

ATTACHMENT A
SCOPE OF WORK

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1. **SCOPE OF WORK:** To provide construction services for Bay Terraces Senior Center. This facility is 3,396 square feet and includes one multi-purpose room, commercial kitchen, office, accessible men's and women's restroom, a storage room for park maintenance equipment, janitor utility room with a portable eyewash, a covered patio and trash enclosure. The commercial kitchen includes commercial range and oven, dishwasher, fridge, freezer, exhaust hood, stainless steel work tables, grease interceptor and sinks. The paving surrounding the structure will be completed to match the existing parking area. It will also include planting around the building; lighting poles, main switchboard etc. Exterior ADA upgrades includes the walkway and ADA access from Tooma Street; sidewalk; commercial driveway and two (2) new curb ramps. The scope also includes work associated with new Mechanical, Electrical and Plumbings systems, including providing gas and electric utilities and waterline and backflow preventer for fire sprinkler system. This facility will be zero net energy (ZNE) building and includes roof mounted Photovoltaic system. All work shall meet all Federal, State, and City accessibility laws and guidelines.

Contractor shall coordinate with M&V Manager and Commissioning Agent to implement all required Tasks during construction phase, as outlined in the Measurement and Verification Plan. Contractor shall coordinate installation of controls, sensors, and measuring devices and all M&V related equipment to ensure that factory setup and calibration is provided. Coordinate with M&V manager the programming, labeling, and integration of all controls systems. Complete integration before commissioning phase begins. Contractor shall coordinate with M&V manager and Commissioning Agent to confirm that M&V equipment is properly commissioned and adjust as necessary.

The Contractor shall coordinate prior to the commencement of work with all utility providers, the City Project Manager and City staff for relocation, removal, or connection of all utilities and installation of meters. Contractor to coordinate with all utility agencies for exact trenching routing. Contractor to obtain all necessary approvals and permits from utility agencies.

Contractor to perform pressure readings of the existing and new irrigation lines during construction and post construction to ensure the proposed irrigation work does not reduce the pressure to a point where distribution uniformity is affected.

- 1.1. The Work shall be performed in accordance with:
 - 1.1.1. The Notice Inviting Bids and Plans numbered **40452-001-D** through **40452-142-D**, inclusive.
 - 1.1.2. Contractor shall coordinate with M&V Manager and Commissioning Agent to implement all required Tasks during construction phase, as outlined in the Measurement and Verification Plan. Contractor shall coordinate installation of controls, sensors, and measuring devices and all M&V related equipment to ensure that factory setup and calibration is provided. Coordinate with M&V

manager the programming, labeling, and integration of all controls systems. Complete integration before commissioning phase begins. Contractor shall coordinate with M&V manager and Commissioning Agent to confirm that M&V equipment is properly commissioned and adjust as necessary. See Appendix H.

1.2. The Contractor shall coordinate prior to the commencement of work with all utility providers, the City Project Manager and City staff for relocation, removal, or connection of all utilities and installation of meters. Contractor to coordinate with all utility agencies for exact trenching routing. Contractor to obtain all necessary approvals and permits from utility agencies.

1.3. Contractor to perform pressure readings of the existing and new irrigation lines during construction and post construction to ensure the proposed irrigation work does not reduce the pressure to a point where distribution uniformity is affected.

2. LOCATION OF WORK: The location of the Work is as follows:

7373 Tooma Street, San Diego, CA 92139. See Location Map, **Appendix E**.

3. CONTRACT TIME: The Contract Time for completion of the Work, including the Plant Establishment Period, shall be **400 Working Days**.