



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **BRC-2**

April 23, 2026

NOTICE TO BIDDERS "C" PATHWAY TORRANCE COMMUNITY HEALTH AND WELLNESS CENTER RENOVATION PROJECT SPECS. NO. 7669; C.P. NO. 8A022

This Notice to Bidders "C" clarifies certain portions of the Project Manual, drawings and forms, and answers questions received, all which are hereby made part of the contract documents.

PROJECT MANUAL:

1. Refer to Table of Contents. **Delete** the section in its entirety and **replace** with the attached revised Table of Contents (Attachment 1).
2. Refer to Section 03 30 00, Form of Bid. **Delete** the section in its entirety and **replace** with the attached revised Section 00 03 00 (Attachment 2).
3. Refer to Section 03 30 00, Cast In Place Concrete. **Delete** the section in its entirety and **replace** with the attached revised Section 03 30 00 (Attachment 3).
4. Refer to Section 08 52 14, Metal-Clad Wood Windows, and **add** page 3 to the section (Attachment 4).
5. Refer to Section 09 05 16, Preparation of Concrete Substrates for Finish Flooring, and **add** page 2 to the section (Attachment 5).
6. Refer to Section 09 68 13, Tile Carpeting, and **add** page 1 to the section (Attachment 6).
7. Refer to Section 10 14 13, Regulatory Signage, and **add** page 1 to the section (Attachment 7).

8. **Add** Exhibit A, Countywide Community Workforce Agreement (CWA) and Letter of Assent (Attachment 8).

DRAWINGS:

1. Refer to Sheet A 2.12, First Floor Finish Plan. **Delete** in its entirety and **replace** with revised Sheet A 2.12, First Floor Finish Plan (Attachment 9).
2. Refer to Sheet A 2.22, Second Floor Finish Plan. **Delete** in its entirety and **replace** with revised Sheet A 2.22, Second Floor Finish Plan (Attachment 10).
3. Refer to Sheet A 8.21, Exterior and Interior Window Types and Schedule. **Delete** in its entirety and **replace** with revised Sheet A 8.21, Exterior and Interior Window Types and Schedule (Attachment 11).
4. Refer to Sheet M 005, Mechanical Equipment Schedules. **Delete** in its entirety and **replace** with revised Sheet M 005, Mechanical Equipment Schedules (Attachment 12).
5. Refer to Sheet M 205, Mechanical Basement Plan. **Delete** in its entirety and **replace** with revised Sheet M 205, Mechanical Basement Plan (Attachment 13).
6. Refer to Sheet M 206, Mechanical First Floor Plan. **Delete** in its entirety and **replace** with revised Sheet M 206, Mechanical First Floor Plan (Attachment 14).
7. Refer to Sheet M 207, Mechanical Second Floor Plan. **Delete** in its entirety and **replace** with revised Sheet M 207, Mechanical Second Floor Plan (Attachment 15).
8. **Add** Landscape Field Sketch: Drip Rings Around Tree (Attachment 16).
9. **Add** Landscape Field Sketch: Quick-Coupling Valve (Attachment 17).

QUESTIONS AND ANSWERS:

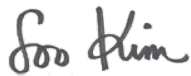
Refer to the attached file dated April 23, 2026, "Request for Information/Clarifications," containing questions and answers in response to the questions received from bidders (Attachment 18).

Notice to Bidders "C"
April 23, 2026
Page 3

Kindly notify your subcontractors to this effect. If you have any questions, please contact Ms. Jennell Hluz at (626) 300-2362 or jhluz@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

A handwritten signature in black ink, appearing to read "Soo Kim".

SOO KIM
Division Chief
Business Relations and Contracts Division

BS:jh

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Enc.

 Name of Bidder (Firm Name)

 Vendor Identification Number

SECTION 00 03 00

FORM OF BID TO BE USED BY BIDDERS

The undersigned bidder proposes to furnish all materials, labor, and equipment required for the construction to complete the Pathway Torrance Community Health and Wellness Center Renovation Project, in accordance with Drawings and Specifications 7669, including addenda thereto, if any, adopted by the Board of Supervisors, and on file in the office of the Board of Supervisors, as follows:

The lowest bid price shall be determined by adding the following items: Lump sum Bid in Words (1) + [Extended Overhead Daily Rate (2) multiplied by 30 days] + Deductive Alternate #1 (3) + Deductive Alternate #2 (4) + Deductive Alternate #3 (5) + Deductive Alternate #4 (6) + Deductive Alternate #5 (7) + Deductive Alternate #6 (8) = Total Lump Sum Bid. Preference as stated in Section 00 01 00, 1.30 will be applied to the Total Lump Sum Bid, if applicable, to determine the final bid amount.

1. LUMP SUM BID:

The lump sum bid for the complete scope of work, including Best Management Practices (BMP), Construction and Demolition Debris Recycling, and Mandatory Jobs Coordinator, in accordance with the Drawings and Specifications, will be:

(\$ _____) (_____)
 Lump sum bid in figures Lump sum bid in words

2. EXTENDED OVERHEAD DAILY RATE:

The daily rate for the sum of the Contractor's field office and home office overhead for each day of compensable delay, multiplied by 30 days, will be:

(\$ _____) (_____)
 (Daily rate) in figures (Daily rate) in words

3. DEDUCTIVE ALTERNATE #1: Omit CCTV Cameras

The lump sum bid amount reduction for the exclusion of the CCTV cameras and related equipment from the scope of work:

(\$ _____) (_____)
Amount in figures Amount in words

4. DEDUCTIVE ALTERNATE #2: Omit television and mounting equipment in community room

The lump sum bid amount reduction for the exclusion television and mounting equipment in the community room from the scope of work:

(\$ _____) (_____)
Amount in figures Amount in words

5. DEDUCTIVE ALTERNATE #3: Reduce the number of EV Charging Stations

The cost difference (delta) for the reduction from 8 fully connected Electric Vehicle Charging Station (EVCS) stalls to 2 EVCS stalls and 6 Electric Vehicle (EV) capable stalls will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

6. DEDUCTIVE ALTERNATE #4: Relocate northern fence and gates

The cost difference (delta) for the relocation of the fence and gates from the northern property line at back of sidewalk to the face of the building will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

7. DEDUCTIVE ALTERNATE #5: Omit north and south exterior break areas

The lump sum bid amount reduction for the exclusion of the north and south exterior break areas scope of work will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

8. DEDUCTIVE ALTERNATE #6: Omit exterior community plaza area

The cost difference (delta) for the exclusion of the colored concrete paved plaza area and the installation of a concrete walkway to provide an accessible path of travel will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

9. COUNTY PROGRAM PREFERENCE:

The Local Small Business Enterprise Program Preference is provided by the County for purposes of bid evaluation only, as specified in Article 1.30 of Section 00 01 00. If Bidder is a qualifying Local Small Business Enterprise, check "yes" in the box below. Bidder shall be certified by the County of Los Angeles Department of Economic Opportunity at time of bid. Section 00 04 38 Request for County Program Preference Consideration must be submitted at the time of bid with a copy of the certification letter issued by the County of Los Angeles Department of Economic Opportunity. If non-qualifying, check "no" in the appropriate box.

LSBE Certification for Federally Funded County Solicitations.

Yes ☐ No ☐

10. RECEIPT OF NOTICE TO BIDDERS: (IF APPLICABLE)

I hereby certify and declare that I have received, reviewed and incorporated the following Notices to Bidders into my Bid:

- Notice to Bidders A dated March 16, 2026
- Notice to Bidders B dated April 1, 2026
- Notice to Bidders C dated April 23, 2026

Executed this day of _____ (Month and Year)

By: _____
(Authorized Signature of a Principal Owner, Officer, or Manager)

NOTE: Any alteration or addition to the Form of Bid may invalidate same. All blank spaces shall be filled out completely. Line out nonapplicable blanks. An incomplete form may invalidate bid. The County reserves the right to waive any informalities or to reject any or all bids or to accept any alternatives when called for.

I (We) certify that on _____, 20____, License No. _____, license classification(s) _____, was issued to me (us), in the name of _____, by the Contractors' State License Board, pursuant to California Statutes of 1929, as amended, and that said license has not been revoked.

Firm Ownership Information

Check where applicable:

1. ☐ Minority-Owned
 ☐ Woman-Owned
 ☐ Disadvantaged-Owned
 ☐ Disabled Veteran-Owned
 ☐ LGBTQQ-Owned

2. ☐ An individual
 ☐ A corporation. Name
 state or territory of
 Incorporation

☐ A copartnership

☐ A joint venture

Race/Ethnic Composition

For statistical purposes only.

- ☐ Black/African American
☐ Hispanic/Latino
☐ Asian or Pacific Islander
☐ Native Americans
☐ Subcontinent Asian
☐ White

If a copartnership or joint venture, list names of individuals comprising same below

Date signed _____, 20____

Respectfully submitted,

Place _____

City and State

Firm Name (if applicable)

Bidder's address, E-mail address, and telephone:

Number and Street

Signature and Print Name

City and State

Zip Code

Title and E-mail Address

Telephone

Signature and Print Name

Fax

Title and E-mail Address

PROJECT MANUAL - TABLE OF CONTENTS
BIDDING AND CONTRACT REQUIREMENTS

<u>DIVISON 00</u>	<u>BID REQUIREMENTS</u>	<u>PAGE(S)</u>
Section 00 01 00	Instructions to Bidders	1-36
Section 00 03 00	Form of Bid	1-3
Section 00 03 10	Best Management Practices	1-2
Section 00 03 11	Construction and Demolition Debris Recycling Requirements	1-1
Section 00 03 12	Insurance Requirements	1-1
Section 00 03 14	Certification to Comply with Countywide Community Workforce Agreement (CWA) Form	1-1
Section 00 03 15	Cost Impact of Countywide Community Workforce Agreement (CWA) Form	1-1
Section 00 04 00	Attestation of Contractor's Qualifications	1-2
Section 00 04 10	Bid Bond	1-1
Section 00 04 30	List of Subcontractors	1-4
Section 00 04 35	Community Business Enterprise Participation Form	1-2
Section 00 04 38	Request for County Program Preference Consideration	1-2
Section 00 04 38A	Subconsultant Certification Form	1-1
Section 00 04 40	Equals	1-2
Section 00 04 50	Noncollusion Affidavit	1-1
Section 00 04 60	Attestation of Willingness to Consider GAIN/GROW Participants	1-1
Section 00 04 65	3-Year Contracting History	1-1
Section 00 04 70	False Claims	1-2
Section 00 04 71	Civil Litigation History	1-2
Section 00 04 72	Criminal Convictions	1-2
Section 00 04 73	Debarment	1-2
Section 00 04 74	Labor Law/Prevailing Wage	1-2
Section 00 04 75	Integrated Pest Management Program Compliance Certification	1-1
Section 00 04 76	Charitable Contributions Certification	1-1
Section 00 04 77	Prospective Contractor List of Terminated Contracts	1-1
Section 00 04 79	Contribution and Agent Declaration Form	1-5
Section 00 04 85	Contractor Employee Jury Service Program	1-1
Section 00 04 87	Certification of Compliance-Contact with County Personnel and Code of Silence Period	1-1
Section 00 04 90	Contractor's Industrial Safety Record	1-1

Section 00 04 91	Injury and Illness Prevention Plan and Code of Safe Practices Affidavit	1-1
Section 00 04 92	Bidder's Organization Questionnaire/Affidavit	1-2
Section 00 04 93	Certification of Compliance with the County's Defaulted Property Tax Reduction Program	1-1
Section 00 04 94	Avoidance of Conflict of Interest	1-1
Section 00 04 95	Familiarity with the County Lobbyist Ordinance Certification	1-1
Section 00 04 96	Proposer's EEO Certification	1-1
Section 00 04 97	Compliance with Fair Chance Employment Hiring Practices Certification	1-1
Section 00 04 98	Zero Tolerance Human Trafficking Policy Certification	1-1
Section 00 04 99	Disallowed Cost Attestation	1-1

CONTRACT FORMS

Section 00 05 00	Sample Agreement	1-30
Section 00 06 10	Bond of Faithful Performance	1-1
Section 00 06 20	Payment Bond for Labor and Materials	1-1

CONDITIONS OF THE CONTRACT

Section 00 07 00	General Conditions	1-53
Section 00 08 00	Supplemental Conditions	1-20
Section 00 09 12	Local and Targeted Worker Hire Program	1-9

DIVISION 1

GENERAL REQUIREMENTS

Section 01 00 00	Project General Requirements	1-7
Section 01 14 00	Alteration Project Procedures	1-4
Section 01 23 00	Alternatives	1-1
Section 01 26 13	Contractor's Request for Information	1-3
Section 01 29 73	Schedule of Values	1-2
Section 01 29 76	Progress Payment Procedures	1-6
Section 01 31 00	Coordination and Meetings	1-5
Section 01 31 19	Progress Meetings	1-2
Section 01 32 00	Construction Schedules	1-13
Section 01 32 33	Photographic Documentation	1-2
Section 01 33 00	Submittals	1-11
Section 01 33 23	Shop Drawings, Product Data and Samples	1-6
Section 01 45 00	Quality Control	1-6

Section 01 50 00	Temporary Facilities	1-5
Section 01 57 00	Storm Water Pollution Prevention	1-15
Section 01 57 19	Temporary and Environmental Controls	1-10
Section 01 60 00	Product Handling	1-2
Section 01 66 00	Transport, Handling and Storage	1-2
Section 01 74 19	Construction and Demolition Debris Recycling	1-2
Section 01 74 23	Final Cleaning	1-3
Section 01 75 00	Project Added Stock	1-2
Section 01 77 00	Contract Closeout	1-7
Section 01 78 23	Operations and Maintenance	1-5
Section 01 78 36	Guarantees and Warranties	1-3
Section 01 78 39	Project Record Documents	1-3

DIVISION 02

EXISTING CONDITIONS

Section 02 41 13	Site Demolition
Section 02 41 20	Selective Building Demolition

DIVISION 03

CONCRETE

Section 03 30 00	Cast In Place Concrete
Section 03 54 16	Hydraulic Cement Underlayment

DIVISION 04

MASONRY

Section 04 21 13	Brick Veneer
Section 04 21 13	Masonry General Guidelines for Cutting and Patching
Section 04 21 29.01	Removing Graffiti from Historic Masonry and Tile
Section 04 21 29.02	Sealing Terra Cotta

DIVISION 05

METALS

Section 05 12 00	Structural Steel
Section 05 40 00	Cold-Formed Metal Framing
Section 05 50 10	Interior Metal Fabrications
Section 05 52 13	Pipe and Tube Railings
Section 05 73 00	Decorative Metal Railings

DIVISION 06

WOOD, PLASTICS AND COMPOSITES

Section 06 10 00	Rough Carpentry
------------------	-----------------

Section 06 10 53	Miscellaneous Rough Carpentry
Section 06 16 43	GMF Gypsum Sheathing
Section 06 40 16	Interior Architectural Woodwork
Section 06 41 19	Plastic Laminate-Clad Wood Casework
Section 06 46 00	Interior Wood Trim

DIVISION 07

THERMAL AND MOISTURE PROTECTION

Section 07 11 13	Bituminous Dampproofing
Section 07 21 50	Building Enclosure Insulation
Section 07 25 13	Sheet Weather-Resistive Barriers
Section 07 32 00	Roof Tiles
Section 07 42 13	Formed Metal Panels
Section 07 54 19	PVC Roofing
Section 07 62 00	Sheet Metal Flashing and Trim
Section 07 65 26	SASM Flashing
Section 07 72 00	Roof Accessories
Section 07 84 00	Firestopping
Section 07 92 00	Joint Sealants

DIVISION 08

OPENINGS

Section 08 12 13	Standard Hollow Metal Frames
Section 08 13 13	Standard Hollow Metal Doors
Section 08 14 16	Flush Wood Doors
Section 08 31 16	Access Panels
Section 08 52 13	Wood Windows
Section 08 52 14	Metal -Clad Wood Windows
Section 08 71 00	Door Hardware
Section 08 81 00	Glass Glazing
Section 08 83 13	Mirrored Glass

DIVISION 09

FINISHES

Section 09 05 16	Preparation of Concrete Substrates for Finish Flooring
Section 09 21 16	Gypsum Board Shaft Wall Assemblies
Section 09 22 16	Lightgage Metal Framing
Section 09 22 26	Metal Suspension Systems
Section 09 24 23	Portland Cement Plastering
Section 09 28 15	GMF Gypsum Tile Backing Board
Section 09 29 00	Gypsum Board

Section 09 30 00	Tiling
Section 09 30 20	Routine Cleaning and Stain Removal of Ceramic Tile
Section 09 51 13	Acoustical Panel Ceilings
Section 09 62 62	Metal Flooring Transitions
Section 09 65 14	Resilient Base
Section 09 65 19	Resilient Tile Flooring
Section 09 68 13	Tile Carpeting
Section 09 68 17	Commercial Sheet Carpeting
Section 09 81 33	Acoustical Insulation, Sealants, And Accessories
Section 09 84 15	Acoustical Ceiling Baffles
Section 09 91 00	Painting
	Paint Products Schedule
Section 09 97 13	High-Performance Steel Coatings
Section 09 97 23	Penetrating Concrete Floor Sealer

DIVISION 10

SPECIALTIES

Section 10 14 13	Regulatory Signage
Section 10 21 13	Toilet Compartments
Section 10 26 00	Wall Protection
Section 10 28 13	Commercial Toilet Accessories
Section 10 44 00	Fire Protection Specialties

DIVISION 11

EQUIPMENT

Section 11 31 10	Conference Room Appliances
Section 11 31 13	Kitchen Appliances

DIVISION 12

FURNISHINGS

Section 12 22 13	Draperies
Section 12 24 13	Roller Windows Shades
Section 12 36 63	Solid Surface Material Countertops
Section 12 36 64	Quartz Agglomerate Countertops

DIVISION 13

SPECIAL CONSTRUCTION

Section 13 34 19	Metal Building Systems
------------------	------------------------

DIVISION 14

CONVEYING EQUIPMENT

Section 14 24 00 Hydraulic Elevators

DIVISION 15-20 **NOT INCLUDED**

DIVISION 21 **FIRE SUPPRESSION**

Section 21 13 13 Fire Suppression Sprinkler System

DIVISION 22 **PLUMBING**

Section 22 05 00 Common Work Results for Plumbing
Section 22 05 13 Basic Plumbing Materials and Methods
Section 22 05 53 Plumbing Identification
Section 22 07 00 Plumbing Insulation
Section 22 10 00 Plumbing

DIVISION 23 **HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)**

Section 23 00 00 Mechanical Heating Ventilation and Air Conditioning
Section 23 05 00 Mechanical Common Work
Section 23 05 29 Hangers and Supports for HVAC Piping and Equipment
Section 23 05 48 Mechanical Sound Vibration and Seismic Control
Section 23 05 53 Mechanical Identification
Section 23 05 93 Testing, Adjusting and Balancing for HVAC
Section 23 07 00 Mechanical Insulation
Section 23 08 00 Mechanical Systems Commissioning
Section 23 09 00 HVAC Instrumentation Controls
Section 23 30 00 Mechanical Air Distribution
Section 23 31 13 Mechanical Metal Ducts
Section 23 33 00 Air Duct Accessories
Section 23 80 00 Heating Ventilating and Air Conditioning Equipment
Section 23 80 01 Heat Pump Variable Refrigerant Flow Equipment
Section 23 81 26 Split System Air Conditioners

DIVISION 25 **INTEGRATED AUTOMATION (NOT INLCUDED)**

DIVISION 26 **ELECTRICAL**

Section 26 02 00 Low Voltage Transformers
Section 26 05 00 Common Work Result for Electrical

Section 26 05 11	Requirements for Electrical Installations
Section 26 05 13	Medium Voltage Cables
Section 26 05 19	Low Voltage Electrical Power Conductors and Cables
Section 26 05 26	Grounding and Bonding
Section 26 05 29	Hangers and Supports for Electrical Systems
Section 26 05 33	Raceways Boxes Fittings and Supports
Section 26 05 43	Underground Ducts and Raceways Electrical Systems
Section 26 05 44	Sleeves Sleeve Seals for Electrical Raceways and Cabling
Section 26 05 48	Vibration and Seismic Control for Electrical Systems
Section 26 05 53	Identification for Electrical Systems
Section 26 05 63	Electrical Testing
Section 26 05 72	Overcurrent Protective Device Short Circuit Study
Section 26 05 73	Overcurrent Protective Device Coordination Study
Section 26 08 00	Electrical Systems Commissioning
Section 26 09 23	Lighting Control Systems
Section 26 09 43	Network Lighting Control Systems
Section 26 13 13	Medium Voltage Metal Clad Switchgear
Section 26 13 16	Medium Voltage Fusible Interrupter Switch
Section 26 23 00	Low Voltage Switchgear
Section 26 24 13	Switchboards
Section 26 24 16	Panelboards
Section 26 25 00	Enclosed Bus Assemblies
Section 26 27 26	Wiring Devices
Section 26 28 13	Fuses
Section 26 28 16	Enclosed Switches and Circuit Breakers
Section 26 33 53	Static Uninterruptible Power Supply
Section 26 36 00	Automatic Transfer Switches
Section 26 43 13	Surge Protective Devices
Section 26 51 00	Interior Lighting
Section 26 53 00	Exit Signs
Section 26 56 00	Exterior Lighting

DIVISION 27

COMMUNICATIONS

Section 27 05 00	Common Work Results for Communications
Section 27 05 26	Grounding and Bonding for Communications Systems
Section 27 05 29	Hangers and Supports for Communication Systems Part
Section 27 05 33	Conduits and Backboxes for Communication Systems
Section 27 05 36	Cable Trays for Communications Systems
Section 27 05 39	Surface Raceways for Communications Systems
Section 27 05 43	Underground Ducts and Raceways for Communications Systems

Section 27 05 53	Identification for Communications Systems
Section 27 10 00	Structured Cabling, Basic Materials and Methods
Section 27 11 16	Communication Cabinets, Racks, Frames and Enclosures
Section 27 11 19	Communications Termination Blocks and Patch Panels
Section 27 11 23	Communications Cable Management
Section 27 13 00	Communications Indoor Backbone Cabling
Section 27 15 00	Communications Horizontal Cabling
Section 27 52 25	Portable Assistive Listening System

DIVISION 28

ELECTRONIC SAFETY AND SECURITY

Section 28 10 00	Access Control System
Section 28 20 00	Video Surveillance
Section 28 31 00	Fire Alarm and Detection System

DIVISION 31

EARTHWORK

Section 31 22 00	Grading
Section 31 23 02	Excavation and Fill for Utilities
Section 31 23 04	Excavation and Fill for Structures
Section 31 25 00	Erosion and Sedimentation Controls

DIVISION 32

EXTERIOR IMPROVEMENTS

Section 32 12 16	Asphalt Concrete Paving
Section 32 13 13	Site Concrete Work
Section 32 17 00	Pavement Markings and Bumpers
Section 32 17 19	Pavement Markings and Wheel Stops
Section 32 17 26	Tactile Warning Surfacing
Section 32 31 19	Fabricated Decorative Metal Fences and Gates
Section 32 31 43	Automatic Gate Operators
Section 32 39 13	Manufactured Metal Bollards
Section 32 84 23	Irrigation System
Section 32 93 00	Plants

DIVISION 33

UTILITIES

Section 33 05 28	Underground Utilities Marking
Section 33 10 00	Site Water Distribution System
Section 33 30 00	Sanitary Sewage System
Section 33 40 00	Storm Drainage System

ATTACHMENTS

- A. CEQA Notice of Exemption dated Augst 14, 2025
- B. Geotechnical Investigation Report dated October 4, 2024, by Kleinfelder
- C. Historic Report dated February 12, 2025, by Historic Resources Group
- D. L.A. County Building Assessment: Torrance Health Center
- E. L.A. County General Site Information
- F. Low Impact Development (LID) Report dated June 16, 2025, by Barbara L. Hall, P.E., Inc.
- G. Limited Hazardous Materials Validation Survey dated Mach 7, 2023, by Millennium Consulting Associates
- H. Asbestos Survey dated September 5, 2002, by P&D Environmental
- I. Southern California Edison (SCE) Preliminary Design Map
- J. Topographic Survey dated February 16, 2023, by Pfeiler & Associates Engineers Inc.
- K. Deductive Alternate Scope Descriptions
- L. Record Drawings
 - L-1: Torrance Health Center 2006 Renovation Record Drawings dated August 1, 2006, by Steven Fader Architect
 - L-2: Torrance Health Center Record Drawings dated February 13, 2023, by La Canada Design Group
- M. Compilation of Photos
- N. Renderings – Material Board dated April 29, 2025, by La Canada Design Group
- O. Approved Plans & Clearances
- P. Pathway Torrance Community Health and Wellness Center Bid Set Drawings dated February 28, 2026, by La Canada Design Group

EXHIBITS

- A. Countywide Community Workforce Agreement and Attachment Letter of Assent

SECTION 03 30 00
CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

- A. SECTION INCLUDES CAST-IN-PLACE CONCRETE, INCLUDING FORMWORK, REINFORCEMENT, CONCRETE MATERIALS, MIXTURE design, placement procedures, and finishes.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Design Mixtures: For each concrete mixture.
- C. Steel Reinforcement Shop Drawings: Placing Drawings that detail fabrication, bending, and placement.

1.3 INFORMATIONAL SUBMITTALS

- A. Material certificates.
- B. Material test reports.
- C. Formwork Shop Drawings: Prepared by or under the supervision of a qualified professional engineer, detailing fabrication, assembly, and support of formwork.

1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
- B. Testing Agency Qualifications: An independent agency, acceptable to authorities having jurisdiction, qualified according to ASTM C 1077 and ASTM E 329 for testing indicated.

1.5 FIELD CONDITIONS

- A. Cold-Weather Placement: Comply with ACI 306.1.
 - 1. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mixture designs.
- B. Hot-Weather Placement: Comply with ACI 301.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

- A. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:
 - 1. ACI 301.

2. ACI 117.

2.2 FORM-FACING MATERIALS

- A. Smooth-Formed Finished Concrete: Form-facing panels that provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.
- B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.

2.3 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60, deformed.
- B. Low-Alloy-Steel Reinforcing Bars: ASTM A 706/A 706M, deformed.
- C. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded-wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice".

2.4 CONCRETE MATERIALS

- A. Cementitious Materials:
 1. Portland Cement: ASTM C 150/C 150M.
 2. Fly Ash: ASTM C 618.
- B. Normal-Weight Aggregates: ASTM C 33/C 33M, graded.
 1. Maximum Coarse-Aggregate Size: As noted.
 2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.
- C. Air-Entraining Admixture: ASTM C 260/C 260M.
- D. Chemical Admixtures: Certified by manufacturer to be compatible with other admixtures and that do not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
 1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.
 2. Retarding Admixture: ASTM C 494/C 494M, Type B.
 3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
 4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.
 5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.
 6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.

- E. WATER: ASTM C 94/C 94M AND POTABLE.

2.5 VAPOR RETARDERS

- A. Sheet Vapor Retarder: ASTM E 1745, Class A. Include manufacturer's recommended adhesive or pressure-sensitive tape

2.6 CURING MATERIALS

- A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.
- B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.
- C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- D. Water: Potable.
- E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, dissipating.

2.7 CONCRETE MIXTURES, GENERAL

- A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.
- B. Cementitious Materials: Use fly ash, pozzolan, slag cement, and silica fume as needed to reduce the total amount of portland cement, which would otherwise be used, by not less than 40 percent.
- C. Admixtures: Use admixtures according to manufacturer's written instructions.
 - 1. Use water-reducing admixture in concrete, as required, for placement and workability.
 - 2. Use water-reducing and -retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
 - 3. Use water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs and parking structure slabs, concrete required to be watertight, and concrete with a w/c ratio below 0.50.

2.8 CONCRETE MIXTURES FOR BUILDING ELEMENTS

- A. Normal-Weight Concrete:
 - 1. Minimum Compressive Strength: As noted.
 - 2. Maximum W/C Ratio: As noted.
 - 3. Slump Limit: As noted.

2.9 FABRICATING REINFORCEMENT

- A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice".

2.10 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M and furnish batch ticket information.

1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 FORMWORK INSTALLATION

- A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.
- C. Chamfer exterior corners and edges of permanently exposed concrete.

3.2 EMBEDDED ITEM INSTALLATION

- A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

3.3 VAPOR-RETARDER INSTALLATION

- A. Sheet Vapor Retarders: Place, protect, and repair sheet vapor retarder according to ASTM E 1643 and manufacturer's written instructions.
 1. Lap joints 6 inches and seal with manufacturer's recommended tape.

3.4 STEEL REINFORCEMENT INSTALLATION

- A. General: Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.

1. DO NOT CUT OR PUNCTURE VAPOR RETARDER. REPAIR DAMAGE AND RESEAL VAPOR RETARDER BEFORE PLACING CONCRETE.

3.5 JOINTS

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.
- B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.

3.6 CONCRETE PLACEMENT

- A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections are completed.
- B. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete is placed on concrete that has hardened enough to cause seams or

planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.

1. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.

3.7 FINISHING FORMED SURFACES

- A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defects repaired and patched. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
 1. Apply to concrete surfaces not exposed to public view.
- B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
 1. Apply to concrete surfaces exposed to public view.
 2. Finish surface with a cork float
- C. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces unless otherwise indicated.

3.8 FINISHING FLOORS AND SLABS

- A. General: Comply with ACI 302.1R recommendations for screeding, restraighening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.
- B. Scratch Finish: While still plastic, texture concrete surface that has been screeded and bull-floated or darbied. Use stiff brushes, brooms, or rakes to produce a profile amplitude of 1/4 inch (6 mm) in one direction.
 1. Apply scratch finish to surfaces [indicated].
- C. Float Finish: Consolidate surface with power-driven floats or by hand floating if area is small or inaccessible to power-driven floats. Restraighten, cut down high spots, and fill low spots. Repeat float passes and restraighening until surface is left with a uniform, smooth, granular texture.
 1. Apply float finish to surfaces [to receive trowel finish].
- D. Trowel Finish: After applying float finish, apply first troweling and consolidate concrete by hand or power-driven trowel. Continue troweling passes and restraighten until surface is free of trowel marks and uniform in texture and appearance. Grind smooth any surface defects that would telegraph through applied coatings or floor coverings.
 1. Apply a trowel finish to surfaces [exposed to view] [or] [to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin-film-finish coating system].
 2. Finish and measure surface, so gap at any point between concrete surface and an unleveled, freestanding, 10-ft.- (3.05-m-) long straightedge resting on two high spots and placed anywhere on the surface does not exceed [3/16 inch (4.8 mm)].

- E. Trowel and Fine-Broom Finish: Apply a first trowel finish to surfaces [where ceramic or quarry tile is to be installed by either thickset or thinset method]. While concrete is still plastic, slightly scarify surface with a fine broom.
 - 1. Comply with flatness and levelness tolerances for trowel-finished floor surfaces.
- F. Broom Finish: Apply a broom finish to exterior concrete platforms, steps, ramps, and elsewhere as indicated.
 - 1. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route. Coordinate required final finish with Architect before application.

3.9 CONCRETE PROTECTING AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.
- B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- C. Formed Surfaces: Cure formed concrete surfaces, including underside of beams, supported slabs, and other similar surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing for remainder of curing period.
- D. Cure concrete according to ACI 308.1, by one or a combination of the following methods
 - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days.
 - 2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period, using cover material and waterproof tape.
 - 3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.
- E. Removal: After curing period has elapsed, remove curing compound without damaging concrete surfaces by method recommended by curing compound manufacturer unless manufacturer certifies curing compound does not interfere with bonding of floor covering used on Project.
 - 1. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

3.10 CONCRETE SURFACE REPAIRS

- A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.

3.11 FIELD QUALITY CONTROL

- A. Special Inspections: Owner will engage a special inspector and qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.

END OF SECTION

5. Record significant discussions and distribute meeting minutes. Do not begin installation until disagreements are successfully resolved to the satisfaction of all parties.

1.4 SUBMITTALS

- A. Action Submittals: Submit the following for responsive action (formal review and approval).
 1. Product Data:
 - a. Submit manufacturer's product data, specifications, typical installation details, and all other information necessary to show conformance to the Contract Documents, excluding material safety data sheets (MSDSs) and safety data sheets (SDSs), both of which are returned to the Contractor without review or responsive action.
 - b. Submit sample warranties with warranty periods, terms, conditions, exclusions, and remedies explicitly defined for each warranty, including clear warranty period start dates. (e.g., date of manufacture, purchase, installation, Beneficial Occupancy, Substantial Completion, Final Completion, etc.)
 2. Shop Drawings:
 - a. Submit dimensioned plans and elevations drawn to scale and showing window layout, materials, construction, and finishes. Show locations, sizes, and extents of all items, accessories, and trim. Label manufactured items by product name.
 - b. Include project-specific dimensioned details drawn to scale showing conditions not detailed on the product data; or that are detailed, but not in a manner specific to the project. Cross-reference details to plans and elevations.
 3. Samples:
 - a. Submit at least 6-inch square representative samples of each window frame and sash color and finish.
- B. Informational Submittals: Submit the following for information (informal review: responsive action not expected or required, except to record non-conformance with submittal requirements).
 1. Manufacturer's Instructions: Submit manufacturer-prepared published instructions for proper installation of furnished windows.
 - a. If manufacturer's instructions are unavailable or do not apply to specific project conditions, then consult the manufacturer's representative and obtain project-specific supplemental instructions printed on manufacturer's letterhead.
 - b. Promptly distribute supplemental instructions to the Architect, who may have comments that lead to contract modifications or minor changes in the work.
 2. Qualification Statements: Submit written descriptions confirming experience specified in QUALITY ASSURANCE article below.
- C. Closeout Submittals: Submit the following to the Architect as a condition of project closeout.
 1. Warranty Documentation: Submit final warranties signed by the manufacturer's representative with complete terms indicated for all warranties covering items furnished or installed under this specification section.

covering materials, including primers, adhesives, and sealants, and other installation materials.

2. For other applications, specified MVECS is excluded from the Contract and used only as a topical remediation where necessary to conform to the penetrant, overlay, and covering manufacturers' MVER, pH, and RH requirements.

B. Unit Prices:

1. Administrative Requirements:

- a. Supply unit prices in terms of dollars per square foot for complete MVECS surface preparation and installation.
- b. Specified MVECS becomes part of the Contract upon acceptance in writing by the Owner via properly-executed Change Order.

2. Measurement Procedures: Contract adjustments are made based on the net installed verifiable quantities of conforming work compared to quantities indicated on the Drawings.

3. Payment Procedures:

- a. The Owner provides payment based on actual quantities and measurements that are both placed in the work and verified by the Architect.
- b. The Owner is not required to provide additional compensation for extraneous, non-conforming, or rejected work.

- C. Alternates: With input from the preventative (day-of-pour) MVECS manufacturer, preventative MVECS may be considered for certain concrete curing applications in lieu of curing compounds; and possibly in lieu of corrective MVECS products specified in this specification section.

1.4 REFERENCES

A. Abbreviations and Acronyms:

1. CC: Anhydrous Calcium Chloride.
2. ICRI: International Concrete Repair Institute.
3. MVECS: Moisture Vapor Emission Control System.
4. MVER: Moisture Vapor Emission Rate.
5. pH: Potential of Hydrogen.
6. RH: Relative Humidity.

SECTION 09 6813
TILE CARPETING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Modular carpet tile.
2. Surface preparation.
3. Installation materials.
4. Supplementary components and accessories normally furnished or necessary for a complete installation, whether or not such items are indicated on the Drawings or included in the Specifications.

B. Related Requirements:

1. Section 09 05 16 for preparation of concrete slabs for finish carpet; and for remedial MVER products.

1.2 REFERENCES

A. Abbreviations and Acronyms:

1. CRI: The Carpet and Rug Institute, Inc.
2. ICRI: International Concrete Repair Institute, Inc.
3. MVER: Moisture Vapor Emission Rate.

B. Definitions:

1. Manufacturer: Means the carpet manufacturer, unless otherwise indicated.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Verify chemical and adhesive compatibility of selected carpet adhesives with installed curing compounds and installed moisture vapor emission control systems, based on current product formulations.
2. Coordinate existing concrete subfloor surface flatness and levelness with ACI 117 requirements, measured in conformance with ASTM E 1155 (3D laser scanning or Allen Face F-Meter methods), and tolerances required, recommended, or accepted by the flooring manufacturer.

SECTION 10 1413
REGULATORY SIGNAGE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Restroom doors signs.
2. Egress stairway door signs.
3. Supplementary components and accessories normally furnished or necessary for a complete installation, whether or not such items are indicated on the Drawings or included in the Specifications.

B. Related Requirements:

1. Section 32 17 19 for accessible parking signs.

1.2 REFERENCES

A. Definitions:

1. Manufacturer: Means the sign material manufacturer, unless otherwise indicated.
2. Fabricator: Means the sign fabricator, unless otherwise indicated.

1.3 SUBMITTALS

A. Action Submittals: Submit the following for responsive action (formal review and approval).

1. Product Data: Submit manufacturer's product data, specifications, typical installation details, and all other information necessary to show conformance to the Contract Documents, excluding material safety data sheets (MSDSs), and safety data sheets (SDSs), both of which are returned to the Contractor without review or responsive action.
2. Shop Drawings: Include project-specific dimensioned details drawn to scale showing conditions not detailed on the product data; or that are detailed, but not in a manner specific to the project.
3. Samples: Submit at least 8-inch square representative samples of each sign color, finish, and variety.

B. Informational Submittals: Submit manufacturer's instructions for information (informal review: responsive action not expected or required, except to record non-conformance with submittal requirements).

1. Submit manufacturer-prepared published instructions for proper installation of furnished signs.

EXHIBIT A

COUNTYWIDE COMMUNITY WORKFORCE AGREEMENT

BY AND BETWEEN

THE COUNTY OF LOS ANGELES

AND

**THE LOS ANGELES/ORANGE COUNTIES BUILDING AND CONSTRUCTION TRADES
COUNCIL AND THE SIGNATORY CRAFT COUNCILS AND LOCAL UNIONS**

TABLE OF CONTENTS

PURPOSE.....	1
ARTICLE 1 DEFINITIONS.....	2
ARTICLE 2 SCOPE OF AGREEMENT	5
ARTICLE 3 EFFECT OF AGREEMENT.....	7
ARTICLE 4 WORK STOPPAGES AND LOCKOUTS.....	9
ARTICLE 5 NO DISCRIMINATION OR HARASSMENT.....	14
ARTICLE 6 UNION SECURITY	14
ARTICLE 7 REFERRAL	15
ARTICLE 8 WAGES AND BENEFITS.....	19
ARTICLE 9 HOURS OF WORK, OVERTIME, SHIFTS AND HOLIDAYS.....	20
ARTICLE 10 COMPLIANCE.....	23
ARTICLE 11 DISPUTE RESOLUTION PROCEDURE.....	23
ARTICLE 12 LABOR/MANAGEMENT COLLABORATION.....	25
ARTICLE 13 JURISDICTIONAL DISPUTES.....	25
ARTICLE 14 APPRENTICES	26
ARTICLE 15 MANAGEMENT RIGHTS	26
ARTICLE 16 SAFETY, PROTECTION OF PERSON AND PROPERTY	28
ARTICLE 17 SAVINGS CLAUSE	29
ARTICLE 18 PRE-JOB CONFERENCE	29
ARTICLE 19 WORK AND ECONOMIC OPPORTUNITY	30
ARTICLE 20 STEWARDS.....	33
ARTICLE 21 TERM	33
ARTICLE 22 RESPONSIBILITY FOR COSTS.....	34
ARTICLE 23 MISCELLANEOUS PROVISIONS	34
ATTACHMENT A: LETTER OF ASSENT.....	37
ATTACHMENT B: APPLICABLE UNION MASTER LABOR AGREEMENTS.....	38
ATTACHMENT C - DRUG AND ALCOHOL TESTING POLICY	40
ATTACHMENT D – LOCAL AND TARGETED WORKER HIRING POLICY.....	46

PURPOSE

The purpose of this Countywide Community Workforce Agreement (“CWA” or “Agreement”) is to provide for the orderly settlement of labor disputes and grievances without strikes or lockouts, and to maximize the economic development opportunities for residents and businesses located within the County of Los Angeles ("County"), thereby promoting the public interest in assuring timely and economical completion of construction projects covered by this Agreement ("Covered Projects").

WHEREAS, the County is contemplating that, during the term of this Agreement, the County will likely proceed with the construction of Covered Projects; and

WHEREAS the construction of such Covered Projects will be of the utmost importance to the County and the general public of the County; and

WHEREAS, the work on such Covered Projects will require maximum cooperation between the Parties to this Agreement, as well as with the contractors selected to perform the work covered under this Agreement; and

WHEREAS, both the County and the Unions intend to maximize local economic development by ensuring equity and economic inclusion through comprehensive workforce and business development strategies and partner coordination; and

WHEREAS, this Agreement reflects a commitment by all Parties to the diversity in the workforce hiring; and

WHEREAS, increasing access to employment opportunities with prevailing wages is one way for the County and the Unions to directly combat poverty and unemployment; and

WHEREAS, the County and the Unions are both committed to contribute to the economic development of the community through the inclusion of Local Small Business Enterprise (LSBE), Disabled Veteran Business Enterprise (DVBE), and Social Enterprise (SE) firms in the execution of Covered Projects; and

WHEREAS, the County and the Unions are both committed to eliminating barriers and challenges to open competition and growth for LSBE, DVBE, and SE firms performing work on Covered Projects; and

WHEREAS, the County and the Unions are both committed to eliminating barriers and increasing the hiring and employment in the construction trades of Local Residents and Targeted Workers, including creating more opportunities for women and minorities to have craft labor careers in the construction trades; and

WHEREAS, the Contractors/Subcontractors/Employers (“Contractors”) and the Unions desire to mutually establish and stabilize wages, hours, and working conditions for the workers employed on Covered Projects by the Contractors, and further, to encourage close cooperation

among the Contractors and the Unions to the end that a satisfactory, continuous and harmonious relationship will exist among the Parties to this Agreement; and

WHEREAS, large numbers of workers of various skills will be required in the performance of the construction work covered by this Agreement, including those to be represented by the Unions and any other craft labor organization which is signatory to this Agreement employed by Contractors who are signatory to agreements with said labor organizations; and

WHEREAS, it is recognized that Covered Projects will engage multiple contractors and bargaining units on Covered Project sites at the same time over an extended period of time, the potential for work disruption is substantial without an overriding commitment to maintain continuity of work; and

WHEREAS, the interests of the general public, the County, the Unions, Contractors, and workers would be best served if future Covered Projects proceed in an orderly manner free of disruption because of strikes, sympathy strikes, work stoppages, picketing, lockout, slowdowns or other interferences with work; and

WHEREAS, the Parties signatory to this Agreement pledge their full good faith and trust to work towards a mutually satisfactory completion of Covered Projects.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES, AS FOLLOWS:

ARTICLE 1 DEFINITIONS

1.1 "Agreement" means this Community Workforce Agreement, which meets the definition of a "project labor agreement" pursuant to California Public Contract Code §2500, *et. seq.*

1.2 "Apprentice" as used in this Agreement shall mean those apprentices registered and participating in a Joint Labor/Management Apprenticeship Program ("Apprenticeship Program") approved by the State of California, Department of Industrial Relations, Division of Apprenticeship Standards.

1.3 "Board" means the Los Angeles County Board of Supervisors, acting in their capacity as the governing authority of the County.

1.4 "California Construction Labor Hours" means all craft worker hours performed on a Covered Project by California residents, excluding the hours performed by inspectors, off-site material fabricators, designers, project office staff, or vendors.

1.5 "Construction Contract" means the contract with a prime Contractor for the construction of a Covered Project.

1.6 "Contractor/Subcontractor/Employer" ("Contractors") means the prime Contractor and all subcontractors and owner operators of any tier, with respect to work performed within the

scope of a Construction Contract. Contractors may bid for and be awarded work within the scope of a Construction Contract for a Covered Project without regard as to whether the Contractors are otherwise a party to any Union collective bargaining agreement.

1.7 “Core Employee” as used in this Agreement shall mean an employee whose name appeared on the Contractor’s active payroll for sixty (60) working days out of the last one hundred (100) working days immediately before the award of work within the scope of a Covered Contract to the Contractor, who possesses any license and meets all standards required by state or federal law for the work to be performed; and who has the ability to safely perform the functions of the applicable trade; and who has worked at least two-thousand (2,000) hours in the construction craft in which they are employed during the prior four (4) years.

1.8 “County” means the County of Los Angeles and its Departments, Commissions, and Agencies delivering the proposed Covered Projects.

1.9 “Covered Project” means a County construction project that meets one or more of the criteria specified in 1.9.1, below, and which does *not* meet one or more of the criteria specified in 1.9.2, below.

1.9.1 A County construction project shall be considered a “Covered Project” if it meets one or more of the following criteria and does not meet one or more of the criteria specified in 1.9.2, below:

- (a) The Board is advised by the relevant County department prior to solicitation for the construction that the construction project has an estimated construction contract value of \$5,000,000 or greater.
- (b) Prior to the bid advertisement date or request for proposals release date for the construction of a project, the Board determines, in its sole discretion, that it wishes to include a County construction project as a Covered Project even though that project does not have an estimated construction contract value of \$5,000,000 or greater.

1.9.2 A County construction project shall not be considered a “Covered Project” if it meets one or more of the following criteria:

- (a) The construction project is being let due to an emergency, declared by the United States, or by the State of California, or by the Board, or by the Director of Public Works.
- (b) The construction project is for the construction of supportive, interim, and/or affordable housing.
- (c) The construction project is being performed using Job Order Contracts.
- (d) The project was determined to be a Covered Project, but the Board subsequently cancelled the project.

1.10 “Current Prevailing Wage Determination” means the most recently adopted and published prevailing wage determination by the State of California, Department of Industrial Relations, in effect at the time the work is performed by each Contractor.

1.11 “Disabled Veteran Business Enterprise” or “DVBE” shall mean: (1) A business which is certified by the State of California as a disabled veteran business enterprise; or (2) A business which is verified as a service-disabled veteran-owned small business by the Veterans Administration.

1.12 “Jobs Coordinator” means an individual or entity contracted or employed by a Contractor to facilitate implementation of the Local and Targeted Worker Hiring Policy (LTWHP) and carry out other duties required by the Agreement.

1.13 “Joint Labor/Management Apprenticeship Program” means a joint Union and Contractor administered apprenticeship program certified by the Division of Apprenticeship Standards, Department of Industrial Relations of the State of California.

1.14 “Letter of Assent” means the document which formally binds each Contractor to adherence to all the forms, requirements, and conditions of this Agreement that each Contractor (of any tier) must sign and submit to the County’s designated office and to the Council prior to beginning any work covered by this Agreement. The form Letter of Assent is attached as Attachment A.

1.15 “Local and Targeted Worker Hiring Policy” or “LTWHP” means, for each construction project, the policy adopted by the County’s Board of Supervisors a copy of which is attached hereto as Attachment D.

1.16 “Local Small Business Enterprise” or “LSBE” shall mean a business which is certified by the State of California as a small business and has had its principal office located in the County for at least one (1) year.

1.17 “Master Labor Agreement” or “MLA” means the local collective bargaining agreements of the signatory Unions having jurisdiction over the work on the Covered Project, as such may be changed from time-to-time, and which are incorporated herein and listed in Attachment B.

1.18 “Project Labor Coordinator” means the designee of the County, either from its own staff or an independent entity acting on behalf of the County, to monitor compliance with this Agreement and assist with developing and implementing the programs referenced herein, all of which are critical to fulfilling the intent and purposes of the Parties and this Agreement, and to otherwise implement and administer this Agreement.

1.19 “Social Enterprise” or “SE” means nonprofit or for-profit businesses whose primary purpose is the “common good” and which “use the methods and disciplines of business and the power of the marketplace to advance their social, environmental and human justice agendas, wherein the organization that applies commercial strategies to maximize improvements in human and environmental well-being,” that may “include maximizing social impact rather than profits for external shareholders,” and has both: (1) been in operation for at least one (1) year

providing transitional or permanent employment to a Transitional Workforce or providing social, environmental and/or human justice services; and (2) is certified by the County's Department of Economic Opportunity as a SE.

1.20 "Subscription Agreement" means the contract between a Union's Labor Management Trust Funds and a Contractor that is not a party to a current collective bargaining agreement with a union signatory to this Agreement to document that Contractor's agreement to comply with the trust fund contribution requirements of the Letter of Assent described in Section 3.4., below. The Subscription Agreement cannot bind the Contractor beyond the obligations set forth in this Agreement and is limited to work performed within the scope of the Construction Contracts.

1.21 "Skilled Journeyman" has the same meaning as in California Public Contract Code §2601.

1.22 "Targeted Worker" is defined in the LTWHP, and the categories of Targeted Workers shall be listed in the Craft Employee Request Form created for each Covered Project.

1.23 "Tier 1 Local Resident" is defined in the Local and Targeted Worker Hiring Policy.

1.24 "Tier 2 Local Resident" is defined in the Local and Targeted Worker Hiring Policy.

1.25 Tier 1 Local Residents and Tier 2 Local Residents shall be collectively referred to as "Local Residents".

1.26 "Union" or "Unions" or "Signatory Unions" means the Los Angeles/Orange Counties Building and Construction Trades Council ("Council") affiliated with North America's Building Trades Unions (AFL/CIO), and the local unions and district councils signing this Agreement, whose names are subscribed hereto and who have through their officers executed this Agreement.

ARTICLE 2 SCOPE OF AGREEMENT

2.1 Parties: Unless otherwise provided or limited herein, this Agreement shall only apply to the Contractors performing work or agreeing to perform work pursuant to a Construction Contract for a Covered Project, the Council, the Unions, and the County. The Council, the Unions and the County shall hereinafter be referred to as the Parties.

2.2 Application of Agreement: This Agreement shall only apply to the work within the scope of a Construction Contract for a Covered Project, as defined above, unless specifically excluded or limited in Section 2.3, below. This Agreement shall in no way limit the County's right to terminate, modify or rescind a Construction Contract and/or any related subcontract or agreement and the County has the sole discretion and right to combine, consolidate, cancel, terminate, or take other action regarding any Construction Contracts or portions of any Construction Contracts. Should the County remove or terminate any Construction Contract and thereafter authorize that work be commenced or re-commenced, that Construction Contract shall

be performed under the terms of this Agreement unless this Agreement has expired prior to the authorization to commence or re-commence such work.

2.3 Exclusions:

2.3.1 This Agreement shall not apply to any off-site maintenance of leased equipment and on-site supervision of such maintenance work.

2.3.2 This Agreement shall not apply to or impact in any way service contracts or operation or maintenance contracts entered into by the County including, but not limited to said contract relating to the Covered Projects, services provided at any County facility, building and/or the operation or maintenance of any County owned and operated facilities.

2.3.3 This Agreement shall not apply to the Contractor's non-manual employees including, but not limited to, superintendents, assistant superintendents, supervisors, staff engineers, master mechanics, office engineers, time keepers, mail carriers, clerks, office workers, messengers, guards, safety personnel, emergency medical and first aid technicians or any other employee of the Contractors above the rank of Craft Foreman, and other engineering, administrative, supervisory, and management employees, including quality control and quality assurance management personnel to the extent they do not perform the work of a Surveyor or Building/Construction Inspector and/or Field Soils and Material Tester (Inspector), as covered by Section 2.3.6.

2.3.4 This Agreement shall not apply to material suppliers of raw materials, manufactured products, offsite hauling or delivery by any means of material, supplies, or equipment required to or from any point of delivery; provided, however, that lay down or storage areas for equipment or material and manufacturing (prefabrication) sites, dedicated solely to a Covered Project, and the movement of materials or goods between locations on a Covered Project site, are within the scope of this Agreement to the extent that those lay down or storage areas and prefabrication sites are for work within the scope of the Construction Contracts.

2.3.5 Certain equipment and systems of a highly technical and specialized nature may have to be installed at the Covered Project. The nature of such equipment and systems, together with requirements of manufacturer's warranty, may dictate that it be prefabricated, pre-piped, and/or pre-wired. The Unions agree to install such material, equipment and systems without incident, or allow such installation to be performed by the manufacturer's employees or a contractor designated by the manufacturer where the Unions are unable to perform such work or the warranty specifies that it may be void absent installation by the manufacturer or certified installation personnel of the manufacturer's authorized contractor or vendor (or the warranty explicitly requires such authorized and certified personnel to perform the installation) and no such authorized union contractor in the applicable trade has successfully bid the work, then such installation shall not be covered under this Agreement. The prime Contractor shall notify the Unions at the

pre-job conference of the use of this provision and shall provide copies of the written warranty to the affected Union that requires the work be performed by the manufacturer's own personnel, or a contractor certified by the manufacturer. When the warranty does not require installation by the manufacturer's own personnel or a contractor certified by the manufacturer, the Unions agree to perform and install such work under the supervision and direction of the manufacturer's representative. This Section 2.3.5 shall not apply to construction equipment owned or rented by contractor used during construction, but which does not become integrated into the site.

2.3.6 This Agreement shall not apply to any employees of the County, design teams (including, but not limited to architects, engineers, master planners), or any other consultants directly contracted by the County (including, but not limited to, project managers, construction managers, inspectors and their employees and their sub-consultants, and other employees of professional service organizations). Notwithstanding the foregoing, this exclusion shall not apply to the classifications of Surveyors and/or Building/Construction Inspector and/or Field Soils and Material Testers (Inspectors) unless they are County employees. This inclusion applies to the scope of work defined in the State of California Wage Determination for that craft. This shall also specifically include such work where it is referred to by utilization of such terms as "quality control" or "quality assurance." Every Inspector performing under these classifications on Covered Projects pursuant to a professional services agreement, a contract directly with the County or a contract with a Contractor shall be bound to all applicable requirements of this Agreement. Covered work as defined by this Agreement shall be performed pursuant to the terms and conditions of this Agreement regardless of the manner in which the work was awarded.

2.3.7 Any work performed on or near or leading to or into a site of work covered by this Agreement and undertaken by state, city or other governmental bodies, or their Contractors; or by public utilities, or their Contractors, for work for which is not within the scope of this Agreement

2.4 The County and/or the Contractors, as appropriate, have the absolute right to award the Construction Contracts under this Agreement to any Contractor notwithstanding the existence or non-existence of any agreements between such Contractor and any Union parties, provided only that such Contractor is ready, willing, and able to execute and comply with this Agreement should such Contractor be awarded work under a Construction Contract for a Covered Project.

ARTICLE 3 EFFECT OF AGREEMENT

3.1 By executing this Agreement, the Unions and the County agree to be bound by each and every provision of this Agreement. The provisions of this Agreement, including the applicable terms of the Master Labor Agreements ("MLA(s)"), as such may be changed from time-to-time and which terms are incorporated herein by reference, shall apply to the work within the scope of the Construction Contracts for the Covered Projects. To the extent that the provisions of this

Agreement are inconsistent with the applicable MLA, the provisions of this Agreement shall prevail, notwithstanding the provisions of any other local, area and/or national agreement which may conflict with or differ from the terms of this Agreement. However, such does not apply to work performed under the National Cooling Tower Agreement, the National Stack Agreement, the National Transit Division Agreement (NTD), or within the jurisdiction of the International Union of Elevator Constructors and all instrument calibration and loop checking work performed under the terms of the UA/IBEW Joint National Agreement for Instrument and Control Systems Technicians except that Articles dealing with Work Stoppages and Lock-Outs, Work Assignments and Jurisdictional Disputes, and Settlement of Grievances and Disputes shall apply to such work.

3.2 It is specifically agreed that no later agreement shall be deemed to have precedence over this Agreement unless signed by all Parties signatory hereto who are then currently employed or represented at the Covered Project. Where a subject covered by the provisions of this Agreement is also covered by a MLA, the provisions of this Agreement shall apply. Where a subject is covered by a provision of a MLA and not covered by this Agreement, the provisions of the MLA shall apply. Any dispute as to the applicable source between this Agreement and any MLA for determining the wages, hours of working conditions of employees on this Covered Project shall be resolved under the procedures established in Article 11.

3.3 It is understood that this Agreement constitutes a self-contained, stand-alone agreement and that, by virtue of having become bound to this Agreement, the Contractor will not be obligated to sign any local, area or national collective bargaining agreement as a condition of performing work within the scope of this Agreement, except as provided in Section 3.4, below.

3.4 It is agreed that all Contractors of whatever tier, who have accepted the award of work within the scope of a Construction Contract, shall be required to accept and be bound to the terms and conditions of this Agreement, and shall evidence their acceptance by the execution of the Letter of Assent as set forth in Attachment A hereto, prior to the commencement of work. At the time that any Contractor enters into a subcontract with any subcontractor of any tier providing for the performance of work within the scope of a Construction Contract, the Contractor shall provide a copy of this Agreement to said subcontractor and shall require the subcontractor, as a part of accepting the award of a construction subcontract, to agree in writing in the form of a Letter of Assent to be bound by each and every provision of this Agreement prior to the commencement of work on the Covered Project. No Contractor shall commence work within the scope of a Construction Contract without having first provided a copy of the Letter of Assent as executed by it to the Project Labor Coordinator and the Council, 48 hours before the commencement of such work, or within 48 hours after the award of such work to that Contractor, whichever occurs later. Further, Contractors not signatory to the established Joint Labor/Management Trust Fund Agreements, as described in the MLAs for the craft workers in their employ, shall sign a Subscription Agreement with the appropriate Joint Labor/Management Trust Funds covering the work performed under this Agreement before such work is commenced. It shall be the responsibility of the prime Contractor to have each of its lower-tier Contractors sign such Subscription Agreement with the appropriate Union prior to the Contractor beginning work performed under this Agreement. The Subscription Agreement shall not bind the Contractor beyond the terms and conditions of this Agreement and must be limited to work performed within the scope of a Covered Contract for a Covered Project.

3.5 This Agreement shall be binding on the signatory Contractors hereto only and shall not apply to the parents, affiliates, subsidiaries, or other ventures of any such party or any other contract for construction or project to which this Agreement does not apply.

3.6 This Agreement shall be included as a general condition of the Construction Contract for each of the Covered Projects.

ARTICLE 4 WORK STOPPAGES AND LOCKOUTS

4.1 There shall be no strikes, sympathy strikes, picketing, work stoppages, slowdowns, sickouts, handbilling or other disruptive activity for any reason (including but not limited to disputes relating to the negotiation or renegotiation of applicable MLA(s), economic strikes, unfair labor practice strikes, safety strikes, sympathy strikes, and jurisdictional strikes or disputes) by the Union, or by any employee, and there shall be no lockout by the Contractor. Failure of any Union or employee to cross any picket line established at the Covered Project site is a violation of this Article.

4.2 The Union shall not sanction, aid or abet, encourage, or continue any work stoppage, strike, picketing or other disruptive activity at the Covered Project site and shall undertake all reasonable means to prevent or to terminate any such activity. No employee shall engage in activities which violate this Article. Any employee who participates in or encourages any activities which interfere with the normal operation of the Covered Project shall be subject to disciplinary action, including discharge, and if justifiably discharged for the above reasons, shall not be eligible for rehire on the Covered Project. If any Union is notified of any offsite work stoppage, strike, picketing or other disruptive activity by the Union that will economically and/or materially affect the completion of the Covered Project, the Union will promptly make good faith efforts to cease such Covered Project work disruption.

4.3 The Union shall not be liable for independent acts of employees for whom it has no responsibility. The principal officer or officers of a Union will immediately instruct, order and use their best efforts of their office to cause the employees they represent to cease any violations of this Article. A Union complying with this obligation within two (2) business days of its knowledge of or receipt of notice of such independent acts of employees shall not be liable for unauthorized acts of employees it represents. The failure of the Contractor to exercise its right in any instance shall not be deemed a waiver of its right in any other instance.

4.4 If a MLA, local, regional, and other applicable labor agreements expire during the term of this Agreement, it is specifically agreed that there shall be no strike, sympathy strike, picketing, lockout, slowdown, withholding of work, refusal to work, walk-off, sick-out, sit-down, stand-in, wobble, boycott or other work stoppage, disruption, advising of the public that a labor dispute exists, or other impairment of any kind as a result of the expiration of any local, regional or other applicable labor agreement having application at any Covered Project and/or failure of the parties to that agreement to reach a new contract. Otherwise to the extent that such a local, regional, or other applicable labor agreement does expire and the parties to that agreement have failed to reach agreement on a new contract, work will continue on the Covered Project on one of the

following two bases, both of which will be offered by the Unions involved to the Contractors affected:

4.4.1 Each of the Unions with a contract expiring must offer to continue working on the Covered Project under interim agreements that retain all the terms of the expiring contract, except that the Unions involved in such expiring contracts may each propose wage rates and employer contribution rates to employee benefit funds different from what those wage rates and employer contributions rates were under the expiring contracts. The terms of the Union's interim agreement offered to Contractors will be no less favorable to the Contractor than the terms offered by the Union to any other employer or group of employers covering the same type of construction work in the County.

4.4.2 Each of the Unions with a contract expiring must offer to continue working on the Covered Project under all the terms of the expiring contract, including the wage rates and employer contribution rates to the employee benefit funds if the Contractors affected by that contract agree to the following retroactivity provisions: if a new MLA for the Union having jurisdiction at the Covered Project is ratified and if such new MLA provides for retroactive wage or fringe benefit contribution increases, then each affected Contractor shall pay to its employees (and the respective trust funds for hours worked by employees) who performed work covered by the Agreement at the Covered Project during the hiatus between the effective dates of such labor agreements, an amount equal to any such retroactive wage increase established by such new labor agreement, retroactive to whatever date is provided by the new local, regional or other applicable agreement for such increase to go into effect, for each employee's hours worked on the Covered Project during the retroactive period. All Parties agree that such affected Contractor shall be solely responsible for any retroactive payment to its employees and that neither the County nor any other Contractor has any obligation, responsibility or liability whatsoever for any such retroactive payments or collection of any such retroactive payments, from any such Contractor.

4.4.3 Some Contractors may elect to continue to work on the Covered Project under the terms of the interim agreement option offered under 4.4.1 above and other Contractors may elect to continue to work on the Covered Project under the retroactivity option offered under 4.4.2 above. To decide between the two options, Contractors will be given one (1) week after the particular MLA has expired or one (1) week after the Union has personally delivered to the Contractor in writing its specific offer of terms of the interim agreement pursuant to 4.4.1 above, whichever is the later date. If the Contractor fails to timely select one of the two options, the Contractor shall be deemed to have selected the option of 4.4.2.

4.5 Expedited arbitration will be utilized for all grievances alleging violations of this Article. In lieu of or in addition to any other action at law or equity, any Party, including the County, prime Contractor, and the Project Labor Coordinator, may institute the following procedure when a breach or violation of this Article is alleged to have occurred:

4.5.1 If the County or Contractor contends that any Union has violated this Article, it will serve written notification upon the Business Manager of the Union(s) involved, advising her or him of the fact, with copies of such notice to the prime Contractor, and the Project Labor Coordinator. The Business Manager(s) will immediately instruct, order and use the best efforts of her or his office to cause any violation of this Article to cease.

4.5.2 If the County or Union contends that any Contractor has violated this Article, it will notify the Contractor, prime Contractor, and the Project Labor Coordinator, setting forth the facts which the Union contends violates this Article, at least twenty-four (24) hours prior to invoking the expedited arbitration procedures contained in this Article. It is agreed by the Parties that the term "lockout" for purposes of this Agreement does not include discharge, termination or layoff of employees by the Contractor in the normal course of its business, nor does it include the Contractor's decision to terminate or suspend work on the Covered Project or any portion thereof for operational or special circumstances.

4.5.3 The Party invoking this procedure shall notify the Project Labor Coordinator to select the permanent arbitrator next in sequence from the following list:

1. Tom Pagan
2. Najeeb Khoury
3. Sara Adler
4. Chris Cammeron
5. Fred Horowitz

The parties agree these shall be the five (5) permanent arbitrators under this procedure. Expenses incurred in arbitration shall be borne equally by the Union and the Contractor involved and the decision of the arbitrator shall be final and binding on both the disputing parties, provided, however, that the arbitrator shall not have the authority to alter or amend or add to or delete from the provisions of this Agreement in any way. Notice to the arbitrator shall be by the most expeditious means available, including by telephone and by facsimile or email to the Party alleged to be in violation, to the Council, to the Project Labor Coordinator, and to the involved Union if a Union is alleged to be in violation.

4.5.4 Upon receipt of said notice, the arbitrator shall convene a hearing within twenty-four (24) hours if it is contended that the violation still exists. The arbitrator, with assistance from the Project Labor Coordinator, shall notify the disputing parties by telephone and by facsimile or email of the place and time for the hearing. Notice shall be given to the individual Union(s) and Contractor(s) alleged to be involved and to the Council. Said hearing shall be completed in one session, which, with appropriate recesses at the arbitrator's discretion, shall not exceed twenty-four (24) hours unless otherwise agreed upon by all disputing parties. A failure of any disputing party to attend said hearings shall not delay the hearing of evidence or the issuance of any decision by the arbitrator. The sole issue

at the hearing shall be whether or not a violation of Section 4.1 or 4.2 of this Article has in fact occurred. The arbitrator shall have no authority to consider any matter of justification, explanation or mitigation of such violation. The decision shall be issued in writing within three (3) hours after the close of the hearing and may be issued without a written opinion. If any disputing party desires a written opinion, one shall be issued within fifteen (15) days, but its issuance shall not delay compliance with or enforcement of the decision.

4.5.5 The arbitrator may order cessation of the violation of this Article and other appropriate relief and such decision shall be served on all disputing parties and on the Project Labor Coordinator by hand or registered mail upon issuance. If the arbitrator determines that a violation of this Article has occurred, the respondent Unions(s) shall, within eight (8) hours of receipt of the award, direct all the employees they represent on the Covered Project to immediately return to work. If the craft(s) involved does not return to work by the beginning of the next regularly scheduled shift following such eight (8) hour period after receipt of the arbitrator's award, and the respondent Union(s) have not complied with their obligation to immediately instruct, order, and use their best efforts to cause a cessation of the violation and return of the employees they represent to work, then the respondent Union(s) shall each pay a sum as liquidated damages to the affected contractor, and each shall pay an additional sum per shift for each shift thereafter on which the craft(s) has not returned to work. Similarly, if the arbitrator determines that a lock-out has occurred, the respondent Contractor(s) shall, within eight (8) hours of receipt of the award, return all the affected employees to work on the Project, or otherwise correct the violation as found by the arbitrator. If the respondent Contractor(s) do not take such action by the beginning of the next regularly scheduled shift following the eight (8) hour period, each respondent Contractor shall pay a sum as liquidated damages to the affected Union(s) (to be apportioned among the affected employees and the benefit funds to which contributions are made on their behalf, as appropriate and designated by the arbitrator) and each shall pay an additional sum per shift for each shift thereafter in which compliance by the respondent Contractor(s) has not been completed. The arbitrator shall retain jurisdiction to determine compliance with this Section and to establish the appropriate sum of liquidated damages, which shall not be less than ten thousand dollars (\$10,000) per shift, nor more than twenty-five thousand dollars (\$25,000) per shift.

4.5.6 Such decision may be enforced by any Court of competent jurisdiction upon the filing of this Agreement and all other relevant documents referred to above in the following manner. Written notice of the filing of such enforcement proceedings shall be given to the other disputing party and to the Project Labor Coordinator. The Project Labor Coordinator shall not be named as a party or real party in interest in any such action. In the proceeding to obtain a temporary order enforcing the arbitrator's decision as issued under this Article, all Parties waive the right to a hearing and agree that such proceedings may be ex parte. Such agreement does not waive any party's right to participate in a hearing for a final order of enforcement. The Court's order or orders enforcing the arbitrator's

decision shall be served on all disputing parties and on the Project Labor Coordinator by hand or delivered by registered mail.

4.5.7 Any rights created by statute or law governing arbitration proceedings inconsistent with the above procedure or which interfere with compliance therewith are hereby waived by the disputing parties to whom they accrue.

4.5.8 The fees and expenses incurred in arbitration shall be divided equally by the disputing parties to the arbitration, including Union(s) and the Contractor(s) involved.

4.6 The procedures contained in this Article shall be applicable to alleged violations of Article 4 to the extent any conduct described in Section 4.1 or 4.2 occurs on the Covered Project. Disputes alleging violation of any other provision of this Agreement, including any underlying disputes alleged to be in justification, explanation, or mitigation of any violation of Section 4.1 or Article 4 shall be resolved under the applicable grievance adjudication procedures for these other Articles.

4.7 Notwithstanding any provision of this Agreement to the contrary, it shall not be a violation of this Agreement for any Union to withhold the services of its members (but not the right to picket) from a particular Contractor who:

4.7.1 fails to timely pay its weekly payroll; or

4.7.2 fails to make timely payments to the Union's Joint Labor/Management Trust Funds in accordance with the provisions of this Agreement.

4.7.3 Prior to withholding its members' services for the Contractor's failure to meet its weekly payroll, the Union shall give at least five (5) calendar days written notice of such failure to pay by registered or certified mail, return receipt requested, and by facsimile or email transmission to the involved Contractor, prime Contractor and Project Labor Coordinator. The Union will offer to meet within a three (3) working day period, after the written notice of such failure to pay was sent, to attempt to resolve the dispute with the applicable Contractor's prime Contractor, and the Project Labor Coordinator. Upon the payment of the delinquent Contractor of all monies due and then owing for wages, the Union shall direct its members to return to work and the Contractor shall return all such members back to work.

4.7.4 Prior to withholding its members' services for the Contractor's failure to make timely payments to the Union's Labor/Management Trust Funds, the Union shall give at least thirty (30) calendar days written notice of such failure to pay by registered or certified mail, return receipt requested, and by facsimile or email transmission to the involved Contractor, the prime Contractor, and Project Labor Coordinator. The Union, Contractor, prime Contractor and Project Labor Coordinator will meet within ten (10) calendar days following receipt of the written

notice to attempt to resolve the dispute. Upon payment by the delinquent Contractor of all monies due and then owing for wages and/or fringe benefit contributions, the Union shall direct its members to return to work and the Contractor shall return all such members back to work.

ARTICLE 5 NO DISCRIMINATION OR HARASSMENT

5.1 This Article is intended to preserve the dignity and professionalism of the workplace and construction site as well as protect the right of employees to be free from discrimination, unlawful harassment, retaliation, and inappropriate conduct toward others based on a protected status. Discrimination, unlawful harassment, retaliation, and inappropriate conduct toward others based on a protected status, are contrary to the values of the County, Contractors and the Unions. The County, Contractors and the Unions will not tolerate unlawful discrimination on the basis of sex, race, color, ancestry, religion, national origin, ethnicity, age, disability, sexual orientation, marital status, medical condition, political affiliation or any other protected characteristic protected by state or federal employment law, nor will it tolerate unlawful harassment or retaliation. All Contractors and employees are responsible for conducting themselves in accordance with this Article. Any employee proven to be in violation of this Article is subject to immediate removal from the workplace and construction site.

5.2 The Parties agree not to engage in any form of unlawful discrimination or harassment of any kind on the grounds of, or because of, race, religion, national origin, ancestry, sex, sexual orientation, age, physical disability, marital status, medical condition, political affiliation, or membership in a labor organization in hiring and dispatching workers for the Covered Project.

5.3 Any employee covered by this Agreement which believes that she, he, or they, has been discriminated against or harassed, in violation of section 5.1 above, shall be referred to the appropriate state and/or federal agency for the resolution of such dispute.

ARTICLE 6 UNION SECURITY

6.1 The Contractors recognize the Unions as the sole and exclusive bargaining representatives of all craft employees working within the scope of this Agreement.

6.2 Employees are not required to become or remain Union members or pay Union dues or fees as a condition of performing work on a Covered Project. However, Contractors shall make and transmit all deductions for Union dues, fees, and assessments that have been authorized by employees in writing in accordance with the applicable MLA. Nothing in this Section 6.2 is intended to supersede independent requirements of the applicable MLA as to those Contractors otherwise signatory to such MLAs and as to the employees of those Contractors who are performing work on Covered Projects.

ARTICLE 7 REFERRAL

7.1 The Contractors recognize the Unions as the primary source of all craft labor employed on the Construction Contract for the Covered Projects. For Unions now having a job referral system contained in a MLA, the Contractor agrees to comply with such system, and it shall be used exclusively by such Contractor, except as modified by this Agreement. Such job referral system will be operated in a nondiscriminatory manner and in full compliance with federal, state, and local laws and regulations which require equal employment opportunities and non-discrimination. All of the foregoing hiring procedures, including related practices affecting apprenticeship, shall be operated so as to consider the policies and requirements of the County to encourage employment of Local Residents and Targeted Workers and utilization of LSBE, DVBE and SE's on the Project, and to facilitate the ability of all Contractors to meet their employment needs.

7.2 The Contractor shall have the right to determine the competency of all employees, including the determination that prospective employees meet the qualifications established by the County for employment, the number of employees required, the duties of such employees within their craft jurisdiction, and shall have the sole responsibility for selecting employees to be laid off, all of which shall not be inconsistent with this Agreement and the applicable MLA. The Contractor shall also have the right to reject any applicant referred by a Union, subject to the required payment of show-up pay, for any non-discriminatory reason; provided further that such right is exercised in good faith and not for the purpose of avoiding the Contractor's commitment to employ qualified workers through the procedures endorsed in this Agreement.

7.3 The Unions will exert and document their efforts to recruit and refer a sufficient number of skilled craft workers to fulfill the labor requirements of the Contractor, including specific employment obligations to which the Contractor may be legally and/or contractually obligated; and to refer apprentices as requested to develop a larger, skilled workforce. The Unions will work with their affiliated regional and national unions, and jointly with the Contractor, to identify and refer competent craftpersons as needed for work on Covered Projects, and to identify individuals, particularly Local Residents and Targeted Workers, for entrance into Apprenticeship Programs, or participation in pre-apprenticeship programs agreed to by the County and Council and procedures to assist individuals with qualifying and becoming eligible for such Apprenticeship Programs, all maintained to increase the available supply of skilled craft personnel for Covered Projects. The Union shall not knowingly refer an employee currently employed by a Contractor on Project Work to any other Contractor.

7.4 In recognition of the County's commitment to serve the community and the fact that the community in which the Covered Projects are located will be impacted by the construction activities, the Parties agree to support the development and employment of increased numbers of construction workers from among the Local Residents and Targeted Workers of the County. With the assistance of the Unions as specified in Section 7.5, the Contractor is responsible for ensuring compliance with the LTWHP.

7.5 The Unions agree that, to the maximum extent allowed by law, and as long as they possess the requisite skills and qualifications, the Unions shall follow the referral and recruitment procedures required by this Agreement to provide a sufficient number of skilled craft Local

Residents, Targeted Workers, Apprentices, and Skilled Journeypersons, as requested by the Contractors, to fulfill the requirements of the Contractors. Towards that end, the Unions agree that upon receiving a completed Craft Employee Request Form from a Contractor, the Unions shall follow the procedures required by this Agreement to provide referrals and utilization of qualified workers as follows:

7.5.1 First, qualified Tier 1 Local Residents and Targeted Workers requested by the Craft Employee Request Form.

7.5.2 If the Unions cannot provide the Contractors with a sufficient number of qualified Tier 1 Local Residents and Targeted Workers, then the Union shall certify to the Project Labor Coordinator in the manner specified on the Craft Employee Request Form that all reasonable efforts to recruit Tier 1 Local Residents have been exhausted. Thereafter, the Unions shall recruit and identify for referral qualified Tier 2 Local Residents and Targeted Workers sufficient to meet the number of Local Residents and Targeted Workers requested by the Craft Employee Request Form.

7.5.3 If the Unions still have not provided the Contractors with the attainment of a sufficient number of qualified Local Residents and Targeted Workers from their efforts in compliance with Sections 7.5.1 and 7.5.2, the Contractors and the Unions shall follow the procedures in Section 7.11. The Council will work with Apprenticeship Programs, the affected Contractor(s), and the Jobs Coordinator to indenture a sufficient additional number of qualified Local Residents and Targeted Workers as new Apprentices and/or Skilled Journeymen in accordance with this Agreement. In such cases, if the initiation and enrollment fees present a barrier to a potential Local Resident or Targeted Worker, then the Council and the Unions, along with the Project Labor Coordinator and the Jobs Coordinator, will assist in working with Department of Economic Opportunity, or any such successor agency, and other similar organizations to secure such funds.

7.5.4 Professional services agreements entered into by the County for covered surveying or inspection services, which are separate and apart from the Construction Contract for a Covered Project, do not include the LTWHP requirements, and therefore are not subject to the hiring and referral goals set forth in the LTWHP.

7.6 To facilitate the dispatch of Local Residents, Targeted Workers, Apprentices and Skilled Journeypersons, all Contractors will be required to utilize the Craft Employee Request Form whenever they are requesting the referral of any employee from a Union referral list for any Covered Project. When Local Residents and Targeted Workers are requested by the Contractors, the Unions will refer such workers regardless of their place on the Unions' hiring halls' list and normal referral procedures. The Contractors and Unions agree to maintain copies of all Craft Employee Request Forms used on the Covered Projects submitted or received including transmission verification reports that are date/time imprinted, until the Contractor's work on the project is complete. The Unions also agree to provide to the Project Labor Coordinator copies of any Craft Employee Request Forms wherein the Union has certified that all reasonable efforts to

recruit Local Residents and Targeted Workers have been exhausted. The Contractor shall copy the Project Labor Coordinator on all Craft Employee Request Forms at the time they are sent to the Union.

7.7 Each Contractor and Union must document all efforts made to comply with the hiring process to locate, dispatch, and hire Local Residents and Targeted Workers.

7.8 Local Residents and Targeted Workers may be referred to the Unions from the Project Labor Coordinator, Contractor, or Jobs Coordinator. For any applicant referred by the Project Labor Coordinator, Contractor, or the Jobs Coordinator to qualify as a Targeted Worker, the Jobs Coordinators shall first verify the presence of the Targeted Worker criteria defined by the LTWHP prior to referral to the Unions. The Project Labor Coordinator may ask the Jobs Coordinator to upload into an electronic system of the County's choice, the verification of an employee's Targeted Workers status.

7.9 Each Contractor performing work on a Covered Project that was procured by the County through an alternative project delivery methodology, is required to utilize a skilled and trained workforce, as defined in California Public Contract Code section 2602. The Parties shall utilize the grievance procedures set forth in Article 11 of this PLA to resolve any disputes regarding skilled and trained workforce requirements. To the maximum extent permissible under state law and regulation, including, but not limited to, California Public Contract Code §§ 22164(c)(2), 20146(c)(1), and 20155.4(b)(3), Contractors and County shall be relieved of reporting and enforcement obligations and systems described in California Public Contract Code sections 2602 and 2603, and Contractors' requirement to utilize a skilled and trained workforce shall instead be monitored and enforced by Parties through provisions of this Agreement.

7.10 Core Workforce

7.10.1 The parties recognize the County's interest in promoting competition and inclusion of Local Small Business Enterprises (LSBE), Disabled Veteran Business Enterprises (DVBE) and Social Enterprises (SE), which may not be signatory to a current MLA. In order to promote participation and attract certified LSBEs/DVBES/SEs to work under this Agreement, and subject to the limitations set forth below, each Contractor that has been certified as an LSBE, DBVE or SE with twenty-five (25) or fewer employees at the time they are awarded a Covered Contract, may first employ three (3) of its core employees prior to employing an employee through the appropriate Union hiring hall. The next (fourth) employee shall be hired from the appropriate Union hiring hall and thereafter, such Contractor may employ, as needed, two (2) additional Core Employees in an alternating manner with Union referrals, up to a total of five (5) Core Employees. Thereafter, all additional employees in the affected trade or craft shall be requested and referred from the appropriate Union hiring hall. Notwithstanding the foregoing, Contractors must comply with the State of California Labor Code requirements for the utilization of Apprentices on Covered Work.

7.10.2 Contractors who are not certified as LSBE, DVBE or SE, and who are not otherwise signatory to a current MLA, may employ, as needed, first, a Core Employee, then an employee through a referral from the appropriate Union hiring hall, then a second Core Employee, then a second employee through the referral system, and so on until a maximum of five (5) Core Employees are employed, thereafter, all additional employees in the affected trade or craft shall be requested and referred from the appropriate Union hiring hall in accordance with this Article.

7.10.3 During any layoff or reduction in workforce, Contractors shall layoff employees in an order and manner consistent with the Core Employee hiring procedures and maintain the required Core Employee-to-Union referral ratios required by this Section for the duration of each Covered Project.

7.10.4 Section 7.10 only applies to Contractors who are not directly signatory to a current MLA for the craft worker in its employ and is not intended to limit the transfer provisions of the MLA of any trade. As part of this process, and in order to facilitate the Agreement's administration procedures, as well as appropriate fringe benefit fund coverage, all Contractors shall require their Core Employees and any other persons employed other than through the referral process, to register with the appropriate Union hiring hall, if any, prior to their first day of employment working under the Construction Contract at the project site.

7.10.5 Prior to each Contractor performing any work on a Covered Project, each Contractor shall provide a list of its Core Employees to the Project Labor Coordinator and the Council. Failure to do so will prohibit the Contractor from using any Core Employees for thirty (30) calendar days after the list is provided. Upon request by any Party to this Agreement, the Contractor hiring any Core Employee shall provide satisfactory proof (i.e., payroll records, quarterly tax records, and such other documentation) evidencing the Core Employee's qualification as a Core Employee to the Project Labor Coordinator and the Council.

7.11 In the event that the referral facilities maintained by the Unions are unable to fill the requisition of a Contractor for a craft's classifications requested by any Contractor within forty-eight (48) hours (excluding Saturdays, Sundays, and holidays) after having provided a fully completed Craft Employee Request Form to the Union, that Contractor may use employment sources other than the union registration and referral services, and may employ any qualified applicants, within the craft classification requested, meeting such standards from any other available source. The Contractor shall inform the Union of any applicants hired from such other sources within forty-eight (48) hours of such applicant being hired, and such applicants shall immediately register with the appropriate Union in accordance with Section 7.10.4 of this Agreement.

7.11.1 In the event that a Contractor, which has not then currently met its hiring goals for Local Residents and/or Targeted Workers, requests one or more Local Residents or Targeted Workers from the Union hiring hall in accordance with Section 7.5, and the Union is unable to fill such request for a Local Resident or a Targeted Worker within a forty-eight (48) hour period after such requisition is made

by the Contractor (Saturday, Sundays and holidays excepted), the Employer shall have five (5) working days to obtain the requested number of Local Residents or Targeted Workers, as requested in the Craft Employee Request Form, from another source. If the Contractor is unable to hire the requested number of Local Residents or Targeted Workers within such five (5) working days from such other source, Contractor shall hire the remaining unfulfilled number of employees from the Union hiring hall. The Employer shall inform the Union of any applicants hired from such other sources within 48 hours of such applicant being hired, and such applicants shall immediately register with the appropriate hiring hall, if any, in accordance with Section 7.10.4 of this Agreement.

7.12 Helmets to Hardhats:

7.12.1 The Parties recognize a desire to facilitate the entry into the building and construction trades of veterans, including female veterans, who are interested in careers in the building and construction trades industry. The Contractors and Unions agree to utilize the services of the Center for Military Recruitment, Assessment and Veterans Employment (hereinafter "Center") and the Center's "Helmets to Hardhats" Program to serve as a resource for preliminary orientation, assessment of the construction aptitude, referral to apprenticeship programs or hiring halls, counseling and mentoring, support network, employment opportunities and other needs as identified by the Parties.

7.12.2 The Unions and Contractors agree to coordinate with the Center to reach out to veterans, including women, interested in entering into a construction career.

7.12.3 The Unions will assist in providing relevant records and Contractors agree to maintain records of all efforts to assist Helmets to Hardhats employment candidates gain employment on the Covered Project(s). Such records shall include, but not be limited to, documentation of the number of Helmets to Hardhats employment candidates contacted and/or employed and/or indentured into an apprenticeship program or referred to a Union for assessment, including the number of such female candidates. Such records must be submitted to the Project Labor Coordinator, if requested by the County.

7.12.4 Any Helmets to Hardhats employment candidate for work on Covered Projects may be given credit by the Union for any provable past experience and training.

ARTICLE 8 WAGES AND BENEFITS

8.1 All employees covered by this Agreement shall be classified in accordance with work performed and paid by the Contractor at the hourly wage and benefit rates for those classifications in compliance with the Current Prevailing Wage Determination. Notwithstanding any other provision in this Agreement, Contractors directly signatory to one or more of the MLAs

are required to pay all of the wages set forth in those MLAs, provided those wages are not less than the applicable Current Prevailing Wage Determination.

8.2 All employees covered by this Agreement may be paid by check, paid no later than the end of the work shift each Friday. No more than five (5) days' wages may be withheld in any pay period. Any employee who is discharged or laid off shall be entitled to receive all accrued wages immediately upon discharge or layoff.

8.3 Contractors shall pay contributions to the established employee benefit funds on behalf of all employees performing covered work in the amounts designated in the appropriate MLA and make all employee authorized deductions in the amounts designated in the appropriate MLA; provided, that such contributions shall not exceed the contribution amount set forth in the Current Prevailing Wage Determination. Notwithstanding any other provision in this Agreement, Contractors directly signatory to one or more of the MLAs are required to pay all of the benefits set forth in those MLAs, provided those benefit contributions are not less than the applicable Current Prevailing Wage Determination.

8.4 Pursuant to and as limited by the Subscription Agreement (or for Contractors signatory to a MLA), the Contractor adopts and agrees to be bound by the written terms of the applicable, legally established, trust agreement(s) specifying the detailed basis on which payments are to be made into, and benefits paid out of, such trust funds for its employees. The Contractor authorizes the Parties to such trust funds to appoint trustees and successor trustees to administer the trust funds and hereby ratifies and accepts the trustees so appointed as if made by the Contractor. Nevertheless, the Contractor's obligation to the trust fund(s) is limited to the work within the scope of the Construction Contract.

8.5 Each Contractor is required to certify under penalty of perjury to the Project Labor Coordinator that it has paid all benefit contributions due and owing to the appropriate Trust(s) prior to the receipt of its final payment and/or retention. The Project Labor Coordinator shall work with any Contractor who is delinquent in payments to assure that proper benefit contributions are made, to the extent of requesting the County or the prime Contractor to withhold payments otherwise due such Contractor, until such contributions have been made or otherwise guaranteed.

ARTICLE 9 HOURS OF WORK, OVERTIME, SHIFTS AND HOLIDAYS

9.1 Hours of Work. Eight (8) hours per day between the hours of 6:00 a.m. and 5:30 p.m., plus one-half (1/2) hour unpaid lunch approximately mid-way through the shift, shall constitute the standard workday. Forty (40) hours per week shall constitute a regular week's work. The work week will start on Sunday and conclude on Saturday. The foregoing provisions of this Article are applicable unless otherwise provided in the Current Prevailing Wage Determination, or unless changes are permitted by law, and such are agreed upon by the Parties. Nothing herein shall be construed as guaranteeing any employee eight (8) hours per day or forty (40) hours per week, or a Monday through Friday standard work schedule.

9.2 Place of Work. Employees shall be at their place of work (as designated by the Contractor), at the starting time and shall remain at their place of work, performing their assigned functions, until quitting time. The place of work is defined as the gang or toolbox or equipment at

the employee's assigned work location or the place where the foreman gives instructions. The Parties reaffirm their policy of a fair day's work for a fair day's wage. There shall be no pay for time not worked, unless otherwise provided in this Agreement or under law, unless the employee is otherwise engaged at the direction of the Contractor.

9.3 Overtime. Overtime shall be paid in accordance with the requirements of the Current Prevailing Wage Determination. There shall be no restriction on the Contractor's scheduling of overtime or the nondiscriminatory designation of employees who will work overtime. There shall be no pyramiding of overtime (payment of more than one form of overtime compensation for the same hour) under any circumstances.

9.4 Shifts and Alternate Work Schedules.

9.4.1 Alternate starting and quitting time and/or shift work may be performed at the option of the Contractor upon three (3) days' prior notice to the affected Union(s) unless a shorter notice period is provided for in the applicable MLA and shall continue for a period of not less than five (5) working days. Saturdays and Sundays, if worked, may be used for establishing the five (5) day minimum work shift. If two shifts are worked, each shall consist of eight (8) hours of continuous work exclusive of a one-half (1/2) hour non-paid lunch period, for eight (8) hours pay. The first shift starting between 6:00 a.m. and 8:00 a.m., is designated as the first shift, with the second shift following eight (8) hours later.

9.4.2 Additional pay or differentials based upon the shift or work schedule of the employees shall only be paid by the Contractor if required by the Current Prevailing Wage Determination.

9.4.3 To the extent permitted by state and federal law, the Contractor may, upon five (5) days' notice to appropriate Union(s), establish a work week of four (4) consecutive ten (10) work hours days (exclusive of the one-half (1/2) hour unpaid lunch approximately halfway through the shift). Such work week should consist of the same four (4) days each week, with the fifth day available as a make-up day if needed.

9.4.4 Because of operational necessities, the second shift may, at the County's direction, be scheduled without the preceding shift having been worked. It is recognized that the County's operations and/or mitigation obligations may require restructuring of normal work schedules. Except in an emergency or when specified in the County's bid specification, the Contractor shall give the affected Union(s) at least three (3) days' notice of such schedule changes.

9.5 Holidays. Recognized holidays on the Covered Projects shall be those set forth and governed by the Current Prevailing Wage Determination.

9.6 Show-up Pay.

9.6.1 Unless the Current Prevailing Wage Determination requires a higher amount, employees reporting for work and for whom no work is provided, except

when given prior notification not to report to work, shall receive two (2) hours pay at their regular straight time hourly rate; while employees who are directed to start work shall receive four (4) hours of pay at the regular straight time hourly rate. Employees who work beyond four (4) hours shall be paid for actual hours worked. Whenever reporting pay is provided for employees, they will be required to remain at the project site and available for work for such time as they receive pay, unless released earlier by the Contractor. Each employee shall furnish the Contractor with his current address and telephone number and shall promptly report any changes to the Contractor.

9.6.2 An employee called out to work outside of his shift shall receive a minimum of two (2) hours pay at the appropriate rate, except as otherwise required by the Current Prevailing Wage Determination. This does not apply to time worked as an extension of (before or after) the employee's normal shift.

9.6.3 When an employee leaves the job or work location of his own volition or is discharged for cause or is not working as a result of the Contractor's invocation of Article 16, the employee shall only be paid for actual time worked.

9.7 Brassing. The Contractor may utilize "brassing" (or similar system) to check employees in and out. Each employee must check himself in and out. The Contractor will provide adequate facilities for checking in and out in an expeditious manner.

9.8 Meal Periods. The Contractor will schedule a meal period of no more than one-half (1/2) hour duration at the work location at approximately the mid-point of the scheduled shift; provided, however, that the Contractor may, for efficiency of the operation, establish a schedule which coordinates the meal periods of two (2) or more crafts. An employee may be required to work through his meal period because of an emergency or a threat to life or property, or for such other reasons as are in the applicable MLA, and if he is so required, he shall be compensated in accordance with state law, unless the Contractor is directly signatory to one or more MLA, in which case the provisions of such MLA will apply.

9.9 Make-up Days. To the extent permitted by the Current Prevailing Wage Determination, when an employee has been prevented from working for reasons beyond the control of the Contractor, including, but not limited to inclement weather or other natural causes, during the regularly scheduled work week, a make-up day may be worked on a non-regularly scheduled work day for which an employee shall receive eight (8) hours pay at the straight time rate of pay or any premium rate required for such hours under the prevailing wage law.

9.10 If the Current Prevailing Wage Determination is in conflict with the applicable prevailing wage determination under state law, then the Contractor shall ensure compliance with state law and this Agreement by implementing the terms and conditions of each determination that is most favorable to the Contractor's employees.

ARTICLE 10 COMPLIANCE

10.1 The County shall designate a Project Labor Coordinator, either from its own staff or an independent entity acting on behalf of the County, to monitor compliance with this Agreement. The Council shall actively assist the Project Labor Coordinator and the County in developing, implementing and administering the programs referenced in this Agreement, all of which are critical to fulfilling the intent and purposes of the Parties and this Agreement; and to otherwise implement and administer this Agreement.

10.2 All Contractors, Unions, and employees shall comply with all applicable federal, state and County laws, ordinances, and regulations, including, but not limited to, those relating to safety and health, vaccination reporting, employment, and applications for employment. All employees shall comply with the health and safety regulations and policies established by the state and the County and the Contractors. Employees must promptly report any injuries or accidents to a supervisor.

10.3 It shall be the responsibility of the Contractors and the Unions to comply with the provisions of this Agreement.

10.4 The Project Labor Coordinator shall be responsible for oversight in monitoring the compliance of all Contractors with all applicable prevailing wage laws and regulations to the extent required by law. All complaints regarding potential prevailing wage violations may be referred to the Project Labor Coordinator for processing, investigation and resolution, and if not resolved within thirty (30) calendar days of taking cognizance of the potential violation or complaint, the matter may be referred to the State Labor Commissioner by any Party or form the basis for a grievance under Article 11 of this Agreement.

10.5 If the County opts to implement an online certified payroll system for a Covered Project, the Contractors agree to use the County-required online certified payroll system for the submission of certified payroll records and any other documents required by the County or Project Labor Coordinator related to labor compliance and compliance with this Agreement.

ARTICLE 11 DISPUTE RESOLUTION PROCEDURE

11.1 This Agreement is intended to provide close cooperation between management and labor. Each of the Unions will assign a representative to the Covered Projects for the purpose of completing the construction of the Covered Projects economically, efficiently, continuously, and without interruptions, delays, or work stoppages.

11.2 The Contractors, Unions, and the employees, collectively and individually, realize the importance to all Parties to maintain continuous and uninterrupted performance of the work of the Covered Projects, and agree to resolve disputes in accordance with the grievance-arbitration provisions set forth in this Article.

11.3 Any question or dispute by or between a Contractor, employee and/or a Union and arising out of and during the term of this Agreement, other than disputes arising under Article 4 (Work Stoppages and Lockouts), Article 5 (No Discrimination or Harassment) or Article 13

(Jurisdictional Disputes) shall be considered a grievance and subject to resolution under the following steps:

Step 1: Should a Union, employee or any Contractor have a dispute with another party or parties, and if after conferring within five (5) working days after the disputing party knew or should have known of the facts or occurrence giving rise to the dispute, a settlement is not reached within five (5) working days, the dispute shall be reduced to writing and processed to Step 2.

Step 2: In the event that the representatives are unable to resolve the dispute at the Step 1 meeting, the grieving party shall, within five (5) working days after the Step 1 meeting, notify the responding party and the Project Labor Coordinator of a request to discuss the grievance. The business manager of the Union (or his/her designee) shall meet with the respective jobsite representative of the Contractor and the Project Labor Coordinator within ten (10) working days (or such longer time as all of the parties may mutually agree) after receipt of the request to discuss the grievance. If the grievance is not resolved at the Step 2 meeting, the grievance may be submitted to final and binding arbitration as described in Step 3.

Step 3: In the event a dispute cannot be satisfactorily resolved within the time limits established above in Step 2, either party may submit the dispute to arbitration by written notice to the Project Labor Coordinator and other party within ten (10) working days (or such longer time as mutually agreed) of the date on which the parties met at Step 2. An arbitrator shall be selected by the Project Labor Coordinator in sequential order from the listing of permanent arbitrators specified in Section 4.5.3, above. The arbitrator's decision shall be final and binding upon the parties. The arbitrator shall not have the authority to alter, amend, add to, or delete from the provisions of this Agreement in any way. The failure of any party to attend said hearing shall not delay the hearing of evidence or the issuance of any decision by the arbitrator. Should any party seek confirmation of the award made by the arbitrator, the prevailing party shall be entitled to receive its reasonable attorney fees and costs.

11.4 Failure of the grieving party to adhere to the time limits established herein shall render the grievance null and void. The time limits established herein may be extended only by written consent of the parties involved at the particular step where the extension is agreed upon. The arbitrator shall have the authority to make decisions only on issues presented and shall not have the authority to change, amend, add to or detract from any of the provisions of this Agreement.

11.5 The Project Labor Coordinator shall be notified of all actions at Step 2 or higher by the grieving party and shall, upon the Project Labor Coordinator's request, be permitted to participate in all grievance meetings.

11.6 The time limits specified in any step of this dispute resolution procedure may be extended by written mutual agreement of the parties initiated by the written request of one party to the other, at the appropriate step of the dispute procedure. However, failure to process a dispute

within the time limits provided above, without a request for an extension of time, shall be deemed a waiver of such dispute without prejudice, or without precedent to the processing and/or resolution of like or similar disputes.

11.7 In order to encourage the resolution of disputes at Steps 1 and 2 of this dispute resolution procedure, the Parties agree that any settlements made during such steps, shall not be precedent setting.

11.8 The fees and expenses incurred by the arbitrator, as well as those jointly utilized by the parties (i.e., conference room, court reporter, etc.) in arbitration, shall be divided equally by the parties to the arbitration, including the Union(s) and Contractor(s) involved, however in no circumstance will the Project Labor Coordinator or the County be assigned or assessed any such fees and expenses.

ARTICLE 12 LABOR/MANAGEMENT COLLABORATION

The Parties will conduct periodic labor/management cooperation meetings, which will be chaired jointly by a designee of the County and a designee of the Council. The co-chairs shall determine the frequency and scheduling of the meetings with the assistance of the Project Labor Coordinator. The purpose of the meetings shall be to update the Parties about the progress and schedule of Covered Projects, promote harmonious and stable labor management relations, ensure effective and constructive communication between labor and management Parties, advance the proficiency of work in the industry, and to evaluate and ensure an adequate supply of skilled labor for all Covered Projects. The County shall convey information detailing the outcomes of the LTWHP goals and progress of Article 19 implementation. All Parties will be invited to attend the labor/management cooperation meetings. Substantive grievances or disputes shall not be reviewed or discussed by this Committee, but instead shall be processed pursuant to the provisions of the applicable dispute resolution procedures of this Agreement.

ARTICLE 13 JURISDICTIONAL DISPUTES

13.1 The assignment of work will be solely the responsibility of the Contractor performing the work involved and such work assignments will be in accordance with the Plan for the Settlement of Jurisdictional Disputes in the Construction Industry ("the Plan") or any successor Plan.

13.2 All jurisdictional disputes on Covered Projects between or among the building and construction trades Unions and the Contractors party to this Agreement, shall be settled and adjusted according to the present Plan established by North America's Building Trades Unions (NABTU) or any other plan or method of procedure that may be adopted in the future by NABTU. Decisions rendered shall be final, binding, and conclusive on the Contractors and Unions party to this Agreement.

13.3 If a dispute arising under this Article involves the Southwest Mountain States Regional Council of Carpenters or any of its subordinate bodies, an arbitrator shall be chosen by the procedures specified in Article V, Section 5, of the Plan from a list composed of John Kagel, Robert Hirsch, and Thomas Pagan, and the Arbitrator's hearing on the dispute shall be held at the

offices of the Council within fourteen (14) days of the selection of the arbitrator. All other procedures shall be as specified in the Plan.

13.4 All Jurisdictional Disputes shall be resolved without the occurrence of any strike, work stoppage, or slow-down of any nature, and the Contractor's assignment shall be adhered to until the dispute is resolved. Individuals violating this section shall be subject to immediate discharge.

ARTICLE 14 APPRENTICES

14.1 Importance of Training. The Parties recognize the need to maintain continuing support of the programs designed to develop adequate numbers of competent workers in the construction industry, the obligation to capitalize on the availability of the local workforce in the area served by the County, and the opportunities to provide continuing work during the construction of the Covered Projects. To these ends, the Parties will facilitate, encourage, and assist Local Residents and Targeted Workers to commence and progress in Apprenticeship Programs and/or other training programs in the construction industry leading to participation in Apprenticeship Programs. In accordance with Article 19, the County, the Project Labor Coordinator, and the Council, will work cooperatively to identify, or establish and maintain, effective programs and procedures for persons interested in entering the construction industry and which will help prepare them for entry into Apprenticeship Programs.

14.2 Use of Apprentices.

14.2.1 The Unions agree to cooperate with the Contractor in furnishing Apprentices as requested up to the maximum percentage allowed by each Apprenticeship Program. The County shall encourage such utilization, and, both as to Apprentices and the overall supply of Skilled Journeypersons, the Project Labor Coordinator and the Council will work to ensure appropriate and maximum utilization of Apprentices and the continuing availability of both Apprentices and Skilled Journeypersons.

14.2.2 All Apprentices shall work under the direct supervision of a Skilled Journeyperson from the trade in which the Apprentice is indentured. Should a question arise as to a Skilled Journeyperson's qualification under this subsection, the Contractor shall provide adequate proof evidencing the worker's qualification as a Skilled Journeyperson to the Project Labor Coordinator and the Council.

ARTICLE 15 MANAGEMENT RIGHTS

15.1 Contractor and County Rights. The Contractors and the County have the sole and exclusive right and authority to oversee and manage construction operations on Project work without any limitations unless expressly limited or required by the other Articles of this Agreement or a MLA. In addition to the following and other rights of the contractors enumerated in this Agreement, the Contractors expressly reserve their management rights and all the rights conferred upon them by law. The Contractor's rights include, but are not limited to, the right to:

- (a) Plan, direct, and control operations of all work;
- (b) To be the sole judge of the qualifications, number and classification of employees required to perform work subject to this Agreement and thus to reject any applicant for employment and to hire, promote, transfer and layoff their own employees at their discretion, respectively, as deemed appropriate to satisfy work and/or skill requirements;
- (c) Promulgate and require all employees to observe reasonable jobsite rules, including security and safety policies;
- (d) Discharge, suspend or discipline their own employees for just cause;
- (e) Utilize, in accordance with County approval, any work methods, procedures or techniques, and select, use and install any types or kinds of materials, apparatus or equipment, regardless of source of manufacture or construction; assign and schedule work at their discretion; and
- (f) Assign overtime, determine when it will be worked and the number and identity of employees engaged in such work, subject to such provisions in the applicable MLA(s) requiring such assignments be equalized or otherwise made in a non-discriminatory manner.

15.2 Specific County Rights. In addition to the following and other rights of the County enumerated in this Agreement, the County expressly reserves its management rights and all the rights conferred on it by law. The County's rights include but are not limited to the right to:

- (a) Inspect any construction site or facility to ensure that the contractor follows the applicable safety and other work requirements;
- (b) Require Contractors to establish a different work week or shift schedule for particular employees as required to meet the operational needs of the Covered Project work at a particular location or in order to accommodate any ongoing business at the Covered Project site where operations may be continuing during periods of construction activity;
- (c) Require Contractors to implement additional health or safety measures, as determined necessary by the County.
- (d) At its sole option, terminate, delay and/or suspend any or all portions of the Covered Project work at any time; prohibit some or all work on certain days or during certain hours of the day to accommodate any ongoing operations of the County at the Covered Project site and/or to mitigate the effect of ongoing Covered Project work on businesses and residents in the neighborhood of the Covered Project site; and/or require such other operational or schedule changes it deems necessary, in its sole judgment, to effectively maintain its primary operational mission at the Covered Project site and remain a good neighbor to those in the area of its facilities. In order to permit the Contractors and Unions to make appropriate scheduling plans, the County will provide the Project Labor Coordinator, and the affected Contractors(s) and Union(s) with reasonable notice of any

changes it requires pursuant to this section; provided, however, that if notice is not provided in time to advise employees not to report for work, show-up pay shall be due pursuant to the provision of Section 9.6;

(e) Approve any work methods, procedures and techniques used by contractors whether or not these methods, procedures or techniques are part of industry practices or customs; and

(f) Investigate and process complaints, through its Project Labor Coordinator, in the matter set forth in Articles 4 and 11.

15.3 Use of Materials. There should be no limitations or restriction by Union upon a contractor's choice of materials or design, nor, regardless of source or location, upon the full use and utilization, of equipment, machinery, packaging, precast, prefabricated, prefinished, or preassembled materials, tools or other labor-saving devices, subject to the application of the State Public Contracts and Labor Codes as required by law in reference to offsite construction. Generally, the onsite installation or application of such items shall be performed by the craft having jurisdiction over such work. The County and its Project Labor Coordinator shall advise all contractors of, and enforce as appropriate, the off-site application of the prevailing wage law as it affects Covered Project work.

ARTICLE 16 SAFETY, PROTECTION OF PERSON AND PROPERTY

16.1 It shall be the responsibility of each Contractor to ensure safe working conditions and employee compliance with any safety rules contained herein or established by the County, the State and the prime Contractor. It is understood that the employees have an individual obligation to use diligent care to perform their work in a safe manner and to protect themselves and the property of the Contractor and the County.

16.2 Unions and Employees shall be bound by the safety, security and visitor rules established by the Contractor and the County. These rules will be published and posted in conspicuous places by the Contractor throughout the work site. An employee's failure to satisfy his obligations under this Article will subject him to discipline, including discharge.

16.3 The Parties acknowledge that the County and Contractor have a policy, which prohibits the use, sale, transfer, purchase and/or possession of a controlled substance, alcohol and/or firearms while on the County's premises.

16.4 The Parties to this Agreement adopt the attached Drug and Alcohol Testing Policy set forth in Attachment C, which shall be the sole policy and procedure utilized under this Agreement.

16.5 A Contractor may suspend all or a portion of the job to protect the life and safety of employees. In such cases, employees will be compensated only for the actual time worked; provided, however, that where the Contractor requests employees to remain at the site and be available for work, the employees will be compensated for stand-by time at their appropriate hourly rate of pay.

ARTICLE 17 SAVINGS CLAUSE

17.1 The Parties agree that in the event any Article, provision, clause, sentence, or word of the Agreement is determined to be illegal or void as being in contravention of any applicable law, by a final court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect. The Parties further agree that if any Article, provision, clause, sentence or word of the Agreement is determined to be illegal or void, by a final court of competent jurisdiction, the Parties shall substitute, by mutual agreement, in its place and stead, an Article, provision, sentence or word which will meet the objections to its validity and which will be in accordance with the intent and purpose of the Article, provision, clause, sentence or word in question.

17.2 The Parties also agree that in the event that a decision of a court of competent jurisdiction materially alters the terms of the Agreement such that the intent of the Parties is defeated, then this entire Agreement shall be null and void.

17.3 The provisions of this Agreement shall not be applicable where prohibited by Presidential Executive Order, federal or state law, or where the application would be inconsistent with terms and conditions of a grant or a contract with the agency of the United States, State of California, or the instruction of an authorized representative of these agencies with respect to any grant or contract.

ARTICLE 18 PRE-JOB CONFERENCE

18.1 Each Contractor is required to conduct a pre-job conference with the Unions no less than six (6) working days prior to commencing work on each Covered Project. The purpose of the conference will be to, among other things, convey craft workforce needs, the schedule of work for the Covered Project, the Covered Project's rules, and propose Union work assignments.

18.2 The Project Labor Coordinator may work with the prime Contractor and Council to facilitate the scheduling of all pre-job conferences, but ensuring each Contractor conducts a pre-job conference in accordance with this CWA is the responsibility of the prime Contractor.

18.3 The prime Contractor shall make the relevant plans and specifications available to the Unions prior to each pre-job conference to the extent the County has not declared the plans and specifications to be confidential for security or other reasons. If the County has declared the plans and specifications to be confidential, the County shall make them available to the Unions upon the Unions' execution of a non-disclosure agreement.

18.4 All Union work assignments shall be disclosed by each Contractor at the pre-job conference. Should there be covered work that was not previously assigned at a pre-job conference, or additional covered work be added to the scope of the Covered Project, the Contractor(s) performing such work will conduct a separate pre-job conference.

18.5 Any Union in disagreement with a proposed preliminary assignment shall notify the affected Contractor of its position in writing, with a copy sent to the Project Labor Coordinator, within five (5) working days after the pre-job conference occurred. Within five (5) working days after the period allowed for Union notices of disagreement with the Contractor's proposed

assignments, but prior to the commencement of any work, the Contractor shall make final assignments in writing with copies sent to the Project Labor Coordinator and Council.

18.6 A Contractor's failure to conduct a pre-job conference in accordance with this CWA is considered a breach of contract, and any affected Union may pursue a grievance under Article 11 of this CWA to seek a remedy for such a violation. Provided, however, if the Contractor has conducted a pre-job conference in accordance with this CWA, that Contractor is not required to participate in any additional pre-job conferences or mark-up meetings related to the original scope(s) of work assigned at the pre-job conference. Contractor shall use its best efforts to provide information reasonably necessary upon the request of one of the Unions.

18.7 The Project Labor Coordinator may attend and facilitate each pre-job conference. At each pre-job conference, the Project Labor Coordinator may address the programs, goals and outcomes related to Local Resident and Targeted Worker employment, as well as the progress of implementing Article 19, Work and Economic Opportunity, on the project.

ARTICLE 19 WORK AND ECONOMIC OPPORTUNITY

19.1 The Parties recognize the proposed Covered Projects' economic opportunity and impact on County residents, businesses and the communities surrounding the proposed Covered Projects. The Parties are committed to working in partnership to create a skilled and trained local workforce that is reflective of the population of the communities surrounding the proposed Covered Projects and within the County. Towards that end, the Parties agree to establish and implement a framework for work and economic opportunity to maximize career opportunities for Local Residents and Targeted Workers, including those who have not previously qualified to be employed on construction projects, and to provide meaningful outreach, training and business opportunities for LSBE, DVBE, and SE Contractors to successfully work under this Agreement.

19.2 As coordinated by the Contractor and Unions, the Parties will work together with the County; SEs; non-profits; veteran assistance organizations; and other community groups, who work with Targeted Worker populations, to conduct outreach and recruit a sufficient number of Local Residents and Targeted Workers who are interested in beginning a construction career. Such Local Residents and Targeted Workers will be assessed by the Project Labor Coordinator or Jobs Coordinator to determine their career readiness level and coordinate potential entrance into a local MC3 pre-apprenticeship program or, if a veteran or otherwise qualified, potential direct entry into an Apprenticeship Program, or, if appropriate to their level of skill and training, join the Union as a Skilled Journeyperson. The recruitment and outreach level of effort, including the quantity of Local Residents and Targeted Workers recruited, will fluctuate based on the Projects' hiring needs and schedule.

19.3 The Council and the Unions will work with the Project Labor Coordinator and Jobs Coordinators to identify and support local outreach events and programs designed to recruit and develop adequate numbers of qualified workers in the construction industry, to arrange for tours of their joint apprenticeship committees and programs, and to provide contact information for Union representatives.

19.4 The Parties recognize the importance of providing direct assistance to Local Residents and Targeted Workers to help them overcome barriers to employment. Towards that end, if necessary, Local Residents and Targeted Workers will be referred by the Project Labor Coordinator or Jobs Coordinator to America's Job Centers of California (AJCC) or other community-based organizations and SE firms or agencies that provide supportive services. The Project Labor Coordinator, in coordination with the County, will monitor and report the outcomes of all referrals to employment support service providers. If the initiation and enrollment fees present a barrier to a potential Local Resident or Targeted Worker, then the Council and the Unions, along with the Project Labor Coordinator and the Jobs Coordinator, will assist in working with Department of Economic Opportunity, or any such successor agency, and other similar organizations to secure such funds.

19.5 In order to create career pathways for Local Residents and Targeted Workers who may need additional training and preparation for a construction career, the Parties will partner with local pre-apprenticeship programs that are authorized by the Council to teach the Multi-Craft Core Curriculum (MC3). The Parties recognize the need to continue to develop pre-apprenticeship training programs to meet the significant demand for local skilled craft labor at each Covered Project location. Towards that end, the Parties will collaborate to determine and develop the optimal MC3 pre-apprenticeship training plan for each Covered Project location.

19.6 After successful graduation from the MC3 pre-apprenticeship program, the Contractor will work together with the Council's Apprenticeship Readiness Fund, Project Labor Coordinator, and Unions to assist such graduates with preferential entry into an Apprenticeship Program and finding employment on a Covered Project. Both the Unions and Contractors recognize the importance of increasing the supply of local skilled craft labor by assisting Local Residents and Targeted Workers start their construction careers on Covered Projects.

19.7 For Veterans, Local Residents and other Targeted Workers who have verifiable past experience and do not require additional training or assistance, the Unions agree to give them credit for provable past experience in their relevant craft or trade, including experience gained working for Contractors not otherwise signatory to a MLA, in order to bring them directly into an Apprenticeship Programs at a higher level, or as a Skilled Journeyperson, if qualified. The Unions shall put on their rolls qualified bona fide Local Residents and Targeted Workers for work on Covered Projects.

19.8 The Project Labor Coordinator, with the assistance of the Council, the Unions and Contractors, will produce detailed monthly reports for the County measuring compliance with this Agreement, including but not limited to, the cumulative Local Resident and Targeted Worker hiring goals for each Covered Project and the economic impact on Local Residents and Targeted Workers. The reports may be produced, in part, by utilizing an online certified payroll reporting system if the County ultimately implements such a system.

19.9 The Project Labor Coordinator, with the assistance of the Council, the Unions, and Contractors, will produce detailed reports to the County on the progress of implementing the programs specified in this Article, including an evaluation of the successes and obstacles in the implementations of these provisions. This report will be produced at least annually, or more frequently at the sole discretion of the County.

19.10 The Council and the Unions will, in coordination with the Project Labor Coordinator and Jobs Coordinators, participate in orientations at least twice per year for LSBE, DVBE, and SE contractors regarding the CWA and the employee benefit trust funds.

19.11 The Council and Unions will support local events and programs designed to recruit, develop, educate and inform certified LSBE, DVBE, and SE contractors seeking access and readiness to contract for work on Covered Projects. In order to attract and promote participation of LSBE, DVBE, and SE Contractors, the Unions will work with the Project Labor Coordinator to identify Contractors who are certified or may be qualified to become certified as a LSBE, DVBE or SE for outreach related to contracting opportunities on Covered Projects.

19.12 Women in Trades Advisory Council

19.12.1 The County and Council have established and co-chair the Los Angeles County Women in Trades Advisory Council to provide a forum to engage in recommending, planning, development, and implementation of strategies to increase female recruitment, training, placement and retention.

19.12.2 The Council's Executive Secretary and County will each designate a co-chair of the Women in Trades Advisory Council and coordinate the participation of each Union and affiliated Apprenticeship Program with the assistance of the Project Labor Coordinator.

19.12.3 In order to increase the participation and retention of female craft workers, each Union shall use a good faith effort to establish a Tradeswomen Mentoring Program for their female apprentices and journeyman that provide support, mentoring, and fosters a neutral, unbiased and supportive environment where female craft workers may express their thoughts and career objectives. The Council shall report annually to the Project Labor Coordinator about the efforts to establish each Unions' Tradeswomen Mentoring Program.

19.12.4 Members of the Tradeswomen Mentoring Program are encouraged to engage with female pre-apprentices through the network of apprenticeship readiness programs and youth organizations to facilitate support and access to apprenticeship.

19.13 LSBE, DVBE, and SE Programs

19.13.1 The Parties recognize that the proposed Covered Projects are subject to the County's LSBE, DVBE, and SE Preference Programs.

19.13.2 In order to encourage participation of certified LSBE, DVBE, and SE businesses, the Parties agree that individual subcontracts awarded to certified LSBE, DVBE, and SE businesses on Covered Projects with a subcontract award value of \$50,000 or less will be entirely exempt from this Agreement. Any subcontracts excluded from this Agreement pursuant to this Article shall not be subject to the terms of this Agreement, and the Unions and Council shall have no obligations to provide workers for or reporting of workers for work performed under any such excluded subcontracts.

19.13.3 No Union shall undertake any strike, work stoppage, or other action against a certified LSBE, DVBE or SE business performing work excluded pursuant to this Article, and the Parties expressly agree that any such work shall not be subject to trust fund contributions by application of this Agreement. This Agreement shall not limit the rights of Unions to seek to organize and to utilize legal and administrative remedies not precluded by this Agreement, according to applicable federal or state laws, to secure such rights.

ARTICLE 20 STEWARDS

20.1 Each Union shall have the right to designate one working craft employee as steward for each Contractor employing such craft on the Covered Project. Such designated steward shall be a qualified workman assigned to a crew and shall perform the work of the craft. The steward shall not perform supervisory duties. Under no circumstances shall there be nonworking stewards. Stewards shall be permitted a reasonable amount of time during working hours to perform applicable Union duties related to the work being performed by the craft employees of his Contractor and not to the work being performed by other Contractors or their employees.

20.2 Authorized representatives of the Union(s) shall have access to the Covered Project, provided that such representatives fully comply with posted visitor, security, and safety rules, and provided that they do not unnecessarily interfere with the employees or cause them to neglect their work.

ARTICLE 21 TERM

21.1 This Agreement shall become effective for a term of five (5) years on the date it becomes fully executed by the County, the Council, and each Union for which a signature line is included below. The Agreement applies to Covered Projects with a bid advertisement date or a request for proposals advertisement date during the effective term of the Agreement and shall continue in full force and effect until all the work within the scope of the Construction Contracts for the Covered Projects is completed and accepted by the County.

21.2 Construction of any phase, portion, section, or segment of work within the scope of a Construction Contract shall be deemed complete when such phase, portion, section or segment has been turned over to the County by the Contractor and the County has accepted such phase, portion, section, or segment. As areas and systems of the Covered Project are inspected and construction-tested and/or approved and accepted by the County or third parties with the approval of the County, the Agreement shall have no further force or effect on such items or areas, except when and if the Contractor is directed by the County to engage in repairs or modifications required by its contract(s) with the County.

21.3 Notice of each final acceptance received by the Contractor on a Covered Project will be available to the Project Labor Coordinator and the Council with the description of what portion, segment, etc. has been accepted. Final acceptance may be subject to a "punch" list, and in such case, the Agreement will continue to apply to each such item on the list until it is completed to the satisfaction of the County and notice of acceptance is given by the County or its representative to the Contractor. At the request of the Union, complete information describing any

“punch” list work involving otherwise turned-over and completed facilities which have been accepted by the County, will be available upon request from the Project Labor Coordinator.

ARTICLE 22 RESPONSIBILITY FOR COSTS

22.1 The County and the Unions shall each be responsible for their own legal costs including all attorneys' fees and associated disbursements that might accrue with regard to any legal challenge over the adoption by the County of this Agreement and related to claims directly challenging the legality of this Agreement, or a particular section of language that has been adopted herein.

ARTICLE 23 MISCELLANEOUS PROVISIONS

23.1 This Agreement shall be construed and interpreted both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county.

23.2 Any notice, demand, request, document, consent, approval, or communication required by or to be given to the County shall be sent to the office or individual designated by the County.

23.3 The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against any Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

23.4 The persons executing this Agreement on behalf of the Parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which said party is bound.

23.5 Any amendment or modification to this Agreement must be in writing and executed by the County and Council.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year written below.

THE UNION OFFICIALS signing this Agreement warrant and represent that they are authorized to collectively bargain on behalf of the organizations whom they represent and the members of such organizations.

COUNTY OF LOS ANGELES

By: 
Fesia A. Davenport
Chief Executive Officer

Date: 6/7/2023

APPROVED AS TO FORM:


Michael Simon
~~Acting~~ Assistant County Counsel

Date: 05/22/2023

LOS ANGELES/ORANGE COUNTIES BUILDING AND CONSTRUCTION TRADES COUNCIL

By: 
Chris Hannan
Executive Secretary

Date: 5-18-2023

Union Signatory Page

Asbestos Heat & Frost Insulators (Local 5)
 Boilermakers (Local 92)
 Bricklayers & Allied Craftworkers (Local 4)
 Cement Masons (Local 500)
 Cement Masons (Local 600)
 Electricians (Local 11)
 Elevator Constructors (Local 18)
 Guniters Workers (Local 345)
 Iron Workers (Reinforced – Local 416)
 Iron Workers (Structural – Local 433)
 Laborers (Local 300)
 Laborers (Local 1184)
 District Council of Laborers
 Laborers (Local 1309)
 Operating Engineers (Local 12)
 Operating Engineers (Local 12)
 Operating Engineers (Local 12)
 Painters & Allied Trades DC 36
 Pipe Trades (Local 250)
 Pipe Trades (Local 345)
 Pipe Trades (Plumbers Local 78)
 Pipe Trades (Plumbers/Fitters Local 761)
 Pipe Trades (Plumbers/Fitters Local 398)
 Pipe Trades (Sprinkler Fitters Local 709)
 Pipe Trades (Road Sprinkler Local 669)
 Plasterers (Local 200)
 Plaster Tenders (Local 1414)
 Roofers & Waterproofers (Local 36)
 Sheet Metal Workers (Local 105)
 Southwest Mountain States Regional Council of Carpenters
 Teamsters (Local 986)

[Signature] LOCAL 5

Luis Miramontes NG

[Signature]

[Signature]

[Signature] EB 3/2/2

[Signature]

DocuSigned by:
Ed Lam (Guniters)
237F9D87A3B5408

DocuSigned by:
Sergio Rascon (IUM Local 300)
D09520D1C3F8449
DocuSigned by:
N/A
D56843D2C62240C
DocuSigned by:
J. Hernandez
D5151D728B4844A
DocuSigned by:
Mario Sualas (IUM Local 1309)
D7E1A203FE84485

[Signature]

Ken Hunt

[Signature] E.T.

Ben Clayton OAH

[Signature] Local 385

[Signature]

DocuSigned by:
N/A
237F9D87A3B5408

[Signature]

Stephen Ariza

LOS ANGELES COUNTYWIDE CWA
ATTACHMENT A: LETTER OF ASSENT

PLACE ON COMPANY LETTERHEAD

Ms. Soo Kim
Contracting and Business Relations Manager
Los Angeles County Public Works
900 S. Fremont Ave.
Alhambra, CA 91803

TRANSMIT ELECTRONICALLY TO: CWA@pw.lacounty.gov and upload to LCPTracker

COVERED PROJECT NAME: (Project Name)

Dear Ms. Kim:

This is to certify that the undersigned Contractor has read and understood the Countywide Community Workforce Agreement (CWA) entered into between the County of Los Angeles (County) and the Los Angeles/Orange Counties Building and Construction Trades Council (Council) and the signatory craft unions and district councils signing the CWA. The undersigned Contractor hereby agrees to comply with all of the terms and conditions of the aforementioned duly signed CWA.

The undersigned Contractor acknowledges that compliance with the provisions of Articles 7 and 19 relating to Local Residents, Targeted Workers, workforce referral and development and apprenticeship participation are of particular importance.

It is understood that the signing of this Letter of Assent shall be as binding on the undersigned Contractor as though the Contractor had signed the CWA and Contractor shall require all its subcontractors, of whatever tier, to become similarly bound for all work within the scope of this CWA.

(Name of Construction Company)

By: _____
(Name and Title of Authorized Executive) Date

(Contractor's State License No.)

This Letter of Assent shall become effective and binding upon the undersigned Contractor as of below date of execution and shall remain in full force and effect until the completion of the above stated project.

Sincerely,

ATTACHMENT B: APPLICABLE UNION MASTER LABOR AGREEMENTS

1. Southern California Chapter, Western Insulation Contractors Association and Local No. 5, International Association of Heat and Frost Insulators and Allied Workers Master Labor Agreement.
2. Western States Articles of Agreement Between the International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers AFL-CIO and the Signatory Contractors.
3. The Executive Council of the Mason Contractors Exchange of Southern California, Inc. and Bricklayers and Allied Craftworkers Local #4.
4. Master Labor Agreement between Southern California General Contractors and Eleven Southern California Counties Cement Masons.
5. Southern California Master Labor Agreement between Southern California General Contractors and The Southern California District Council of Laborers.

Tunnel Master Agreement between Associated General Contractors of California, Inc. and Southern California District Council of Laborers Affiliated with the Laborers' International Union of North America, AFL-CIO.

6. Inside Wireman's Agreement between Local Union 11 International Brotherhood of Electrical Workers and Los Angeles County Chapter National Electrical Contractors Association.

Southern California 9th District Sound & Communications Agreement Addendum No. 1 to the 9th District Sound & Communications Agreement by and Between International Brotherhood of Electrical Workers and National Electrical Contractors Association.

Intelligent Transportation Systems Agreement between Local Union 11 International Brotherhood of Electrical Workers and Los Angeles County Chapter National Electrical Workers and Los Angeles County Chapter National Electrical Contractors Association.

7. National Elevator Bargaining Association Agreement with International Union of Elevator Constructors.
8. Gunitite/Shotcrete Commercial Agreement by between Gunitite and/or Shotcrete Contractors and The Southern California District Council of Laborers and its Affiliate Gunitite Local #345.
9. District Council of Iron Workers of the State of California and vicinity and its Locals 416 and 433 and the Western Steel Council et al.
10. Master Labor Agreement between Southern California Contractors Association, Inc. and International Union of Operating Engineers Local Union No. 12.
11. Master Labor Agreement between Painters and Allied Trades District Council No. 36 and the Los Angeles Paint & Finishing Contractors Association et al.

Southern California Drywall Finishers Joint Agreement between Painters and Allied Trades District Council No. 36 and the Western Wall & Ceiling Contractors Association

Master Labor Agreement between Painters and Allied Trades District Council No. 36 on behalf of Glaziers, Architectural Metal and Glass Workers Local Union No. 636 and Individual Contractors

Master Labor Agreement between Floor Covering Association of Southern California, Inc. and Painters and Allied Trades District Council No. 36 of the International Union of Painters and Allied Trades AFL-CIO-CLC on behalf of Resilient Floor and Decorative Covering Local Union No. 1247.

12. Master Agreement for the Plumbing and Piping Industry of Southern California between California Plumbing and Mechanical Contractors Association and Southern California Pipe Trades District Council No. 16 of the United Association.
13. Agreement between National Fire Sprinkler Association, Inc. and Sprinkler Fitters Local Union No. 709, Los Angeles, California, of the United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry of the United States and Canada
14. Labor Agreement between Western Walls & Ceiling Contractors Association, Inc. California Plastering Conference and Operative Plasterers' and Cement Masons' International Association, AFL-CIO Local Union 200.
15. Plaster Tenders' Master Agreement between Western Wall and Ceiling Contractors Association, Inc. and Southern California District Council of Laborers and its affiliated Plaster Tenders of Southern California Local Union 1414.
16. Master Labor Agreement by and between Local #36 and 220 of the United Union of Roofers, Waterproofers and Allied Workers and the Individual Roofing Contractors and Others.
17. Collective Bargaining Agreement between International Association of Sheet Metal, Air, Rail and Transportation Workers Local Union No. 105 & SMACNA Los Angeles & Orange Empire SMACNA.
18. Southern California Master Labor Agreement between Southern California General Contractors and Teamsters Joint Council #42 and Teamsters Local Union #87.
19. Southern California Master Labor Agreement Between United General Contractors, Inc. and the Southern Regional Council of Carpenters and Local Unions in the Twelve Southern California Counties and Nevada affiliated with the United Brotherhood of Carpenters and Joiners of America

ATTACHMENT C - DRUG AND ALCOHOL TESTING POLICY

The Parties recognize the problems that drug and alcohol abuse have created in the construction industry and the need to develop drug and alcohol abuse prevention programs. Accordingly, the Parties agree that in order to enhance the safety of the workplace and to maintain a drug and alcohol-free work environment, individual Contractors shall require applicants or employees to undergo drug and alcohol testing in accordance with this CWA and this policy, Attachment C – Drug and Alcohol Testing Policy, hereafter “Policy.”

1. It is understood that the use, possession, transfer, or sale of illegal drugs, narcotics, or other unlawful substances, as well as being under the influence of alcohol and the possession of or consuming alcohol is absolutely prohibited while employees are on the Contractor's job premises or while working on any jobsite in connection with work performed under the CWA.
2. No Contractor may implement a drug and alcohol testing program that does not conform in all respects to the provisions of this Policy.
3. No Contractor may implement drug and alcohol testing at any jobsite unless written notice is given to the Union setting forth the location of the jobsite, a description of the project under construction, and the name and telephone number of the prime Contractor's project manager. Said notice shall be provided at the pre-job conferences for each Covered Project. Failure to give such notice shall make any drug and alcohol testing engaged in by the Contractor a violation of the CWA and subject to the Article 11 grievance procedure.
4. A Contractor who elects to implement drug and alcohol testing pursuant to this Policy shall require all craft employees on the Covered Project to be tested. With respect to individuals who become employed on the Covered Project subsequent to the proper implementation of a valid drug and alcohol testing program, such test shall be administered upon the commencement of employment on the project, whether by referral from a Union dispatch office, transfer from another project, or another method. Individuals who were employed on the project prior to proper implementation of a valid drug and alcohol testing program may only be subjected to testing for the reasons set forth in paragraphs 5(g)(1) through 5(g)(3) and paragraphs 6(a) through 6(e) of this Policy. Refusal to undergo such testing shall be considered sufficient grounds to deny employment on the project.
5. The following procedure shall apply to all drug and alcohol testing:
 - a. The Contractor may request urine samples only. The applicant or employee shall not be observed when the urine specimen is given. An applicant or employee, at his or her sole option, shall, upon request, receive a blood test in lieu of a urine test. No employee of the Contractor shall draw blood from a bargaining unit employee, touch or handle urine specimens, or in any way become involved in the chain of custody of urine or blood specimens. A Union business representative, subject to the approval of the individual applicant or employee, shall be permitted to accompany the applicant or

employee to the collection facility to observe the collection, bottling, and sealing of the specimen.

- b. A Contractor may request an applicant or employee promptly, within four (4) hours of the Contractor's request, perform an alcohol breathalyzer test at a certified laboratory only, and cutoff levels shall be those mandated by applicable state or federal law.
- c. The testing shall be done by a laboratory approved by the Substance Abuse & Mental Health Services Administration (SAMHSA), which is chosen by the Contractor and the Union.
- d. An initial test shall be performed using the Enzyme Multiplied Immunoassay Technique (EMIT). In the event a question or positive result arises from the initial test, a confirmation test must be utilized before action can be taken against the applicant or employee. The confirmation test will be by Gas Chromatography/Mass Spectrometry (GC/MS). Cutoff levels for both the initial test and confirmation test will be those established by SAMHSA and this Policy. Should these SAMHSA levels be changed during the course of the CWA or new testing procedures are approved, then these new regulations will be deemed as part of this existing CWA. Confirmed positive samples will be retained by the testing laboratory in secured long-term frozen storage for a minimum of one (1) year. Handling and transportation of each sample must be documented through strict chain-of-custody procedures.
- e. In the event of a confirmed positive test result, the applicant or employee may request, within forty-eight (48) hours, a sample of his/her specimen from the testing laboratory for purposes of a second test to be performed at a second laboratory, designated by the Union and approved by SAMHSA. The retest must be performed within ten (10) days of the request. Chain of custody for this sample shall be maintained by the Contractor between the original testing laboratory and the Union's designated laboratory. Retesting shall be performed at the applicant's or employee's expense. In the event of conflicting test results, the Contractor may require a third test, at the Contractor's expense.
- f. If, as a result of the above testing procedure, it is determined that an applicant or employee has tested positive, this shall be considered sufficient grounds to deny the applicant or employee his/her employment on the project.
- g. No individual who tests negative for drugs and alcohol pursuant to the above procedure and becomes employed on the project shall again be subjected to drug and alcohol testing with the following exceptions:
 - 1) Employees who are involved in industrial accidents resulting in damage to plant, property, or equipment or injury to him/her or others may be tested for drugs or alcohol pursuant to the procedures stated hereinabove.
 - 2) The Contractor may test employees following thirty (30) days' advance written notice to the employee(s) to be tested and to the applicable Union. Notice to the applicable Union shall be sent by certified mail to the affected Union with a copy to the Project Labor Coordinator. Such testing shall be pursuant to the procedures stated hereinabove.

- 3) The Contractor may test an employee where the Contractor has reasonable cause to believe that the employee is impaired from performing his/her job. Reasonable cause shall be defined as being aberrant or unusual behavior, the type of which is a recognized and accepted symptom of impairment (e.g., slurred speech, unusual lack of muscular coordination). Such behavior must be actually observed by at least two (2) persons, one (1) of whom shall be a supervisor who has been trained to recognize the symptoms of drug and alcohol abuse or impairment and the other of whom shall be the Job Steward. If the Job Steward is unavailable or there is no Job Steward on the Covered Project, the other person shall be a member of the applicable Union's bargaining unit. Testing shall be pursuant to the procedures stated hereinabove. Employees who are tested pursuant to the exceptions set forth in this paragraph and who test positive will be removed from the Contractor's payroll.
 - h. Applicants or employees who do not test positive shall be paid for all time lost while undergoing drug and alcohol testing. Payment shall be at the applicable wage and benefit rates set forth in the Current Prevailing Wage Determination. Applicants who have been dispatched from the Union and who are not put to work pending the results of a test will be paid waiting time until such time as they are put to work. It is understood that an applicant must pass the test as a condition of employment. Applicants who are put to work pending the results of a test will be considered probationary employees.
6. The Contractors will be allowed to conduct periodic jobsite drug and alcohol testing on the Project under the following conditions:
 - a. The entire jobsite must be tested, including any employee or subcontractor's employee who worked on that project three (3) working days before or after the date of the test;
 - b. Jobsite testing cannot commence sooner than fifteen (15) days after start of the work on the project;
 - c. Prior to start of periodic testing, a Union business representative will be allowed to conduct an educational period on company time to explain periodic jobsite testing program to affected employees;
 - d. Testing shall be conducted by an SAMHSA-certified laboratory, pursuant to the provisions set forth in paragraph 5 hereinabove.
 - e. Only two (2) periodic tests may be performed in a twelve (12)-month period.
7. It is understood that the unsafe use of prescribed medication, or where the use of prescribed medication impairs the employee's ability to perform work, is a basis for the Contractor to remove the employee from the jobsite.
8. Any grievance or dispute that may arise out of the application of this Policy shall be subject to the grievance and arbitration procedures set forth in the CWA.

9. The establishment or operation of this Policy shall not curtail any right of any employee found in any law, rule, or regulation. Should any part of this Policy be found unlawful by a court of competent jurisdiction or a public agency having jurisdiction over the Parties, the remaining portions of the CWA shall be unaffected, and the Parties shall enter negotiations to replace the affected provision.
10. Present employees, if tested positive, shall have the prerogative for rehabilitation program at the employee's expense. When such program has been successfully completed, the Contractor shall not discriminate in any way against the employee. If work for which the employee is qualified exists, he/she may be reinstated.
11. The Contractor agrees that results of urine and blood tests performed hereunder will be considered medical records held confidential to the extent permitted or required by law. Such records shall not be released to any persons or entities other than designated Contractor representatives and the applicable Union. Such release to the applicable Union shall only be allowed upon the signing of a written release by the employee, and the information contained therein shall not be used to discourage the employment of the individual applicant or employee on any subsequent occasion.
12. Employees who seek voluntary assistance for substance abuse may not be disciplined for seeking such assistance. Requests from employees for such assistance shall remain confidential and shall not be revealed to other employees or management personnel without the employee's consent. Employees enrolled in substance abuse programs will be subject to all Contractor rules, regulations, and job performance standards with the understanding that an employee enrolled in such a program is receiving treatment for an illness.
13. The Contractor shall indemnify and hold the Union harmless against any and all claims, demands, suits, or liabilities that may arise out of the application of this Policy.
14. This Policy shall constitute the only Policy in effect between the Parties and Contractors concerning drug and alcohol abuse, prevention, and testing. Any modifications thereto must be accomplished pursuant to collective bargaining negotiations between the Parties.

SPECIMEN REPORTING CRITERIA

Initial Test Analyte	Initial Test Cutoff ¹	Confirmatory Test Analyte	Confirmatory Test Cutoff Concentration
Marijuana metabolites (THCA) ²	50 ng/ml ³	THCA	15 ng/ml
Cocaine metabolite (Benzoylecgonine)	150 ng/ml ³	Benzoylecgonine	100 ng/ml
Codeine/ Morphine	2000 ng/ml	Codeine Morphine	2000 ng/ml 2000 ng/ml
Hydrocodone/ Hydromorphone	300 ng/ml	Hydrocodone Hydromorphone	100 ng/ml 100 ng/ml
Alcohol	0.02%	Ethanol	0.02%
Oxycodone/ Oxymorphone	100 ng/ml	Oxycodone Oxymorphone	100 ng/ml 100 ng/ml
6-Acetylmorphine	10 ng/ml	6-Acetylmorphine	10 ng/ml
Phencyclidine	25 ng/ml	Phencyclidine	25 ng/ml
Amphetamine/ Methamphetamine	500 ng/ml	Amphetamine Methamphetamine	250 ng/ml 250 ng/ml
MDMA ⁴ /MDA ⁵	500 ng/ml	MDMA MDA	250 ng/ml 250 ng/ml
Initial Test Analyte	Initial Test Cutoff	Confirmatory Test Analyte	Confirmatory Test Cutoff Concentration
Barbiturates	300 ng/ml	Barbiturates	200 ng/ml
Benzodiazepines	300 ng/ml	Benzodiazepines	300 ng/ml
Methadone ⁶	300 ng/ml	Methadone	100 ng/ml
Methaqualone	300 ng/ml	Methaqualone	300 ng/ml
Propoxyphene	300 ng/ml	Propoxyphene	100 ng/ml

¹ For grouped analytes (i.e., two or more analytes that are in the same drug class and have the same initial test cutoff):

Immunoassay: The test must be calibrated with one analyte from the group identified as the target analyte. The cross-reactivity of the immunoassay to the other analyte(s) within the group must be 80 percent or greater; if not, separate immunoassays must be used for the analytes within the group.

Alternate technology: Either one analyte or all analytes from the group must be used for calibration, depending on the technology. At least one analyte within the group must have a concentration equal to or greater than the initial test cutoff or, alternatively, the sum of the analytes present (i.e., equal to or greater than the laboratory's validated limit of quantification) must be equal to or greater than the initial test cutoff.

² An immunoassay must be calibrated with the target analyte, 9-tetrahydrocannabinol-9-carboxylic acid (THCA).

³ **Alternate technology (THCA and benzoylecgonine):** The confirmatory test cutoff must be used for an alternate technology initial test that is specific for the target analyte (i.e., 15 ng/ml for THCA, 100 ng/ml for benzoylecgonine).

⁴ Methylenedioxymethamphetamine (MDMA)

⁵ Methylenedioxyamphetamine (MDA)

⁶ Employees with a prescription for methadone who are using the medication as prescribed, and are not impaired and can safely perform their work, will not be considered to have violated this Policy.

**MEMORANDUM OF UNDERSTANDING REGARDING
“QUICK” DRUG SCREENING TESTS PURSUANT TO
ATTACHMENT C – DRUG AND ALCOHOL TESTING POLICY**

It is hereby agreed between the Parties hereto that a Contractor who has otherwise properly implemented drug and alcohol testing, as set forth in the Policy, shall have the right to offer an applicant or employee a "quick" drug screening test. This “quick” screen test shall consist either of the “ICUP” urine screen or similar test or an oral screen test. The applicant or employee shall have the absolute right to select either of the two “quick” screen tests, or to reject both and request a full drug test.

An applicant or employee who selects one of the "quick" screen tests, and who passes the test, shall be put to work immediately. An applicant or employee who fails the "quick" screen test, or who rejects the "quick" screen tests, shall be tested pursuant to the procedures set forth in the Policy. The sample used for the "quick" screen test shall be discarded immediately upon conclusion of the test. An applicant or employee shall not be deprived of any rights granted to them by the Policy as a result of any occurrence related to the “quick” screen test.



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

June 11, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

20 June 11, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

APPROVAL OF UPDATED BOARD POLICY COUNTYWIDE LOCAL AND TARGETED WORKER HIRING POLICY (ALL DISTRICTS) (3 VOTES)

SUBJECT

The Chief Executive Office recommends approval of the updated Board Policy for Countywide Local and Targeted Worker Hiring.

IT IS RECOMMENDED THAT THE BOARD:

Approve the updated Countywide Local and Targeted Worker Hiring Policy.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended action will update the Countywide Local and Targeted Worker Hiring Policy (Policy) incorporating requirements that reflect lessons learned, best practices and recently adopted Board motion. In response to the September 6, 2016, the Board adopted a motion by Supervisors Ridley-Thomas and Solis, which established a Countywide Policy and directed the Chief Executive Officer to adopt a consolidated Policy consistent with the Chief Executive Office Report to the Board dated August 1, 2016. The Policy has been updated in consultation with the Directors of Public Works, Internal Services, Parks and Recreation, Workforce Development, Aging and Community Services, Consumer and Business Affairs, and the Executive Director of the Los Angeles County Development Authority (formerly known as Community Development Commission/Housing Authority of the County of Los Angeles).

CWA ATTACHMENT D

FISCAL IMPACT/FINANCING

There will be no fiscal impact to the County resulting from the approval of the proposed Board Policy.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

NA

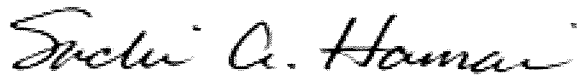
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed updated Policy does not impact current services or projects.

CONCLUSION

Upon approval of the recommended updated Policy, please return one adopted copy to the Chief Executive Office, Capital Programs Division.

Respectfully submitted,



SACHI A. HAMAI
Chief Executive Officer

SAH:JJ:DPH
BMB:AMA:KAV:kb

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Audit Committee
Economic Development Policy Committee
Internal Services
Los Angeles County Development Authority
Parks and Recreation
Public Works



Los Angeles County BOARD OF SUPERVISORS POLICY MANUAL

Policy Title: #:	Effective Date:
0.000 COUNTYWIDE LOCAL AND TARGETED WORKER HIRING	

PURPOSE

Establishes the Countywide Local and Targeted Worker Hiring Policy for all County-sponsored construction and development projects, including local hiring for Targeted Workers, Veterans, Job Order Contracts, and Affordable Housing and Mixed-Use Affordable Housing projects.

REFERENCE

October 27, 2015 Board Order 21

February 9, 2016 Board Order 47-A

August 1, 2016 Chief Executive Office memo to the County Board of Supervisors, "Development of a Countywide Local Worker Hire Policy Board Motion of October 27, 2015, Agenda Item No. 21 and Board Motion of February 9, 2016, Agenda item No. 47-A"

September 6, 2016 Board Order 14

March 21, 2017 Board Order 2

POLICY

On September 6, 2016, the Board of Supervisors approved the Countywide Local and Targeted Worker Hiring Policy [LTWHP or Policy]. This Policy was approved to provide Los Angeles County's investment in public works, County-financed affordable housing projects and developer-financed economic development projects on County property as a catalyst for local job creation, construction careers training, and revenue generation for the County. Additionally, the Policy establishes a pathway for the County to enhance employment opportunities particularly for qualified Local and Targeted Workers who face multiple barriers to employment, such as homelessness, former foster youth, and formerly incarcerated individuals.

The Policy requires that all County departments, commissions and agencies administering project development agreements, including but not limited to; ground leases, loan agreements, grant agreements, design-build contracts, and contracts for County capital and construction projects that require Board approval to comply with the Policy as set by the County Board of Supervisors.

This Policy is also a component of the Community Benefits for County Economic Development Projects Policy which establishes criteria and procedures for economic development projects in the Los Angeles County in order to generate economic benefits for the businesses, community, and residential, commercial or industrial area surrounding each project.

All prime Contractors providing services under the above-mentioned project agreements and/or contracts must comply with the LTWHP requirements and hiring goals established by the County, as outlined below. Additionally, depending on the total project budget as determined by the County, one of the following hiring goals of the LTWHP requirements shall apply:

- Mandatory Hiring Goals
- Best Efforts Hiring Goals
- No LTWHP Hiring Goals

POLICY REQUIREMENT FOR LOCAL RESIDENCY PREFERENCE AREA FOR TIER 1 AND 2

A **Tier 1 Qualified Local Resident** is defined as a County resident whose primary residency is: (1) within five (5) miles of the proposed project site; and (2) is within a qualifying Zip Code. If a qualifying Zip Code is partially located within the 5-mile radius, then the entire Zip Code is considered as Tier I Zip Code, and workers living in that entire Zip Code area may qualify as Tier I hire.

A **Tier 2 Qualified Local Resident** is defined as a County resident whose primary residency is: (1) within a qualifying Zip code; and (2) that qualifying Zip Code is beyond five (5) miles of the proposed project site.

A **qualifying Zip Code** is defined as a Zip Code within the County of Los Angeles, where either: (1) the average percentage of households living below 200 percent of the Federal Poverty Level (FPL) for that individual's primary residency's Zip Code is greater than the County average for such households; or (2) the Zip Code is one of 11 additional Zip Codes determined by the Board on September 6, 2011 to be a Zip Code where at least 30 percent of the population is living in poverty, and with an unemployment rate of at least 150 percent of the national average.

POLICY REQUIREMENT FOR TARGETED WORKERS ELIGIBILITY

A **Targeted Worker** is an individual who is both a County resident and who faces one or more of the following barriers to employment:

1. Has a documented annual income at or below 100 percent of the Federal Poverty Level;
2. Has no high school diploma or GED;
3. Has a history of involvement with the criminal justice system;
4. Is experiencing protracted unemployment (receiving unemployment benefits for at least 6 months);
5. Is a current recipient of government cash or food assistance benefits;
6. Is homeless or has been homeless within the last year;
7. Is a custodial single parent;
8. Is a former foster youth;
9. Is a veteran, or is the eligible spouse of a veteran of the United States armed forces, under Section 2(a) of the Jobs for Veterans Act (38 U.S.C.4215[a]);
10. Is an eligible migrant and seasonal farmworker;

11. Is currently an English language learner;
12. Is an older Individual (55+);
13. Is disabled; or
14. Is an individual with a low level of literacy.

POLICY REQUIREMENT HIRING GOALS

Project Budget Greater than \$2.5 Million (Mandatory Hiring Goals)

For projects with a total project budget greater than \$2.5 million, with the exception of affordable housing projects, there shall be a **mandatory** hiring goal of at least 30 percent of California construction labor hours performed by either Tier 1 or Tier 2 Qualified Local Residents on each project.

California construction labor hours is defined as all craft worker hours performed on the project by California residents, excluding the hours performed by off-site material fabricators, designers, project office staff, or vendors.

For projects with a total project budget greater than \$2.5 million, with the exception of affordable housing projects, there shall be a **mandatory** hiring goal of at least 10 percent of California construction labor hours on the project performed by those classified as a Targeted Worker. Hours worked by a Targeted Worker who is also a Tier 1 or Tier 2 Qualified Local Resident may be applied towards the 30 percent goal;

For projects with a total project budget greater than \$2.5 million, with the exception of affordable housing projects, there shall be a **mandatory** requirement to use a Jobs Coordinator, as that term is defined in the Implementation Policy Guidelines issued by the CEO, to facilitate implementation of the targeted hiring requirement of this Policy. The Jobs Coordinator shall work closely with Workforce Development, Aging and Community Services, local agencies such as America's Job Centers of California, Social Enterprises, and local community-based organizations to outreach, recruit and create a pipeline to employ residents from the community in which the project is located; and

The Contractor shall ensure the **mandatory** hiring requirements provided for Local and Targeted Workers are met in accordance with this Policy.

Project Budget of \$500,000 to \$2.5 million (Best Efforts Hiring Goals)

For projects with a total project budget of \$500,000 to \$2.5 million, with the exception of affordable housing projects, there shall be a **best effort** hiring goal of at least 30 percent of California construction labor hours worked on each project performed by either Tier 1 or Tier 2 qualified local residents on each project. There is no Targeted Worker hiring requirement;

For affordable housing projects and mixed-use affordable housing projects that include County-funded facilities receiving funds administered by Community Development Commission (CDC), and Housing Authority of County of Los Angeles (HACOLA) projects with a project budget greater than \$2.5 million, there shall be a **best effort** hiring goal of at least 30 percent qualified local residents and 10 percent Targeted Workers of California construction labor hours performed; and

The Contractor shall ensure posting a wide array of its construction job advertisements and/or seeking the assistance of a community service provider organization if necessary to ensure the **best efforts** hiring requirement provided for Local Workers is met in accordance with this Policy.

All Projects Hiring Goals

For all projects, with the exception of affordable housing projects, a minimum ratio of one apprentice hour for every five journeyman hours shall be enforced, per State Labor code requirement, and contractors will strive to obtain half of all apprentice hours on the project be performed by Local and Targeted Workers. Hours worked by an apprentice who is also a Targeted Worker or a local resident may be applied towards the 30 percent local resident and/or the 10 percent Targeted Worker hire goal.

Policy Exemptions

Exceptions for projects in jurisdictions enforcing their own local hiring policy, and for projects with federal or State funding prohibitions on geographic preferences will be determined on a case-by-case basis by Chief Executive Office (CEO), in consultation with the County Board of Supervisors Offices and County Counsel, and the exemption shall be stated in the corresponding Board letter.

Affordable housing projects financed with federal funds subject to 24 CFR Part 135 will follow local hiring and training guidelines promulgated through Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain Housing and Urban Development (HUD) financial assistance can be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Contractors working with the Housing Authority of the County of Los Angeles on public housing modernization construction projects that exceed \$2.5 million and are funded with non-federal funding will partner with Workforce Development, Aging and Community Services and other local agencies, such as America's Job Centers of California, Social Enterprises, community-based organizations, etc. to outreach, recruit and train public housing residents for employment opportunities.

POLICY IMPLEMENTATION

Details of the implementation of this Policy shall be provided in the latest version of the Implementation Policy Guidelines issued by the CEO.

Applicable referenced Policy language shall be included in all Board-awarded County construction and development project documents. In addition:

- All requests for Solicitation/Proposal/Invitations for Bid (RFP/IFB), specifications must require all contractors submitting bids or proposals to agree to the terms of the County of Los Angeles (County) LTWHP.
- All construction project general contracts must include a provision obligating the contractor and its subcontractors to comply with the terms of the County's LTWHP through execution of an agreement.
- The construction contract must include provisions establishing enforcement and compliance of the LTWHP.

Reporting Requirements

The contractor, on behalf of itself and its subcontractors, shall submit Local and Targeted Worker Hiring data to the County Project Manager or designated County representative.

Monthly Mandatory Compliance Withholding

The Contractor's compliance with the approved the Local and Targeted Workforce and Hire Status Reports will be evaluated monthly.

To enforce compliance on contracts containing **mandatory** hiring goals, an amount will be withheld from the monthly progress payment to the contractor in proportion to the deficit percentage of the mandated Local and Targeted Hiring Goal percentage and the actual percentage obtained. The maximum that may be withheld during the duration of the project is one percent of the total construction contract amount, but not to exceed \$500,000, comprised of 0.75 percent for Local Worker goal compliance, and 0.25 percent for Targeted Worker goal compliance. This amount is called the Monthly Mandatory Compliance Withholding (MMCW) amount. The percentage of the MMCW that will be withheld for a given month will be the same as the percentage of the deficit in achieving the LTWHP targets for that month.

The maximum MMCW amount is determined as follows:

Construction Contract Value X .75% ÷ Number of months in baseline construction schedule =
Monthly Mandatory Compliance Withholding (MMCW) for Local Workers

Construction Contract Value X .25% ÷ Number of months in baseline construction schedule =
Monthly Mandatory Compliance Withholding (MMCW) for Targeted Workers

If the Targeted Worker Hiring mandatory requirements of the Policy have not been satisfied as required for a project, the contractor nonetheless may be deemed to be in compliance if the contractor demonstrates both (a) that the Contractor and each of its subcontractors have complied with all other requirements of the Policy, and (b) that the contractor and each of its subcontractors have satisfactorily demonstrated the following:

- o Documented contact with the Department of Workforce Development, Aging and Community Services, America Job Centers or with an agency that supports and provides employment and training services for Targeted Workers in construction employment, and in which instance the agency did not refer a qualified Targeted Worker to the contractor or subcontractor within 48 hours of the job request for fair consideration of the Targeted Worker.

County Reporting:

County departments, commissions, and agencies shall provide quarterly reports to the CEO on compliance with the LTWHP for their construction projects during the quarter. CEO shall provide consolidated quarterly reports to the Board and the Economic Development Policy Committee on the compliance of data measures of the Local and Targeted and Apprentice Worker Hire Policy requirements.

County departments, commissions, and agencies administering construction projects under this Policy will be required to monitor and provide enforcement of the Policy. It should be noted the contractor is ultimately responsible for their and their subcontractors compliance with the County's LTWHP requirements.

Referral Process for LTWHP

The following resources may be used to connect contractors to workers meeting the definition of a Local Worker or a Target Worker, should the contractor require assistance. Additional Community Service Providers may be used by contractors and subcontractors to identify local residents and Targeted Workers.

- Los Angeles County Workforce Development, Aging, and Community Services: <http://wdacs.lacounty.gov/>
- LA Jobs: <https://www.jobsla.org/vosnet/Default.aspx>
- Cal Jobs: <http://www.caljobs.ca.gov/vosnet/Default.aspx>
- Helmets to Hardhats: <https://www.helmetstohardhats.org>
- America's Job Center of California: <http://www.americasjobcenter.ca.gov>

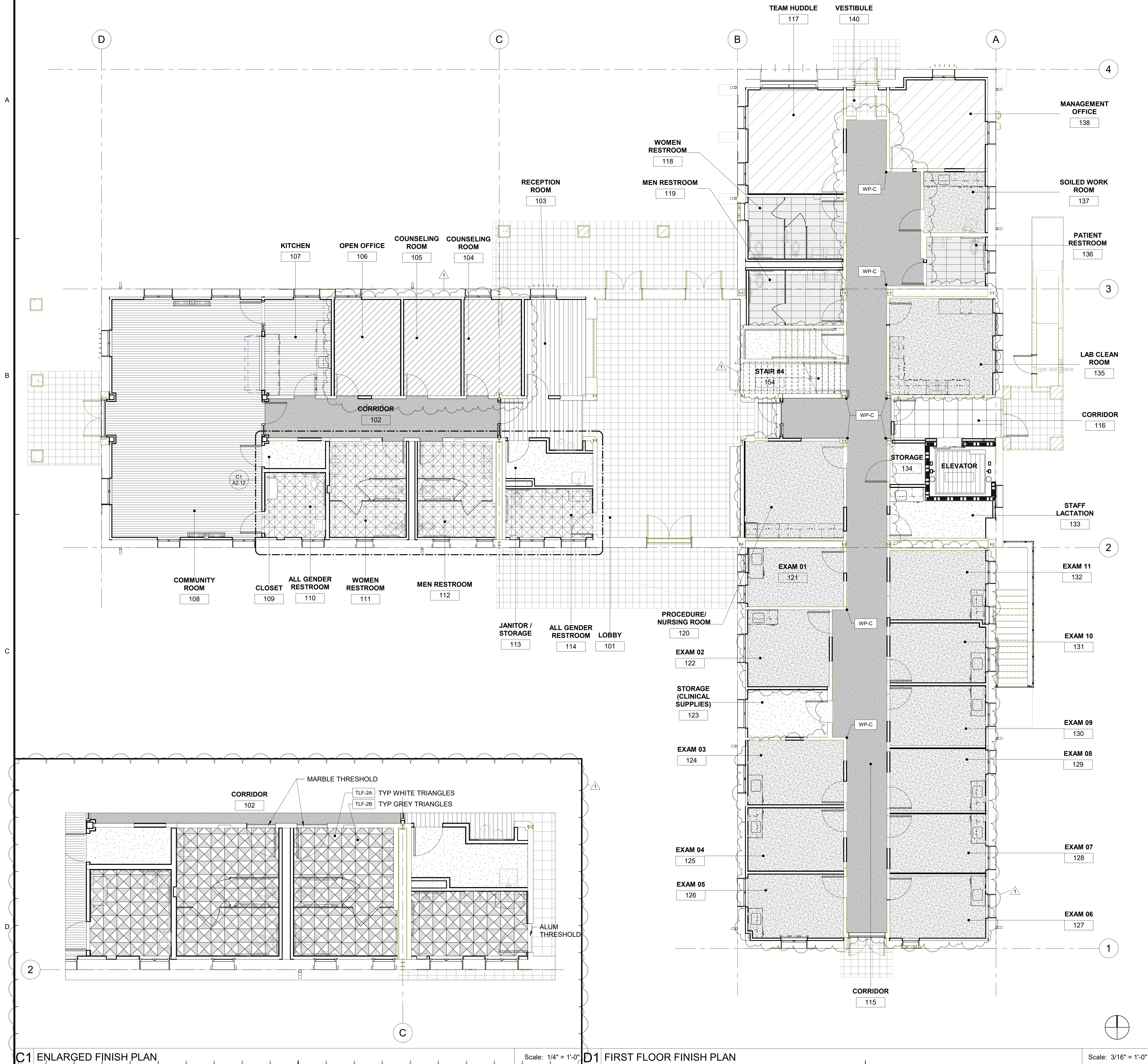
RESPONSIBLE DEPARTMENTS

Chief Executive Office
County Counsel

DATE ISSUED/SUNSET DATE

Issue Date: XX,XX, 2019

Sunset Date: XX,XX, 20XX



C1 ENLARGED FINISH PLAN

Scale: 1/4" = 1'-0" D1 FIRST FLOOR FINISH PLAN

FINISH LEGEND

NOTE:
REFER TO FINISH SCHEDULE AND MATERIAL LIST ON SHEET A8.51

	CPT-1		TLF-2A, TLF-2C
	CPT-2		TLF-2A, TLF-2B
	CPT-3		TLF-3
	LVT-1		TLF-4
	LVT-2		
	RBT-1		WP-C
	SV-1		WP-C (CORNER GUARD)
	SV-2		
	SV-3		
	EXISTING TERRACOTTA TILE TLF-E		

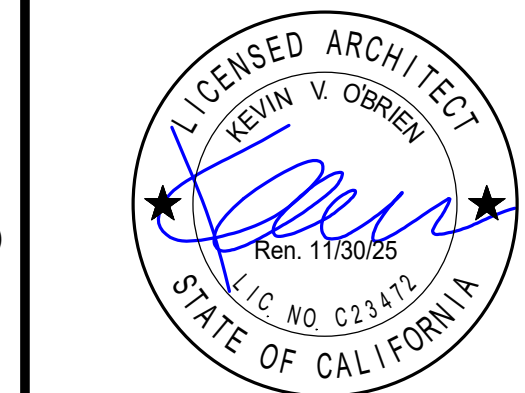
FINISH ABBREVIATION

CPT	CARPET
LVT	LUXURY VINYL TILE
RBT	RUBBER FLOORING
SV	RESILIENT SHEET HOMOGENEOUS
TLF	TILE PORCELAIN FLOOR

GENERAL NOTES

2023 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE REQUIREMENTS:

- ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (5.504.4.4)
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPECIFICATION 01350) OR
 - NSF/ANSI 140 AT THE GOLD LEVEL OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE OR
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
- ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (5.504.4.4.1, 5.504.4.4.2)
- COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 5.504.4.5. (5.504.4.5)
- MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
 - PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM) OR
 - CERTIFICATION UNDER THE RFGI FLOORSORE PROGRAM OR
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (5.504.4.6)



Registration

Client Name
LA County Public Works

Project Title
PATHWAY TORRANCE
COMMUNITY HEALTH
AND WELLNESS
CENTER

Project Address
2300 W CARSON ST
TORRANCE, CA 90501

AIN: 7359-004-903

Key Plan

12"x36" La Cañada Design Group expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of La Cañada Design Group. The owner agrees to hold harmless and indemnify La Cañada Design Group against all damages, claims and losses arising out of any reuse of the plans and specifications without the authorization of La Cañada Design Group.

Milestones	Date
1ST PLANCHECK SUBMITTAL	3/28/2025
2nd PLANCHECK SUBMITTAL	06/12/2025
3rd PLANCHECK SUBMITTAL	09/25/2025
4th PLANCHECK SUBMITTAL	10/23/2025
PLANNING BACKCHECK	2/3/2026

Revisions	No.	Description	Date
ADDENDUM #1	1	ADDENDUM #1	4/22/2026

Drawn by AF, BW, HP
Reviewed by PG

Plot date: 4/22/2026 1:47:11 PM

LCDG Job Number: 0646.26

Sheet Title

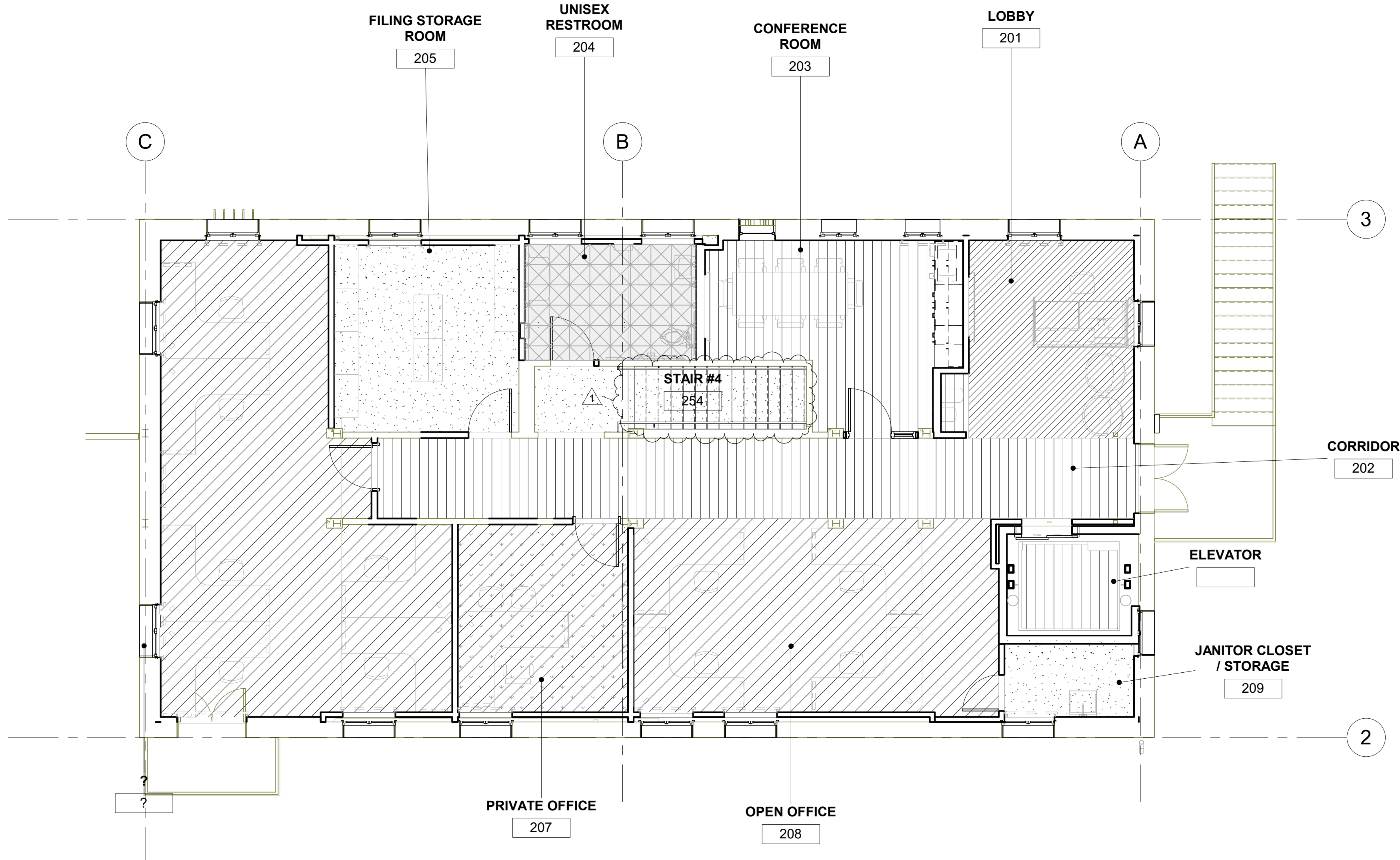
FIRST FLOOR FINISH
FLOOR PLAN

Sheet Number

A2.12

BID SET: 3-3-26

ATTACHMENT 10



FINISH LEGEND

NOTE:
REFER TO FINISH SCHEDULE AND MATERIAL LIST ON SHEET A8.51

	CPT-1		TLF-2A , TLF-2C
	CPT-2		TLF-2A , TLF-2B
	CPT-3		TLF-3
	LVT-1		TLF-4
	LVT-2		
	RBT-1		WP-C (CORNER GUARD)
	SV-1		
	SV-2		
	SV-3		
	EXISTING TERRACOTTA TILE TLF-E		

FINISH ABBREVIATION

CPT	CARPET
LVT	LUXURY VINYL TILE
RBT	RUBBER FLOORING
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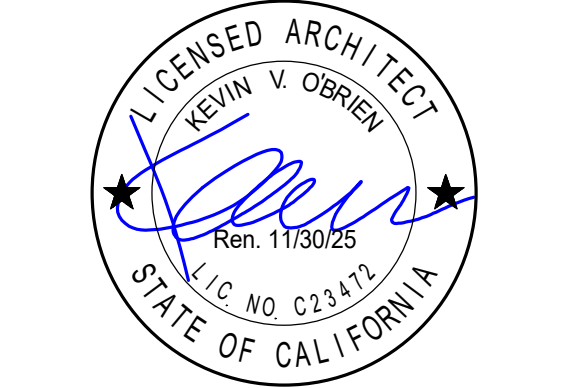
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C. NSF/ANSI 140 AT THE GOLD LEVEL OR
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D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (5.504.4.6)



La Cañada Design Group
Architecture
Planning
Interiors

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Pasadena, California 91107
(626) 351-4301 FAX (626)351-4302
www.lcdg.com



Registration
[Redacted]

Client Name
LA County Public Works

Project Title
PATHWAY TORRANCE
COMMUNITY HEALTH
AND WELLNESS
CENTER

Project Address
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TORRANCE, CA 90501

AIN: 7359-004-903
[Redacted]

Key Plan

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Revisions	No.	Description	Date
ADDENDUM #1	1	ADDENDUM #1	4/22/2026
	2		
	3		
	4		
	5		
	6		

Drawn by AF, BW, HP
Reviewed by PG

Plot date: 4/22/2026 1:49:32 PM

LCDG Job Number: 0646.26

Sheet Title

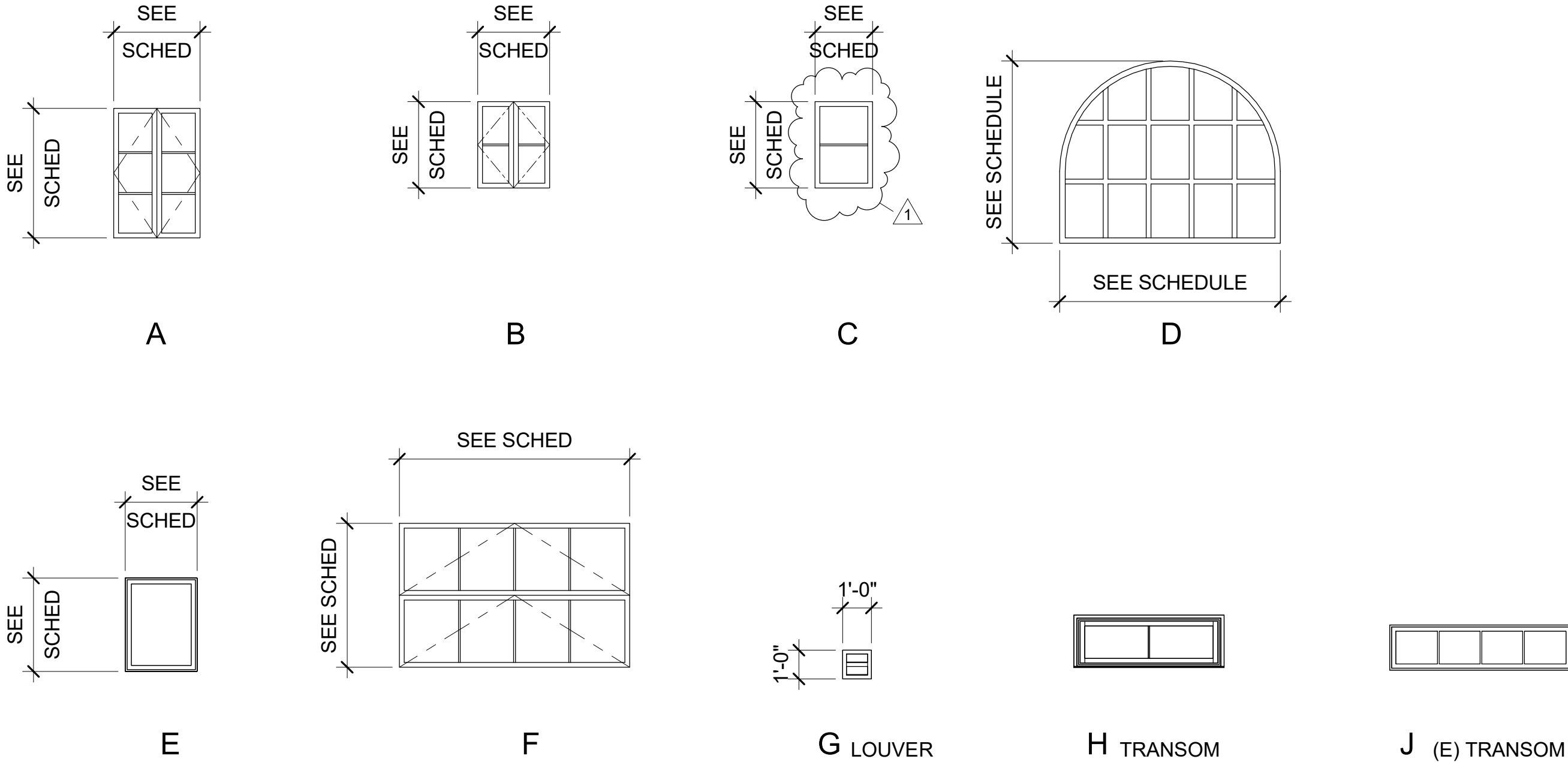
SECOND FLOOR
FINISH FLOOR PLAN

Sheet Number

A2.22

BID SET: 3-3-26

WINDOW TYPE



NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING ROUGH OPENING FOR ALL WINDOW REPLACEMENT

COMMENTS:

1. ADD LOCKING HARDWARE TO KEEP WINDOW NON-OPERABLE.
2. APPLY FROSTED FILM INSIDE, REFER TO "F1" ON MATERIAL SCHEDULE
3. STATIONARY UNIT, NO SCREEN.
4. INSTALL PRIVACY SHADE, MS-2.

ABBREVIATIONS:

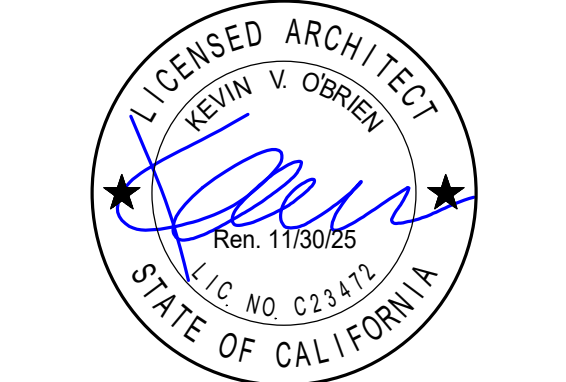
ALUM	ALUMINUM
ALCW	ALUMINUM CLAD WOOD
FF	FACTORY FINISH
GL	GLASS
HM	HOLLOW METAL
P	PAINT
STL	STEEL
WD	WOOD
GL-1	1" IGU, LOW-E, TEMPERED GLAZING
GL-2	NOT USED
GL-3	3/4" IGU, TEMPERED GLAZING

GENERAL NOTES:

1. REFER TO SHEET A8.51 FOR WINDOW AND FRAME FINISHES AND COLORS.
2. FIELD VERIFY ALL WINDOW ROUGH OPENING DIMENSIONS.
3. ALL CASEMENT WINDOWS ARE OPERABLE, WITH SCREENS, U.N.O.
4. TYP ALL EXTERIOR WINDOW UNITS:
A. INTERIOR FINISH: PT-5A
B. EXTERIOR FINISH: ALUMINUM CLAD, EW-1

WINDOW SCHEDULE

MARK	WINDOW TYPE	R.O. (V.I.F.)		FRAME MATERIAL	FRAME FINISH	GLAZING TYPE	HEAD	JAMB	SILL	COMMENTS
01	A	4' - 0"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
02	A	4' - 0"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
03	A	3' - 8"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
04	A	3' - 8"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
05	A	3' - 8"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
06	A	3' - 8"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
07	C	2' - 6"	3' - 3"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	1, 2
08	A	3' - 2"	4' - 9"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
09	A	3' - 2"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
10	D	3' - 0"	2' - 5"	ALCW	PT-5A	GL-1	C2 / A7.55	C2 / A7.55	C2 / A7.55	
11	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
12	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
13	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
14	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	2
15	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
16	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
17	A	3' - 2"	5' - 0"	ALCW	PT-5A	GL-1	B5, D4 / A7.55	D5 / A7.55	B5, D4 / A7.55	2, 3
18	A	3' - 2"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
19	C	2' - 6"	3' - 3"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	1, 4
20	A	3' - 4"	4' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
21	A	3' - 4"	4' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
22	A	3' - 4"	4' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
23	A	3' - 4"	4' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
24	A	3' - 4"	4' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
25	C	2' - 4"	4' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	1, 4
26	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
27	A	4' - 0"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
28	A	4' - 0"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
29	A	4' - 0"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
30	A	4' - 0"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
31	A	2' - 6"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	2
32	A	2' - 6"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	2
33	A	3' - 6"	4' - 2"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	2
34	A	3' - 6"	4' - 2"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	2
35	C	2' - 4"	3' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	1, 2
36	C	2' - 4"	3' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	1, 2
37	C	2' - 4"	3' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	1, 2
38	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	2
39	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
40	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
41	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
42	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
43	H	5' - 0"	1' - 8"	ALCW	PT-5A	GL-1	D3 / A7.51	D3 / A7.51	D3 / A7.51	
44	H	5' - 0"	1' - 8"	ALCW	PT-5A	GL-1	D3 / A7.51	D3 / A7.51	D3 / A7.51	
50	A	3' - 8"	5' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
51	A	3' - 8"	5' - 0"	ALCW	PT-5A	GL-1	B4 / A7.55	B4 / A7.55	B4 / A7.55	4
52	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	B4 / A7.55	B4 / A7.55	B4 / A7.55	2
53	A	3' - 8"	5' - 0"	ALCW	PT-5A	GL-1	B4 / A7.55	B4 / A7.55	B4 / A7.55	2
54	E	2' - 6"	2' - 6"	ALCW	PT-5A	GL-1	A1 / A7.55	C1 / A7.55	B1 / A7.55	2
55	B	2' - 6"	2' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
56	B	2' - 6"	2' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
57	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
58	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
59	A	3' - 2"	4' - 6"	ALCW	PT-5A	GL-1	B5, D4 / A7.55	D5 / A7.55	B5, D4 / A7.55	2, 3
60	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
61	A	3' - 8"	4' - 0"	ALCW	PT-5A	GL-1	B4 / A7.55	B4 / A7.55	B4 / A7.55	4
62	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	B4 / A7.55	B4 / A7.55	B4 / A7.55	4
63	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	B4 / A7.55	B4 / A7.55	B4 / A7.55	4
64	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	B4 / A7.55	B4 / A7.55	B4 / A7.55	4
65	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
66	B	3' - 4"	2' - 0"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
67	A	3' - 8"	4' - 6"	ALCW	PT-5A	GL-1	C3 / A7.55	C3 / A7.55	C3 / A7.55	4
70	G	3' - 0"	3' - 0"	ALUM	PT-5A	GL-1	-	-	-	
71	G	1' - 0"	1' - 0"	ALUM	PT-5A	GL-1	-	-	-	
80	F	8' - 0 3/4"	5' - 0"	WD	PT-5A	GL-3	D5 / A7.56	C4, D4 / A7.56	D5 / A7.56	2
91	J	6' - 4"	1' - 6"	ALCW	PT-5A	GL-1	D3 / A7.51	D3 / A7.51	D3 / A7.51	



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AIN: 7359-004-903

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Milestones	Date
1ST PLANCHECK SUBMITTAL	3/28/2025
2nd PLANCHECK SUBMITTAL	06/12/2025
3rd PLANCHECK SUBMITTAL	09/25/2025
4th PLANCHECK SUBMITTAL	10/23/2025
PLANNING BACKCHECK	2/3/2026

Revisions	No.	Description	Date
1	ADDENDUM #1	4/22/2026	

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Sheet Title

EXTERIOR AND
INTERIOR WINDOW
TYPES AND SCHEDULE

Sheet Number

A8.21

BID SET: 3-3-26

A

B

C

D

REFRIGERANT VOLUME CALCULATION																					
SYSTEM SERVING	ROOM NAME	Area (FT²)	CLG HEIGHT (FT)	ROOM VOLUME (FT³)	REFRIGERANT				STATUS	REMARKS	NOTES										
					TYPE	REFRIGERANT SYSTEM CHARGE (LBS.)	ALLOWED REFRIGERANT/ 1000 FT³ (LBS.)	ALLOWED REFRIGERANT IN ROOM (LBS.)													
CU - 1	LOW VOLTAGE ROOM #B01	94	8.0	752	R-410A	18.68	26.0	19.6	PASSED	1	-										
	ELEVATOR MACHINE ROOM #B02	100	8.0	800	R-410A	18.68	26.0	20.8	PASSED	1	-										
	HIGH VOLTAGE ROOM #B03	147	8.0	1176	R-410A	18.68	26.0	30.6	PASSED	1	-										
	LOBBY #101	771	8.0	7576	R-410A	49.56	26.0	197.0	PASSED	2	PROVIDE DOOR LOUVER TO COMBINE CORRIDOR										
CORRIDOR #102	176	8.0																			
CU - 2	RECEPTION ROOM #103	114	8.0	10152	R-410A	49.56	26.0	264.0	PASSED	3	SERVED BY A COMMON MECHANICAL VENTILATION SYSTEM										
	COUNSELING ROOM #104	107																			
	COUNSELING ROOM #105	107																			
	OPEN OFFICE #106	125																			
	KITCHEN #107	124																			
	COMMUNITY ROOM #108	692																			
	CORRIDOR #116	83																			
CORRIDOR #115	798	8.0	7048	R-410A	30.88	26.0	183.2	PASSED	2	PROVIDE DOOR LOUVER TO COMBINE CORRIDOR											
EXAM 01 #121	109																				
CU - 3	EXAM 02 #122	122	8.0	10232	R-410A	30.88	26.0	266.0	PASSED	3	SERVED BY A COMMON MECHANICAL VENTILATION SYSTEM										
	EXAM 03 #124	120																			
	EXAM 04 #125	117																			
	EXAM 05 #126	118																			
	EXAM 06 #127	115																			
	EXAM 07 #128	111																			
	EXAM 08 #129	116																			
	EXAM 09 #130	111																			
	EXAM 10 #131	111																			
	EXAM 11 #132	129																			
	STAFF LACTATION #133	83										8.0	2232	R-410A	30.88	26.0	58.0	PASSED	2	DOOR LOUVER TO CORRIDOR #115	
	LAB CLEAN ROOM #135	196										8.0	1568	R-410A	30.88	26.0	40.8	PASSED	1	-	
	CU - 4	PROCEDURE/NURSING ROOM #120										186	8.0	1488	R-410A	24.17	26.0	38.7	PASSED	1	-
		CORRIDOR #115										798	8.0	6384	R-410A	24.17	26.0	166.0	PASSED	1	-
TEAM HUDDLE #117		192	8.0	1536	R-410A	24.17	26.0	39.9	PASSED	1	-										
MANAGEMENT OFFICE #138		161	8.0	1288	R-410A	24.17	26.0	33.5	PASSED	1	-										
LOBBY #201		165	8.0	3664	R-410A	34.86	26.0	95.3	PASSED	1	-										
CORRIDOR #202	293	8.0																			
CU - 5	CONFERENCE ROOM #203	191	8.0	1528	R-410A	34.86	26.0	39.7	PASSED	1	-										
	FILING STORAGE ROOM #205	166	8.0	4992	R-410A	34.86	26.0	129.8	PASSED	2	DOOR LOUVER TO CORRIDOR #202										
	OPEN OFFICE #206	513	8.0	4104	R-410A	34.86	26.0	106.7	PASSED	1	-										
	PRIVATE OFFICE #207	154	8.0	4896	R-410A	34.86	26.0	127.3	PASSED	2	DOOR LOUVER TO CORRIDOR #202										
	OPEN OFFICE #208	339	8.0	2712	R-410A	34.86	26.0	70.5	PASSED	1	-										

REMARKS:
1. PASSED AS IS.
2. PASSED WITH TRANSFER GRILLE TO ADJACENT ROOM.
3. PASSED WITH CONSIDERING AREA SERVED BY A COMMON MECHANICAL VENTILATION SYSTEM ARE TREATED AS CONNECTED SPACE.



ATTACHMENT 12



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1ST PLANCHECK SUBMITTAL	3/28/2025
2ND PLANCHECK SUBMITTAL	07/22/2025
3RD PLANCHECK SUBMITTAL	08/21/2025
PLAN CHECK CORRECTIONS	12/16/2025
PRE-BID RFI	04/23/2026

Revisions		Date
No.	Description	
△	ADDENDUM #1	4/27/2026
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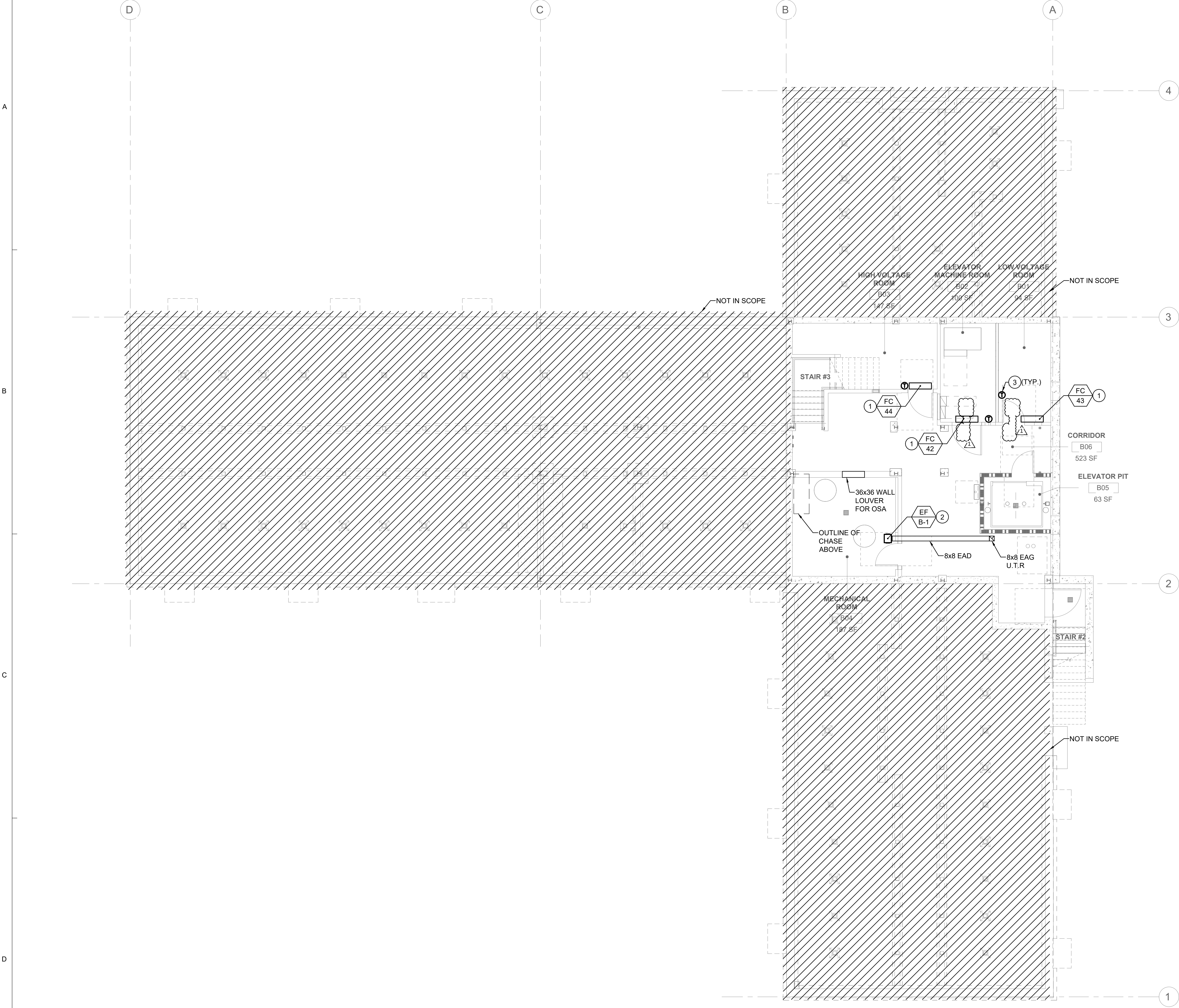
LCDG Job Number: 0646.26

Sheet Title

MECHANICAL
EQUIPMENT
SCHEDULES

Sheet Number

M-005



CONSTRUCTION KEY NOTES

- 1 PROVIDE FAN COIL UNIT PER SCHEDULE.
- 2 PROVIDE EXHAUST FAN PER SCHEDULE.
- 3 PROVIDE THERMOSTAT.
- 4 NOT USED.

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Revisions	No.	Description	Date
▲		ADDENDUM #1	4/27/2026
▲			
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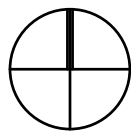
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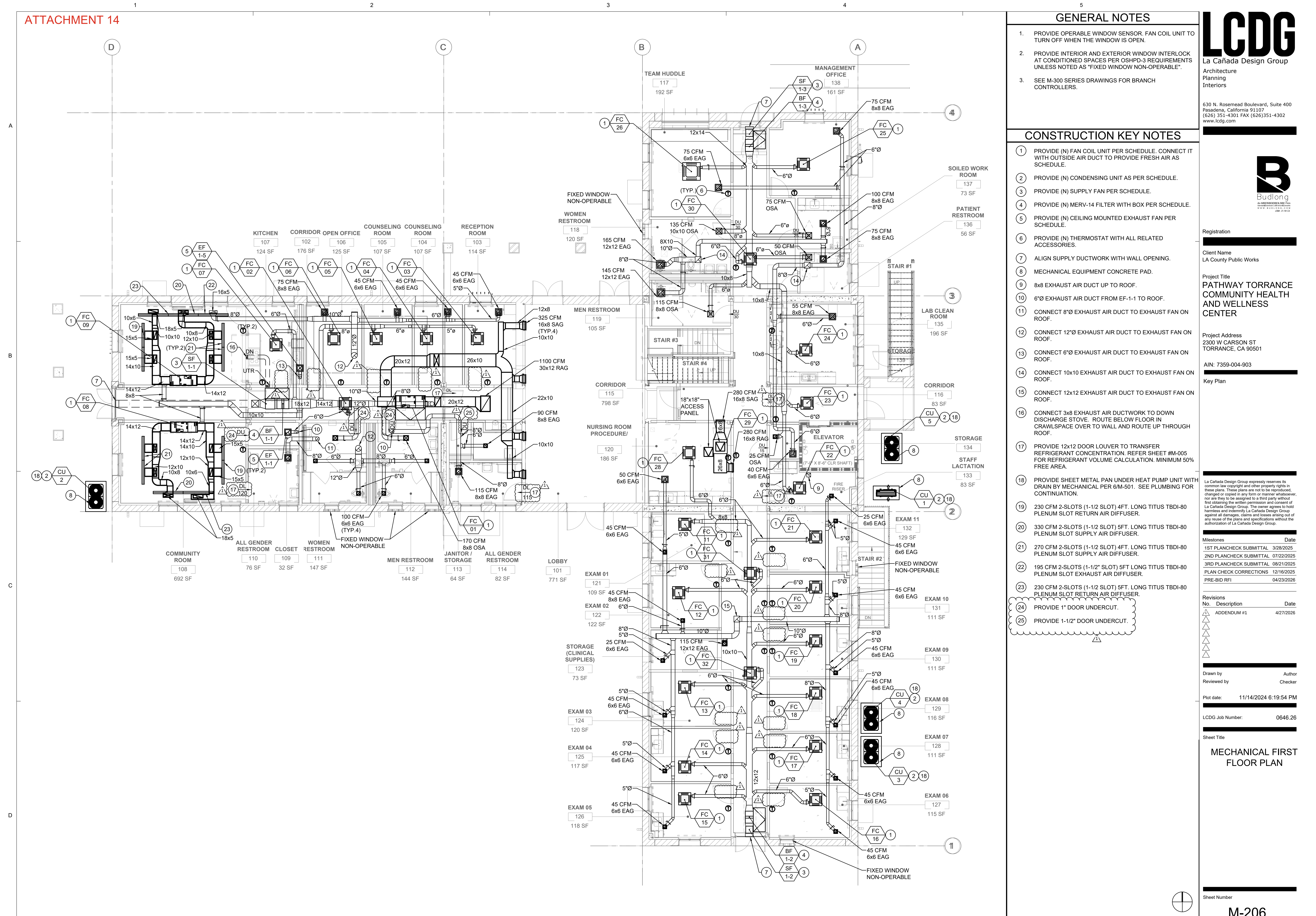
Sheet Title

**MECHANICAL
BASEMENT
PLAN**

Sheet Number

M-205





GENERAL NOTES

1. PROVIDE OPERABLE WINDOW SENSOR. FAN COIL UNIT TO TURN OFF WHEN THE WINDOW IS OPEN.
2. PROVIDE INTERIOR AND EXTERIOR WINDOW INTERLOCK AT CONDITIONED SPACES PER OSHPD-3 REQUIREMENTS UNLESS NOTED AS "FIXED WINDOW NON-OPERABLE".
3. SEE M-300 SERIES DRAWINGS FOR BRANCH CONTROLLERS.

CONSTRUCTION KEY NOTES

1. PROVIDE (N) FAN COIL UNIT PER SCHEDULE. CONNECT IT WITH OUTSIDE AIR DUCT TO PROVIDE FRESH AIR AS SCHEDULE.
2. PROVIDE (N) CONDENSING UNIT AS PER SCHEDULE.
3. PROVIDE (N) SUPPLY FAN PER SCHEDULE.
4. PROVIDE (N) MERV-14 FILTER WITH BOX PER SCHEDULE.
5. PROVIDE (N) CEILING MOUNTED EXHAUST FAN PER SCHEDULE.
6. PROVIDE (N) THERMOSTAT WITH ALL RELATED ACCESSORIES.
7. ALIGN SUPPLY DUCTWORK WITH WALL OPENING.
8. MECHANICAL EQUIPMENT CONCRETE PAD.
9. 8x8 EXHAUST AIR DUCT UP TO ROOF.
10. 6"Ø EXHAUST AIR DUCT FROM EF-1-1 TO ROOF.
11. CONNECT 8"Ø EXHAUST AIR DUCT TO EXHAUST FAN ON ROOF.
12. CONNECT 12"Ø EXHAUST AIR DUCT TO EXHAUST FAN ON ROOF.
13. CONNECT 6"Ø EXHAUST AIR DUCT TO EXHAUST FAN ON ROOF.
14. CONNECT 10x10 EXHAUST AIR DUCT TO EXHAUST FAN ON ROOF.
15. CONNECT 12x12 EXHAUST AIR DUCT TO EXHAUST FAN ON ROOF.
16. CONNECT 3x8 EXHAUST AIR DUCTWORK TO DOWN DISCHARGE STOVE. ROUTE BELOW FLOOR IN CRAWLSPACE OVER TO WALL AND ROUTE UP THROUGH ROOF.
17. PROVIDE 12x12 DOOR LOUVER TO TRANSFER REFRIGERANT CONCENTRATION. REFER SHEET #M-005 FOR REFRIGERANT VOLUME CALCULATION. MINIMUM 50% FREE AREA.
18. PROVIDE SHEET METAL PAN UNDER HEAT PUMP UNIT WITH DRAIN BY MECHANICAL PER 6/M-501. SEE PLUMBING FOR CONTINUATION.
19. 230 CFM 2-SLOTS (1-1/2 SLOT) 4FT. LONG TITUS TBDI-80 PLENUM SLOT RETURN AIR DIFFUSER.
20. 330 CFM 2-SLOTS (1-1/2 SLOT) 5FT. LONG TITUS TBDI-80 PLENUM SLOT SUPPLY AIR DIFFUSER.
21. 270 CFM 2-SLOTS (1-1/2 SLOT) 4FT. LONG TITUS TBDI-80 PLENUM SLOT SUPPLY AIR DIFFUSER.
22. 195 CFM 2-SLOTS (1-1/2" SLOT) 5FT LONG TITUS TBDI-80 PLENUM SLOT EXHAUST AIR DIFFUSER.
23. 230 CFM 2-SLOTS (1-1/2 SLOT) 5FT. LONG TITUS TBDI-80 PLENUM SLOT RETURN AIR DIFFUSER.
24. PROVIDE 1" DOOR UNDERCUT.
25. PROVIDE 1-1/2" DOOR UNDERCUT.

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3RD PLANCHHECK SUBMITTAL	08/21/2025
PLAN CHECK CORRECTIONS	12/16/2025
PRE-BID RFI	04/23/2026

Revisions	No.	Description	Date
ADDENDUM #1			4/27/2026

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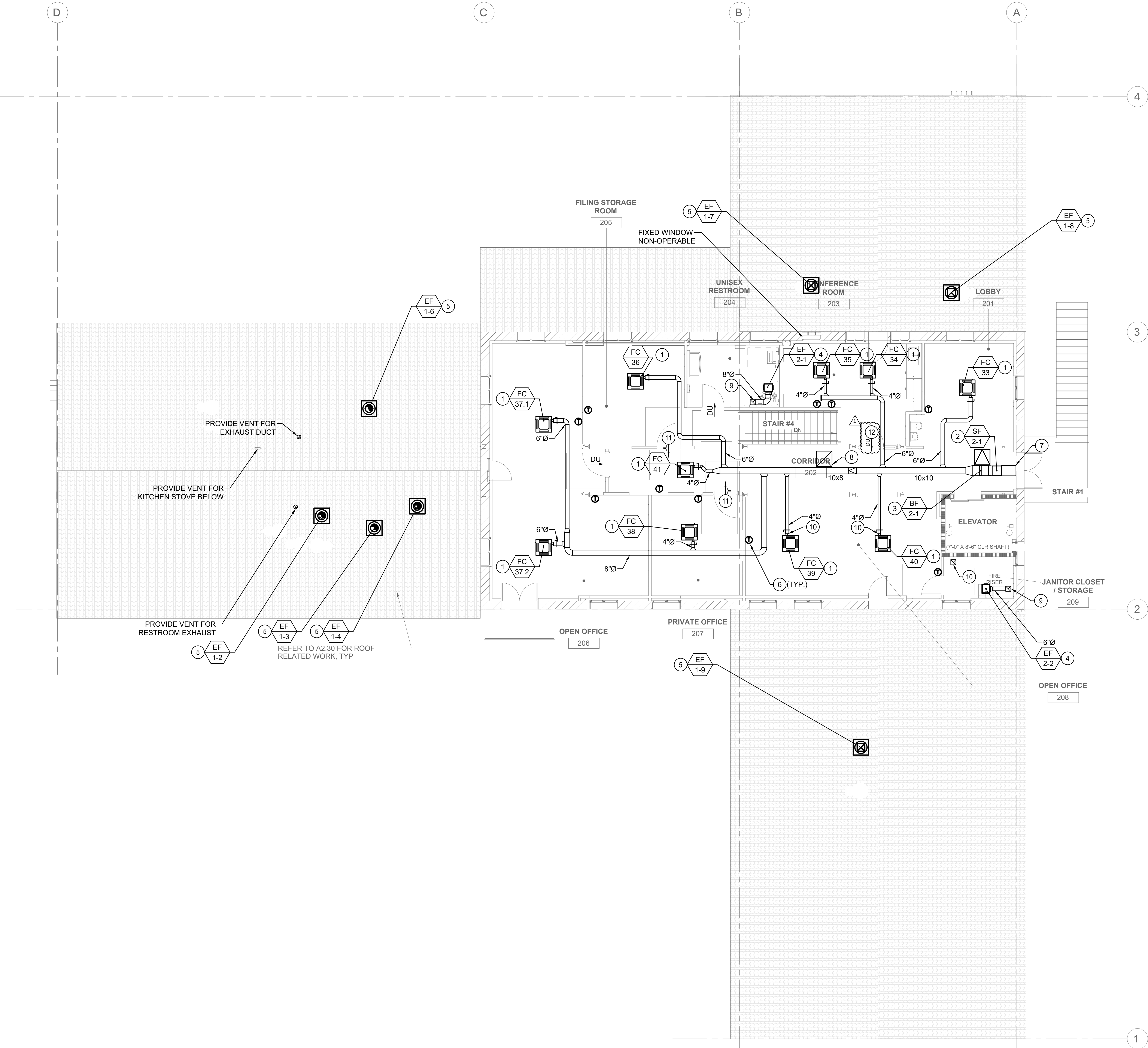
Sheet Title

**MECHANICAL FIRST
FLOOR PLAN**

Sheet Number

M-206

A
B
C
D



GENERAL NOTES

1. REFER TO SHEET M-208 FOR FANS PLACED ON LOWER AND UPPER ROOF.
2. PROVIDE INTERIOR AND EXTERIOR WINDOW INTERLOCK AT CONDITIONED SPACES PER OSHPD-3 REQUIREMENTS UNLESS NOTED AS "FIXED WINDOW NON-OPERABLE".
3. SEE M-300 SERIES DRAWINGS FOR BRANCH CONTROLLERS.

CONSTRUCTION KEY NOTES

1. PROVIDE (N) FAN COIL UNIT PER SCHEDULE. CONNECT IT WITH OUTSIDE AIR DUCT TO PROVIDE FRESH AIR AS SCHEDULE.
2. PROVIDE (N) SUPPLY FAN PER SCHEDULE.
3. PROVIDE (N) MERV-14 FILTER WITH BOX PER SCHEDULE.
4. PROVIDE (N) CEILING MOUNTED EXHAUST FAN AS PER SCHEDULE.
5. PROVIDE (N) ROOF MOUNTED EXHAUST FAN AS PER SCHEDULE.
6. PROVIDE (N) THERMOSTAT WITH ALL RELATED ACCESSORIES.
7. ALIGN SUPPLY DUCTWORK WITH WALL OPENING.
8. PROVIDE EXHAUST GRILLE AND CONNECT TO RELIEF VENTILATOR PER SCHEDULE.
9. 6x6 EXHAUST AIR DUCT UP TO ROOF.
10. EXHAUST AIR DUCT FROM BASEMENT UP TO ROOF.
11. PROVIDE 12x12 DOOR LOUVER TO TRANSFER REFRIGERANT CONCENTRATION. REFER SHEET #M-005 FOR REFRIGERANT VOLUME CALCULATION. MINIMUM 50% FREE AREA.
12. PROVIDE 1" DOOR UNDERCUT.

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Planning
Interiors

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Registration
Client Name
LA County Public Works

Project Title
**PATHWAY TORRANCE
COMMUNITY HEALTH
AND WELLNESS
CENTER**

Project Address
2300 W CARSON ST
TORRANCE, CA 90501

AIN: 7359-004-903

Key Plan

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Milestones	Date
1ST PLANCHECK SUBMITTAL	3/28/2025
2ND PLANCHECK SUBMITTAL	07/22/2025
3RD PLANCHECK SUBMITTAL	08/21/2025
PLAN CHECK CORRECTIONS	12/16/2025
PRE-BID RFI	04/23/2026

Revisions	No.	Description	Date
ADDENDUM #1			4/27/2026

Drawn by
Reviewed by

Author
Checker

Plot date: 11/14/2024 6:19:54 PM

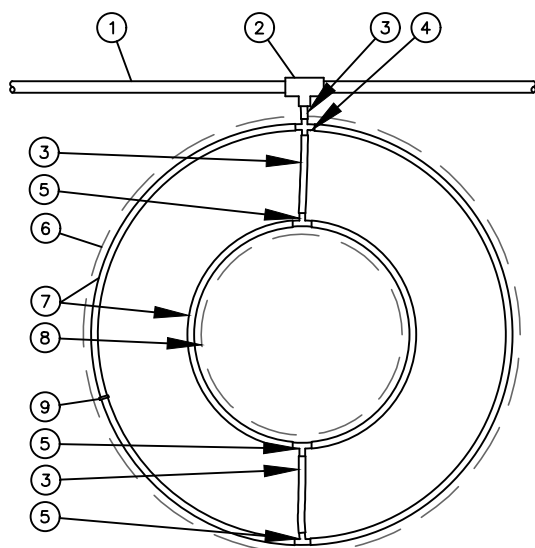
LCDG Job Number: 0646.26

Sheet Title

**MECHANICAL
SECOND FLOOR
PLAN**

Sheet Number

M-207



- ① PVC DRIP MANIFOLD PIPE
- ② PVC SCH 40 TEE OR EL
- ③ ½" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES BLANK TUBING
- ④ BARB CROSS INSERT FITTING:
RAIN BIRD XFD-CROSS
- ⑤ BARB TEE INSERT FITTING:
RAIN BIRD XFF-TEE
- ⑥ PROJECTED CANOPY LINE OF TREE
- ⑦ ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFCV DRIPLINE
PLACE AS SHOWN (LENGTH AS REQUIRED)
- ⑧ ROOT BALL
- ⑨ TIE DOWN STAKE:
RAIN BIRD TDS-050 WITH BEND
(QUANTITY AS REQUIRED,
SEE NOTES 2-3 BELOW)

NOTES:

1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



XFCV ON-SURFACE DRIPLINE AROUND TREE
N.T.S. 02-18-2013

L3-10 -- IRRIGATION AND PLANTING DETAILS 7-17-2025

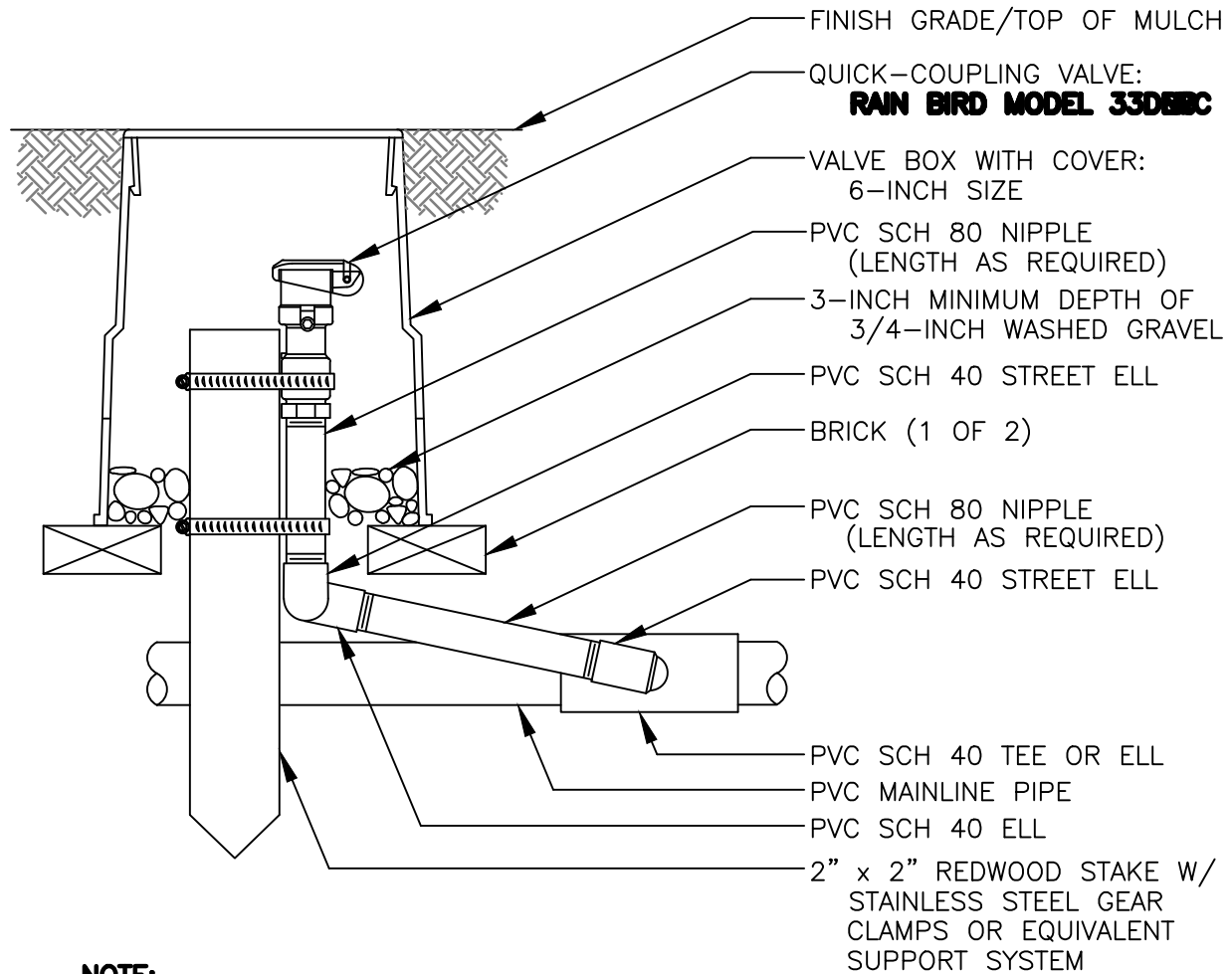
Project Title:

**PATHWAY TORRANCE
COMMUNITY HEALTH
AND WELLNESS
CENTER**

Project Address:

2300 W CARSON ST
TORRANCE, CA 90501

AIN: 7359-004-903

**NOTE:**

1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

(D)

QUICK-COUPLING VALVE

Project Title:

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AND WELLNESS
CENTER**

Project Address:

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TORRANCE, CA 90501

AIN: 7359-004-903

April 23, 2026

REQUEST FOR INFORMATION/CLARIFICATIONS

PATHWAY TORRANCE HEALTH AND WELLNESS CENTER RENOVATION PROJECT
IFB NUMBER: BRC0000616

Question Number	Question	Answer
1	We noticed that the project includes both Attachment P (Bid Set Drawings with 239 pages of plans) and Attachment O (Approved Plans and Clearances with 400 pages of plans) in the Bid Documents. Please advise which set should be used for bidding purposes, and clarify the differences between the two sets.	The drawings in Attachment P should be used for bidding and construction purposes. Attachment O Plans and Clearances are to be referenced for permit and inspection purposes.
2	Please consider extending the Bid Due Date an additional 2 weeks. This will allow the subcontractors additional time to review and bid this project.	The bid due date will not be extended.
3	The following pages are missing from specifications: 09 6813-1 09 0516-2 08 5214-3 10 1413-1 Please provide missing pages.	Refer to Attachments 4 through 7 of this Notice for the missing pages to update the bid set.
4	The following forms are not listed on Upload Checklist on Bid Express, but are listed on page 00 01 00-5&6 of specifications. Please clarify when documents need to be submitted. •00 03 14 Certification to Comply with Countywide Community Workforce (CWA) Form •00 04 79 Contribution and Agent Declaration Form-primary firm •00 04 87 Certification of Compliance-Contact with County Personnel and Compliance with Code of Silence Form	Refer to Project Manual, Section 1.11, Submittal of Bids, to see a list of forms required at time of bid.
5	Regarding Bid Documents: 00 04 30 Subcontractor Listing, please advise if City and State will be sufficient for "Location of the Place of Business".	City and State will be sufficient.
6	The RFP indicates that "City of Los Angeles" should be used. However, no address is provided. We also noted that similar documents (using the same template) reference the following: Owner: County of Los Angeles Department of Public Works Business Relations and Contract Division 900 South Fremont Avenue, Alhambra, CA 91803-5311. Please confirm: Whether we should list City of Los Angeles or County of Los Angeles. The correct address to be used on the bond.	Refer Project Manual, Section 1.11, Submittal of Bids, for requirements regarding bid bond. Bonds shall be mailed to County of Los Angeles Department of Public Works Business Relations and Contract Division 900 South Fremont Avenue, Alhambra, CA 91803-5311
7	Please confirm basis of award.	Refer to Project Manual, Instruction to Bidders, Section 1.14, Award of Contract, Paragraph A for award of contract.
8	Please confirm how many days we are to hold our bid.	Refer to Project Manual, Instruction to Bidders, Section 1.14 Award of Contract, Paragraph B. Bids will held for 90 days.
9	095113 – Acoustical Panel Ceilings 1. Please clarify what type of grid to use for ACT-2. 2. Please clarify ACT-2 under Product on sheet A8.51 Finished Schedule, calls for Acoustical Cloud System. Is there to be axiom trim around the grid? Please provide details if so. • The project manual indicates that this project includes the Countywide Community Workforce Agreement (CWA). "Refer to EXHIBIT A." But EXHIBIT A is nowhere to be found. Please provide EXHIBIT A.	Reference sheet A8.51, Finish Material Table: DELETE material ACT-2 (acoustical cloud). This material is not on this project.
10	Section 00 04 79: Contribution and Agent Declaration form is only to be submitted from the prime contractor at time of bid; then if we are the 1st, 2nd, or 3rd lowest bidder, submit the subcontractors form? Section 00 03 10 -2: QSP & QSD form is labeled Exhibit A and I am wondering if this is a typo since it's mentioned exhibit A is the countywide CWA and letter of Assent? Does this form need to be submitted at time of bid also?	Refer to Project Manual, Section 1.11, Submittal of Bids, for a list of forms required at time of bid. Form Section 00 03 10, Best Management Practices forms and Section 00 03 15, Cost Impact of Countywide Community Workforce Agreement (CWA) Form are due at time of bid.

Question Number	Question	Answer
11	A. ROOF SHEATHING the notes and narrative on the sheets would indicate the (E) roof is entirely RESHEATH with NEW PANELS BLOCKED (4x3), is this the case? Or is it limited to areas where the (E) sheathing has been interrupted? B. VIF notes there are several on the roof areas; Who is doing the Verifying? If there is a bust how is the cost to be dealt with i.e. Change Order, T&M etc? C. Details for Stairs show (N) finish material on treads, however is this over (E) Stair System or is it a (N) Stair System?	A. The condition of the existing roof deck is unknown. Demo of roof tiles and membrane is required to inspect. Re-sheathing work is contingent upon requirements and/or direction given from SEOR's inspection report of the existing roof deck after uncovering. Extent of remedial work may be limited or extensive and will be determined at that time. B. Verifying In Field is being noted for concealed areas such as, but not limited to, concealed framing areas, existing subfloor, etc. GC to verify existing conditions before covering with new Work. Identify and report adverse conditions to the Architect per Section 02-4120. C. Stairs #1, 2 and 3 are existing to remain. Stair #4 is to be demolished and reconstructed. See Demolition Floor Plans and Floor Plans.
12	Please confirm whether the requirement for AISC Certification for Steel Subcontractors, as stated in the project specifications, is unwavering and mandatory with no exceptions, and that no other certification or qualification will be accepted in lieu of AISC Certification.	Per Spec Section 05 12 00, Section 1.5, Item A, a fabricator that is "City of Los Angeles Certified" is also acceptable Per Spec Section 05 12 00, Section 1.5, Item B, an installer with "a minimum of 5 years of documented local experience in erection of structural steel for similar projects" is also acceptable.
13	Please confirm whether all exterior windows are to remain and be restored, or if replacement is required.	See response to RFI 60
14	The specifications call for an elevator car finish allowance. However, no specific cost has been identified. Please advise.	Finishes are called out on the plans. Reference Section 14 24 00 Hydraulic Elevators: DELETE paragraph 1.2 Allowances.
15	1. For window 80 (at Room 107 Kitchen) type "F", Fold up window, shows 3/4" Tempered glass frosted (shown in D4/A7.56) but window schedule 80 Glazing Type GL-3 is 1/2" Laminated Glazing. Please clarify. 2. GL-1 in A8.51, Finish Material Table shows 1" insulated glass in Window schedule (A8.21) GL-1 indicates 1/4" laminated Low-E Glazing. Please clarify. 3. In the Specifications, does 1" IGU meant 4 of 1/4" multi-layered glazing assembly filled with air or gas? Please clarify.	1. & 2. Refer to revised sheet A8.21, Abbreviations, glass types shall read: GL-1 = 1" IGU LOW-E GLAZING GL-2 = NOT USED GL-3 = 3/4" IGU TEMPERED LOW-E GLAZING 3. 1" IGU = Two 1/4" glass panes with 1/2" interspace. Interspace fill per Section 08 81 00, 2.4 E.4.
16	Please confirm the anticipated project start date.	The anticipated project start date is June 2026. Actual start date is dependent on mobilization after award of contract.
17	Please provide the complete 10 1413 Regulatory Signage Specification as some pages are missing in the Project Manual.	Refer to Attachment 7 of this Notice for the missing pages to update the bid set.
18	Specification 03 30 00 Section 3.8 Finishing Floors and Slabs has varies subsections with "<Insert locations"". Please confirm whether this is to be removed or provide the locations of where the finishes are to be applied.	See revised section 03 30 00 Cast-In-Place Concrete.
19	Per the project specifications, the minimum candela rating is noted as 75 cd. Please confirm whether this minimum candela requirement should be strictly met, or if the notification appliance design should instead be based on area coverage calculations in accordance with applicable code requirements.	Candela ratings vary from 15, 30, 75 & 110. Candela are determined based on area coverage.

Question Number	Question	Answer
20	The specifications indicate that the Initiating Device Circuits (IDC) shall be Class A. Kindly confirm whether this requirement should be followed as specified or only per code requirement?	Provide Class A as specified.
21	The specifications reference an Emergency Voice/Alarm Communication (EVAC) system. Please confirm whether an EVAC system should be included in the design, considering that FA101 indicates a horn/strobe notification system. EVAC is considerably more expensive (should we follow code requirements only)	EVAC will not be included in the design.
22	Please confirm whether we should follow the design markups shown on plans FA 01 and include the additional devices as an adder system to meet code requirements?	See Bid Set drawings; no mark-ups shown
23	Please confirm whether a two-way communication system should be included for the Areas of Refuge (AORs)	Area of Refuge not required. CBC 1009.3.3 Exception #2.
24	For the Designation of a Fulltime Qualified SWPPP Practitioner (QSP) and a Qualified SWPPP Developer (QSD) form (Exhibit A), if the general contractor subcontracts the related scope, will one filled form from the subcontractor suffice?	If the Qualified SWPPP Practitioner (QSP) and Qualified SWPPP Developer (QSD) are subcontracted, bidder is required to fill out the form.
25	Regarding Specification 00 01 00 Section 1.56, please confirm whether all subcontractors are allowed to submit the Contribution and Agent Declaration Form 2 or 7 days after bid opening.	Refer to Project Manual, Section 1.11, Submittal of Bids, Paragraph A to see a list of forms required at time of bid and Paragraph D for forms required 7 days after bid.
26	Could you please confirm which certifying agencies are accepted for MBE/WBE/DBE/DVBE/LGBTQQ, or any other recognized certifications for this project?	Refer to Project Manual, Section 1.16, Community Business Enterprise (CBE) Participation for information and requirements.
27	Provide specifications/manufacturer for the tv monitor.	See equipment schedule, sheet A 2.11
28	Notes 1 and 2 on Drawing A2.30 indicate demolition of the existing roof to expose the roof deck. In the event that the existing roof deck requires additional work, the General Contractor will be directed accordingly. Please advise on how this scope is to be priced given that the existing roof conditions are unknown. If pricing is required, can it be priced as an alternate or an allowance?	The condition of the existing roof deck is unknown. Demo of roof tiles and membrane is required to inspect. Re-sheathing work is contingent upon requirements and/or direction given from SEOR's inspection report of the existing roof deck after uncovering. Extent of remedial work may be limited or extensive and will be determined at that time.
29	The drawings show G101 as a main vehicular double swing gate with gate operators, vehicle loops, and a long-range vehicle card reader on pedestal. However, it is not clear whether the gate is intended to operate solely through the access-control reader/loop system, or if a radio receiver and transmitters/remotes are also required. Please confirm Whether G101 is to be operated by the long-range card reader and loop system only, or if receiver/transmitters remotes are also required.	Radio remotes are not desired. Keypad access is required.

Question Number	Question	Answer
30	In Sheets M-205 Keynote 4, M-206 Keynote 17, and M-207 Keynote 11 is asking for 12"x12" Door Louvers, but the Door Schedule on A-8.11 does not require. Please clarify.	See revised sheets M-005, M-205, M-206 and M-207.
31	Per plans, the windows (07, 19, 25, 37) shows fixed window Non-operable but the window type C shows operable. Please clarify the window type.	Window Type-C shall be NON-OPERABLE. Windows 7,19,25,35,36 and 37 remain as Type-C. Remove Comment #1 from these windows.
32	In the event of a conflict between the plans and the specifications, please confirm which document shall take precedence.	See the General Conditions, Section 00 07 00, Section B.5: Contract Documents and Order of Precedence.
33	Please provide the required length of the root barrier.	Root barriers should be 24" deep, and 5' long on 2 sides of each tree (paving side and opposite side). Root barriers are not necessary where trees are not adjacent to paving.
34	Please provide the color of the decomposed granite and confirm whether it shall be stabilized or non-stabilized	Decomposed granite to be tan color, stabilized.
35	Per the legend on sheet L2.10, the drip remote control valve is specified as model XCZ-075-PRB, which is no longer available. However, Detail B on sheet L3.10 requires model XCZ-075- Please clarify which model shall be provided.	Drip remote control valves to be Rainbird model #XCZ-075-PRF (3/4") and XCZ-100-PRB COM (1"), per callouts on the Irrigation Plan.
36	Details E, G, and H on sheet L3.10 require a purple valve box. However, there is no indication elsewhere that the irrigation system is a reclaimed water system. Please clarify the water source for the irrigation system.	Purple valve boxes not required; there is no reclaimed water on the site. Use regular green valve boxes. Water source is a new 1" domestic water meter dedicated to irrigation, shown on the Irrigation Plan and Civil Engineer's plans.
37	Per the legend on sheet L2.10, a compression flush cap model ARV050 is specified. However, Detail G on sheet L3.10 requires model X71000. Please clarify which model shall be used.	Compression flush cap should be Rainbird model #ARV050; please disregard the model number on the detail.
38	Please provide the row spacing for drip tubing models XFS-06-12-500 and XFS-06-18-	Row spacing for drip tubing XFS-06-12-500 is 12" (use in lawn area) and for SVS-06-18 is 18" (for shrub/ ground cover areas).
39	Please provide installation details for the tree drip ring.	Tree drip ring detail is attached (Attachment 16).

Question Number	Question	Answer
40	Per the legend on sheet L2.10, an existing 1-1/2" backflow device is shown per the engineer's plan. However, Note 14 on sheet C3.02 indicates installation of a 1-1/2" backflow device per the landscape plan. Please confirm whether the contractor is responsible for providing and installing the backflow device.	The contractor is responsible for providing and installing a new reduced pressure type backflow preventer and protective cage, as shown on the revised Irrigation Plan/ Legend and detail. Please disregard the previous legend listing an existing backflow preventer (an existing backflow preventer on the site is very old and not to code, to be removed).
41	Per the general landscape notes on sheet L0.10, all landscape areas and the irrigation system shall be maintained by Los Angeles County. Please clarify.	Per the project specifications (Irrigation System and Planting sections), there is a contractor's 60-day maintenance period following completion and approval of the landscape installation. Following that, maintenance will be turned over to Los Angeles County.
42	Per Specification 328423, Section 2.05, an 18-station irrigation controller is required. However, the irrigation legend on sheet L2.10 indicates an 8-station controller, and a total of 11 new control valves are shown. Please clarify the required controller size.	The irrigation controller specified on the plans/ irrigation legend is a Hunter model that has 8 stations built in, plus an 8 station module attached, for a total of 16 stations. 11 stations will be in use, and another 5 are extra for future expansion as needed.
43	Please provide installation details for the quick coupler valve.	Quick coupler detail is attached (Attachment 17).
44	Per Detail E on sheet L3.10, the ball valve is shown installed in a concrete valve box, while the other detail required plastic valve boxes. Please clarify.	Disregard the concrete valve box shown on Detail E; use a standard green plastic valve box.
45	Please provide installation details for the sleeve.	Insufficient information for the sleeve. See response to RFI 47 below.
46	Per Specification 328403, Section 3.03, a minimum 24" cover is required for piping under paved areas. However, the legend on sheet L2.10 indicates an 18" depth for the sleeve. Please clarify.	Please provide 24" cover over irrigation sleeves under pavement, per the specifications. Disregard the 18" depth listed on the irrigation legend.
47	Per Specification 328403, Section 2.02, a 4" diameter sleeve is required. However, Detail I on sheet L3.10 indicates the sleeve shall be twice the diameter of the pipe. Please clarify the required sleeve size.	Please provide 3" diameter schedule 40 PVC sleeve per the updated plans. Disregard the 4" size listed in the specifications.
48	Please confirm whether the vehicle loops are intended for free exit only, or if they are also required for safety presence / hold-open protection.	Loops are required also for safety presence. Two reverse loops and one shadow loop.
49	Please provide the gate operator manufacturer and model number for each gate, if already selected. If not, please confirm the approved basis-of-design and required performance criteria.	Refer to section 32 31 43, paragraph 2.2.

Question Number	Question	Answer
50	Plumbing drawing P-002 regarding the Pipe and Material schedule, Above floor calls out for Type K copper and Below floor calls out for Type L copper. This seems unusual therefore we would like to confirm this requirement. Please confirm we are to use Type L for above and Type K for below.	Type L above grade. Type K below grade.
51	Please confirm how many days we are to carry for rain/weather days?	See the General Requirements, Section 01 32 03.14: Baseline CPM contract schedule activity requirements
52	Regarding the [Tree Protection Note on sheet L1.10 – Planting Plan] will there be a cost for the city Arborist for the General Contractor if any of the roots are larger than 1" diameter? Or the city will be responsible for the cost?	Contractor to provide Arborist if needed.
53	Reference: L1.10 - Sheet L1.10 does not show any planting, ground cover, or any other landscape improvements near the Deodar Cedar trees on the East side of property. Does this area require clear and grubbing or a 3" layer of bark per note on sheet L1.10? Please confirm if any improvements will be made to this area.	On the non-landscaped east side of the property, please remove weeds, trash, and rocks over 2" diameter from the surface. Do not grub, as this could damage tree roots. Following clearing, spread a 3" thick layer of bark mulch over the surface as called out on the Planting Plan.
54	Reference: AD2.50, A2.10, D3/A5.06 - Please confirm to demo interior partition in M/W Toilet Rm 118 & 119 and Rm 111 & 112 for its new fixture and new tile finishes. Provide wall type.	Confirmed wet walls between restrooms to be demolished. New chase walls are W4.04 (p).
55	Reference: AD1.01 - Keynote 13 on sheet AD1.01 to demolish work related to the North Break area is also pointing to the decomposed granite path. Is the DG path also part of Deductive ALT No. 5 or will it be a permanent part of the base bid? Please confirm.	DG pathway is not part part of Deductive Alternate #5. For Deductive Alternate #5, include work to extend DG pathway to the driveway following the general path of the concrete walk.
56	Reference: C1.02, AD1.01 - Sheet C1.02 shows callouts to demo (3) below grade vent shafts per keynote 3 on the East side of the building. Sheet AD1.01 calls out the same thing out but does not call out the southerly location. Please confirm if 2 or 3 vent shafts will be demolished on the East side of the building.	Demolished vent shafts shown on AD1.01 is correct. Third shaft shown demolished on C1.02 shall remain.
57	Reference : Plan A8.21 , Plan A8.51 - Please confirm which GL-1 to follow. Plan A8.21 GL-1 states 1/4" laminated low E-Glazing. Plan A8.51 GL-1 is 1" insulated clear tempered.	See response to RFI 15
58	Reference: A8.21 Window Schedule - Plan A8.21 Window Glazing for Type E and F windows (mark 54 & 80) indicates GL-2 and GL-3 respectively. A8.51 Plan material schedule did not indicate GL-2 and GL-3 only GL-1. Please confirm to follow Plan A8.21 for GL-2 which is 1/2" laminate low e-glass and GL-3 is 1/4" laminated glazing.	See response to RFI 15
59	Reference: AD2.10, A8.21 - Keynote 11p on sheet AD2.10 says "existing window to remain, ref window schedule for restoration" pointing to every window except one. The window schedule on sheet A8.21 seems to imply that all windows will receive new cladding and glazing. Please clarify if frame material "ALCW" is describing the existing window frames, if GL-1 is describing the existing glazing, and what exactly is existing to remain or new.	Refer to sheets AD2.10, AD2.11 and AD2.12: REVISE Demolition Keynote-12 to read "DEMOLISH WINDOW". On floor plans, CHANGE all instances of 11p to Demo Keynote-12.

Question Number	Question	Answer
60	Reference: A7.55, A8.21 - Windows 17 & 59 calls for the head/ sill to refer to detail B5/A7.55, which shows a steel square frames at head / sill, indicating HSS per structural. The structural plans do not show these members. Are these frames same as the HSS shown on S2.2, S2.3 & S2.4.? If not please advise what size of sq frames to provide.	Steel tubes shown on architectural detail B5/A7.55 are the HSS shown on S2.1 and S2.2. Size per structural.
61	Reference: A7.80 - Please confirm if the 2 layers of plywood are new per structural under the roof tiles per detail D2/A7.80. Other details on the same sheet A7.80, indicated existing structural plywood deck to remain.	Plywood sheathing over straight sheathing to remain per General Notes 1 and 2 on sheet A2.30. OMIT detail D2/A7.80.
62	Reference: A8.21 Window Schedule - Please advise where can we find window mark 80 is per Window Schedule A8.21.	See A2.10. Window 80 is the fold-up window in Kitchen 107, west side countertop.
63	Please provide specs for the flush wood doors	See Section 08 14 16 FLUSH WOOD DOORS.
64	Spec section 072150- 3.2.2.A&B both call for Mineral Wool insulation to be used at the building enclosure. Can you please verify if this includes the roof? Or should the roof insulation be Fiberglass?	Use mineral wool at roof and crawlspace.
65	Are the walls that are furred at the perimeter masonry walls, like W4.00 for example, considered to be exterior building enclosure conditions that would require thermal insulation that is listed in 072150 Building Enclosure Insulation? Or are those considered to be acoustical sound walls?	Furred walls against exterior masonry walls shall be considered part of the building enclosure.
66	Keynote 1 on A4.01 and A4.02 calls for R-25 Insulation with a Kraft Face. I have 4 questions on this Keynote: • Title 24 calls for R-30 but the detail notes R-25. Which R-value should we use? • The insulation will be exposed in the roof cavities. Kraft Facing is flammable and can't be left exposed. Should we install a fire rated Foil Scrim facing in place of the Kraft? • Keynote #1 on A4.01 and A4.02 also points to the batt insulation at the underside crawlspace of the building. • Does that insulation at the underside crawlspace of the building, need to be replaced or installed? If so, how are we supposed to access that floor framing to do the installation?	Refer to sheets A4.01 and A4.02 1. CHANGE keynote 1 to read: "INSTALL (N) R-30 INSULATION WITH FOIL FACE." 2. Crawlspace: New insulation to be installed. Access is available at all three building wings: The north and west wings are accessed by oversized area vents. The south wing is accessed thru a window at the stairway to the basement.
67	Please confirm whether the intent is to install New Clay Roof Tiles or salvage the existing to reuse.	Demo clay tile per keynote-5, per sheet AD2.30. Install new tile per keynote 11, per sheet A2.30
68	Please confirm the "Bid Set" drawings are at 100% completion and is the set to be used for bid.	Drawings marked "Bid Set 3-3-26" along with any issued Addenda drawings are to be used for bid preparation. AOR will provide any final approvals needed prior to construction.
69	Please confirm and in-sit and ex-situ mockup is required.	Mockups are not required.
70	Please confirm the following rooms are to receive a finish flooring of SV-1; Room 120, 121, 122, 124,125,126, 127,128,129,130, 131, 132, 135. Drawing A2.12 First Floor Finish Floor Plan does not show this finish.	Confirmed, Room 137 also per Finish Schedule.

Question Number	Question	Answer
71	Please confirm the following rooms are to receive a finish flooring of SV-1; Room 102. Drawing A2.12 First Floor Finish Floor Plan does not show this finish.	Room to receive SV-2, per Finish Schedule
72	Please provide a Finish Plan for the basement.	Refer to Finish Schedule A8.51.
73	Please confirm if there is no Elevator Allowance, if required indicate the amount.	See response to RFI 14
74	Spec 07 32 00 Roof Tiles is provided in the Project Manual yet it is not shown in the TOC, please revise	See updated Table of Contents.
75	As noted in Specification 00 01 00 Section 1.28 all subcontractors are required to register in WebVen. Please confirm they are not required to be registered by bid date but must be registered during the duration of the project to get paid.	This requirement is not applicable to subcontractors.
76	Please confirm that wireless access points will be OFOI	Confirmed
77	Second, the finish legend indicates that TLF-2A and TLF-2B differ only in color (same tile and pattern). However, the drawings do not indicate where each type is to be installed. Please clarify the locations for TLF-2A and TLF-2B.	See updated Sheet A2.12. (Enlarged plan C1/A2.12.)
78	For TL-6B (6"x24" wall tile), the drawings do not indicate the tile orientation. We have assumed a combination of horizontal and vertical layout as shown in our takeoff. Please confirm if this layout is acceptable or advise the preferred tile orientation.	Refer to sheet A5.06 interior elevations indicating tile layout for TL-6B.
79	Is the tile on the column in the restroom included or not, based on Sheet A5.06, Detail B2?	Install tile on exposed concrete column. Orient tile on the column vertically in a stack bond pattern.
80	Please provide specifications/information for TLF-2C.	TLF-2C is not used on this project. CHANGE all instances of "TLF-2C" to be "TLF-2B", typical throughout project.
81	Please provide the CWA documents associated with this project. Exhibit A in the Project Manual is noted to contain this document, but instead, Exhibit A is the SWPPP document.	Refer to Attachment 8 of this Notice.
82	The drawings show only two stops on the first and second level, but the specifications are calling for 3 stops (basement, 1-2). However, the drawings clearly indicate that the basement level is a walk in pit. Please confirm what is required.	Floors served by the elevator are the first and second floors as shown on the drawings.
83	The detail indicates a transition between carpet and LVT, but the type is not specified. Please confirm whether a Schluter Schiene or another transition profile is required.	At carpet/LVT transitions, use: Schluter VINPRO-S, brushed antique bronze.

Question Number	Question	Answer
84	Reference: M-002: Demolition note : Measures- item#5. / sheet M-002 " This site is shall remain in operation while this work is being done.....". Please clarify and confirm this note is not applicable for this project	The building is vacant; this note is not applicable to this project.
85	Reference: Electrical Per the RFQ, you are only requesting pathway for the communication systems. Unless directed otherwise, our proposal will only include conduit pathway and backboxes for tele/data, CCTV and access control and a full Siemens system for fire alarm.	The entire low voltage communication system as specified including fire alarm is the responsibility of the General Contractor.
86	Reference: E0.30, E1.10 Per Electrical Site Plan E1.10 and Single-Line Diagram E0.30, the SCE primary installation—consisting of (2) 5" conduits and (1) pull box—and the SCE secondary installation—consisting of (4) 5" conduits—are shown as provided by SCE. Please confirm that SCE is responsible for furnishing and installing all listed conduits, the single primary pull box, and all associated trenching. If this is not correct, please clarify the extent of work by others.	Site electrical scope of work is shown on sheet E1.10. Offsite electrical work point of connection and tie -ins require additional coordination with SCE.
87	Due to the quantity of conduits required to be routed through the crawl space, and considering the constraints of the existing historic building, we are requesting a job walk to review existing conditions, access limitations, and available crawl space.	An additional job walk will not be scheduled.
88	Reference: M-206 & M-207 Sheet M-206 and M-207 general note #3 says "see M-300 series drawings for branch controllers" but there is no sheet M-300 and it does not show up on the Mechanical Sheet Index on sheet M-001. Please advise.	Originally, branch controllers were indicated on the mechanical floor plan sheets M-206 and M-207. However, due to space constraints on those sheets, it was determined that the branch controllers could not be clearly represented within the existing drawing layout. As a result, separate dedicated piping plans were prepared for the branch controllers under the M-300 series, comprising the following sheets:M-301, M-302 & M-303. Note that per sheet M-404, there will be a 120V hard wired central controller. Suggested location for central controller is in Janitor/Storage 113.
89	On the project manual table of contents, Section 05 40 00 - Cold-Formed Metal Framing - is included. The plans don't specify which section of the project it will be used. Please advise.	Section 05 40 00 is not used and will be removed
90	Please provide the specifications for the clay roof.	Refer to Section 07 32 00 of the Project Manual.
91	Please specify a line, style, and color for BKV -1	McNear Brick Veneer, Tivoli, or equal
92	Please specify the brick venner over CMU at trash entrance	McNear Brick Veneer, Tivoli, or equal
93	Per detail C4/A7.71, the counter top is quartz (SS-3) but SS-3 isn't on finish schedule. Please clarify it.	Reference detail C4/A7.71: CHANGE countertop callout SS-3 material to SS-2. CHANGE backsplash callout SS-3 to TLF-4
94	Plan sheet LV0.10, "Scope of Work," states that the CCTV system shall be in conduits at all times. This appears to conflict with details 5 and 10 on sheet LV5.10, which depict exposed CCTV cabling. Please clarify the design intent.	Where ceilings are T-bar within the building, open cabling on j-hooks are permitted.

Question Number	Question	Answer
95	Plan sheet E1.10 shows a new Edison ground box on the north side of the property with a conduit run northbound "to SCE service." Please advise if this ground box and northbound run are to be furnished and installed by Edison or the contractor. Additionally, please provide the location of the "service" in relation to the project and provide the SCE plans for this work.	Pullbox shall be provided and installed by contractor and shall be located inside the property. Additional coordination is required to locate the SCE pullbox.
96	Plan sheet E1.10, key note 5, calls for a slab box for the new transformer. This conflicts with detail 2 on sheet E5.20, which depicts a concrete pad under the transformer. Please clarify the intent.	Disregard detail #2 on sheet E5.20 and provide concrete pad in slab box per sheet E1.10 keynote #5.
97	Section 2.1.A lists Bommer as an approved alternate manufacturer for hinges. It is our understanding that Bommer is no longer in operation. Request approval to substitute Hager hinges in lieu of Bommer.	Hager is an acceptable alternate to Bommer for hinges.
98	If Hager hinges are approved. Request confirmation that additional Hager hardware products may be submitted for other applicable hardware categories, where compliant with specification requirements.	Manufacturers as listed in the specifications are acceptable. The specifications also have a specific process for requesting or equal substitutions to those listed that can be used.
99	ABH and National Guard are listed as approved alternates for select items. Request confirmation that these manufacturers may be considered acceptable alternates for similar hardware categories throughout the project, provided all performance and specification criteria are met.	Manufacturers as listed in the specifications are acceptable. The specifications also have a specific process for requesting substitutions to those listed that can be used.
100	Could you please confirm if the project architect will accept a PVC roof membrane from a manufacturer other than Sika Sarnafil?	Per section 07 54 19, para 2.1, manufacturers shall be Sika Sarnafil and Calisle SynTec, or equal.
101	Please provide as-builts.	Record drawings are provided in Attachment L of the Project Manual.
102	Please confirm the size of the existing sump pump.	We don't have information on the existing sump pump. Only the new sump pump per plans.
103	Drawing A8.51 Finish and Material Schedules references MS-2 Draper, but they are not shown in the drawings. Please confirm the location and provide details.	See updated window schedule on A8.21, Comment #4. Shades are also indicated on current interior elevations.
104	There appears to be a discrepancy between the room schedule and the finish schedule. The room schedule indicates SV-2 for corridors and SV-1 for exam rooms; however, the finish schedule shows the opposite. Please confirm which is correct.	Refer to RFIs 70 and 71
105	There appears to be a discrepancy between the finish room schedule and the finish plan/finish legend for Stair #3 and Stair #4. The finish room schedule indicates RBT-1 (rubber tile) for both stairs, while the finish plan and finish legend indicate SV-3 (resilient sheet vinyl), noted as stair tread/riser combination. Please confirm the intended flooring material: Should RBT-1 (rubber tile) be used at the landings and SV-3 at the stair treads/risers? Or should SV-3 be used for all stair components, including landings?	See revised A2.12 (Attachment 9) and A2.22 (Attachment 10) of this Notice.

Question Number	Question	Answer
106	The finish plan and finish material indicate TLF-E as existing (E) terracotta tile, while the finish room schedule shows it as included. Please clarify if TLF-E is to remain existing or if it is part of the new scope of work.	(E) terracotta tile, TLF-E, is existing to remain. Demolition marks this as "protect in place". Inclusion of TLF-E on the finish schedule documents it's place in the room, not that it's new scope material.