

DOCUMENT 00 5201

BRIDGING DOCUMENTS

ARTICLE 1 – GENERAL

1.01 Bridging Documents

- A. Bridging Documents define Owner’s Program for the Project including, without limitation:
1. Size, type, shape, height, configuration, and desired design character of buildings, improvements, appurtenances and Sites.
 2. Performance, and in some cases prescriptive specifications, covering the quality of materials, equipment, building components and workmanship, public spaces, landscape design, and general architectural character of the buildings, improvements, appurtenances and Sites.
 3. Preliminary plans or building layouts.
 4. Site requirements, parking, and infrastructure items.

ARTICLE 2 – INTERPRETATION OF BRIDGING DOCUMENTS

2.01 General—Prescriptive or Performance Standards

- A. Bridging Documents identify items using either prescriptive or performance standards. When items are subject to prescriptive standards, the Project provided by Design-Build Team shall include the specific item as described. When items are subject to performance standards, the Project provided by Design-Build Team shall include items that satisfy the required performance standards.

2.02 Silence Regarding Standard

- A. Where Bridging Documents are silent regarding whether a prescriptive or performance standard is intended, Design-Build Team shall provide a Project that satisfies the following general standards:
1. For all items of aesthetics, required systems, equipment, and user items or items subject to visual observation, Bridging Documents are intended to specify prescriptive standards, either as specifically stated in the Bridging Documents or by reference to other project design elements.
 2. For all items of engineering performance and code compliance (e.g., electrical runs, duct layouts, and other engineering systems specified in terms of performance or code requirements), and other items of design or construction not subject to visual observation, Bridging Documents are intended to specify performance standards.

2.03 Relationship to Proposal – Division 00 and 01 Specifications and Bridging Documents

- A. Bridging Documents represent the final agreed Contract scope and, unless otherwise noted, supersede anything inconsistent in Design-Build Team’s Proposal.

- B. To the extent that the Bridging Specifications contain certain terms and conditions that are also addressed in Document 00 7253 (General Conditions) and Division 01 Specifications (commencing with Section 01 1100) of these Contract Documents, then precedence shall be given to the more stringent of the two requirements that in Owner's judgment provides the Owner with the greater quality or scope of service.

ARTICLE 3 – COMPLETENESS OF BRIDGING DOCUMENTS

3.01 Intent

- A. Bridging Documents are intended to describe and specify requirements for fully functional and legally operable Parking Structure – Old Town Newhall Project, generally meeting in all respects Owner's required design, construction, equipment and performance standards.

3.02 Effect of Incompleteness or Omissions

- A. If any Bridging Documents are determined, at any time, to be incomplete and/or to omit any required aspect of design, construction, equipment, systems, or other component necessary to provide fully functional and legally operable Parking Structure – Old Town Newhall Project meeting the standards of the Parking Structure – Old Town Newhall Project Bridging Documents, Design-Build Team shall request additional Project related information from Owner in accordance with Document 00 7253 (General Conditions) and Section 01 2600 (Modification Procedures and Pricing of Changed Work).

ARTICLE 4 – LIST OF BRIDGING DOCUMENTS AND RELATED MATERIALS

4.01 Definition: The term “Bridging Documents” identifies the published architectural and engineering drawings, including notations thereon, and technical prescriptive and/or performance specifications. They are *included as Appendices*.

- A. Scope of the Bridging Documents: The Bridging Documents vary in their level of development depending on the design discipline involved.
 1. Disciplines (such as plumbing) that have preliminary line diagrams anticipate more design scope by the Design-Build Team designer.
 2. Disciplines (such as architectural) that have more detailed design layouts require the Design-Build Team designer to work within the design scope provided.
 3. In general, the Design-Build Team is required to closely comply with the Bridging Documents as set forth in more detail below.

4.02 Bridging Documents Include:

- A. Project Background, Performance Criteria and Concept Drawings for the Parking Structure – Old Town Newhall Project set forth in Annex 1 to this Document 00 5201, including all design narratives, architectural program items, drawings, technical specifications, site utilization requirements, and all plans, reports, data, and other obligations included or referenced therein.
- B. Without limiting the foregoing, Design-Build Team prepared Construction Documents are not Bridging Documents.
- C. The Bridging Documents are provided solely to communicate:
 1. The Owner's architectural and functional program;
 2. Space adjacencies, room configurations & finishes;

3. Architectural and engineering criteria;
 4. Site layout, connection points and operation;
 5. Overall requirements for the completed facility.
- D. Bridging Documents Compliance
1. There are three levels of compliance defined for use in this Project as follows:
 - a. Full Compliance: The design shall be adhered to as closely as practicable, with only minor adjustment to optimize construction methods and means, improve schedule, and provide best value cost.
 - b. Substantial Compliance: The design intent and detail shall be provided with modification proposed to optimize construction methods and means, improve schedule, and provide best value cost.
 - c. Minimal Compliance: The design may be modified as the Design-Build Team determines is necessary to optimize construction methods and means, improve schedule, and provide best value cost.
 2. The Design-Build Team's design must comply with the Bridging Documents as follows:
 - a. Architectural design: Full Compliance.
 - b. Structural design: Minimal Compliance.
 - c. Heating, Ventilating, and Air Conditioning (HVAC) design: Substantial Compliance.
 - d. Plumbing design: Substantial Compliance.
 - e. Electrical design: Substantial Compliance.
 - f. Lighting design: Substantial Compliance.
 - g. Communications, Data, and Audio Visual design: Full Compliance.
 - h. Civil design: Substantial Compliance.
 - i. Landscape design: Conform to City of Santa Clarita requirements for acceptable planting material and irrigation requirements.
 - j. Fire Protection design: Substantial Compliance.
 - k. Fire Alarm System design: Substantial Compliance.
- E. Changes to the Bridging Documents: Any proposed adjustments, modifications, or changes in the design shown in the Bridging Documents must retain the functional, aesthetic, and technical quality of the Project as intended in the Bridging Documents.
1. All proposed variations to the Project as shown in the Bridging Documents shall be clearly identified in the *Adherence to Bridging Documents Form* attached to Document 00 4516 Design-Build Team Certifications.
 2. Any and all proposed exceptions to the Project shall be clearly identified in the section designated in Document 00 4200 Proposal Form.
- F. Design-Build Team Professional Responsibility: Design-Build Team and each of its design professional sub-consultants and subcontractors shall have complete design responsibility and liability for the final design including, without limitation, the Construction Documents, drawings, and specifications necessary to meet the Bridging Documents' intent.

4.03 Performance Criteria Requirements:

A. General

1. Two Levels of Performance: There are two levels of performance requirements:
 - a. Basic code minimum performance: this is the basis of minimum facility performance resulting from compliance with code and regulatory prescriptive requirements. The completed Project shall comply with, or exceed, all local, State, and federal codes and regulations.

- b. Facility-specific performance: this is the Project-specific performance requirements provided in this RFP. The completed Project shall meet, or exceed, all facility-specific performance requirements identified in this RFP.

4.04 Performance Criteria Elements:

- A. The design and construction requirements of this RFP are comprised of several interrelated elements that describe the performance criteria. The Performance Criteria Elements are:
 - 1. Code requirements: The Project must comply with or exceed all applicable codes.
 - 2. Regulatory requirements: The Project must meet or exceed all applicable State regulations and reviews including, without limitation, 2013 California Building Standards, Administrative Code, Title 24 C.C.R, 2013 California Building Code, Title 24 C.C.R, 2013 California electrical Code, Title 24 C.C.R, 2013 California Mechanical Code, Title 24 C.C.R, 2013 California Plumbing Code, Title 24 C.C.R, 2013 California Energy Code, Title 24 C.C.R, 2013 California Fire Code, Title 24 C.C.R, 2013 Green Building Standards, Title 24 C.C.R, and project-specific requirements of Authorities with Jurisdiction.
 - 3. Bridging Documents: The Project must meet or exceed the functional and operational aspects developed in the Bridging Documents.
 - 4. Technical Performance Specifications: The Project must meet or exceed the Performance Specifications written in this RFP.
 - 5. Facility-Specific Performance Criteria Items
 - a. Intent of the Performance language: The Performance Criteria Requirements text is written in succinct terms and may not be complete sentences. The intent is to convey the essence of the performance requirements. Each paragraph and sub-paragraph shall be read as if prefaced with language to the effect of "The Design-Build Team shall provide . . ." or other such language that conveys to the Design-Build Team the responsibility to design and construct a facility that complies with the intent.
 - b. Both Performance and Prescriptive: The criteria may vary from broad performance requirements to prescriptive specification depending on the subject involved. Example: the HVAC criteria might be as broad as "maintain 72 degree temperature plus/or minus 2 degrees," but include a specific requirement to "provide Honeywell 502 thermostat."
 - c. Interpretation: Final interpretation of the intent shall be at the Owner's sole discretion. If the Design-Build Team is uncertain as to the intent, it shall notify the Owner and submit a written request for an interpretation prior to submittal of their proposal.
 - 6. Design-Build Team's Exclusions
 - a. Exclusions Must Be Identified: The Design-Build Team shall identify in its Proposal all significant changes from the Bridging Documents and/or other exclusions to the scope of work on the Project that it proposes.
 - i. Significant is defined, for the purposes of this requirement, to include all changes that would affect the functional, aesthetic, and/or operational aspects of any element of this RFP.
 - ii. All such changes shall be identified with supporting rationale including professional cost-benefit analysis where appropriate.
 - iii. Submit by means of the attachment to Document 00 4516 (Design-Build Team Certifications) entitled "Adherence to Bridging Documents".

B. Terminology of the Performance Criteria

1. The Performance Criteria Requirements in this section of the RFP are presented in: (1) general description terms, and/or (2) specific system or element identification terms. Both terms are intended to convey the Performance Criteria Requirements for the Project.
 - a. General Description: Where general description terms are used, the Design-Build Team shall provide design and construction services that achieve the functional or operational performance criteria given. Example: *Roof drainage piping shall be designed to accommodate 3 inches per hour rainfall; piping shall be concealed within the building envelope.*
 - b. Specific System or element Identification: Where specific system or element identification terms are used, the Design-Build Team shall provide design and construction services that achieve the quality of performance criteria equal to or greater than the quality that would be achieved by the system or element identified. This is "or equal" terminology, and is not meant to specify the exact system or element, but to establish the quality of performance that it would achieve. Example: *Above ground rainwater systems piping: Utilize type DWV copper tube ASTM B306 with cast-copper fittings ASME B16.23.*
2. Technical Performance Specifications
 - a. The Technical Performance Specifications are a part of the overall Performance Criteria, and utilize the Construction Specification Institute (CSI) numerical format, generally organized by design disciplines.
 - b. The Technical Performance Specifications are included within the Appendices to the Bridging Documents.

4.05 Substantiation of Compliance

A. Substantiation

1. Overview: Substantiation of Compliance involves verification that design and construction is based on best practice norms, and that equipment and systems proposed will perform as required by this RFP.
 - a. Definition: Substantiation is defined as any form of evidence that is used to predict that the design shall comply with the performance and prescriptive requirements, and to verify that the construction complies with the design.
 - b. Prediction: Substantiation is only a prediction and may subsequently be invalidated by actual results.
 - c. Actual construction must comply: Regardless of whether substantiation is specified or not, the actual construction must comply with the specified requirements and shall, at the Owner's discretion, be examined, inspected, or tested to determine compliance.
 - d. The cost of any post-construction compliance testing shall be paid by Owner if the system or element being tested is found to be in compliance, and by the Design-Build Team if the system or element being tested is not in compliance.
 - i. The Design-Build Team shall correct, modify, and/or redesign and reconstruct all non-compliant systems and elements as necessary to achieve compliance at no cost to Owner.
 - e. Submit substantiation for items required in the performance and prescriptive sections of the RFP.
 - i. Submittals: Design-Build Team shall provide substantiation submittals, if and as required by this RFP, for Owner's review and approval prior to the design, use, fabrication, or construction of the item.

2. Owner approval: Owner accepts responsibility to review and respond to substantiation submittals in a timely manner.
 - a. Acceptance of substantiation shall not constitute approval or acceptance of deviations from the specified requirements unless those deviations are specifically identified as such on the substantiation submittal with a specific request for Owner's acceptance.
3. Design Analysis: Where a design analysis or engineering calculation is required without identifying a particular method, perform analysis in accordance with accepted engineering or scientific principles to show compliance with specified requirements, and submit a report that includes analysis methods used and the designer's name and qualifications.
 - a. Where engineering design is allowed to be completed after construction commences, substantiation may be in the form of shop drawings or other data.
 - b. Use only design professionals licensed in California.
4. Previous Use or Mock-up Testing: Where previous use or mock-up testing records are required, provide documentation of the previous in-place actual use and/or testing certified by an independent testing laboratory.
5. Products: Where a manufactured product that is commonly purchased by brand name is required, provide the manufacturer's product literature including performance data and sample warranty.

4.06 Additional Supporting Project Information:

- A. Design-Build Team's attention is also directed to Document 00 3100 (Available Project Information), which lists documents and materials containing existing conditions information that were provided to prospective Design-Build Entities prior to Proposal submission. The documents and information referenced in Document 00 3100 are not part of the Contract Documents and are "for information purposes only."

END OF DOCUMENT

ANNEX 1 TO DOCUMENT 00 5201 (BRIDGING DOCUMENTS)

CITY OF SANTA CLARITA PARKING STRUCTURE –OLD TOWN NEHALL BRIDGING DOCUMENTS

ARTICLE 5 – PROJECT SCOPE SUMMARY

- A. Project Overview. Project comprises design and construction of a new parking structure located in the City of Santa Clarita's Old Town Newhall area. The project will be constructed on a 24,000 square foot lot located on the west side of Railroad Avenue and north side of 9th Street.
1. The project is based on program and concept plans developed by the Owner and Walker Parking Consultants.
 2. The Project is intended to be a highly functional, energy efficient, and resource conscious parking facility.
 3. The Design-Build Team will be tasked with designing and constructing the parking structure for delivery with sufficient infrastructure in place and with minimal disruption to the surrounding area.
- B. Description. This project consists of the design and construction of a 7 level post-tensioned, cast-in-place concrete parking structure and related site work.
1. The Old Town Newhall Parking Structure site is located at the southeast corner of the redevelopment block bordered by 9th Street to the south and by Railroad Avenue to the east. The new proposed parking structure will provide approximately 400 parking spaces to serve the retail and theater components of the Redevelopment Block Project, as well as other business in the immediate area.
 2. The Old Town Newhall Parking Structure will consist of 1 level below grade, 1 level at grade and 5 levels above grade.

BRIDGING DOCUMENTS CONSIST OF THE FOLLOWING DOCUMENTS BOUND IN SEPARATE VOLUMES AND INCORPORATED HEREIN BY REFERENCE.

- 5.02 Volume 2:** Performance Criteria – Specifications Dated May 25, 2016
- 5.03 Volume 3:** Performance Criteria: Narratives, Program Dated May 25, 2016
- 5.04 Volume 4:** Concept Drawings Dated May 25, 2016

END OF ANNEX 1

**CITY OF SANTA CLARITA PARKING STRUCTURE – OLD TOWN NEHALL
BRIDGING DOCUMENTS**

Narrative Description of the Work

The Redevelopment Block Project site, located on property owned by the City of Santa Clarita is bordered by Lyons Avenue to the north, by Railroad Avenue to the east, by Main Street to the west, and by 9th Street to the south. There are three developments planned for the site, consisting of a retail/residential mixed-use project, an art house movie theater, and the Old Town Newhall Parking Structure. Previous one-story buildings have been removed from the site with concrete slabs and foundations remaining and a portion of the site is currently being used for surface parking.

This project consists of the design and construction of a public parking structure with approximately 375 parking spaces consisting of one subterranean level and five stories above grade and related site work. The project includes approximately 130,240 square feet on approximately .57 acres of City owned land in a block of property in Old Town Newhall.

Old Town Newhall Parking Structure is to be located on the southeast corner of the development with street frontage along 9th Street and Railroad Avenue. The parking structure building footprint is approximately 186'x 130'.

The parking structure site has been selected so that vehicles will only enter the parking structure from 9th Street. Access to the adjacent subterranean residential parking structure will be accessed through the Old Town Newhall Parking Structure.

The Design-Build Team will be tasked with designing and constructing the parking structure for delivery with sufficient infrastructure in place and with minimal disruption to the surrounding area.