

The State Bar of California

REQUEST FOR PROPOSAL



This document is a Request for Proposal (“RFP”) for Tenant Improvement Project/Floor Remodel.

The State Bar of California seeks to remodel a portion of the 8th and 9th floors at its 180 Howard Street building in San Francisco. Work involves the build-out of additional office space and suites on the 8th floor and the reconfiguration of a contained area on the 9th floor.

The State Bar will host a vendor pre-bid conference on April 2, 2008, at 2:30 PM in its 4DE at 180 Howard Street, San Francisco California to discuss this request in detail. Attendance is **mandatory** for all vendors intending to submit a proposal. The building is located at the corner of Howard and Main streets, 2 blocks south of Market Street and conveniently located close to BART, Muni and other public transportation. The State Bar has no parking facility at this location, only street and nearby lot parking is available.

Contact with State Bar personnel in connection with this RFP may not be made other than as specified in this RFP. Unauthorized contact of any State Bar personnel may be cause for rejection of a bid.

Please submit 6 copies of your proposal no later than 5 p.m. on April 18, 2008 to:

The State Bar of California
180 Howard Street
San Francisco, CA 94105-1639

Attn: Sharon Pearl
Real Property Operations
415-538-2340
sheri.pearl@calbar.ca.gov

I. INTRODUCTION

The State Bar of California (“ the State Bar”), created in 1927 by the Legislature and adopted into the California Constitution in 1960, is a public corporation within the judicial branch of state government. The State Bar is a unified, or integrated bar, and membership is mandatory for all attorneys who are licensed to practice law in the state. In addition to its mandated licensing and disciplinary and certification functions,

the State Bar offers a number of other programs designed to assist, educate and protect its members and the public. The State Bar has offices located in Los Angeles, Sacramento and San Francisco. More information about the State Bar can be found at http://calbar.ca.gov/state/calbar/calbar_home_generic.jsp?cid=10102

II. STATEMENT OF WORK

The State Bar of California owns a thirteen (13) story building located at 180 Howard Street in San Francisco. The State Bar occupies floors 4-10 and the majority of the ground floor. At this time, interior modifications are needed on floors 8 and 9 to accommodate staffing changes and new departmental alliances.

A. Construction Work

The project involves the remodel of the 8th floor law library and the addition of demising walls within this area to provide separate work areas for library and information technology staff. A second component of the project involves the demolition of offices on the 9th floor and the reconfiguration of the space to provide a primarily open work area. Contractor shall perform all general contractor services associated with the tenant improvement project on the 8th and 9th floors in accordance with the architectural construction drawings prepared by CF Blank Architects listed below (“the Services”). Contractor shall oversee the work of all subcontractors. **All contractors shall be members in good standing of their respective trade unions.**

Contractor must file a payment and performance bond in conformance with Civic Code section 3247 et. seq., as a condition of being awarded this contract. Cost of the bond will be included in the Guaranteed Maximum Price.

Work will be performed in an area presently occupied by State Bar staff. All loud noise producing work must be performed outside of regular office hours, which are 8:45 a.m. – 5:00 p.m. Contractor must make every effort to minimize disruption to the work environment and to protect the premises and State Bar employees through the use of plywood and plastic/polyurethane barriers. The State Bar will work closely with Contractor to coordinate scheduling and staging needs.

B. Drawings

Included as Attachment A in PDF Format. Full size drawings will be provided to interested bidders at the mandatory bidder’s conference. Documents prepared by CF Blank Architects:

Sheet A0.1	Overall 8th Floor Plan and Exiting Analysis
Sheet A0-2	8th Floor Notes
Sheet A1.1	Partial 8th Floor Finish Plan
	Partial 8th Floor Reflected Ceiling Plan

Sheet A-2	8th Floor Door and Sill Notes
Sheet A0.1	Overall 9th Floor Plan and Exiting Analysis
Sheet A0.2	9th Floor Notes
Sheet A1.0	9th Floor Partial Demolition Plan, Partial Construction Plan and Power and Signal Plan
Sheet A-4	Power and Communication Plan
Sheet A-5	Finish Plan
Sheet D-1	Details
Sheet POT-1	Ground Floor Path of Travel Drawings
Sheet POT-2	Ground Floor Path of Travel Drawings
Sheet POT-3	Ground Floor Path of Travel Drawings

C. Job Meetings

Weekly job meetings will be required during the course of construction. Meetings will be held on the job site during regular business hours, 8:45 a.m. – 5:00 p.m. on a day to be determined by The State Bar of California.

Attendance:

1. General Contractor’s Superintendent and Project Manager
2. Director of Real Property Operations, The State Bar of California
3. CF Blank Architects
4. Building Engineer

D. Progress Schedule

A progress schedule in the form of a bar chart of CPM must be submitted upon execution of the contractor.

E. Subcontractor Bidding Requirements

All subcontractor bid amounts should be included in the RFP submission and the name of the bidder that the General Contractor has chosen should be underlined. Contractor shall solicit no fewer than three (3) competitive bids from qualified subcontractors for trades in excess of \$15,000 in preparation of its bid submission to The State Bar of California. Within 15 days the execution of the contract, General Contractor will be required to provide copies of fully executed subcontractor agreements to The State Bar of California’s representatives.

III. GENERAL INFORMATION

The submission requirements for this RFP are set forth below. A proposal shall constitute an irrevocable offer for 90 business days following the deadline for its submission. Reference to a certain number of days in this RFP shall mean business days unless otherwise specified.

A. Submission Requirements

To be considered responsive, a proposal must contain the following, referenced by number and in the order below:

1. A brief description of the history and organization of the bidder's firm, and of any proposed subcontractor.
2. Copies of business licenses, professional certifications or other credentials, together with evidence that bidder, if a corporation, is in good standing and qualified to conduct business in California.
3. The most recent year's annual reports, or comparable document, including detailed current profit and loss, assets and liabilities, and other relevant financial data.
4. A description of similar projects completed by the bidder within the past three (3) years.
5. Qualifications, background and experience of the project director and other staff proposed to work on the project.
6. References with contact information from organizations that have used bidder's services for similar projects/installations within the last 12-18 months.
7. A general description of the techniques, approaches and methods to be used in completing the project.
8. A description of the chronology for completing the work, including a time line and deadlines for each task.
9. A detailed construction schedule including a delineation of all work to be completed during swing shift hours 5PM - midnight. Schedule should include all trades involved in the project. List of all subcontractors proposed for the project including two references for each subcontract whose project cost will total \$15,000 or more.
10. A detailed cost proposal, including any travel costs and other expenses as itemized on Attachment B. As the State Bar may award a contract based on the initial offer, a bidder should make its initial offer on the most favorable terms available. The State Bar reserves the right, however, to have discussions with those bidders falling within a competitive range, and to request revised pricing offers from them and to make an award or conduct negotiations thereafter.

A written acknowledgement of the acceptance of the Contracting Requirements set forth in section IV of this RFP. *Specific terms* may be reserved for future negotiation, but must be clearly identified and reasons given for the reservation.

Proposals which fail to address each of the submission requirements above may be deemed non-responsive and will not be further considered.

B. Rejection of Proposals

The State Bar reserves the right in its sole discretion to reject any or all proposals in whole or in part, without incurring any cost or liability whatsoever. All proposals will be reviewed for completeness of the submission requirements. If a proposal fails to meet a material requirement of the RFP, or if it is incomplete or contains irregularities, the proposal may be rejected. A deviation is material to the extent that a proposal is not in substantial accord with RFP requirements.

Immaterial deviations may cause a bid to be rejected. The State Bar may or may not waive an immaterial deviation or defect in a proposal. The State Bar's waiver of an immaterial deviation or defect shall in no way modify the RFP or excuse a bidder from full compliance with the RFP requirements.

Any proposal may be rejected where it is determined to be non-competitive, or where the cost is not reasonable.

Proposals that contain false or misleading statements may be rejected if in the State Bar's opinion the information was intended to mislead the State Bar regarding a requirement of the RFP.

C. Evaluation Process and Highest Score Bidder

The State Bar reserves the right to determine the suitability of proposals on the basis of a proposal's meeting administrative requirements, technical requirements, the review team's assessment of the quality and performance of the equipment and services proposed, and cost.

During the evaluation process, the State Bar may require a bidder's representative to answer questions with regard to the proposal and/or require certain bidders to make a formal presentation to the evaluation team and/or the State Bar Senior Executive Team. The State Bar may also have discussions with those bidders falling within a competitive range, and request revised pricing offers from such bidders and make an award and/or conduct negotiations thereafter.

This Request for Proposal does not commit the State Bar to awarding a Contract. Bidders shall bear all costs incurred in the preparation of the Proposal and

participating in the Proposal evaluation process. The State Bar reserves the right to reject any and all Proposals, to accept the Proposal it considers most favorable to the its interest in its sole discretion, and to waive minor irregularities. The State Bar further reserves the right to seek new Proposals when such procedure is considered by it to be in the best interest of the State Bar.

1. The following criteria will be used in reviewing and comparing the proposals and in determining the Highest Score Bidder (“HSB”). The weight to be assigned to each criterion appears following each item.
 - a. Responsiveness of the proposal to the submission requirements set forth in the RFP (10%).
 - b. Agreement to the State Bar’s contracting requirements as set forth in AIA Document A111 – 1997 “Standard Form of Agreement Between Owner and Contractor where the basis for payment is the COST OF WORK PLUS A FEE with a negotiated Guaranteed Maximum Price” and AIA Document A201 – 1997 “General Conditions of the Contract for Construction”. Both documents will be distributed at the mandatory bidders conference to all parties in attendance (15%).
 - c. The technical ability, capacity, and flexibility of the proposal to provide, at the highest level of quality, the Services in a professional and highly skilled manner as confirmed by the quality of any demonstration, client references and demonstrated success in similar construction projects. Demonstrated ability to complete the construction project within prescribed time frame (10%).
 - d. The character, integrity, reputation and strength of the project manager, job superintendent and foreman team. Interviews of proposed team will be scheduled for the week of April 28, 2008 (30%).
 - e. The total cost of the proposal. Costs will be evaluated only if a proposal is determined to be otherwise qualified. Costs should be itemized on Attachment B of this proposal and must be clearly legible (35%).
2. If a large number of proposals are received, the State Bar reserves the right to review the proposals using a tiered evaluation system. All qualified proposals will be evaluated based on the Submission Requirements and Cost, with the top candidates advancing as finalists and receiving a full evaluation as outlined above.

D. Award and Execution of Contract

Subject to the State Bar's right to reject any or all proposals, the HSB will be awarded the contract. Notice will be posted at the State Bar's offices at 180 Howard Street, San Francisco, CA and written notice sent to bidders on or about April 25, 2008 of the Bar's intention to award the contract to the HSB. It is anticipated that final selection of the HSB will be made by May 2, 2008. The evaluation team will select a winning proposal subject to approvals granted by the Board of Governors. Upon selection, the State Bar and the selected Vendor will enter into good faith negotiations on a contract containing, without limitation, the Statement of Work and Contracting Requirements sections below.

No contract or agreement, express or implied, shall exist or be binding on the State Bar before the execution of a written contract by both parties. If agreement on the terms of such a contract cannot be reached after a period deemed reasonable by the State Bar in its sole discretion, the State Bar may enter into negotiations and sign a contract with any other bidder who submitted timely, responsive and responsible proposals to this RFP.

If, after the State Bar and the HSB agree to terms and execute a contract, that contract is terminated for any reason, the State Bar may, in its sole discretion, either enter into negotiations with the next highest scored bidder, or issue a new RFP and begin the proposal process anew.

Questions regarding the State Bar's award of any business on the basis of proposals submitted in response to the RFP, or on any other matter in connection with the selection process, should be addressed in writing to Andrew Conover, Finance Manager, at andrew.conover@calbar.ca.gov.

Where written notice is required in this RFP, the notice must be sent by U.S. mail and either facsimile or e-mail.

E. Errors in the RFP

If a bidder discovers any ambiguity, conflict, discrepancy, omission, or other error in the RFP, the bidder should immediately provide the State Bar with written notice of the problem and request that the RFP be clarified or modified. Without disclosing the source of the request, the State Bar may modify the document prior to the date fixed for submission of proposals by issuing an addendum to all potential bidders to whom the RFP was sent.

If prior to the date fixed for submissions, a bidder knows of or should have known of an error in the RFP but fails to notify the State Bar of the error, the bidder shall bid at its own risk, and if, awarded the contract, shall not be entitled to additional compensation or time by reason of the error or its later correction.

F. Questions Regarding the RFP

Questions regarding the RFP may be addressed in person at the vendor pre-bid conference on April 2, 2008 at 2:30 PM in the State Bar conference rooms 4DE at 180 Howard Street, San Francisco. Questions after this conference may be addressed in writing to Sharon Pearl at sheri.pearl@calbar.ca.gov. All questions must be submitted no later than 5 days prior to the date for submission of proposals. Questions and answers regarding the RFP may be shared with all bidders known to be interested in submitting a proposal.

If a question relates to a proprietary aspect of its proposal and the question would expose proprietary information if disclosed to competitors, the bidder may submit the question in writing, conspicuously marking it as "CONFIDENTIAL." With the question, the bidder must submit a statement explaining why the question is sensitive. If the State Bar concurs that the disclosure of the question or answer would expose proprietary information, the question will be answered, and both the question and answer will be kept in confidence. If the State Bar does not concur regarding the proprietary nature of the question, the question will not be answered in this manner and the bidder will be notified.

A bidder who believes that one or more of the RFP's requirements is onerous or unfair, or unnecessarily precludes less costly or alternative solutions, may submit a written request that the RFP be changed. The request must set forth the recommended change and reason for proposing the change. The State Bar must receive any such request no later than 5 days before the deadline for submitting proposals.

G. Addenda

The State Bar may modify the RFP prior to the date fixed for submission by posting, mailing, emailing or faxing an addendum to the bidders known to be interested in submitting a proposal. If any bidder determines that an addendum unnecessarily restricts its ability to bid, it must notify the State Bar in writing no later than 5 days before the deadline for submitting proposals.

H. Withdrawal and Resubmission/Modification of Proposals

A proposal may be withdrawn at any time prior to the deadline for submitting proposals by notifying the State Bar in writing of its withdrawal. The notice must be signed by the bidder. The bidder may thereafter submit a new or modified proposal, provided that it is received at the State Bar no later than the deadline.

Modification offered in any other manner, oral or written, will not be considered. Proposals cannot be changed after the evaluation process begins.

I. Protest Procedure

A bidder may protest the award if it meets all the following conditions:

1. The bidder has submitted a proposal that it believes is or should have been the HSB, under the criteria set forth above;
2. The bidder believes that its proposal meets the State Bar's administrative and technical requirements, proposes services of proven quality and performance, and offers a competitive cost to the State Bar; and,
3. The bidder believes that the State Bar has incorrectly selected another bidder.

A bidder qualified to protest should contact Andrew Conover, Finance Manager, (415) 538-2207, to attempt an informal resolution. If this contact is unable to resolve the protest to the bidder's satisfaction, the bidder must file a written protest within 5 days of the notice of intention to award the contract. The written protest must state the facts surrounding the issue and the reasons the bidder believes the award to be invalid. The protest must be sent by certified or registered mail or delivered personally to:

The State Bar of California
180 Howard Street
San Francisco, CA 94105-1639

Attention: Peggy Van Horn, Chief Financial Officer

Protests will be reviewed and decided by the State Bar's Award Protest Team within 30 days after the State Bar issues written acknowledgment of the protest. In the event that a protest is filed, the contract award will be postponed pending resolution of the protest.

J. News Releases

News releases pertaining to the award of a contract may not be made without the prior written approval of the State Bar.

K. Disposition of Materials

All materials submitted in response to an RFP will become the property of the State Bar of California and will be returned only at the State Bar's option and at the expense of the bidder. One copy of each proposal will be retained for the State Bar's official files and become a public record. Specific limited pages of a proposal, not including proposed cost and compensation, may be marked as proprietary and confidential. The entire proposal cannot be deemed confidential. The bidder's consent will be requested before release of such pages to non-State Bar personnel. By submitting a proposal, a bidder agrees to these terms and waives any right to pursue a cause of action for damages incurred as a result of the release of any information contained in a proposal.

IV. CONTRACTING REQUIREMENTS

All of the Contractor's bids shall be subject to the State Bar's approval. The sum of all such approved bids, plus the Contractor's overhead/profit and general condition cost (now expressed as a lump amount) plus a five percent (5%) contingency fund, shall constitute the Contractor's guaranteed maximum price for the construction contract. Upon establishing the guaranteed maximum price, the State Bar shall execute the construction contract (AIA Document A111 – 1997 "Standard Form of Agreement Between Owner and Contractor where the basis for payment is the COST OF WORK PLUS A FEE with a negotiated Guaranteed Maximum Price" and AIA Document A201 – 1997 "General Conditions of the Contract for Construction"). These documents will be provided to all parties at the mandatory bidders conference. Insurance requirements for the project should be consistent with those detailed in Attachment E of the Standard Form of Agreement. Contractor shall honor its total bid amount for a period of ninety (90) business days following the deadline for submission.

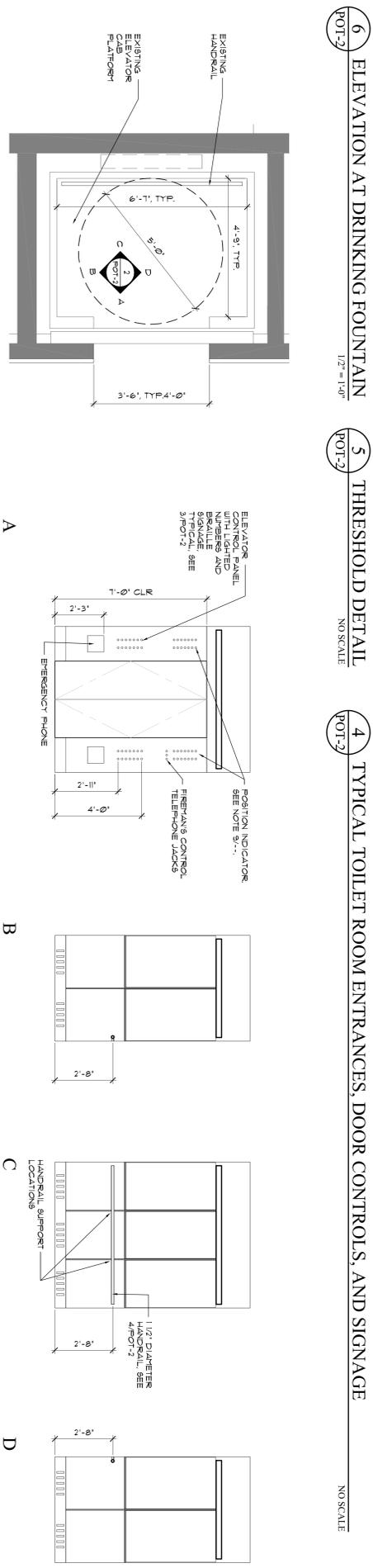
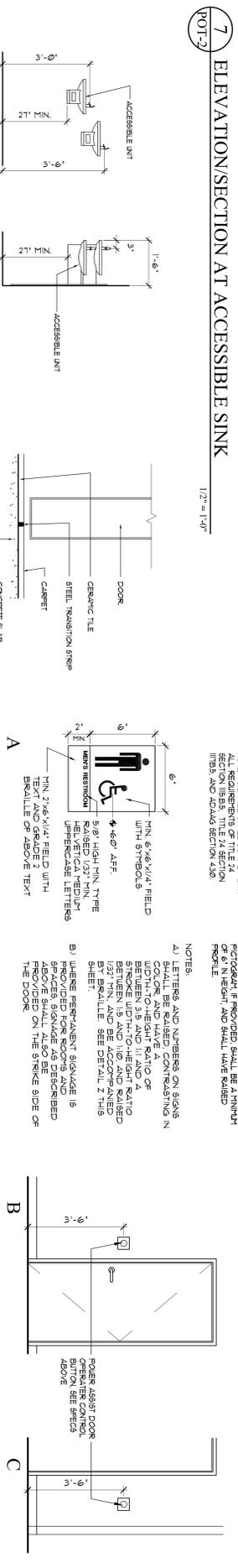
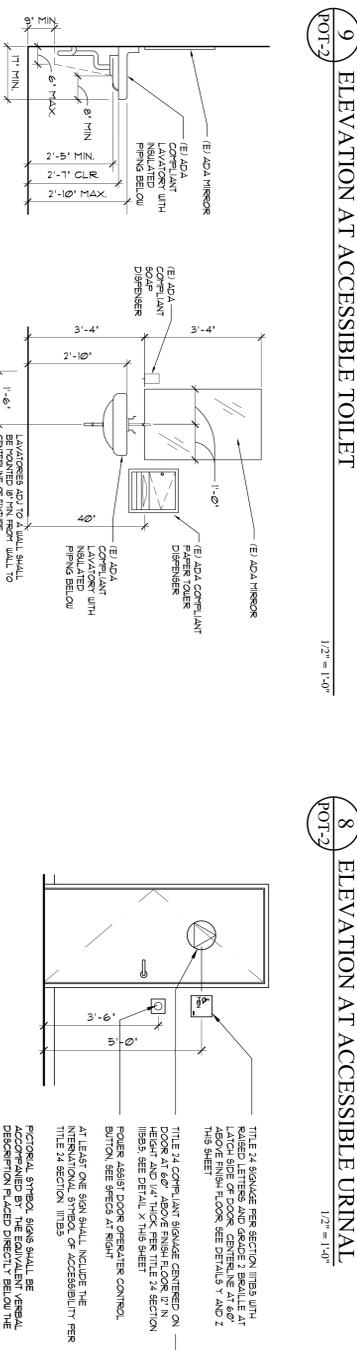
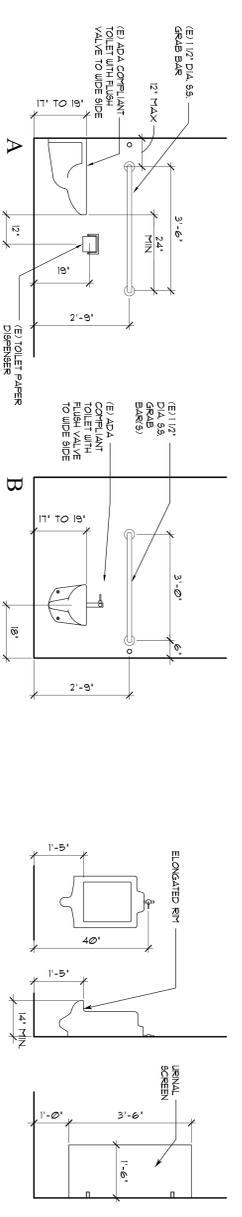
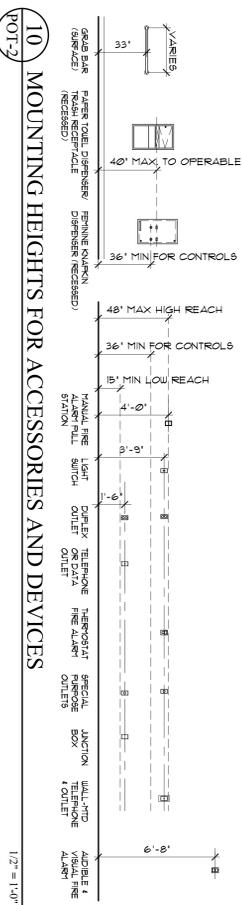
11 TYPICAL GRAB BAR MOUNTING SPECIFICATIONS
NO SCALE

THE STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET THE FOLLOWING SPECIFICATIONS:
A. BENDING STRESS AND SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL TO BE FULLY RESTRAINED. THE DIRECT AND TORSIONAL SHEAR STRESS SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
B. SHEAR FORCE INDUCED IN FASTENERS OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE FOR THE SUPPORTING STRUCTURE UNLESS THE FASTENER OR MOUNTING DEVICE IS SPECIFICALLY IDENTIFIED AS BEING SUITABLE FOR SUCH LOADS.
C. TENSILE FORCE INDUCED IN FASTENERS BY A DIRECT TENSION FORCE OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE TENSILE LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE FOR THE SUPPORTING STRUCTURE UNLESS THE FASTENER OR MOUNTING DEVICE IS SPECIFICALLY IDENTIFIED AS BEING SUITABLE FOR SUCH LOADS.
D. THE GRAB BAR SHALL HAVE MINIMUM CLEARANCE FROM THE WALL AND ADJACENT SURFACE SHALL BE FREE OF ABRASIVE ELEMENTS.

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTING.

DOORS SHALL HAVE MINIMUM CLEARANCE FROM THE WALL AND ADJACENT SURFACE SHALL BE FREE OF ABRASIVE ELEMENTS.

PROVIDE BACKGROUNDS AT GRAB BAR AS REQUIRED.
STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET CALIFORNIA TITLE 24 SECTION 426.3



C. F. B L A N K A R C H I T E C T
288 Union Street #2, San Francisco, CA 94133 ph: (415) 296-9336 fax: (415) 296-9339 e-mail: cfblank@cfbarch.com

October 23, 2007

Plan Check Services Division
San Francisco Permit Center
City and County of San Francisco
1660 Mission Street
San Francisco, CA 94103

RE: Silver Interior Alterations, 8th Floor, 180 Howard Street
To Whom It May Concern:

Please accept this letter requesting a building department Unreasonable Handicap Request as provided for in the California Building Code, pursuant to Section 111081.1.

During routine field survey of existing conditions conducted on July 17, 2007, it was discovered that the required interior clear dimension of all existing elevator cabs lacked the required 80" clearance by just 1" in the left-to-right direction. The cost to remedy this condition will exceed \$125,000, which is over 400% of the proposed interior alteration project triggering disabled access compliance upgrade.

We would like to be considered for equivalent facilities based on mitigating factors. The existing interior clear dimension of all the elevators is 79" which is not compliant with the current code. The proposed interior alteration project would provide for full wheelchair access, completely accommodating a typical 48" turning diameter inside each cab with the doors shut. Further, all other non-conforming existing conditions pertaining to disabled access compliance will be upgraded to full-compliance as a result of this project.

Attached to this letter is a completed Unreasonable Handicap Application form.

Thank you for your consideration.

Sincerely,
Charles F. Blank, AIA
C.F. # 27353

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1600 Mission Street, 2nd Floor, San Francisco, California 94103-2414

UNREASONABLE HANDICAP REQUEST (p. 1 of 2)

1. Site Address: 180 Howard Street 2. Floor: All 3 floors
3. Permit Application No.: 4. Handicap Request No.:
5. Existing Use: Office 6. Proposed Use: Office
7. Existing Occupancy: 9 8. Proposed Occupancy: B
9. Description of proposed work which triggers access compliance upgrade:
CFC 11081.1 - Accessibility to building or portions of buildings shall be provided for all occupancy classification in public buildings, public accommodations, commercial buildings and publicly funded housing. We request that this project be granted an exception from the following specified requirements of the 24 of the California Code of Regulations, because compliance would create an Unreasonable Handicap as defined in Section 222.716.24

10. A. The Access Feature(s) that will not be provided:
 Primary Accessible Entrance
 Path of Travel (excludes from Parking)
 Sanitary Facilities
B. Code Section(s) that require(s) the specific access feature(s): CFC Section 111081.1.8

11. Detailed description of the accessible feature(s) that will NOT be provided: What is the condition now? Disabled cabs. The interior clear dimension in the left-to-right direction is 79" which is 1" short of the 80" required. The interior clear dimension in the left-to-right direction is 79" which is 1" short of the 80" required. The interior clear dimension in the left-to-right direction is 79" which is 1" short of the 80" required.

12. Total cost of the project including thickness access feature(s): \$30,000
13. A. Cost of the access feature(s), which will NOT be provided: \$125,000 for all five cabs
B. % of total cost shown on Line 12: (divide line 13 by line 12): over 400%

14. Citations A or B:
A. Equivalent facilitation is provided per Code Section(s): CFC Section 111081.1.1
Description of equivalent facilitation: Existing elevators have interior clear dimensions in the front-back direction are 92" when only 84" is required. The extra clear dimension in the front-back direction makes up for being 1" short in the left-to-right direction and enables wheelchair access.
B. Equivalent facilitation is NOT provided based on:
1. Physical Constraints
2. Legal Constraints
3. Other Constraints
15. Description of constant (Unreasonable Handicap). Provide alternatives if necessary. See above.

UNREASON233 Page 1 of 2

UNREASONABLE HANDICAP REQUEST Project Address: _____ Permit Application No. _____ (p. 2 of 2)

Note: Petitioner by the Access Appellate Commission is generally required for Unreasonable Handicap Requests when the work is related over the threshold of a permit (ENR Construction Code Index for the year 2007: \$116,837.68) if no equivalent facilitation is provided. See the California Code of Regulations, Title 24, Section 101.17.11, Section 206, and Section 222.

15. Applicant's Name (Print): Charles F. Blank Owner Tenant Agent

Signature: _____ Date: _____

FOR DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY
This exception for unreasonable handicap is: GRANTED (for this permit only)
 DENIED Requires AAC Ratification* (* = needs add'l signature below) based on Section(s) _____
Plans Reviewed by (Print): _____ Date: _____
Signature of Plans Reviewer: _____ Date: _____
Denied for the following reason(s): _____

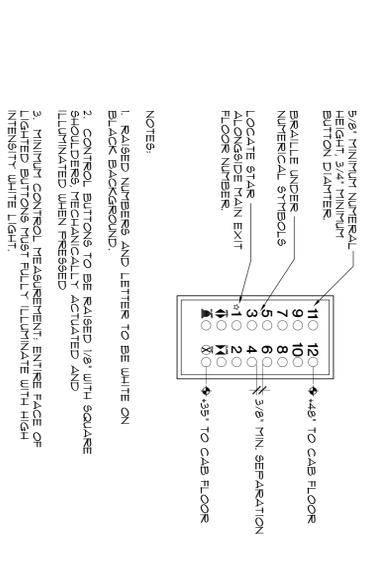
Signature of Team Leader: _____ Date: _____

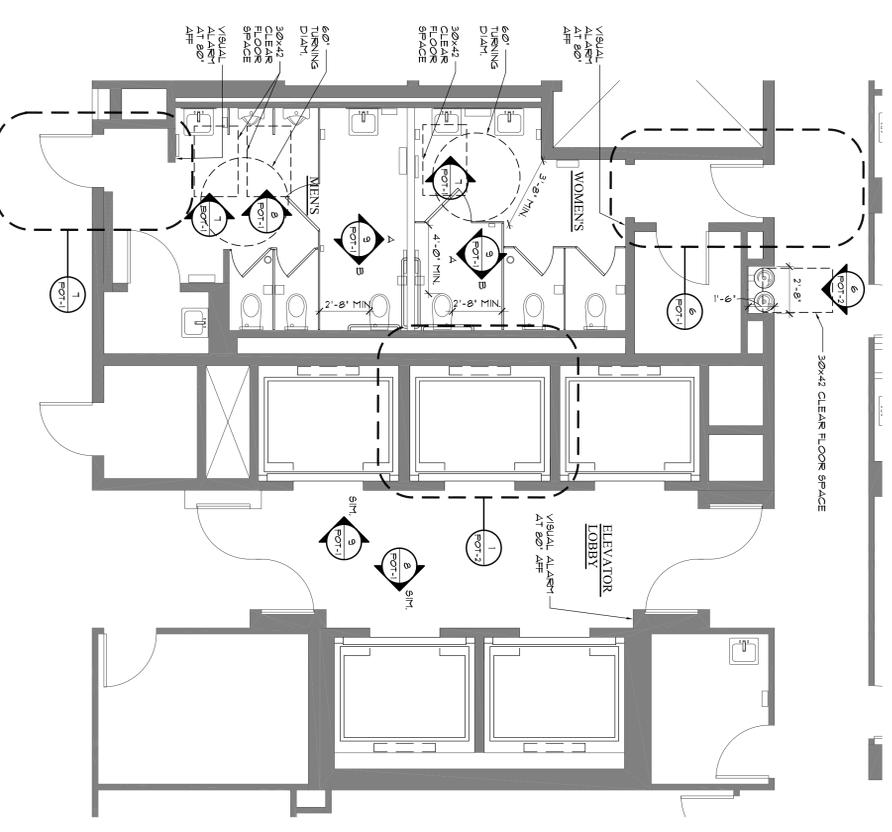
In the event that your Unreasonable Handicap Request is denied, the plan checker shall inform you as to the reason for that denial. Upon denial, if you would then like to make an appeal before the Access Appellate Commission, you shall first contact the plan checker's Division Manager and have the manager review the request.

To file an appeal, pay a filing fee of \$50.00 and submit an appeal package consisting of eight individually bound notebooks. Please refer to the Access Appellate Commission Information Guide, available at the Customer Services desk, for more complete information. These appeal notebooks must be submitted to the Secretary of the Commission for review as requested by members of the public.

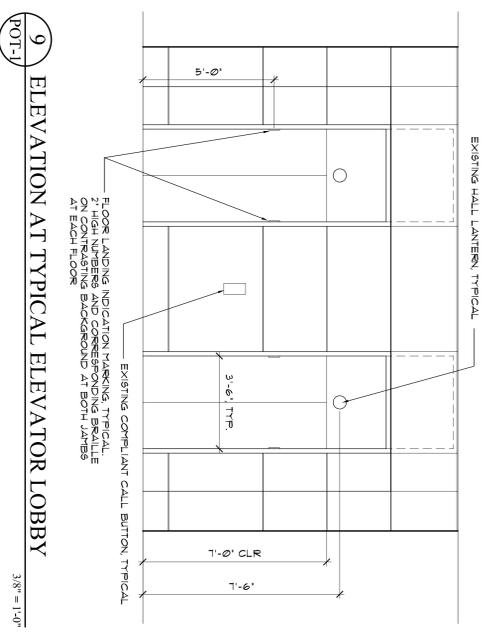
Submit appeals in person to:
Secretary, Access Appellate Commission
San Francisco Permit Center
San Francisco, CA 94103
(415) 558-8014

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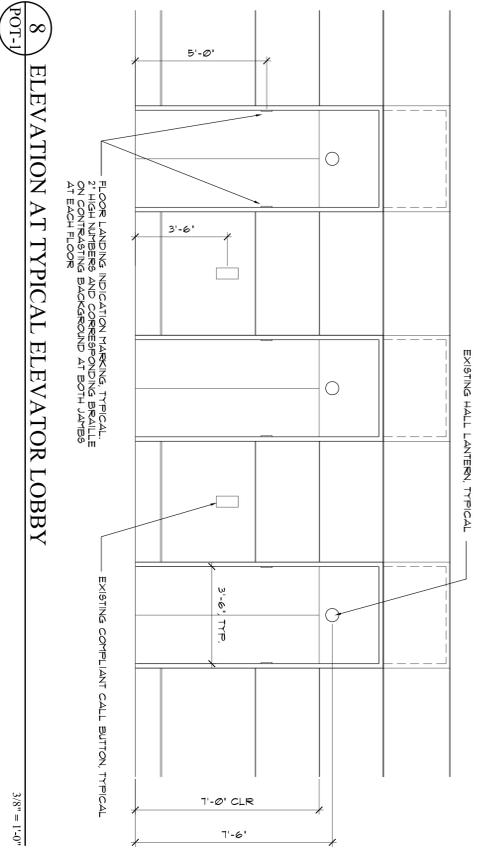




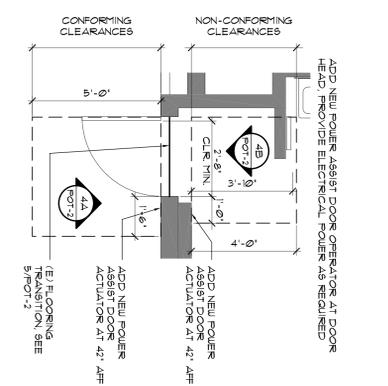
10 ENLARGED 8TH FLOOR ELEVATOR LOBBY PLAN
1/4" = 1'-0"



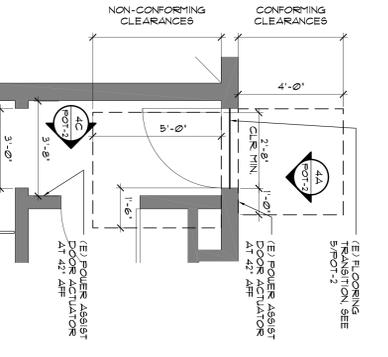
9 ELEVATION AT TYPICAL ELEVATOR LOBBY
3/8" = 1'-0"



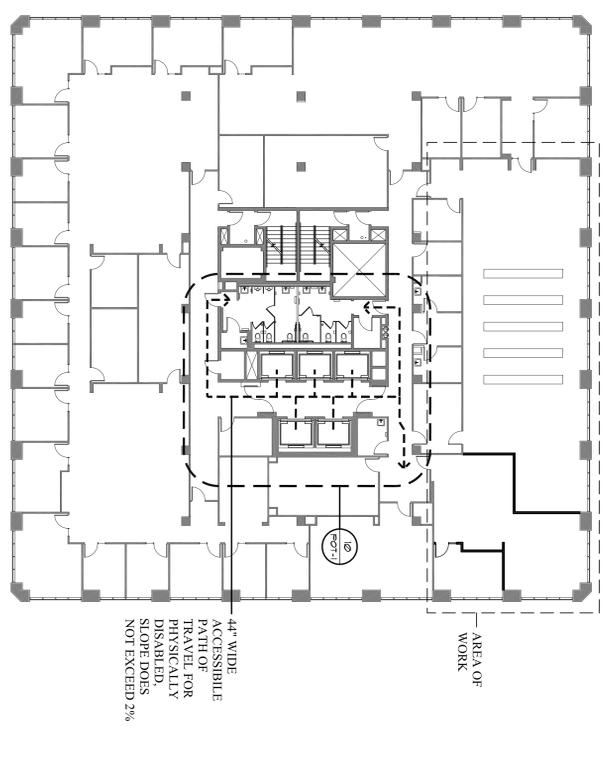
8 ELEVATION AT TYPICAL ELEVATOR LOBBY
3/8" = 1'-0"



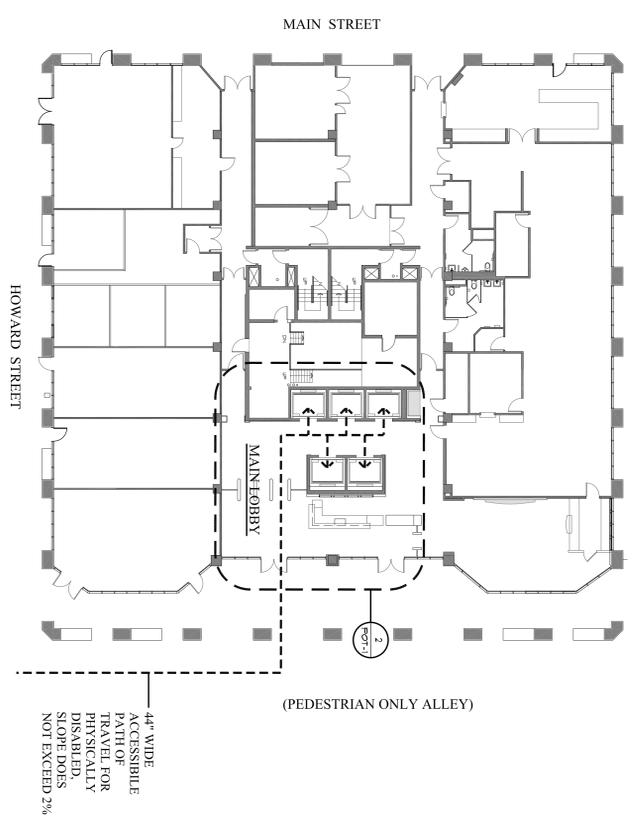
7 WOMEN'S ENTRANCE
3/8" = 1'-0"



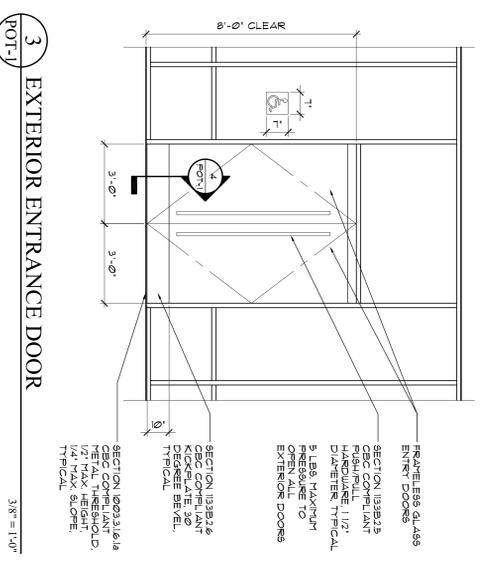
6 WOMEN'S ENTRANCE
3/8" = 1'-0"



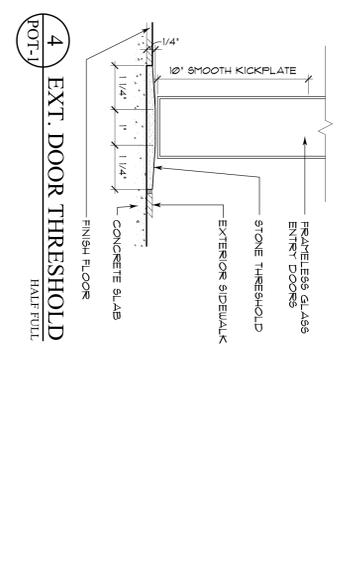
5 OVERALL 8TH FLOOR DISABLED ACCESS PATH OF TRAVEL
1/16" = 1'-0"



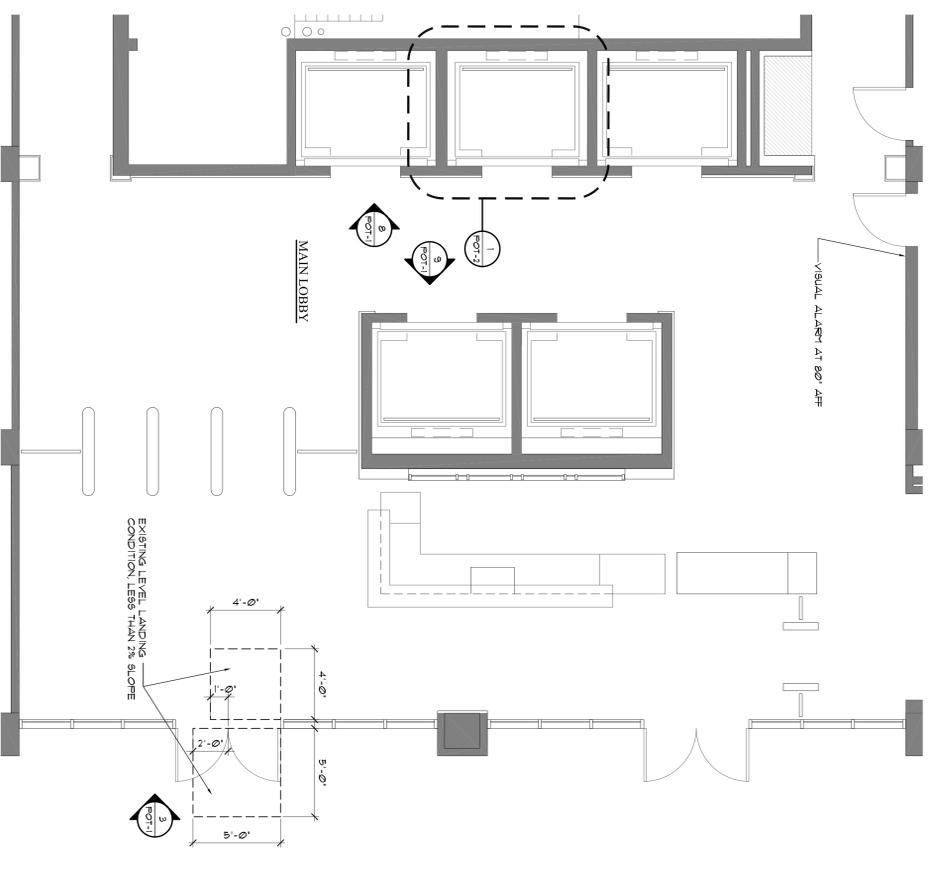
1 OVERALL GROUND FLOOR DISABLED ACCESS PATH OF TRAVEL
1/16" = 1'-0"



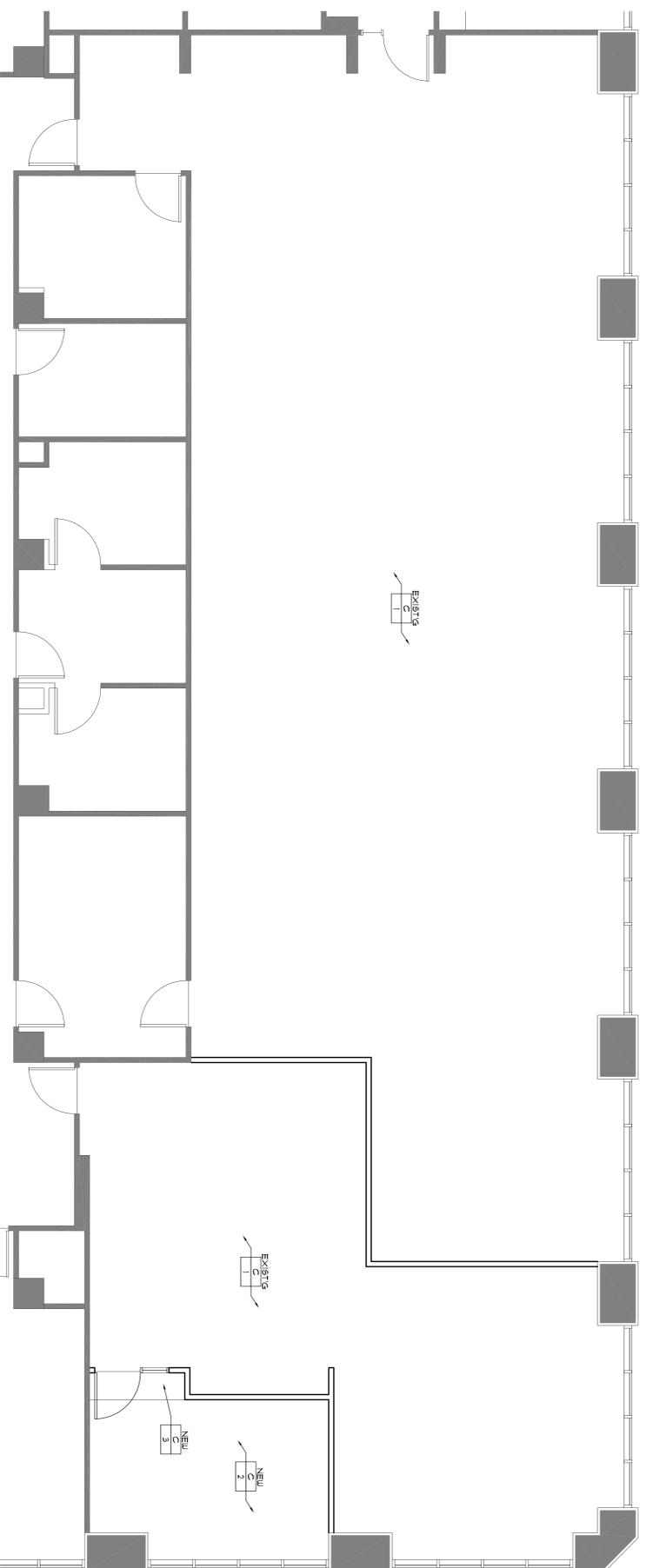
3 EXTERIOR ENTRANCE DOOR
3/8" = 1'-0"



4 EXT. DOOR THRESHOLD HALF-FULL



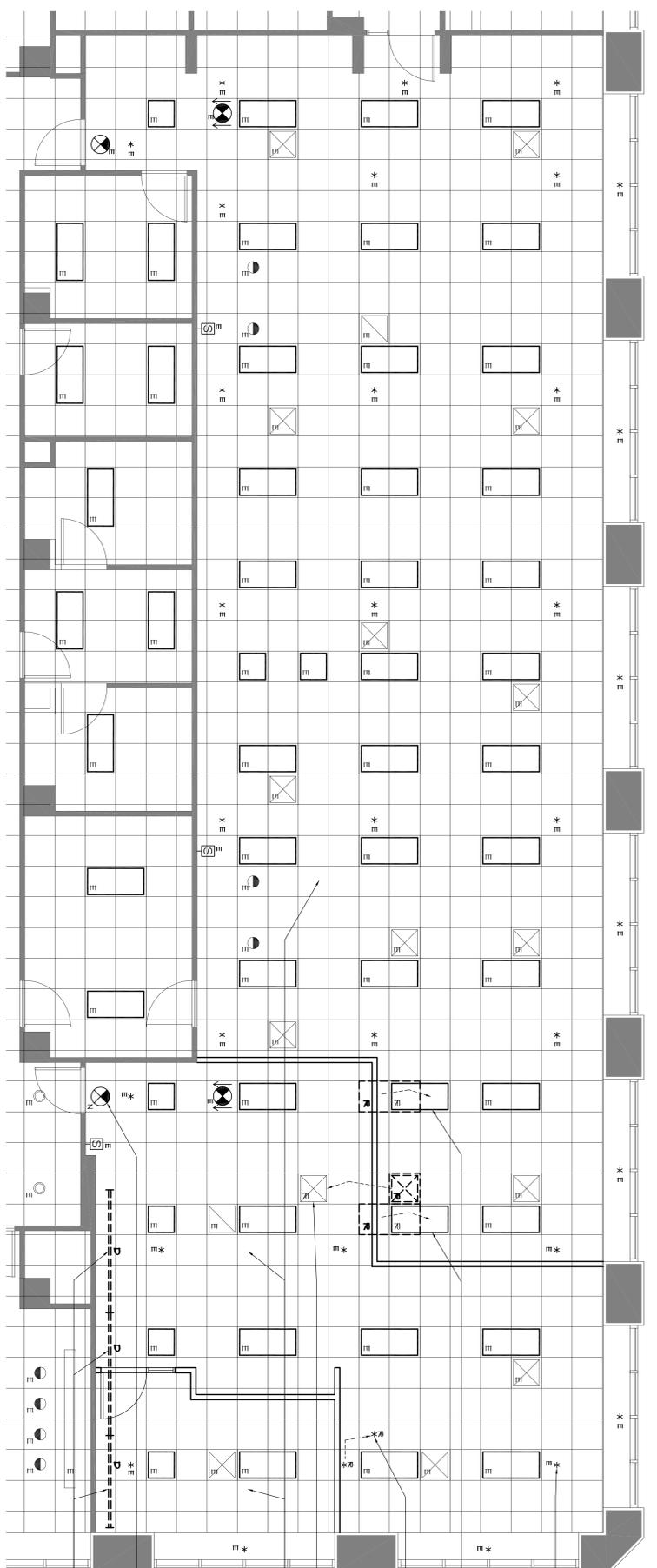
2 ENLARGED GROUND FLOOR MAIN LOBBY PLAN
1/4" = 1'-0"



2 PARTIAL 8TH FL. FINISH PLAN
A1.1

1/4" = 1'-0"

NOTE: ALL NEW EXPOSED DRYWALL SURFACES SHALL BE PAINTED P-1 TO MATCH EXISTING. ALL NEW DRYWALL PARTITIONS SHALL HAVE STRAIGHT RESILIENT BASE B-1 TO MATCH EXISTING.



1 PARTIAL 8TH FL. REFLECTED CEILING PLAN
A1.1

1/4" = 1'-0"

NOTE: CONTRACTOR SHALL PATCH AND REPAIR ALL DRYWALL SCARS WITH NEW MATERIAL TO MATCH EXISTING CEILING ETC.
EXISTING SPRINKLER HEAD TO REPAIR (NO WORK)
EXISTING LIGHT FIXTURE TO REPAIR (NO WORK) REPAIRING TO NEW SWITCH SEE 3.A.10
RELOCATE EXISTING LIGHT FIXTURE SEE 4.A.10
RELOCATE EXISTING SPRINKLER HEAD
RELOCATE HVAC FIXTURES SEE 4.A.10
EXISTING 2' x 2' SUSPENDED CEILING SYSTEM TO REPAIR
NOTE: CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS AND INCLUDE TIES AND GRID COMPONENTS
NEW EXIT SIGN TO MATCH EXISTING
REMOVE EXISTING UNDER CABINET STRIP LIGHTING

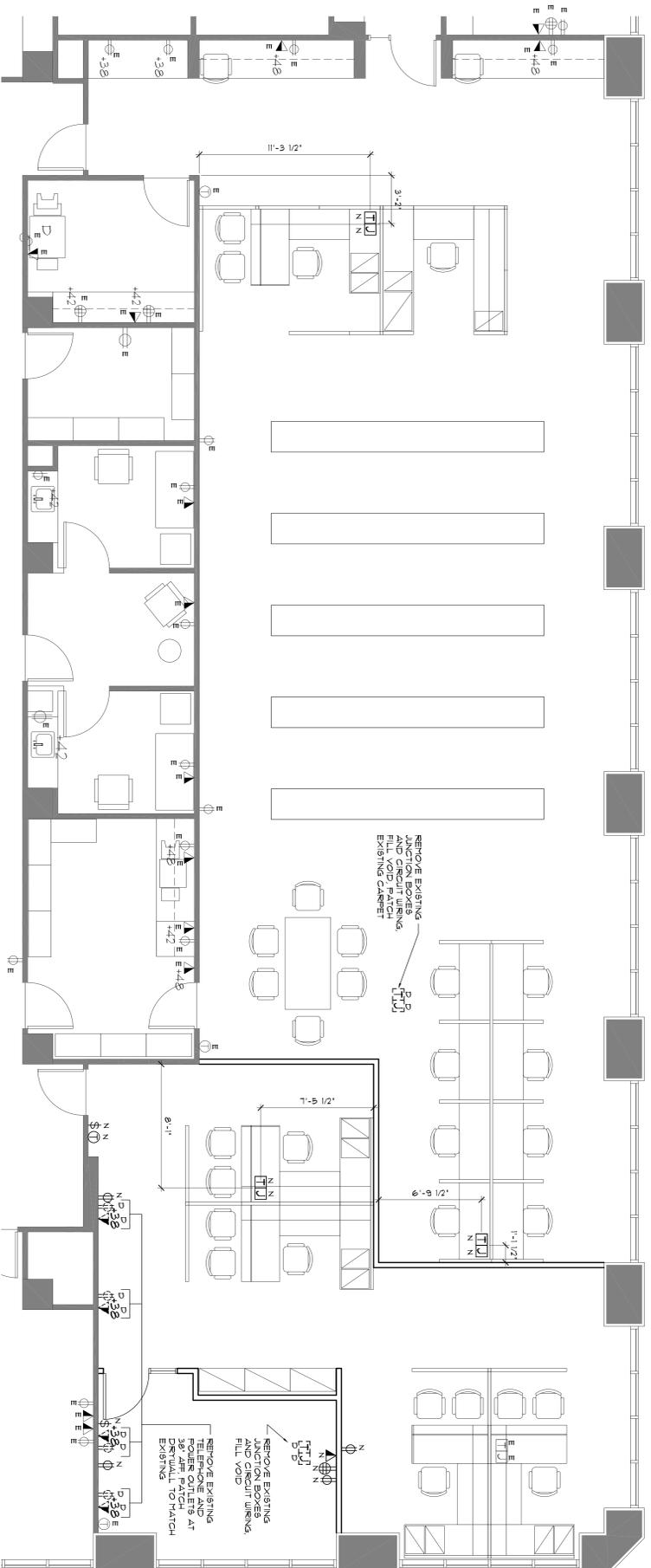
SYMBOLS LEGEND

EXISTING BUILDING ELEMENT (NO WORK)	EXISTING DOOR TO REMAIN
EXISTING INTERIOR DEMOLISHED	NEW DOOR
EXISTING INTERIOR PARTITION TO REMAIN	DOOR TYPE - HARDWARE TYPE
NEW INTERIOR PARTITION (SEE SHEET A2)	NEW SINGLE WITH 1/4" TEMPERED GLASS
EXISTING FIRE EXTINGUISHER CABINET	ALIGN BUILDING ELEMENTS
EXISTING 2' x 2' SUSPENDED ACoustICAL TILE CEILING	EXISTING 2' x 4' ACoustICAL LIGHT FIXTURE
EXISTING SPRINKLER HEAD	RELOCATED EXISTING 2' x 4' FLUORESCENT LIGHT
EXISTING RETURN AIR GRILL TO REMAIN	EXISTING RETURN AIR GRILL TO BE RELOCATED
RELOCATED EXISTING SPRINKLER HEAD	EXISTING SUPPLY AIR DIFFUSER TO REMAIN
	NEW RETURN AIR GRILL, NEW EXISTING
	EXISTING SUPPLY AIR DIFFUSER TO BE RELOCATED
	NEW SUPPLY AIR DIFFUSER TO BE RELOCATED

FINISH SCHEDULE

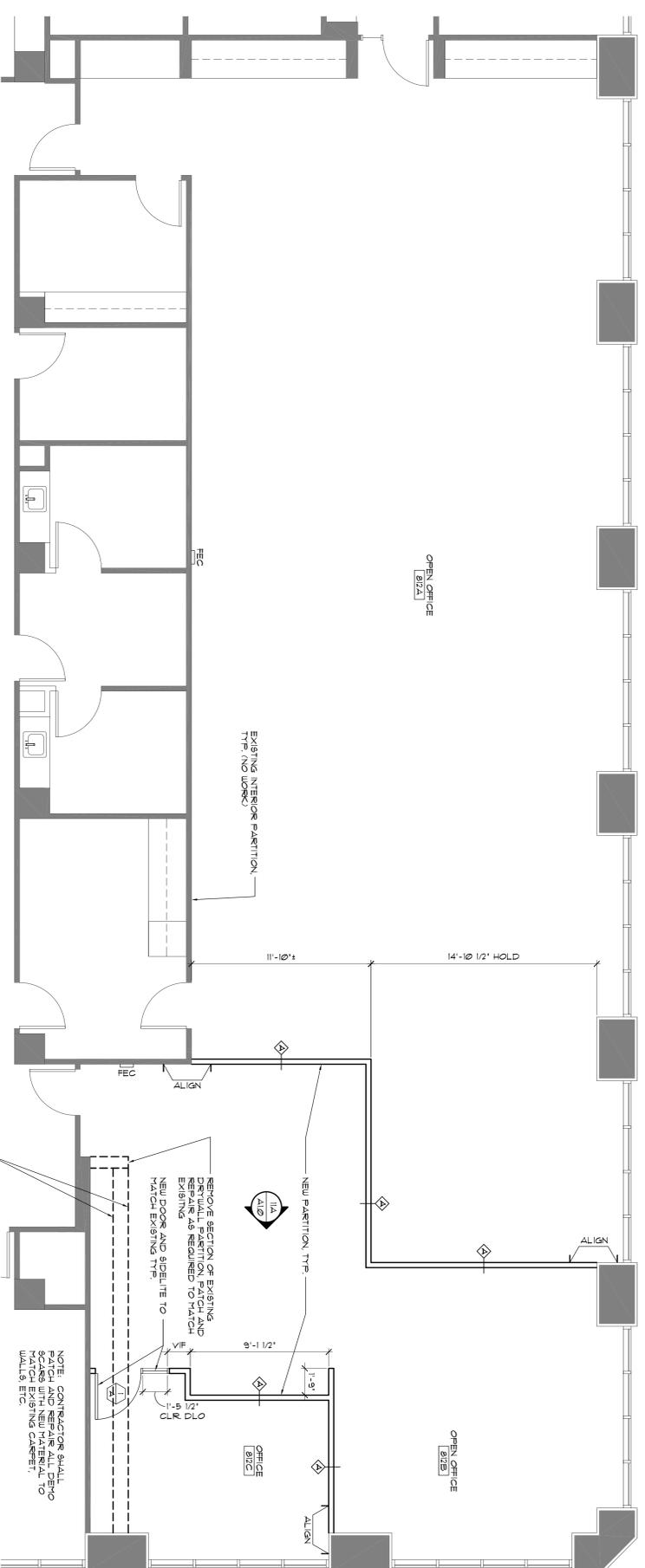
WALLS	FLOORS
(G) BEVAMIN MOORE #11 EGGSHELL	(G) KARASTAN STYLE ADIRONDACK
(B) BURKE TOP-SET 4" STRAIGHT IRONWOOD 523P	(C) HARDWAXER STYLE URBAN
(T) ARISTONK ITEM #89A 24x24x3/4 BEVELLED TEGULAR GILLETTE 5410 BOTI 8x10T	(2) KARASTAN STYLE PLATEAU DIRECT GUE
	(3) QUATREED POLISHED AMERICAN CHESTNUT WITH STAIN TO MATCH EXISTING

NOTE: 3 SAMPLES ALL EXPOSED FINISHES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.



2 PARTIAL 8TH FL. POWER & SIGNAL PLAN

1/4" = 1'-0"



1 PARTIAL 8TH FL. DEMOLITION/CONSTRUCTION PLAN

1/4" = 1'-0"

SYMBOLS LEGEND

EXISTING BUILDING ELEMENT (NO WORK)	EXISTING DOOR TO REMAIN
EXISTING INTERIOR DEMOLISHED	NEW DOOR
EXISTING INTERIOR PARTITION TO REMAIN (SEE SHEET N2)	HARDWARE TYPE
NEW INTERIOR PARTITION (SEE SHEET N2)	NEW SGLITE WITH 1/4" THERMO GLASS
EXISTING FIRE EXTINGUISHER CABINET	ALIGN BUILDING ELEMENTS
EXISTING DUPLEX ELECTRICAL OUTLET	REMOVE DUPLEX ELECTRICAL OUTLET
EXISTING QUAD ELECTRICAL OUTLET	REMOVE QUAD ELECTRICAL OUTLET
EXISTING TELEDATA OUTLET	REMOVE TELEDATA OUTLET
EXISTING LIGHT SWITCH	NEW DUPLEX ELECTRICAL OUTLET
NEW OCCUPANCY SENSOR LIGHT SWITCH TO MATCH EXISTING	NEW QUAD ELECTRICAL OUTLET
EXISTING HVAC THERMOSTAT	NEW TELEDATA OUTLET
	NEW HVAC THERMOSTAT

DOOR/HARDWARE SCHEDULE

DOOR TYPE 1: 3'-0" X FULL HEIGHT X 1 3/4" (VP) SOLID CORE DOOR WITH UP-1 VENEER	HARDWARE TYPE A: 4 1/2" X 4 1/2" STAINLESS STEEL LEVER LOCKSET, STOP - ALL HARDWARE TO BE SALVAGED FROM 8TH FLOOR COORDINATE WITH CABINETS
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LIST OF DRAWINGS

DISCIPLINE	SHEET NO.	SHEET CONTENT
ARCHITECTURAL	A0.1	GENERAL NOTES AND ABBREVIATIONS
	A0.2	CODE ANALYSIS, EGRESS ANALYSIS, PROJECT DATA, OTH CHECKLIST
	P01-1	DISABLED ACCESS PATH OF TRAVEL, BUILDING ENTRANCE, AREA OF WORK
	P01-2	DISABLED ACCESS PATH OF TRAVEL, ELEVATOR CAB TOLLET ROOMS
	P01-3	DISABLED ACCESS PATH OF TRAVEL, ELEVATORS
	A10	DEMOLITION/CONSTRUCTION AND POWER & SIGNAL PLANS
	A11	REFLECTED CEILING AND FINISH PLANS
	A2	DETAILS AND SCHEDULES

D.A. CHECKLIST (p. 1 of 2):

The address of the project is: 180 HOWARD STREET

(e.g. Retail, Office, Restaurant, etc.)

- The proposed use of the project is OFFICE
 - Provide the location of the proposed work, including which floor: 8TH FLOOR
 - The construction cost of this project excluding disabled access upgrades is \$ 20,000 (check one) more than / less than the Accessibility Threshold amount of \$116,837.68 based on the 2008 ENR Construction Cost Index. (The cost index & threshold are updated annually.)
 - Is this a City project and/or does it receive public funding? Check one: Yes / No. Note: If Yes, then see Step 3 on the Instructions page for additional forms required.
- Conditions below must be fully documented by accompanying drawings
- Read A through C below carefully and check the most applicable box (one box only):
- A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
 - B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
 - C: Proposed project (check one) is less than the threshold / falls under CBC 1134B.2.1 Ex. 2: Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be determined by the contractor. Check the box. Comments here are still necessary to justify the items to be upgraded for Equivalent Facilitation items. Check the box. Comments here are still necessary to justify the items to be upgraded.
 - D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Handicap Request (UHR) for the Equivalent Facilitation items.
 - E: Handicap appeal to be filed with Access Appeals Commission (AAC). Note: No further plan check will be performed until access items have been resolved before the Access Appeals Commission.
 - F: Existing only of Barrier Removal or Notice of Accessibility Violation (NOAV) Compliance. Fill out Form F.
 - G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work). Provide previously approved permit application here: _____ Description of revision: _____

D.A. CHECKLIST (p. 2 of 2):

Check all applicable boxes and specify the drawing sheets where the details are shown.

Note: upgrades below are listed in priority based on CBC 1134B.2.1 Ex. 2	Existing Fully Compliant	Upgrade in Compliance	Partial Handicap	Equivalent Handicap	Not Fully Compliant	Area of Work	Room	Detail Sheet	Comments/Construction Cost
1. At least one accessible route to the area of remodel. Note: this area of remodel may be required if it is not.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P01-1			
2. An accessible route to the area of remodel serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P01-1, P01-2			
3. At least one accessible route to the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P01-1, P01-2			
4. Accessible public pay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2007-1, 6070-2			
5. Accessible drinking fountain (if low)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4070-2			
6. Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P01-1, P01-2			
7. Visual Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P01-1, P01-2			
8. Chinese, Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
9. Chinese, High	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
10. Braille	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P01-2, P01-3			
11. Braille, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
12. Braille, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
13. Braille, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
14. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
15. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
16. Braille, Large, Small, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
17. Braille, Large, Small, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
18. Braille, Large, Small, Large, Small, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
19. Braille, Large, Small, Large, Small, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
20. Braille, Large, Small, Large, Small, Large, Small, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
21. Braille, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
22. Braille, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
23. Braille, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
24. Braille, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
25. Braille, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
26. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
27. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
28. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
29. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
30. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
31. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
32. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
33. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
34. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
35. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
36. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
37. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
38. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
39. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
40. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
41. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
42. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
43. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
44. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
45. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
46. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
47. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
48. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
49. Braille, Large, Small, Large, Small	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
50. Braille, Large, Small, Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Form C: DISABLED ACCESS 20% RULE

This form is only required when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and the Unreasonable Handicap Request Form(s) on the plans.

Based on CBC 1134B.2.1, Exception 1, only projects with a construction cost less than the valuation threshold are eligible for disabled access upgrades up to 20% of the cost of construction in the current permit process listed on p. 2 of the D.A. Checklist. In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 1134.2.1 Exception 2 for a possible exception).

CBC 1134B.2.1 Exception 2 (abbreviated): In alteration projects involving buildings & facilities previously constructed in compliance with the provisions described in Exception 1, even if the value of the project exceeds the valuation threshold in Exception 1, refer to the Code for the types of buildings & facilities that qualifies for this 20% de minimis provision when project valuation is over the threshold.

Contractor's Estimated Cost: \$ 30,000
 Excluding accessibility upgrade) \$ 6,000
 B) 20% of A): \$

Let the Upgrade Expenditures and their respective construction cost below:

1. PROVIDER ROOM	\$ 4,500
2. LOWER CONVENIENT SHELVES IN TOILET	\$ 1,000
3. BATHROOM	\$
4. BATHROOM	\$
5. BATHROOM	\$
6. BATHROOM	\$
7. BATHROOM	\$
8. BATHROOM	\$
9. BATHROOM	\$
Total Upgrade Expenditures	\$ 5,500
(Excluding accessibility upgrade)	\$

PROJECT TEAM

BUILDING OWNER: THE STATE BAR OF CALIFORNIA
 SAN FRANCISCO, CA 94108
 CONTACT: SHIRI PERL
 415-258-2500

TENANT: THE STATE BAR OF CALIFORNIA
 SAN FRANCISCO, CA 94108
 CONTACT: SHIRI PERL
 415-258-2500

ARCHITECT: C. F. BLANK, ARCHITECT
 288 UNION STREET, #2
 SAN FRANCISCO, CA 94133
 415-286-9336

CONTRACTOR: TBD

CODE ANALYSIS

PROJECT LOCATION: 180 HOWARD STREET
 SAN FRANCISCO, CA 94108

ASSESSOR'S PARCEL: BLOCK 3717, LOT 20

SCORE OF WORK: INTERIOR ALTERATIONS ONLY INCLUDING DEMOLITION OF EXISTING PARTITION WALLS, PARTITIONS AND DOORS, FINISHES AND ARCHITECTURAL PRODUCTS TO MATCH EXISTING.

APPLICABLE CODES: CODE 2001 CALIFORNIA BUILDING REGULATIONS (CABR) (AMENDMENTS)

GENERAL BUILDING OCCUPANCY CLASSIFICATION: B

DISCRESSION: ZONING DISTRICT: C-44 (SD)

NUMBER OF STORES: 12

EXISTING USE: OFFICE

PROPOSED USE: OFFICE

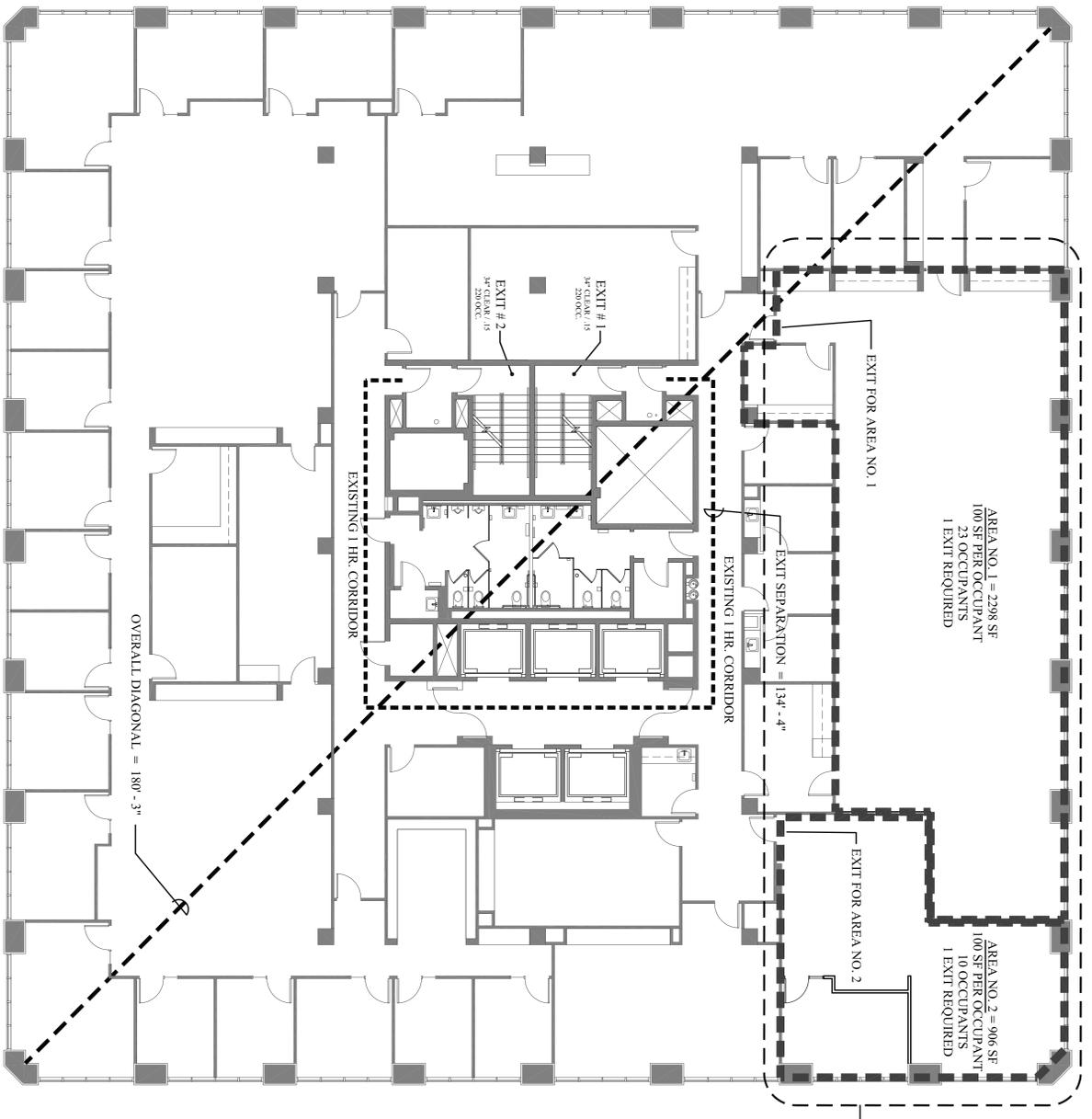
TYPE OF CONSTRUCTION: TYPE 2

FULLY SPRINKLED BUILDING: YES

WITH RAPID RESPONSE HEADS

ALTERATION AREA: 200 SF TOTAL

VACINITY MAP



EXITING ANALYSIS FOR ENTIRE FLOOR

EXITING ANALYSIS FOR ENTIRE FLOOR	EXIT 1	EXIT 2
17,145 SF OFFICE	170 OCC.	220 OCC.
AT 100 SF OCCUPANT	170 OCC.	220 OCC.
TOTAL	170 OCC.	440 OCC.

OVERALL DIAGONAL = 180' - 3"

OVERALL 8TH FLOOR PLAN AND EXITING ANALYSIS

A0.1

1/8" = 1'-0"



A0.1

8TH FLOOR ALTERATIONS
 THE STATE BAR OF CALIFORNIA
 180 HOWARD STREET
 SAN FRANCISCO, CA

BUILDING PERMIT: 10/26/07



DISCIPLINE	SHEET NO.	SHEET CONTENT
ARCHITECTURAL	A0.1	CODE ANALYSIS, EGRESS ANALYSIS, PROJECT DATA, OTH CHECKLIST
	A0.2	GENERAL NOTES AND ABBREVIATIONS
	P01-1	DISABLED ACCESS PATH OF TRAVEL, BUILDING ENTRANCE, AREA OF WORK
	P01-2	DISABLED ACCESS PATH OF TRAVEL, ELEVATOR CAB, TOLLIT ROOMS
	P01-3	DISABLED ACCESS PATH OF TRAVEL, ELEVATORS
	A1.0	PLANS, ELEVATIONS, DETAILS AND SCHEDULES

LIST OF DRAWINGS

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 180 HOWARD STREET (e.g. Retail, Office, Restaurant, etc.)

For All tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

- The proposed use of the project is: OFFICE
- Provide the location of the proposed work, including which floor: 9TH FLOOR
- The construction cost of this project excluding disabled access upgrades is \$ 40,000 (check one) more than / less than the Accessibility Threshold amount of \$116,837.68 based on the 2005 ENR Construction Cost Index* (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive public funding? Check one: Yes / No Note: If Yes, then see Step 3 on the instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

- Read A through C below carefully and check the most applicable box (one box only):
 - A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
 - B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
 - C: Proposed project (check one) is less than the threshold / falls under CBC 1134B.2.1 Ex. 2: Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be determined by the contractor. Check the box. Comments here are still non-compliance items serving the area of remodel for Equivalent Facilitation from the Checklist box. Comments here are still non-compliance items serving the area of remodel.
- Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Handicap Request (UHR) for the Equivalent Facilitation items.
- Handicap appeal to be filed with Access Appeals Commission (AAC). Note: No further plan check will be performed until access items have been resolved before the Access Appeals Commission (AAC).
- Consisting only of Barrier Removal or Notice of Accessibility Violation (NOAV) Compliance. Fill out Form F.
- Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work). Provide previous approved permit application here: _____ Description of revision: _____

D.A. CHECKLIST (p. 2 of 2): Check all applicable boxes and specify the drawing sheets where the details are shown.

Note: upgrades below are listed in priority based on CBC 1134B.2.1 Ex. 2

1. At least one accessible route to the area of remodel. Note: upgrades may be required if it is not.	2. An accessible route to the area of remodel serving the area of remodel.	3. At least one accessible route to the area of remodel serving the area of remodel.	4. Accessible public pay.	5. Accessible drinking fountain (if low).	6. Signage.	7. Visual alarm.	8. Optical alarm.	9. Orientation of the area of remodel such as parking (elevator, etc.)	10. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	11. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	12. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	13. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	14. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	15. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	16. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	17. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	18. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	19. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2	20. Upgrade in Compliance with CBC 1134B.2.1 Ex. 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If details are provided from a set of City approved reference drawings, provide its permit application number here: _____

Form C: DISABLED ACCESS 20% RULE

This form is only required when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and the Unreasonable Handicap Request form(s) on the plans.

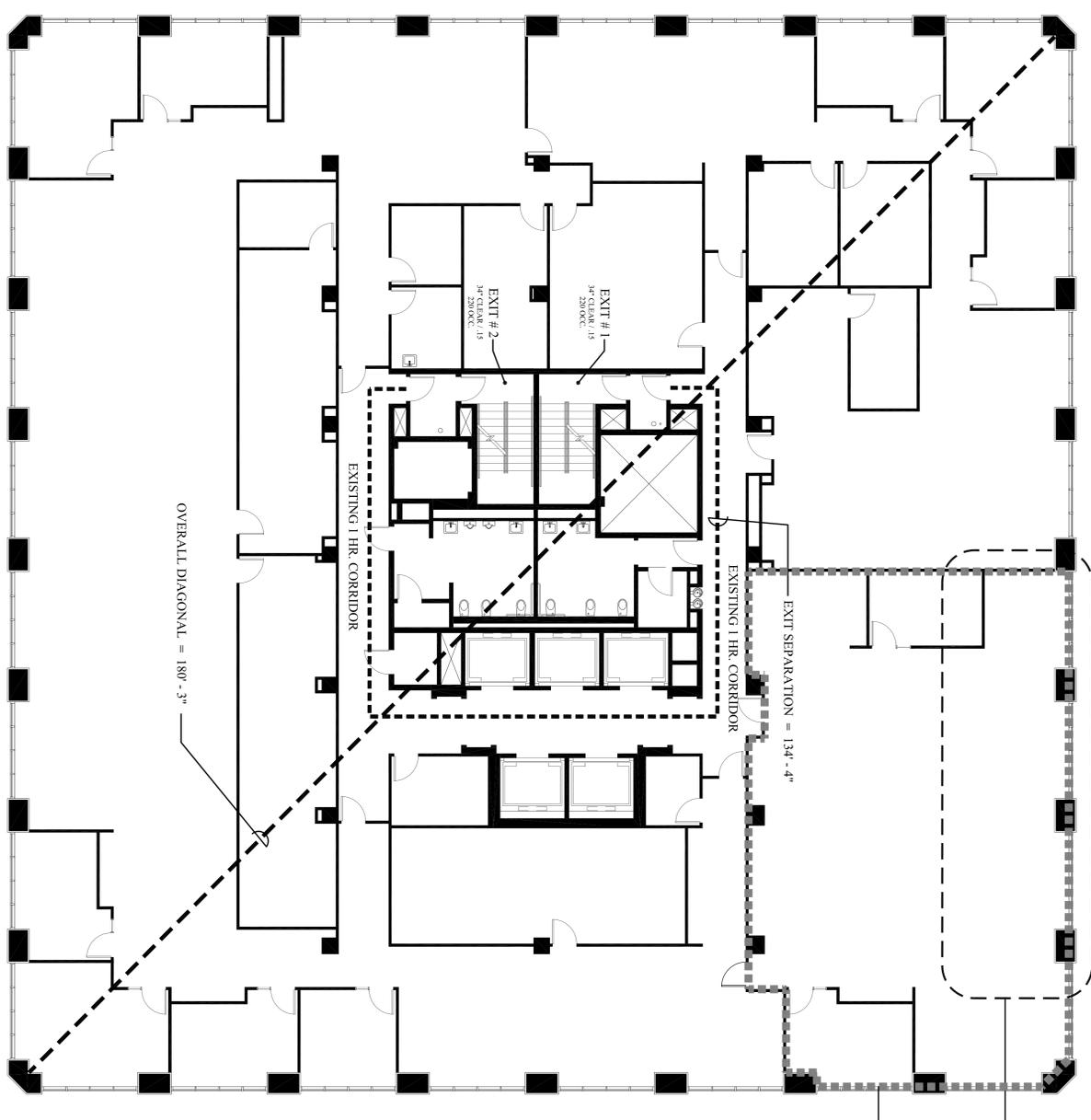
Based on CBC 1134B.2.1, Exception 1, only projects with a construction cost less than the valuation threshold are eligible for the 20% rule. Projects with a construction cost greater than or equal to the valuation threshold are not eligible for the 20% rule. In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 1134.2.1, Exception 2 for a possible exception).

CBC 1134B.2.1, Exception 2 (abbreviated): In alteration projects involving buildings & facilities previously approved for a permit, the project value shall not exceed the valuation threshold in Exception 1. Refer to the Code for the types of buildings & facilities that qualify for this 20% discretionary provision when project valuation is over the threshold.

Contractor's Estimated Cost \$ 40,000
DBI Revised Cost \$ 8,000
20% of A): \$ 8,000

List the Upgrade Expenditures and their respective construction cost below:

1. ADD FLOOR INDICATORS TO ELEVATOR JAMBS	\$ 300
2. PROVIDE POWER ASSISTED DOOR OPERATORS	\$ 4,500
3. ADD ROOM IDENTIFICATION SIGNAGE TO BOTH TOILET ROOM DOORS	\$ 1,000
4. ROOMS CONFORMANCE SHELVES IN TOILET	\$ 1,000
5.	\$
6.	\$
7.	\$
8.	\$
9.	\$
Total Upgrade Expenditures	\$ 8,800

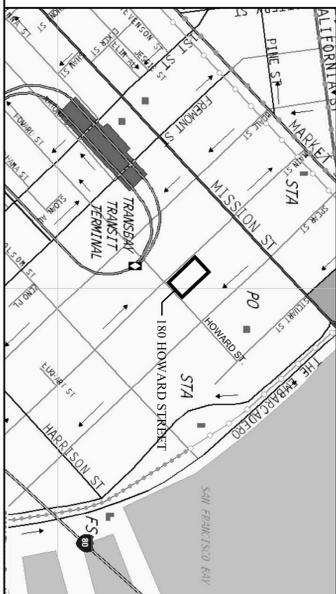


EXITING ANALYSIS FOR PROPOSED OFFICE ALTERATION

EXITING ANALYSIS FOR PROPOSED OFFICE ALTERATION	EXIT 1	220 OCC.
171,445 SF OFFICE AT 100 SF/OCCUPANT	EXIT 2	220 OCC.
TOTAL	170 OCC.	TOTAL EXIT CAPACITY 440 OCC.

AREA OF SUITE = 2754 SF
 AT 100 SF/OCC., 27 OCCUPANTS, ONLY ONE EXIT REQUIRED

OVERALL 9TH FLOOR PLAN AND EXITING ANALYSIS



Attachment B
Trade Breakdown

Project Name: Interior Construction/Remodel

DESCRIPTION	COST
Demolition	\$
Clean-Up and Protection	\$
Site Work	\$
Interior Construction	\$
Electrical	\$
Mechanical	\$
Fire Protection	\$
Life Safety Upgrades	\$
Special Construction	\$
Miscellaneous Work (describe)	\$
General Conditions (itemize on GC sheet)	\$
SUBTOTAL	\$
Contingency 5%	\$
Payment and Performance Bond	\$
Fee	\$
TOTAL CONSTRUCTION COST	\$

Attachment B	
General Conditions	
Interior Construction/Remodel	
Bid Submission:	
Bid Date:	
GENERAL CONDITIONS BREAKDOWN	
DESCRIPTION	COST
<i>Job Site Management Detail</i>	
Project Manager (____ Hours/Week)	
Foreman (____ Hours/Week)	
Other Personnel (____ Hours/Week)	
Site Requirements	
Phone	
Office Equipment	
Other: List Below	
TOTAL GENERAL CONDITIONS	