

**CUESTA COLLEGE  
SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE  
DISTRICT**



CUESTA COLLEGE/ NORTH COUNTY CAMPUS/ SOUTH COUNTY CAMPUS

**REQUEST FOR PROPOSAL  
California Environmental Quality Act Mitigation Monitoring and  
Reporting Services  
San Luis Obispo County Community College District, Cuesta College  
Measure L General Obligation Bond**

The San Luis Obispo County Community College District invites proposals from firms interested in providing California Environmental Quality Act (CEQA) Mitigation Monitoring and Reporting Services for multiple projects and campuses. Proposals should be submitted in accordance with the terms and conditions contained in this document.

**PROPOSALS WILL**

**BE ACCEPTED UNTIL: 4:00 P.M., FRIDAY, FEBRUARY 26, 2016**

**WHERE TO SUBMIT YOUR PROPOSAL:**

OPTION 1, MAIL TO: SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT, CUESTA COLLEGE  
ATTN: TERRY REECE  
DIRECTOR OF FACILITIES SERVICES, PLANNING, AND CAPITAL IMPROVEMENTS  
P.O. BOX 8106  
SAN LUIS OBISPO, CA 93403-8106

OPTION 2, DELIVER OR SHIP TO: SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT  
CUESTA COLLEGE  
ATTN: TERRY REECE  
DIRECTOR OF FACILITIES SERVICES, PLANNING AND CAPITAL IMPROVEMENTS  
HIGHWAY ONE, BUILDING 7400  
SAN LUIS OBISPO, CA 93406



SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT, CUESTA COLLEGE

**Highway One, San Luis Obispo, CA 93406**

**Request for Proposal – California Environmental Quality Act (CEQA)  
Mitigation Monitoring and Reporting Services**

San Luis Obispo County Community College District, Cuesta College (“District”) invites proposals from qualified firms, partnerships, corporations, associations, or professional organizations to provide CEQA mitigation monitoring and reporting services to the District.

The District was established in 1964, initially offering only evening classes to the community. Classes were initially offered at Camp San Luis Obispo, but in 1970, ground was broken for the first of the college’s permanent buildings on the current 150 acre site.

The District currently includes one comprehensive college (Cuesta College) and two centers (North County Center and South County Center) and Central Services. The District serves a population of over 221,000 over the age of 16, encompassing all of San Luis Obispo County.

Cuesta College, situated on the Central California Coast serves as a county seat and is an agricultural and manufacturing based economy. North County Center is located Paso Robles with an economy based on tourism and agriculture. The District student body is comprised of 8,000 students. The annual District budget is just over \$40 Million.

A Facilities Master Plan was presented to the Board of Trustees in 2011, and has been updated with focused planning during 2014. Voters in the District approved Measure L, the Cuesta College affordable education, job training and campus repair Bond, a \$275 million general obligation bond for the repair, upgrade and new construction of Cuesta College and North County Center.

**SCHEDULE**

Issue Request for Proposals	<b>February 8, 2016</b>
Deadline for any questions	<b>February 18, 2016</b>
Response issued to any questions	<b>February 22, 2016</b>
Submissions due	<b>February 26, 2016</b>
Tentative date for interviews (if required)	<b>March 7, 2016</b>
Notice of Selection	<b>March 11, 2016</b>

Interested firms are invited to submit their proposals as described below, with one (1) electronic and four (4) copies of requested materials to:

SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT  
CUESTA COLLEGE  
ATTN: TERRY REECE  
DIRECTOR OF FACILITIES SERVICES, PLANNING, AND CAPITAL IMPROVEMENTS  
HIGHWAY ONE, BUILDING 7400  
SAN LUIS OBISPO, CA 93406

In order to control information disseminated regarding this Request for Proposals (“RFP”), firms interested are directed not to make personal contact with members of the Board of Trustees or District employees or consultants with the exception of either Christine Mulholland, Kitchell CEM (805) 458-4640 or Terry Reece, SLOCCD (805) 546-3283.

This is not an offer by the District to contract with any party responding to this RFP. The District reserves the right to reject any and all responses to this RFP. All materials submitted to the District in response to this RFP shall remain property of the District and will not be returned.

## **INSTRUCTIONS FOR SUBMITTING PROPOSALS**

### **1. GENERAL**

The District intends to select the firm that best meets the District’s needs to perform the services as described in this RFP. The Consultant’s services will include CEQA Monitoring and Reporting services for the construction of the new San Luis Obispo Campus Instructional Building and the new North County Campus Center.

The District will act as the “Lead Agency” in all compliance issues throughout the new construction and CEQA monitoring.

### **2. RESPONSIBILITIES OF CONSULTANT**

The firm selected as a result of this process (“Consultant”) shall be responsible for the CEQA Mitigation Monitoring and Reporting, as applicable to the Projects, per the Initial Studies prepared by Rincon Consultants dated September 2015 (See attached Appendix B and C).

#### **2.1 Scope of Work**

Consultant shall provide CEQA monitoring and reporting services (as applicable) for the following projects:

##### **1. San Luis Obispo Instructional Building**

###### **a. Biological Resources:**

- i. Native/Breeding Bird Protection (BIO-1) – Existing trees have been removed (see Appendix “A” PMSM Plan Sheet A-100) prior to January 31<sup>st</sup>, 2016 as recommended in the Initial Study. Consultant to confirm mitigation measures are not applicable.

- ii. Tree Protection and Replacement (BIO-2) – Existing trees have been removed (see Appendix “A” PMSM Plan Sheet A-100). Consultant to verify and document compliance with measure for tree replacement utilizing proposed plan for new trees (See Appendix “A” PMSM Plan Sheet L-2). Consultant to propose/develop a seven-year monitoring program for new plantings to be implemented by the District.
- b. Cultural Resources:
- i. Construction Monitoring (CR-1) – Consultant to periodically monitor all initial groundbreaking activities within the project site for archaeological and/or historic artifacts. Consultant to provide the District with field visit verification reports for compliance with CEQA reporting requirements. Estimated timelines for construction are as follows:
    - Groundbreaking activities anticipated to commence Spring/Summer 2016
    - Over-excavation for building foundation/pad: 5-7 working days
    - Underground utility trenching: 15 working days
  - ii. Consultant to include an hourly/daily rate for services required in the event cultural resources (CR-2) and/or human remains (CR-3) are discovered during groundbreaking activities. If encountered during construction, the District will track and compensate Consultant for said work on time and materials per the rate provided.
- c. Noise (N-1): to be monitored/recorded by the District Inspector of Record.

## **2. North County Campus Center**

- a. Biological Resources:
- i. Native/Breeding Bird Protection (BIO-1) – Existing trees have been removed (see Appendix “A” PMSM Plan Sheet A-011) prior to January 31<sup>st</sup>, 2016 as recommended in the Initial Study. Consultant to confirm mitigation measures are not applicable.
  - ii. Tree Protection and Replacement (BIO-2) – Existing trees have been removed (see Appendix “A” PMSM Plan Sheet A-011). Consultant to verify and document compliance with measure for tree replacement utilizing proposed plan for new trees (See Appendix “A” PMSM Plan Sheet L-2 and L-3). Consultant to propose/develop a seven-year monitoring program for new plantings to be implemented by the District.
- b. Cultural Resources:
- i. CR-1 Construction Monitoring – Consultant to periodically monitor all groundbreaking activities within the project site for archaeological and/or historic artifacts. Consultant to provide the District with field visit verification reports for compliance with CEQA reporting requirements. Estimated timelines for construction are as follows:
    - Groundbreaking activities anticipated to commence Spring/Summer 2016
    - Over-excavation for building foundation/pad: 7-10 working days
    - Underground utility trenching: 20 working days
  - ii. Consultant to include an hourly/daily rate for services required in the event cultural resources (CR-2) and/or human remains (CR-3) are discovered during

groundbreaking activities. If encountered during construction, the District will track and compensate Consultant for said work on time and materials per the rate provided.

- c. Noise (N-1): to be monitored/recorded by the District Inspector of Record.

## **2.2 Indemnification**

Pursuant to Public Contract Code section 20103.6, any agreement with the Consultant shall include the following indemnity:

To the furthest extent permitted by California law, the Consultant shall defend, indemnify, and hold free and harmless the District, its agents, representatives, officers, consultants, employees, trustees, and volunteers (“the indemnified parties”) from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity (“Claim”), to property or persons, including personal injury and/or death, to the extent that any of the above are caused in whole or in part by the willful misconduct or negligent acts, errors or omissions of Engineer, its officials, officers, employees, subcontractors, consultants, or agents directly or indirectly arising out of, connected with, or resulting from the performance of the Services, the Project, or this Agreement, including without limitation the payment of all consequential damages.

The Consultant shall pay and satisfy any judgment, award or decree that may be rendered against the indemnified parties in any Claim. Consultant shall also reimburse District for the cost of any settlement paid by District arising out of any Claim. Consultant shall reimburse the indemnified parties for any and all legal expenses and costs, including expert witness fees and consultant fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided to the extent caused by the above agreement to indemnify. Consultant’s obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the indemnified parties. District shall have the right to accept or reject any legal representation that Engineer proposes to defend the indemnified parties.

## **2.3 Architect, Construction Manager, and Program Manager**

The College has an Architect, (Architect), Construction Manager (CM), and Program Manager (PM) in place. The Architect will oversee the work of the Consultant. The CM will provide and review cost estimates, constructability reviews, and value engineering. The PM will provide the project schedule and total project budget. This group of professionals has been assembled to provide a collaborative team that focuses on providing the best project for the College. Consultant will be hired directly by the College, but will work closely with the Architect, CM and PM as well as the College.

## **2.4 Visits to the Project Site:**

Consultant shall identify the planned visits to the Project Sites in conformance with the estimated construction schedule timelines provided.

## **2.5 Information Provided by Others**

1. Information to be Provided by the College:

- a. “Final Initial Study – Mitigated Negative Declaration” for SLO Instructional Building and North County Campus Center prepared by Rincon dated September 2015.
- b. Soils testing/engineering, including finalized geotechnical investigation report.

### **3. REQUIRED INFORMATION IN PROPOSAL**

#### **3.1 Executive Summary (limit 1 page)**

Briefly summarize the experience of the firm with CEQA mitigation and monitoring services of similar type and scope. Summary to include project types, scope, project manager, completion date and basic project description.

#### **3.2 Firm Information (limit 2 pages)**

Provide a brief history of your firm, and, if a joint venture, of each participating firm. Identify legal form, ownership, and senior officials of the company(ies). Describe number of years in business and types of business conducted. Provide the location of primary offices and which office would have responsibility for the Project(s).

Identify all community college projects performed by your firm(s) in the past 5 years. For each project, include the following information:

- Name of project and district
- Contact person and telephone number at district
- Firm person in charge of each project
- Dollar value of each project

#### **3.3 Proposed Project Team (limit 3 pages)**

Provide resumes of the proposed project team members that will be utilized to complete the scope of work, as defined in this request for proposal.

#### **3.4 Proposed Methodology and Capabilities (limit 2 pages)**

Explain the firm’s philosophy and approach that would be used for this project.

#### **3.5 Professional Fee Schedule (limit 3 pages)**

The Consultant shall submit a fee schedule for two separate projects:

1. Cuesta College San Luis Obispo Campus Instructional Building CEQA Mitigation Monitoring/Reporting.
2. North County Campus Center CEQA Mitigation Monitoring/Reporting

Provide a lump sum fixed fee for the services described in Section 2 Responsibilities of the Consultant above. Fees shall include all direct expenses including, but not limited to plotting and reproduction expenses, courier services, travel, mileage and lodging expenses. Also provide an hourly rate schedule for reference.

The fee schedule shall be based on a fixed fee lump sum contract with San Luis Obispo Community College District for the separate projects listed above. Reimbursable costs will be limited to the printing of the final document.

## **4. DISTRICT'S EVALUATION PROCESS**

### **4.1 District Investigation**

The District may perform investigations of proposing parties that extend beyond contacting the districts identified in the proposals. Following review of submittals, the selection committee will make recommendations to the District staff and the Board regarding the candidates, and selection of successful candidates. The criteria for these recommendations will include those identified above, as well as cost considerations.

### **4.2 Selection of Finalists**

Based on its evaluation of responses to this RFP, the District's selection committee will make recommendations of a finalist for consideration by the Administration and Governing Board. The criteria for selecting finalists may include, without limitation:

- Experience and results of proposed personnel
- Proposed Approach
- Overall responsiveness of the proposal
- Cost of Proposed Services

The District expects to select the finalist within two weeks of the closing date for the RFP.

### **4.3 Final Determination and Award**

The District intends to select a consultant for the proposed scope of services. The District reserves the right to contract with any entity responding to this RFP, to reject any proposal as non-responsive, and not to contract with any firm for the services described herein. The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any proposal in response to this RFP.

The awarding of a contract is at the sole discretion of the District. The District expects to select a finalist for contract of the services identified in this RFP within two weeks of the deadline for submission.

The District may, at its option, determine to award only portions of the scope of work. In such case, the successful proposing firm will be given the option not to agree to enter into the contract, and the District will retain the right to negotiate with any other proposing firm selected as a finalist. If no finalist is willing to enter into a contract for the reduced scope of work, the District will retain the right to enter into negotiations with any other firm responding to this RFP.

# **APPENDIX A**

## **REFERENCE DRAWINGS**

### **San Luis Obispo Instructional Building**

A-100: Demo Site Plan

L-2: Planting Plan

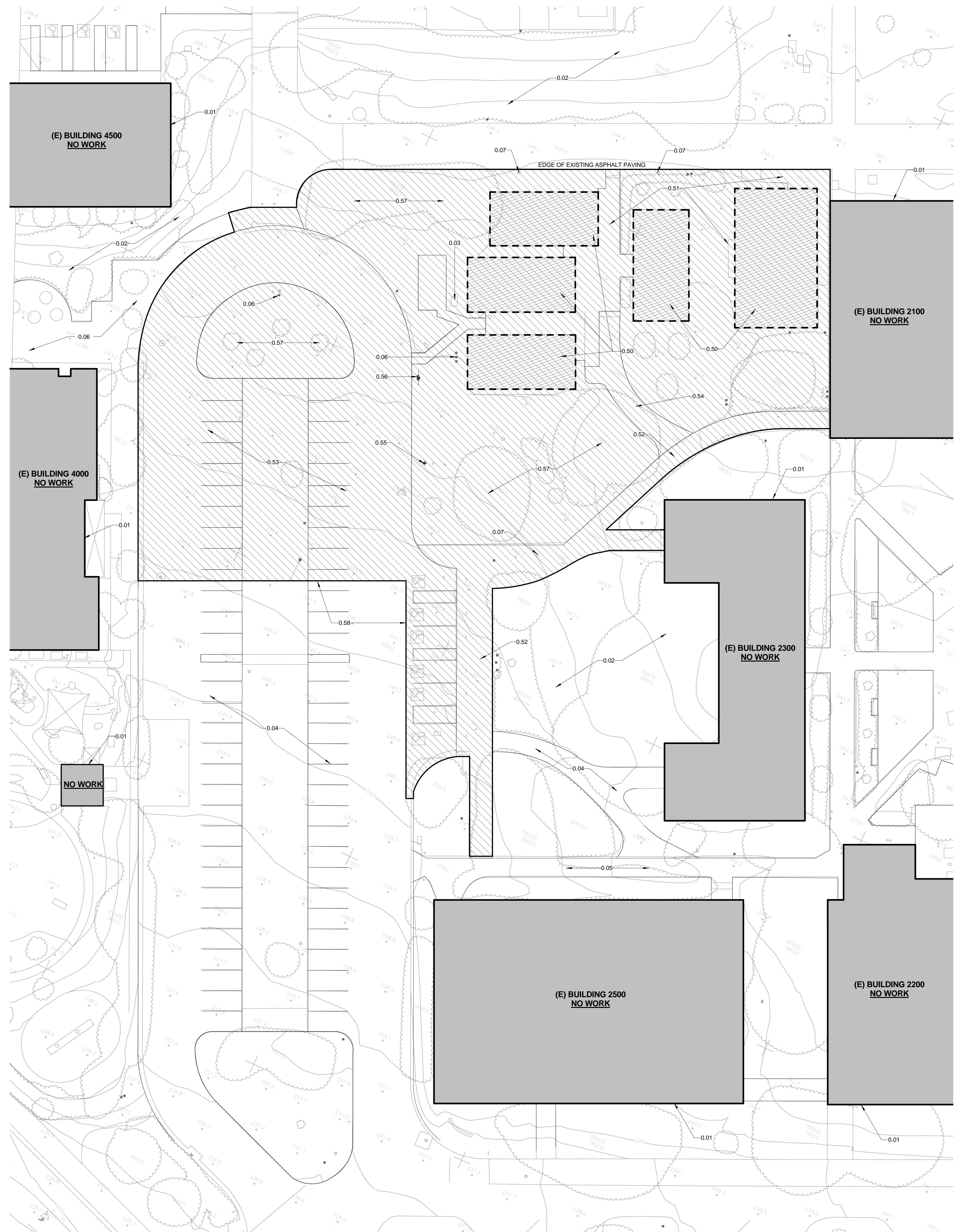
### **Campus Center North County Cuesta College**

A-011: Demolition Site Plan

L-2: Planting Plan

L-3: Irrigation Plan and Planting Plan




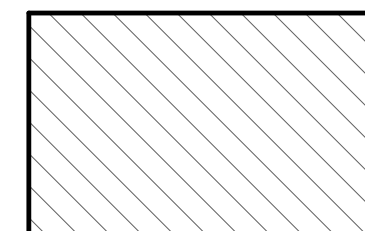
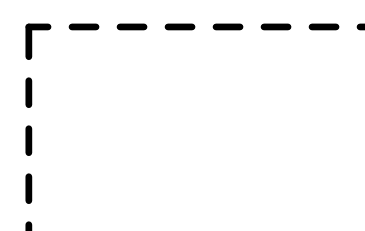


1 DEMO SITE PLAN  
1" = 20'-0"

KEYNOTES

- 0.01 (E) TO REMAIN
- 0.02 (E) TO REMAIN, PROTECT IN PLACE, & RESTORE AFFECTED
- 0.03 STAINTEC
- 0.04 (E) ASPHALT TO REMAIN
- 0.05 (E) CONCRETE TO REMAIN
- 0.06 (E) WATER METER TO BE RELOCATED
- 0.07 (E) LIGHT POLE TO BE REMOVED
- 0.50 DEMOLISH (E) MODULAR BUILDINGS
- 0.51 DEMOLISH (E) DECKS, RAMPS, & STAIRS
- 0.52 DEMOLISH (E) ASPHALT WALKWAY
- 0.53 DEMOLISH (E) ASPHALT PARKING LOT
- 0.54 DEMOLISH (E) CONCRETE WALKWAY
- 0.55 REMOVE & RELOCATE (E) FIRE HYDRANT
- 0.56 REMOVE & RELOCATE (E) INDICATOR VALVE
- 0.57 REMOVE (E) PLANTING & TREES AS PER LANDSCAPE
- 0.58 SAWCUT & REMOVE (E) ASPHALT PAVING AS SHOWN & PREPARE FOR NEW WORK

SITE PLAN LEGEND

-  (E) BUILDINGS (NO WORK TO BE DONE)
-  EXTENT OF DEMO WORK (DEMOLISH ALL HARDSCAPE AND SALVAGE ALL SITE FURNISHINGS AND SIGNAGE AS POSSIBLE) SEE PLAN FOR FURTHER INFORMATION
-  (E) BUILDING TO BE DEMOLISHED

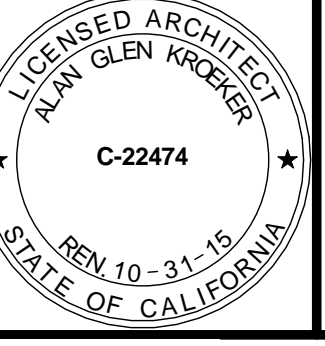
GENERAL NOTES

1. SEE CIVIL, LANDSCAPE, MECHANICAL, ELECTRICAL AND LUMBERING DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.



1266 MONTEREY STREET  
SAN LUIS OBISPO, CA 93401  
TEL (805) 476-0399 FAX (805) 594-1322

- CONSULTANTS
- CIVIL ENGINEER  
STANTEC  
111 EAST VICTORIA STREET  
SANTA BARBARA, CA 93101  
TEL (805) 963-9532
  - LANDSCAPE ARCHITECT  
FRAMA  
187 TANK FARM ROAD  
SAN LUIS OBISPO, CA 93401  
TEL (805) 781-9800
  - STRUCTURAL ENGINEER  
IDS GROUP  
1 PETERS CANYON ROAD, SUITE 130  
IRVINE, CA 92606  
TEL (949) 387-8500 FAX (949) 387-0800
  - MECHANICAL ENGINEER  
HNA + CALPEC  
150 S. ARROYO PARKWAY, SUITE 100  
PASADENA, CA 91105  
TEL (626) 445-8580 FAX (626) 445-8081
  - ELECTRICAL ENGINEER  
THOMA ENGINEERING  
3562 EMPLEO, SUITE C  
SAN LUIS OBISPO, CA 93401  
TEL (805) 543-3850 FAX (805) 543-3829
  - FIRE PROTECTION ENGINEER  
COLLINGS & ASSOCIATES  
240 MAPLE COURT, SUITE 241  
VENTURA, CA 93001  
TEL (559) 658-0003
  - ACOUSTICAL ENGINEER  
DOHN & ASSOCIATES  
6300 QUINTANA ROAD, 312  
MORRO BAY, CA 93442  
TEL (805) 801-3434
  - TECHNOLOGY ENGINEER  
POWER & COMMUNICATIONS ENGINEERING  
1009 MORRO STREET, SUITE 205  
SAN LUIS OBISPO, CA 93401  
TEL (805) 541-9700

ARCHITECT STAMP	CONSULTANT STAMP
	

AGENCY APPROVAL

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES

FILE NO. 00-00  
APPL 00-000000

AC\_\_\_FLS\_\_\_SS\_\_\_

DATE \_\_\_\_\_

REVISIONS

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE

PROJECT OWNER & TITLE  
SAN LUIS OBISPO COUNTY  
COMMUNITY COLLEGE DISTRICT

INSTRUCTIONAL  
BUILDING

CUESTA COLLEGE CAMPUS  
SAN LUIS OBISPO, CA 93401

SHEET TITLE  
DEMO SITE PLAN

DRAWN BY: \_\_\_\_\_ JOB NUMBER: 13067.01  
SHEET NO. \_\_\_\_\_

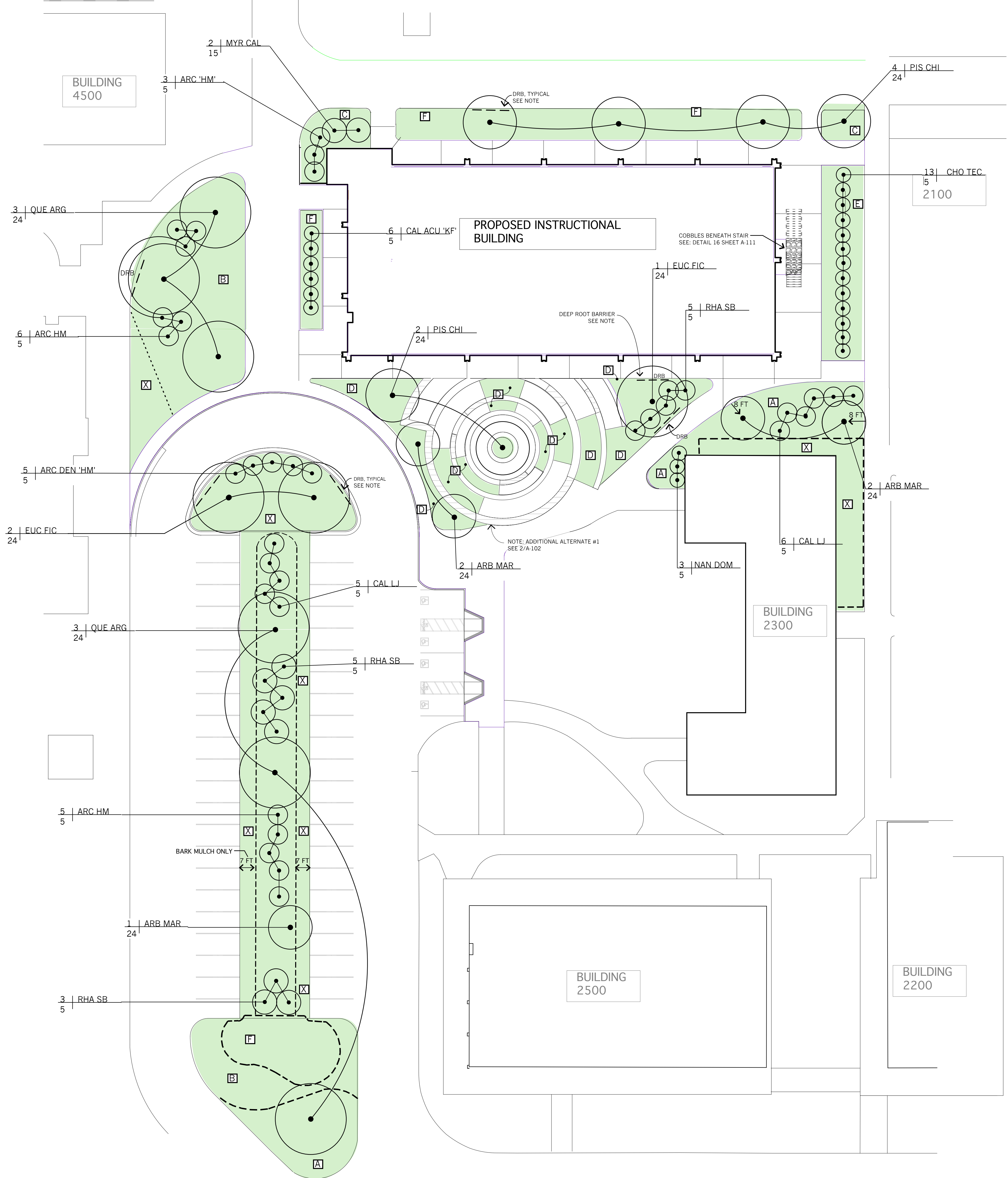
A-100

DATE: 7/22/2015

DSA SUBMITTAL

7/21/2015 12:28:25 PM





**Plant List**

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME
<b>TREES</b>		
ARB 'M'	15G	ARBUTUS 'MARINA' / 'MARINA' ARBUTUS
EUC FIC	24"B	EUCALYPTUS FICIFOLIA / RED FLOWERING GUM
PIS CHI	24"B	PISTACIA CHINENSIS / CHINESE PISTACHE
QUE AGR	24"B	QUERCUS AGRIFOLIA / COAST LIVE OAK
<b>SHRUBS</b>		
ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA
CAL ACU 'KF'	5G	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
CAL LJ	5G	CALLISTEMON VIMINALIS LITTLE JOHN / LITTLE JOHN BOTTLE BRUSH
CHO TEC	5G	CHONDRPETALUM TECTORUM / CAPE RUSH
MYR CAL	5G	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE
RHA CAL 'EC'	1G	RHAMNUS CALIFORNICA 'SAN BRUNO' / COFFEEBERRY
<b>GROUND COVER</b>		
A	48" OC 1G	ARCTOSTAPHYLOS EDMUNDSONII 'CARMEL SUR' / CARMEL SUR MANZANITA
B	8" OC 1G	CEANOTHUS GLORIOSUS 'ANCHOR BAY' / ANCHOR BAY CEANOTHUS
C	42" OC 1G	CISTUS 'SUNSET' / SUNSET ROCKROSE
D	12" OC 4" POT	CAREX PRAEGRACILLIS / CALIFORNIA FIELD SEDGE
E	30" OC 1G	CAREX TUMULICOILA / BERKELEY SEDGE
F	48" OC 1G	MULLENBERGIA RIGENS / DEER GRASS
X		BARK MULCH ONLY

**MULCH**  
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

**DEEP TOOR BARRIER (DRB)**  
ALL TREES LESS THAN 7.5' FROM PAVING TO RECEIVE DRB. SEE DETAILS 51-52 ON SHEET L.3

NOTE:  
1. PLANT LIST IS FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.  
2. LOCATE TREES 10FT. FROM UTILITY TRENCH AND STORM DRAIN WHERE POSSIBLE.

**LEGEND**  
G = GALLONS  
B = BOX

**PMSM**  
**ARCHITECTS**  
1266 MONTEREY STREET  
SAN LUIS OBISPO, CA 93401  
TEL 805 476 0399 FAX 805 594 1322

**CONSULTANTS**

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**LANDSCAPE ARCHITECT**  
FIRMA  
187 Tank Farm Road #230  
San Luis Obispo, CA 93401  
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**FIRE PROTECTION ENGINEER**  
COLINGS & ASSOCIATES  
260 MAPLE COURT, SUITE 241  
VENTURA, CA 93001  
TEL (559) 658-0003

ARCHITECT STAMP      CONSULTANT STAMP

ANTHONY R. PALADINO  
C-29150  
STATE OF CALIFORNIA

ANTHONY R. PALADINO  
NO. 2117  
STATE OF CALIFORNIA

AGENCY APPROVAL  
IDENTIFICATION STAMP DIV. OF THE  
STATE ARCHITECT OFFICE OF  
REGULATION SERVICES  
FILE NO. XX-XX  
APPL XX-XXXXXX  
AC \_\_\_\_\_ FLS \_\_\_\_\_ SS \_\_\_\_\_  
DATE \_\_\_\_\_

REVISIONS

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PROJECT OWNER & TITLE  
SAN LUIS OBISPO  
COMMUNITY COLLEGE  
DISTRICT

**INSTRUCTIONAL  
BUILDING**

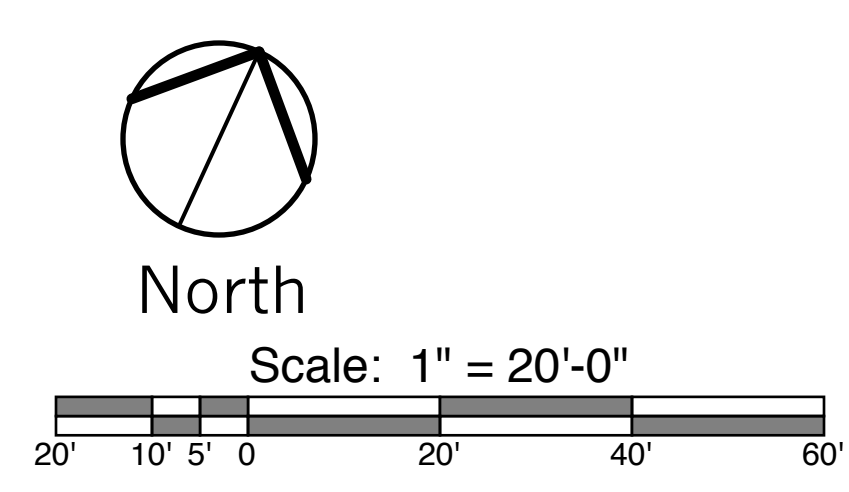
CUESTA COLLEGE CAMPUS  
SAN LUIS OBISPO, CA 93401

SHEET TITLE  
**PLANTING PLAN**

DRAWN BY: LC      JOB NUMBER: 13067.01

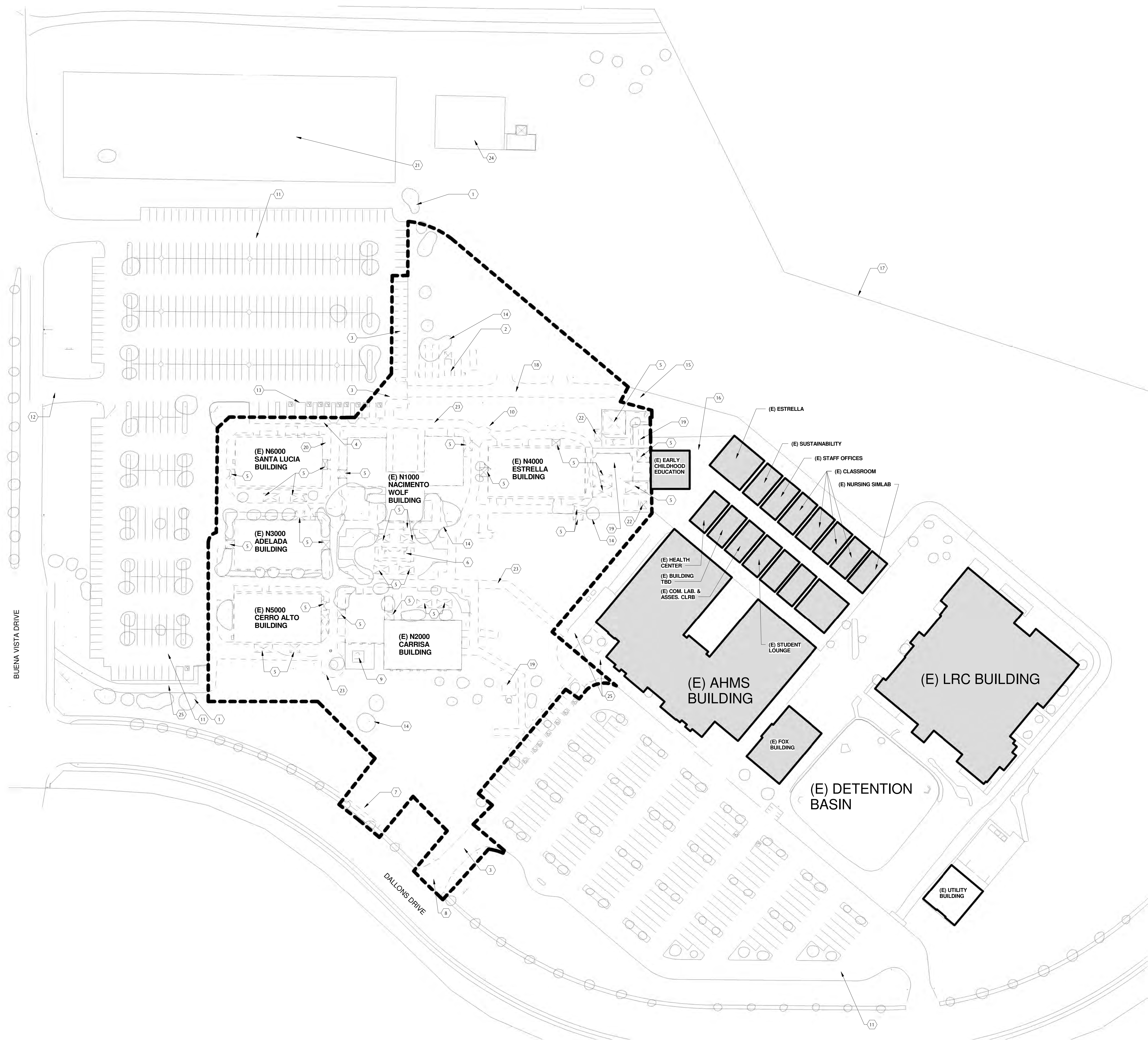
SHEET NO.  
**L-2**

DATE: 7/22/15      SHEET \_\_\_\_ OF \_\_\_\_

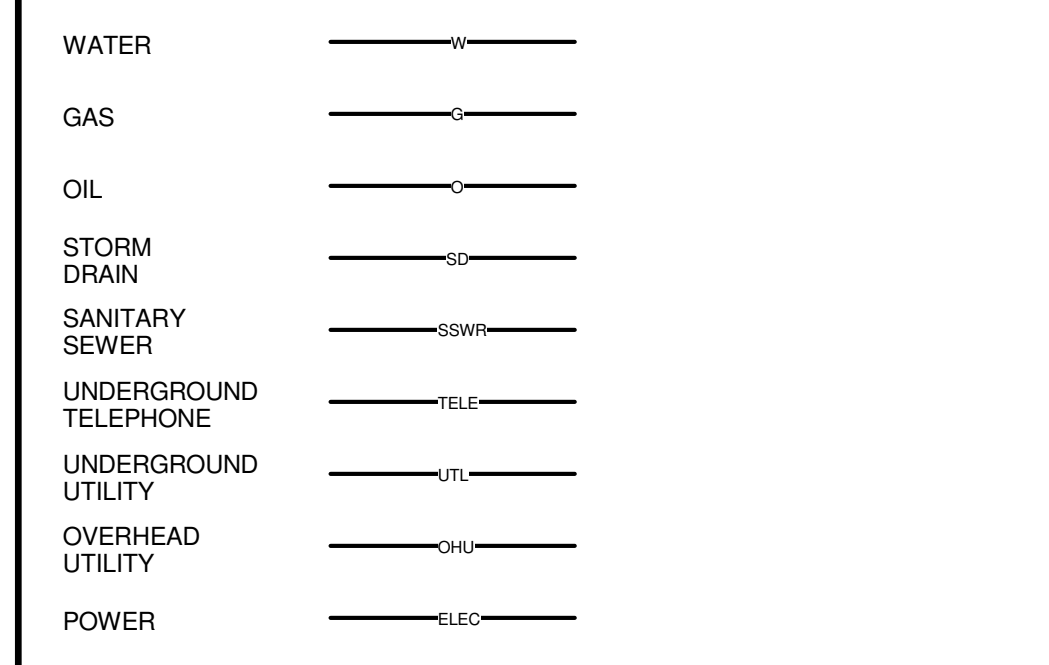


**firma**  
landscape architects  
187 Tank Farm Road, Suite 230, San Luis Obispo, CA 93401  
phone: 805.781.9800 fax: 805.781.9803





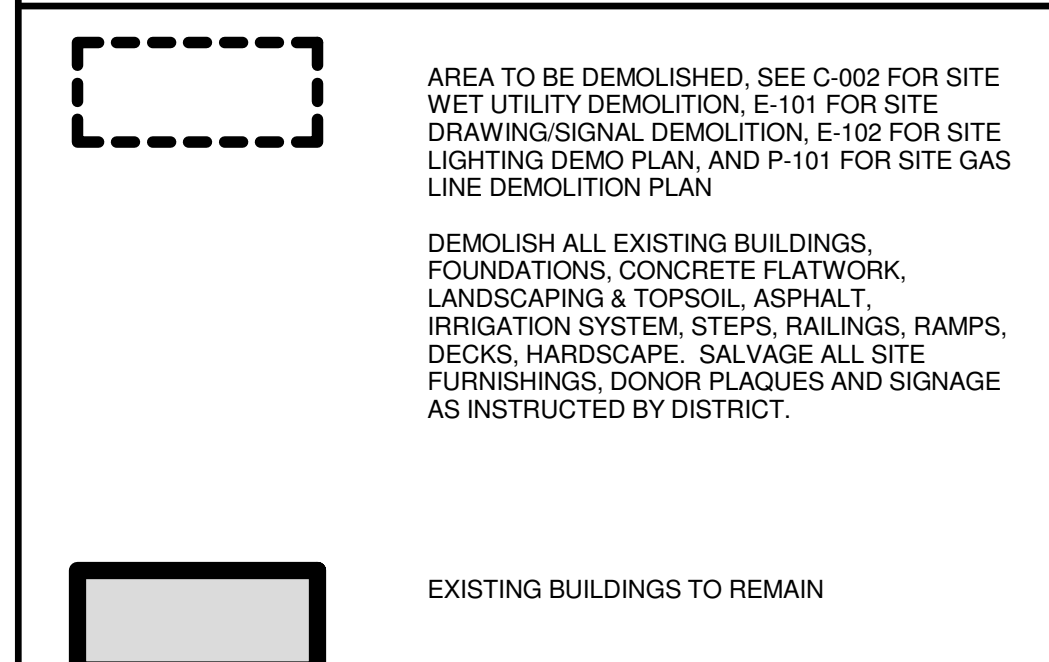
**UTILITY LINES**



**DEMOLITION NUMBERED NOTES**

1. PROTECT (E) PLANTING AND TREES, RESTORE AFFECTED LANDSCAPING
2. REMOVE AND RELOCATE STORAGE CONTAINERS, TO BE DETERMINED BY OWNER
3. DEMOLISH ASPHALT
4. DEMOLISH CURB RAMPS AND SIDEWALK PAVING
5. DEMOLISH (E) CANOPY, SALVAGE WHEN AVAILABLE, TO BE DETERMINED BY OWNER
6. REMOVE & SALVAGE (E) FLAGPOLE & MONUMENT
7. DEMOLISH (E) SITE WORK, DETENTION BASIN & BERM FOR NEW CURB CUT AT NEW ENTRY DRIVE
8. DEMOLISH (E) CURB CUT, (N) SIDEWALK TO MATCH (E) FILL, GRADE & PLANT TO MATCH (E)
9. DEMOLISH (E) MICROWAVE TOWER, SALVAGE TBD BY OWNER
10. DEMOLISH (E) FIRE HYDRANT, RE: G-002 FOR NEW FIRE HYDRANT LOCATION
11. (E) PARKING LOT TO REMAIN
12. (E) CAMPUS ENTRY TO REMAIN
13. RECONFIGURE STRIPING, RE: SITE PLAN
14. DEMOLISH (E) LANDSCAPING & PLANTING
15. DEMOLISH UP TO POINT OF (E) GRAVEL FIRE ACCESS ROAD
16. DEMOLISH UP TO POINT OF (E) MODULAR BUILDINGS & SURROUNDING SITE WORK
17. CAMPUS PROPERTY LINE
18. DEMOLISH (E) GRAVEL FIRE LANE
19. DEMOLISH (E) FENCED IN UTILITY YARD, SALVAGE TBD BY OWNER
20. DEMOLISH (E) RAMPS, STAIRS, RAILINGS & PLATFORMS
21. (E) RETENTION BASIN TO REMAIN
22. DEMOLISH (E) SHED
23. DEMOLISH (E) ASPHALTIC CONCRETE PAVED WALKWAYS
24. (E) SOLAR TRAINING AREA TO REMAIN
25. (E) SIDEWALK TO REMAIN, PROTECT IN PLACE, PATCH & REPAIR DAMAGE DONE TO (E) SIDEWALK PAVING DURING DEMOLITION OF ADJACENT PAVING.

**SITE DEMOLITION LEGEND**



**GENERAL NOTES:**

1. ALL SITE DEMOLITION ACTIVITIES AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF THE PROPOSED DUMP SITE IS PERMITTED.
2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FIELD CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD OR OWNER PRIOR TO BIDDING. IF CONFLICTS EXIST APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.
3. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER DURING THE DEMOLITION OF SITE IMPROVEMENTS. IF A UTILITY INTERRUPTION IS REQUIRED THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THE TENANTS. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE LIMITS OF THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED DURING DEMOLITION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF, BUT NOT BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL BE BORNE BY THE CONTRACTOR.
6. CONTRACTORS SHALL FULLY EVALUATE CONSTRUCTION MEANS AND MEASURES WHEN DETERMINING THE REMOVAL LIMITS OF THE CONCRETE PAVEMENT WALKWAYS, CURBING, LAWN AREAS, LANDSCAPED AREA, AND PARKING LOT ASPHALT TO ACCOMMODATE CONSTRUCTION OF ILLUSTRATED AND SPECIFIED IMPROVEMENTS AND SAID WORK SHALL BE FACTORED INTO THE BID.
7. CONTRACTOR SHALL MAINTAIN ALL EXISTING BUILDING EGRESS SAFELY DURING CONSTRUCTION & FENCE CONSTRUCTION AREAS FOR SAFETY OF STUDENTS.

**PMSM ARCHITECTS**  
 1266 MONTEREY STREET  
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 FIRMA  
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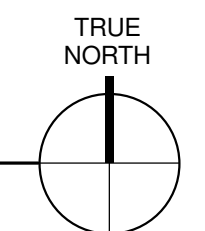
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**CAMPUS CENTER - NORTH COUNTY COLLEGE CAMPUS**  
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 PASO ROBLES, CA 93446

SHEET TITLE  
**DEMOLITION SITE PLAN**

DRAWN BY: **Author** JOB NUMBER: **13065.01**  
 SHEET NO.  
**A-011**  
 DATE: **7.22.2015** SHEET of \_\_\_\_\_

1 SITE PLAN - DEMOLITION  
 1" = 50'-0"





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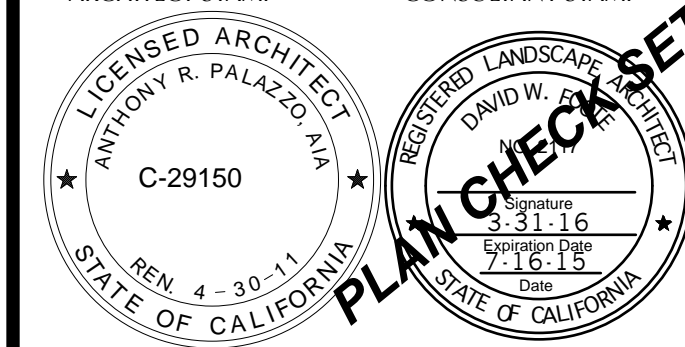
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SHEET TITLE  
**PLANTING PLAN**

DRAWN BY: VB JOB NUMBER: 13065.03

DATE: 7/16/15 SHEET 2 OF 4



187 Tank Farm Road, Suite 230, San Luis Obispo, CA 93401  
phone: 805.781.9800

### Plant List

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	WUCOLS RATING
<b>TREES</b>			
CHI TAS	24"B	CHITALPA TASHKENTENSIS / CHITALPA (MULTI-TRUNK)	L
COT COG	24"B	COTINUS COGGYGRIA / SMOKE TREE (MULTI-TRUNK)	L
OLE EUR 'SH'	24"B	OLEA EUROPEA 'SWAN HILL' / EUROPEAN OLIVE (FRUITLESS)	VL
PIS CHI	24"B	PISTACIA CHINENSIS / CHINESE PISTACHE	M
PLA RAC	24"B	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	M
PRU CER	24"B	PRUNUS CERASIFERA / FLOWERING PLUM	M-L
QUE AGR	24"B	QUERCUS AGRIFOLIA / COAST LIVE OAK - LOW BRANCHING	VL
<b>SHRUBS</b>			
ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA	VL
BAC PIL 'P'	5G	BACCHARIS PILLULARIS TWIN PEAKS' / PROSTRATE COYOTE BRUSH	VL
CAL AGU 'KF'	5G	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER' / FEATHER REED GRASS	L
HET ARB	5G	HETEROMELES ARBUTIFOLIA / TOYON	VL
JUN PAT	1G	JUNCUS PATENS / CALIFORNIA GRAY RUSH	M
LEY CON 'CP'	1G	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	M
MUH RIG	1G	MUHLENBERGIA RIGENS / DEER GRASS	L
RHA CAL 'EC'	5G	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	L
<b>GROUND COVER</b>			
A	24" OC 4"	CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	M
B	48" OC 1G	CISTUS 'SUNSET' / SUNSET ROCKROSE	M
C	30" OC 1G	CAREX TUMULICOOLA / BERKELEY SEDGE	M
D	48" OC 1G	MUHLENBERGIA RIGENS / DEER GRASS	L

**MULCH**  
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

NOTE: PLANT LIST IS FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.

**LEGEND**  
G = GALLONS  
B = BOX  
STD = STANTARD FORM  
LB = LOW BRANCHING FORM  
BTH = BROWN TRUNK HEIGHT  
BR = BARE ROOT  
FG = FIELD GROWN  
DG = DECOMPOSED GRANITE  
NCN = NO COMMON NAME  
DRB = DEEP ROOT BARRIER. REFER TO DETAIL 51 AND 5, SHEET L-4.

NOTE: DEEP ROOT BARRIERS - SEE DETAIL 51 AND 52, SHEET L-4  
ALL TREES LESS THAN 7.5' FROM PAVING, CURB, BUILDING OR WALL TO RECEIVE 24" DEEP x 10' LENGTH ROOT BARRIER PANELS ALONG SIDEWALK, CURB, BUILDING OR WALL (TYPICAL)

**WATER EFFICIENT LANDSCAPE ORDINANCE - WELO**

Cuesta College - North Campus Center  
Paso Robles, CA 07/08/15

**Table 1: annual**

To Calculate MAWA - Maximum Applied Water Allowance	
ETo (annual)	49.0
IA	37.585
SLA	0
MAWA (gallons/year)	456,733
MAWA (inches per sq. ft.)	19.49
MAWA (inches per DAY)	0.05

ETo is not adjusted for seasonal rainfall  
MAWA = (Eto)(0.62)((0.4xIA)+(0.6xSLA))

**Table 2a: annual**

To Calculate ETWU - Estimated Total Water Use	
ETo (annual)	49.0
PFxHA (see table 2b)	8.043
HA (see table 2b)	37.585
IE (see Table 3)	0.92
SLA	0
ETWU (gallons/season)	265,581
ETWU (inches per sq. ft.)	11.34
ETWU (per DAY)	0.03

ETo is not adjusted for seasonal rainfall  
ETWU = (Eto)(0.62)((PFxHA)+IE)(SLA)

**Table 2b**

To Determine Plant Factor with Multiple Hydro Zones				
H.Z	Water Use Type	P.F.**	HA (s.f.)	Weighted P.F.
1	LOW	0.2	34,957	6,991
2	MED	0.4	2,628	1,051
			0	0
			0	0
			0	0
Totals			37,585	8,043

\*\*Plant Factor from WUCOLS, August 2000 adjusted for local microclimate and soils

**ETWU IS 58% MAWA**

ETWU-MAWA	0.58
-----------	------

**Table 3: hydrozone (H.Z.) information**

To Determine Average System "IE" exceeds .71					
H.Z	Water Use Type	Sprinkler	HA	IE*	Weighted Area
1	LOW	EMITTER	37,585	0.92	34,578
			0		0
			0		0
Totals			37,585		34,578
			IE is		0.92

**OUTDOOR WATER USE CAL GREEN TIER 1 - Non-Residential**

1. Ground cover, shrubs and trees are drought tolerant native and Mediterranean plants with irrigation plant factor of "low", "very low" and several planters with a plant factor of "medium".

2. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones. For the purposes of Cal Green Tier 1 there is one hydrozone: "Low Ground Covers, Shrubs And Trees". No lawn was used in this landscape design.

3. CAL GREEN 5.304.3.1:  
5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:

- Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

1. Irrigation controller shall be weather based with Irritrol "Climate Logic" E.T. module that automatically adjusts irrigation in response to changes in the plant's needs as weather conditions change.

4. CAL GREEN A5.304.1.1:  
A5.304.1.1 Water budget. A water budget shall be developed for landscape irrigation use that conforms to the local water efficient landscape ordinance or to the California Department of Water Resources Model Water Efficient Landscape Ordinance (WELO) where no local ordinance is applicable.

1. Water budget is on WELO Table 2, this sheet.

5. CAL GREEN A5.304.2.1:  
A5.304.2.1 Outdoor potable water use. For new water service not subject to the provisions of Water Code Section 535, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas between 500 square feet and 1000 square feet (the level at which Section 5.304.2 applies).

1. Irrigation system is served by an existing campus water meter that is separate from potable water service.

6. CAL GREEN A5.304.4:  
A5.304.4 Potable water reduction. Provide water efficient landscape irrigation design that reduces the use of potable water beyond the initial requirements for plant installation and establishment in accordance with Section A5.304.4.1 or A5.304.4.2. Calculations for the reduction shall be based on the water budget developed pursuant to Section 5.304.1.

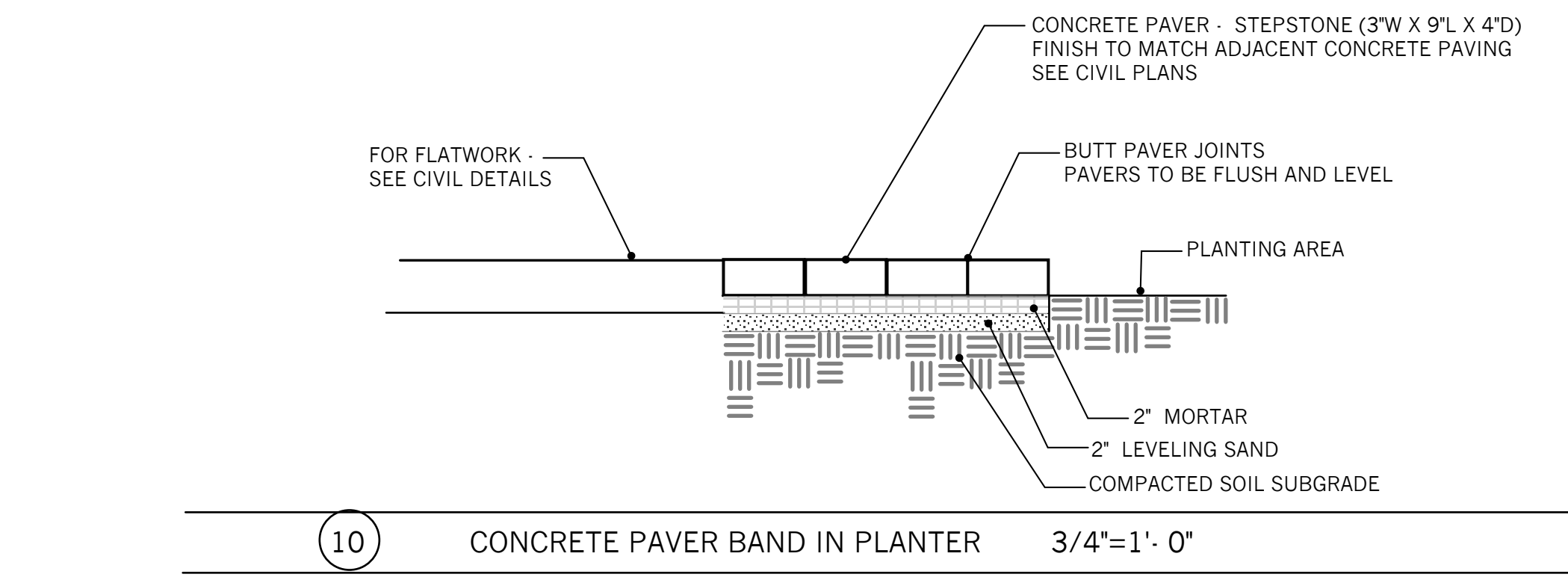
**Tier 1.** Reduce the use of potable water to a quantity that does not exceed 60 percent of ETo times the landscape area.

**Tier 2.** Reduce the use of potable water to a quantity that does not exceed 55 percent of ETo times the landscape area.  
Note: Methods used to accomplish the requirements of this section must be designed to the requirements of the California Building Standards Code and shall include, but not be limited to, the following:

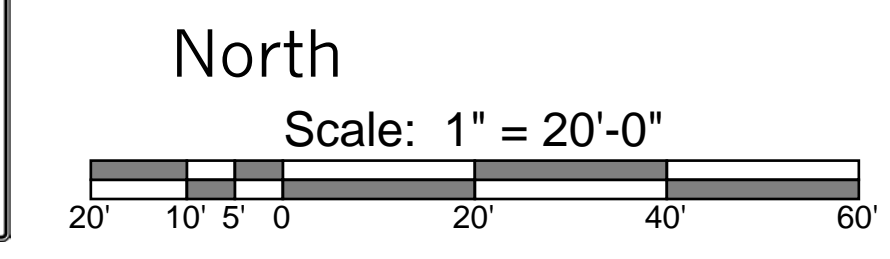
- Plant coefficient
- Irrigation efficiency and distribution uniformity
- Use of captured rainwater
- Use of recycled water
- Water treated for irrigation purposes and conveyed by a water district or public entity
- Use of graywater

The estimated total water use (ETWU, Table 2) does NOT exceed 60% of the ETo times the landscape area.

MAWA = 456,733 gallons/year  
ETWU = 265,581 gallons/year  
ETWU is 58% of MAWA and exceeds requirement to meet CalGreen Tier 1.



10 CONCRETE PAVER BAND IN PLANTER 3/4"=1'-0"



Matchline - See Sheet L-3



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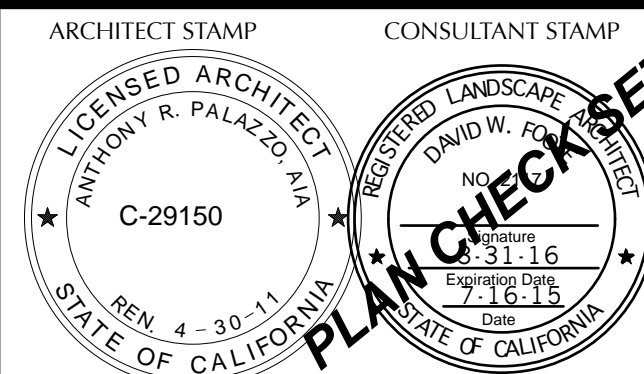
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NORTH COUNTY  
CUESTA COLLEGE  
2800 BUENA VISTA DRIVE  
PASO ROBLES, CA 93446

SHEET TITLE  
IRRIGATION PLAN  
AND  
PLANTING PLAN

DRAWN BY: VB JOB NUMBER: 13065.03

SHEET NO.  
**L-3**  
DATE: 07/15/15 SHEET 3 OF 4

