

Technical Document Description

All provisions of the Technical Documents shall be interpreted in light of the Concession Agreement and all legal and binding third party agreements appended thereto.

DIVISION I

Division I contains provisions and guiding principles that will be required of the Developer during all phases of the Project. Division I is split into four major parts:

- **Management** – The Management section includes an overview of the required Project Management Plan, master project schedule, QA/QC Plan, Hazardous Materials Plan, Health and Safety Plan, required environmental compliance documentation, and other critical plans required by the Developer for Department review, comment, and/or approval. It covers the basic requirements for handling and control of materials, work restrictions, noise and vibration monitoring, air quality, dust control, and the management of cultural resources.
- **Submittals** – The Submittals section outlines the process and timeline for the management of design documents, certifications, and corrections.
- **Operation and Maintenance** – The Operations and Maintenance section outlines the O&M Plan and the Operations and Maintenance Manuals required to be submitted to the Department by the Developer.
- **People** – The People section describes the functions of key personnel of both the Department and the Developer.

DIVISION II, SECTION 1 – PROJECT DESCRIPTION AND LIMITS

This section provides a comprehensive, technical description of the Presidio Parkway Project and provides context to the later sections, which include specific technical requirements. The description of the project includes the following:

- **Project Description** – A detailed description of the Presidio Parkway Project and project elements, including discussion of the location within the historic Presidio Trust.
- **Construction Phasing** – Discussion of the phasing of the project and interaction between the existing design-bid-build contracts and the works included in the Presidio Parkway Project scope.
- **Elements of the Phase 2 Construction** – A detailed accounting of the elements of the project which are included under the Presidio Parkway Project scope (structures, roadway, environmental and permitting, geotechnical, aesthetics, intelligent transportation systems, utilities, tunnel systems, and right-of-way).
- **Operations and Maintenance** – A brief description of the operations and maintenance requirements which are further detailed in Division II, Section 4.
- **Handback** – A brief description of the handback requirements which are further detailed in Division II, Section 5.

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DIVISION II, SECTION 2

Not used.

DIVISION II, SECTION 3 – DESIGN AND CONSTRUCTION REQUIREMENTS

This section outlines all requirements for the design and construction of the Presidio Parkway and was developed in collaboration with Department staff. All requirements are consistent with Department standards, but aimed at providing the Developer with sufficient opportunity for innovation and to create value for the project in terms of cost, schedule, and/or operating efficiency which will translate to lower required annual availability payment amounts. This section also incorporates requirements from existing agreements on the project, such as the EIS Record of Decision, the Presidio Trust Right of Entry Agreement, and tunnel design and operational elements agreed to with the Fire Marshall. The requirements covered in this section are wide ranging, but include:

- Surveys and investigations
- Environmental standards and regulations (including water and air quality requirements, and cultural and historical resource preservations)
- Roadway design (including pavement, drainage, and roadway alignment)
- Aesthetics (including lighting, signage, railings, and tunnel appearance)
- Structures (including seismic requirements)
- Roadway marking and signage
- Landscaping
- Intelligent Transportation Systems
- Utilities
- Tunnel Systems
- Commissioning and testing requirement

In addition to technical design and construction requirements, this section outlines the various submittals, information sharing, and other coordination and managerial activities. These requirements ensure that the Department has ample opportunity to review and comment on the Developer's designs, construction techniques, and progress.

DIVISION II, SECTION 4 – OPERATIONS & MAINTENANCE REQUIREMENTS

This section ensures that the Presidio Parkway Project is managed, maintained, and operated in a manner that is consistent with best industry practice and improved operations and safety of the roadway. This section outlines all of the requirements for operating and maintaining the Project for the duration of the Term, including Phase 1 Construction. Selected requirements include:

- Detailed performance requirements for all components of the Project.
- Guidelines for the development of all O&M-related manuals and reports to be submitted by the Developer.

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This Section incorporates existing Department procedures that have been tailored for the Project in order to promote an improved level of service. This ensures that the requirements in this section meet with the Department's standards for other state transportation projects.

DIVISION II, SECTION 5 – HANDBACK REQUIREMENTS

This section establishes the condition in which the Developer must return the roadway and all other assets of the Project to the Department. For each major asset, including pavement, guardrails and other safety devices, drainage, tunnel systems, and ITS equipment, it includes both specific condition and asset life standards as of the Termination Date.

It further stipulates that, 48 months prior to the Termination Date, and each year thereafter, the Developer must submit an assessment of all assets, including detail on renewal and rehabilitation required and a schedule for performing that work, including expected cost details, at the Developer's expense.