

**CITY OF THOUSAND OAKS**  
**STANDARD LAND DEVELOPMENT SPECIFICATIONS**

0-0 STANDARD SPECIFICATIONS

0-1 GENERAL

Except as modified herein and in the City of Thousand Oaks Road Standards, the provisions of the latest edition of the "Standard Specifications for Public Works Construction" (SSPWC, the Greenbook), the "Standard Plans for Public Works Construction" (SPPWC), and their supplements prepared and promulgated by the Southern California Chapters of the American Public Works Association and the Associated General Contractors of America, are adopted as the Standard Land Development Specifications for the City of Thousand Oaks (Thousand Oaks Municipal Code section 9-3.1027).

0-2 NUMBERING OF SECTIONS

The numbering of Subsections 1 through 600 in these Standard Land Development Specifications is compatible with the numbering in the SSPWC.

0-3 DELETIONS

The following Subsections of the SSPWC and SPPWC are hereby deleted:

- 2-1 Award of Contract
- 2-3 Subcontracts
- 2-5.3 Shop Drawings and Submittals
- 2-7 Subsurface Data
- 2-8 Right-of-Way
- 3-1.2 Payment for Changes Requested by the Contractor
- 3-2 Changes Initiated by the Agency
- 3-3 Extra Work
- 3-4 Changed Conditions
- 3-5 Disputed Work
- 5-5 Utility Delays
- 6-1 Construction Schedule and Commencement of Work
- 6-4 Default by Contractor
- 6-6 Delays and Extension of Time
- 6-7.2 Working Days
- 6-7.3 Contract Time Accounting
- 6-9 Liquidated Damages
- 7-2.2 Labor Laws
- 7-11 Patent Fees or Royalties

- 7-12 Advertising
- 7-14 Antitrust Claims
- 8 Facilities for Agency Personnel
- 9 Measurement and Payment

0-4 MODIFICATIONS

The Subsections numbered 1 through 600 which follow either replace, modify, or add to sections of like number in the SSPWC. To the extent of any conflict with the SSPWC, the provisions of these Standard Land Development Specifications shall take precedence.

1-2 DEFINITIONS

The following definitions replace or are added to those contained in Subsection 1-2 of the SSPWC.

Acceptance – The formal acceptance by Resolution of the City of Thousand Oaks City Council of those public improvements that are specified in the Agreement between the City and Developer to be accepted by the City when constructed in accordance with the plans and specifications and any modifications thereto previously approved by City.

Agency or City – The City of Thousand Oaks.

Agreement or Contract - The Subdivision or Non-Subdivision Improvement Agreement between the City and the Developer providing for the improvement work, including plans, specifications, and surety bonds; also, any and all supplemental written agreements or amendments modifying or extending the work specified.

Board or City Council - The governing body constituting the approving authority of the City.

Contract Documents – Including but not limited to: the Agreement, Bonds, permits from other agencies, Plans, Standard Specifications and Plans, City Road Standards, City Water Standards, City Wastewater Standards, City of Thousand Oaks Municipal Code, entitlement permit conditions of approval, and all Modifications to the Agreement.

Contractor – In addition to the definition given in Subsection 1-2 of the SSPWC, Contractor shall also mean Developer.

Design Speed – The speed selected by the Developer’s Engineer, and approved by the City Traffic Engineer, to establish specific minimum geometric design elements for a particular street section.

Developer – The person or persons, firm, partnership, corporation, joint venture, limited liability partnership or corporation, or combination thereof, who have entered into an Agreement with the City to construct public improvements in conjunction with a land development project. Also referred to as Permittee in the SSPWC.

Developer’s Engineer – The registered civil engineer retained by the Developer, who has signed the City Consultant Acknowledgement Form, who prepares the plans and

specifications and supervises construction of improvements referred to in the Agreement, also referred to as the Supervising Civil Engineer. May also mean the registered geotechnical or soils engineer retained by the Developer, who has signed the City Consultant Acknowledgement Form, who investigates the soil mechanics and slope stability of proposed grading sites and performs any and all testing required, also referred to as the Soils Engineer. May also mean the professional land surveyor retained by the Developer, who has prepared a subdivision map or design survey or provides surveying per Subsection 2-9 of the SSPWC.

Director of Public Works – The executive officer of the Department of Public Works of the City of Thousand Oaks.

Engineer - The City Engineer, or designated representative, including the Public Works Inspector, as defined in the SSPWC. Unless otherwise provided, all correspondence and decisions made relative to land development projects will be by the City Engineer or designated representative.

Laboratory – The established laboratory or laboratories authorized and approved by the City of Thousand Oaks, Department of Public Works, to specify and conduct materials and soils sampling and testing procedures for the Work.

Private Contract – In addition to the definition given in Subsection 1-2 of the SSPWC, Private Contract shall also mean all work required for land development projects.

State Standard Specifications and Plans - State of California Standard Specifications and Plans, current edition, Business and Transportation Agency, Department of Transportation (Caltrans).

Working Hours and Days - The hours of 7 a.m. through 7 p.m., Monday through Saturday, as set forth in Section 8-11.01 of the City of Thousand Oaks Municipal Code, unless otherwise provided for in the project entitlement conditions of approval.

### 1-3 ABBREVIATIONS

The following abbreviations are added to Subsection 1-3 of the SSPWC (also see City Road Standards Plate No. 1-2).

AAN	American Association of Nurserymen
AGC	Associated General Contractors of America
APWA	American Public Works Association
ASA	American Standard Association
ASME	American Society of Mechanical Engineers
IEEE	Institute of Electrical and Electronic Engineers
NEC	National Electrical Code
SSS	State of California Standard Specifications and Plans (Caltrans), current edition.

#### 1-4.1 UNITS OF MEASURE

Subsection 1-4.1 of the SSPWC is replaced with the following:

The U.S Standard Measures system of units, also called U.S. Customary System, is the principle measurement system in these specifications and shall be used in the preparation of Plans and Specifications and for construction.

#### 2-2 ASSIGNMENT

Subsection 2-2 of the SSPWC is replaced with the following:

The Agreement between the City and Developer, and associated Bonds, may not be assigned without the formal action by Resolution of the City Council upon submission of a substitution Agreement and Bonds.

#### 2-4 CONTRACT BONDS

Subsection 2-4 of the SSPWC is replaced with the following:

Surety bonds shall be provided by the Developer as specified in the Agreement, the City of Thousand Oaks Municipal Code, and the Subdivision Map Act (Govt. Code Section 66410 et. seq.)

#### 2-5.1 PLANS AND SPECIFICATIONS

Subsection 2-5.1 of the SSPWC is replaced with the following:

The Contractor shall maintain the following at the Work site:

1. One copy of the Plans and Specifications and all approved change orders, in good order.
2. Any and all permits issued by other agencies.
3. An updated Storm Water Pollution Control Plan and/or Stormwater Pollution Prevention Plan, including the State Waste Discharger Identification Number (WDID), as applicable.

The Plans, Specifications, and other Contract Documents will govern the Work. The Contract Documents are intended to be complementary and cooperative and to describe and provide for a complete project. Anything in the Specifications and not on the Plans, or on the Plans and not in the Specifications, will be as though shown or mentioned in both.

Plans shall be prepared by a California registered civil engineer on 4-mil thick mylar sheets, 24-inches by 36-inches in size, and utilizing City standard title blocks, details, notes, etc.

#### 2-5.2 Precedence of Contract Documents

Subsection 2-5.2 of the SSPWC is replaced with the following:

To the extent there is any conflict among the various Contract Documents, the following shall constitute the precedence of documents for land development projects:

1. Federal and State Statutes, including the Clean Water Act (NPDES regulations), ADA, and the Subdivision Map Act (Govt. Code Section 66410 et. seq.)
2. City of Thousand Oaks Municipal Code.
3. Subdivision Improvement Agreement, or Non-Subdivision Improvement Agreement.

4. Entitlement and/or City permit conditions of approval.
5. Other agency permit conditions.
6. Approved Plans.
7. City of Thousand Oaks Standard Land Development Specifications, City Road Standards, City Water Standards, and City Wastewater Standards.
8. SSPWC, SPPWC, SSS, as applicable.

2-9 SURVEYING

Subsection 2-9 of the SSPWC is replaced by the following:

The Developers Engineer shall provide for all construction surveying required to layout, monitor and complete the work. The surveying will be performed by a Land Surveyor or Civil Engineer authorized to practice land surveying by the State of California.

The Project Benchmark, based on the Ventura County Benchmark System, shall be shown on the plans. The Developers Engineer will establish all necessary control lines based on the Plans and record information on file with the County Surveyor and the Engineer.

It is the responsibility of the Developers Engineer to protect the survey control as shown on the plans. If the survey control is destroyed or disturbed during construction, the Developers Engineer will provide for resetting and file appropriate documents with the County Surveyor.

All work shall conform to the lines, elevations, and grades shown on the Plans.

2-11 INSPECTION

The second sentence of Subsection 2-11 of the SSPWC is replaced by the following:

The Contractor shall provide at least 24 hours advance notice to the Engineer for any required inspections. Any inspection required outside of normal working hours and days, including holidays, will be at the Contractor's cost at rates established by the City.

4-1.3 Inspection Requirements (Certificates of Compliance)

Subsection 4-1.3 of the SSPWC is replaced by the following:

Unless otherwise specified, inspection at the source of production for materials and fabricated items to be used in the Work is not required. A certificate of compliance pursuant to Subsection 4-1.5 of the SSPWC, signed by an authorized officer of the producer, certifying compliance with the contract documents, shall be submitted for all materials.

6-2 PROSECUTION OF WORK

Subsection 6-2 of the SSPWC is replaced with the following:

The Contractor shall diligently prosecute the Work to completion in order to minimize public inconvenience and possible hazard, and shall restore street and other work areas to their original condition and state of usefulness as soon as practicable. If the Engineer determines that the Contractor is failing to prosecute the Work to the proper extent, the Contractor shall, upon orders from the Engineer, immediately take steps to remedy the situation. Should the

Contractor fail to take the necessary steps to fully accomplish said purposes, after orders of the Engineer, the Engineer may suspend the Work in whole or in part, until the Contractor takes said steps. If the Contractor fails to properly provide for public safety, traffic and protection of the Work during periods of suspension, the City may elect to do so, and the costs thereof shall be paid for by the Contractor. Such actions will not relieve the Contractor from liability.

6-3 SUSPENSION OF WORK

Subsection 6-3 of the SSPWC is replaced with the following:

The Work may be suspended in whole or in part when determined by the Engineer that the suspension is necessary in the interest of the City or public safety. The Contractor shall comply immediately with any written order of the Engineer.

If discovery is made of items of archaeological or paleontological interest, the Contractor shall immediately cease excavation or other work in the area of discovery and shall not continue until ordered by the Engineer. The Developer shall immediately retain the services of a City-approved archaeological consultant to investigate the nature and extent of the discovery, provide direction to the Contractor concerning continued excavation operations within the area of discovery, and provide ongoing monitoring as required by the Engineer. Discoveries may include, but not be limited to, dwelling sites, stone implements or other artifacts, animal bones, human bones, and fossils.

6-5 TERMINATION

Subsection 6-5 of the SSPWC is replaced with the following:

The City Council may terminate the Agreement as provided for in the Agreement.

6-7 TIME OF COMPLETION

Subsection 6-7 of the SSPWC is replaced with the following:

The Developer shall complete the Work within the timeframe set forth in the Agreement. An amendment to the Agreement for extension of time may be granted by the City Council if justified pursuant to Section 9-3.1004 of the Thousand Oaks Municipal Code.

7-3 LIABILITY INSURANCE

Subsection 7-3 of the SSPWC is replaced by the following:

The Contractor shall furnish to the City a certificate of general liability insurance and automobile liability insurance in the form, with the coverage limits, and in accordance with all other City requirements. Copies of said certificate forms, limits, and other requirements are available from the City Attorney's Office or from the office of the Engineer.

7-4 WORKERS COMPENSATION INSURANCE

Subsection 7-4 of the SSPWC is replaced by the following:

The Contractor shall furnish to the City a certificate of workers compensation insurance in the form, with the coverage limits, and in accordance with all provisions of the Agreement.

7-5 PERMITS

Replace the last paragraph of Subsection 7-5 of the SSPWC with the following:

A City Business License, available at the City Finance Department office, is required for all work performed within city limits. The Contractor shall pay all business taxes or license fees that are required for the work.

7-7 COOPERATION AND COLLATERAL WORK

Delete the last paragraph of Subsection 7-7 of the SSPWC.

302-5.5 Distribution and Spreading (Asphalt Concrete Pavement)

Modify Table 302-5.5(A) as follows:

Specified total thickness of pavement between 3" and 4" shall be placed in two courses.

302-5.6 Rolling (Asphalt Concrete Pavement)

Modify Table 302-5.6.1(A) as follows:

Two rollers shall be required for less than 100 tons placed per hour for any compacted thickness.

306-8.3.3 Work Hours

Subsection 306-8.3.3 of the SSPWC is replaced by the following:

Work hours are restricted to between 7 a.m. and 7 p.m. Monday through Saturday, excluding City-observed holidays, as set forth in Section 8-11.01 of the City of Thousand Oaks Municipal Code, for all portions of the Work.