



URBAN CONFLUENCE

SILICON VALLEY

A PROJECT OF SAN JOSÉ LIGHT TOWER CORPORATION

PHASE 2

COMPETITION BRIEF

August 14, 2020



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Introduction

Congratulations on your selection as a Finalist in the Urban Confluence Silicon Valley Open Ideas Design Competition!

Urban Confluence Silicon Valley was created by the San José Light Tower Corporation. Our mission is to build an iconic landmark for San José and Silicon Valley that will represent the intersection of modern technology, history, art, architecture, engineering, and placemaking. The project seeks to transform Guadalupe River Park at Arena Green in downtown San José into a meaningful public space and symbol of the City's and Silicon Valley's place in the world.

Phase 2 of the competition will culminate in the selection of a single design by a jury of architects, artists, placemakers, local residents, and environmentalists. The winning design will advance to the design development and construction phases, and the completed project will be presented as a gift to the people of San José and Silicon Valley. The project phases are shown in Appendix A.

This brief outlines the goals, timeline, and requirements for Phase 2. During Phase 2, you will develop your concept into a schematic design submittal. Each Finalist will receive a stipend of \$150,000. Refer to Appendix B, Stipend Agreement.

We look forward to working with you to develop your exciting creation and, if you are selected as the winning designer at the end of Phase 2, sharing it with the rest of the world.

Goals

Build a cohesive design team for schematic design

During Phase 2, we will collaborate closely with each of the three Finalists to identify compatible team members with the technical expertise to further develop their concept and produce schematic design documents by the end of Phase 2.

The needs of each Finalist will vary. For example, one may need help in building a collaborative team while another may have an experienced team in place. Through a fair and balanced approach, we will work with each Finalist to obtain the necessary resources and team dynamic to produce a complete and compelling Phase 2 submission.

Coordinate with the City of San José on required approvals

The City of San José and the Guadalupe River Park Conservancy will need to review and approve the design to ensure compliance with requirements for development in Guadalupe River Park at Arena Green. During Phase 2, we will facilitate a process and point of contact with the City and others to streamline coordination for development of the appropriate submittals.



Develop preliminary budget and schedule

Working with SJLTC's estimator, each team will develop a preliminary budget estimate of design development and construction costs, which we will use for capital fundraising. The preliminary schedule will include critical activities associated with design development and construction.

Community buy-in

We expect that each Finalist will participate in community engagement to support the project.

Schedule

At the outset of Phase 2, each Finalist will meet regularly with SJLTC. We will work with each team individually to ensure that the appropriate individuals from City departments and other stakeholders are present at milestone meetings to answer questions to keep schematic design on track. Phase 2 will include site visits, community meetings, and the potential for environmental studies.

DATE	MILESTONE	ACTIVITY
2020		
August 8	Three finalists and three alternates selected	
August 14	Issue final Phase 2 Brief, including Stipend Agreement	
August 14 - 21	Execute Stipend Agreement	<ul style="list-style-type: none">◆ Stipend review meeting◆ Discuss submission requirements◆ Begin design team formation
September 28	Issue Notice to Proceed	<ul style="list-style-type: none">◆ Authorizes expenditures against the Stipend◆ Design teams in place
Week of October 19	Milestone Meeting #1	<ul style="list-style-type: none">◆ Individual kick off meetings with SJLTC◆ Finalists ask questions◆ Finalists submit preliminary schedule for completing Phase 2◆ Finalists receive first installment \$25,000
Week of November 16	Milestone Meeting #2	<ul style="list-style-type: none">◆ Finalists receive second installment \$25,000◆ Design progress submittal or presentation
Week of December 13	Milestone Meeting #3	<ul style="list-style-type: none">◆ Design progress submittal/presentation◆ Finalists receive third installment \$50,000



DATE	MILESTONE	ACTIVITY
2021		
January 18	Phase 2 submissions due SJLTC reviews submissions	Finalists receive fourth installment \$50,000 after review
Week of February 1	City and stakeholder outreach by SJLTC	
Week of March 15	Jury engagement Team presentations	
March 19	Jury engagement Deliberate and decide	
March 31	Public announcement/press	

Phase 2 Submission Requirements

A successful Phase 2 submission will develop the concept in enough detail to advance to the detailed design phase (Phase 3).

Required Phase 2 deliverables:

- ◆ Narratives
- ◆ Drawings, Basis of Design, and Renderings
- ◆ Animation
- ◆ Budget Estimate
- ◆ Project Schedule
- ◆ Preliminary Submittals for Agency Approvals
- ◆ Phase 3 Team & Fee Proposal
- ◆ Project Documentation

NARRATIVE OF OVERALL CONCEPT AND DESIGN INTENT

Please expand on your Phase 1 project statement by addressing the considerations under Evaluation Criteria in this Phase 2 brief.

DESIGN DRAWINGS, BASIS OF DESIGN & RENDERINGS

Refer to Appendices D and E. Appendix D, General Schematic Design Submittal Requirements, provides specific expectations of the Phase 2 submission. Appendix E, Submittal-Specific Considerations, responds to issues that are unique to each of the three Finalists.



ANIMATION

Develop a narrated animation that conveys the important aspects and community benefits of the realized project for the purpose of engaging project funders, stakeholders, and the community. The animation should be no longer than ten minutes.

BUDGET ESTIMATE

Develop a conceptual budget estimate in Microsoft Excel that includes the costs to be incurred for design development and construction of your design. A list of budget categories will be provided upon execution of the stipend agreement.

PROJECT SCHEDULE

Develop a project schedule in Microsoft Project, Primavera P6, or ASTA Power Project that includes up to 100 critical activities for design development and construction.

PRELIMINARY SUBMITTALS FOR AGENCY APPROVALS

During Phase 2, each team will meet with the City and other authorities having jurisdiction to review the design, document which approvals will be required, and develop preliminary submittals according to City requirements. Along with the submittals, each Finalist should provide backup materials, such as letters and emails, that document the process for obtaining the approvals.

PHASE 3 TEAM & FEE PROPOSAL

Submit a narrative and accompanying organizational chart that describes the design team for Phase 3. Please note if you anticipate roles and responsibilities to change as the project proceeds. Describe how communications within the team and with SJLTC and other stakeholders and consultants will be effectively managed throughout the project.

PROJECT DOCUMENTATION

Include project documentation such as milestone meeting presentations, meeting minutes, results of community engagement, and other project communications.

Evaluation Criteria

- ◆ Iconic concept
- ◆ Strength of visual presence
- ◆ Constructability
- ◆ Sensitive to park's existing infrastructure and operation
- ◆ Activation of site and surroundings
- ◆ Regional responsiveness
- ◆ Cultural sensitivity and inclusiveness
- ◆ Sustainability minded
- ◆ Environmentally sensitive
- ◆ Financially thoughtful
- ◆ Quality of team composition
- ◆ Responsive to submission requirements (including Appendices D and E)
- ◆ Fee



Appendix A

Project Phases

Phase 2 of the Open Ideas Design Competition begins when the Finalists sign the stipend agreement. The selected Finalists will develop their design concept into a detailed technical submission. At the conclusion of Phase 2, the winning design team may be commissioned by the San José Light Tower Corporation to further develop their design for construction by a qualified builder.

It is anticipated that the winning designer will act as the principal designer for the duration of the work and will be expected to successfully facilitate the design and construction process.

The competition process includes six phases, as follows:

PHASE 1: Open Ideas Competition—July 2019 to July 2020

- ◆ Open Ideas
- ◆ Search the world, and locally
- ◆ No prequalification, anyone can enter, subject to “no conflict” restrictions
- ◆ Community Input
- ◆ Jury Selection, top 3 Finalists selected to move to Phase 2

Three Finalists and three alternates will be selected on the basis of the creative merit of their concept and successful completion of the Phase 1 submission, including consideration of the existing site constraints. Due to the nature of the Competition, we expect that the make-up of the three Finalist design teams will be varied.

PHASE 2: Comprehensive Program Submission — Begins September 2020

- ◆ Top three Finalists move forward
- ◆ More design expected, as defined in this Phase 2 brief
- ◆ Design teams expand to meet demands of design progression
- ◆ Three confidential meetings between SJLTC and each of the three teams to ensure everyone is on the right track
- ◆ Stipend agreement aligns expectations concerning the payments of \$150,000; payments made at specified milestones
- ◆ Design/engineering feasibility for all three designs coordinated with City
- ◆ Community input
- ◆ Jury reconvenes to pick the recommend winning design
- ◆ Work with the City of San Jose to ensure proposal acceptance

During Phase 2, after executing a stipend agreement, finalists are invited to formally engage and present a full schematic design for consideration. During this phase, each Finalist will form a comprehensive team made up of architects, consultants, vendors, and builders as required by their design concept. The team will meet with the City of San José, applicable permitting



agencies, and others to solicit feedback on the regulatory requirements applicable to their design and prepare submittals for required agency approvals.

PHASE 3 : Detailed Design Development and Comprehensive Program Verification

- ◆ SJLTC and City staff determine path forward for design, environmental review, operations and maintenance
- ◆ Soils investigation
- ◆ SJLTC develops fundraising plan
- ◆ City Council / Manager accept project path forward and fundraising plan
- ◆ Capital Fundraising Executed/Completed for all costs including on-going O&M
- ◆ Selection of a General Contractor
- ◆ Design team expands as necessary to assemble full construction documents in close ordination with City
- ◆ Environmental review/approval
- ◆ Construction price and schedule
- ◆ O&M strategy developed

One California-licensed construction team will be chosen to fulfill all the necessary qualifications and expertise required to successfully realize the design, prepare the necessary engineering, permits and planning, budget and operations plans.

PHASE 4 : Permits, Partnerships and Capital Campaign

- ◆ Finalize Capital Fundraising
- ◆ Finalize Sustainable Operation and Maintenance Revenue and expenditure plan
- ◆ Preliminary City of San Jose gift acceptance/donation agreement
- ◆ City of San Jose gift acceptance, Notice of Approval to Construct

Once the final design is completed and the selected contractor has completed the preconstruction work to obtain the necessary permits, they will work with the City and SJLTC to fulfill the Site Activation plan. Simultaneously, SJLTC will raise the capital to begin construction.

PHASE 5 : Construction

- ◆ Start and finish construction
- ◆ City of San José gift acceptance
- ◆ Celebrate!

PHASE 6 : Ongoing Operations & Maintenance



Appendix B

Stipend Agreement

STIPEND AGREEMENT

This STIPEND AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2020 by and between San Jose Light Tower Corporation ("SJLTC") and _____ ("Finalist").

RECITALS

WHEREAS, SJLTC is the organizer of the design competition (hereinafter the "Competition") for the selection of a winning design to be used as the basis for the creation of an iconic landmark in the City of San Jose ("Project"); and

WHEREAS, the Terms of Use, Competition rules and procedures, and Project criteria were originally set forth in the Urban Confluence of Silicon Valley Competition Brief ("Competition Brief") and Competition website www.urbanconfluencesiliconvalley.org; and

WHEREAS, Finalist entered into the Competition, submitted a design, and has been selected by the independent Jury as one of three (3) finalists, whose designs are now eligible for selection as the winning design for the Project; and

WHEREAS, pursuant to the Terms of Use and Competition Brief, Finalist, in entering its design in the Competition, acknowledged and agreed that it, if chosen as one of the three finalists, would enter into this Agreement with SJLTC to govern both SJLTC's licensure and use of the Finalist's design and the Finalist's eligibility to receive a One Hundred and Fifty-Thousand Dollar (\$150,000) Stipend (the "Stipend") to assist Finalist financially with incurred and anticipated costs to complete its design; and

WHEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SJLTC and Finalist agree as follows:

1. Terms and Conditions Regarding the Stipend. SJLTC hereby offers Finalist the Stipend in the amount of One Hundred and Fifty-Thousand Dollars (\$150,000) subject to the following terms and conditions:

a. SJLTC's offer of the Stipend is contingent upon SJLTC first providing Finalist with a written Notice to Proceed ("NTP") in the form attached hereto as Exhibit "A". Finalist's receipt of the NTP shall constitute formal notice that Finalist may proceed with the Design Changes (as hereinbelow defined) and become eligible to receive the Stipend, subject to all terms and conditions of this Agreement. Finalist assumes all financial risk for all costs, expenses, charges, and liabilities incurred prior to receipt of the NTP and SJLTC assumes no obligation to provide Finalist with any or all of the Stipend until such time as it has issued the NTP.



b. The Stipend shall be paid to Finalist upon Finalist's completion of all revisions, changes, modifications, amendments, or augmentations (collectively "Design Changes") to its design, in order for the design to meet the requirements established by SJLTC, the City of San Jose, and related governmental agencies and authorities, and Project-site neighbors (hereinafter, "Interested Parties") during Phase 2 of the Competition (these requirements shall be referred to herein as the "Design Criteria").

c. The Finalist's eligibility to receive the Stipend shall not be predicated upon the Finalist meeting all of the Design Criteria if, in the sole and absolute discretion of SJLTC, the Finalist made a good faith effort to respond to the Design Criteria and implement those Design Changes requested by the Interested Parties.

d. Should Finalist abandon the Project at any time after being selected as a Finalist or fail to respond to questions, inquiries, and comments from the Interested Parties, such acts or omissions on the part of Finalist shall be conclusive evidence of Finalist's failure to perform its work in good faith.

e. SJLTC reserves the right, in its sole and absolute discretion, to advance some or all of the Stipend to Finalist ahead of any Milestone (as that term is defined in the Phase 2 Brief) in order for Finalist to pay any third parties that Finalist retains to assist Finalist in meeting the Design Criteria or if Finalist presents evidence to SJLTC that Finalist would suffer irreparable financial harm if Finalist must wait until the next Milestone before receiving an installment of the Stipend.

f. Other than the Stipend, SJLTC shall assume no other financial responsibility for Finalist's work and all other costs incurred by Finalist in order to implement any Design Changes or to otherwise satisfy the Design Criteria requested by the Interested Parties shall be Finalist's sole responsibility.

2. Grant of License to Finalist's Design. In consideration of Finalist's selection for the next phase of this Project and eligibility to receive the Stipend, Finalist grants to SJLTC and its independent contractors, agents, and employees an exclusive license (hereinafter referred to as the "License") to use Finalist's design for the Project and all phases thereof, including, without limitation, the right of SJLTC and anyone contracting with SJLTC to incorporate any or all portions and components of Finalist's design into the Project, even if Finalist's design is not ultimately chosen as the winning design of the Competition. The License granted to SJLTC hereunder shall apply to all of Finalist's intellectual property rights, copyrights, patents, trade secrets, trademarks, and service marks in Finalist's design and Finalist agrees that it shall, at the request of SJLTC, execute all papers and perform all other acts that may be necessary to ensure that SJLTC's rights, title, and interest in the License are protected. The License rights conferred herein to SJLTC include, without limitation, SJLTC's ability to use, modify, and edit Finalist's design for the Project without the obligation to notify or seek further permission from Finalist. Notwithstanding the foregoing, Finalist shall be credited as the "Original Designer" and/or "Creator" of the design should the design be chosen as the Competition's winning design or if elements of the design are otherwise incorporated into the Project. Further, any use by SJLTC of the design shall be at the sole risk of SJLTC without liability or legal exposure to Finalist. The License shall continue until such time as the Project is completed.



3. Indemnity. Finalist agrees to defend, indemnify, and hold harmless SJLTC, its owners, Board of Directors, employees, and agents from and against any and all claims, losses, liabilities, damages, costs, attorneys' fees, and expert fees arising from Finalist's breach of any of the terms of this Agreement, including its representation and warranty under Section 4 hereof, Finalist's continued participation in the Competition, and Finalist's continuing work on its design and the Project.

4. Authority. Finalist represents and warrants that it has all rights and authority to convey to SJLTC all rights, title, and interest in Finalist's design, including but not limited to any rights that may have been vested in any third parties that may have contributed to, or assisted Finalist with, the development of Finalist's design.

5. Tax Advisory. Finalist is hereby advised that its receipt of the Stipend, or any portion thereof, may result in income or other tax consequences to the Finalist. Finalist is encouraged to seek independent tax advice regarding any potential tax consequences. SJLTC may be required to withhold a certain portion of the Stipend pursuant to Internal Revenue Service rules. By executing this Agreement, Finalist agrees to provide to SJLTC accurate information regarding its domestic or foreign status and whether it has, or shall, perform any portion of the work outside of the United States. For informational purposes only, the appropriate tax forms that Finalist may be required to prepare and/or execute for reporting purposes include: (a) for U.S. individuals and entities, the forms may include Form W-9 (removing withholding obligations for payments to U.S. persons) and Forms 1099 and 1096; (b) for foreign individuals or entities, if all of the Finalist's work is to be performed outside of the United States, the forms may include Form W-8BEN (for individuals) or Form W-8BEN-E (for entities); or (c) for foreign individuals or entities, who plan on performing some or all of the work inside of the United States, the forms may include Form W-8ECI and Form 1042-S.

6. Miscellaneous.

a. Any capitalized term used herein but not otherwise defined shall have the meanings set forth in the Competition Brief and/or Terms of Use and/or website described in the Recitals hereinabove.

b. The terms of the Competition Brief, Terms of Use, and website are incorporated herein and made a part hereof. To the extent that there is any conflict between the terms of this Agreement, on the one hand, and the terms of the Competition Brief, Terms of Use, website, or any other materials provided by SJLTC regarding the Competition, the terms of this Agreement shall govern.

c. This Agreement shall be governed by and construed in accordance with the laws of the State of California and shall be deemed to have been entered into in San Jose, California, notwithstanding the domicile or residency of the parties.

d. Any dispute or controversy between the parties regarding this Agreement, the parties' respective rights and obligations hereunder, the Competition, Finalist's design, or the Project shall be venued in Santa Clara County Superior Court and the parties hereto expressly consent to said court having jurisdiction over the parties and subject matter set forth herein.



e. Should any of the terms or provisions of this Agreement be held to be illegal, void, or otherwise unenforceable as a matter of law, validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced without giving effect to any term so held to be illegal, void, or unenforceable as a matter of law.

IN WITNESS WHEREOF, this Agreement has been executed and delivered as of the day and year first above written in San Jose, California.

SAN JOSE LIGHT TOWER CORPORATION
a California Non-Profit Corporation

By: _____
Name: _____
Its: _____

FINALIST

By: _____
Name: _____
Its: _____



Exhibit A

_____, 2020
NOTICE TO PROCEED

RE: Urban Confluence Design Competition
TO: [FINALIST]

On behalf of San Jose Light Tower Corporation ("SJLTC"), you are hereby authorized to proceed with all work required of Finalists to meet Phase 2 submission requirements, as defined in the Phase 2 Brief and Stipend Agreement.

This Notice to Proceed is being issued in order to qualify you for eligibility to receive the Stipend. SJLTC agrees to pay you the Stipend, in the amount of \$150,000, subject to, and contingent upon your continued compliance with, all terms and conditions of the Phase 2 Brief and Stipend Agreement.

We wish you the best of luck during this phase of the Competition.

Sincerely yours,

Appendix C

Site Constraints

Finalists are expected to consider the site constraints listed in this appendix and on the Urban Confluence Silicon Valley website in their submittals, which will include drawings, narratives, and other tools that will be used to communicate the technical requirements of the design. The Resources for Submitters tab at www.urbanconfluencesiliconvalley.org contains the following:

- ◆ Arena Green Site Maps
- ◆ Lighting Report - Arena Green
- ◆ Lighting Guidelines
- ◆ Biology Report - Arena Green
- ◆ Aviation Considerations

ENVIRONMENTAL

Respecting the environment and enhancing the ecology of the site are important values for the community. The site spans the confluence of the Guadalupe River and Los Gatos Creek. Designs on both sides of the waterways must take into consideration the preservation of the riparian corridor habitat and the resiliency of the site.

AVIATION

The site is beneath the Runway 30/12 flight paths of the Norman Y. Mineta San José International Airport and has limitations related to height and noise. The recommended maximum allowable height for structures under FAA airspace safety criteria is approximately 200 feet above ground.

Lighting details will need submission to and approvals by both the FAA and the airport. An FAA No Hazard determination must be obtained prior to construction of the project. Finalists will be expected to work through the airport to develop the appropriate submittals to the FAA.

EXISTING PUBLIC ART

Existing public art and amenities on the site that cannot be moved or altered:

- ◆ Guadalupe River Trail
- ◆ Tributaries Monument
- ◆ San José War Memorial at Arena Green
- ◆ Weaver's Gift
- ◆ Five Skaters (reflecting pool, pillars, and metal medal stands)



SITE INFRASTRUCTURE

Existing amenities on the site that cannot be moved but can be activated and improved:

- ◆ St. John Street Overlook Plaza
- ◆ Confluence Point
- ◆ Santa Clara Street Overlook Plaza
- ◆ Guadalupe River Park Conservancy satellite visitor center (planned to be used for park-serving commercial and visitor services)
- ◆ Footbridge over Guadalupe River; this structure can be modified but must remain

Existing aspects of the site that can be modified or relocated on- or off-site, consistent with City of San José ordinances:

- ◆ Tennis courts
- ◆ Children's carousel
- ◆ Tot lot & playground
- ◆ Trees

Donor recognition elements, including benches and plaques, must be preserved but may be relocated on-site with the approval of Guadalupe River Park Conservancy and the San Jose Parks, Recreation & Neighborhood Services department in coordination with the donors.

POWER LINES & OTHER SITE UTILITIES

There is currently no approved plan to remove or relocate power poles or power lines. SJLTC is hopeful that the power lines will be relocated as part of the electrical infrastructure improvements required by ongoing developments in the area. These include the BART extension and new station at Diridon, the existing Diridon Station, and the Google development. SJLTC will endeavor to accommodate a Finalist design that requires the power lines to be removed, but cannot guarantee that the power lines will be relocated. This topic has been discussed with the various parties involved.

SAFETY

Public safety codes and regulations must be followed for all aspects of the design and construction process.

EXISTING PARK OPERATIONAL IMPACTS

Finalists should expect that the park will continue to be a viable public space that will benefit the community. Other parks planned in this area are more urban in nature, making Arena Green an important green space and "front lawn" for the SAP Center and Diridon Station.

Existing amenities in the park, such as the carousel and tennis courts, can be relocated; the City can provide alternative locations. All relocation costs should be included in the project cost.

Designs should consider long-term operation and maintenance of the space. Improvements should be easy to maintain and able to withstand heavy crowd use.



Appendix D

General Schematic Design

Submittal Requirements

General:

- A Purpose: To describe the content of topics to be decided during the Phase 2 of the competition. Schematic design phase and documented in the schematic design submittal at the conclusion of this phase of the project.

Excerpted from The Architect's Handbook of Professional Practice:

The schematic design establishes the general scope and conceptual design of the project, and the scale and relationships among the proposed project components. The primary objective is to arrive at a clearly defined, feasible concept and to present it in a form that results in Jury's understanding and acceptance of the proposed design solution.

The proposer must understand and verify the project program, and provide a reasonable basis for analyzing the cost and schedule of the project.

Schematic design deliverables may include a conceptual site plan, preliminary plans with elevations and sections, perspective sketches, study models, including contextual massing studies and shadow studies, renderings, electronic visualizations including traffic and pedestrian patterns, and a statistical summary of the design area and other characteristics in comparison to the program requirements.

Deliverables may also include narratives, reports, and any other documentation required to convey the design and satisfy the Program requirements.

- B Content: Design submittal corresponds to 100% complete Schematic Design Documents.
- C Deliverables include but are not limited to this checklist's items/topics during the Program Review and Schematic Design Phase. This APPENDIX shall be used as a guideline for deliverables and performance requirements for professional services to assure the project is well-conceived, realistic, and buildable.

Submittal Format:

- A Phase 2 design submittal shall be a minimum 11"x17" and maximum 30"x42" for design documents.
- B One (1) full size drawing set & one (1) 1/2-size drawing set for each design submittal or as directed by the SJLTC.
- C Schematic Design Estimate of Probable Construction Cost based on the 100% completed Schematic design package.
- D Preliminary code compliance narrative.



- E Electronic copies of all documents, in native format, including models, renderings (png image format: 1280x720 @300dpi), plans, visualizations and animations (minimum HD 720p mp4 (1280x720).
- F Electronic copies of all models, including the original authored model format and export to a common format. Acceptable exports to common formats include either 3D AutoCAD .DWG or the latest Industry Foundation Classes .IFC.
- G Provide PDF print versions of printed media deliverables.

Schematic Design Submittal Checklist:

A PREREQUISITE ITEMS:

- 1 Acceptance of proposed solution from Phase 1 of the competition.
- 2 Review of all documentation issued by the SJLTC, including acknowledgment of any comments or requirements from Phase 1 of the competition.
- 3 Preliminary schedule of utility information for all systems and equipment.

B GENERAL MODELING REQUIREMENTS:

- 1 2D documentation shall, whenever possible, be derived from the 3D authoring model. Native 2D drafting details and drawings may be used, but we encourage that it be generated from the authoring model.
- 2 See Level of Development (LOD) specification by BIMForum.org as the reference for all LOD references in this document.
- 3 This schematic design submittal shall meet a minimum requirement of LOD 100 per the LOD Specification by BIM Forum.org.
- 4 Model assets (families, blocks) will be created in such a way to be classified by unique asset types to assist with estimating and scheduling activities.

C ARCHITECTURAL/CIVIL:

Site Analysis Review - Submittal Checklist: PREREQUISITE ITEMS:

- a Review of SJLTC provided guidelines and Program documents.
- b Review of City Municipal Code, Zoning Regulations & adopted model codes. Review of traffic impact, archaeology/historical & arborist survey reports.
- c Review of SJLTC Urban Confluence Competition Requirements Phase 1 and Phase 2.
- d Review of Title 24 energy requirements.

REQUIREMENTS: Civil drawings and narrative shall include:

- 1 Conceptual Site Plans – illustrating location of all major site & building elements and their relation to on and offsite existing conditions and at a minimum include the following:
 - a All existing site elements & features to remain.
 - b Proposed/existing landscape areas and % of site area.
 - c Location of existing & proposed pedestrian & vehicular circulation.



- d Location of site paving & hardscape materials.
 - e Location & massing of proposed building(s).
- 2 Provide General Building Info:
 - a Proposed gross building footprints and SF areas.
 - b Proposed building occupancy type(s).
 - c Proposed construction type(s).
 - d Projected project occupant populations (employee & visitor).
 - e Architectural concepts plans, elevations views, schematics.
- 3 One (1) bubble diagram illustrating relative size, adjacency and connectivity of all areas defined and shall at a minimum contain the following info:
 - a Indicate direct vs. indirect connections.
 - b Indicate visual control.
 - c Indicate primary & secondary Circulation (vertical & horizontal).
 - d Indicate all ancillary spaces (mechanical/electrical/telecom, restrooms, etc.)).
 - e Main entry/exits.
 - f Adjacencies & connections to major exterior elements/spaces.

D LANDSCAPING drawings and narrative shall include:

- 1 Schematic Plan & Sections (showing existing & new planting, fencing, walls and hardscape) (recommended min. scale 1" = 30').
- 2 Irrigation System description – water use management strategies.
- 3 Preliminary plant/materials list.
- 4 Written narrative statement of proposed design.
- 5 Site Analysis Review.

E MECHANICAL (HVAC) drawings and narrative shall include:

- 1 Identify special areas and heights based on preliminary information. (i.e., mechanical rooms, penthouses, etc.).
- 2 Preliminary building load calculations for rough sizing of equipment.
- 3 Energy performance analysis.

F PLUMBING/PROCESS PIPING Drawings and narrative shall include:

- 1 Special areas identified based on preliminary information.
- 2 Preliminary load calculations for rough sizing the systems.

G ELECTRICAL drawings and narrative shall include:

- 1 Systems Selection:



- a Power - Conceptual single line diagram.
 - b Identify special areas and size (i.e., Elec. equipment rooms, telephone/communication rooms, transformer pad and locations, etc.)
- H LOW VOLTAGE drawings and narrative shall include:
 - 1 System Selection
 - a Conceptual single line diagram.
 - b Identify special areas and size (i.e., electrical equipment rooms, telephone/communication rooms, etc.).
- I FIRE PROTECTION: Drawings and narrative shall include:
 - 1 Proposed Fire Protection System.
- J GREEN BUILDING (LEED or Well, or other proposed evaluation method) narrative shall include:
 - 1 Statement of proposed sustainable design strategy, including alternative solutions, cost analysis of alternatives, evaluation criteria of credits proposed, embodied carbon reduction strategies. (EC3)
- K OTHER REQUIREMENTS:
 - 1 Requested documentation based on any SJLTC and/or City reviews.

