

ADVERTISEMENT FOR BIDS

Subject to conditions prescribed by the University of California, San Francisco Medical Center, sealed bids for a Lump Sum Contract are invited for the following Work:

The deadline for inquiries and questions concerning this project is due **Tuesday, April 4, 2023.**

New Hospital at Parnassus Heights – Hospital Make Ready Projects – Demolition and Abatement

Project No.: PRO-000002 / Contract No.: LF0216

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO MEDICAL CENTER

PROJECT BACKGROUND AND SCOPE OF WORK:

UCSF Health is investing in a new hospital in pursuit of their mission to provide top-quality care to all patients and support research and education. Our patient census is at record highs, and we need to expand to accommodate projections for increasing patient demand. Providing quality facilities is critical to retaining and recruiting top-tier clinicians, staff, researchers, and students.

UCSF Health is seeking a Demolition and Abatement Trade Contractor to help construct the Hospital Make Ready (HMR) and Site Make Ready (SMR) portion of the New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights, commonly referred to as the New Hospital at Parnassus Heights (NHPH), a Hospital for the Future that will create an optimal healing environment addressing social, psychological, spiritual, and behavioral components of health in one place.

The new hospital will be located on the current Langley Porter Psychiatric Institute (LPPI) site at 401 Parnassus Avenue, San Francisco, CA 94143. The Work covered in this RFP will take place within the existing Moffitt and Long Hospitals located at 505 Parnassus Avenue, San Francisco, CA 94143.

The New Hospital at Parnassus Heights (NHPH) will connect to both Moffitt and Long Hospitals. The projects within the existing Moffitt and Long Hospitals that will take place to prepare for the new Hospital and its connections are called Hospital Make Ready (HMR) projects. The projects that will take place to prepare the site for the new Hospital are called Site Make Ready (SMR) projects and have some limited work within the existing Moffitt and Long Hospitals. There are two (2) HMR projects and two (2) SMR projects included in this scope of work, including HMR6A, HMR6B, SMR3B and SMR4. Specific scope descriptions and plans for these four projects are included in the Plans and Specifications Attachments 1-13. The scope will include multiple mobilizations for the various phases of work.

Constraints: The project site is constrained and within a densely built environment. Construction will take place within existing acute care facilities, in close proximity to neighbors, and bordered by Mount Sutro Preserve. The contractor must coordinate with surrounding UC and non-UC projects with concurrent timelines.

The safety, privacy, health, and care of patients, visitors, and staff cannot be compromised at any time. UCSF Health is also committed to respecting the needs of our neighbors and community. We are seeking Integrated Project Delivery (IPD) Team members who have a collaborative spirit and can work within the bounds of the project constraints, schedule, and budget.

The project will be delivered using an Integrated Form of Agreement (IFOA) project delivery model, incorporating lean project delivery process, tools, and behaviors. The project delivery team will be co-located

in a “Big Room” for the duration of the project. UCSF will directly contract with the Demolition and Abatement Trade Contractor who will not be party to the IFOA. The Trade Contractor for this scope of services will help develop and implement an integrated team approach.

SCOPE SPECIFIC DESCRIPTION OF WORK:

The Demo/Abatement Trade Contractor’s scope of services is anticipated across Design/Preconstruction and Implementation phases based on the agreed Program accepted by the University for your scope of work.

The below Trade Breakdown is meant to aid the Trade Contractor in determining items that fall within their scope of work and is not all-inclusive. It is intended to assist the firm and does not relieve the Trade Contractor of the responsibility to independently determine their scope of work and to provide a complete work package.

The scope for the Demo/Abatement Trade Contractor services will include:

1. Survey and review of the existing conditions;
2. Prepare abatement plan;
3. Prepare demolition plan;
4. Prepare “Site Specific Safety Plan;”
5. Abatement, removal and legal disposal of ALL hazardous materials;
6. Interior/soft demolition only, where required;
7. Dust barrier;
8. Coordinate all utility shutdowns with trade contractors;
9. Handle hazardous materials in compliance with current federal; state, and local regulations concerning the waste handling; containerization, transport, and disposal of all contaminated materials;
10. Prepare ILSM Plan for UCSF to review and approve;
11. Legal disposal of debris, excavated or demolished materials;
12. Dust control;
13. Noise control;
14. Posting Requirements;
15. Reuse and Recycling;
16. All required permits, managing all notification required by federal, state, and local authorities;
17. Coordinate with Mechanical Contractor (under separate contract) during demolition activities, seal or isolate any ductwork running through the containment area, installing filters and and/or any other measures required to manage the dust control during demolition activities.
18. Multiple mobilizations for each phase of work

This includes all labor, material, equipment, submittals, detailing, coordination, quality assurance, manufacturing, accessories, delivery, storage, handling, examination, preparation, installation, finishes, field quality control, cleaning, protection, warranties, and all other work as necessary to provide a complete and fully operational system in full accordance with plans and specifications as outlined herein and to meet all applicable codes and ordinances.

The Demo/Abatement Trade Contractor’s scope of services shall include all general Project requirements, industry standards, and all applicable federal, state, and local laws, statutes, codes, rules, ordinances and

regulations and will include, but is not necessarily limited to Engineering, Design, Selection and Installation-Validation of the possible services listed below:

Abatement

1. The University shall engage an industrial hygienist to monitor removal activity and provide a clearance letter when work is complete. Bidder shall coordinate the Contractor's Work to allow access by the hygienist for oversight, inspection, air monitoring and/or laboratory sampling as required.
2. The Contractor shall include all required abatement and legal disposal of all identified hazardous materials. Regardless of whether or not hazardous materials are present which need to be removed, the Contractor will be required to carry Hazardous Materials Insurance.
3. Bidder must submit a certificate of insurance indicating the applicable limits during the submission of the bidder's Bid Form. All personnel must have current certifications.
4. Contractor shall comply with current federal, state, and local regulations concerning the waste handling, containerization, transport, and disposal of all contaminated materials.
5. Contractor shall be responsible for all costs of compliance with applicable hazardous materials regulations or requirements.
6. Contractor shall provide a written certificate from the disposal site certifying proper disposal of contaminated materials.
7. Properly remove and recycle "PCB-free" light ballasts. All ballasts shall be inspected by this Contractor prior to the actual light fixture removal.
8. All of the Contractor's personnel on the Project site shall have current certifications for each type of abatement to be performed by the Contractor.

Demolition and Abatement

1. All abatement and demolition must comply with the hazmat report.
2. All structural demolitions as shown on plans.
3. Remove walls.
4. Remove doors.
5. Remove cubicle walls.
6. Remove caseworks.
7. Remove sink.
8. Remove soffit and spline ceiling.
9. Remove ceiling tiles to perform work.
10. Remove flooring.
11. Removal of any debris before starting work.
12. Structural demolition as shown in the drawings.

Abatement Plan

Contractor shall provide an Abatement Plan prior to the start of the Contractor Work at the Project site.

1. The Abatement Plan shall include in detail Contractor's individual schedule activities and durations for each area and phase of the Work.

2. The Abatement Plan shall provide/allow for others to immediately start their work in areas and phases certified by Contractor that they have been properly abated and cleaned all in accordance with the Project Schedule.
3. If required, the Abatement plan may need to be stamped by a Professional Engineer licensed in the State of California. The abatement plan needs to be submitted to the University and General Contractor (HBW) for review within 30-days after the award of the contract. Abatement Plan needs to be designed by a Certified Asbestos Consultant (CAC) in the State of California or Qualified Personnel in the State of California. Abatement plan must include, but is not limited to the following items:
 - a. Abatement Subcontractor Licenses and Qualifications
 - b. Description of Work
 - c. Coordination and Time Limitations
 - d. Applicable Standards and Guidelines
 - e. Notifications
 - f. Submittals
 - g. Air Monitoring
 - h. Hazardous Material Control Procedures and Employee Training
 - i. Site Preparation and Isolation of Work Area
 - j. Removal Procedures
 - k. Disposal Procedures
 - l. Decontamination Procedures
 - m. Clearances
 - n. Recordkeeping Procedures
 - o. Permits [e.g., including BAAQMD, Demolition]
 - p. Special Requirements for Abatement of Historical Structures, as applicable.

Demolition Plan

Contractor shall provide an Engineered demolition plan to the University, General Contractor (HBW) and to all applicable authorities for approval prior to the start of work. Contractor shall provide durations for all phases and key activities consistent with the Project Schedule.

Site Specific Safety Plan

Contractor shall provide a site-specific safety plan. This subtrade will work according to Environmental Procedures for Hazardous Materials, Toxic Material, Health, Safety, and Emergency Response Procedures for Contaminated Sites.

Material Handling, Reuse, Recycle, Transportation, and Disposal

1. Contractor shall perform all demolition, loading, off-haul, and legal disposal of all materials to be demolished.
2. Contractor shall provide a written certificate from each disposal site certifying proper disposal of materials, contaminated or otherwise.
3. Contractor shall be responsible for all dump fees.
4. Contractor shall recycle as many materials as possible. Recycle all material as appropriate and legally dispose of all material. Off-haul of all debris to appropriate receiving site and all associated fees/cost.
5. Contractor will be required to recycle materials required by the local jurisdiction where the work is being performed as allowed.

6. Abatement/Demo contractor is required to receive UCSF Environmental Health & Safety (EH&S) final approval/sign-off on any landfill or treatment, storage, and disposal facility (TSDF) that hazardous waste is sent to under UCSF's EPA Generator ID Number.

Hazardous Materials

1. Contractor shall include for demolition, handling, and removal of hazardous materials.
2. Contractor shall comply with current federal, state, and local regulations concerning the waste handling, containerization, transport, and disposal of all contaminated or hazardous materials.
3. Contractor shall be responsible for all costs of compliance with applicable hazardous materials regulations or requirements.
4. Contractor shall provide a written certificate from each disposal site certifying proper disposal of contaminated or hazardous materials.
5. Contractor shall furnish all containment barriers, separation walls, facilities, and filtration systems required for the proper and legal execution of the Contractor Work. The Contractor shall ensure that no cross-contamination occurs.

Permits

Contractor shall procure all permits required for this work, including but not limited to, demolition permits, grading permits, hauling permits, trade permits, and Cal-OSHA permits.

1. Contractor shall prepare, submit and follow up to approval of application and coordination on all required permits.
2. Contractor to obtain BAAQMD notification and permit including any fees.

By listing required permits in this document, it does not relieve the Contractor of required permits that are not listed.

Notifications

The Contractor shall be fully responsible for notification of federal, state, and local authorities, and for obtaining all necessary permits in accordance with applicable regulations, including but not limited to the following:

1. Notifying the AHJ [e.g., BAAQMD], as applicable, including but not limited to prior to starting work.
 - a. Notifying the nearest, to the project, Cal/OSHA district office as soon as possible (at least 24 hours) prior to any abatement-related work. Notification by telephone followed up in writing is acceptable.
 - b. Obtaining any City permits required for abatement or construction activities.
 - c. Contractor must provide the University and General Contractor with copies of notifications to required agencies within 5 working days of submitting to an agency.

By listing required notifications in this document, it does not relieve the Contractor of required notifications that are not listed.

Existing Conditions

Contractor shall review and inspect the entire project site, surrounding areas, adjacent structures and shall be fully cognizant of all existing above-ground site conditions and/or structures as related to the coordination and performance of the Contractor Work. Contractor is responsible for all required notifications before performing any work.

Dust Control

Contractor shall comply with all aspects of dust mitigating throughout the duration of demolition.

1. Contractor shall perform all dust mitigation measures as required by applicable City, County, State, and project requirements for onsite and offsite work, including but not limited to, providing all necessary dust mitigation measures at the worksite to keep worker exposure to crystalline silica dust within the OSHA established Permissible Exposure Limits (PEL). Dust mitigation measures may require spraying of water or engineering controls at the dust-generating points, the use of PAPR respirators, industrial-grade HEPA vacuums, and HEPA-filtered locally exhausted tools. Construction operations known to cause the release of silica dusts include, but are not limited to:
 - a. Chipping, sawing, grinding, hammering, and drilling of concrete, rock, or brick.
 - b. Work with cementitious materials such as grout, mortar, stucco, granite, etc.
 - c. Dry sweeping of dust originating from concrete or rock.

All necessary measures must be taken to mitigate impacts to adjacent operating hospital facilities. Work will be stopped until such mitigation is properly in place.

Noise Control

Contractor shall institute appropriate noise mitigation measures on equipment and operation to comply with all jurisdictional and project noise requirements.

1. All necessary measures must be taken to mitigate impacts to adjacent operating hospital facilities. Work will be stopped until such mitigation is properly in place.
2. Contractor shall use “state of the art” equipment as necessary to comply with noise requirements.

Contractor will follow all requirements and limitations established project’s Noise and Vibration Control Plan when it is finalized.

Posting Requirements

Contractor shall comply with all health & safety posting requirements.

Site Access

1. Contractor shall furnish, install, maintain, and remove all required temporary ramps necessary to perform the Contractor Work and shall coordinate all required access with the Contractor and any concurrent operations.
2. Elevator usage is subject to approval by the University and General Contractor.

Utility Coordination

Contractor to coordinate with GC and university for utilities shutdown.

Temporary Utilities:

1. Contractor will be responsible for providing the temporary lighting, task lighting, power and water, including the cost of consumption, necessary for the performance of their own work.
2. Contractor will be responsible for providing the temporary Facilities:
 - a. Sanitization Station for Contractor's Crew

Schedule & Phasing

Include phasing of work. Each project will require phase demolition as shown on contract documents.

General

1. All taxes; all insurance; all hoisting; all clean-ups; all layouts; all submittals; and all other items necessary for a complete and thorough job, ready for turnover to the owner.
2. Provide all labor, material, and equipment to complete all "Demolition" as described in and shown on Construction Documents. Complete work that is currently shown and that which can be reasonably anticipated to be included for this project. No exclusion from limitations in plans and specifications shall be the reason for omitting the appurtenances or accessories necessary to complete this work.
3. Construction methods, products, or applications of standards may be required for construction within or around facilities owned or maintained by public agencies, but not specifically mentioned in the Construction Documents. Meet the standards of all public agencies and utilities within easement or right of ways for such facilities.
4. All hoisting, rigging, delivery of own equipment and work.
5. Contractor to provide all vertical transportation required to complete work.
6. Contractor will fully participate in detailed schedule discussions with the other trade contractors and comply with the project schedule developed by CM/GC.
7. Contractor is responsible for repairing any damages caused by their crew and equipment.
8. Contractor shall furnish all required equipment, means and methods including but not limited to scissor lifts, boom lifts, forklifts, trucks scaffolding and miscellaneous equipment as required for completion of Contractor's work. Contractor shall coordinate location and durations of equipment with the University and General Contractor. All equipment, including lifts, utilized on polished concrete floors shall have non marking tires, tire booties, and diaper to avoid any oil leaks when working in these areas.
9. Prior to any demolition, excavation and drilling, Contractors shall contact Underground Services Alert (U.S.A.). Contractors shall provide all markings, maintain permits or tickets, coordinate with Utilities, and follow all rules and regulations associated with this requirement.

Implementation/Construction

Provide supplies and services for construction of the project, including but not limited to: Participate in construction phase pull plans; coordination of the Work; submittals; RFIs; code compliance; change order management; coordinating with surrounding construction projects; and participation in meetings including OAC meetings, coordination meetings, schedule meetings, and all other meetings required and necessary to ensure the planned progress of Work.

Close Out Services

Provide all applicable items including but not limited to Reports for Demolition, Abatement, Off-Haul, and Material Disposals.

Subcontractors

Contractor will be responsible for managing Sub-Tier Subcontractors and any special non-trade specific subs such as: shoring engineering. Second or Third Tier Subcontractors will be subject to review with UCSF and HBW prior to onboarding.

THE ESTIMATED CONSTRUCTION COST OF THIS PROJECT IS \$534,700.00.

BIDDER QUALIFICATIONS:

Contractors: To be allowed to submit a bid, Bidders (Contractors) and Bidder's Superintendent must have the minimum experience requirements, and Bidder must certify that they do not have certain health and safety violations as described below. To allow the University to evaluate Bidders, each Bidder must submit qualification documents consisting of an experience record and other required documents at the place and time stipulated in this Advertisement for Bids. The experience record must be described in the Contractor's Statement of Experience and Claims History form found in the Bidding Documents as Exhibit 13. To be allowed to submit a bid, the Bidder must demonstrate ALL of the following in the Contractor's Statement of Experience and Claims History:

1. The prospective Bidder successfully completed one (1) project that included all of the following:
 - a. Included demolition of mechanical, electrical, and plumbing
 - b. Included abatement of asbestos
 - c. Performed in an operating Acute Care Inpatient Hospital (HCAI I Facility) in California.
 - d. Immediately adjacent patient-care units remained in operation
 - e. Construction cost at completion was \$100,000 or greater
 - f. Completed within five (5) years of the date of this submittal or is at least 75% complete as of the time of this submittal.
 - g. Managed and constructed under the business name submitting a bid.
2. Bidder's Superintendent experience on one (1) project as outlined in items 1 a-g above. Consideration will also be given to prospective bidders for construction experience completed by employees for former employers, so long as that employee is listed as the proposed Superintendent for this project.
3. Contractor must further certify, by signing the Contractor's Statement of Experience and Claims History (Exhibit 13), that neither they nor their firm have ever been cited by the Medical Center for health, safety, infection control, interim life safety violations or claims while performing work in a Medical Center facility within the last 24 months of the bid opening date.

PROCEDURES:

Bidding Documents will be available to Bidders on **Wednesday, March 8, 2023 by 4:00 PM.** Bidders are required to register as a supplier and complete the registration form at <https://app.buildingconnected.com/public/5549acff1c9ba80b00866b7b>. Bidders can obtain a complete set of the Bid Documents from the issuing office through the online bidding system, Building Connected.

Once registered, Bidder can log onto Building Connected and retrieve Bid Documents by project name and number. Contact **Rebecca Palm-Song** at Rebecca.palm@ucsf.edu with any questions. Subject line of the email should state *Building Connected Question* and include *Project Number/Name*.

A **mandatory Pre-Bid Conference** will be conducted on **Wednesday, March 15, 2023** beginning promptly at **1:00 PM**. Participants shall meet via a scheduled Zoom conference call. Register in advance for this meeting: <https://ucsf.zoom.us/j/91832464000>. After registering, you will receive a confirmation email containing information about joining the meeting. Only bidders who participate in the Conference in its entirety will be allowed to bid on the Project as prime contractors.

To be allowed to submit a bid, Bidder's must have the minimum experience set forth in the Contractor's Statement of Experience and Claims History. Bidders must fill out the aforementioned Contractor's Statement of Experience and Claims History (Exhibit 13) and submit it by **Wednesday, March 22, 2023** at **2:00 PM and will only be received** at <https://app.buildingconnected.com/public/5549acff1c9ba80b00866b7b>.

Bidders will be notified whether or not they are allowed to submit a bid for this project **within five (5) business days** of the due date of the Contractor's Statement of Experience and Claims History (Exhibit 13).

Bids will be received using Building Connected, accessible through: <https://app.buildingconnected.com/public/5549acff1c9ba80b00866b7b>.

Sealed Bids for Lump Sum will not be accepted after **2:00 PM, Tuesday, April 18, 2023**.

Bids will be opened after **2:05 PM Tuesday, April 18, 2023**

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each Bidder may be required to show evidence of its equal employment opportunity policy. The successful Bidder and its subcontractors will be required to follow the nondiscrimination requirements set forth in the Bidding Documents and to pay prevailing wage at the location of the work.

The work described in the contract is a public work subject to section 1771 of the California Labor Code.

No contractor or subcontractor, regardless of tier, may be listed on a Bid for, or engage in the performance of, any portion of this project, unless registered with the Department of Industrial Relations pursuant to Labor Code sections 1725.5 and 1771.1.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The successful Bidder shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage (defined as \$15 per hour) and shall comply with all applicable federal, state and local working condition requirements.

The successful Bidder will be required to have the following California current and active contractor's license at the time of submission of the Bid:

LICENSE CLASSIFICATION: Demolition and Abatement
LICENSE CODE: C22

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
University of California, San Francisco Medical Center
March, 2023