provided in the dishwash area, at the preparation/cooking stations and at the serving line.



PHILOSOPHY, ORGANIZATION AND SITE OPTIONS

PHILOSOPHY

According to the Integrated Mental Health Treatment Guidelines for Prescribers in Intellectual and Developmental Disabilities, “...hope plays an essential role in reducing risk for distress while facilitating both physical and mental well-being... Beyond these findings is an applied aspect showing hope can be taught, facilitated, and cultivated” (The Center for Start Services, 2021). The new YTC will provide a safe, homelike facility that fosters hope, and focuses on rehabilitation and reentry in a welcoming, park-like environment. The facility should be designed to create a familiar and pleasant atmosphere for the youth to safely live, learn, and grow. This can include the scale and siting of the buildings, site organization, ample usable open space, interior organization of buildings and the use of interior color and materials.

TRAUMA-INFORMED DESIGN

Many youth in the juvenile system have experienced significant childhood adversity and trauma. Decades of research show that youth who are exposed to trauma are at greater risk for negative impacts on their brain development, as well as, mental health and physical health problems. Trauma-informed design should be used to inform the design and character of exterior and interior living spaces. Concepts Probation staff discussed during programming meetings include:

- Breaking up large spaces into smaller intimate areas.
- Wood finishes to add warmth and deinstitutionalize the space.
- Windows in interior rooms to give visual transparency but privacy for the rest of the senses.
- Variety in materiality, colors, and textures.
- Built in shelving for personalization.
- Chalkboard for messages.
- Multiple options for seating so that youth can find their own temporary territory.
- Ensure there is an easy way to quickly lower the volume or turn off a TV monitor.
- Set aside a quiet space or “calm room” in case an area becomes overstimulating.

ORGANIZATION

The YTC facility should be organized with new buildings oriented toward the center of the new camp with views inward and away from Juvenile Hall buildings and perimeter security fencing. Probation’s goal is to reduce views of existing security fencing, razor ribbon, and secure buildings and provide perimeter security for the new facility using building orientation and planting. The YTC facility should feel like an independent, cohesive facility, separate from Juvenile Hall and YLA while still located on the same campus.

SITE PLAN OPTIONS

Site plan options were developed to test fit the proposed YTC space program on the existing Juvenile Hall site. Two scenarios were identified that best meet the needs of Probation and their overall vision for the Juvenile Hall campus. Following is a proposed demolition plan, Test Fit Diagram Option A and Test Fit Diagram Option B.

Both options include the demolition of Housing Unit A and Unit I (Building #5), Unit M, Unit O, Unit R and Unit S (Building #9), Classroom Building #10, Classroom Building #11, Visitation Trailer, Library & Offices, Unit G through Unit K (Building #16), associated sitework, and utilities.

New construction for the proposed YTC includes a facility with combined space for Administration, Medical Health, and Behavioral Health, a facility with combined Education and Vocational space, a facility for Culinary Kitchen/ Kitchen & Dining functions, five 12-Bed Living Units, and a Transitional Living Unit.

Proposed new construction to support Juvenile Hall includes a 24-bed Long-Term Housing unit and a replacement Classroom/Library building. A Facility Support building to serve the entire campus is located adjacent to existing Food Service Building #4 and a new Sallyport is shown adjacent to Control. Independent Living units with associated program space and parking are grouped together and located outside the secure perimeter.

Option A and Option B are both acceptable arrangements of new facilities, site amenities and landscape features.

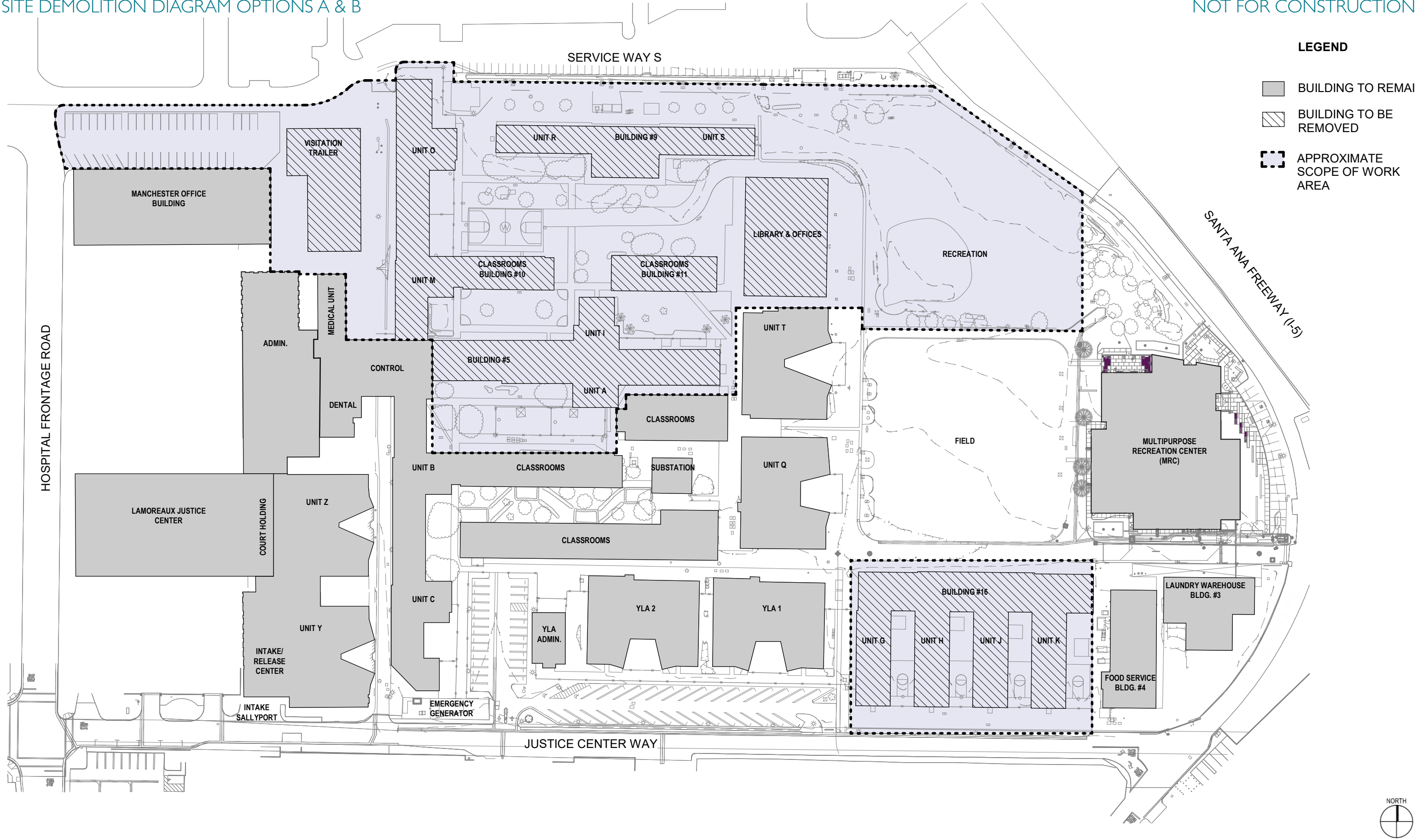


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SITE OPTIONS - TEST FIT DIAGRAMS

SITE DEMOLITION DIAGRAM OPTIONS A & B

NOT FOR CONSTRUCTION





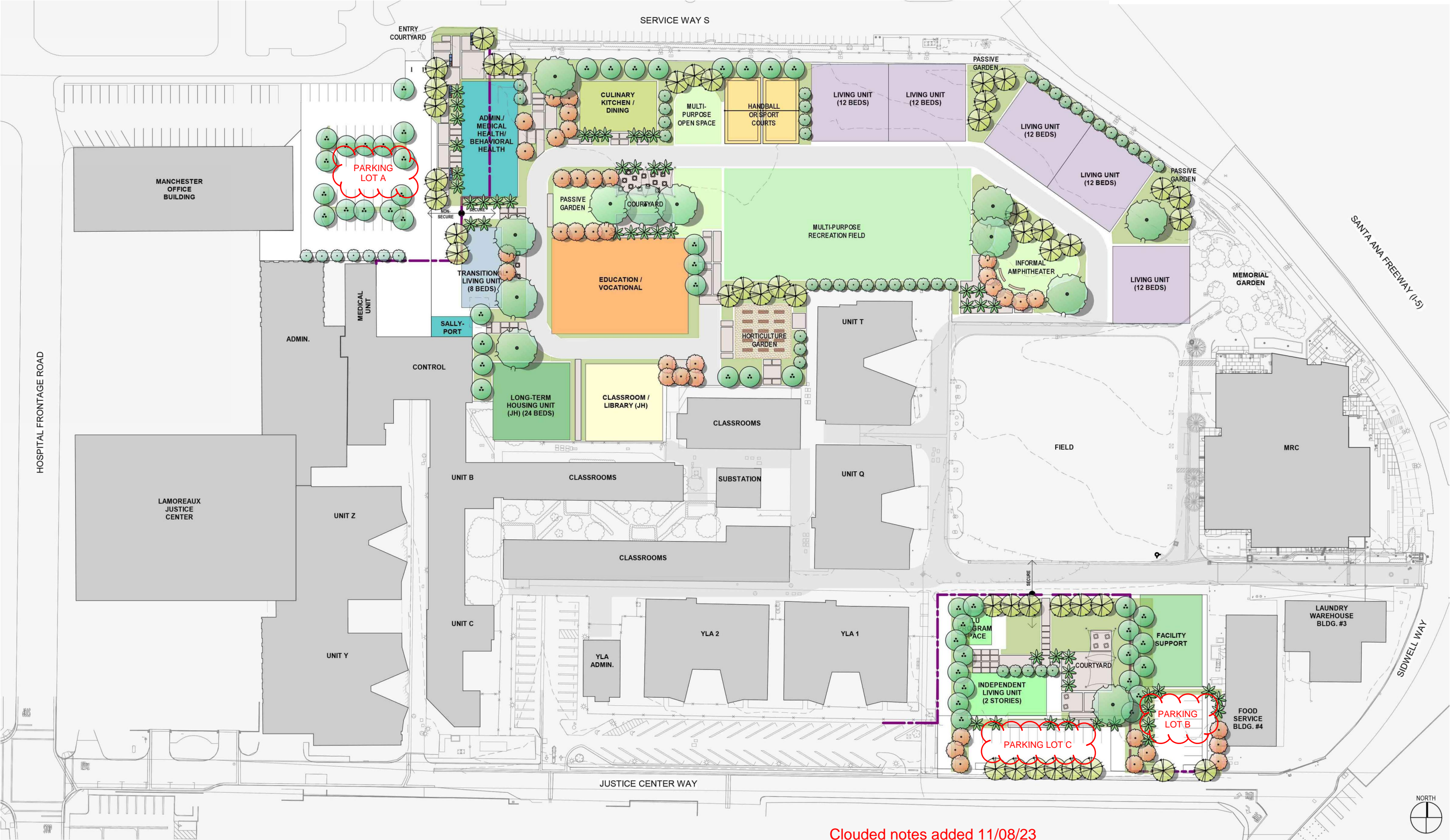
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Clouded notes added 11/08/23



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BUILDING PROGRAM SUMMARY

YTC FACILITY PROGRAM SUMMARY		
	Unit SF	GSF
ADMINISTRATION	2,720	3,808
MEDICAL HEALTH	830	1,162
BEHAVIORAL HEALTH	1,570	2,198
EDUCATIONAL	5,360	7,504
VOCATIONAL	4,020	5,628
CULINARY KITCHEN / KITCHEN & DINING	2,783	3,896
LIVING UNIT - 12-BED (5 UNITS)	6,269	31,346
TRANSITIONAL LIVING UNIT - 8-BED (2 Units)	2,328	3,259
INDEPENDENT LIVING UNIT (10 Units)	6,444	9,022
FACILITY SUPPORT	4,085	5,719
LONG-TERM HOUSING - 24-BED (Juvenile Hall)	3,972	5,561
CLASSROOM /LIBRARY (Juvenile Hall)	5,755	8,057
TOTAL BUILDING GSF		87,160



ADMINISTRATION

ADMINISTRATION					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
A.01	Lobby	1	300	300	Shared with Medical / Behavioral Health
A.02	Reception	1	160	160	2 workstations
A.03	Director	1	180	180	
A.04	Assistant Director	1	150	150	
A.05	Office	5	120	600	
A.06	Conference	1	300	300	16 Person Capacity
A.07	Work Room	1	300	300	
A.08	Staff Toilet	1	65	65	
A.09	Men's Toilet	1	65	65	
A.10	Women's Toilet	1	65	65	
A.11	Janitor	1	50	50	
A.12	Record Storage	1	100	100	
A.13	Attorney Visitation	1	100	100	
A.14	Lactation Room	1	100	100	Requires counter and sink
A.15	Mechanical	1	120	120	
A.16	Sallyport	1	65	65	Adjacent to Control
Total Net Square Feet (NSF)				2,720	
Grossing Factor 40%				1,088	
Total Unit Gross Square Feet (GSF)				3,808	

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

The Administration building is where youth, Probation staff, clinicians, Collaboratives, parents, and general visitors are welcomed upon arriving at the camp. It will act as the campus frontage and gateway to the camp. As such, it should appear welcoming and clearly indicate that it is the campus entry. This area is where much of the interaction between the Collaboratives and Probation staff takes place. The Administration building includes a working area for staff members and boasts a 16-person conference room, and its objective is to support staff with program administration project management, personnel management, training, counseling, and program administration.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

The Administration building should be positioned near the site entry and parking lot in order to create a welcoming frontage for the camp. The building will need sight lines of the entry and parking lot to maintain an effective and secure youth and staff experience.

PROGRAMMATIC FUNCTIONS

The entry lobby will include an interior reception space where clinicians, staff, youth, and visitors will be greeted. In order to maintain the daily operations of the camp, the Administration building will need both work areas and private offices. Each private office shall be provided a minimum of one exterior-facing window. The program for administration will be combined with the behavioral health and medical health programs in one building. A sallyport is proposed to allow a new secure entry into the Juvenile Hall campus via the northwestern parking lot.

The camp is required to store pertinent files on-site for multiple years and therefore requires a storage room. However, additional record storage will be provided in the Facility Support building. The Administration program also includes back-of-house elements such as the conference room (which can be used for monthly case meetings), a mechanical room, janitor's closet, lactation room, and restrooms. The restrooms should be located in a position that creates maximum privacy without direct sightlines.



MEDICAL & BEHAVIORAL HEALTH

MEDICAL HEALTH					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
A.01	Lobby	1			Shared with Administration
MH.02	Treatment Room	1	160	160	
MH.03	Unisex Toilet	2	65	130	
MH.04	Workstations	1	180	180	3 Workstations @ 60sf
MH.05	Record Storage	1	100	100	
MH.06	Pharmaceutical Storage / Med Prep Room	1	80	80	Lockable storage for medical supplies and pharmaceutical preparations. Provide counter and sink.
MH.07	Clean Supply	1	80	80	
MH.08	Soiled Utility	1	50	50	
MH.09	Emergency Equipment Alcove	1	50	50	
Total Net Square Feet (NSF)				830	
Grossing Factor 40%				332	
Total Unit Gross Square Feet (GSF)				1,162	

BEHAVIORAL HEALTH					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
A.01	Lobby	1		-	Shared with Administration
BH.02	Service Chief Office	1	150	150	
BH.03	Psychiatrist	1	150	150	
BH.04	Clinician Offices	6	120	720	
BH.05	Record Storage	1	100	100	
BH.06	Conference	1	160	160	8 Person Capacity
BH.07	Work Room	1	160	160	
BH.08	Unisex Toilet	2	65	130	
Total Net Square Feet (NSF)				1,570	
Grossing Factor 40%				628	
Total Unit Gross Square Feet (GSF)				2,198	

MEDICAL & BEHAVIORAL HEALTH

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

The Administration building is where youth, Probation staff, clinicians, Collaboratives, parents, and general visitors are welcomed upon arriving at the camp. It will act as the campus frontage and gateway to the camp. As such, it should appear welcoming and clearly indicate that it is the campus entry. This area is where much of the interaction between the Collaboratives and Probation staff takes place. The Administration building includes a working area for staff members and boasts a 16-person conference room, and its objective is to support staff with program administration project management, personnel management, training, counseling, and program administration.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

The Administration building should be positioned near the site entry and parking lot in order to create a welcoming frontage for the camp. The building will need sight lines of the entry and parking lot to maintain an effective and secure youth and staff experience.

PROGRAMMATIC FUNCTIONS

The entry lobby will include an interior reception space where clinicians, staff, youth, and visitors will be greeted. In order to maintain the daily operations of the camp, the Administration building will need a portion of both working area and private offices. Each private office shall be provided a minimum of one exterior facing window. The program for administration will be combined with the behavioral health and medical health programs in one building.

The camp is required to store pertinent files on-site for multiple years, and therefore requires a storage room. However, additional record storage will be provided in the Facility Support building. The Administration program also includes back-of-house elements such as the conference room (which can be used for monthly case meetings), a mechanical room, janitor's closet, lactation room, and restrooms. The restrooms should be located in a position that creates maximum privacy without direct sightlines.

EDUCATIONAL AND VOCATIONAL

EDUCATIONAL					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
E.01	Educational Classroom	3	720	2,160	Minimum 160 SF for teacher and 28 SF for each minor. Room capacity is 20 minors
E.02	IEP (SpEd) Classroom	2	720	1,440	Dedicated to Special Education. Minimum 160 SF for teacher and 28 SF for each minor. Room capacity is 20 minors.
E.03	Education Work Room	1	360	360	Desks for 4-6 instructors
E.04	Multi-Purpose Room	1	540	540	
E.05	Counselor	1	100	100	
E.06	Staff Unisex Toilet	2	65	130	
E.07	Girls Restroom	1	150	150	
E.08	Boys Restroom	1	150	150	
E.09	Unisex Toilet	2	65	130	
E.10	Janitor	1	80	80	
E.11	Mechanical	1	120	120	
Total Net Square Feet (NSF)				5,360	
Grossing Factor 40%				2,144	
Total Unit Gross Square Feet (GSF)				7,504	

VOCATIONAL					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
V.01	Vocational Classroom	1	720	720	Minimum 160 SF for teacher and 28 SF for each minor. Room capacity is 20 minors.
V.02	Horticulture Classroom	1	320	320	
V.03	Horticulture Storage	2	64	128	
V.04	CTE Classroom	1	1000	1,000	
V.05	CTE Building Trades / Construction Classroom	1	1024	1,024	32'x32' classroom w/ 25'x14' roll-up door for drive-in trailer access
V.06	Vocational Storage	2	64	128	
V.07	Vocational Programs Office	1	240	240	4 staff workstations
V.08	Staff Unisex Toilet	2	65	130	
V.09	Unisex Toilet	2	65	130	
V.10	Janitor	1	80	80	
V.11	Mechanical	1	120	120	
Total Net Square Feet (NSF)				4,020	
Grossing Factor 40%				1,608	
Total Unit Gross Square Feet (GSF)				5,628	

EDUCATIONAL AND VOCATIONAL

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

Many of the youth at the camp may need educational support for furthering their education with college classes, or to complete a high school curriculum. The Career Technical Education (CTE) programs will also provide the opportunity for youth to learn specific skills to improve their employment opportunities. The educational spaces provided are intended to have the technology and space available to provide flexibility to facilitate the educational component of the YTC's program.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

The Educational and Vocational programs will be combined into one building for maximum efficiency by combining shared support spaces and allowing youth to transfer between the educational and vocational spaces with ease. The CTE Construction program will need to have trailer access off of the fire access road. Easy access from the Horticulture classroom to the outdoor garden/horticulture area is required.

PROGRAMMATIC FUNCTIONS

In order to accommodate the variety of classes and programs that are taught and will be taught at YTC, the Educational and Vocational programs should be designed to be flexible. In order to maximize flexibility, each classroom may be equipped with WiFi, laptops, projectors, smartboards, accessible sinks, and lockable storage. Of the five classrooms provided, two will be specifically designated for Special Education (SpED) use. These SpED classrooms could be used for Behavioral Health programs in the afternoons. Classrooms should be provided with ample natural light, though all lighting shall be controllable through active means.

Beyond these classrooms, this building also houses the CTE classroom, which is designated for CTE classes only and is funded separately from the rest of the YTC project. The vocations to be taught in this classroom are undetermined. Currently, this OCDE administered program is a 7-week course that is comprised of culinary, music, video, animation, and robotics courses taught in the same classroom simultaneously. Due to the culinary component of the vocational program, there should be counter/table space provided for food preparation.

Another vocational classroom within this building is the CTE Construction classroom. This classroom will require a 25'-0" x 14'-0" roll-up door for trailer access. While most of the tools used in this classroom will be battery-powered, this space will require at least 6 110V outlets and two 220V outlets and adequate ventilation. Youth will primarily be standing and moving around during instruction in this space, so chairs and desks are not required.

The Horticulture classroom will require two storage areas, one of which is for the ATV storage with a roll-up door, and the other is for tool storage. This classroom must be located near outdoor gardening area/planter beds for ease of access during instructional classes. The vocational and educational building also includes a staff-only vocational programs office, staff storage, two vocational storage rooms, staff and youth toilets, as well as janitor and mechanical spaces.

CULINARY KITCHEN AND DINING

CULINARY KITCHEN / KITCHEN & DINING					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
C.01	Youth Dining	1	900	900	60 youth x 15sf/person
C.02	Staff Dining	1	300	300	20 staff x 15sf/person
C.03	Dry Storage - Resident Meals	1	120	120	
C.04	Dry Storage - Culinary Arts	1	80	80	
C.05	Refrigerated Storage - Resident Meals	1	90	90	
C.06	Refrigerated Storage - Culinary Arts	1	50	50	
C.07	Hot and Cold Preparation - Resident Meals	1	100	100	
C.08	Cooking	1	75	75	
C.09	Trayline/Dish Up	1	100	100	
C.10	Janitorial	1	50	50	
C.11	Dishwash	1	100	100	
C.12	Student Preparation Areas	1	150	150	
C.13	Beverage Area	1	50	50	
C.14	Culinary Office	1	80	80	
C.15	Dietary Office	1	80	80	
C.16	Electrical	1	80	80	
C.17	Mechanical	1	100	100	
C.18	Staff Unisex Toilet	1	64	64	
C.19	Staff Break Room	1	150	150	
C.20	Unisex Toilet	1	64	64	
Total Net Square Feet (NSF)				2,783	
Grossing Factor 40%				1,113	
Total Unit Gross Square Feet (GSF)				3,896	

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

Three meals a day for the youth and staff are provided by the Juvenile Hall kitchen and will be consumed in the YTC dining area, seven days a week. The meals provided by the Juvenile Hall kitchen are transported by means of temperature controlled carts across campus to the Food Service and Dining building. The Culinary Kitchen allows for a Culinary training area, where classes will be taught twice a week. The staff-only areas include a dining room that can be served from the Culinary Kitchen, and a break room for relaxation that could include vending machine. For emergency preparedness, the Culinary Vocational kitchen will be functional to prepare and serve meals for all youth and staff while still maintaining culinary class capabilities in the event that the Juvenile Hall kitchen is inoperable.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

The Culinary Kitchen and Dining building should be located centrally within the YTC campus to allow for ease of access from all buildings. A central location within the overall Juvenile Campus would also be ideal as it would allow for shorter food transportation time from the Juvenile Hall kitchen. The dining area will be used by all YTC youth housed in the Living Units, multiple times a day. The dining area should provide access to outdoor dining spaces, which could include areas for barbecuing.

PROGRAMMATIC FUNCTIONS

The Culinary Kitchen and Dining building will include space for food preparation, storage, serving, and dining for up to 60 youth and 20 staff members. For additional information on food service functions, refer to the Food Service Narrative.



LIVING UNITS

LIVING UNIT - 12 BED					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
LU.01	Staff Station	1	60	60	
LU.02	Supervisor Office	1	100	100	
LU.03	Staff Toilet	1	64	64	Shared with adjacent housing unit
LU.04	Staff Break Area	1	150	150	Shared with adjacent housing unit
LU.05	Dayroom	1	1920	1,920	
LU.06	Bedroom	11	90	990	
LU.07	ADA Compliant Bedroom	1	120	120	
LU.08	Video Visitation	2	40	80	
LU.09	Interview / Conference	1	100	100	
LU.10	Program Room	1	300	300	
LU.11	Behavioral Health Office	1	100	100	
LU.12	Quiet Room	1	80	80	
LU.13	Equipment Storage	1	40	40	
LU.14	Laundry	1	64	64	
LU.15	Shower	4	40	160	1 Shower to be ADA compliant
LU.16	Mechanical/Electrical	1	120	120	
LU.17	Janitor	1	30	30	
Total Net Square Feet (NSF)				4,478	
Grossing Factor 40%				1,791	
Total Unit Gross Square Feet (GSF)				6,269	
Total 60 Beds - 5 Units				31,346	

LIVING UNITS

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

In order to be able to separate the varying youth demographics at YTC, five Living Units are provided that will house up to 12 youth each. Sets of two living units can be combined with a spine of shared support and utility services, but living areas and dorms are to be kept separate to allow for population divisions by gender or age. Single story construction is preferable for ease of accessibility.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

The Living Units should feel like they are a cohesive part of the YTC campus, and should have easy access to the recreation areas, Culinary Kitchen and Dining building, as well as the Vocation and Education building.

PROGRAMMATIC FUNCTIONS

The program for a Living Unit includes 11 standard bedrooms and one ADA-compliant bedroom. Each bedroom will feature a toilet and a sink and will be a single-occupant room. In order to make the youth feel more secure, staff should be able to lock these doors at night, both via electronic means and/or with a physical key, and this feature should be specific to each respective housing unit. In the event of an emergency, the ability to lock and unlock specific housing units should be available from Central Control.

The bedrooms should open into a welcoming and colorful dayroom. The dayroom should have separate areas for lounging and watching TV as well as areas for youth to play cards or do homework. For supervision of the dayroom, a minimal staff station should be located with clear lines of sight, a comfortable chair to sit in, and a small stand for a laptop. The printer and fax machine should be made available to this staff member but do not need to be located at the staff station. This staff member should have access to secured over-the-counter medication storage, but this also does not need to be within the staff station. The perception of the staff station should be welcoming and open, with no large desk that could potentially act as a barrier and deter youth from approaching. This station could have a line of sight to the shower area. The shower area should be one room with multiple shower stalls, and a line of sight that would allow supervision (PREA requirements still met), from the staff station or otherwise. The youth have scheduled shower times once daily, which can vary throughout the week, and no free use of the shower

facilities will be allowed. At least one of the four showers provided to youth must be ADA-compliant.

The supervisor will have their own office which can be used to write reports. Some visual access into the dayrooms should be available, such as provided by a sidelite. The staff toilet and staff break area are both dedicated staff only areas and will be shared with the adjacent housing unit if units are combined. The in-unit break area would eliminate the need for staff to walk to a shared break area, resulting in staff not needing to spend their breaks in transit, or skipping breaks altogether. The break area should be quiet and relaxing with a refrigerator, lockers, and coffee bar.

Another space provided in the Living Unit program is the interview/conference room. Beyond its use as an interview room with any court staff, the interview room could also be used by the medical staff as a place to hand out medication for clients.

A flexible, multi-purpose program room will be provided in each Living Unit or pair of Living Units that serves approximately 20 youth at a time. The Behavioral Health office is a dedicated space that will be occupied by the Behavioral Health clinician most of the day. This room will function as a drop-in clinical space in the unit, as well as an office. It could be provided with comfortable furniture for the clinician to engage with the youth in a clinical setting, and therefore must be soundproof. Furthermore, it should have a desk for the clinician in case they need to do administrative work. Youth will be able to visit this space as needed, as well as at scheduled times.

Youth will be provided with a laundry area, equipped with residential-style washers and dryers, in order for youth to do their own laundry. This space should also include a full-sized refrigerator for youth snacks.

In the event that youth want to spend some alone time on campus, a quiet room will be provided where youth can choose to spend time in isolation in a place other than their bedroom. This space should feel calming, include a window, and be acoustically separated from the adjacent spaces.

Lastly, an equipment room will be provided in order to store items that youth would not be able to keep in their own rooms. This room could also provide a charging station for radios or handcuff storage. It must be lockable, with shelving, and could be shared between units, with access from the shared staff break area.

TRANSITIONAL LIVING UNITS

TRANSITIONAL LIVING UNIT					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
TLU.01	Staff Station	1	60	60	In unit
TLU.02	Staff Toilet	1	64	64	
TLU.03	Living/Dining Area and Kitchenette	1	500	500	Shared by 4-bed units
TLU.04	Bedroom	8	110	880	4 beds in each unit
TLU.05	Music / TV / Library	1	120	120	
TLU.06	Multi-purpose Room	1	120	120	
TLU.07	Laundry	2	80	160	
TLU.08	Bathroom	2	120	240	Includes showers
TLU.09	Storage/Cleaning	2	60	120	
TLU.10	Mechanical	1	64	64	
Total Net Square Feet (NSF)				2,328	
Grossing Factor 40%				931	
Total Unit Gross Square Feet (GSF)				3,259	

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

The YTC will feature Transitional Living Units to prepare youth to live in the outside world. The youth housing in these units are in-custody but will be able to finish out the last part of their time in the community. This 8-bed facility consists of two units, and will house adjudicated youth on the YTC campus. Similar to a college dorm, youth housed here will have all the facilities required for self-sustained living. Many of the youth here will be going to and from jobs or schooling off campus; therefore, these living units are considered “open” and are to be unlocked during the day and locked at night. This facility will be staffed 24-7, and a staff member will be present to observe/monitor when youth enter or exit the building.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

Despite the open facility, this building will still be located within the secure perimeter, and youth will need to enter and exit through a secure gate operated by control, or through the Administration building's lobby. Youth will not be allowed to drive, therefore staff or Collaboratives will need a pick-up and drop-off area for the youth housed here. As there is greater opportunity for youth in this building to bring in contraband, youth housed here should not be allowed to intermingle with other youth on the YTC campus. Similar to the other units, this housing unit

should be designed to be 1-3 occupancy (while feeling more normative) to allow this building to operate as an additional standard Living Unit if necessary.

PROGRAMMATIC FUNCTIONS

All bedrooms are to be single-occupant. Bedroom doors should have a glazed opening, appear to be wooden, and open outwards. Spaces shared by all youth in this building include a combined living and dining area with a kitchenette, a music/TV/library room, and a multipurpose room. The staff station must be located to provide supervision of these shared areas, and to prevent youth from different units intermingling if required (units may be separated by gender or age). While the ability for youth to cook with the kitchenette is provided, food will be brought from Juvenile Hall's kitchen or the Culinary Kitchen, as Probation is still required to feed youth that are housed on campus. A staff toilet will be provided, as well as youth bathrooms for each unit including showers, which will need to be monitored to prevent opposite genders from traveling into these areas. Additional spaces to be included in this program are laundry rooms, storage and cleaning rooms, and a mechanical room.



INDEPENDENT LIVING UNITS

INDEPENDENT LIVING UNIT					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
ILU.01	Living Room and Kitchenette	1	240	240	2 Bedroom Unit
ILU.02	Bedroom	2	120	240	Single occupant w/closet
ILU.03	Laundry	1	24	24	2 Bedroom Unit
ILU.04	Bathroom	1	48	48	2 Bedrooms Unit
ILU.05	Storage (in-unit)	1	12	12	2 Bedroom Unit
	Total Net Square Feet (NSF) / Living Unit			564	
	Total 10 Units			5,640	
ILU.06	Music / TV / Library	1	120	120	Common area - shared space
ILU.07	Support Office	1	100	100	Common area - shared space
ILU.08	Collaboratives Office	1	100	100	Common area - shared space
ILU.09	Staff Toilet	1	64	64	Common area - shared space
ILU.10	Multi-purpose / Program	1	120	120	Common area - shared space
ILU.11	Mechanical/Electrical	1	80	80	Common area - shared space
ILU.12	Fitness Room	1	120	120	Common area - shared space
ILU.13	Storage (common)	1	100	100	Common area - shared space
Total Net Square Feet (NSF) - Common Area				804	
Total Net Square Feet (NSF)				6,444	
Grossing Factor 40%				2,578	
Total Unit Gross Square Feet (GSF)				9,022	

INDEPENDENT LIVING UNITS

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

Once youth are discharged, the YTC will provide temporary supportive housing for youth that have limited options. While at these units, youth can apply for employment, work, or attend school, with the intent that the increased support will prevent youth from reentering the system. These Independent Living units should look and feel like apartments where youth are encouraged to live independently, with only a “light touch” from Probation. Youth housed here will still need exercise, time to eat, and programming as is mandated by the State. This building is not intended to be co-ed, and genders would need to have separate spaces and providers.

Through no window in the apartment or bathroom should anyone be able to see into Juvenile Hall, and they should not be reminded that they are adjacent to the Juvenile Hall campus. There could be a green space in the middle of the apartments that they face, as well as boundary landscaping that prevents them from seeing into the adjacent campus. The youth here should not feel, believe, or even see the fact that they are on the grounds adjacent to Juvenile Hall, and the aesthetics of the buildings should be similar to that of typical apartment buildings.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

The ideal location for these units is along the southern edge of the campus, in the location of existing units G-K that are to be demolished. This location can allow separation from the rest of the campus, as these youth should not be able to interact with other youth on campus due to their increased risk of bringing contraband into the camp. This will also allow for easier visual separation, as these units should not feel as if they are on an institutional campus. Parking should be provided along Justice Center Way for the youth, as some of them may own vehicles. Youth owned vehicles could receive service in the MRC Vocational Auto Shop, and the close proximity to the MRC would be ideal for this function. Location next to the edge of campus is preferable as this building is outside the secure perimeter, and youth will be able to come and go as they please. However, a perimeter should be constructed as the apartments would need to be secured from the public after evening curfew. A secure gate or access door with a card or key into the units could serve this purpose, similar to a typical apartment building.

PROGRAMMATIC FUNCTIONS

These units are to function similar to a 2-bedroom apartment unit, with each set of two bedrooms sharing a common living area, laundry, kitchen, and bathroom with shower. This building will have dedicated staff space, including the support office, the Collaboratives office, and a staff restroom. At least one staff member will be on site 24-7 and will provide monitoring of youth ingress and egress. The main youth congregation space will be the living room, which will include a kitchenette that can be used by youth to prepare their own meals. Additional youth spaces such as the fitness room, multipurpose room, and music/TV/library room will provide a variety of activities and spaces for youth enrichment. An outside patio area where informal meetings could take place between Collaboratives and youth includes benches and an area to barbecue. For security and monitoring purposes, cameras will need to be provided in all common areas.

The support spaces for the facility include laundry, where youth will learn how to do their own laundry in-unit. This would be an acoustically separated space from the bedrooms due to the noise and vibration created by the laundry machines. Linens, an ironing board, and an iron would be stored here. Other support spaces housed within this program are a mechanical/electrical room and a storage/cleaning room.

FACILITIES AND SUPPORT SERVICES

FACILITY SUPPORT					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
FS.01	Electrical	1	120	120	
FS.02	Mechanical	1	120	120	
FS.03	Facilities Office	1	100	100	
FS.04	Janitor	1	80	80	
FS.05	Staff Toilet	1	65	65	
FS.06	Document Storage	1	3600	3,600	Replace existing sea bins and storage containers
Total Net Square Feet (NSF)				4,085	
Grossing Factor 40%				1,634	
Total Unit Gross Square Feet (GSF)				5,719	

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

The Facility and Support building has been sized to accommodate storage for the existing document storage at the YGC, currently being held in sea bins and storage containers. Due to the limited footprint available for the YTC campus, existing Juvenile Hall facility support services are to be leveraged when possible. As such, there will not be a receiving/delivery area for the YTC campus, nor will there be an emergency generator, as the Juvenile Hall facilities will serve the YTC campus for these capacities.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

Since this building will function for storage only and may not need to be accessed regularly, it does not need to be located in a central and easily accessible location on campus. One possible location for this building could be next to the existing Warehouse building in the southeastern corner of the Juvenile Hall campus.

PROGRAMMATIC FUNCTIONS

The Facility Support building will be a warehouse for mainly for storage purposes. It will also feature an office space, staff toilet, janitor's room, and mechanical and electrical rooms.



LONG-TERM HOUSING UNIT (JH)

LONG-TERM HOUSING UNIT - 24 BED (Juvenile Hall)					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
LTH.01	Staff Station	1	60	60	In unit
LTH.02	Supervisor Office	1	144	144	
LTH.03	Staff Toilet	1	64	64	
LTH.04	Staff Workroom	1	100	100	
LTH.05	Staff Break Area	1	120	120	
LTH.06	Living Area - Dayroom	1	940	940	35sf/youth per 1230.1.10; include Kitchenette
LTH.07	Bedroom	11	120	1,320	2-person bedroom
LTH.08	ADA Compliant Bedroom	1	120	120	2-person bedroom
LTH.09	De-Escalation Room (Accessible)	1	90	90	
LTH.10	Video Visitation	2	40	80	
LTH.11	Interview / Conference	1	120	120	3-4 Individuals
LTH.12	Program Room	1	300	300	
LTH.13	Behavioral Health Office	1	100	100	
LTH.14	Laundry	1	64	64	
LTH.15	Shower	4	40	160	Can be combined in one area, 1 to be ADA compliant
LTH.16	Equipment Storage	1	40	40	
LTH.17	Janitor	1	30	30	
LTH.18	Mechanical/Electrical	1	120	120	
Total Net Square Feet (NSF)				3,972	
Grossing Factor 40%				1,589	
Total Unit Gross Square Feet (GSF)				5,561	

LONG-TERM HOUSING UNIT (JH)

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

The Long-Term Housing program is designed with the objective of helping youth become more independent, transition into taking care of themselves, and setting their own schedule. As such, the space should feel homelike, with areas for living, playing, studying, and where youth can be taught independent living processes. While this building will be within the secure perimeter, the design should not appear “correctional”, and no interior exposed CMU should be visible to youth. This unit is to feel “dorm-like” with the bedrooms sharing a common living area with a kitchenette where youth could prepare their own meals. Bedrooms are to be designed to be double-occupant. This building is not meant to look like anything that has been built previously for a juvenile facility and should be at the leading edge in how normative and residential it appears. The goal for this building is to be the new model for how long-term custody housing for juveniles should be designed.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

Due to the concern of contraband from the street being thrown near this building, the Long-Term Housing building should be located away from any streets, especially Justice Center Way. Ideally, this building would be cohesively integrated into the Juvenile Hall campus, either towards the center of the campus near Central Control, or at the north end of the existing recreation field.

PROGRAMMATIC FUNCTIONS

The Long-Term Housing Unit will feature youth spaces, staff-only spaces, and additional support spaces. Staff-only spaces include the staff station, the supervisor’s office, a staff toilet, a staff workroom, and a staff break area. Similar to the YTC housing, a dedicated, minimal area staff station should be provided with a computer and lines of sight for supervision. The supervisor may require a quiet and closeable office, with a glass front where they can view the entire floor. His or her office should feel inviting, where staff and youth feel comfortable enough to come into, as it is considered a safe zone. A computer, desk, printer, and mini fridge should be present here. As a place for staff to put their heads down and write reports, a quiet staff workroom is available with lockable and closeable doors. Another staff amenity is the in-unit break room which should comfortably fit three to four staff members, and allows staff not to spend time in transit during their breaks. This room will feature lockers for staff, a refrigerator, counter and sink,

coffee maker, microwave, table and four chairs, and a couch.

There are two video visitation rooms provided for visitation or in-person conferences, and these should be soundproof, and include a camera, TV, and microphone. Additionally, this program will include an interview room that is large enough for 3-4 individuals. The interview room could also be used for conferencing, where staff could meet with youth prior to sending them to the de-escalation room. It should include a comfortable couch and end table, desk, and computers, that feel like a home office. Youth cannot necessarily go into this space whenever they want to, and it may be occupied full time by Collaboratives. Additionally, the program includes a flexible program room, which could be used for music, as a library, etc. A Behavioral Health office will be present for an on-site clinician.

In the event that youth need to be separated from the rest of the population during crisis, an accessible de-escalation room will be provided for as long as multiple days. This room should be designed so that the youth have restricted access to anything that they could use to hurt themselves, and should provide visual access for staff members to monitor the youth, with at least two walls above desk height to the ceiling with blinds or one-way glass that can allow observation of the space.

The laundry area will be separate for noise separation, including linen storage, and a space for an ironing board and an iron. The showers will be located in one location (dorm like) similar to the YTC Living Units, showers will not be located in the bedrooms. Additional support spaces include equipment storage, janitor, and mechanical/electrical spaces.

This unit should have an attached recreation space with a “backyard” feeling, including trees, a place to garden, a barbecue, and an area where youth can dine outside or read a book.

CLASSROOM AND LIBRARY REPLACEMENT (JH)

CLASSROOM / LIBRARY (Juvenile Hall)					
Room No.	Room Name	Qty	Unit Area (SF)	Net Area (SF)	Remarks
CL.01	Educational Classroom	4	720	2,880	Minimum 160 SF for teacher and 28 SF for each minor. Room capacity is 20 minors
CL.02	Educational Workroom	1	360	360	Desks for 4-6 instructors
CL.03	Office / Counselor	1	120	120	
CL.04	Library	1	2000	2,000	
CL.05	Staff Unisex Toilet	1	65	65	
CL.06	Unisex Toilet	2	65	130	
CL.07	Janitor	1	80	80	
CL.08	Mechanical	1	120	120	
Total Net Square Feet (NSF)				5,755	
Grossing Factor 40%				2,302	
Total Unit Gross Square Feet (GSF)				8,057	

PROGRAMMATIC OBJECTIVES & DAILY OPERATIONS

In order to replace the four classrooms and library that are currently located in the Juvenile Hall Library and Offices building, a new Education and Library building for Juvenile Hall may be provided.

FUNCTIONAL RELATIONSHIPS WITHIN THE CAMPUS

This building will be used only by the Juvenile Hall youth. As such, this building should be easily accessible from other Juvenile Hall campus buildings such as the housing. This building could be located at a central I but could be placed towards the southern edge of the existing softball field in order to allow the rest of the existing softball field to be used for green space.

PROGRAMMATIC FUNCTIONS

This new building replaces the four existing classrooms that were removed from the Juvenile Hall program, and includes an educational workroom where staff can work privately on administration/lesson planning. Additionally, the program includes a library, office/counselor space, youth and staff restrooms, as well as janitorial and mechanical rooms.



PROGRAM DESIGN CRITERIA

ROOM DATA SHEETS

A	ADMINISTRATION
A.01	LOBBY
	ASF: 300
	QUANTITY: 1
USE	Activities: Receiving, Visitors, Waiting, Youth Check-in
	Access: Public, Youth & Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Reception, Men's, and Women's Toilets
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Polished non-slip Concrete; Ceramic Tile; Stone; Walk-off Mat
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls
	Natural Lighting: Required
	Casework: Display Cabinet
	Accessories: Bulletin board; Flier display
	Hardware: Card Access off-hours
	Security: Highest security: Access controlled on Facility Side; Bridge between free side and facility
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Monitors
	Network: Wireless
	Communications: VOIP Phone / Data
	Electronic Security: Security Cameras, Intercom, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Non-egress controlled at reception, Key switch for egress lighting
	Electrical: Minimum (1) power outlet on each wall with dual USB ports
	Plumbing: N/A
	Other: Video Game Station / TV for Youth in Waiting Area
FF&E	Visitor Seating, Brochure display stand,

A	ADMINISTRATION	
	RECEPTION	
A.02	ASF:	160
	QUANTITY:	1
USE	Activities:	Visitor Check-in, Staff workstations
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Lobby, Administration Offices
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is required at walls
	Natural Lighting:	Required
	Casework:	Counter / Reception Desk w/ Transaction Window
	Accessories:	Bulletin Board, Marker Board
	Hardware:	Card Access
	Security:	Medium security: Access controlled
	Audio/Visual:	Flat Panel Display
	Network:	Wireless, data ports
	Communications:	VOIP Phone / Data
	Electronic Security:	Speaker/Intercom, Security Camera, Card Reader, Duress Pushbutton
	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
TECHNOLOGY & SECURITY	Artificial Lighting Control:	N/A
	Electrical:	Minimum (1) power outlet on each wall and PC workstation
	Plumbing:	N/A
	Other:	N/A
MECHANICAL, ELECTRICAL & PLUMBING		
FF&E		2 Workstations

A	ADMINISTRATION	
	DIRECTOR	
A.03	ASF:	180
	QUANTITY:	1
USE	Activities:	General office work
	Access:	Director, Assistant Director
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Conference, Reception
CHARACTERISTICS	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tiles
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is required at walls and ceiling
	Natural Lighting:	Required
	Casework:	N/A
	Accessories:	Sidelight into office; Coat hooks; Markerboard
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
	Audio/Visual:	Flat Panel Display
	Network:	Wireless, Teleconference, Speaker
	Communications:	VOIP Phone / Data
	Electronic Security:	N/A
TECHNOLOGY & SECURITY	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic shutoff
	Electrical:	Minimum (1) power outlet on each wall
MECHANICAL, ELECTRICAL & PLUMBING	Plumbing:	N/A
	Other:	N/A
	FF&E	Executive Workstation, Bookshelves, File Storage, Conference Table

A

ADMINISTRATION

A.04

ASSISTANT DIRECTOR

ASF: 150

QUANTITY: 1

USE

Activities: General office work

Access: Director, Assistant Director

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Director, Conference

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Carpet Tiles

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Required

Casework: N/A

Accessories: Sidelight into office; Coat hooks; Markerboard

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: Flat Panel Display

Network: Wireless, Teleconference, Speaker

Communications: VOIP Phone / Data

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic shutoff

Electrical: Minimum (1) power outlet on each wall

Plumbing: N/A

Other: N/A

FF&E

Executive Workstation, Bookshelves, File Storage, Conference Table

A	ADMINISTRATION	
	OFFICE	
A.05	ASF:	120
	QUANTITY:	5
USE	Activities:	General office work
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Conference, Work Room
CHARACTERISTICS	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tiles
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	N/A
	Accessories:	Sidelight into each office; Coat hooks
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
	Audio/Visual:	N/A
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	N/A
TECHNOLOGY & SECURITY	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic shutoff
	Electrical:	Minimum (1) power outlet on each wall and PC workstations
MECHANICAL, ELECTRICAL & PLUMBING	Plumbing:	N/A
	Other:	N/A
	Office Workstation, Bookshelf, File Storage	
FF&E		

A A.06	ADMINISTRATION	
	CONFERENCE	
	ASF:	300
USE	QUANTITY:	1
	CAPACITY:	16
	Activities:	Meetings; Presentations; Video Conferencing, Case Meetings, Family Counseling
	Access:	Staff, Visitors, Youth and Collaboratives
CHARACTERISTICS	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Reception
	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tiles
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	N/A
	Accessories:	Sidelight; Markerboard
	Hardware:	Lockable, Card Access
	Security:	Medium Security; Access Control
TECHNOLOGY & SECURITY	Audio/Visual:	Large Flat Panel Monitor, Video Conference capabilities
	Network:	Wireless, Teleconference, Speaker
	Communications:	VOIP Phone / Data
	Electronic Security:	Cameras
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Demand control ventilation.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic shutoff
	Electrical:	Minimum (1) power outlet on each wall, Floor box at the conference table, Ceiling outlets for projectors
	Plumbing:	N/A
	Other:	N/A
FF&E	Conference Table, Chairs	

A	ADMINISTRATION	
	WORKROOM	
A.07	ASF:	300
	QUANTITY:	1
USE	Activities:	Storage; Small Meetings, Hoteling Workspaces
	Access:	Staff & Collaboratives
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Offices, Conference
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile, Resilient; VCT;
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is preferred for walls and ceiling
	Natural Lighting:	N/A
	Casework:	Counter; Base and upper cabinets for storage; Mailboxes (# TBD); Counter w/knee space for touch-down work areas
	Accessories:	Sidelight, Markerboard
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
	Audio/Visual:	Large Flat Panel Monitor, Video Conference capabilities
	Network:	Wireless, Teleconference
TECHNOLOGY & SECURITY	Communications:	VOIP Phone / Data
	Electronic Security:	N/A
	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
MECHANICAL, ELECTRICAL & PLUMBING	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic shutoff
	Electrical:	Minimum (1) power outlet on each wall and PC workstation
	Plumbing:	N/A
	Other:	N/A
FF&E		Shared Printer, Scanner, Copier

A	ADMINISTRATION	
	STAFF TOILET	
A.08	ASF:	65
	QUANTITY:	1
USE	Activities:	Restroom
	Access:	Staff
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Offices, Work Room
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Ceramic Tile
	Wall Finish:	Full Height Ceramic Tile; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
TECHNOLOGY & SECURITY	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) power GFCI outlet at the lavatory counter
	Plumbing:	Commercial porcelain fixtures with sensed faucets.
	Other:	N/A
MECHANICAL, ELECTRICAL & PLUMBING		
FF&E		

A	ADMINISTRATION	
	MEN'S TOILET (Public)	
A.09	ASF:	65
	QUANTITY:	1
USE	Activities:	Restroom
	Access:	Visitors, Youth, Staff
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Lobby, Janitor
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Ceramic Tile
	Wall Finish:	Full Height Ceramic Tile; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
TECHNOLOGY & SECURITY	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at the lavatory counter
	Plumbing:	Commercial porcelain fixtures with sensed faucets.
	Other:	N/A
MECHANICAL, ELECTRICAL & PLUMBING		
FF&E		

A	ADMINISTRATION
A.10	WOMEN'S TOILET (Public)
	ASF: 65
	QUANTITY: 1
USE	Activities: Restroom
	Access: Visitors, Youth, Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: Lobby; Janitor
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Ceramic Tile
	Wall Finish: Full Height Ceramic Tile; Wet walls
	Acoustics: Acoustic privacy separation
	Natural Lighting: N/A
	Casework: Solid Surface Counter
	Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) power outlet at the lavatory counter
	Plumbing: Commercial porcelain fixtures with sensed faucets.
	Other: N/A
FF&E	

A ADMINISTRATION

A.11 JANITOR

ASF: 50

QUANTITY: 1

USE

Activities: Mop sink, Storing Cleaning Essentials & Supplies

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency:

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Sealed Concrete

Wall Finish: Painted Moisture Resistant Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Transfer air or makeup air and exhaust from the central system.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: Automatic shutoff

Electrical: Minimum (1) power outlet as required by code for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: Mop sink & floor drain.

Other: N/A

FF&E

A	ADMINISTRATION	
	RECORD STORAGE	
A.12	ASF:	100
	QUANTITY:	1
USE	Activities:	Storage
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Resilient
	Wall Finish:	Painted Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage
	Door Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
	Audio/Visual:	N/A
	Network:	N/A
TECHNOLOGY & SECURITY	Communications:	N/A
	Electronic Security:	Card Reader
	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
MECHANICAL, ELECTRICAL & PLUMBING	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic shutoff
	Electrical:	Minimum (1) power outlet as required by code for maintenance purposes; additional power for charging stored equipment if required
	Plumbing:	N/A
	Other:	N/A
FF&E		

A	ADMINISTRATION
A.13	ATTORNEY VISITATION
	ASF: 100
	QUANTITY: 1
USE	Activities: Attorney Youth Meetings
	Access: Youth, Attorney, Visitors, Case Managers
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Lobby,
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control is required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable, Card Access
	Security: Medium Security; Access Control, Durable Materials
TECHNOLOGY & SECURITY	Audio/Visual: Flat screen monitor for virtual hearings
	Network: Wireless, Teleconference, Speaker
	Communications: VOIP Phone / Data
	Electronic Security: Cameras, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic shutoff
	Electrical: Minimum (1) power outlet on each wall
	Plumbing: N/A
	Other: N/A
FF&E	

A

ADMINISTRATION

A.14

LACTATION ROOM

ASF: 100

QUANTITY: 1

USE

Activities: Mother's room

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Offices, Work Room

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Carpet Tiles

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: N/A

Casework: Solid Surface Counter

Accessories: Coat hooks

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: Wireless

Communications: VOIP Phone / Data

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic shutoff

Electrical: Minimum (1) power outlet on each wall, (1) with dual USB ports

Plumbing: Sink.

Other: N/A

FF&E

A	ADMINISTRATION
A.15	MECHANICAL
	ASF: 120
	QUANTITY: 1
USE	Activities: Mop sink, Storing Cleaning Essentials & Supplies
	Access: Staff
	Frequency/Hours: N/A
	Adjacency: Perimeter
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Transfer air or makeup air and exhaust from the central system.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) power outlet as required by code for maintenance purposes; additional power for charging stored equipment if required
	Plumbing: Mop sink & floor drain.
	Other: N/A
FF&E	

A
A.16

ADMINISTRATION SALLYPORT

ASF: 65
QUANTITY: 1

USE

Activities: Access to Juvenile Hall Facility
Access: Staff, Youth

Frequency/Hours: N/A

Adjacency: Lobby, Juvenile Hall Control

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Secure Ceiling

Floor Finish: Resilient, VCT

Wall Finish: Painted

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Secure Detention

Security: Medium Security; Access Control, Durable Materials

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Cameras, Intercoms, Interlocked Doors, Card Reader

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Non-tempered ventilation – passive or active.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: N/A

Electrical: Minimum as required for maintenance

Plumbing: N/A

Other: N/A

FF&E

MH

MEDICAL HEALTH

A.01

LOBBY (Shared with Administration)

ASF:

QUANTITY: 1

USE

Activities: Receiving, Visitors, Waiting, Youth Check-in

Access: Public, Youth & Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Reception, Men's and Women's Toilets

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Polished non-slip Concrete; Ceramic Tile; Stone; Walk-off Mat

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control required at walls

Natural Lighting: Required

Casework: Display Cabinet

Accessories: Bulletin board; Flier display

Hardware: Card Access off-hours

Security: Highest security: Access controlled on Facility Side; Bridge between the free side and the facility

TECHNOLOGY &
SECURITY

Audio/Visual: Flat Panel Monitors

Network: Wireless

Communications: VOIP Phone / Data

Electronic Security: Security Cameras, Intercom, Card Reader, Interlocked Doors

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Manual control at reception, key switch for egress fixtures

Electrical: Minimum (1) power outlet on each wall, (1) with dual USB ports

Plumbing: N/A

Other: Video Game Station / TV for Youth in Waiting Area

FF&E

MH
MH.02

MEDICAL HEALTH
TREATMENT ROOM

USE

CHARACTERISTICS

TECHNOLOGY &
SECURITY

MECHANICAL,
ELECTRICAL &
PLUMBING

FF&E

ASF:	160
QUANTITY:	1
Activities:	Medical Examination, Treatment
Access:	Medical Staff, Staff, Youth
Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
Adjacency:	Lobby
Ceiling Height:	9'-0" Minimum, 10'-0" Preferred
Ceiling Treatment:	Acoustical Ceiling Tiles
Floor Finish:	Sheet Vinyl
Wall Finish:	Painted Epoxy Gypsum Board
Acoustics:	Sound Transmission Control required at walls
Natural Lighting:	Required; sunshades at windows
Casework:	Counter; Base and upper cabinets for storage; Knee space for work areas
Accessories:	Sidelight at door; Exam Table; Markerboard
Hardware:	Card Access; Door min 3'-6" wide for equipment movement.
Security:	Medium Security, Access control, durable finishes
Audio/Visual:	Flat Panel Monitors
Network:	Wireless
Communications:	VOIP Phone / Data
Electronic Security:	Intercom, Duress alarm, Card Reader
Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
Artificial Lighting:	Overhead Lighting
Artificial Lighting Control:	Manual
Electrical:	Minimum (1) power outlet on each wall; duplex outlets above counter as required for equipment
Plumbing:	Sink and gooseneck faucet enabled via sensor.
Other:	Touchless towel dispenser, touchless soap dispenser

MH
MH.03

MEDICAL HEALTH
UNISEX TOILET

ASF: 65
QUANTITY: 2

USE

Activities: Restroom
Access: Staff
Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm

CHARACTERISTICS

Adjacency: Offices, Work Room
Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
Ceiling Treatment: Painted Moisture Resistant Gypsum Board
Floor Finish: Ceramic Tile
Wall Finish: Full Height Ceramic Tile; Wet walls
Acoustics: Acoustic privacy separation

Natural Lighting: N/A
Casework: Solid Surface Counter
Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
Hardware: Lockable
Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A
Network: N/A
Communications: N/A
Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
Artificial Lighting: Overhead Lighting
Artificial Lighting Control: Auto ON/OFF
Electrical: Minimum (1) GFCI power outlet at the lavatory counter
Plumbing: Commercial porcelain fixtures with sensed faucets.
Other: N/A

FF&E

MH
MH.04

MEDICAL HEALTH
WORKSTATIONS

ASF: 180
QUANTITY: 1

USE

Activities: Storage; Small Meetings, Hoteling Workspaces
Access: Staff & Collaboratives
Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
Adjacency: Offices, Conference

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred
Ceiling Treatment: Acoustical Ceiling Tiles
Floor Finish: Carpet Tile, Resilient; VCT;
Wall Finish: Painted Gypsum Board
Acoustics: Sound Transmission Control is preferred for walls and ceiling
Natural Lighting: N/A
Casework: Counter; Base and upper cabinets for storage; Mailboxes (# TBD); Counter w/knee space for touch-down work areas
Accessories: Sidelight, Markerboard
Hardware: Lockable
Security: Lowest level of security: common commercial construction
Audio/Visual: Large Flat Panel Monitor, Video Conference capabilities
Network: Wireless, Teleconference
Communications: VOIP Phone / Data
Electronic Security: N/A

TECHNOLOGY &
SECURITY

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
Artificial Lighting: Overhead Lighting
Artificial Lighting Control: Dimmable, Automatic Shutoff
Electrical: Minimum (1) power outlet on each wall, and (1) for each PC workstation
Plumbing: N/A
Other: N/A

FF&E

MH
MH.05

MEDICAL HEALTH
RECORD STORAGE

ASF: 100

QUANTITY: 1

USE

Activities: Storage

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency:

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage

Hardware: Lockable, Access Control

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Card Reader

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Automatic Shutoff

Electrical: Minimum (1) power outlet as required by code for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: N/A

Other: N/A

FF&E

MH

MEDICAL HEALTH

MH.06

PHARMACEUTICAL STORAGE / MED PREP ROOM

ASF: 80

QUANTITY: 1

USE

Activities: Storage

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency:

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: Counter; Base and upper cabinets for storage; Lockable Storage for Medical Supplies and Pharmaceutical Preparations.

Accessories:

Hardware: Lockable

Security: Medium level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: Wireless, Teleconference

Communications: VOIP Phone / Data

Electronic Security: Card Access, Intercom, Duress Alarm, Camera

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Manual

Electrical: Minimum (1) power outlet as required by code for maintenance purposes; additional power for charging equipment if required. (3) Duplex outlets above the countertop plus additional dedicated outlets for equipment as required.

Plumbing: Sink and gooseneck faucet enabled via sensor.

Other: Touchless towel dispenser, touchless soap dispenser

FF&E

MH
MH.07

MEDICAL HEALTH
CLEAN SUPPLY

ASF: 80

QUANTITY: 1

USE

Activities: Storage

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency:

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage

Hardware: Lockable

Security: Lowest level of security: common commercial construction

**TECHNOLOGY &
SECURITY**

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

**MECHANICAL,
ELECTRICAL &
PLUMBING**

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Automatic Shutoff

Electrical: Minimum (1) power outlet as required by code for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: N/A

Other: N/A

FF&E

MH
MH.08

MEDICAL HEALTH
SOILED UTILITY

ASF: 50
QUANTITY: 1

USE

Activities: Storage
Access: Staff
Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
Adjacency:

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred
Ceiling Treatment: Acoustical Ceiling Tiles
Floor Finish: Resilient
Wall Finish: Painted Gypsum Board
Acoustics: N/A
Natural Lighting: N/A
Casework: N/A
Accessories: Heavy Duty Adjustable Shelves
Hardware: Lockable
Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A
Network: N/A
Communications: N/A
Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
Artificial Lighting: Overhead Lighting
Artificial Lighting Control: Automatic Shutoff
Electrical: Minimum (1) power outlet as required by code for maintenance purposes; Additional power for charging stored equipment if required.
Plumbing: N/A
Other: N/A

FF&E

MH
MH.09

MEDICAL HEALTH
EMERGENCY EQUIPMENT ALCOVE

ASF: 50

QUANTITY: 1

USE

Activities: Storage

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency:

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: Heavy Duty Wheeled Cart Storage

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: N/A

Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: N/A

Other: N/A

FF&E

BH BEHAVIORAL HEALTH

A.01 LOBBY (Shared with Administration)

ASF:

QUANTITY: 1

USE

Activities: Receiving, Visitors, Waiting, Youth Check-in

Access: Public, Youth & Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Reception, Men's and Women's Toilets

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Polished non-slip Concrete; Ceramic Tile; Stone; Walk-off Mat

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control required at walls

Natural Lighting: Required

Casework: Display Cabinet

Accessories: Bulletin board; Flier display

Hardware: Card Access off-hours

Security: Highest security: Access controlled on Facility Side; Bridge between free side and facility

TECHNOLOGY & SECURITY

Audio/Visual: Flat Panel Monitors

Network: Wireless

Communications: VOIP Phone / Data

Electronic Security: Security Cameras, Intercom, Card Reader

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Key switch at reception

Electrical: Minimum (1) power outlet on each wall, (1) with a dual USB ports

Plumbing: N/A

Other: Video Game Station / TV for Youth in Waiting Area

FF&E

BH
BH.02

BEHAVIORAL HEALTH
SERVICE CHIEF OFFICE

ASF: 150

QUANTITY: 1

USE

Activities: General office work

Access: Chief & Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Conference, Reception

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Carpet Tiles

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Required

Casework: N/A

Accessories: Sidelight into office; Coat hooks; Markerboard

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: Flat Panel Display

Network: Wireless, Teleconference, Speaker, Desktop Printer

Communications: VOIP Phone / Data

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff

Electrical: Minimum (1) power outlet on each wall

Plumbing: N/A

Other: N/A

FF&E

Executive Workstation, Bookshelves, File Storage, Conference Table

BH
BH.03

BEHAVIORAL HEALTH
PSYCHIATRIST

ASF: 150
QUANTITY: 1

USE

Activities: Meetings With Psychiatrist
Access: Psychiatrist & Youth
Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
Adjacency: Reception, Conference

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred
Ceiling Treatment: Acoustical Ceiling Tiles
Floor Finish: Carpet Tiles
Wall Finish: Painted Gypsum Board
Acoustics: Sound Transmission Control is required at walls and ceiling
Natural Lighting: Required
Casework: N/A

TECHNOLOGY &
SECURITY

Accessories: Sidelight into office; Coat hooks; Markerboard
Hardware: Lockable, Access Control
Security: Lowest level of security: common commercial construction
Audio/Visual: Flat Panel Display
Network: Wireless, Teleconference, Speaker
Communications: VOIP Phone / Data
Electronic Security: Card Access, Duress Alarm

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
Artificial Lighting: Overhead Lighting
Artificial Lighting Control: Dimmable
Electrical: Minimum (1) power outlet on each wall
Plumbing: N/A
Other: N/A

FF&E

Executive Workstation, Bookshelves, File Storage, Conference Table

BH
BH.04

BEHAVIORAL HEALTH
CLINICIAN OFFICES

ASF: 120

QUANTITY: 6

USE

Activities: Clinician Office Work

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Conference, Work Room

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Carpet Tiles

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Preferred

Casework: N/A

Accessories: Sidelight into each office; Coat hooks

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: Wireless

Communications: VOIP Phone / Data

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff

Electrical: Minimum (1) power outlet on each wall

Plumbing: N/A

Other: N/A

FF&E

Office Workstation, Bookshelf, File Storage

BH	BEHAVIORAL HEALTH
BH.05	RECORD STORAGE
	ASF: 100
	QUANTITY: 1
USE	Activities: Storage
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Resilient
	Wall Finish: Painted Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage
	Hardware: Lockable, Access Control
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: N/A
	Other: N/A
FF&E	

BH BH.06	BEHAVIORAL HEALTH CONFERENCE	
	ASF:	160
	QUANTITY:	1
USE	CAPACITY:	8
	Activities:	Meetings; Presentations; Video Conferencing, Case Meetings, Family Counseling
	Access:	Staff, Visitors, Youth and Collaboratives
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
CHARACTERISTICS	Adjacency:	Reception
	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tiles
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	N/A
	Accessories:	Sidelight; Markerboard
	Hardware:	Lockable, Card Access
	Security:	Medium Security; Access Control
TECHNOLOGY & SECURITY	Audio/Visual:	Large Flat Panel Monitor, Video Conference capabilities
	Network:	Wireless, Teleconference, Speaker
	Communications:	VOIP Phone / Data
	Electronic Security:	Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic Shutoff, Multiple scene control
	Electrical:	Minimum (1) power outlet on each wall, Floor box at the conference table, Ceiling outlets for projectors
	Plumbing:	N/A
	Other:	N/A
FF&E	Conference Table, Chairs	

BH	BEHAVIORAL HEALTH	
	WORKROOM	
BH.07	ASF:	160
	QUANTITY:	1
USE	Activities:	Storage; Small Meetings, Hoteling Workspaces
	Access:	Staff & Collaboratives
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Offices, Conference
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile, Resilient; VCT;
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is preferred at the walls and ceiling
	Natural Lighting:	N/A
	Casework:	Counter; Base and upper cabinets for storage; Mailboxes (# TBD); Counter w/knee space for touch-down work areas
	Accessories:	Sidelight, Markerboard
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual:	Large Flat Panel Monitor, Video Conference capabilities
	Network:	Wireless, Teleconference
	Communications:	VOIP Phone / Data
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) power outlet on each wall
	Plumbing:	N/A
	Other:	N/A
FF&E	Shared Printer, Scanner, Copier	

BH
BH.08

BEHAVIORAL HEALTH
UNISEX TOILET

ASF: 65
QUANTITY: 2

USE

Activities: Restroom

Access: Staff

Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm

Adjacency: Offices, Work Room

CHARACTERISTICS

Ceiling Height: 9'-0" Minimum, 10'-0" preferred.

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Ceramic Tile

Wall Finish: Full Height Ceramic Tile; Wet walls

Acoustics: Acoustic privacy separation

Natural Lighting: N/A

Casework: Solid Surface Counter

Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Auto ON/OFF

Electrical: Minimum (1) GFCI power outlet at the lavatory counter

Plumbing: Commercial porcelain fixtures with sensed faucets.

Other: N/A

FF&E

E

EDUCATIONAL

E.01

EDUCATIONAL CLASSROOM

ASF: 720

QUANTITY: 3

USE

Activities: Lectures; Learning; Presentations

Access: Youth, Staff, Collaboratives

Frequency/Hours: Mon. - Sun. 7:00am - 5:00pm

Adjacency: Education Workroom

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient, VCT

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Required

Casework: Teaching Wall with recessed storage behind sliding markerboards

Accessories: Vision light at door; Markerboards, Sunshades at windows

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY &
SECURITY

Audio/Visual: Ceiling mounted Projector, Ceiling mounted Motorized Projection Screen or Flat Panel Display, located to permit the use of full-size markerboards on either side

Network: Wireless, Data ports available for Student laptop computers

Communications: VOIP Phone, Data

Electronic Security: Intercom, Duress Alarm, Camera, Card Reader

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff. Multiple scene control to allow control of lighting closest to projector screen/flat panel display

Electrical: Minimum (2) power outlet at each wall, Power located to supply instructor area, power in the floor to support flexible computer layout, Ceiling outlet for projector

Plumbing: N/A

Other: N/A

FF&E

E	EDUCATIONAL	
	IEP (SpEd) CLASSROOM	
E.02	ASF:	720
	QUANTITY:	2
USE	Activities:	Lectures; Learning; Presentations
	Access:	Youth, Staff, Collaboratives
	Frequency/Hours:	Mon. - Sun. 7:00am - 5:00pm
	Adjacency:	Education Workroom
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Resilient, VCT
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is required at walls and ceiling
	Natural Lighting:	Required
	Casework:	Teaching Wall with recessed storage behind sliding markerboards
	Accessories:	Vision light at door; Markerboards, Sunshades at windows
	Hardware:	Lockable, Card Access
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual:	Ceiling mounted Projector, Ceiling mounted Motorized Projection Screen or Flat Panel Display, located to permit the use of full-size markerboards on either side
	Network:	Wireless, Data ports available for Student laptop computers
	Communications:	VOIP Phone, Data
	Electronic Security:	Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic Shutoff. Multiple scene control to allow control of lighting closest to projector screen/flat panel display
	Electrical:	Minimum (2) power outlet at each wall, Power located to supply instructor area, power in the floor to support flexible computer layout. Ceiling outlet for projector
	Plumbing:	N/A
	Other:	N/A
FF&E		

E	EDUCATIONAL	
	E.03 EDUCATION WORK ROOM	
	ASF:	360
	QUANTITY:	1
USE	Activities:	Storage; Small Meetings, Hoteling Workspaces
	Access:	Staff & Collaboratives
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Classrooms
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile, Resilient; VCT;
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is preferred at the walls and ceiling
	Natural Lighting:	N/A
	Casework:	Counter; Base and upper cabinets for storage; Mailboxes (# TBD); Counter w/knee space for touch-down work areas
	Accessories:	Sidelight, Markerboard
	Hardware:	Lockable, Card Access
	Security:	Medium level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual:	Flat Panel Monitor, Video Conference capabilities
	Network:	Wireless, Teleconference
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Duress Alarm, Card Reader, Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) power outlet on each wall
	Plumbing:	N/A
	Other:	N/A
FF&E	Shared Printer, Scanner, Copier, Workstations for instructors	

E	EDUCATIONAL	
	MULTI-PURPOSE ROOM	
E.04	ASF:	540
	QUANTITY:	1
USE	Activities:	Storage; Small Meetings, Hoteling Workspaces
	Access:	Staff & Collaboratives
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Classrooms
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile, Resilient; VCT;
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is preferred at the walls and ceiling
	Natural Lighting:	N/A
	Casework:	Counter; Base and upper cabinets for storage; Mailboxes (# TBD); Counter w/knee space for touch-down work areas
	Accessories:	Sidelight, Markerboard
	Hardware:	Lockable, Card Access
	Security:	Medium level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual:	Panel Monitor, Video Conference capabilities
	Network:	Wireless, Teleconference
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff. Multiple scene Control
	Electrical:	Minimum (1) power outlet on each wall, ceiling outlet for projector
	Plumbing:	N/A
	Other:	N/A
FF&E		

E	EDUCATIONAL	
	COUNSELOR	
E.05	ASF:	100
	QUANTITY:	1
USE	Activities:	General office work
	Access:	Staff, Youth
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Work Room
CHARACTERISTICS	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tiles
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	N/A
	Accessories:	Sidelight into each office; Coat hooks
	Hardware:	Lockable, Card Access
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
	Audio/Visual:	N/A
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Card Reader, Duress Alarm
TECHNOLOGY & SECURITY	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
MECHANICAL, ELECTRICAL & PLUMBING	Artificial Lighting Control:	Dimmable
	Electrical:	Minimum (1) power outlet on each wall
	Plumbing:	N/A
	Other:	N/A
FF&E	Office Workstation, Bookshelf, File Storage	

E	EDUCATIONAL	
	STAFF UNISEX TOILET	
E.06	ASF:	65
	QUANTITY:	2
USE	Activities:	Restroom
	Access:	Staff
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Offices, Work Room
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Ceramic Tile
	Wall Finish:	Full Height Ceramic Tile; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) GFCI power outlet at the lavatory counter
	Plumbing:	Commercial porcelain fixtures with sensor faucets.
	Other:	N/A
FF&E		

E	EDUCATIONAL	
	GIRLS RESTROOM	
E.07	ASF:	150
	QUANTITY:	1
USE	Activities:	Restroom
	Access:	Youth
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Classrooms
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete, Resilient, VCT
	Wall Finish:	Painted Epoxy; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Stainless-steel, Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at the lavatory
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E		

E	EDUCATIONAL	
	BOYS RESTROOM	
E.08	ASF:	150
	QUANTITY:	1
USE	Activities:	Restroom
	Access:	Youth
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Classrooms
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete, Resilient, VCT
	Wall Finish:	Painted Epoxy; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Stainless-steel, Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at the lavatory
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E		

E	EDUCATIONAL	
	UNISEX TOILET	
E.09	ASF:	65
	QUANTITY:	2
USE	Activities:	Restroom
	Access:	Youth
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Classrooms
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete, Resilient, VCT
	Wall Finish:	Painted Epoxy; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Stainless-steel, Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
TECHNOLOGY & SECURITY	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at the lavatory
MECHANICAL, ELECTRICAL & PLUMBING	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E		

E	EDUCATIONAL	
	JANITOR	
E.10	ASF:	80
	QUANTITY:	1
USE	Activities:	Mop sink, Storing Cleaning Essentials & Supplies
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	N/A
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Transfer air or makeup air and exhaust from the central system.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) GFCI power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing:	Mop sink & floor drain.
	Other:	N/A
FF&E		

E	EDUCATIONAL	
	MECHANICAL	
E.11	ASF:	120
	QUANTITY:	1
USE	Activities:	Mechanical Equipment
	Access:	Staff
	Frequency/Hours:	N/A
	Adjacency:	Perimeter
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	N/A
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
TECHNOLOGY & SECURITY	Ventilation:	Non-tempered ventilation.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) power outlet at each wall; Additional power for charging stored equipment if required.
MECHANICAL, ELECTRICAL & PLUMBING	Plumbing:	Hose bibb & floor drain if applicable.
	Other:	N/A
FF&E		

V

VOCATIONAL

V.01

VOCATIONAL CLASSROOM

ASF: 720

QUANTITY: 1

USE

Activities: Lectures; Learning; Presentations

Access: Youth, Staff, Collaboratives

Frequency/Hours: Mon. - Sun. 7:00am - 5:00pm

Adjacency: Vocational Workroom

CHARACTERISTICS

Ceiling Height: 10'-0" minimum, 12'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient, VCT, Sealed Concrete

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Required

Casework: Teaching Wall with recessed storage behind sliding markerboards, Counter with sink, Base and upper cabinets for storage, Fixed Worktables

Accessories: Vision light at door; Markerboards, Sunshades at windows

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY & SECURITY

Audio/Visual: Ceiling mounted Projector, Ceiling mounted Motorized Projection Screen or Flat Panel Display, located to permit the use of full-size markerboards on either side

Network: Wireless, Data ports available for Student laptop computers

Communications: VOIP Phone, Data

Electronic Security: Intercom, Duress Alarm, Camera, Card Reader

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Individually zoned. Central air conditioning with code required modulating power exhaust and economizer. Demand control ventilation. Exhaust per Table 403.7 of the CMC.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to projector screen/flat panel display

Electrical: Minimum (2) power outlet at each wall, Power located to supply instructor area, power in the floor to support flexible computer layout, power available to support sewing and other vocational programs. Ceiling outlet for projector

Plumbing: Sink and gooseneck faucet

Other: N/A

FF&E

V
V.02

VOCATIONAL
HORTICULTURE CLASSROOM

ASF: 320

QUANTITY: 1

USE

Activities: Agriculture Learning;

Access: Youth, Staff, Collaboratives

Frequency/Hours: Mon. - Sun. 7:00am - 5:00pm

Adjacency: Vocational Workroom, Outside horticulture area

CHARACTERISTICS

Ceiling Height: 10'-0" minimum, 12'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles, Painted Exposed

Floor Finish: Sealed Concrete

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Required

Casework: Teaching Wall with recessed storage behind sliding markerboards, Counter with sink, Base and upper cabinets for storage, Fixed workbenches, worktables

Accessories: Vision light at door; Markerboards, Sunshades at windows

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY &
SECURITY

Audio/Visual: Ceiling mounted Projector, Ceiling mounted Motorized Projection Screen or Flat Panel Display, located to permit the use of full-size markerboards on either side

Network: Wireless, Data ports available for Student laptop computers

Communications: VOIP Phone, Data

Electronic Security: Intercom, Duress Alarm, Camera, Card Reader

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Demand control ventilation.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to the projector screen/flat panel display

Electrical: Minimum (2) power outlet at each wall, Power located to supply instructor area, power in the floor to support flexible computer layout, power available to support vocational programs and equipment. Ceiling outlet for projector

Plumbing: Sink and gooseneck faucet.

Other: N/A

FF&E

V	VOCATIONAL
V.03	HORTICULTURE STORAGE
	ASF: 64
	QUANTITY: 2
USE	Activities: Storage
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Resilient
	Wall Finish: Painted Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: N/A
	Other: N/A
FF&E	

V
V.04

VOCATIONAL
CTE CLASSROOM

USE

CHARACTERISTICS

TECHNOLOGY &
SECURITY

MECHANICAL,
ELECTRICAL &
PLUMBING

FF&E

ASF:	1000
QUANTITY:	1
Activities:	Lectures; Learning; Presentations
Access:	Youth, Staff, Collaboratives
Frequency/Hours:	Mon. - Sun. 7:00am - 5:00pm
Adjacency:	Vocational Workroom
Ceiling Height:	10'-0" minimum, 12'-0" preferred
Ceiling Treatment:	Acoustical Ceiling Tiles
Floor Finish:	Resilient, VCT, Sealed Concrete
Wall Finish:	Painted Gypsum Board
Acoustics:	Sound Transmission Control is required at walls and ceiling
Natural Lighting:	Required
Casework:	Teaching Wall with recessed storage behind sliding markerboards, Counter with sink for culinary program, Base and upper cabinets for storage, Fixed Worktables
Accessories:	Vision light at door; Markerboards, Sunshades at windows
Hardware:	Lockable, Card Access
Security:	Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
Audio/Visual:	Ceiling mounted Projector, Ceiling mounted Motorized Projection Screen or Flat Panel Display, located to permit use of full-size markerboards on either side
Network:	Wireless, Data ports available for Student laptop computers
Communications:	VOIP Phone, Data
Electronic Security:	Intercom, Duress Alarm, Camera, Card Reader
Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Demand control ventilation.
Artificial Lighting:	Overhead Lighting
Artificial Lighting Control:	Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to the projector screen/flat panel display
Electrical:	Minimum (2) power outlet at each wall, Power located to supply instructor area, power in the floor to support flexible computer layout, power available to support vocational programs. Ceiling outlet for projector
Plumbing:	Sink and gooseneck faucet, garbage disposal for culinary program
Other:	N/A

V
V.05

VOCATIONAL
CTE BUILDING TRADES / CONSTRUCTION CLASSROOM

ASF: I024

QUANTITY: 1

USE

Activities: Lectures; Learning; Presentations

Access: Youth, Staff, Collaboratives

Frequency/Hours: Mon. - Sun. 7:00am - 5:00pm

Adjacency: Vocational Workroom

CHARACTERISTICS

Ceiling Height: 12'-0" minimum, 16'-0" preferred

Ceiling Treatment: Painted exposed

Floor Finish: Sealed Concrete

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Required

Casework: Markerboards, Base and upper cabinets for storage, Fixed Worktables

Accessories: Markerboards, 25'x14' roll-up door for drive-in semi-trailer access

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY & SECURITY

Audio/Visual: Flat Panel Display

Network: Wireless, Data ports available for Student laptop computers

Communications: VOIP Phone, Data

Electronic Security: Intercom, Duress Alarm, Camera, Card Reader

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Individually zoned. Central air conditioning with code required modulating power exhaust and economizer. Demand control ventilation. Exhaust per Table 403.7 of the CMC

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff. Multiple scene control

Electrical: Minimum (2) power outlet at each wall, Power located to supply instructor area, power in the floor to support flexible computer layout, power available to support building trades programs and power tool charging. Ceiling outlet for a projector if required

Plumbing: Utility sink and faucet, hose bibb, eye wash station, drinking fountains.

Other: N/A

FF&E

V

VOCATIONAL

V.06

VOCATIONAL STORAGE

ASF: 64

QUANTITY: 2

USE

Activities: Storage

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Vocational Workshop

CHARACTERISTICS

Ceiling Height: 10'-0" minimum, 12'-0" preferred

Ceiling Treatment: Painted Gypsum Board, Painted Exposed

Floor Finish: Sealed Concrete

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Automatic Shutoff

Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: N/A

Other: N/A

FF&E

V	VOCATIONAL
V.07	VOCATIONAL PROGRAMS OFFICE
	ASF: 240
	QUANTITY: 1
USE	Activities: Storage; Small Meetings, Hoteling Workspaces
	Access: Staff & Collaboratives
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Offices, Conference
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, Resilient; VCT;
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control is preferred at the walls and ceiling
	Natural Lighting: Preferred
	Casework: Counter; Base and upper cabinets for storage; Mailboxes (# TBD); Counter w/knee space for touch-down work areas
	Accessories: Sidelight, Markerboard
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: Large Flat Panel Monitor, Video Conference capabilities
	Network: Wireless, Teleconference
	Communications: VOIP Phone / Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall, (1) for each PC workstation
	Plumbing: N/A
	Other: N/A
FF&E	Shared Printer, Scanner, Copier, 4 Workstations

V	VOCATIONAL
V.08	STAFF UNISEX TOILET
	ASF: 65
	QUANTITY: 2
USE	Activities: Restroom
	Access: Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: Offices, Work Room
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Ceramic Tile
	Wall Finish: Full Height Ceramic Tile; Wet walls
	Acoustics: Acoustic privacy separation
	Natural Lighting: N/A
	Casework: Solid Surface Counter
	Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) GFCI power outlet at the lavatory counter
	Plumbing: Commercial porcelain fixtures with sensor faucets.
	Other:
FF&E	

V	VOCATIONAL
V.09	UNISEX TOILET
	ASF: 65
	QUANTITY: 2
USE	Activities: Restroom
	Access: Youth
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: Classrooms
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete, Resilient, VCT
	Wall Finish: Painted Epoxy; Wet walls
	Acoustics: Acoustic privacy separation
	Natural Lighting: N/A
	Casework: Stainless-steel, Solid Surface Counter
	Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware: Lockable
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) GFCI power outlet at the lavatory
	Plumbing: Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other: N/A
FF&E	

V	VOCATIONAL
V.10	JANITOR
	ASF: 80
	QUANTITY: 1
USE	Activities: Mop sink, Storing Cleaning Essentials & Supplies
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Transfer air or makeup air and exhaust from the central system.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) GFCI power outlet; Additional power for charging stored equipment if required.
	Plumbing: Mop sink & floor drain.
	Other: N/A
FF&E	

V	VOCATIONAL
V.II	MECHANICAL
	ASF: 120
	QUANTITY: 1
USE	Activities: Mechanical Equipment
	Access: Staff
	Frequency/Hours: N/A
	Adjacency: Perimeter
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Non-tempered ventilation.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) power outlet at each wall for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: Hose bibb & floor drain if applicable
	Other: N/A
FF&E	

C	CULINARY KITCHEN / KITCHEN & DINING
C.01	YOUTH DINING
	ASF: 900
	QUANTITY: 1
	CAPACITY: 60
USE	Activities: Serving food & dining
	Access: Youth
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Resilient
	Wall Finish: Painted Impact-Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework:
	Accessories:
	Hardware:
	Security:
TECHNOLOGY & SECURITY	Audio/Visual: NA
	Network: Wireless
	Communications: NA
	Electronic Security: Cameras
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Demand control ventilation.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) power outlet at each wall for maintenance purposes;
	Plumbing: N/A
	Other:
FF&E	

C	CULINARY KITCHEN / KITCHEN & DINING
C.02	STAFF DINING
	ASF: 300
	QUANTITY: 1
	CAPACITY: 20
USE	Activities: Serving food & dining
	Access: Staff & Faculty
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Resilient
	Wall Finish: Painted Impact-Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework:
	Accessories:
	Hardware:
	Security:
TECHNOLOGY & SECURITY	Audio/Visual: Flat panel displays
	Network: Wireless
	Communications: NA
	Electronic Security:
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Demand control ventilation.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) power outlet at each wall for maintenance purposes;
	Plumbing: N/A
	Other:
FF&E	

C	CULINARY KITCHEN / KITCHEN & DINING
C.03	DRY STORAGE – RESIDENT MEALS
	ASF: 120
	QUANTITY: 1
USE	Activities: Storage
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Poured Epoxy or Quarry Tile
	Wall Finish: FRP from top of floor coved base to finished ceiling
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage
	Accessories:
	Hardware: Per Design and Construction Standards
	Security:
TECHNOLOGY & SECURITY	Audio/Visual: NA
	Network: NA
	Communications: NA
	Electronic Security:
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: N/A
	Plumbing: N/A
	Other:
FF&E	

C	CULINARY KITCHEN / KITCHEN & DINING
C.04	DRY STORAGE – CULINARY ARTS
	ASF: 80
	QUANTITY: 1
USE	Activities: Storage
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Poured Epoxy or Quarry Tile
	Wall Finish: FRP from top of floor coved base to finished ceiling
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage
	Accessories:
	Hardware: Per Design and Construction Standards
	Security:
TECHNOLOGY & SECURITY	Audio/Visual: NA
	Network: NA
	Communications: NA
	Electronic Security:
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: N/A
	Plumbing: N/A
	Other:
FF&E	

C	CULINARY KITCHEN / KITCHEN & DINING
C.05	REFRIGERATED STORAGE – RESIDENT MEALS
	ASF: 90
	QUANTITY: 1
USE	Activities: Refrigerated Storage
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Poured Epoxy or Quarry Tile
	Wall Finish: FRP from top of floor coved base to finished ceiling
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories:
	Hardware: Per Design and Construction Standards
	Security:
TECHNOLOGY & SECURITY	Audio/Visual: NA
	Network: NA
	Communications: NA
	Electronic Security:
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control: Manual
	Electrical: 120/1 - 20-amp circuits
	Plumbing: N/A
	Other:
FF&E	

C	CULINARY KITCHEN / KITCHEN & DINING	
	REFRIGERATED STORAGE – CULINARY ARTS	
C.06	ASF:	50
	QUANTITY:	1
USE	Activities:	Refrigerated Storage
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Poured Epoxy or Quarry Tile
	Wall Finish:	FRP from top of floor coved base to finished ceiling
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	
	Hardware:	Per Design and Construction Standards
	Security:	
	Audio/Visual:	NA
	Network:	NA
	Communications:	NA
TECHNOLOGY & SECURITY	Electronic Security:	
	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control:	Manual
MECHANICAL, ELECTRICAL & PLUMBING	Electrical:	120/1 - 20 amp circuits
	Plumbing:	N/A
	Other:	
FF&E		

C	CULINARY KITCHEN / KITCHEN & DINING	
	HOT and COLD PREPARATION – RESIDENT MEALS	
C.07	ASF:	100
	QUANTITY:	1
USE	Activities:	Preparation, Cooking & Plating of Food
	Access:	Youth, Staff & Faculty
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Poured Epoxy or Quarry Tile
	Wall Finish:	FRP from top of floor coved base to finished ceiling
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	All Stainless Steel Counter Base, Counter Tops and Shelving
	Accessories:	
	Hardware:	Per Design and Construction Standards
	Security:	
TECHNOLOGY & SECURITY	Audio/Visual:	NA
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Cameras
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Individually zoned. Central air conditioning with code required outside supply air. Demand control ventilation. Grease exhaust fan and evaporative cooled makeup air unit for kitchen equipment.
	Artificial Lighting:	Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) GFCI outlet at each wall, plus additional GFCI outlets as required for equipment
	Plumbing:	Domestic cold and hot water, waste, vent, and grease interceptor. All pertinent plumbing fixtures per kitchen consultant drawings. No plumbing for dining areas.
	Other:	
FF&E		

C	CULINARY KITCHEN / KITCHEN & DINING	
	COOKING	
C.08	ASF:	75
	QUANTITY:	1
USE	Activities:	Cooking
	Access:	Youth, Staff & Faculty
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Poured Epoxy or Quarry Tile
	Wall Finish:	FRP from top of floor coved base to finished ceiling – Stainless Steel Wall Flashing Behind Cookline
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	Kitchen fixtures and Equipment, All Stainless-Steel Tables and Shelving
	Accessories:	
	Hardware:	Per Design and Construction Standards
	Security:	
	Audio/Visual:	NA
	Network:	Wireless
TECHNOLOGY & SECURITY	Communications:	VOIP Phone / Data
	Electronic Security:	Cameras
	Ventilation:	Individually zoned. Central air conditioning with code required outside supply air. Demand control ventilation. Grease exhaust fan and evaporative cooled makeup air unit for kitchen equipment.
MECHANICAL, ELECTRICAL & PLUMBING	Artificial Lighting:	Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) GFCI outlet at each wall, plus additional GFCI outlets as required for equipment. Provide additional power and interconnections for shunt trip of devices and fire suppression control panel
	Plumbing:	Domestic cold and hot water, waste, vent, and grease interceptor. All pertinent plumbing fixtures per kitchen consultant drawings. No plumbing for dining areas.
	Other:	
FF&E		

C C.09	CULINARY KITCHEN / KITCHEN & DINING	
	TRAYLINE / DISH UP	
	ASF:	100
	QUANTITY:	1
USE	Activities:	Tray line, Serve
	Access:	Youth, Staff & Faculty
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Poured Epoxy or Quarry Tile
	Wall Finish:	FRP from top of floor coved base to finished ceiling
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	All Stainless-steel tray line, counter base, and countertops; Tray dish storage; Wheeled Cart Storage Shelves
	Accessories:	
	Hardware:	Per Design and Construction Standards
	Security:	
TECHNOLOGY & SECURITY	Audio/Visual:	NA
	Network:	NA
	Communications:	NA
	Electronic Security:	Cameras
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) GFCI outlet for maintenance purposes. Additional power as required for equipment
	Plumbing:	3" Floor Sinks and Area Drains
	Other:	
FF&E		

C	CULINARY KITCHEN / KITCHEN & DINING	
	JANITOR	
C.10	ASF:	50
	QUANTITY:	1
USE	Activities:	Mop sink, Storing Cleaning Essentials & Supplies
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	N/A
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
	Audio/Visual:	N/A
	Network:	N/A
TECHNOLOGY & SECURITY	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Transfer air or makeup air and exhaust from central system.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) GFCI power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing:	Mop sink & floor drain.
	Other:	N/A
FF&E		

C	CULINARY KITCHEN / KITCHEN & DINING
C.II	DISHWASH
	ASF: 100
	QUANTITY: 1
USE	Activities: Dish Washing
	Access: Staff, Youth
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Poured Epoxy or Quarry Tile
	Wall Finish: FRP from top of floor coved base to finished ceiling
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: Sinks, Dishwasher, All Stainless-Steel tables and shelving
	Accessories:
	Hardware: Per Design and Construction Standards
	Security:
TECHNOLOGY & SECURITY	Audio/Visual: NA
	Network: NA
	Communications: NA
	Electronic Security: Cameras
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Individually zoned. Central air conditioning with code required outside supply air. Demand control ventilation. Grease exhaust fan and evaporative cooled makeup air unit for kitchen equipment.
	Artificial Lighting: Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) GFCI outlet at each wall, plus additional GFCI outlets as required for equipment. Provide power to dishwashing equipment
	Plumbing: Domestic cold and hot water, waste, vent, and grease interceptor. All pertinent plumbing fixtures per kitchen consultant drawings.
	Other:
FF&E	

C C.12	CULINARY KITCHEN / KITCHEN & DINING	
	STUDENT PREPARATION AREAS	
	ASF:	150
	QUANTITY:	1
USE	Activities:	Preparation
	Access:	Youth, Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Poured Epoxy or Quarry Tile
	Wall Finish:	FRP from top of floor coved base to finished ceiling
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	All Stainless-Steel Counter Bases, Countertops and Shelving
	Accessories:	
	Hardware:	Per Design and Construction Standards
	Security:	
TECHNOLOGY & SECURITY	Audio/Visual:	NA
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Cameras
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust
	Artificial Lighting:	Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) GFCI outlet at each wall, plus additional GFCI outlets as required for equipment.
	Plumbing:	
	Other:	
FF&E		

C	CULINARY KITCHEN / KITCHEN & DINING
C.13	BEVERAGE AREA
	ASF: 50
	QUANTITY: 1
USE	Activities: Beverage Preparation
	Access: Youth, Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Poured Epoxy or Quarry Tile
	Wall Finish: FRP from top of floor coved base to finished ceiling
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: All Stainless-Steel Counter Bases, Countertops and Shelving
	Accessories:
	Hardware:
	Security:
TECHNOLOGY & SECURITY	Audio/Visual: NA
	Network: Wireless
	Communications:
	Electronic Security:
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust
	Artificial Lighting: Overhead Lighting – 50 Foot Candles at all work surfaces
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) GFCI outlet at each wall, plus additional GFCI outlets as required for equipment.
	Plumbing:
	Other:
FF&E	

C CULINARY KITCHEN / KITCHEN & DINING

C.14 CULINARY OFFICE

ASF: 80

QUANTITY: 1

USE

Activities: Office Work

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Kitchen

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient, VCT

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Preferred

Casework: N/A

Accessories: Sidelight into each office; Coat hooks

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY & SECURITY

Audio/Visual: N/A

Network: Wireless

Communications: VOIP Phone / Data

Electronic Security: Duress Alarm, Card Reader

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Automatic Shutoff

Electrical: Minimum (1) power outlet on each wall

Plumbing: N/A

Other: N/A

FF&E

Office Workstation, Bookshelf, File Storage

C CULINARY KITCHEN / KITCHEN & DINING

C.15 DIETARY OFFICE

	ASF:	80
	QUANTITY:	1
USE	Activities:	Office Work
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Kitchen
CHARACTERISTICS	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Resilient, VCT
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control is required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	N/A
	Accessories:	Sidelight into each office; Coat hooks
	Hardware:	Lockable, Card Access
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Card Reader, Duress Alarm
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) power outlet on each wall
	Plumbing:	N/A
	Other:	N/A
FF&E	Office Workstation, Bookshelf, File Storage	

C	CULINARY KITCHEN / KITCHEN & DINING
C.16	ELECTRICAL
	ASF: 80
	QUANTITY: 1
USE	Activities: Electrical Equipment
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Non-tempered ventilation or cooling per equipment manufacturers requirements.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) emergency power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: N/A
	Other: N/A
FF&E	

C
C.17

CULINARY KITCHEN / KITCHEN & DINING
MECHANICAL

ASF: 100

QUANTITY: 1

USE

Activities: Mechanical Equipment

Access: Staff

Frequency/Hours: N/A

Adjacency: Perimeter

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Sealed Concrete

Wall Finish: Painted Moisture Resistant Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Lockable

Security: Medium level of Security, Vandal Resistant and Durable Finishes

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Non-tempered ventilation.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: N/A

Electrical: Minimum (1) power emergency outlet for maintenance purposes;
Additional power for charging stored equipment if required.

Plumbing: Hose bibb or floor drain if applicable.

Other: N/A

FF&E

C	CULINARY KITCHEN / KITCHEN & DINING
C.18	STAFF UNISEX TOILET
	ASF: 64
	QUANTITY: 1
USE	Activities: Restroom
	Access: Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: Offices, Work Room
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Ceramic Tile
	Wall Finish: Full Height Ceramic Tile; Wet walls
	Acoustics: Acoustic privacy separation
	Natural Lighting: N/A
	Casework: Solid Surface Counter
	Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) GFCI power outlet at the lavatory counter
	Plumbing: Commercial porcelain fixtures with sensor faucets.
	Other: N/A
FF&E	

C
C.19

CULINARY KITCHEN / KITCHEN & DINING
STAFF BREAK ROOM

USE

ASF: 150
QUANTITY: 1

CHARACTERISTICS

Activities: Staff Break Area
Access: Staff
Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
Adjacency: N/A

Ceiling Height: 9'-0" minimum, 10'-0" preferred
Ceiling Treatment: Acoustical Ceiling Tiles
Floor Finish: Carpet Tile, Resilient; VCT;
Wall Finish: Painted Gypsum Board
Acoustics: Sound Transmission Control is preferred at the walls and ceiling
Natural Lighting: Preferred
Casework: Counter, Coffee Bar; Base and upper cabinets for storage
Accessories: Sidelight, Vending,
Hardware: Lockable, Card Access
Security: Medium level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: Flat Panel Monitor
Network: Wireless, Teleconference
Communications: VOIP Phone / Data
Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
Artificial Lighting: Overhead Lighting
Artificial Lighting Control: Automatic Shutoff
Electrical: Minimum (1) power outlet on each wall with dual USB ports
Plumbing: Sink and faucet, refrigerator w/ icemaker
Other: N/A

FF&E

Refrigerator w/ icemaker

C	CULINARY KITCHEN / KITCHEN & DINING	
	UNISEX TOILET	
C.20	ASF:	64
	QUANTITY:	1
USE	Activities:	Restroom
	Access:	Youth
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Classrooms
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete, Resilient, VCT
	Wall Finish:	Painted Epoxy; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Stainless-steel, Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at the lavatory
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E		

LU LIVING UNIT-12 BED

LU.01 STAFF STATION

	ASF:	60
	QUANTITY:	1
USE	Activities:	General office work
	Access:	Staff
	Frequency/Hours:	24-hour Staffed position
	Adjacency:	Dayroom, Living Unit Entry
CHARACTERISTICS	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile, VCT
	Wall Finish:	Painted gypsum board
	Acoustics:	N/A
	Natural Lighting:	Preferred
	Casework:	Counter and base cabinet
	Accessories:	N/A
	Hardware:	Lockable, Card Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	Flat Panel Monitor, Video Conference capabilities
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Duress Alarm, Unit Control Station, Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) power outlet on each wall and (1) for each PC workstation
	Plumbing:	N/A
	Other:	N/A
FF&E		

LU LIVING UNIT-12 BED

LU.02 SUPERVISOR OFFICE

ASF: 100

QUANTITY: 1

USE

Activities: General office work

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Staff Station, Dayroom

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Carpet Tiles

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Preferred

Casework: N/A

Accessories: Sidelight into each office; Coat hooks

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY & SECURITY

Audio/Visual: Flat Panel Display

Network: Wireless, Teleconference

Communications: VOIP Phone / Data

Electronic Security: Intercom, Duress Alarm, Camera, Card Reader

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff

Electrical: Minimum (1) power outlet on each wall

Plumbing: N/A

Other: N/A

FF&E

Office Workstation, Bookshelf, File Storage

LU LIVING UNIT-12 BED

LU.03 STAFF TOILET

	ASF:	64
	QUANTITY:	1
USE	Activities:	Restroom
	Access:	Staff
	Frequency/Hours:	N/A
	Adjacency:	Staff Station, Supervisor Office
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Ceramic Tile
	Wall Finish:	Full Height Ceramic Tile; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at lavatory counter
	Plumbing:	Commercial porcelain fixtures with sensor faucets.
	Other:	N/A
FF&E		

LU	LIVING UNIT-12 BED
LU.04	STAFF BREAK AREA
	ASF: 150
	QUANTITY: 1
USE	Activities: Staff Break Area
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: N/A
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, Resilient; VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control is preferred at walls and ceiling
	Natural Lighting: Preferred
	Casework: Counter, Coffee Bar; Base and upper cabinets for storage
	Accessories: Sidelight in the door, Staff Lockers
	Hardware: Lockable, Card Access
	Security: Medium level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: Wireless
	Communications: VOIP Phone / Data
	Electronic Security: Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall with dual USB ports
	Plumbing: Sink and faucet, Refrigerator w/ icemaker
	Other: N/A
FF&E	Refrigerator w/ icemaker

LU	LIVING UNIT-12 BED	
	DAYROOM	
LU.05	ASF:	1920
	QUANTITY:	1
USE	Activities:	Lounge, Study; TV, Social, Recreation, Daily Living
	Access:	Youth, Staff
	Frequency/Hours:	24-hour
	Adjacency:	Bedrooms, Staff Station
CHARACTERISTICS	Ceiling Height:	14'-0" minimum
	Ceiling Treatment:	Acoustical Ceiling Tiles, Painted Exposed, Painted Gypsum Board
	Floor Finish:	Resilient, Carpet Tile
	Wall Finish:	Painted, Acoustical Panels
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Required
	Casework:	Counter with base cabinet, Staff station
	Accessories:	Soft upholstered detention grade seating, tables for games
	Hardware:	Card Access, Controlled Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	Wall-mounted Flat Panel Monitor
	Network:	Wireless, data outlets to support use of laptops by youth
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Duress Alarm, Unit Control Station, Cameras
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) power outlet on each wall, power with dual USB ports to support use of laptop computers in study areas
	Plumbing:	N/A
	Other:	N/A
FF&E	Study carrels, flexible furniture for reconfiguration, areas for different levels of activity, access to exterior.	

LU	LIVING UNIT-12 BED	
	BEDROOM	
LU.06	ASF:	90
	QUANTITY:	11
USE	Activities:	Study; Sleep
	Access:	Youth, Staff
	Frequency/Hours:	24-hour
	Adjacency:	Dayroom
CHARACTERISTICS	Ceiling Height:	8'-8" minimum
	Ceiling Treatment:	Painted Exposed, Painted Gypsum Board
	Floor Finish:	Resilient, Sealed Concrete
	Wall Finish:	Painted, Epoxy Painted
	Acoustics:	Sound Transmission Control is required at walls and ceiling
	Natural Lighting:	Required
	Casework:	N/A
	Accessories:	Detention grade soft floor mounted bed with integral storage cubicles, wall mounted/floor mounted desk and stool, detention mirror, breakaway clothes hook
	Hardware:	Lockable, Controlled Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	Wireless, data outlets to support the use of laptop computers
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Staff Call Button,
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable
	Electrical:	Minimum (1) power outlet on each wall with dual USB ports to support use of laptop computers at desk
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E		

LU

LIVING UNIT-12 BED

LU.07

ACCESSIBLE BEDROOM (ADA Compliant)

ASF: 120

QUANTITY: 1

USE

Activities: Study; Sleep,

Access: Youth, Staff

Frequency/Hours: 24-hour

Adjacency: Dayroom

CHARACTERISTICS

Ceiling Height: 8'-8" minimum

Ceiling Treatment: Painted Exposed, Painted Gypsum Board

Floor Finish: Resilient, Sealed Concrete

Wall Finish: Painted, Epoxy Painted

Acoustics: Sound Transmission Control is required at walls and ceiling

Natural Lighting: Required

Casework: N/A

Accessories: Detention grade soft floor mounted bed with integral storage cubicles, wall mounted/floor mounted desk and stool, detention mirror, breakaway clothes hook

Hardware: Lockable, Controlled Access

Security: Medium level of security: Vandal Resistant and Durable Finishes

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: Wireless, data outlets to support the use of laptop computers

Communications: VOIP Phone / Data

Electronic Security: Intercom, Staff Call Button

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: Dimmable

Electrical: Minimum (1) power outlet on each wall with dual USB ports to support use of laptop computers at desk

Plumbing: Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes. Grab bars.

Other: N/A

FF&E

LU	LIVING UNIT-12 BED
LU.08	VIDEO VISITATION
	ASF: 40
	QUANTITY: 2
USE	Activities: Youth visitation and virtual meeting
	Access: Youth, Attorney, Visitors, Case Managers
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Dayroom
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control is required at walls and ceiling
	Natural Lighting: N/A
	Casework: Counter
	Accessories: N/A
	Hardware: Lockable, Card Access
	Security: Medium Security; Access Control, Durable Materials
TECHNOLOGY & SECURITY	Audio/Visual: Flat screen monitor for virtual meetings
	Network: Wireless, Teleconference, Speaker
	Communications: VOIP Phone / Data
	Electronic Security: Cameras, Call Pushbutton
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic shutoff
	Electrical: Minimum (1) power outlet on each wall
	Plumbing: N/A
	Other: N/A
FF&E	

LU	LIVING UNIT-12 BED
LU.09	INTERVIEW/CONFERENCE
	ASF: 100
	QUANTITY: 1
USE	Activities: Collaboratives, Medical Staff, Staff, Youth Meetings
	Access: Youth, Medical Staff, Staff, Case Managers
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Dayroom
CHARACTERISTICS	Ceiling Height: 9'-0" min., 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tiles
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control is required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Sidelight into each office; Coat hooks
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: Wireless
	Communications: VOIP Phone / Data
	Electronic Security: Duress Alarm, Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic shutoff
	Electrical: Minimum (1) power outlet on each wall
	Plumbing: N/A
	Other: N/A
FF&E	

LU	LIVING UNIT-12 BED
LU.10	PROGRAM ROOM
	ASF: 300
	QUANTITY: 1
USE	Activities: Programs, Learning; Presentations
	Access: Youth, Staff, Collaboratives
	Frequency/Hours: Mon. - Sun. 7:00am - 5:00pm
	Adjacency: Education Workroom
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control is required at walls and ceiling
	Natural Lighting: Preferred
	Casework: Counter and base cabinet storage
	Accessories: Vision light at door; Markerboards
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Display
	Network: Wireless, Data ports available for Student laptop computers
	Communications: VOIP Phone, Data
	Electronic Security: Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic shutoff. Multiple scene control for lighting closest to flat panel display
	Electrical: Minimum (2) power outlet at each wall, power in the floor to support flexible computer layout.
	Plumbing: N/A
	Other: N/A
FF&E	Conference Table and Chairs, capacity 20 youth and 4 Staff

LU	LIVING UNIT-12 BED
LU.11	BEHAVIORAL HEALTH OFFICE
	ASF: 100
	QUANTITY: 1
USE	Activities: Clinician Office Work
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Conference, Work Room
CHARACTERISTICS	Ceiling Height: 9'-0" min., 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tiles
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Sidelight into each office; Coat hooks
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: Wireless
	Communications: VOIP Phone / Data
	Electronic Security: Duress Alarm, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall
	Plumbing: N/A
	Other: N/A
FF&E	Desk with Chair, comfortable upholstered furniture

LU	LIVING UNIT-12 BED
LU.12	QUIET ROOM
	ASF: 80
	QUANTITY: 1
USE	Activities: Chill-out, Cool down space
	Access: Youth, Staff
	Frequency/Hours: 24-hour
	Adjacency: Dayroom
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Exposed, Painted Gypsum Board
	Floor Finish: Resilient, Sealed Concrete
	Wall Finish: Painted, Epoxy Painted
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Sidelight, Detention grade floor mounted upholstered furniture
	Hardware: Lockable, Controlled Access
	Security: Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: Wireless
	Communications: N/A
	Electronic Security: Intercom, Staff Call Button
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall, (1) outlet with dual USB ports
	Plumbing: N/A
	Other: N/A
FF&E	

LU	LIVING UNIT-12 BED
LU.13	EQUIPMENT STORAGE
	ASF: 40
	QUANTITY: 1
USE	Activities: Storage
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Staff Station
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Resilient
	Wall Finish: Painted Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: Heavy Duty Adjustable Shelves and Individual Plastic Bins
	Hardware: Lockable
	Security: Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) power outlet per wall; Charging station for staff radios and equipment.
	Plumbing: N/A
	Other: N/A
FF&E	

LU LIVING UNIT-12 BED

LU.14 LAUNDRY

ASF: 64

QUANTITY: 1

USE

Activities: Linen cleaning and storage

Access: Staff, Youth

Frequency/Hours: N/A

Adjacency: Dayroom

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Sealed Concrete, Resilient, VCT

Wall Finish: Painted Moisture Resistant Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: Counter with base cabinet storage

Accessories: N/A

Hardware: N/A

Security: Medium level of Security, Vandal Resistant and Durable Finishes

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Camera

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. General ventilation exhaust Fan & transfer air grilles if applicable, dryer Exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: Auto ON/OFFElectrical: Minimum (1) power outlet at each wall for maintenance purposes;
Additional power for Residential style clothes dryer.

Plumbing: Floor drain, residential type clothes washer

Other: N/A

FF&E

Residential washer, residential dryer

LU	LIVING UNIT-12 BED
LU.15	SHOWER
	ASF: 40
	QUANTITY: 4
USE	Activities: Shower
	Access: Youth
	Frequency/Hours: N/A
	Adjacency: Dayroom
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment: Moisture-Resistant Paint, Cement Plaster, High-Performance Coating.
	Floor Finish: High-Performance Coating
	Wall Finish: High-Performance Coating
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: Breakaway clothes hook, Privacy screen, Privacy Curtain
	Hardware: N/A
	Security: Restricted Access
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual controls in a supervised location
	Electrical: N/A
	Plumbing: Floor drain, ligature resistant type shower fixtures and grab bars.
	Other: N/A
FF&E	Minimum (1) shower to be ADA compliant w/ shower seat and grab bars

LU	LIVING UNIT-12 BED
LU.16	MECHANICAL/ELECTRICAL
	ASF: 120
	QUANTITY: 1
USE	Activities: Mechanical & Electrical Equipment
	Access: Staff
	Frequency/Hours: N/A
	Adjacency: Perimeter
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: Access Control, Electronic Door Monitor
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Non-tempered ventilation.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: Hose bibb, Floor drain
	Other: N/A
FF&E	

LU LIVING UNIT-12 BED

LU.17 JANITOR

ASF: 30

QUANTITY: 1

USE

Activities: Mop sink, Storing Cleaning Essentials & Supplies

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency:

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Sealed Concrete

Wall Finish: Painted Moisture Resistant Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Lockable

Security: Medium level of Security, Vandal Resistant and Durable Finishes

TECHNOLOGY & SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Transfer air or makeup air and exhaust from the central system.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Automatic Shutoff

Electrical: Minimum (1) GFCI power outlet for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: Mop sink & floor drain.

Other: N/A

FF&E

TLU	TRANSITIONAL LIVING UNIT
TLU.01	STAFF STATION
	ASF: 60
	QUANTITY: 1
USE	Activities: General office work
	Access: Staff
	Frequency/Hours: 24-hour Staffed position
	Adjacency: Dayroom, Living Unit Entry
CHARACTERISTICS	Ceiling Height: 9'-0" min., 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, VCT
	Wall Finish: Painted gypsum board
	Acoustics: N/A
	Natural Lighting: Preferred
	Casework: Counter and base cabinet
	Accessories: N/A
	Hardware: Lockable, Card Access
	Security: Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Monitor, Video Conference capabilities
	Network: Wireless
	Communications: VOIP Phone / Data
	Electronic Security: Intercom, Duress Alarm, Unit Control Station, Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) power outlet on each wall and (1) for each PC workstation
	Plumbing: N/A
	Other: N/A
FF&E	

TLU	TRANSITIONAL LIVING UNIT	
TLU.08	BATHROOM	
	ASF:	120
	QUANTITY:	2
USE	Activities:	Shower, toilet, lavatory area
	Access:	Youth
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Bedrooms
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Moisture-Resistant Paint, Cement Plaster, High-Performance Coating.
	Floor Finish:	High-Performance Coating
	Wall Finish:	High-Performance Coating
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	Breakaway clothes hook, Privacy screen, Privacy Curtain
	Hardware:	N/A
	Security:	Restricted Access
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Manual in supervised location
	Electrical:	N/A
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixture with white finishes.
	Other:	N/A
FF&E		

TLU	TRANSITIONAL LIVING UNIT	
TLU.09	STORAGE/CLEANING	
	ASF:	60
	QUANTITY:	2
USE	Activities:	Mop sink, Storing Cleaning Essentials & Supplies
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	N/A
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Transfer air or makeup air and exhaust from central system.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) power outlet as required by code for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing:	Mop sink & floor drain.
	Other:	N/A
FF&E		

TLU	TRANSITIONAL LIVING UNIT
TLU.02	STAFF TOILET
	ASF: 64
	QUANTITY: 1
USE	Activities: Restroom
	Access: Staff
	Frequency/Hours: N/A
	Adjacency: Staff Station
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Ceramic Tile
	Wall Finish: Full Height Ceramic Tile; Wet walls
	Acoustics: Acoustic privacy separation
	Natural Lighting: N/A
	Casework: Solid Surface Counter
	Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) GFCI power outlet at lavatory counter
	Plumbing: Commercial porcelain fixtures with sensor faucets.
	Other: N/A
FF&E	

TLU	TRANSITIONAL LIVING UNIT
TLU.03	LIVING/DINING AREA AND KITCHENETTE
	ASF: 500
	QUANTITY: 1
USE	Activities: Lounge, Study; TV, Social, Kitchen, Dining, Daily Living
	Access: Youth, Staff
	Frequency/Hours: 24-hour
	Adjacency: Bedrooms, Staff Station
CHARACTERISTICS	Ceiling Height: 12'-0" minimum, 14'-0" preferred
	Ceiling Treatment: Painted Gypsum Board
	Floor Finish: Resilient, Carpet Tile
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Required
	Casework: Counter with base cabinet, upper cabinets at Kitchenette, Staff Station
	Accessories: Soft upholstered seating, tables and chairs for games/dining, residential style kitchen: stove, refrigerator, dishwasher, exhaust hood
	Hardware: Card Access, Controlled Access
	Security: Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: Wall-mounted Flat Panel Monitor
	Network: Wireless, data outlets to support use of laptops by youth
	Communications: VOIP Phone / Data
	Electronic Security: Intercom, Duress Alarm, Unit Control Station, Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Kitchen exhaust hood terminating to roof or side of building.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual in supervised location, Automatic shutoff
	Electrical: Minimum (1) power outlet on each wall, GFCI power for kitchen appliances
	Plumbing: Double-sink w/ faucet, garbage disposal, refrigerator with icemaker, dishwasher
	Other: Stove with exhaust hood.
FF&E	Flexible furniture for reconfiguration, areas for different levels of activity, access to outdoor patio area, refrigerator w/icemaker

TLU	TRANSITIONAL LIVING UNIT	
TLU.04	BEDROOM	
	ASF:	110
	QUANTITY:	8
USE	Activities:	Study; Sleep
	Access:	Youth
	Frequency/Hours:	24-hour
	Adjacency:	Living Room
CHARACTERISTICS	Ceiling Height:	9'-0" minimum
	Ceiling Treatment:	Painted Gypsum Board
	Floor Finish:	Carpet Tile
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Required
	Casework:	N/A
	Accessories:	Bed with integral storage cubicles, wall mounted/floor mounted desk and stool, clothes storage dresser w/mirror
	Hardware:	Lockable, Controlled Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	Wireless, data outlets to support use of laptop
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Staff Call Button
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable in supervised location
	Electrical:	Minimum (1) power outlet on each wall, power to support use of laptop computer at desk, (1) outlet with dual USB ports
	Plumbing:	N/A
	Other:	N/A
FF&E		

TLU	TRANSITIONAL LIVING UNIT
TLU.05	MUSIC/TV/LIBRARY
	ASF: 120
	QUANTITY: 1
USE	Activities: Social, rest, reading
	Access: Youth, Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: N/A
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: Counter and base cabinet storage
	Accessories: Vision light at door; Markerboards
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Display
	Network: Wireless, Data ports available for Student laptop computers
	Communications: VOIP Phone, Data
	Electronic Security: Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to flat panel display
	Electrical: Minimum (2) power outlet at each wall
	Plumbing: N/A
	Other: N/A
FF&E	Soft unholstered furniture, table and chairs, shelving for books, media storage

TLU TRANSITIONAL LIVING UNIT

TLU.06 MULTI-PURPOSE ROOM

	ASF:	120
	QUANTITY:	1
USE	Activities:	Programs, Learning; Presentations
	Access:	Youth, Staff, Collaboratives
	Frequency/Hours:	Mon. - Sun. 7:00am - 5:00pm
	Adjacency:	Education Workroom
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Resilient, VCT
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	Counter and base cabinet storage
	Accessories:	Vision light at door; Markerboards
	Hardware:	Lockable, Card Access
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
	Audio/Visual:	Flat Panel Display
	Network:	Wireless, Data ports available for Student laptop computers
	Communications:	VOIP Phone, Data
	Electronic Security:	Intercom, Duress Alarm, Camera, Card Reader
TECHNOLOGY & SECURITY	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to flat panel display
	Electrical:	Minimum (2) power outlet at each wall, power in the floor to support flexible computer layout.
	Plumbing:	N/A
	Other:	N/A
MECHANICAL, ELECTRICAL & PLUMBING		
FF&E		

TLU	TRANSITIONAL LIVING UNIT	
TLU.07	LAUNDRY	
	ASF:	80
	QUANTITY:	2
USE	Activities:	Linen cleaning and storage
	Access:	Staff, Youth
	Frequency/Hours:	N/A
	Adjacency:	Dayroom
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete, Resilient, VCT
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	Counter with base cabinet storage
	Accessories:	N/A
	Hardware:	N/A
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust., Exhaust Fan, Dryer Exhaust
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) power outlet for maintenance purposes; Additional power for residential style clothes dryer.
	Plumbing:	Floor drain, residential-type clothes washer, refrigerator with icemaker
	Other:	N/A
FF&E	Residential washer, residential dryer	

TLU TRANSITIONAL LIVING UNIT

TLU.10 MECHANICAL

ASF: 64

QUANTITY: 1

USE

Activities: Mechanical Equipment

Access: Staff

Frequency/Hours: N/A

Adjacency: Perimeter

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Sealed Concrete

Wall Finish: Painted Moisture Resistant Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Lockable

Security: Medium level of Security, Vandal Resistant and Durable Finishes

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Access Control, Electronic Door Monitor

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Non-tempered ventilation.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: N/A

Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: Hose bibb, Floor drain

Other: N/A

FF&E

ILU	INDEPENDENT LIVING UNIT
ILU.01	LIVING ROOM AND KITCHENETTE
	ASF: 240
	QUANTITY: 1
USE	Activities: Lounge, Study; TV, Social, Kitchen, Dining, Daily Living
	Access: Residents
	Frequency/Hours: 24-hour
	Adjacency: Bedrooms
CHARACTERISTICS	Ceiling Height: 9'-0" minimum
	Ceiling Treatment: Painted Gypsum Board
	Floor Finish: Resilient, Carpet Tile
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Required
	Casework: Counter with base cabinet, upper cabinets at Kitchenette
	Accessories: Soft upholstered seating, tables and chairs for games/dining, residential style kitchen: stove, refrigerator, dishwasher, exhaust hood
	Hardware: Lockable
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: Wall-mounted Flat Panel Monitor
	Network: Wireless, data outlets to support use of laptops by youth
	Communications: VOIP Phone / Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Kitchen exhaust hood.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) power outlet on each wall, at least (1) outlet with dual USB ports in each space. Power for kitchen appliances
	Plumbing: Double sink with faucet, garbage disposal, refrigerator w/ icemaker, dishwasher.
	Other: Stove w/ exhaust hood
FF&E	Refrigerator w/ icemaker

ILU	INDEPENDENT LIVING UNIT
ILU.02	BEDROOM
	ASF: 120
	QUANTITY: 2
USE	Activities: Study; Sleep
	Access: Residents
	Frequency/Hours: 24-hour
	Adjacency: Living Room
CHARACTERISTICS	Ceiling Height: 9'-0" minimum
	Ceiling Treatment: Painted Gypsum Board
	Floor Finish: Carpet Tile
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Required
	Casework: N/A
	Accessories: Bed with integral storage cubicles, desk and chair, clothes storage dresser w/mirror, Closet w/ clothes rod
	Hardware: Lockable
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: Wireless, data outlets to support use of laptop
	Communications: VOIP Phone / Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) power outlet on each wall, (1) outlet with dual USB ports. Power to support use of laptop computer at desk
	Plumbing: N/A
	Other: N/A
FF&E	Single occupant bedroom

ILU	INDEPENDENT LIVING UNIT
ILU.03	LAUNDRY
	ASF: 24
	QUANTITY: 1
USE	Activities: Linen cleaning and storage
	Access: Residents
	Frequency/Hours: N/A
	Adjacency: N/A
CHARACTERISTICS	Ceiling Height: 9'-0" minimum
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Resilient, VCT
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: Counter with base cabinet storage
	Accessories: N/A
	Hardware: N/A
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust., transfer air and exhaust fan if applicable, dryer Exhaust
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for Residential style clothes dryer.
	Plumbing: Residential type clothes washer.
	Other: N/A
FF&E	Residential washer, residential dryer

ILU	INDEPENDENT LIVING UNIT
ILU.04	BATHROOM
	ASF: 48
	QUANTITY: 1
USE	Activities: Shower, Toilet
	Access: Resident
	Frequency/Hours: N/A
	Adjacency: Bedroom
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum.
	Ceiling Treatment: Moisture-Resistant Paint on Gypsum Board
	Floor Finish: Ceramic Tile
	Wall Finish: Full Height Ceramic Tile
	Acoustics: Acoustic separation
	Natural Lighting: N/A
	Casework: Vanity counter w/ sink and base cabinet storage, full-height linen storage cabinet
	Accessories: Towel Bars, Clothes Hooks, Mirror
	Hardware: Lockable
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) GFCI power outlet at vanity counter
	Plumbing: Residential type combination shower/tub, toilet, lavatory
	Other:
FF&E	Bathroom shared by 2 single-occupant bedrooms

ILU INDEPENDENT LIVING UNIT

ILU.05 STORAGE (in-unit)

ASF: 12

QUANTITY: 1

USE

Activities: Storage

Access: Resident

Frequency/Hours: N/A

Adjacency: 2 Bedroom unit

CHARACTERISTICS

Ceiling Height: 9'-0" Minimum.

Ceiling Treatment: Paint on Gypsum Board

Floor Finish: Carpet, Carpet Tile

Wall Finish: Paint on Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: Shelf w/ clothes rod

Accessories: N/A

Hardware: N/A

Security: N/A

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: N/A

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: Automatic Shutoff

Electrical: Minimum (1) outlet

Plumbing: N/A

Other: N/A

FF&E

ILU	INDEPENDENT LIVING UNIT
ILU.06	MUSIC/TV/LIBRARY
	ASF: 120
	QUANTITY: 1
USE	Activities: Social, rest, reading
	Access: Residents, Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: N/A
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles, Painted Gypsum Board
	Floor Finish: Carpet Tile, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: Counter and base cabinet storage
	Accessories: Vision light at door; Markerboards
	Hardware: Lockable, Card Access
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Display
	Network: Wireless, Data ports available for laptop computers
	Communications: VOIP Phone, Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic shutoff. Multiple scene control for lighting closest to flat panel display
	Electrical: Minimum (2) power outlet at each wall, (1) outlet on each wall with dual USB ports
	Plumbing: N/A
	Other: N/A
FF&E	

ILU	INDEPENDENT LIVING UNIT
ILU.07	SUPPORT OFFICE
	ASF: 100
	QUANTITY: 1
USE	Activities: Office Work
	Access: Residents, Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: N/A
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles, Painted Gypsum Board
	Floor Finish: Carpet Tile, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Vision light at door; Markerboards
	Hardware: Lockable, Card Access
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Display
	Network: Wireless, Teleconference
	Communications: VOIP Phone, Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic shutoff
	Electrical: Minimum (1) power outlet at each wall and (1) outlet for each PC workstation
	Plumbing: N/A
	Other: N/A
FF&E	Office Workstation, Bookshelf, File Storage

ILU	INDEPENDENT LIVING UNIT
ILU.08	COLLABORATIVES OFFICE
	ASF: 100
	QUANTITY: 1
USE	Activities: Office Work
	Access: Residents, Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: N/A
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles, Painted Gypsum Board
	Floor Finish: Carpet Tile, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Vision light at door; Markerboards
	Hardware: Lockable, Card Access
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Display
	Network: Wireless, Teleconference
	Communications: VOIP Phone, Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet at each wall and (1) for each PC workstation
	Plumbing: N/A
	Other: N/A
FF&E	Office Workstation, Bookshelf, File Storage

ILU INDEPENDENT LIVING UNIT

ILU.09 STAFF TOILET

ASF: 64

QUANTITY: 1

USE

Activities: Restroom

Access: Staff

Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm

Adjacency: Offices

CHARACTERISTICS

Ceiling Height: 9'-0" Minimum, 10'-0" preferred.

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Ceramic Tile

Wall Finish: Full Height Ceramic Tile; Wet walls

Acoustics: Acoustic privacy separation

Natural Lighting: N/A

Casework: Solid Surface Counter

Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser

Hardware: Lockable

Security: Lowest level of security: common commercial construction

TECHNOLOGY & SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: N/A

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Auto ON/OFF

Electrical: Minimum (1) GFCI power outlet at lavatory counter

Plumbing: Commercial porcelain fixtures with sensor faucets.

Other: N/A

FF&E

ILU	INDEPENDENT LIVING UNIT
ILU.10	MULTI-PURPOSE / PROGRAM
	ASF: 120
	QUANTITY: 1
USE	Activities: Progrms; Video Conferencing, Case Meetings, Counseling
	Access: Residents, Collaboratives
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: Program Offices
CHARACTERISTICS	Ceiling Height: 9'-0" min., 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tiles
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Sidelight; Markerboard
	Hardware: Lockable, Card Access
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: Large Flat Panel Monitor, Video Conference capabilities
	Network: Wireless, Teleconference, Speaker
	Communications: VOIP Phone / Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall
	Plumbing: N/A
	Other: N/A
FF&E	

ILU	INDEPENDENT LIVING UNIT
ILU.11	MECHANICAL / ELECTRICAL
	ASF: 80
	QUANTITY: 1
USE	Activities: Mechanical & Electrical Equipment
	Access: Facility Operations
	Frequency/Hours: N/A
	Adjacency: Perimeter
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable, Card Access
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Non-tempered ventilation.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Manual
	Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: Hose bibb, Floor drain
	Other: N/A
FF&E	

ILU	INDEPENDENT LIVING UNIT
ILU.12	FITNESS ROOM
	ASF: 120
	QUANTITY: 1
USE	Activities: Athletics
	Access: Youth
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: Shared between units
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tile
	Floor Finish: Resilient, Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: Full-height mirror @ one wall
	Hardware: Lockable, Card Access
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: Wall mounted Flat Panel Monitor
	Network: Wireless
	Communications: VOIP / Data
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Relief air exhaust fan if applicable.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) power outlet with dual USB ports
	Plumbing: N/A
	Other: N/A
FF&E	Fitness equipment and shelving for mat/equipment storage

ILU	INDEPENDENT LIVING UNIT
ILU.13	STORAGE (common)
	ASF: 100
	QUANTITY: 1
USE	Activities: Storage
	Access: Residents, Facility Operations
	Frequency/Hours: N/A
	Adjacency: Perimeter
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable, Card Access
	Security: N/A
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) power outlet for maintenance purposes
	Plumbing: N/A
	Other: N/A
FF&E	

FS FACILITY SUPPORT

FS.01 ELECTRICAL

ASF: 120

QUANTITY: 1

USE

Activities: Electrical Equipment

Access: Staff, Facility Operations

Frequency/Hours: N/A

Adjacency: N/A

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Gypsum Board

Floor Finish: Sealed Concrete

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Lockable, Card Access

Security: Access Control

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Intercom, Camera

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Non-tempered ventilation.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: Manual

Electrical: Minimum (1) emergency power outlet for maintenance purposes

Plumbing: N/A

Other: N/A

FF&E

FS FACILITY SUPPORT

FS.02 MECHANICAL

ASF: 120

QUANTITY: 1

USE

Activities: Mechanical Equipment

Access: Staff, Facility Operations

Frequency/Hours: N/A

Adjacency: N/A

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Gypsum Board

Floor Finish: Sealed Concrete

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Lockable, Card Access

Security: Access Control

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Intercom, Camera

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Non-tempered ventilation.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: Manual

Electrical: Minimum (1) emergency power outlet for maintenance purposes

Plumbing: Hose bibb, Floor drain

Other: N/A

FF&E

FS
FS.03

FACILITY SUPPORT
FACILITIES OFFICE

ASF: 100
QUANTITY: 1

USE

Activities: Office Work
Access: Staff, Facilities Operations
Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
Adjacency: N/A

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred
Ceiling Treatment: Acoustical Ceiling Tiles
Floor Finish: Carpet Tile, Resilient; VCT;
Wall Finish: Painted Gypsum Board
Acoustics: N/A
Natural Lighting: Preferred
Casework: N/A
Accessories: Sidelight, Markerboard
Hardware: Lockable
Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: Large Flat Panel Monitor, Video Conference capabilities
Network: Wireless, Teleconference
Communications: VOIP Phone / Data
Electronic Security: Intercom

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
Artificial Lighting: Overhead Lighting
Artificial Lighting Control: Dimmable, Automatic Shutoff
Electrical: Minimum (1) power outlet on each wall and (1) for each PC workstation
Plumbing: N/A
Other: N/A

FF&E

FS	FACILITY SUPPORT
FS.04	JANITOR
	ASF: 80
	QUANTITY: 1
USE	Activities: Mop sink, Storing Cleaning Essentials & Supplies
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: N/A
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Transfer air or makeup air and exhaust from central system.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) GFCI power outlet; Additional power for charging stored equipment if required.
	Plumbing: Mop sink & floor drain.
	Other: N/A
FF&E	

FS
FS.05

FACILITY SUPPORT
STAFF TOILET

ASF: 65
QUANTITY: 1

USE

Activities: Restroom
Access: Staff, Facilities Operations
Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
Adjacency: Offices

CHARACTERISTICS

Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
Ceiling Treatment: Painted Moisture Resistant Gypsum Board
Floor Finish: Ceramic Tile
Wall Finish: Full Height Ceramic Tile; Wet walls
Acoustics: Acoustic privacy separation
Natural Lighting: N/A
Casework: Solid Surface Counter
Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
Hardware: Lockable
Security: Lowest level of security: common commercial construction

TECHNOLOGY &
SECURITY

Audio/Visual: N/A
Network: N/A
Communications: N/A
Electronic Security: N/A

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
Artificial Lighting: Overhead Lighting
Artificial Lighting Control: Auto ON/OFF
Electrical: Minimum (1) GFCI power outlet at lavatory counter
Plumbing: Commercial porcelain fixtures with sensor faucets.
Other: N/A

FF&E

FS	FACILITY SUPPORT
FS.06	DOCUMENT STORAGE
	ASF: 3600
	QUANTITY: 1
USE	Activities: Storage
	Access: Staff, Facilities Operations
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 10'-0" minimum, 12'-0" preferred
	Ceiling Treatment: Painted Exposed
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: Heavy Duty Adjustable Shelves and Heavy Duty Wheeled Cart Storage
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: N/A
	Other: N/A
FF&E	

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.01 STAFF STATION

	ASF:	60
	QUANTITY:	1
USE	Activities:	General office work
	Access:	Staff
	Frequency/Hours:	24-hour Staffed position
	Adjacency:	Dayroom, Living Unit Entry
CHARACTERISTICS	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile, VCT
	Wall Finish:	Painted gypsum board
	Acoustics:	N/A
	Natural Lighting:	Preferred
	Casework:	Counter and base cabinet
	Accessories:	N/A
	Hardware:	Lockable, Card Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	Flat Panel Monitor, Video Conference capabilities
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Duress Alarm, Unit Control Station, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) power outlet on each wall and (1) outlet for each PC workstation
	Plumbing:	N/A
	Other:	N/A
FF&E		

LTH LONG-TERM HOUSING UNIT - 24BED (JUVENILE HALL)

LTH.02 SUPERVISOR OFFICE

ASF: 144

QUANTITY: 1

USE

Activities: General office work

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Staff Station, Dayroom

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Carpet Tiles

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control required at walls and ceiling

Natural Lighting: Preferred

Casework: N/A

Accessories: Sidelight into each office; Coat hooks

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY & SECURITY

Audio/Visual: Flat Panel Display

Network: Wireless, Teleconference

Communications: VOIP Phone / Data

Electronic Security: Card Reader, Duress Alarm,

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic Shutoff

Electrical: Minimum (1) power outlet on each wall

Plumbing: N/A

Other: N/A

FF&E

Office Workstation, Bookshelf, File Storage

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.03 STAFF TOILET

	ASF:	64
	QUANTITY:	1
USE	Activities:	Restroom
	Access:	Staff
	Frequency/Hours:	N/A
CHARACTERISTICS	Adjacency:	Staff Station, Supervisor Office
	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Ceramic Tile
	Wall Finish:	Full Height Ceramic Tile; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at lavatory counter
	Plumbing:	Commercial porcelain fixtures with sensor faucets.
	Other:	N/A
FF&E		

LTH	LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)
LTH.04	STAFF WORKROOM
	ASF: 100
	QUANTITY: 1
USE	Activities: General office work
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Staff Station, Dayroom
CHARACTERISTICS	Ceiling Height: 9'-0" min., 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tiles
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Sidelight into each office; Coat hooks
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Display
	Network: Wireless, Teleconference
	Communications: VOIP Phone / Data
	Electronic Security: Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall and (1) for each PC workstation
	Plumbing: N/A
	Other: N/A
FF&E	Office Workstation, Bookshelf, File Storage

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.05 STAFF BREAK AREA

	ASF:	120
	QUANTITY:	1
USE	Activities:	Staff Break Area
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	N/A
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tile, Resilient; VCT
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control preferred at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	Counter, Coffee Bar; Base and upper cabinets for storage
	Accessories:	Sidelight in door, Staff Locker
	Hardware:	Lockable, Card Access
	Security:	Medium level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) power outlet on each wall, Dedicated outlets on counter for appliances
	Plumbing:	Sink and faucet, refrigerator with icemaker
	Other:	N/A
FF&E	Refrigerator w/ icemaker	

LTH	LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)	
LTH.06	LIVING AREA - DAYROOM	
	ASF:	940
	QUANTITY:	1
USE	Activities:	Lounge, Study; TV, Social, Recreation, Daily Living
	Access:	Youth, Staff
	Frequency/Hours:	24-hour
	Adjacency:	Bedrooms, Staff Station
CHARACTERISTICS	Ceiling Height:	14'-0" minimum
	Ceiling Treatment:	Acoustical Ceiling Tiles, Painted Exposed, Painted Gypsum Board
	Floor Finish:	Resilient, Carpet Tile
	Wall Finish:	Painted, Acoustical Panels
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Required
	Casework:	Counter with base cabinet, Staff station
	Accessories:	Soft upholstered detention grade seating, tables for games
	Hardware:	Card Access, Controlled Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
	Audio/Visual:	Wall-mounted Flat Panel Monitor
	Network:	Wireless, data outlets to support use of laptops by youth
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Duress Alarm, Unit Control Station, Camera, Card Reader
TECHNOLOGY & SECURITY	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable in supervised location
	Electrical:	Minimum (1) power outlet on each wall with dual USB ports, power to support use of laptop computers in study areas
	Plumbing:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Other:	N/A
FF&E	Study carrels, flexible furniture for reconfiguration, areas for different levels of activity, access to exterior	

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.07 BEDROOM

ASF: 120

QUANTITY: 11

USE

Activities: Study; Sleep

Access: Youth, Staff

Frequency/Hours: 24-hour

Adjacency: Dayroom

CHARACTERISTICS

Ceiling Height: 8'-8" minimum

Ceiling Treatment: Painted Exposed, Painted Gypsum Board

Floor Finish: Resilient, Sealed Concrete

Wall Finish: Painted, Epoxy Painted

Acoustics: Sound Transmission Control required at walls and ceiling

Natural Lighting: Required

Casework: N/A

Accessories: Detention grade soft floor mounted beds with integral storage cubicles, wall mounted/floor mounted desks and stools, detention mirror, breakaway clothes hook

Hardware: Lockable, Controlled Access

Security: Medium level of security: Vandal Resistant and Durable Finishes

TECHNOLOGY & SECURITY

Audio/Visual: N/A

Network: Wireless, data outlets to support use of laptop

Communications: VOIP Phone / Data

Electronic Security: Intercom, Staff Call Button

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable

Electrical: Minimum (1) power outlet on each wall, (1) outlet with dual USB ports to support use of laptop computer at desk

Plumbing: Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.

Other: N/A

FF&E

Double occupant

LTH	LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)	
LTH.08	ACCESSIBLE BEDROOM (ADA Compliant)	
	ASF:	120
	QUANTITY:	1
USE	Activities:	Study; Sleep
	Access:	Youth, Staff
	Frequency/Hours:	24-hour
	Adjacency:	Dayroom
CHARACTERISTICS	Ceiling Height:	8'-8" minimum
	Ceiling Treatment:	Painted Exposed, Painted Gypsum Board
	Floor Finish:	Resilient, Sealed Concrete
	Wall Finish:	Painted, Epoxy Painted
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Required
	Casework:	N/A
	Accessories:	Detention grade soft floor mounted beds with integral storage cubicles, wall mounted/floor mounted desks and stools, detention mirror, breakaway clothes hook
	Hardware:	Lockable, Controlled Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	Wireless, data outlets to support use of laptop
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Staff Call Button
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable
	Electrical:	Minimum (1) power outlet on each wall, (1) outlet with dual USB ports to support use of laptop computer at desk
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E	Double occupant	

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.09 DE-ESCALATION ROOM (ACCESSIBLE)

	ASF:	90
	QUANTITY:	1
USE	Activities:	Chill-out, Temporary sleeping quarters
	Access:	Youth, Staff
	Frequency/Hours:	24-hour
	Adjacency:	Dayroom
CHARACTERISTICS	Ceiling Height:	8'-8" minimum
	Ceiling Treatment:	Painted Exposed, Painted Gypsum Board
	Floor Finish:	Resilient, Sealed Concrete
	Wall Finish:	Painted, Epoxy Painted
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Required
	Casework:	N/A
	Accessories:	Detention grade soft floor mounted beds with integral storage cubicles, wall mounted/floor mounted desks and stools, detention mirror, breakaway clothes hook
	Hardware:	Lockable, Controlled Access
	Security:	Medium level of security: Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	Wireless, data outlets to support use of laptop
	Communications:	VOIP Phone / Data
	Electronic Security:	Intercom, Staff Call Button, Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable
	Electrical:	N/A
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E		

LTH	LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)
LTH.10	VIDEO VISITATION
	ASF: 40
	QUANTITY: 2
USE	Activities: Youth visitation and virtual meeting
	Access: Youth, Attorney, Visitors, Case Managers
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Dayroom
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: N/A
	Casework: Counter
	Accessories: N/A
	Hardware: Lockable, Card Access
	Electronic Security: Medium Security; Access Control, Durable Materials
TECHNOLOGY & SECURITY	Audio/Visual: Flat screen monitor for virtual meetings
	Network: Wireless, Teleconference, Speaker
	Communications: VOIP Phone / Data
	Other: Cameras, Call Pushbutton
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall
	Plumbing: N/A
	Other: N/A
FF&E	

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.II INTERVIEW/ CONFERENCE

ASF: 120

QUANTITY: 1

USE

Activities: Collaboratives, Medical Staff, Staff, Youth Meetings

Access: Youth, Medical Staff, Staff, Case Managers

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Dayroom

CHARACTERISTICS

Ceiling Height: 9'-0" min., 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Carpet Tiles

Wall Finish: Painted Gypsum Board

Acoustics: Sound Transmission Control required at walls and ceiling

Natural Lighting: Preferred

Casework: N/A

Accessories: Sidelight into each office; Coat hooks

Hardware: Lockable, Card Access

Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access

TECHNOLOGY & SECURITY

Audio/Visual: N/A

Network: Wireless

Communications: VOIP Phone / Data

Electronic Security: Intercom, Duress Alarm, Camera, Card Reader

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Dimmable, Automatic shutoff

Electrical: Minimum (1) power outlet on each wall

Plumbing: N/A

Other: N/A

FF&E

LTH	LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)	
LTH.12	PROGRAM ROOM	
	ASF:	300
	QUANTITY:	1
USE	Activities:	Programs, Learning; Presentations
	Access:	Youth, Staff, Collaboratives
	Frequency/Hours:	Mon. - Sun. 7:00am - 5:00pm
	Adjacency:	Education Workroom
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Resilient, VCT
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	Counter and base cabinet storage
	Accessories:	Vision light at door; Markerboards
	Hardware:	Lockable, Card Access
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	Flat Panel Display
	Network:	Wireless, Data ports available for Student laptop computers
	Communications:	VOIP Phone, Data
	Electronic Security:	Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to flat panel display
	Electrical:	Minimum (2) power outlet at each wall, power in the floor to support flexible computer layout.
	Plumbing:	N/A
	Other:	N/A
FF&E	Conference Table and Chairs, capacity 20 youth and 4 Staff	

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)
 LTH.I3 BEHAVIORAL HEALTH OFFICE

	ASF:	100
	QUANTITY:	1
USE	Activities:	Clinician Office Work
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	Conference, Work Room
CHARACTERISTICS	Ceiling Height:	9'-0" min., 10'-0" preferred
	Ceiling Treatment:	Acoustical Ceiling Tiles
	Floor Finish:	Carpet Tiles
	Wall Finish:	Painted Gypsum Board
	Acoustics:	Sound Transmission Control required at walls and ceiling
	Natural Lighting:	Preferred
	Casework:	N/A
	Accessories:	Sidelight into each office; Coat hooks
	Hardware:	Lockable, Card Access
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	Wireless
	Communications:	VOIP Phone / Data
	Electronic Security:	Duress Alarm, Card Access
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Dimmable, Auto
	Electrical:	Minimum (1) power outlet on each wall
	Plumbing:	N/A
	Other:	N/A
FF&E	Desk with Chair, comfortable upholstered furniture	

LTH	LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)	
LTH.14	LAUNDRY	
	ASF:	64
	QUANTITY:	1
USE	Activities:	Linen cleaning and storage
	Access:	Staff, Youth
	Frequency/Hours:	N/A
	Adjacency:	Dayroom
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete, Resilient, VCT
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	Counter with base cabinet storage
	Accessories:	N/A
	Hardware:	N/A
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	Camera
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust., transfer grilles and exhaust fan if applicable, dryer exhaust
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic shutoff
	Electrical:	Minimum (1) power outlet for maintenance purposes; Additional power for Residential style clothes dryer.
	Plumbing:	Floor drain, residential type clothes washer
	Other:	N/A
FF&E	Residential washer, residential dryer	

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.15 SHOWER

	ASF:	40
	QUANTITY:	4
USE	Activities:	Shower
	Access:	Youth
	Frequency/Hours:	N/A
CHARACTERISTICS	Adjacency:	Dayroom
	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Moisture-Resistant Paint, Cement Plaster, High-Performance Coating.
	Floor Finish:	High-Performance Coating
	Wall Finish:	High-Performance Coating
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	Breakaway clothes hook, Privacy screen, Privacy Curtain
	Hardware:	N/A
	Security:	Restricted Access
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Key Switch
	Electrical:	N/A
	Plumbing:	Floor drain, ligature resistant typ shower fixtures.
	Other:	N/A
FF&E	Minimum (1) shower to be ADA compliant w/ shower seat and grab bars	

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.16 EQUIPMENT STORAGE

ASF: 40

QUANTITY: 1

USE

Activities: Storage

Access: Staff

Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm

Adjacency: Staff Station

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Acoustical Ceiling Tiles

Floor Finish: Resilient

Wall Finish: Painted Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: Heavy Duty Adjustable Shelves and Individual Plastic Bins

Hardware: Lockable, Access Control

Security: Medium level of security: Vandal Resistant and Durable Finishes

TECHNOLOGY &
SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Card Access

MECHANICAL,
ELECTRICAL &
PLUMBING

Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.

Artificial Lighting: Overhead Lighting

Artificial Lighting
Control: Automatic Shutoff

Electrical: Minimum (1) power outlet per wall; Charging station for staff radios and equipment.

Plumbing: N/A

Other: N/A

FF&E

LTH	LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)	
LTH.17	JANITOR	
	ASF:	30
	QUANTITY:	1
USE	Activities:	Mop sink, Storing Cleaning Essentials & Supplies
	Access:	Staff
	Frequency/Hours:	Mon. - Fri. 7:00am - 5:00pm
	Adjacency:	
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	N/A
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Transfer air or makeup air and exhaust from central system.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Automatic Shutoff
	Electrical:	Minimum (1) GFCI power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing:	Mop sink & floor drain.
	Other:	N/A
FF&E		

LTH LONG-TERM HOUSING UNIT - 24 BED (JUVENILE HALL)

LTH.18 MECHANICAL / ELECTRICAL

ASF: 120

QUANTITY: 1

USE

Activities: Mechanical & Electrical Equipment

Access: Staff

Frequency/Hours: N/A

Adjacency: Perimeter

CHARACTERISTICS

Ceiling Height: 9'-0" minimum, 10'-0" preferred

Ceiling Treatment: Painted Moisture Resistant Gypsum Board

Floor Finish: Sealed Concrete

Wall Finish: Painted Moisture Resistant Gypsum Board

Acoustics: N/A

Natural Lighting: N/A

Casework: N/A

Accessories: N/A

Hardware: Lockable

Security: Medium level of Security, Vandal Resistant and Durable Finishes

TECHNOLOGY & SECURITY

Audio/Visual: N/A

Network: N/A

Communications: N/A

Electronic Security: Access Control, Electronic Door Monitor

MECHANICAL, ELECTRICAL & PLUMBING

Ventilation: Non- tempered ventilation.

Artificial Lighting: Overhead Lighting

Artificial Lighting Control: Manual

Electrical: Minimum (1) power outlet for maintenance purposes; Additional power for charging stored equipment if required.

Plumbing: Hose bibb, Floor drain

Other: N/A

FF&E

CL	CLASSROOM / LIBRARY (JUVENILE HALL)
CL.01	EDUCATIONAL CLASSROOM
	ASF: 720
	QUANTITY: 4
USE	Activities: Lectures; Learning; Presentations
	Access: Youth, Staff, Collaboratives
	Frequency/Hours: Mon. - Sun. 7:00am - 5:00pm
	Adjacency: Education Workroom
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Required
	Casework: Teaching Wall with recessed storage behind sliding markerboards
	Accessories: Vision light at door; Markerboards, Sunshades at windows
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual: Ceiling mounted Projector, Ceiling mounted Motorized Projection Screen or Flat Panel Display, located to permit use of full-size markerboards on either side
	Network: Wireless, Data ports available for Student laptop computers
	Communications: VOIP Phone, Data
	Electronic Security: Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Individually zoned. Central DX heat pump air conditioning with code required economizer and power exhaust. Demand control ventilation.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to projector screen/flat panel display
	Electrical: Minimum (2) power outlet at each wall, Power located to supply instructor area, power in the floor to support flexible computer layout.
	Plumbing: N/A
	Other: N/A
FF&E	

CL	CLASSROOM / LIBRARY (JUVENILE HALL)
CL.02	EDUCATIONAL WORKROOM
	ASF: 360
	QUANTITY: 1
USE	Activities: Storage; Small Meetings, Hoteling Workspaces
	Access: Staff & Collaboratives
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Classrooms
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tile, Resilient; VCT;
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control preferred at walls and ceiling
	Natural Lighting: N/A
	Casework: Counter; Base and upper cabinets for storage; Mailboxes (# TBD); Counter w/knee space for touch-down work areas
	Accessories: Sidelight, Markerboard
	Hardware: Lockable, Card Access
	Security: Medium level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: Flat Panel Monitor, Video Conference capabilities
	Network: Wireless, Teleconference
	Communications: VOIP Phone / Data
	Electronic Security: Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall and (1) for each PC workstation if required
	Plumbing: N/A
	Other: N/A
FF&E	Shared Printer, Scanner, Copier, Workstations for instructors

CL	CLASSROOM / LIBRARY (JUVENILE HALL)
CL.03	OFFICE / COUNSELOR
	ASF: 120
	QUANTITY: 1
USE	Activities: General office work
	Access: Staff, Youth
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency: Work Room
CHARACTERISTICS	Ceiling Height: 9'-0" min., 10'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet Tiles
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Preferred
	Casework: N/A
	Accessories: Sidelight into each office; Coat hooks
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: Wireless
	Communications: VOIP Phone / Data
	Electronic Security: Card reader, Duress Alarm
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff
	Electrical: Minimum (1) power outlet on each wall
	Plumbing: N/A
	Other: N/A
FF&E	Office Workstation, Bookshelf, File Storage

CL	CLASSROOM / LIBRARY (JUVENILE HALL)
CL.04	LIBRARY
	ASF: 2000
	QUANTITY: 1
USE	Activities: Reading, Learning, Study, Programs
	Access: Youth, Staff, Collaboratives
	Frequency/Hours: Mon. - Sun. 7:00am - 5:00pm
	Adjacency: Office
CHARACTERISTICS	Ceiling Height: 12'-0" minimum, 14'-0" preferred
	Ceiling Treatment: Acoustical Ceiling Tiles
	Floor Finish: Carpet, Resilient, VCT
	Wall Finish: Painted Gypsum Board
	Acoustics: Sound Transmission Control required at walls and ceiling
	Natural Lighting: Required
	Casework: Modular shelving units, study carrels, Staff/librarian station
	Accessories: Vision light at door; Markerboards, Sunshades at windows
	Hardware: Lockable, Card Access
	Security: Medium level of Security, Vandal Resistant and Durable Finishes, Card Access
TECHNOLOGY & SECURITY	Audio/Visual: Ceiling mounted Projector, Ceiling mounted Motorized Projection Screen or Flat Panel Display
	Network: Wireless, Data ports available for Student laptop computers
	Communications: VOIP Phone, Data
	Electronic Security: Intercom, Duress Alarm, Camera, Card Reader
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Dimmable, Automatic Shutoff. Multiple scene control for lighting closest to projector screen/flat panel display
	Electrical: Minimum (2) power outlet at each wall, Power located to supply librarian/staff area, power in the floor to support flexible computer layout. (1) outlet for each PC.
	Plumbing: N/A
	Other: N/A
FF&E	Space zoned for different levels of activity, soft upholstered furniture in reading/quiet area, tables and chairs for study and group activities

CL	CLASSROOM / LIBRARY (JUVENILE HALL)
CL.05	STAFF UNISEX TOILET
	ASF: 65
	QUANTITY: 1
USE	Activities: Restroom
	Access: Staff
	Frequency/Hours: Mon. - Sun. 7:00am - 10:00pm
	Adjacency: Offices, Classrooms
CHARACTERISTICS	Ceiling Height: 9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Ceramic Tile
	Wall Finish: Full Height Ceramic Tile; Wet walls
	Acoustics: Acoustic privacy separation
	Natural Lighting: N/A
	Casework: Solid Surface Counter
	Accessories: Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware: Lockable
	Security: Lowest level of security: common commercial construction
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Auto ON/OFF
	Electrical: Minimum (1) GFCI power outlet at lavatory counter
	Plumbing: Commercial porcelain fixtures with sensor faucets.
	Other: N/A
FF&E	

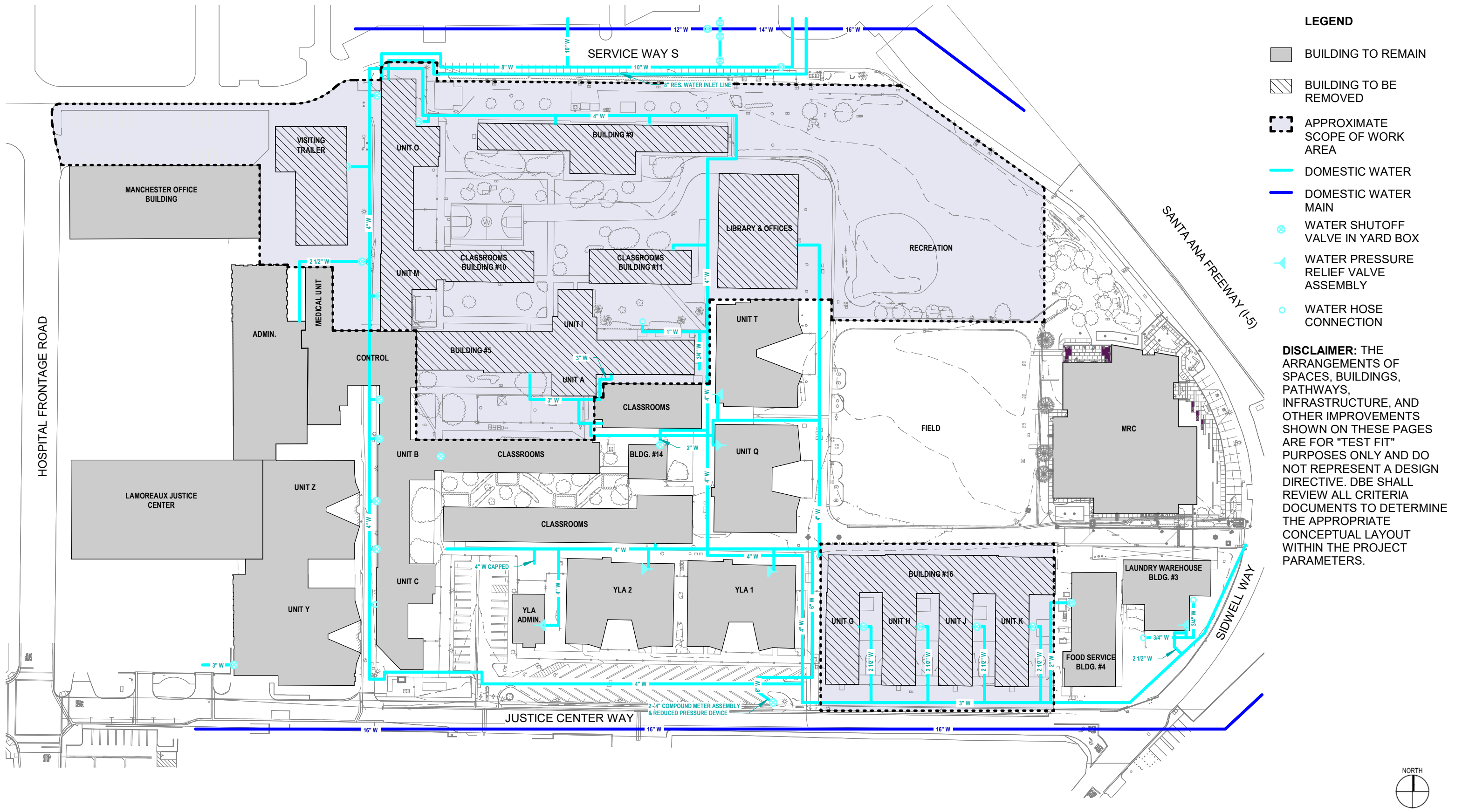
CL	CLASSROOM / LIBRARY (JUVENILE HALL)	
CL.06	UNISEX TOILET	
	ASF:	65
	QUANTITY:	2
USE	Activities:	Restroom
	Access:	Youth
	Frequency/Hours:	Mon. - Sun. 7:00am - 10:00pm
	Adjacency:	Classrooms
CHARACTERISTICS	Ceiling Height:	9'-0" Minimum, 10'-0" preferred.
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete, Resilient, VCT
	Wall Finish:	Painted Epoxy; Wet walls
	Acoustics:	Acoustic privacy separation
	Natural Lighting:	N/A
	Casework:	Stainless-steel, Solid Surface Counter
	Accessories:	Solid Surface or Phenolic Toilet Partitions; touchless towel dispenser or dryer, soap dispenser
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Central DX heat pump air conditioning with code required economizer and power exhaust. Tied to central exhaust for restrooms.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Auto ON/OFF
	Electrical:	Minimum (1) GFCI power outlet at lavatory
	Plumbing:	Ligature resistant stainless-steel lavatory and toilet fixtures with white finishes.
	Other:	N/A
FF&E		

CL	CLASSROOM / LIBRARY (JUVENILE HALL)
CL.07	JANITOR
	ASF: 80
	QUANTITY: 1
USE	Activities: Mop sink, Storing Cleaning Essentials & Supplies
	Access: Staff
	Frequency/Hours: Mon. - Fri. 7:00am - 5:00pm
	Adjacency:
CHARACTERISTICS	Ceiling Height: 9'-0" minimum, 10'-0" preferred
	Ceiling Treatment: Painted Moisture Resistant Gypsum Board
	Floor Finish: Sealed Concrete
	Wall Finish: Painted Moisture Resistant Gypsum Board
	Acoustics: N/A
	Natural Lighting: N/A
	Casework: N/A
	Accessories: N/A
	Hardware: Lockable
	Security: Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual: N/A
	Network: N/A
	Communications: N/A
	Electronic Security: N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation: Transfer air or makeup air and exhaust from central system.
	Artificial Lighting: Overhead Lighting
	Artificial Lighting Control: Automatic Shutoff
	Electrical: Minimum (1) GFCI power outlet for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing: Mop sink & floor drain.
	Other: N/A
FF&E	

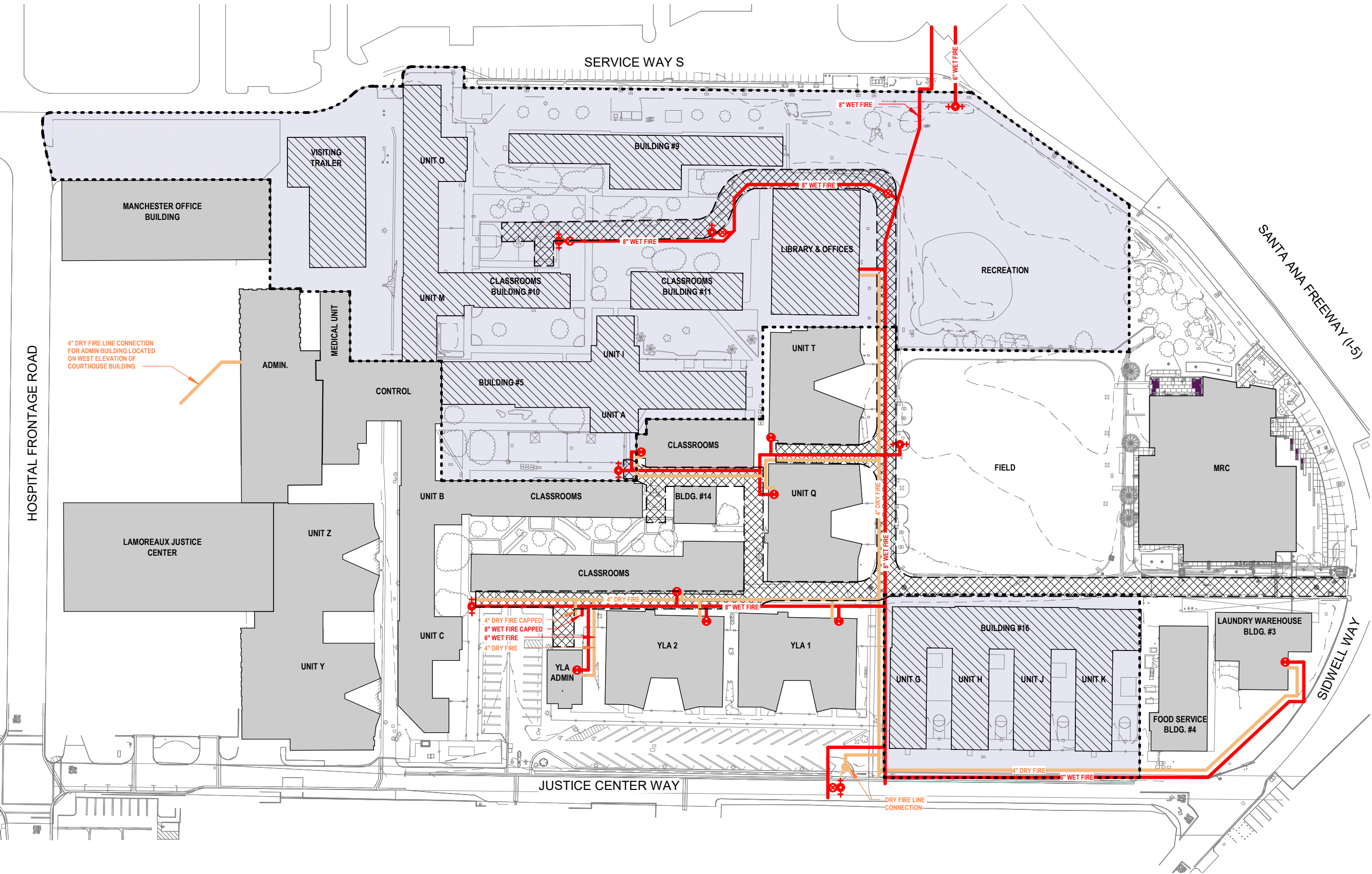
CL	CLASSROOM / LIBRARY (JUVENILE HALL)	
CL.08	MECHANICAL	
	ASF:	120
	QUANTITY:	1
USE	Activities:	Mechanical Equipment
	Access:	Staff
	Frequency/Hours:	N/A
	Adjacency:	Perimeter
CHARACTERISTICS	Ceiling Height:	9'-0" minimum, 10'-0" preferred
	Ceiling Treatment:	Painted Moisture Resistant Gypsum Board
	Floor Finish:	Sealed Concrete
	Wall Finish:	Painted Moisture Resistant Gypsum Board
	Acoustics:	N/A
	Natural Lighting:	N/A
	Casework:	N/A
	Accessories:	N/A
	Hardware:	Lockable
	Security:	Medium level of Security, Vandal Resistant and Durable Finishes
TECHNOLOGY & SECURITY	Audio/Visual:	N/A
	Network:	N/A
	Communications:	N/A
	Electronic Security:	N/A
MECHANICAL, ELECTRICAL & PLUMBING	Ventilation:	Non- tempered ventilation.
	Artificial Lighting:	Overhead Lighting
	Artificial Lighting Control:	Manual
	Electrical:	Minimum (1) power outlet at each wall for maintenance purposes; Additional power for charging stored equipment if required.
	Plumbing:	Hose bibb, Floor drain
	Other:	N/A
FF&E		



DOMESTIC WATER SITE DIAGRAM







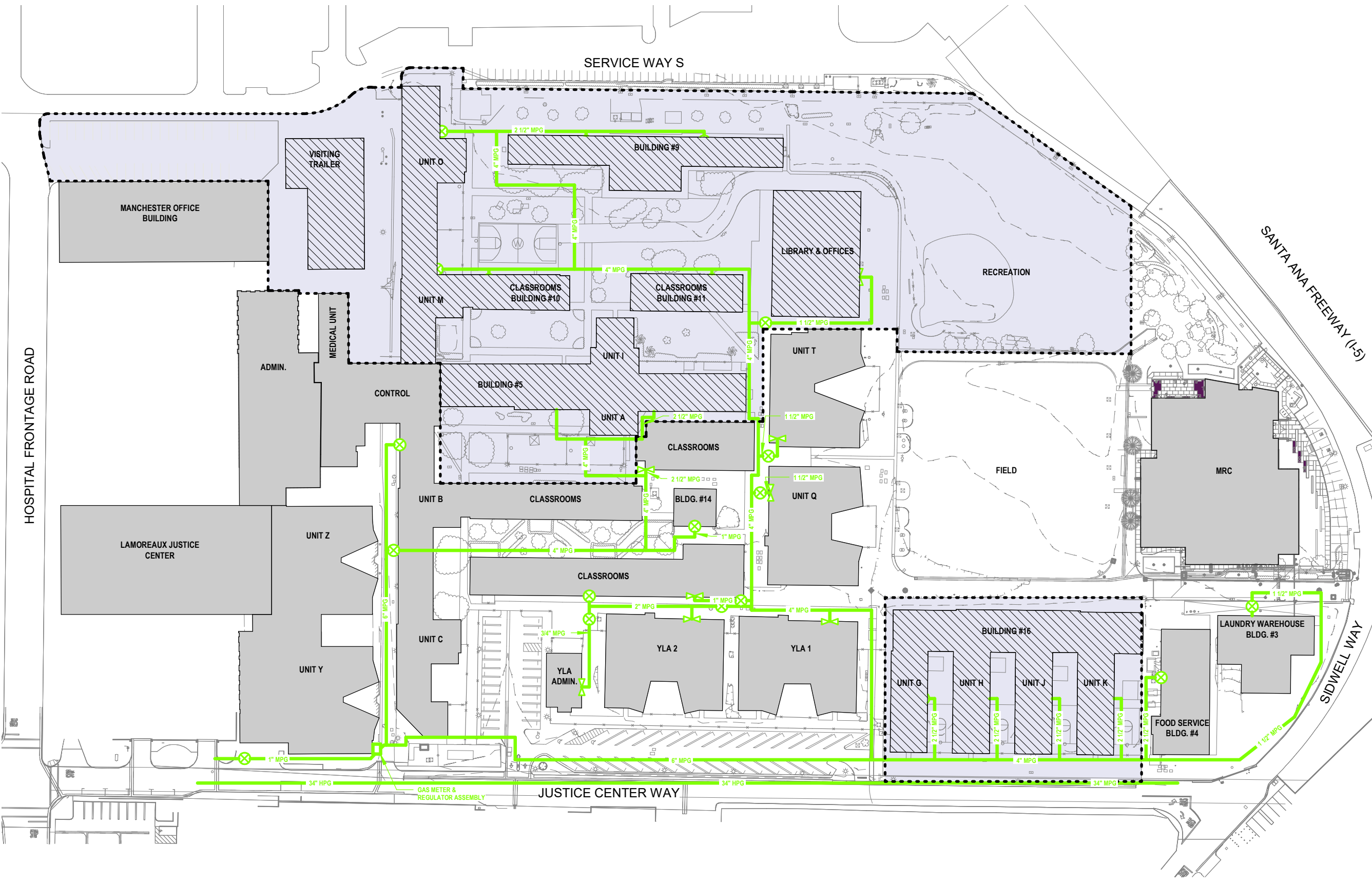
- LEGEND**
- BUILDING TO REMAIN
 - BUILDING TO BE REMOVED
 - APPROXIMATE SCOPE OF WORK AREA
 - DRY FIRE LINE
 - DRY FIRE LINE CONNECTION
 - WET FIRE LINE
 - WET FIRE SHUTOFF VALVE IN YARD BOX
 - AUTOMATIC FIRE SPRINKLER RISER
 - FIRE HYDRANT
 - FIRE ACCESS ROAD

DISCLAIMER: THE ARRANGEMENTS OF SPACES, BUILDINGS, PATHWAYS, INFRASTRUCTURE, AND OTHER IMPROVEMENTS SHOWN ON THESE PAGES ARE FOR "TEST FIT" PURPOSES ONLY AND DO NOT REPRESENT A DESIGN DIRECTIVE. DBE SHALL REVIEW ALL CRITERIA DOCUMENTS TO DETERMINE THE APPROPRIATE CONCEPTUAL LAYOUT WITHIN THE PROJECT PARAMETERS.









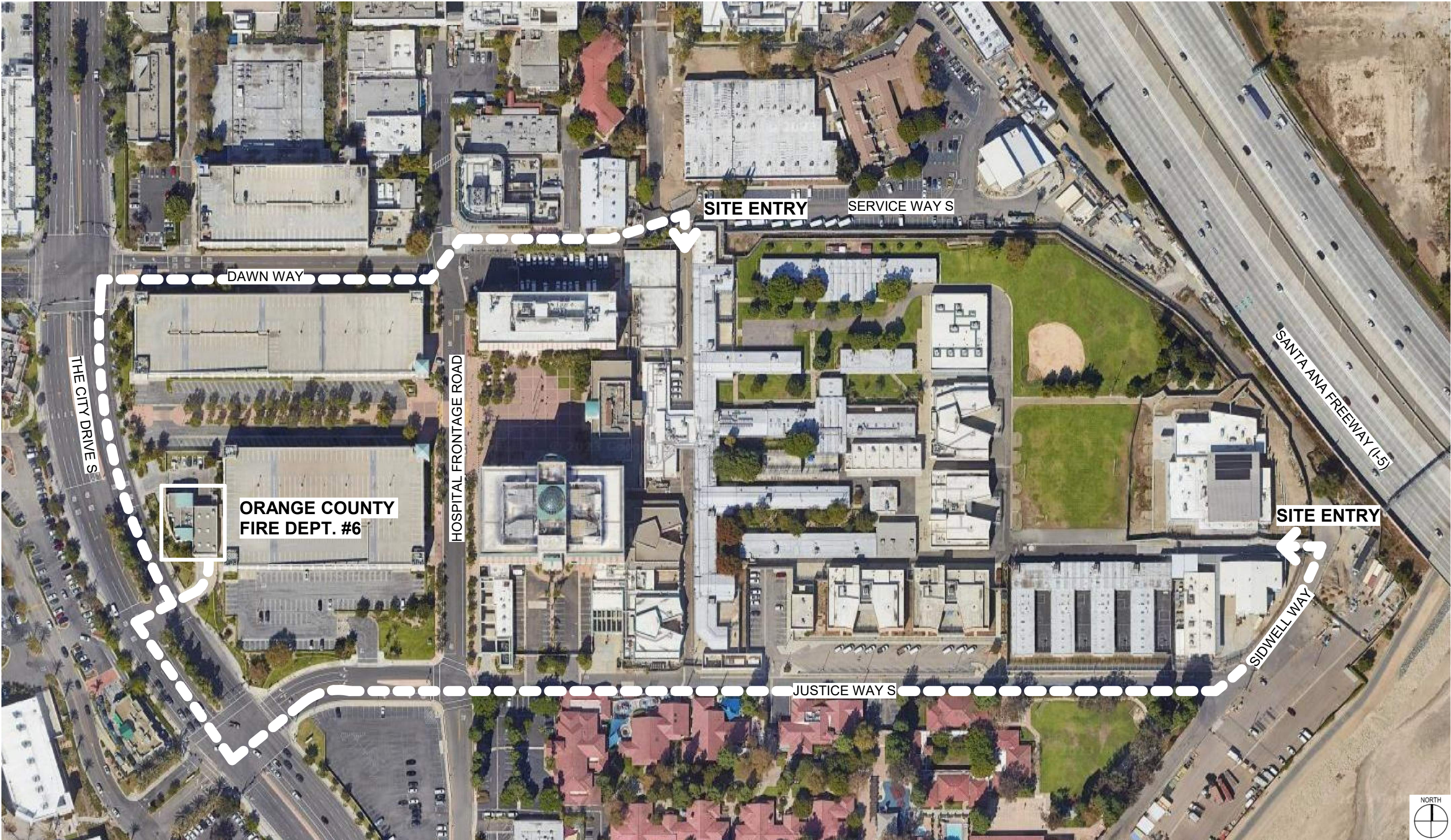
- LEGEND**
- BUILDING TO REMAIN
 - BUILDING TO BE REMOVED
 - APPROXIMATE SCOPE OF WORK AREA
 - MEDIUM OR HIGH PRESSURE GAS LINE
 - GAS SHUTOFF VALVE
 - GAS PRESSURE VALVE

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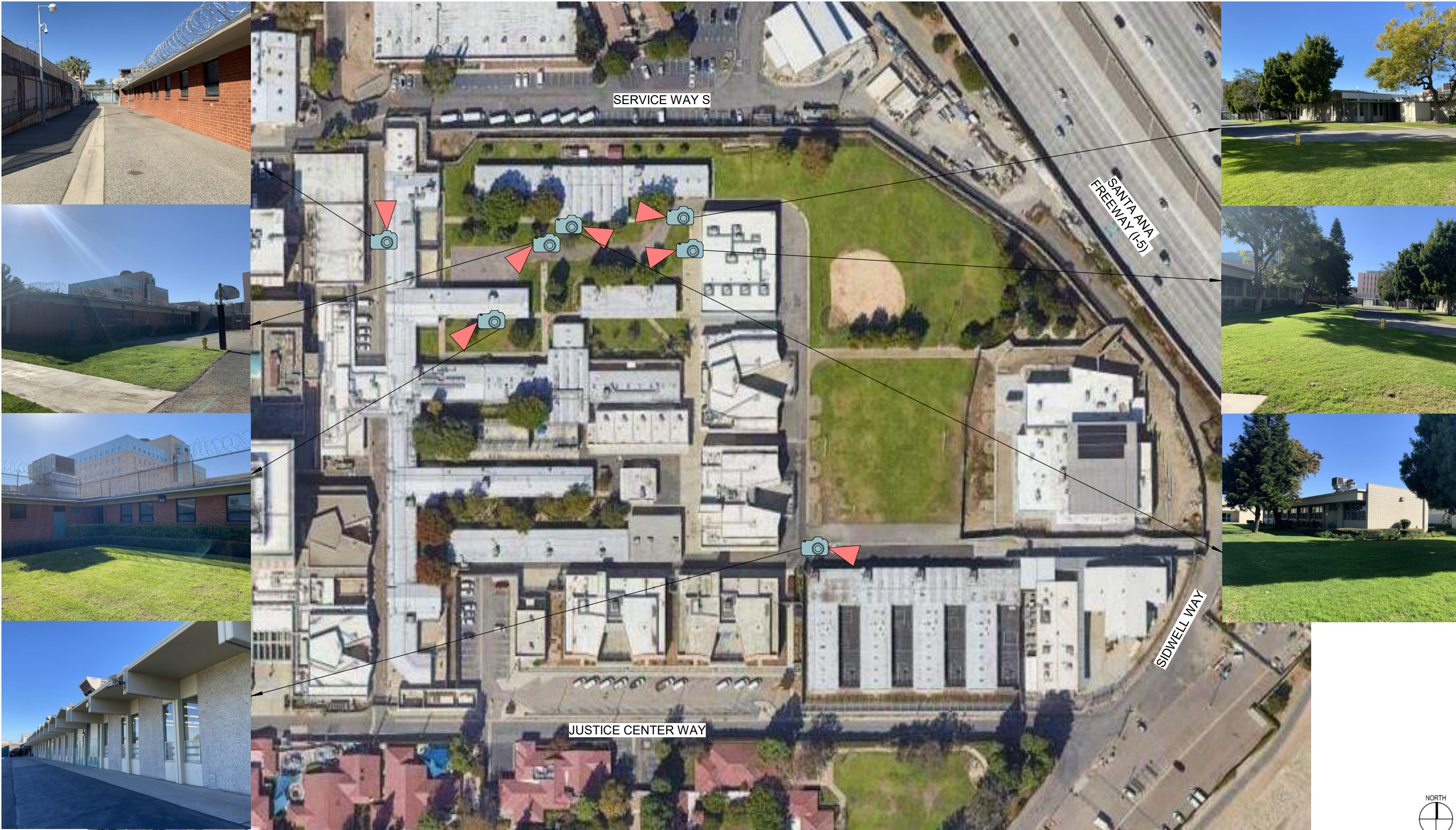














APPENDIX

(DOCUMENTS AVAILABLE FOR DOWNLOAD UPON REQUEST)

- A. ENVIRONMENTAL IMPACT REPORT
- B. ORANGE COUNTY PUBLIC WORKS A/E GUIDE
- C. ORANGE COUNTY IT ACCESS CONTROL GENERAL SYSTEMS SPECIFICATIONS
- D. ORANGE COUNTY IT SURVEILLANCE SYSTEM SPECIFICATIONS
- E. ORANGE COUNTY N-CS CABLING STANDARDS
- F. ORANGE COUNTY NETWORK EQUIPMENT - STANDARD DEVICES
- G. JUVENILE HALL ENCUMBRANCE MAP
- H. OC JUVENILE HALL MRC WQMP
- I. OC JUVENILE HALL MRC GEOTECHNICAL REPORT
- J. EXISTING FACILITIES HAZARDOUS MATERIALS REPORTS
- K. EXISTING FACILITIES AS-BUILT DOCUMENTS





ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
GRAPHICS
SUSTAINABILITY
ACCESS COMPLIANCE