



**CITY OF SANTA MONICA, CALIFORNIA**

**February 3, 2012**

**REQUEST FOR PROPOSALS (RFP)**

**for**

**DESIGN SERVICES  
REPLACEMENT AND REMODELING  
of  
PARK RESTROOM FACILITIES**

**SPECIAL PROVISIONS NUMBER 2243**

**Proposals are Due at 5:00 p.m.  
On Thursday, March 8, 2012**

**Location: City of Santa Monica  
Architecture Services  
1437 4th Street, Ste. 300  
Santa Monica CA 90401  
Attn: Voneelya Simmons, Project Manager**

**Approved for Advertising**

**Miriam Mulder, City Architect**

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## **SECTION I – INTRODUCTION**

The City of Santa Monica ("City") is seeking proposals from qualified teams ("Consultant") to perform Architectural Design Services for the Remodel and Replacement of Park Restroom Facilities. The purpose of this RFP is to select one firm to perform those services.

Consultants interested in participating in the selection process should submit qualifications and a cost proposal. The selected firm will enter into a professional services agreement with the City for providing the services as described herein.

## **SECTION II – PROJECT DESCRIPTION**

The City of Santa Monica plans to remodel two park restroom buildings and, following demolition of three existing restroom facilities, construct three new restroom facilities based on a prototype public restroom design which has been determined to be accessible, durable, easily maintained, sustainable and safe. The basic components of the prototypical design are individual restroom stalls accessed from doors leading directly to the outside, passive lighting and ventilation, a continuous and secure plumbing chase, sinks located outside the restrooms, separation and screening of male and female facilities and gates securing the facilities after hours (Exhibit "G").

The two sites proposed for remodeling are within Hotchkiss Park, bound by 4th and Strand Streets, and Marine Park, bound by Marine and 16<sup>th</sup> Street in Santa Monica. The City has studied these facilities to arrive at preliminary concept designs which shall serve as a point of departure for design development by the selected design consultant. Conceptual sketches of the concept designs for these sites attached as Exhibit "H".

Demolition of existing restroom facilities and construction of new facilities are proposed for two sites within Clover Park, located at Ocean Park Blvd. and 25<sup>th</sup> Street; and at one location at Santa Monica State Beach, near Hollister Avenue and Barnard Way, immediately east of the beach bike path, at 2400 Ocean Front Walk. Study sketches for the site at 2400 Ocean Front Walk (Exhibit "H") shall serve as a point of departure for design development utilizing the prototypical floor plan to provide 8 restroom stalls for women and 6 stalls for men.

A vicinity map and aerial photographs are provided as Exhibit "F". General project information, by site, is summarized as follows:

| Facility Location        | Current Facility Name            | Existing SF | Project Scope                 | Design Basis        | Required Min. No. Future Toilet Fixtures                                     | Required Min. No. Future Lavatory Sinks |
|--------------------------|----------------------------------|-------------|-------------------------------|---------------------|------------------------------------------------------------------------------|-----------------------------------------|
| Hotchkiss Park           | Hotchkiss Park Restroom Building | 384         | Remodel                       | Conceptual Layout   | 2 Total (Men & Women 1 ADA/Family Each)                                      | 2 Total (Men & Women 1 Each)            |
| Marine Park              | Marine Park Restroom Building    | 770         | Remodel                       | Conceptual Layout   | 6 Total (Men & Women 2 Standard + 1 ADA/Family Each)                         | 2 Total (Men & Women 1 Each)            |
| Clover Park              | Restroom / Ball Field Storage    | 750         | Demolition & New Construction | Prototypical Design | 6 Total (Men & Women 2 Standard + 1 ADA/Family Each)                         | 2 Total (Men & Women 1 Each)            |
| Clover Park              | Restroom / Park Office           | 550         | Demolition & New Construction | Prototypical Design | 4 Total (Men & Women 1 Standard + 1 ADA/Family Each)                         | 2 Total (Men & Women 1 Each)            |
| Santa Monica State Beach | 2400 Ocean Front Walk            | 650         | Demolition & New Construction | Prototypical Design | 14 Total (Women: 7 Standard + 1 ADA/Family & Men: 5 Standard + 1 ADA/Family) | 2 Total (Men & Women 1 Each)            |

Design of each facility shall occur simultaneously with all sites construction permit ready within 12 months of design commencement. It is anticipated that construction of facilities located at Hotchkiss Park and 2400 Ocean Front Walk shall commence in the early fall of 2013 and be complete prior to commencement of construction of Clover and Marine Park facilities.

### **SECTION III – SCOPE OF SERVICES**

Based on the project information summarized in Section II, above, the selected Design Consultant will:

1. Provide comprehensive, turn-key scope of design and construction services including preparation of schematic design and design development materials, construction documents and construct administration for all site improvements through construction close-out.
2. Evaluate all existing facilities, prototypical floor plan (Exhibit "G") conceptual sketches (Exhibits "H" building plans (Exhibit "J") and reports provided by the City.
3. Field verify all conditions and dimensions.
4. Based on the prototypical design refine the specific areas needed in each facility, size requirements, service capabilities, and functional relationships.
5. Perform all designated tasks on a critical path and timeline.
6. Facilitate a streamlined community outreach and input process resulting in a proposed Conceptual and Schematic Design.
  - a. Schedule and make available all necessary members of the Design-Build Team during the community outreach process.
7. Work closely with the City's designated Project Managers and involve key staff from multiple City departments and stakeholder groups, to ensure ongoing, effective communication, creative problem solving and completion of key tasks in a timely manner.
8. Provide project documentation for owner review that includes plans, specifications and Statements of Probable Cost at the ninety percent (90%) Schematic Design, fifty percent (50%) Design Development and 50% Construction Documents stages in sufficient detail to ensure the successful completion of the project within the Approved Budget.
9. Comply with the City's Sustainable City Program, Green Building Ordinance and Water-Efficient landscape and irrigation Standards to reflect the City's commitment to environmental goals which include striving for LEED silver certification for City owned structures.
10. Prepare high quality drawings, application exhibits, artist renderings, scale models, three-dimensional drawings and professional oral presentations (incorporating slides, Power Point, and/or videos) for all approvals.
11. Provide all necessary architectural, civil, structural, mechanical, plumbing (including fire suppression), electrical, signage and landscape design services.
12. Throughout course of project, provide project administration services, including disciplines, coordination/document checking, coordination with owner representatives, data coordination, value engineering analysis, site analysis, off-site utility studies, materials research/specifications, constructability reviews and sustainability reporting.
13. Prepare all applications, coordination required for securing of permits from all necessary advisory and permitting/regulatory agencies including but not limited to City, County, regional, State and federal agencies. Specifically:

a. City Commissions and Council

Recreation and Parks Commission: Participation in 1 - 2 public meetings.

Landmarks Commission: Facilities at Hotchkiss and Marine Parks are anticipated to be considered jointly by the Commission with the Consultant participating in 1-2 public meetings or 1-2 meetings with its staff.

Architectural Review Board: Facilities at 2400 Ocean Front Walk and Clover Park are to be considered jointly by the Board with the Consultant participating in 1 meeting with Architectural Review Board and/or its staff.

City Council: Presentation of design to City Council in 1-2 public meetings in conjunction with their review of concept and design development.

b. State of California

Coastal Commission: Preparation of application materials including 1 meeting with Coastal Commission staff to review the project and clarify application requirements. Participation in Coastal Commission hearing for Coastal Permit approval.

The City is anticipating a Notice to Proceed with work immediately after the award of the contract.

The services provided by the consultant shall be conducted in a manner consistent with the highest level of care and skill ordinarily exercised by members of the Consultant's profession currently practicing in the same locality under similar conditions.

All services shall be performed in accordance with the applicable building codes [California Building Code (CBC) and Santa Monica Municipal Code (SMMC)].

The project shall be permit ready within 12 months of Consultant's receipt of the Notice to Proceed.

#### **SECTION IV – SELECTION CRITERIA**

The City will select a Design Firm based on information submitted, subsequent interviews, and investigations of the success of similar previous projects, capacity, and other pertinent factors. Specific criteria include:

1. Proposed cost and unit cost break down
2. Timely completion of prior assignments.
3. Experience working on projects in the City of Santa Monica.
4. Comparable projects completed in California in the past 5 years.
5. Each of these shall be addressed in the consultant's proposal.

In addition, the City works to improve the quality of life for people with disabilities and thus encourages consultants to incorporate barrier free and universal design that goes beyond the basic access requirements of the California Building Code and Americans with Disabilities Act (ADA) into all new construction and remodeling projects, to ensure maximum accessibility and usability by persons with mobility, vision, and other impairments. Knowledge of Americans with Disabilities Act (ADA) and universal accessibility standards and guidelines are required, when applicable to the project.

Consultant(s) must demonstrate experience in providing the requested services and that they are organized so as to be capable of conducting the work in an economical, efficient and timely manner. Please reference the section entitled "Submittal Requirements" for the Consultant qualification information to be provided with your proposal including previous work, project experience, references and all required certifications to perform the work outlined under this proposal request.

By responding to this RFP, the Consultant has acknowledged that they are fully familiar with the relevant information contained in the proposal.

## **SECTION V – SELECTION PROCEDURE**

The City will enter into a contract with the Consultant whose proposal demonstrates that they are the best Consultant for providing Services pursuant to the Santa Monica Municipal Code. The City may utilize some or all of the following criteria, although the City shall have absolute discretion in determining the applicability and weight or relative weight of some or all of the criteria listed below:

- The training, credentials and experience of the person or firm.
- The demonstrated competence, ability, capacity and skill of the person or firm to perform the contract or provide the services.
- The capacity of the person or firm to perform the contract or provide the service promptly, within the time specified and without delay.
- The sufficiency of the person's or firm's financial and other resources.
- The character, integrity, reputation and judgment of the person or firm.
- The ability of the person or firm to provide such future service as may be needed.
- The price (both lump sum and unit pricing) which the person or firm proposes to charge, including whether the price is fair, reasonable and competitive.
- Any other factors that will further the intent set forth in the SMMC, Section 6.08. remodeling

A Selection Committee, comprised of City staff, will be responsible for reviewing the firms' qualifications, Consultant's experience, abilities with recent comparable projects, and the ability to meet expectations for the project and proposals, and making a recommendation for contract award. The committee may request additional information to clarify submitted proposals, and may request a presentation of the proposal content by proposing firms.

The City waives the right to select any number of qualified finalists. In addition, the City reserves the right to issue written notice to all participating Consultants of any changes in the proposal submissions schedule, should the City determine in its sole and absolute discretion that such changes are necessary. The City reserves the right to request additional information from any

proposing Consultant and to reject any and all proposals. Acceptance of any statement submitted pursuant to this RFP shall not constitute any implied intent to enter into a contract for consulting services.

By submitting a response to this RFP, prospective firms waive all rights to protest or seek any legal remedies whatsoever regarding any aspect of this RFP. Acceptance of any statement submitted pursuant to this RFP shall not constitute any implied intent to enter into a contract for consulting services.

The City reserves the right to request substitution of any member or sub-consultant on the proposed team.

The City reserves the right to reject any and all proposals. This RFP does not commit the City to pay any costs incurred in the preparation of responses for contract services. All responses to this RFP shall become the property of the City.

Any contract entered into will be subject to termination at any stage if, in the judgment of the City, such termination is in the best interest of the City. In the event such decision is made, appropriate written notice will be given before any termination and the selected firm will be paid on a pro-rata basis for work performed prior to notice of termination.

## **SECTION VI – SUBMITTAL REQUIREMENTS**

The City, in compliance with its Sustainable City Program, is encouraging the use of recycled and tree-free products. Your submission shall be duplex copied and printed on recycled or tree-free paper. Three (3) copies shall be submitted in a reusable three-ring binder and shall not contain plastic bindings, plastic page covers or laminated pages. Your submittal shall include an electronic copy (MS Word or PDF format) on a CD (preferred) or e-mailed to the attention of Voneelya Simmons, Project Manager at [voneelya.simmons@smgov.net](mailto:voneelya.simmons@smgov.net).

The content of your submittal should include the following in summary form:

### **Consultant Identification**

Provide the name of the Consultant, the Consultant's principal place of business and the name and telephone number of the contact person, a narrative description of the contract team, organization, and general experience.

### **Project Understanding and Approach**

Briefly state the proposed approaches and methodologies for meeting the City's stated objectives. Provide a work plan with as much detail as needed to describe how the required scope of services will be performed, including an anticipated timeline.

### **Project Personnel / Certifications**

Identify proposed personnel to perform the services required and their certifications/qualifications. Project personnel listed in response to this RFP shall not be changed by the Consultant without the consent of the City. The Consultant will remove any personnel that may be objectionable to the City.

### **Related Project Experience / References**

Provide at least two (2) references, within the last year, describing your experience on projects of similar size and scope. Indicate the project title, size, location, scope of services, length of time on the project, amount of your contract, name of contact person, address and telephone number.

#### Quality Control/Quality Assurance (QC/QA)

This section should address any QC/QA program the Consultant has established or proposes to establish and utilize throughout the project to maintain quality and accuracy of final documents.

#### Schedule

Provide a schedule showing the time to complete the work including field and office document preparation and completion.

#### Cost Proposal

Please provide a cost proposal based upon the minimum content requirements. The cost proposal should be not-to-exceed fee based upon all-inclusive unit pricing for the required Services. The price proposal should contain information on hourly wage rates for services. The cost proposal shall be developed based on payment of prevailing wage and meet all applicable federal and state labor classification requirements. The Cost Proposal shall include the proposed fee for undertaking the work, specifying hours and dollars for each task, with a cumulative total. Construction Administration fees for facilities at Hotchkiss and 2400 Ocean Front Walk may be combined, but must be presented separately from Construction Administration fees for the remaining locations.

The Consultant must state in the proposal as of the date of its response, whether it knows of any conflicts of interest, existing or potential, which would be created by its contract with the City of Santa Monica for the project as same as defined by California Law. It will be the continuing duty of the Consultant selected to report all potential conflicts of interest.

The selected Consultant will be required to submit a completed Oaks Initiative Disclosure Form (Exhibit "D") to comply with the City Charter amendment. The City has prepared a Disclosure Form, Information Sheet and Notice which must be supplied to each contractor, applicant, consultant, and other "recipient" of a "public benefit." The disclosure form must be completed and submitted with the proposal.

The selected Consultant shall maintain insurance as identified in Exhibit "C", and provide to the City a Certificate of Insurance in a form acceptable to the City. The form of the Professional Services Agreement to be used by the City is attached as Exhibit "B".

The act of submitting a proposal is a declaration that the Consultant has read the RFP and understands all the requirements and conditions. Incomplete proposals, which do not conform, to the requirements specified herein, may not be considered. Issuance of this RFP does not obligate the City to award a contract, nor is the City liable for any costs incurred by the Consultant in the preparation of proposals for the subject services. The City retains the right to award parts of this contract to several Consultants, to not select any Consultants, and/or to re-solicit proposals.

#### **SECTION VII – SUBMISSION QUESTIONS AND DUE DATE**

The primary contact and source of information regarding this RFP is Voneelya Simmons, Architecture Services, City of Santa Monica. **Any requests for information or clarification must be submitted in writing via e-mail to [voneelya.simmons@smgov.net](mailto:voneelya.simmons@smgov.net) no later than Thursday, March 1<sup>st</sup>, 2012 at 3:00 pm.**

**One (3) copies of the proposal with electronic file via CD or e-mail are due by 5:00 PM on Thursday, March 8th, 2012.** Send proposals to the City of Santa Monica, Architecture Services, Attention: Michael Collins, 1437 4th Street, Suite 300, Santa Monica, California 90401.

**As each facility is open to the public on a daily basis, no pre-proposal job walk is scheduled.**

### **SECTION VIII – OTHER INFORMATION**

- The City of Santa Monica has adopted a Living Wage Ordinance which requires the payment of a specified minimum wage for work done pursuant to a services contract with the City where the contract amount is \$54,200 or more. This Living Wage Ordinance applies to services provided by employees who do not actually work as a manager, supervisor, or confidential employee, and who is not required to possess an occupational license. The minimum wage rate is adjusted annually each July 1. Starting July 1<sup>st</sup>, 2011 the minimum wage is \$13.54.

If the Living Wage Ordinance applies to services sought pursuant to this Request for Proposal, proposers should include in the proposal a statement that they will comply with the Living Wage Ordinance. The selected provider of services will be required to prepare and return an executed Living Wage Certification Form prior to execution of a contract. The selected provider must maintain payroll records that include, at minimum, the full name of each employee providing services under the contract, job classification and rate of pay. Proposals that fail to include a statement regarding compliance with the Living Wage Ordinance may be considered non-responsive and excluded from further consideration (Exhibit "A").

- Santa Monica's voters adopted a City Charter amendment commonly known as the Oaks Initiative. It prohibits a public official from receiving specified personal benefits from a person or entity after the official votes, or otherwise takes official action, to award a "public benefit" to that person or entity. Examples of a "public benefit" include public contracts to provide goods or services worth more than \$25,000 or a land use approval worth more than \$25,000.

The Oaks Initiative requires the City to provide this note and information about the Initiative's requirements. An information sheet on the Oaks Initiative is attached. You may obtain a full copy of the Initiative's text from the City Clerk.

In order to facilitate compliance with the requirements of the Oaks Initiative, the City compiles and maintains certain information. That information includes the name of any person who is seeking a "public benefit." If the "public benefit" is sought by an entity, rather than an individual person, the information includes the name of every: (a) trustee, (b) director, (c) partner, (d) officers, or (e) ten percent interest in the entity. Therefore, if you are seeking a "public benefit" covered by the Oaks Initiative, you must supply that information on the attached form (Exhibit "D").

- The City Council of the City of Santa Monica adopted Resolution No. 10479 (CCS) on May 25, 2010, which requires a review of all current and likely future agreements and contracts with Arizona-based businesses to examine the feasibility of acquiring such products and services elsewhere while the Arizona law remains in effect.

Additionally, Council directed staff to require vendors offering goods or services to the City of Santa Monica to complete and sign the attached disclosure form; this applies to all solicitations, including but not limited to, bids and proposals. Please review, sign and submit the form with your bid packet prior to the closing date of bid (Exhibit "E").

## **SECTION IX – EXHIBITS**

- Exhibit A – Living Wage
- Exhibit B – Sample Professional Services Agreement
- Exhibit C – Insurance Requirements
- Exhibit D – Oaks Initiative
- Exhibit E – City Policy on Doing Business with Arizona Firms
- Exhibit F – Vicinity Map and Aerial Photographs
- Exhibit G – Prototypical Plan
- Exhibit H – Conceptual Sketches
- Exhibit J – Construction Plans

**EXHIBIT A – Living Wage Certification Form**



**CITY OF SANTA MONICA  
Living Wage Ordinance  
Certification for Providers of Services to the  
City of Santa Monica  
(Fiscal Year 11/12 – July 1, 2011 through June 30, 2012)**

***TO BE COMPLETED BY ALL CONTRACTORS PROVIDING SERVICES TO  
THE CITY OF SANTA MONICA IN EXCESS OF \$54,200***

The City of Santa Monica Municipal Code Chapter 4.65, Living Wage Ordinance (LWO) establishes a Minimum Wage of **\$13.54 per hour**<sup>1</sup> for certain employees of contractors providing services to the City where services exceed \$54,200 and requires that contractors also provide the same health care and other benefits to employees' same sex spouses and domestic partners as are provided to other employees' spouses.

An employee covered by the LWO is any person who does not actually work as a manager, supervisor, or confidential employee, and who is not required to possess an occupational license. Contractors with collective bargaining agreements covering those employees assigned to contract are exempt from the wage requirements of the Living Wage Ordinance only if the waiver is explicitly set forth in such agreement in clear and unambiguous terms.

Please prepare the following certification if you are a contractor engaging in a contract for services with the City of Santa Monica in excess of \$54,200.

Your signature on this certification grants the City permission to review any and all payroll books and records and any company documents pertaining to the benefits offered to employees to assure your compliance with the LWO during the term of the contract.

Please direct any questions and send the completed, signed Certification to:

City of Santa Monica Finance Department  
Attention: Living Wage Compliance Section  
1717 4th Street, Suite 250  
Santa Monica, CA 90401

You can also contact staff regarding living wage ordinance questions by e-mail at [finance.mailbox@smgov.net](mailto:finance.mailbox@smgov.net) or by phone 310-458-8281.

<sup>1</sup> Adjusted annually each July 1 by an amount corresponding to the previous year's change (January to January) in the Consumer Price Index for Urban Wage Earners and Clerical Workers 1982-84=100 for Los Angeles-Riverside-Orange County, California

**CITY OF SANTA MONICA  
Living Wage Ordinance Certification**

**July 1, 2011 through June 30, 2012**

**TO BE COMPLETED BY ALL CONTRACTORS PROVIDING SERVICES TO THE  
CITY OF SANTA MONICA IN EXCESS OF \$54,200**

**MINIMUM WAGE - \$13.54 per hour**

Please read, complete, and sign the following:

THIS CONTRACT IS SUBJECT TO THE LIVING WAGE ORDINANCE ☐

THIS CONTRACT IS NOT SUBJECT TO THE LIVING WAGE ORDINANCE ☐

If this contract is not subject to the Living Wage Ordinance requirements, please note reason below and attach supporting documentation for exemption. For example, in order to be exempt pursuant to a collective bargaining agreement, a signed collective bargaining agreement must be attached.

- (a) \_\_\_\_\_ contractor is a government agency and is exempt
- (b) \_\_\_\_\_ contractor is a City grantee and is exempt
- (c) \_\_\_\_\_ contractor is a non-profit corporation and is exempt
- (d) \_\_\_\_\_ contractor is an employer whose employees are covered by a bona fide collective bargaining agreement where the waiver is explicitly set forth in an agreement in clear and unambiguous terms
- (e) \_\_\_\_\_ contractor is a corporation providing banking services

The undersigned, on behalf of himself or herself individually and on behalf of his or her business or organization, hereby certifies that he or she is fully aware of Santa Monica's Living Wage Ordinance (LWO), and the applicability of the LWO, and the applicability of the subject contract, as determined herein. The undersigned further agrees to be bound by all of the terms of the LWO, as mandated in all sections of Santa Monica Municipal Code, Chapter 4.65. If, at any time during the term of the contract, the answers to the questions posed herein change so that Contractor would be subject to the LWO, Contractor will promptly notify the Director of Finance in writing. Contractor further understands and agrees that the failure to comply with the LWO, this certification, or the terms of the Contract as it applies to the LWO, shall constitute a default of the Contract, which shall be grounds for termination. City shall have the right to examine all books and records of the contractor as they relate to compliance with the LWO. Payroll records shall at a minimum include full name of each employee performing labor or providing services under the contract, job classification and rate of pay.

These statements are made under penalty of perjury under the laws of the State of California.

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor: \_\_\_\_\_

Bid Number: (if applicable) \_\_\_\_\_

Service Description: \_\_\_\_\_

**EXHIBIT B – Professional Services Agreement (sample)**

CONTRACT NO. \_\_\_\_\_

**PROFESSIONAL SERVICES AGREEMENT**

This Professional Services Agreement, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2010 (the "Execution Date"), by and between the CITY OF SANTA MONICA, a municipal corporation ("City"), and \_\_\_\_\_ ("Consultant"), is made with reference to the following:

**RECITALS:**

A. The City is a municipal corporation duly organized and validly existing under the laws of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California and the Charter of the City.

B. The Consultant is qualified to do business, and is doing business, in the State of California. Consultant represents it has the background, knowledge, experience and expertise necessary to provide the services set forth in this Agreement.

C. The City and Consultant desire to enter into an agreement for the Consultant to provide professional services to the City as set forth herein, upon the terms and conditions set forth below.

NOW, THEREFORE, it is mutually agreed by and between the undersigned parties as follows:

**AGREEMENT**

**SECTION 1. TERM.**

This Agreement shall commence on the Execution Date, and shall terminate upon the completion of the services required by this Agreement, or the \_\_\_\_\_ day of \_\_\_\_\_, whichever is earlier, unless terminated earlier as set forth herein.

**SECTION 2. SERVICES TO BE PERFORMED BY CONSULTANT.**

Consultant shall perform all of the services ("Services") that are more fully set forth in Exhibit A, Scope of Services, attached hereto and incorporated herein. The Services shall be completed in accordance with Exhibit B, Budget, attached hereto and incorporated herein.

**SECTION 3. SERVICES TO BE PERFORMED BY CITY.**

City shall perform the following services:

- A. Make available to Consultant any currently existing documents, data or information pertinent to the Services.
- B. Designate a representative authorized to act on behalf of City.
- C. Promptly examine and render findings on all documents submitted for staff review by Consultant.

**SECTION 4. COMPENSATION.**

Consultant shall be compensated for Services performed pursuant to this Agreement in an amount not to exceed \_\_\_\_\_ Dollars (\$\_\_\_\_\_), as set forth in Exhibit B, Budget.

**SECTION 5. NOTICES.**

All notices, demands, requests or approvals to be given under this Agreement, shall be given in writing and conclusively shall be deemed served when delivered personally or on the third business day after deposit in the United States mail, postage prepaid, registered or certified, addressed as follows:

A. All notices, demands, requests or approvals from Consultant to City shall be addressed to City at:

\_\_\_\_\_ [Department/Division Name]  
City of Santa Monica  
1685 Main Street  
Santa Monica, California 90401  
Attention: \_\_\_\_\_ [add name]

**with a copy to:**

**[Insert if any, otherwise delete]**

B. All notices, demands, requests or approvals from City to Consultant shall be addressed to Consultant at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_

## SECTION 6. INDEPENDENT PARTIES.

Both parties to this Agreement will be acting in an independent capacity and not as agents, employees, partners, or joint venturers of one another. Neither the City nor its officers or employees shall have any control over the conduct of Consultant or any of Consultant's agents, employees, or subconsultants, except as otherwise provided herein.

## SECTION 7. INTEGRATED CONTACT.

This Agreement represents the full and complete understanding of every kind or nature whatsoever between the parties hereto, and all preliminary negotiations and agreements of whatsoever kind or nature are merged herein. No verbal agreement or implied covenant shall be held to vary the provisions hereof. Any modifications of this Agreement will be effective only by written execution signed by both City and Consultant, and approved as to form by the City Attorney.

## SECTION 8. INSURANCE.

Prior to commencing work, Consultant shall procure, maintain and pay for insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work or services hereunder by Consultant and Consultant's agents, representatives, employees or subconsultants for the duration of this Agreement. The requirements of insurance are set forth in Exhibit C, Insurance Requirements and Verifications, which is attached hereto and incorporated herein.

## SECTION 9. COST OF LITIGATION.

If any legal action is necessary to enforce any provision of this Agreement or for damages by reason of any alleged breach of any provision of this Agreement, the prevailing party shall be entitled to receive from the losing party all reasonable costs, disbursements and expenses, and such amount as the court may adjudge to be reasonable attorney's fees.

## SECTION 10. DEFENSE, INDEMNIFICATION AND HOLD HARMLESS.

Consultant shall indemnify, defend and hold harmless City, its City Council, boards and commissions, officers, agents and employees (collectively hereafter the "City") against any or all loss, damages, liability, claims, suits, costs, expenses, and judgments, whatsoever, including reasonable attorney's fees, arising from the negligent or willful acts, errors or omissions of Consultant or Consultant's officers, agents, employees or subconsultants, in the performance of services, activities or work conducted pursuant to this Agreement.

Consultant shall indemnify, defend and hold harmless City, from and against any and all claims and losses whatsoever, including reasonable attorney's fees occurring to or resulting from any and all persons, firms, or corporations employed or contracted by the Consultant or Consultant's subconsultants in connection with Consultant's services under this Agreement.

#### SECTION 11. PROHIBITION AGAINST TRANSFERS.

Consultant shall not assign, hypothecate, or transfer this Agreement or any interest therein directly or indirectly, by operation of law or otherwise without the prior written consent of City. Any attempt to do so without the City's consent shall be null and void, and any assignee, sublessee, hypothecatee or transferee shall acquire no right or interest by reason of such attempted assignment, sublease, hypothecation or transfer.

The sale, assignment, transfer or other disposition of any of the issued and outstanding capital stock of Consultant or of any general partner or joint venturer or syndicate member of Consultant, if a partnership or joint venture or syndicate exists, which shall result in changing the control of Consultant, shall be construed as an assignment of this Agreement. Control means fifty percent (50%) or more of the voting power of the corporation.

#### SECTION 12. PERMITS AND LICENSES.

Consultant, at its sole expense, shall obtain and maintain during the term of this Agreement all required business and professional permits, licenses and certificates.

#### SECTION 13. WAIVER.

A waiver by either party to this Agreement of any breach of any term, covenant, or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained herein.

#### SECTION 14. TERMINATION.

In the event Consultant fails or refuses to perform any of the provisions of this Agreement, and if the default is not cured within a period of five (5) days after receipt by Consultant of City's written notice of default specifying the nature of the default and the steps necessary to cure the default, City may immediately terminate this Agreement by written notice. City shall have the option, at its sole discretion and without cause, of terminating this Agreement by giving ten (10) days written notice to Consultant. Upon termination of this Agreement, City shall pay to Consultant compensation earned and unpaid up to the effective date of termination.

#### SECTION 15. COMPLIANCE WITH LAW.

Consultant shall comply with all laws of the State of California and the United States, and all ordinances, rules and regulations enacted or issued by City. If such ordinances, rules or regulations enacted or issued by the City after the effective date of this Agreement significantly impact Consultant's performance of its obligations under this Agreement, equitable adjustment may be made to the time of performance, the compensation, or both, as appropriate.

## SECTION 16. SANTA MONICA LIVING WAGE ORDINANCE.

This Agreement (☐ is ☐ is not) subject to the City of Santa Monica's Living Wage Ordinance, Santa Monica Municipal Code Chapter 4.65 ("Living Wage Ordinance") which requires the payment of Minimum Wage for work done on any contract to any worker who does not actually work as a manager, supervisor or confidential employee, and who is not required to possess an occupational license. The Living Wage Ordinance sets the Minimum Wage at \$13.05 per hour and provides for an annual adjustment each July 1st, by an amount corresponding to the previous calendar year's change in the Consumer Price Index for Urban Wage Earners and Clerical Workers in Los Angeles, Riverside and Orange Counties. If this Agreement is subject to such Living Wage Ordinance, then the Consultant shall comply with all of its provisions. Failure to comply with the provisions of the Living Wage Ordinance shall be grounds for termination of this Agreement. Questions concerning the Living Wage Ordinance may be directed to the City Finance Department at (310) 458-8281.

## SECTION 17. DISCRIMINATION.

Consultant shall not discriminate in the provision of services hereunder because of race, color, religion, national origin, ancestry, sex, age, sexual orientation, marital status, AIDS or disability, and shall comply with the requirements of City, state and federal law.

## SECTION 18. NUISANCE.

Consultant shall not maintain, commit, or permit the maintenance or commission of any nuisance in connection with the performance of services under this Agreement.

## SECTION 19. RECORDS.

Consultant shall maintain complete and accurate records with respect to costs, expenses, receipts and other such information required by the City for any services provided where compensation is on the basis of hourly rates, subconsultant costs, and/or other direct costs.

Consultant shall maintain records of service provided in sufficient detail to permit an evaluation of services. All records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Representatives of City or its designees shall be allowed free access to Consultant's books and records, and shall have the right to examine, audit and make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be kept separate from other documents and records and shall be maintained for a period of three (3) years after receipt of final payment.

If City's audit discloses an error of five percent (5%) or more in information reported by Consultant and City's audit is correct, Consultant shall pay the cost of City's audit computed on the basis of four (4) times the direct payroll of the audit staff completing the audit and audit report.

## SECTION 20. REPORTS.

Each and every final report, work product, map, record and other document reproduced, prepared or caused to be prepared by Consultant pursuant to or in connection with this Agreement and delivered to the City shall be the exclusive property of City, including the originals of all notes, memoranda, sketches, letters and documents developed and received by Consultant.

Consultant shall furnish reports concerning the status of services required under this Agreement at City's request. No report, work product, map, record or other document given to or prepared or assembled by Consultant pursuant to this Agreement shall be made available to any individual or organization by Consultant without prior written approval by City. City shall not reuse or make any modifications to the designs, plans and specifications prepared by Consultant without the prior authorization of Consultant. The provisions of this Section shall apply to all materials developed by subconsultants pursuant to this Agreement unless otherwise authorized in writing by City prior to execution of any agreement with said subconsultants.

#### SECTION 21. STANDARD OF CARE.

Consultant agrees that all services performed hereunder, including services performed by any subconsultant, shall be provided in a manner consistent with that level of care and skill ordinarily exercised by members of Consultant's profession currently practicing in the same locality under similar conditions.

#### SECTION 22. SUBCONSULTANTS.

Requests for subconsultants shall be submitted in writing, describing the scope of work to be contracted, the name of the proposed subconsultant, and the total price or hourly rates used in preparing an estimated cost for the subconsultant's services. The City may issue approval of the subconsultant in the form of a Work Order.

Consultant shall be responsible for the quality of all subconsultant work performed pursuant to this Agreement. Consultant may terminate and replace the services of any subconsultant, subject to the prior written approval by the City which shall not be unreasonably withheld or delayed. Every subcontract or agreement of any kind entered into between Consultant and subconsultant (or between any subconsultant and others) shall contain the following provision:

This agreement is consistent with the specified terms and conditions of the Agreement entered into between the City of Santa Monica and \_\_\_\_\_ on \_\_\_\_\_ (hereinafter referred to as the "Agreement") including, but not limited to: Section 2, Services to be Performed by Consultant; Section 4, Compensation; and Section 8, Insurance.

SECTION 23. GOVERNING LAW.

This Agreement shall be construed in accordance with and governed by the laws of the State of California.

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

CITY OF SANTA MONICA,  
a municipal corporation

By: \_\_\_\_\_  
ROD GOULD  
City Manager

ATTEST:

\_\_\_\_\_  
MARIA STEWART  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
MARSHA JONES MOUTRIE  
City Attorney

Consultant: \_\_\_\_\_  
[ADD CONSULTANT'S NAME]

By: \_\_\_\_\_

Title: \_\_\_\_\_

## **EXHIBIT C - Insurance Requirements And Verification**

### **Professional Services Insurance Requirements (Public Works Contracts)**

#### **Consultant's Insurance**

Prior to commencing work, the Consultant shall procure and maintain at Consultant's own cost and expense for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work or services hereunder by the Consultant, his agents, representatives, employees, or subcontractors. The cost of such insurance shall be included in Consultant's bid.

Without in any way affecting the indemnity provided the Consultant shall secure before commencement of the work and throughout the Agreement the following types and amounts of insurance:

#### **Minimum Limits of Insurance**

Consultant shall obtain insurance of the types and in the amounts described below:

- 1) **Commercial General Liability Insurance**  
Consultant shall maintain commercial general liability insurance (CGL) with a limit of not less than \$1,000,000 each occurrence/\$2,000,000 in the annual aggregate.
- 2) **Business Auto Liability Insurance**  
Consultant shall maintain business auto liability insurance and, with a limit of not less than \$1,000,000 each accident.
- 3) **Professional Liability (Errors and Omissions) Insurance**  
Consultant shall maintain professional liability insurance appropriate to the consultant's profession with a limit not less than \$1,000,000 each occurrence/\$2,000,000 in the annual aggregate. Architects' and engineers' coverage is to be endorsed to include contractual liability.
- 4) **Workers' Compensation and Employer's Liability Insurance**  
Consultant shall maintain workers' compensation insurance as required by the State of California and Employer's Liability Insurance in the amount of \$1,000,000 per accident for bodily injury or disease.

#### **Minimum Scope of Insurance**

- 1) CGL insurance shall be written on Insurance Services Office form CG 00 01 (or a substitute form providing equivalent coverage) and shall cover liability arising

from premises, operations, independent contractors, products completed operations, personal injury and advertising injury liability assumed under an insured contract (including the tort liability of another assumed in a business contract), and explosion, collapse and underground hazards.

- 2) Business Auto Insurance shall cover liability arising out of any auto (including owned, hired, and non-owned autos). Coverage shall be written on Insurance Services Office form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01.
- 3) If the Professional Liability Insurance policy is written on a claims made basis, it shall be maintained continuously for a period of no less than five (5) years after final completion. The "Retro Date" must be shown, and must be before the date of the contract or beginning of contract work.

#### **Deductibles and Self-Insured Retentions**

Any deductibles or self-insured retentions must be declared to and approved by the City of Santa Monica. At the option of the City of Santa Monica, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City of Santa Monica, its officers, officials, employees, or volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City of Santa Monica guaranteeing payment of losses and related investigation, claim administration and defense expenses.

#### **Other Insurance Provisions**

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

- 1) The City of Santa Monica, its officers, officials, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of automobiles owned, leased, hired, or borrowed by or on behalf of the consultant; and with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts or equipment furnished in connection with such work or operations. Under the CGL policy, using the Insurance Services Office additional insured endorsement form CG 20 26 or a substitute providing equivalent coverage. City and other additional insureds mentioned in this paragraph shall not, by reason of their inclusion as additional insureds, become liable for any payment of premiums to carriers for such coverage.
- 2) For any claims related to this project, the Consultant's insurance coverage shall be primary as respects the City of Santa Monica, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City of Santa Monica, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

- 3) Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of Section 2782 of the Civil Code.

### **General Liability, Workers' Compensation and Employer's Liability**

The insurer shall agree to waive all rights of subrogation against the City of Santa Monica, its officers, officials, employees, and volunteers for losses arising from activities and operations of Consultant in the performance of services under the contract.

### **All Coverages**

- 1) Each insurance required by this clause shall be endorsed to state that coverage shall not be canceled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City at:  
City of Santa Monica  
Architecture Services  
1437 4th Street, Suite 300  
Santa Monica, California 90401  
Special Provision Number:
- 2) If Consultant, for any reason, fails to maintain insurance coverage which is required pursuant to this Agreement, the same shall be deemed a material breach of contract. City, at its sole option, may terminate this Agreement and obtain damages from the Consultant resulting from said breach. Alternatively, City may purchase such coverage (but has no special obligation to do so), and without further notice to the Consultant, City may deduct from sums due to the Consultant any premium costs advanced by the City for such insurance.

### **Acceptability of Insurers**

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:6 unless otherwise approved by the City's Risk Manager.

### **Verification of Coverage**

Consultant shall furnish the City of Santa Monica with original certificates and amendatory endorsements effecting coverage required by this section. The certificates and endorsements for each policy are to be signed by a person authorized by the insurer to bind coverage on its behalf. The certificates and endorsements should be on forms provided by the City of Santa Monica or on other than the City of Santa Monica's forms, provided those forms and endorsements conform to the requirements. All certificates and endorsements are to be received and approved by the City of Santa Monica before work commences. The City of Santa Monica reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

## **Subconsultants**

Consultant shall include all subconsultants as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subconsultant shall be subject to all of the requirements stated herein.

**EXHIBIT D – Oaks Initiative**

**Oaks Initiative Notice**

**CITY OF SANTA MONICA**

**NOTICE TO APPLICANTS, BIDDERS, PROPOSERS  
AND OTHERS SEEKING DISCRETIONARY PERMITS, CONTRACTS, OR OTHER  
BENEFITS FROM THE CITY OF SANTA MONICA**

Santa Monica's voters adopted a City Charter amendment commonly known as the Oaks Initiative. It prohibits a public official from receiving specified personal benefits from a person or entity after the official votes, or otherwise takes official action, to award a "public benefit" to that person or entity. Examples of a "public benefit" include public contracts to provide goods or services worth more than \$25,000 or a land use approval worth more than \$25,000.

The Oaks Initiative requires the City to provide this note and information about the Initiative's requirements. An information sheet on the Oaks Initiative is attached. You may obtain a full copy of the Initiative's text from the City Clerk.

In order to facilitate compliance with the requirements of the Oaks Initiative, the City compiles and maintains certain information. That information includes the name of any person who is seeking a "public benefit." If the "public benefit" is sought by an entity, rather than an individual person, the information includes the name of every: (a) trustee, (b) director, (c) partner, (d) officers, or (e) ten percent interest in the entity. Therefore, if you are seeking a "public benefit" covered by the Oaks Initiative, you must supply that information on the attached form (Attachment A).



## City of Santa Monica Oaks Initiative Disclosure Form

*All persons or entities receiving public benefits defined below from the City of Santa Monica shall provide the names of trustees, directors, partners and officers and names of those with more than a 10% equity, participation or revenue interest. This information is required by City Charter Article XII—Taxpayer Protection.*

**Name of Entity:** \_\_\_\_\_

**NAME OF PERSONS OR ENTITIES RECEIVING PUBLIC BENEFIT:**

**NAME(S) OF TRUSTEES, DIRECTORS, PARTNERS, AND OFFICERS:**

**NAMES OF THOSE WITH MORE THAN A 10% EQUITY, PARTICIPATION OR REVENUE INTEREST:**

---

**Public benefits include:**

1. Personal services contracts in excess of \$25,000 over any 12-month period;
2. Sale of material, equipment or supplies to the City in excess of \$25,000 over a 12-month period;
3. Purchase, sale or lease of real property to or from the City in excess of \$25,000 over a 12-month period;
4. Non-competitive franchise awards with gross revenue of \$50,000 or more in any 12-month period;
5. Land use variance, special use permit, or other exception to an established land use plan, where the decision has a value in excess of \$25,000;
6. Tax "abatement, exception, or benefit" of a value in excess of \$5,000 in any 12-month period; or
7. Payment of "cash or specie" of a net value to the recipient of \$10,000 in any 12-month period.

**Prepared by:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**FOR CITY USE ONLY:**

Bid/PO/Contract # \_\_\_\_\_ Permit # \_\_\_\_\_

(1/06)

## **EXHIBIT E – City Policy on Doing Business with Arizona Firms**

### **NOTICE: City Policy on Doing Business with Arizona Firms**

#### **CITY OF SANTA MONICA**

#### **NOTICE TO APPLICANTS, BIDDERS, PROPOSERS AND OTHERS SEEKING TO DO BUSINESS WITH THE CITY OF SANTA MONICA**

The City Council of the City of Santa Monica adopted Resolution No. 10479 (CCS) on May 25, 2010, which requires a review of all current and likely future agreements and contracts with Arizona-based businesses to examine the feasibility of acquiring such products and services elsewhere while the Arizona law remains in effect.

Additionally, vendors offering goods or services to the City of Santa Monica must complete and sign the attached disclosure form; this applies to all solicitations, including but not limited to, bids and proposals. Please review, sign and submit the form with your bid packet prior to the closing date of bid.

Contractors that do not have headquarters in the State of Arizona and those that will not be working with Arizona-headquartered subcontractors to provide goods and/or services as specified in this solicitation will take priority in the bidding process.

NOTE: Headquarter location or residency may not be considered as a factor if prohibited by applicable law.

*Failure to return this form or inability to certify as to its provisions will render your bid or proposal non-responsive.*

State of Arizona Disclosure Form - see next page.

[Pursuant to Resolution No. 10479 (CCS) adopted May 25, 2010]



**City of Santa Monica  
State of Arizona Disclosure Form**

**TO BE COMPLETED BY ALL VENDORS PROVIDING GOODS AND SERVICES TO  
THE CITY OF SANTA MONICA**

Headquarter location or residency may not be considered as a factor if prohibited by applicable law.

Please check the appropriate boxes below.

*Our company's headquarters are located in the State of Arizona.*

☐ Yes ☐ No

*Goods or services pertaining to this solicitation will be provided by a subcontractor whose business is headquartered in the State of Arizona.*

☐ Yes ☐ No

If the response to the statement above was "yes", please list any and all subcontractors headquartered in the State of Arizona that may be providing goods or services (pertaining to this solicitation) to the City of Santa Monica.

*If more than one, attach a list of additional subcontractors, including the physical address of each location.*

Name of Subcontractor: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**\*\*\* PORTION BELOW TO BE COMPLETED BY ALL VENDORS \*\*\***

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_ Title: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Street Address of Headquarters: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone # (including area code): \_\_\_\_\_ Email: \_\_\_\_\_

**FOR CITY USE ONLY**  
NOTES: \_\_\_\_\_

[Pursuant to Resolution No. 10479 (CCS) adopted May 25, 2010]

## **EXHIBIT F – VICINITY MAP AND AERIAL PHOTOGRAPHS**



- Public Facility**
- City Facility
  - Fire Station
  - Fire/Police Station
  - Hospital
  - Library
  - Public Park
  - Public Parking
  - Public School



FACILITY PROPOSED  
FOR REMODELING

## MARINE PARK

### RESTROOM REMODEL

0

100

200

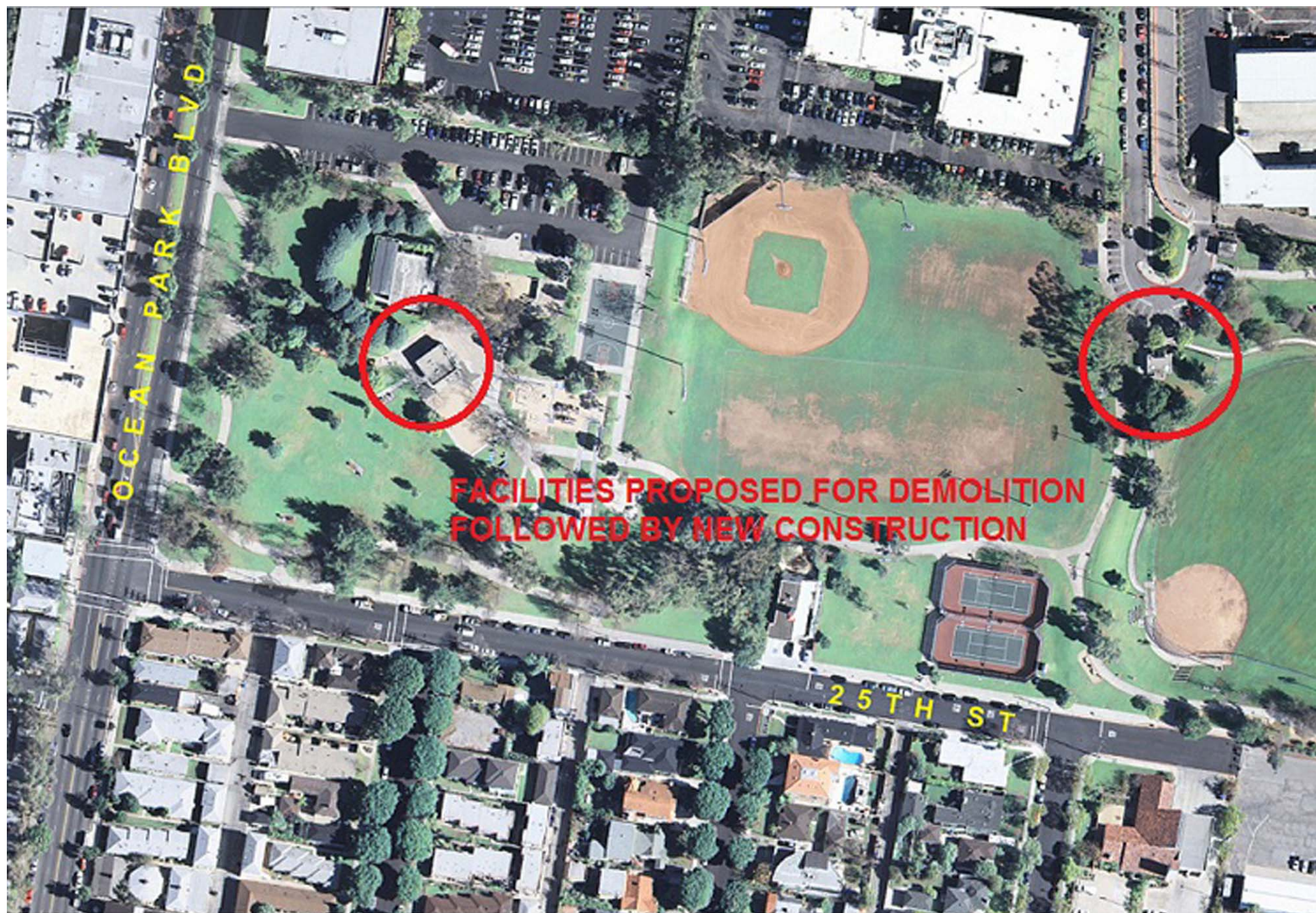
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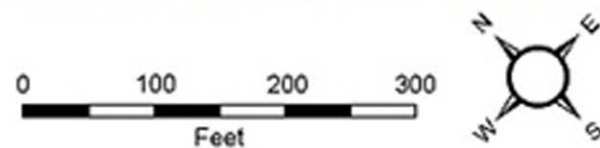


## HOTCHKISS PARK RESTROOM REMODEL



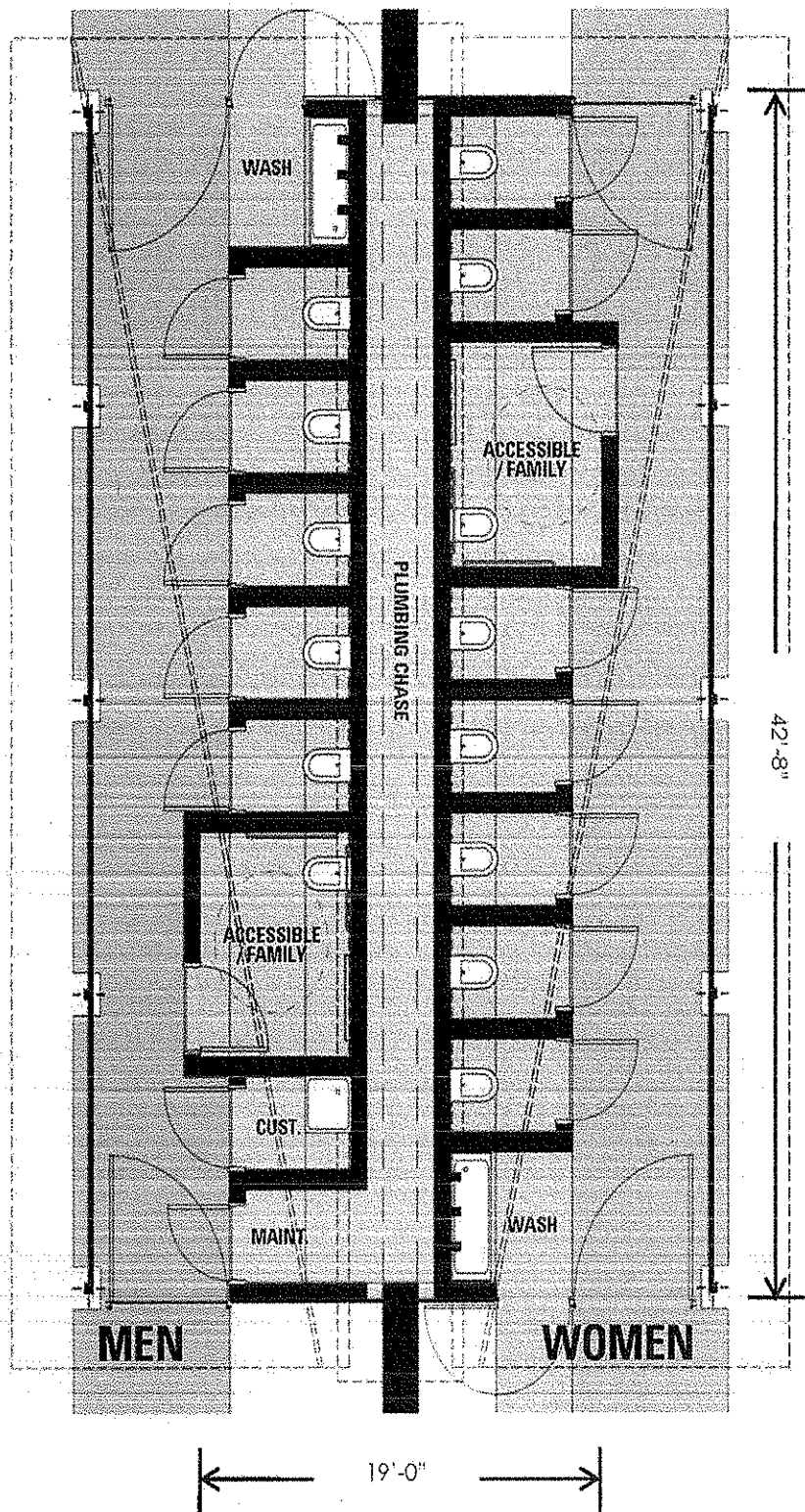


**CLOVER PARK  
RESTROOM REPLACEMENT**





**EXHIBIT G – PROTOTYPICAL FLOOR PLAN**

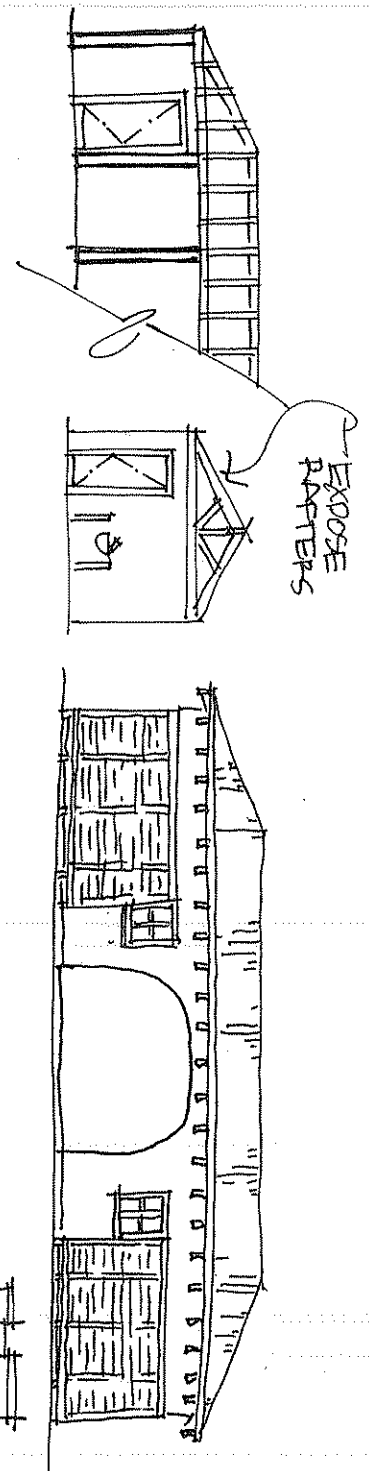
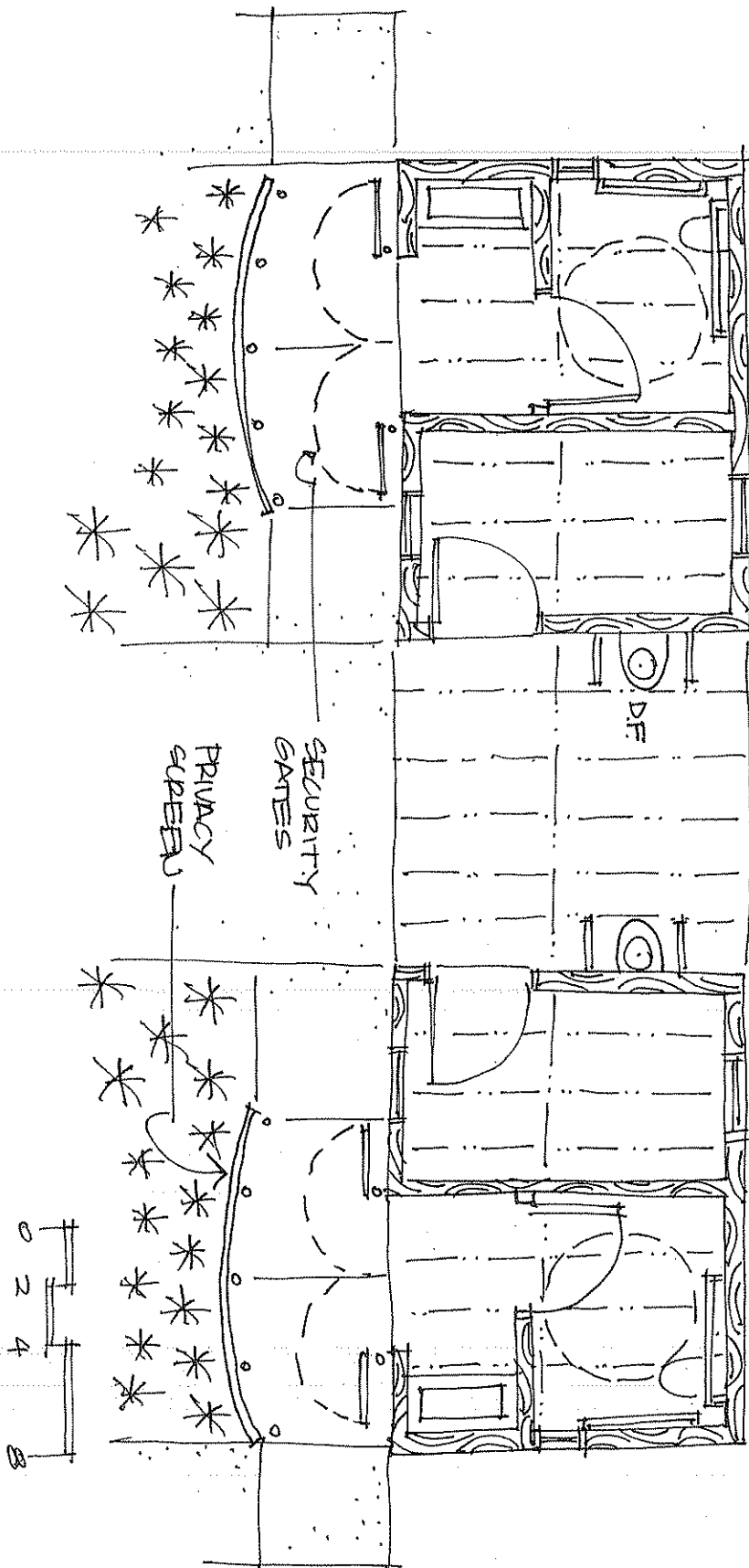


Prototype Floor Plan



## **EXHIBIT H – CONCEPT SKETCHES**

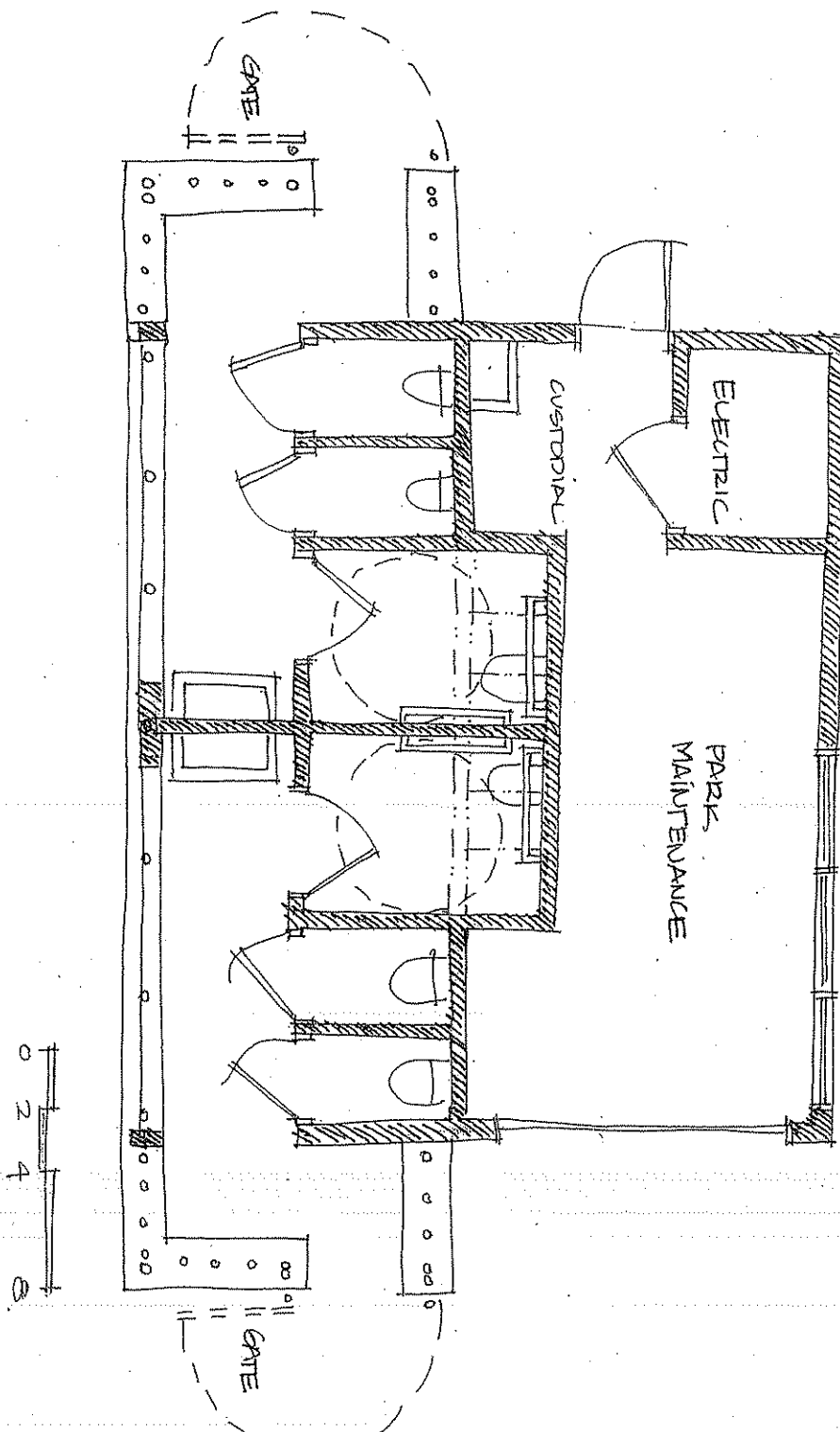




HOTCHKISS PARK RESTROOM REMODEL  
01.04.2012 CONCEPTUAL DESIGN.

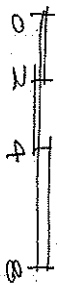
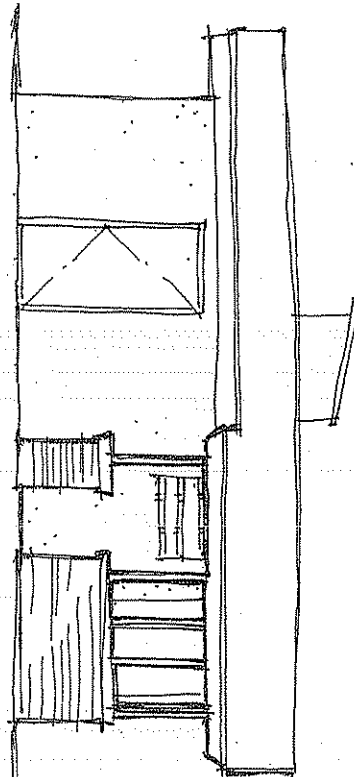
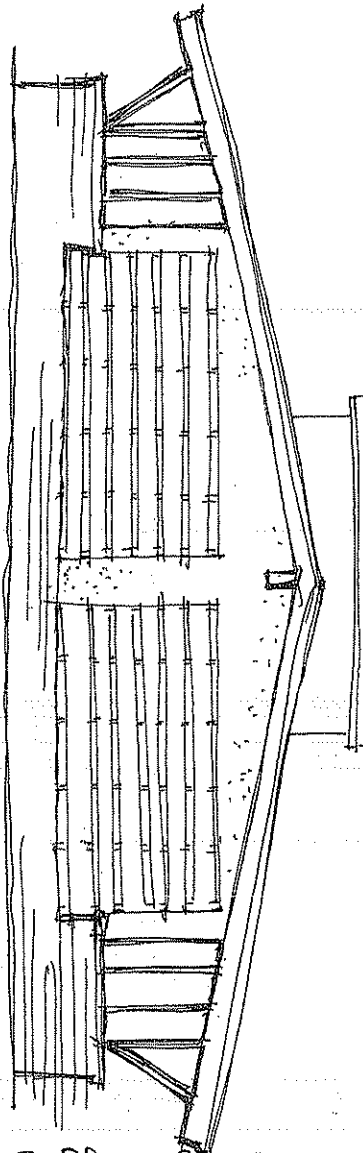
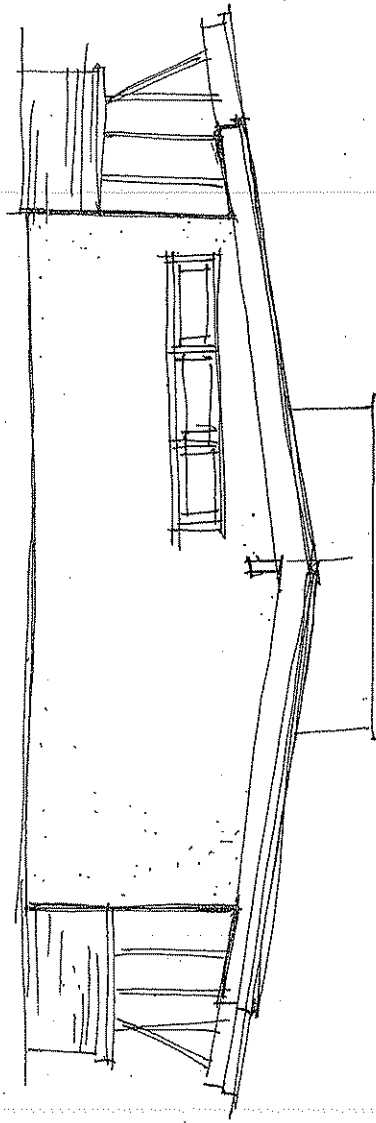
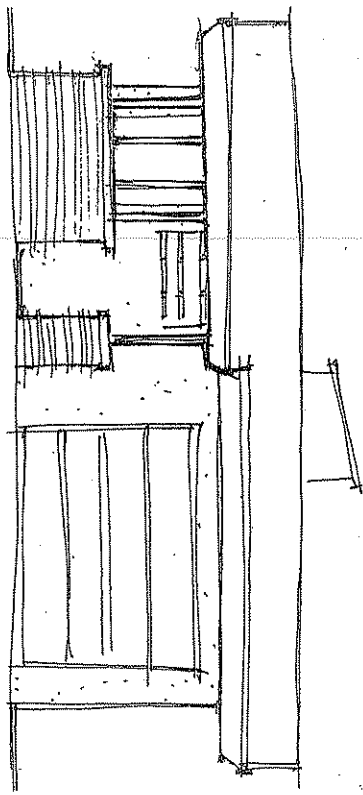
CITY OF  
SANTA MONICA.





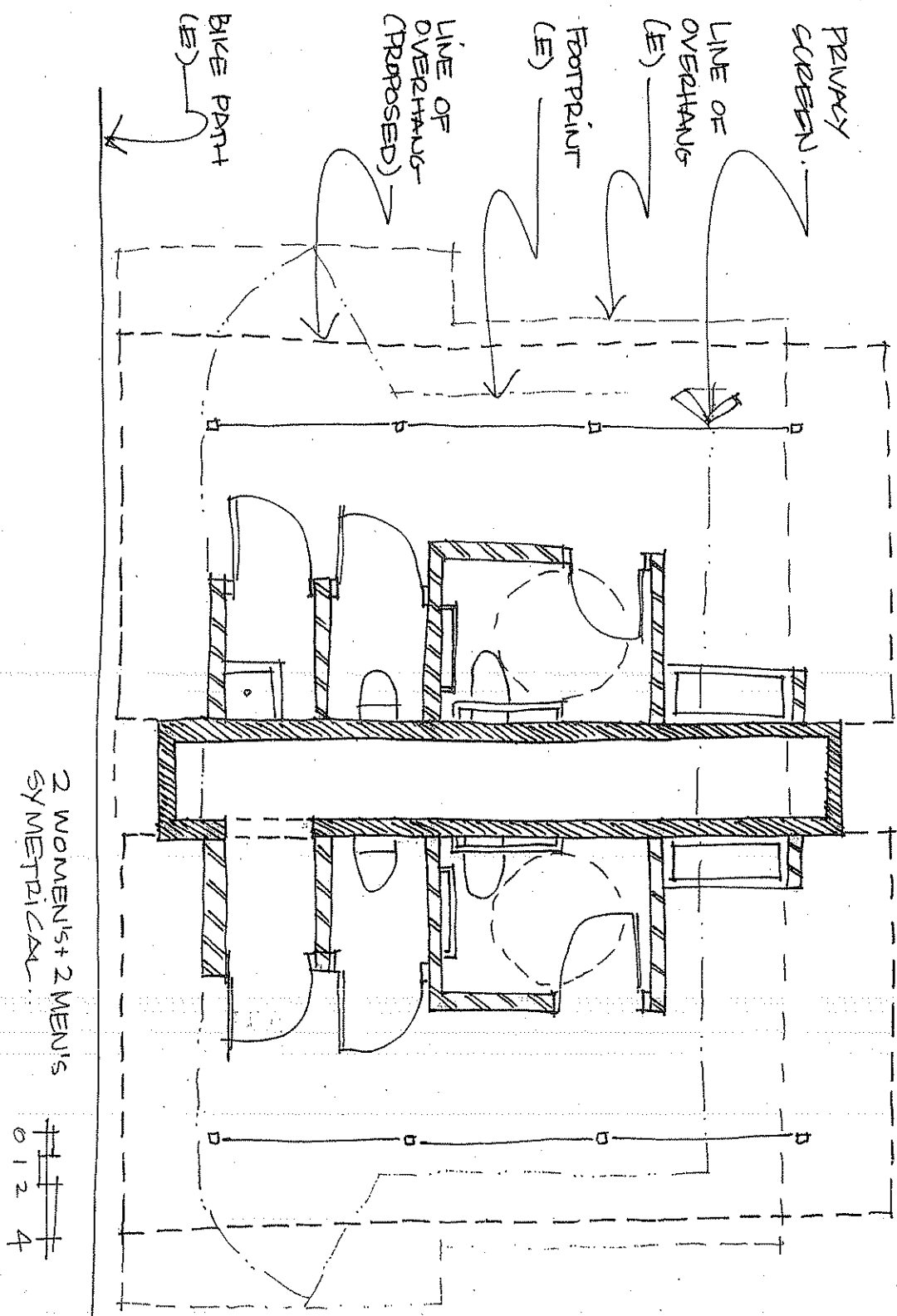
CITY OF SANTA MONICA  
 MARINE PARK RESTROOM REMODEL  
 01.04.2012 CONCEPTUAL STUDY





MARINE PARK RESTROOM REMODEL  
01.04.2012 CONCEPTUAL

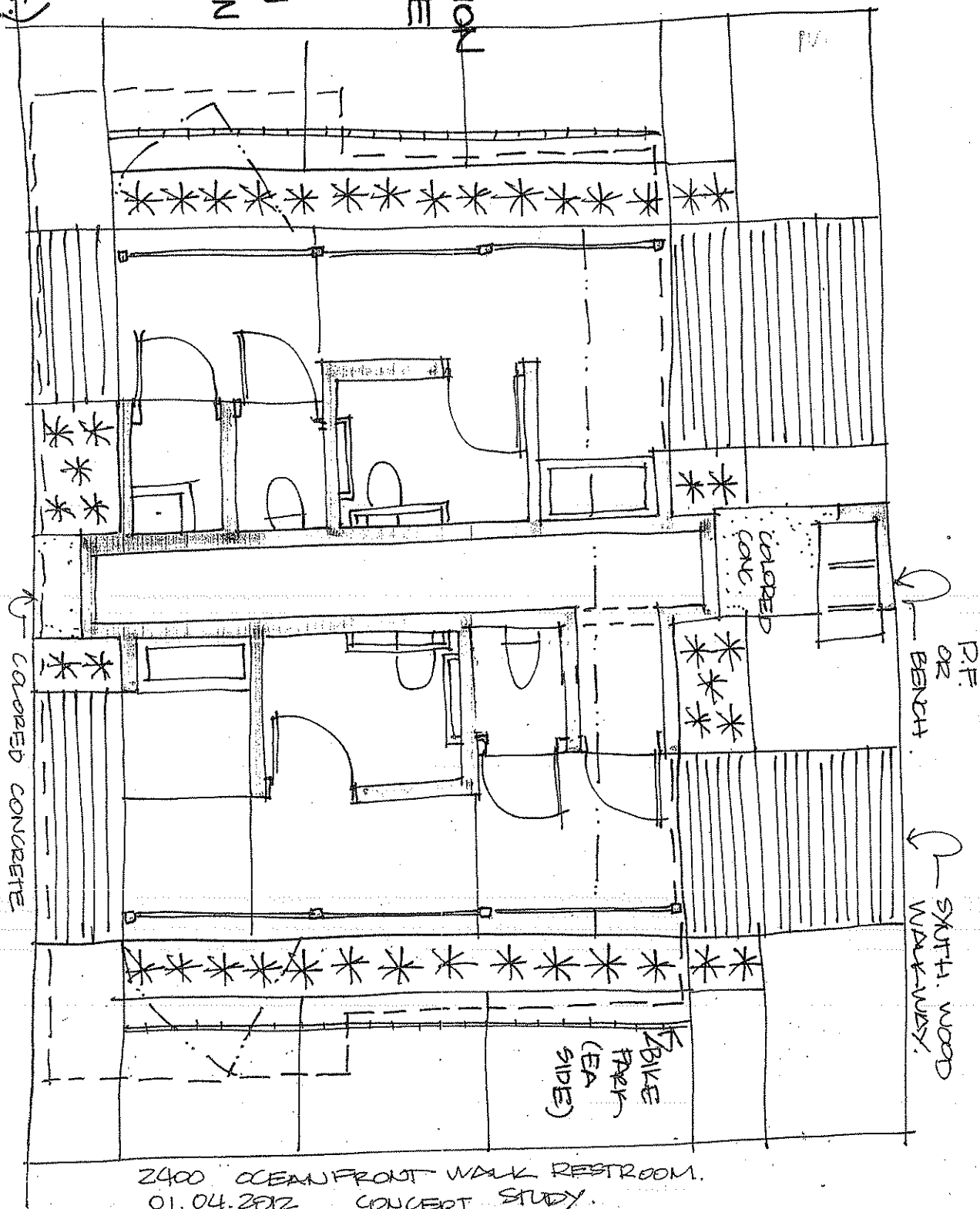
CITY OF  
SANTA MONICA



CITY OF SANTA MONICA.  
 2400 OCEANFRONT WALK RESTROOM. 2+2 SYMMETRICAL  
 01.04.2012 CONCEPT STUDY.

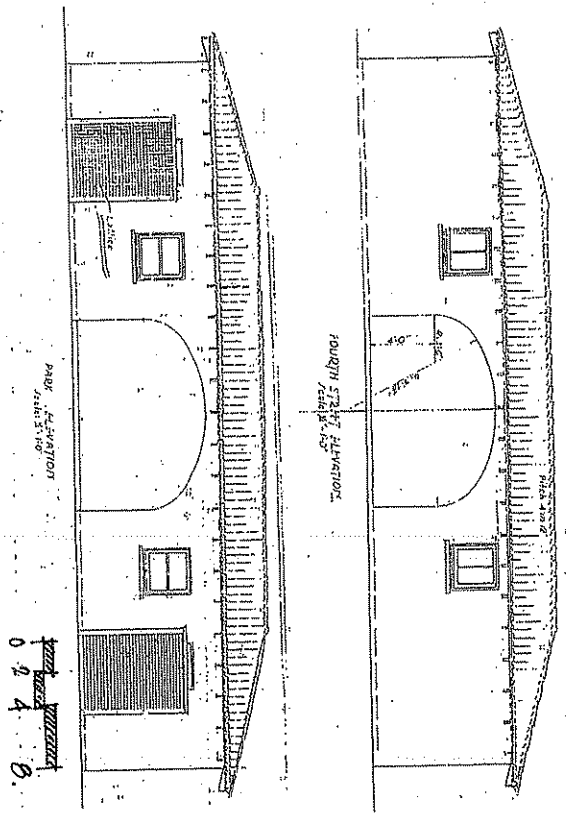
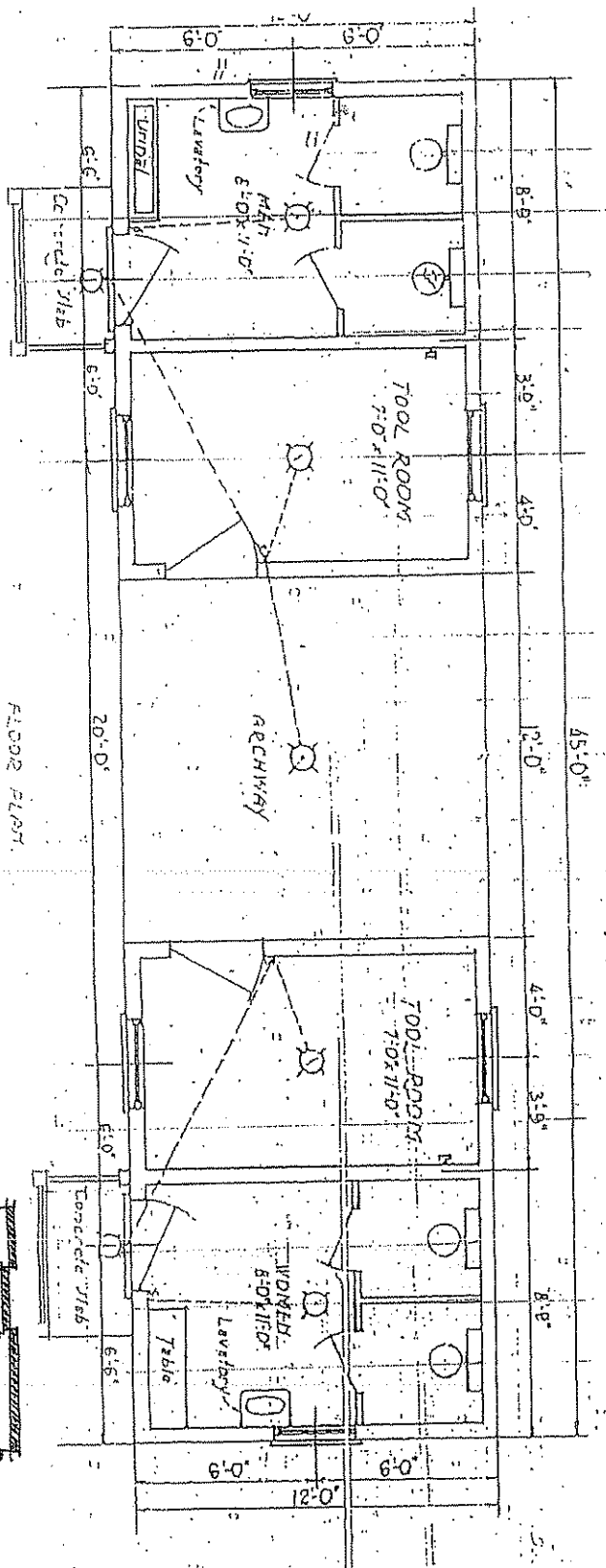


NOTE:  
 THIS LOCATION  
 SHALL HAVE  
 14 STALLS  
 TOTAL w/  
 6 FOR MEN  
 8 FOR WOMEN  
 (INCLUDING 1  
 ADA STALL  
 AND ONE  
 AMBULATORY  
 STALL EACH.)



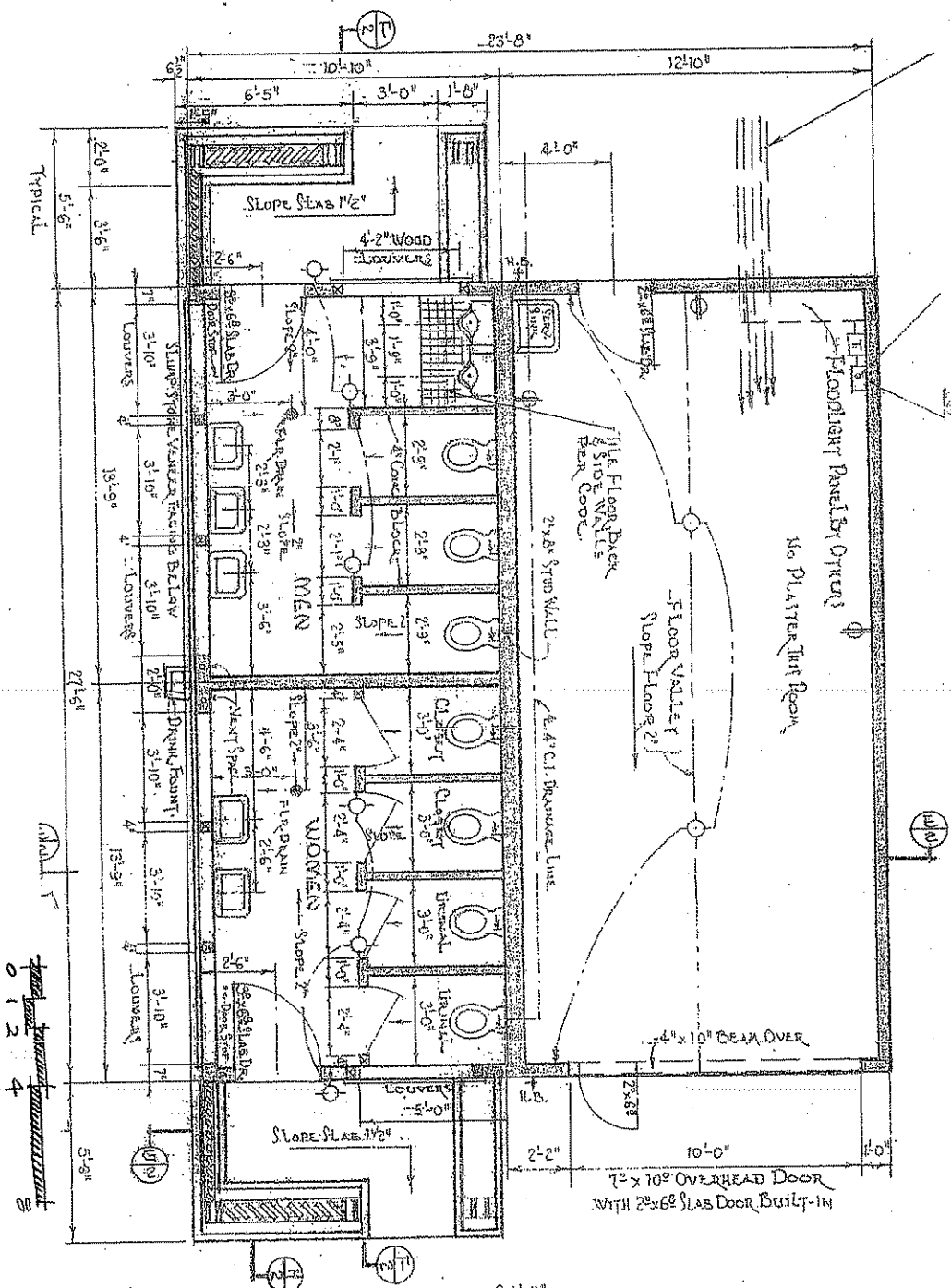
CITY OF SANTA MONICA  
 2400 OCEANFRONT WALK  
 RESTROOM CONCEPT STUDY 01.04.2012

## **EXHIBIT J – CONSTRUCTION PLANS**

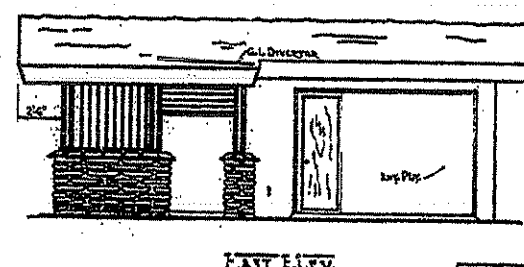
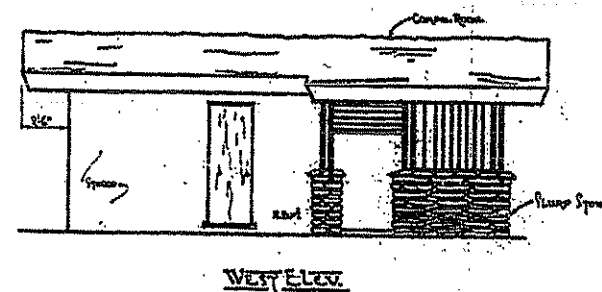
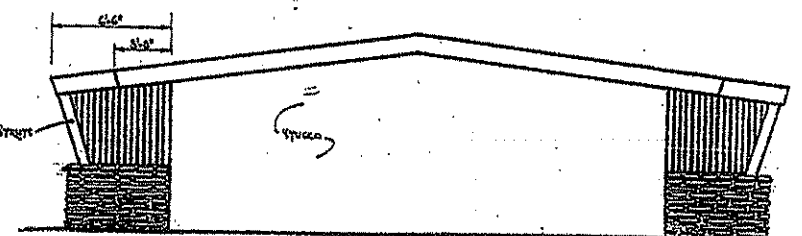
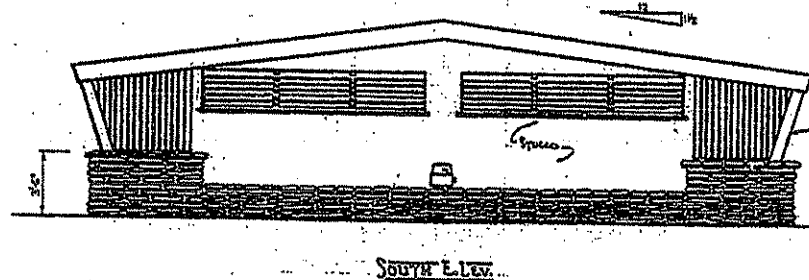
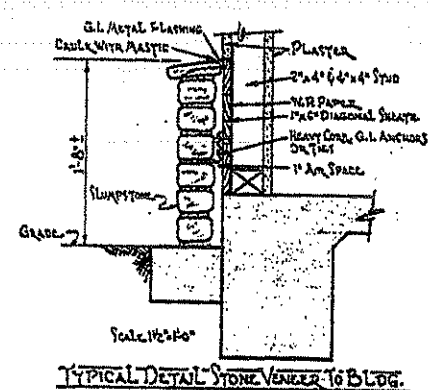
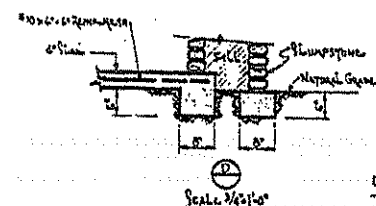
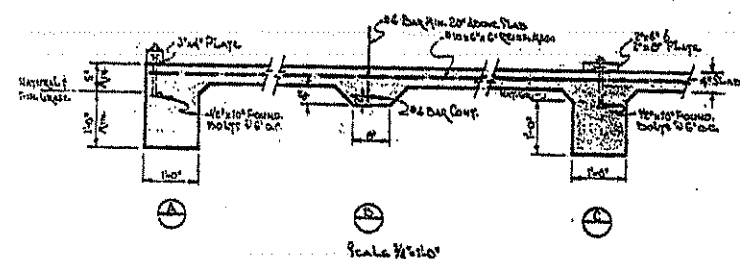
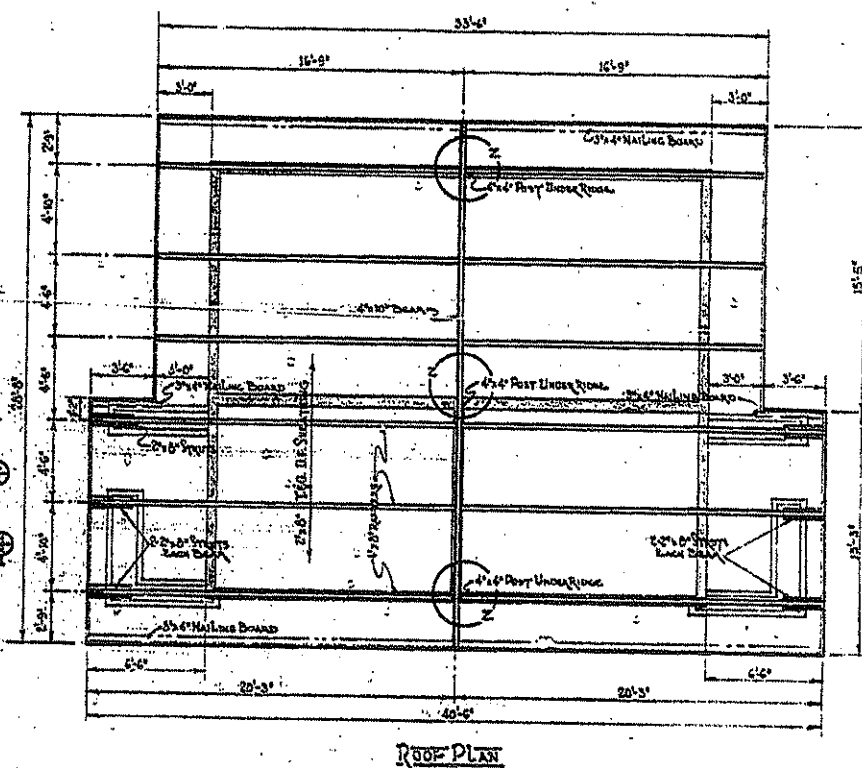
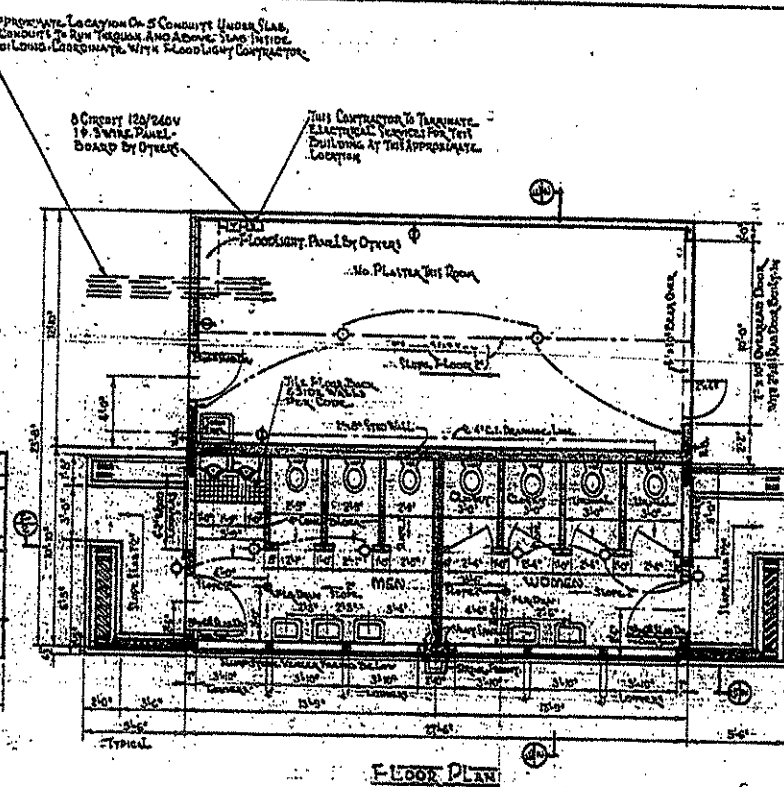
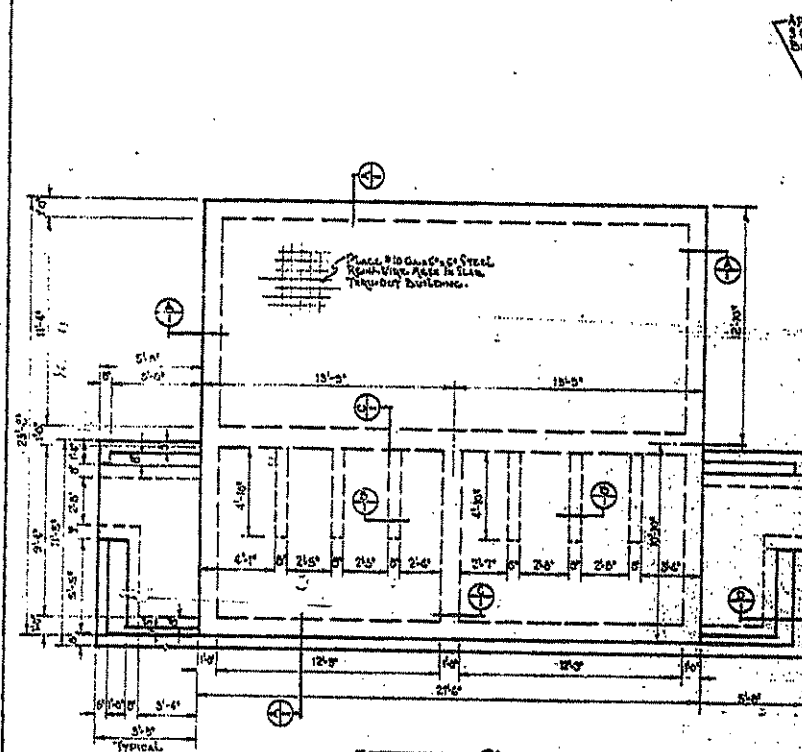


HOTCHKISS PARK RESTROOM.  
ORIGINAL CONSTRUCTION.

CITY OF  
SANTA MONICA

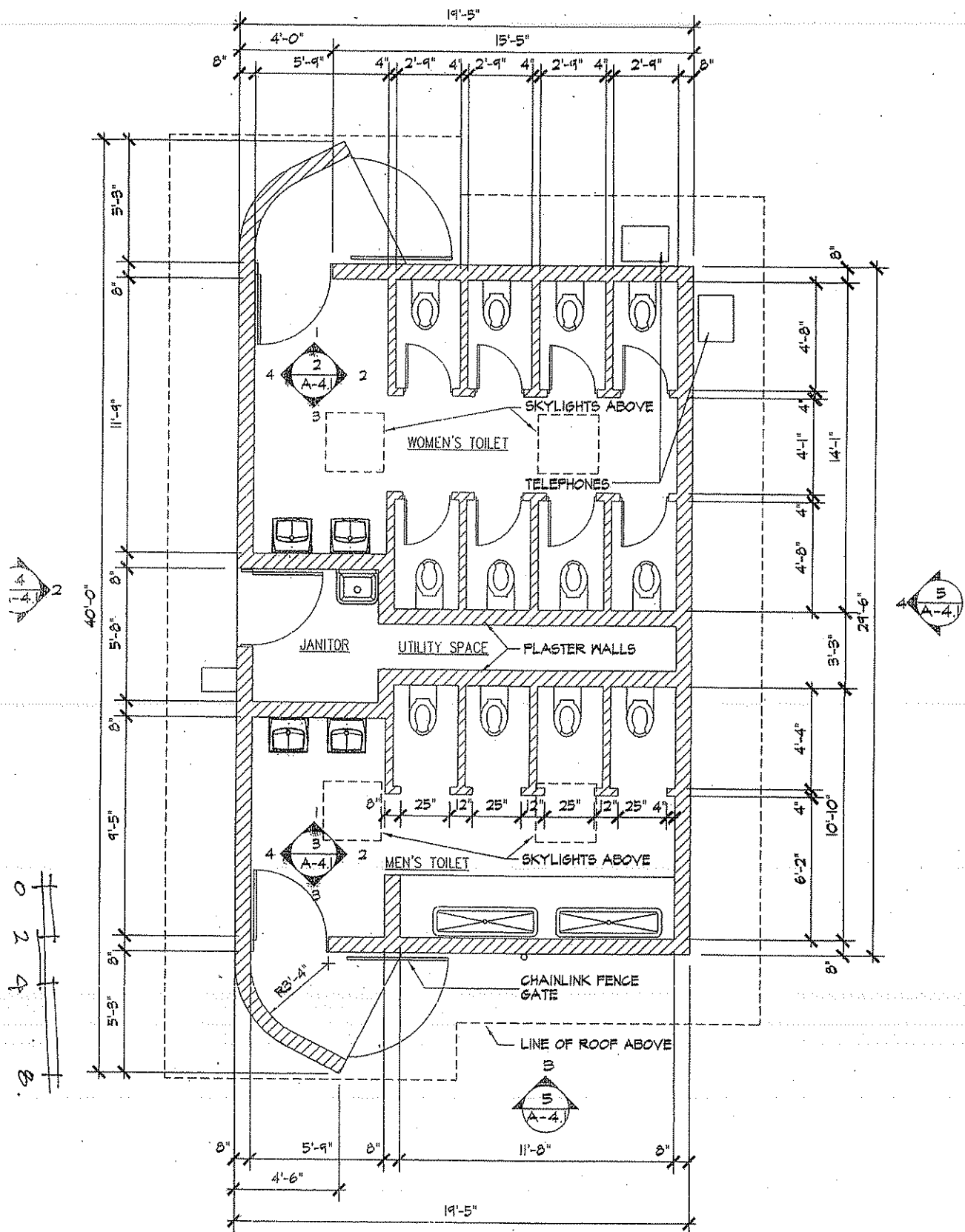


CITY OF SANTA MONICA  
MARINE PARK RESTROOM  
01.04.2012 ORIGINAL CONSTRUCTION.



- ## GENERAL NOTES
1. VERIFY ALL DIMENSIONS IN FIELD.
  2. FLOOR DRAIN IS TO BE CONNECTED TO SEWER OUTSIDE OF BUILDING.
  3. WATER SUPPLY TO BE FROM PLUMBING 4" WATER IN PROPERTY LINE.
  4. WATER TO BE SUPPLIED TO FLOOR DRAIN FROM PROPOSED LOCATING PANEL.
  5. INSTALL 2" BY 4" IN GARAGE AREA FOR CONNECTION PANEL TAPPING ALL ELECTRICAL SERVICES TO APPROPRIATE LOCATION ON PANEL. INVAL CONNECTION TO BE MADE AT CITY.
  6. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE FLOODLIGHT INSTALL CONTRACTOR WITH THE SPECIFICATIONS.

|                                                                                                                                                                |                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| APPROVED: <u>12/11/59</u><br><u>James G. Bickel</u><br>REGULATION DIRECTOR<br>APPROVED: <u>12/11/59</u><br><u>James G. Bickel</u><br>SENIOR PLUMBING INSPECTOR | DEPARTMENT OF ENGINEERING<br>CITY OF ANTA MC NICA |
|                                                                                                                                                                | RE-ST ROOF & STORAGE GARAGE<br>MARINE DRIVE       |



CITY OF SANTA MONICA  
 2400 OCEAN FRONTWALK  
 RESTROOM ORIGINAL CONSTRUCTION