



Laguna Honda Hospital and Rehabilitation Center **Administration Building** M&O Wings Renovation

Project Address: 375 Laguna Honda Blvd
Sourcing Event ID No. 0000006152

Pre-Bid Conference:

Location: MS Teams

Date: June 15, 2022

Time: 2:00PM – 4:00PM











San Francisco Health Network
Laguna Honda Hospital and Rehabilitation Center

**LAGUNA HONDA HOSPITAL AND REAHBILITATION CENTER ADMINISTRATION BUILDING
M & O WINGS RENOVATION**

Pre-Bid Conference | June 15, 2022

Agenda

-  Introductions
-  City Programs
-  Schedule
-  Summary of Work
-  Site-Specific Requirements
-  Bid Information
-  Site Visit
-  Questions



Introductions

Client

- **San Francisco Department of Public Health**
Young Jae Kim, Project Manager

Architect

- **San Francisco Public Works Bureau of Architecture**
Fred Simmons, Project Architect
David Liboon, Job Captain
Matthew Wong, Architectural Associate

Others

- See following slide for additional project team members, from sheet G0.1.





Introductions

COMMISSIONING AGENT

JASON BREEDE, PE, CEM
STOK
945 FRONT STREET, SUITE B
SAN FRANCISCO, CA 94111
(309) 253-2720
JASONB@STOK.COM

LEED CONSULTANT

MAGGIE MA
MICHAEL HUMMEL
STOK
945 FRONT STREET, SUITE B
SAN FRANCISCO, CA 94111
(510) 730-5602
MICHAEL@STOK.COM

ENERGY MODELER

RAY KEANE, PE
ENGINEERING 350
256 MOULTON STREET
SAN FRANCISCO, CA 94123
(415) 328-1450
RAY@ENGINEERING350.COM

CIVIL ENGINEER

MENNOR CHAN, PE, PLS
TELAMON ENGINEERING CONSULTANTS, INC.
855 FOLSOM STREET, SUITE 142
SAN FRANCISCO, CA 94107
(415) 837-1336
MENNOR.C@TELAMONINC.COM

STRUCTURAL ENGINEER

FARSHAD KHODAYARI, SE
MATHEW BITTLESTON, SE
SUSIE LEE, SE
SOHA- ENGINEERS/MATHEW BITTLESTON, SE JOINT
VENTURE
48 COLIN P. KELLY JR. STREET
SAN FRANCISCO, CA 94107
(415) 989-9900
FKHODAYARI@SOHA.COM
MATHEW@MJBSE.COM
SUSIECHOLEE.PE@GMAIL.COM

MECHANICAL ENGINEER - MECHANICAL

KIN LAU, PE
MECHANICAL SECTION
BUREAU OF ENGINEERING
INFRASTRUCTURE DESIGN & CONSTRUCTION
SAN FRANCISCO PUBLIC WORKS
49 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94103
(628) 271-2683
KIN.LAU@SFPDPO.ORG

MECHANICAL ENGINEER - PLUMBING, FIRE PROTECTION

ERIC BURA, PE
MECHANICAL SECTION
BUREAU OF ENGINEERING
INFRASTRUCTURE DESIGN & CONSTRUCTION
SAN FRANCISCO PUBLIC WORKS
49 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94103
(628) 271-2692
ERIC.BURA@SFPDPO.ORG

ELECTRICAL, TELECOMMUNICATIONS, & SECURITY ENGINEER

ANGELITO MAGBITANG, PE
BAY AREA CONSULTING ENGINEERS
235 MONTGOMERY STREET #308
SAN FRANCISCO, CA 94104
(415) 788-8388
LITO@BACENGINEERS.COM

LIGHTING DESIGNER

MAX PIERSON-LIÉNARD, LC, LEED GA
MINUSCULE LIGHTING
544 PACIFIC AVE
SAN FRANCISCO, CA 94133
(415) 322-0629
MAX@MINUSCULE.LIGHTING

VERTICAL TRANSPORTATION

JOHN MORAN
SYSKA HENNESSY GROUP
425 CALIFORNIA STREET, SUITE 700
SAN FRANCISCO, CA 94104
(415) 228-9061
JMORAN@SYSKA.COM

HAZARDOUS MATERIALS SURVEYOR

CHRISTINA CODEMO
SCA ENVIRONMENTAL
320 JUSTIN DRIVE
SAN FRANCISCO, CA 94112
(415) 867-9540
CCODEMO@SCA-ENVIRO.COM

FURNITURE, FIXTURES, AND EQUIPMENT (FF&E)

DEBI SMITH
RADIXOS
13975 INTERURBAN AVE S, SUITE 200
TUKWILA, WA 98168
(206) 209-5112
DSMITH@RADIXOS.COM



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Introductions

City Programs

- **Contract Monitoring Division (CMD)**
Local Business Enterprise (LBE) Compliance
Selormey Dzikunu, Contract Compliance Officer
- **Office of Economic and Workforce Development (OEWD)**
Local Hire Policy
Ricardo Arias, Contract Compliance Officer
- **Office of Labor Standards Enforcement (OLSE)**
Prevailing Wage Compliance
Lucio Sanchez-Garfias, Compliance Officer





City Programs

Contract Monitoring Division (CMD)

CMD Policies & Requirements for LBE Compliance

- Certified LBE Subcontracting Goal: **22%** (MBE, WBE, OBE)
- CMD Forms (See Section 00 22 11, Paragraph 1.6 CMD Non-Discrimination Affidavit)
- 10% LBE Bid Discounts will be applied as per Administrative Code Chapter 14 B.
- Other CMD requirements shall apply.
- Questions: Selormey Dzikunu, Contract Compliance Officer

(415) 554-8369

Selormey.Dzikunu@sfgov.org



City Programs

Office of Economic Workforce Development (OEWD)

OEWD Policies & Requirements for Local Hire Policy

- San Francisco Administrative Code Chapter 82 and 6.22(G)
- Local Hiring Requirements (See Section 00 73 30)
 - 30% of total work hours, by trade, must be performed by San Francisco residents
 - Where apprentices are utilized, 50% of total apprentice hours, by trade, must be performed by San Francisco residents
- The City will not issue a Notice to Proceed (NTP) until the Contractor and all Subcontractors performing work on the project complete and submit the following:
 - Form 1: Local Hiring Workforce Projection



City Programs

Office of Economic Workforce Development (OEWD)

OEWD Policies & Requirements for Local Hire Policy (Continued)

- Exemptions
 - Any trade that performs less than 5% of total project hours, assessed at the end of the project, is exempt from the local hiring requirement
- Waivers/Off-Ramps
 - Waivers can be applied for at the beginning of the project, and corrective action off-ramps can be applied at project closeout, to offset any outstanding deficiencies.
 - Trade deficiencies can be offset via corrective action off-ramps, including, but not limited to, the following:
 1. Sponsorship of an OEWD-specified number of local residents into a trade apprenticeship program.
 2. Hiring of an OEWD-specified number of local residents who entered into the trade through Direct Entry Agreements with specific unions.
 3. Off-site credit hours of local residents employed on non-covered projects.



City Programs

Office of Economic Workforce Development (OEWD)

OEWD Policies & Requirements for Local Hire Policy (Continued)

- Penalties
 - Financial penalties are equal to the hours deficient in a trade multiplied by the median prevailing wage rate for the trade.
 - For deficiencies in apprentice participation, the penalty would be calculated using the median apprentice prevailing wage rate for the trade.
 - Penalties can be avoided through negotiating corrective action with assigned Compliance Officer
- Information Resources
 - OEWD Website: www.workforcedevelopmentsf.org
 - Local Hire Hotline: (415) 581-2363
 - Local Hire General Email: Local.Hire.Ordinance@sfgov.org



City Programs

Office of Economic Workforce Development (OEWD)

OEWD Policies & Requirements for Local Hire Policy (Continued)

- Questions: Ricardo Arias, Contract Compliance Officer
Ricardo.Arias@sfgov.org





SAN FRANCISCO LOCAL HIRING POLICY FOR CONSTRUCTION FACT SHEET

OVERVIEW

- Applies to contracts for public work or improvement projects in excess of \$706,000.
- The mandatory participation level is 30% of all project hours within each trade to be performed by local residents.
- At least 50% of the project work hours performed by apprentices within each trade shall be performed by local residents.
- A local resident is defined as an individual who is domiciled within the City and County of San Francisco at least 7 days prior to commencing work on the project. An individual may have only one domicile, which is their principal residence and where they intend to return when they are absent.

GUIDELINES

- **Form 1: Local Hiring Plan:** Must be submitted to CityBuild within 15 days from Notice of Award. Contractors are required to identify trade(s) and estimated total and local work hours to be utilized on the project.

Pursuant to Chapter 82 of the San Francisco Administrative Code, all local hire forms must be submitted PRIOR to the Awarding Department issuing a Notice to Proceed (NTP).

- **City's Electronic Certified Payroll System:** All contractors will be required to submit certified payroll for all workers through the City's Electronic Certified Payroll System. An account is required to access the system.
- **Evaluation:** Compliance of the Policy requirements will be evaluated on the actual work hours reported through the City's Electronic Certified Payroll System.

PENALTIES

- The ordinance establishes various consequences of non-compliance with the policy, including the authority of assessment of penalties against contractors that do not meet the local hiring requirements.
- The penalty for failing to meet the local hiring requirement shall be the amount equal to the journeyman or apprentice prevailing wage rate for the primary trade used by the contractor for each hour the contractor fell short.
- Contractors may request a conditional waiver from local hiring requirements on a project-specific basis for "specialized trades," by receiving credit for local hiring on non-covered projects, sponsoring new apprentices, or making "direct-entry" hires.



City Programs

Office of Labor Standards Enforcement (OLSE)

OLSE Policies & Requirements for Prevailing Wage Compliance

- Questions: Lucio Sanchez-Garfias, Contract Compliance Officer
(415) 554-4108

Lucio.SanchezGarfias@sfgov.org





Labor Standards Fact Sheet

Information and requirements for contractors and subcontractors bidding on public works contracts in the City and County of San Francisco:

- Pay workers the correct prevailing wage rates for each craft, classification and type of work performed. *SF Administrative Code 6.22(e)(1); CA State Labor Code Section 1773 and 1774*
 - Submit certified payroll reports and fringe benefit statements into the City’s electronic payroll reporting system (LCPtracker). *SF Administrative Code 6.22(e)(6); CA State LC Section 1776*
 - Maintain Office of Labor Standards Enforcement (OLSE) daily sign in sheets documenting all hours worked and the classifications of work performed. *SF Administrative Code 6.22(e)(7)(C)*
 - Display OLSE provided posters at the jobsite, informing workers of Prevailing Wage requirements. *SF Administrative Code 6.22(e)(7)(D)*
 - Furnish employees with itemized pay stubs and retain payroll records. *CA State Labor Code Section 226*
 - Employ apprentices registered in a state-approved apprenticeship program and make apprenticeship training contributions. *CA State Labor Code Section 1777.5*
 - Register with the California Department of Industrial Relations (DIR). *CA State Labor Code Section 1725.5*
 - Comply with local labor laws including the *Minimum Compensation Ordinance, Health Care Accountability Ordinance, Health Care Security Ordinance, Fair Chance Ordinance and miscellaneous Prevailing Wage Ordinances* where applicable. *SF Administrative Code Ch. 14, 12P, 12Q, 12T and 21C*
- All work is subject to compliance monitoring and enforcement by the San Francisco Office of Labor Standards Enforcement (OLSE). *SF Administrative Code 6.24 and 6.22(e)(7)(A)*
 - OLSE Compliance Officers have the right to engage in random inspections of job sites and to have access to the employees of the contractor, employee time sheets, inspection logs, payroll records and employee paychecks. *SF Administrative Code 6.22(e)(7)(B)*
 - Failure to comply with prevailing wage requirements shall result in a forfeiture of back wages due plus penalties of not less than \$50 per day per worker, and may result in disqualification as a contractor or subcontractor on any public work or improvement for the City and County of San Francisco for a period of up to five years. *SF Administrative Code 6.22.(e)(8)(A); CA State Labor Code Section 1775*

Labor Standards Resources

The current prevailing wage rates are available on the Internet, from OLSE or the Awarding Department. For specific information about prevailing wage requirements you can visit the websites listed below:

OLSE Website	https://sfgov.org/olse/prevailing-wage <ul style="list-style-type: none">• Prevailing Wage News• Public Works Requirements• Public Works Tools and Resources for Contractors• Links to Statutory Authority Regarding Prevailing Wage<ul style="list-style-type: none">➢ SF Administrative Code, Ch. 6.22➢ SF Administrative Code, Ch. 21C➢ CA Labor Code sections pertaining to Public Works• Link to LCPtracker
DIR Prevailing Wage Rates (including Scope of Work, Travel, and Holiday Provisions)	http://www.dir.ca.gov/OPRL/PWD/
DIR Public Works Contractor Registration	https://www.dir.ca.gov/Public-Works/Contractor-Registration.html
DIR Public Works Manual	http://www.dir.ca.gov/dlse/PWManualCombined.pdf
Apprentice Wage Rates	https://www.dir.ca.gov/oprl/pwappwage/PWAppWageStart.asp
Apprenticeship Programs, Requirements & Forms	http://www.dir.ca.gov/DAS/PublicWorksForms.htm
Contractors State License Status	https://www.cslb.ca.gov/OnlineServices/CheckLicenseII/checklicense.aspx
Information on laws for non - trade employees performing work on City Contracts	www.sfgov.org/olse <ul style="list-style-type: none">• Minimum Compensation Ordinance (MCO)• Health Care Accountability Ordinance (HCAO)• Health Care Security Ordinance (HCSO)• Paid Sick Leave Ordinance (PSLO)• Paid Parental Leave Ordinance (PPLO)• Fair Chance Ordinance (FCO)

For more information, call OLSE at (415) 554-6573 or email prevailingwage@sfgov.org

GENERAL SERVICES AGENCY
OFFICE OF LABOR STANDARDS ENFORCEMENT
PATRICK MULLIGAN, DIRECTOR



**Citywide Project Labor Agreement (PLA)
(SF Public Works and SF Recreation and Parks Only)**

Background: On February 18, 2019, the San Francisco Board of Supervisors passed the Citywide Project Labor Agreement Ordinance ([Section 6.27 of the SF Administrative Code](#)). This Ordinance directed the City to negotiate a Project Labor Agreement (PLA) with the San Francisco Building Construction Trades Council.

Effective Date: July 14, 2020

COVERED PROJECTS:

- (1) Funded wholly or in part by a general obligation bond or a revenue bond with an estimated project value which exceeds the following threshold amounts:
 - o \$5 Million from 7/14/2020 – 7/13/2021
 - o \$3 Million from 7/14/2021 – 7/13/2022
 - o \$1 Million from 7/14/2022 – 7/13/2040
- (2) Funded by a source other than a general obligation bond or a revenue bond with an estimated project value which exceeds \$10 million

COVERED CONTRACTORS are required to:

- 1. Utilize trade appropriate union hiring halls to hire workers
- 2. Pay fringe benefit contributions on behalf of workers directly to appropriate Union Trust Fund programs
- 3. Complete and sign a *Letter of Assent, Craft Assignment Form or Statement of Exemptions (for LBE)*
- 4. Attend a mandatory pre-job conference

CERTIFIED LOCAL BUSINESS ENTERPRISE (LBE) EXEMPTION:

- 1. Exempt until payments of \$5 million are issued on covered projects
- 2. The LBE contractor has 30 days to sign a *Letter of Assent* and must comply with the PLA across all current, ongoing, and subsequent covered projects when the LBE reaches \$5M threshold on covered projects
- 3. LBEs wishing to be exempt from the terms and conditions of the PLA must complete and sign a *Statement of Exemption* form prior to project participation and payroll reporting.

FOR MORE INFORMATION

Visit OLSE website at: <https://sfgov.org/olse/citywide-project-labor-agreement>

PLA Hotline: (415) 554-6573

Email: prevailingwage@sfgov.org

GENERAL SERVICES AGENCY
OFFICE OF LABOR STANDARDS ENFORCEMENT
PATRICK MULLIGAN, DIRECTOR



2022 OLSE/LCPtracker Training Schedule

No fees or registration required

Payroll Reporting Training

*Includes an overview of prevailing wage and Citywide PLA
(2nd Tuesday of the Month)*

Tuesday, January 11, 2022*	Tuesday, July 12, 2022*
Tuesday, February 8, 2022*	Tuesday, August 9, 2022*
Tuesday, March 8, 2022*	Tuesday, September 13, 2022*
Tuesday, April 12, 2022*	Tuesday, October 11, 2022*
Tuesday, May 10, 2022*	Tuesday, November 8, 2022*
Tuesday, June 14, 2022*	No Training in December 2022

*Live webinars will be conducted on Microsoft Teams. Please visit OLSE's website for up-to-date information.

<https://sfgov.org/olse/trainings>

Time:

For City Staff - upon request - please email prevailingwage@sfgov.org
10:30 am - 12:00 pm - City Contractor & Subcontractors

Webinar:

Available 24/7 & covers the basics of submitting certified payrolls.

<https://sfgov.org/olse/trainings>

For certified payroll reporting training questions, please contact Jimmy Hewitt:
(415) 554-6211, james.hewitt@sfgov.org

San Francisco Labor Laws for City Contractors

Effective July 1, 2022

Minimum Compensation Ordinance (MCO) – 12P

Wages and Paid Time Off (PTO)

For a company that has 5 employees or greater, anywhere in the world. Includes subcontractors.

Any employee who works on a City contract for services:

- For-profit rate is \$19.15/hour as of 7/1/22
- Non-profit rate is \$17.34/hour as of 7/1/21
- Public Entities rate is \$18.00/hour as of 7/1/21
- 0.04615 hours of Paid Time Off (PTO) per hour worked (can be used as vacation or sick leave, and is vested and cashed out at termination)
- 0.03846 hours of Unpaid Time Off per hour worked – allowed without consequence
- Employee must sign a “Know Your Rights” form
- Posting Requirement

Health Care Accountability Ordinance (HCAO) – 12Q

For a company that has > 20 workers (for profit)/ > 50 workers (nonprofit), anywhere in the world – Includes subcontractors

Any employee who works **at least 20 hours a week** on a City contract for services:

- Either:
 - A) Offer a compliant health plan with no premium charge to the employee. See Minimum Standards
 - OR
 - B) Pay \$6.10 per hour to SF General Hospital (not Healthy San Francisco and not a benefit to employees)
 - OR
 - C) Pay \$6.10 per hour to covered employee. N/A to SFO and San Bruno Jail locations. Employee must live outside of SF and work on a City contract outside of SF. See HCAO for more details.
- Employee must sign a “Know Your Rights” form
- Posting Requirement

Video

<https://youtu.be/Jgy5OpPzQqM>

** Rate changes every July 1

Health Care Security Ordinance (HCSO)

Any employee who works an **average of 8 hours a week** in the City of San Francisco (whether or not on a City contract) and is **not covered by the HCAO**:

- Spend \$2.20 or \$3.30 (depending on your size) per hour on their health care (e.g. health insurance, or a contribution to Healthy San Francisco)
- Employee can only waive their rights:
 - o By signing an official HCSO voluntary waiver, and
 - o If they show they have insurance through another employer
- Posting Requirement

Fair Chance Ordinance (FCO) – 12T

Hiring Process

- You may not ask about criminal background in a job application or at the start of the hiring process
- Job announcements must include language specified by the law
- You may inquire into criminal background after an interview or once a conditional offer has been made
- If you intend to consider criminal background in your hiring decision, you must give the applicant the opportunity to provide evidence of rehabilitation or mitigating circumstances
- Posting Requirement

Office of Labor Standards and Enforcement (OLSE)

City Hall Room, 430

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

(415) 554-7903

mco@sfgov.org

hcao@sfgov.org



Schedule

Bid Advertisement June 2, 2022

Pre-Bid Conference June 15, 2022, 2-4PM (TODAY)

Site Visit June 16, 2022, 9-11AM

Last Day for Questions on Bid Docs July 3, 2022

Sealed Bids Due via ShareFile (SEE 00 01 03 FOR LINK) **July 13, 2022, 2:30 PM**

Supplemental Bid Forms Due from Apparent Low Bidder July 27, 2022 (ESTIMATED)

Notice of Award October 7, 2022 (ESTIMATED)

Contract, Bonds & Insurance Due from Contractor November 25, 2022 (ESTIMATED)

NTP (STARTS CONTRACT TIME) January 30, 2023 (ESTIMATED)

Substantial Completion (548 CALENDAR DAYS FROM NTP) July 31, 2024 (ESTIMATED)

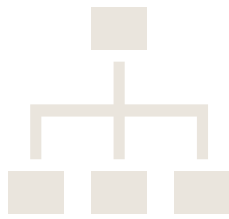
Final Completion (60 CALENDAR DAYS FROM SUBSTANTIAL COMPLETION) September 29, 2024 (ESTIMATED)



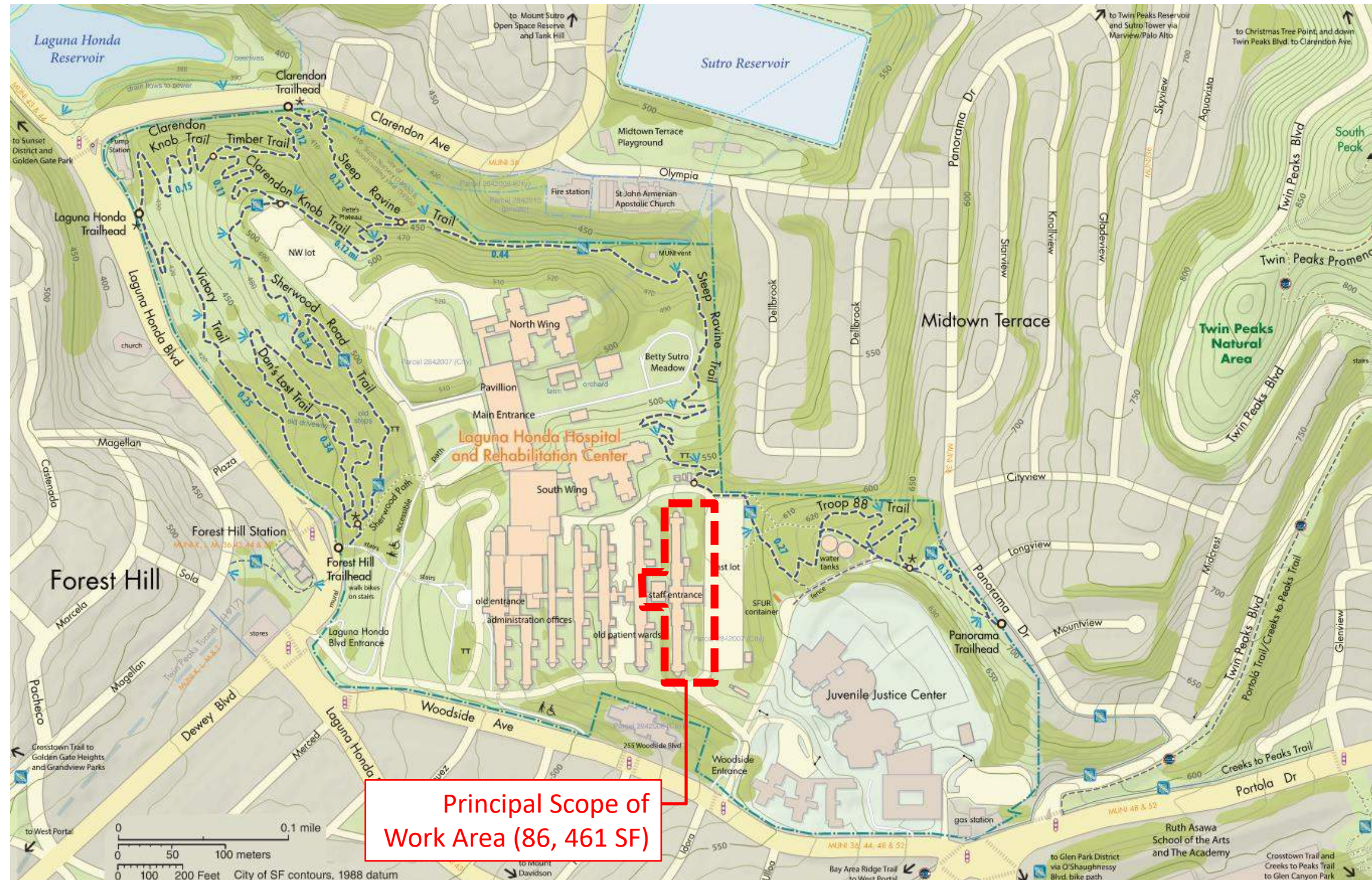
San Francisco Health Network
Laguna Honda Hospital and Rehabilitation Center

LAGUNA HONDA HOSPITAL AND REHABILITATION CENTER ADMINISTRATION BUILDING
M & O WINGS RENOVATION

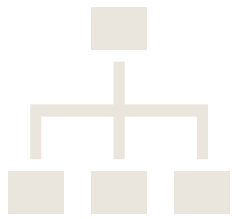
Pre-Bid Conference | June 15, 2022



Summary of Work



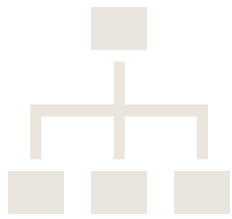
Site Plan
Map courtesy of:
sfurbanriders.org



Summary of Work

Bid Documents Consist Of:

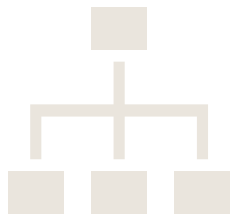
- Drawings, as follows:
 - Volume 1: General
 - Volume 2: Architectural
 - Volume 3: Civil, Structural, Mechanical
 - Volume 4: Plumbing, Fire Protection, Electrical
 - Volume 5: Telecommunications, Security, Equipment, & Reference
- Project Manual, as follows:
 - Volume 1: Divisions 00 - 01
 - Volume 2: Divisions 02 - 14
 - Volume 3: Divisions 21 - 33



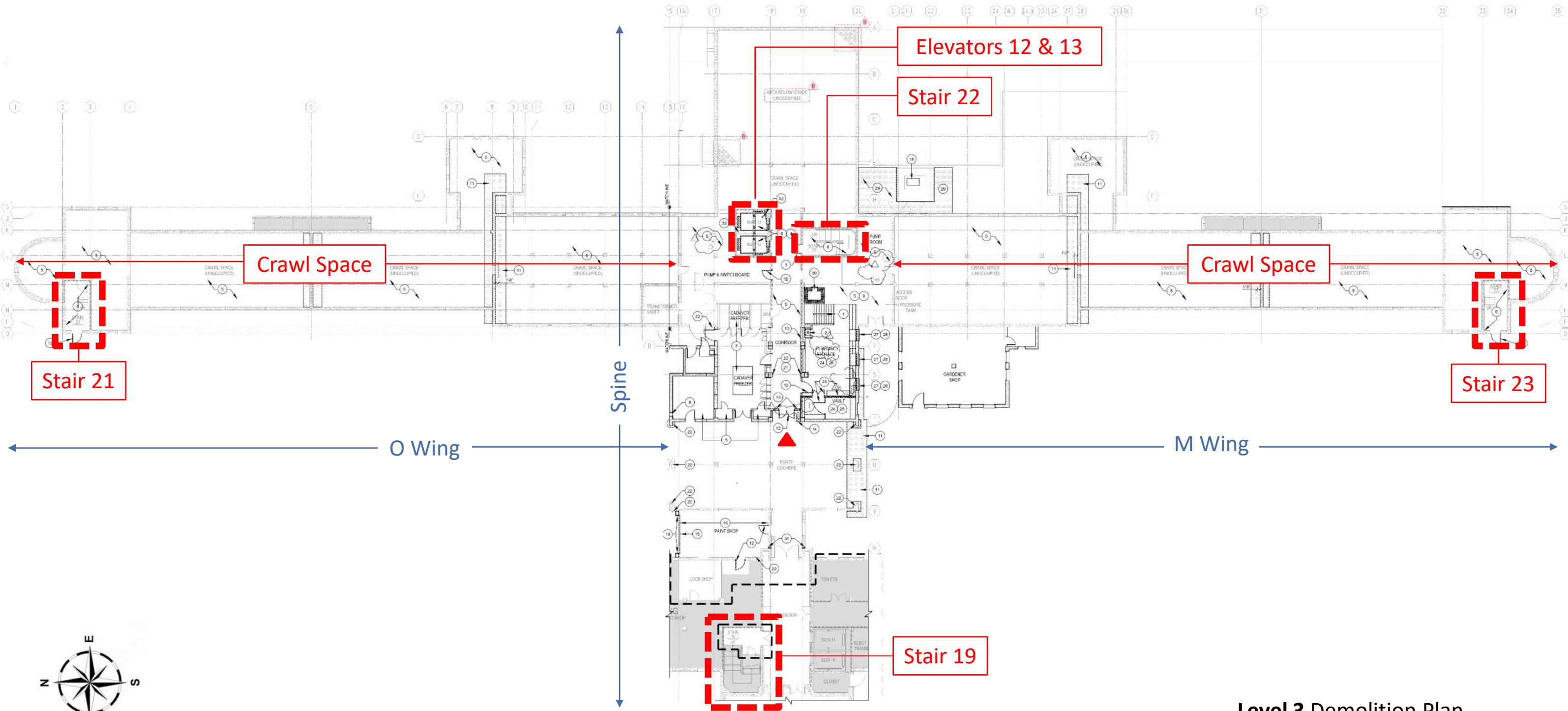
Summary of Work

Scope of Work Consists Of:

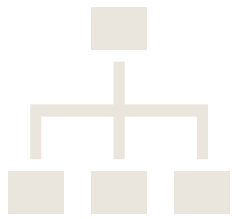
- Selective demolition of interior non-structural elements as follows:
 - Levels 3 & 9: Within the M&O wings, the spine between, and crawl spaces
 - Interior of stairs 19, 21, 22, 23, and elevators 12 and 13 hoistways to accommodate new electrical.



Summary of Work



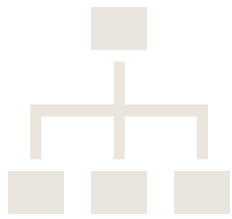
Level 3 Demolition Plan



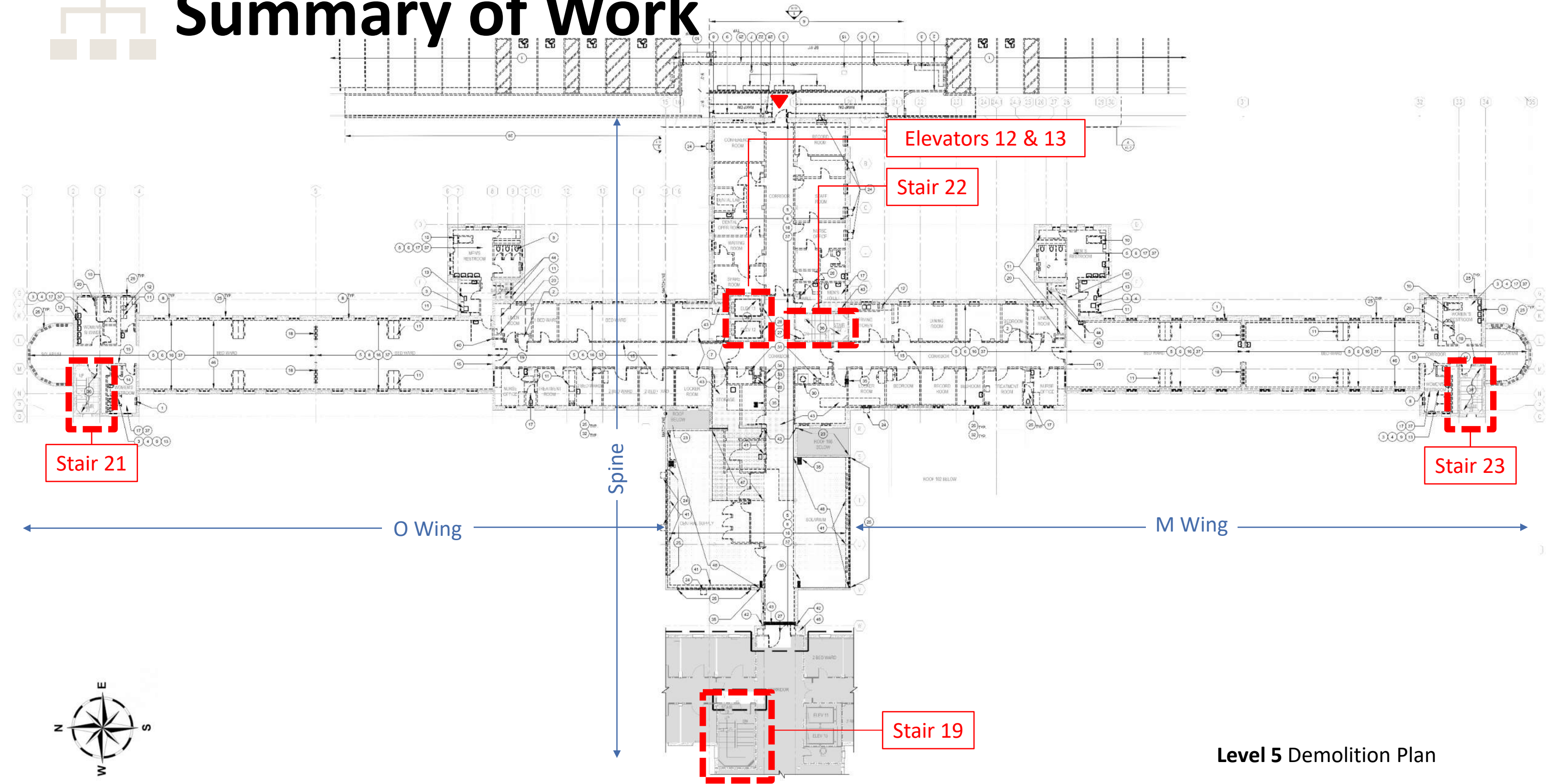
Summary of Work

Scope of Work Consists Of (Continued):

- Full demolition of interior non-structural elements down to the bare concrete substrate, including removal of existing interior plaster finishes, as follows:
 - Levels 4 through 8: Within the M&O wings and the spine between



Summary of Work



Level 5 Demolition Plan



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Laguna Honda Hospital and Rehabilitation Center

LAGUNA HONDA HOSPITAL AND REHABILITATION CENTER ADMINISTRATION BUILDING
M & O WINGS RENOVATION

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Summary of Work

Scope of Work Consists Of (Continued):

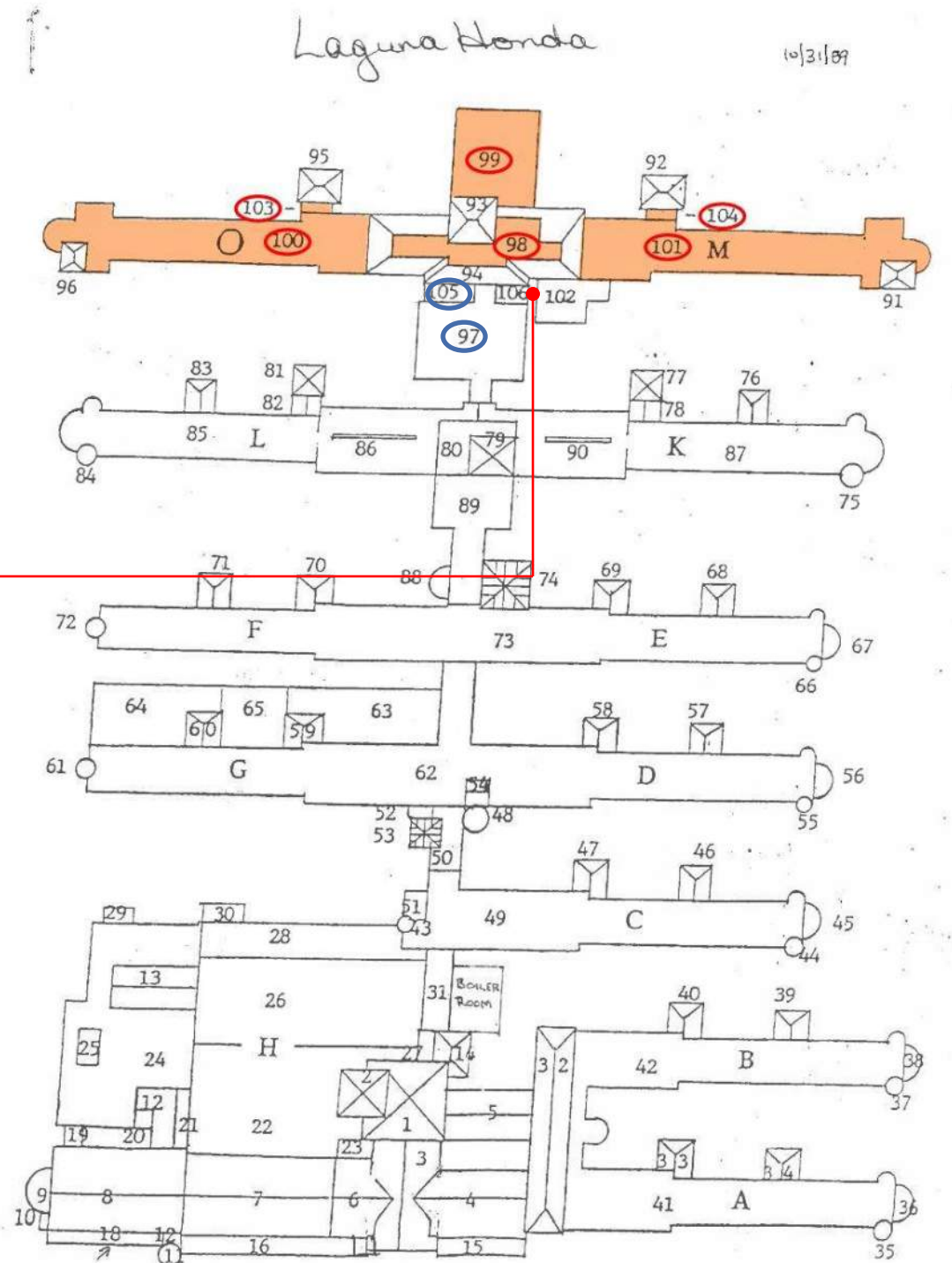
- New roofing as indicated.
 - ○ Roofs to be Replaced: 98, 99, 100, 101, 103, 104
 - ○ Roofs to be Repaired at new Penetrations: 97, 105
 - Canopy to be Replaced: Between 102 and 106



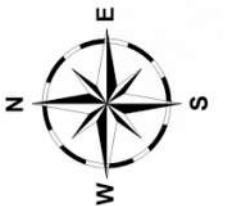
Roof 101
Looking South

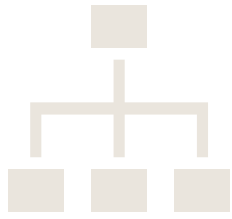


Canopy Between Roofs 102 and 106
Looking East



Roof Diagram

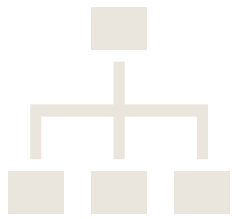




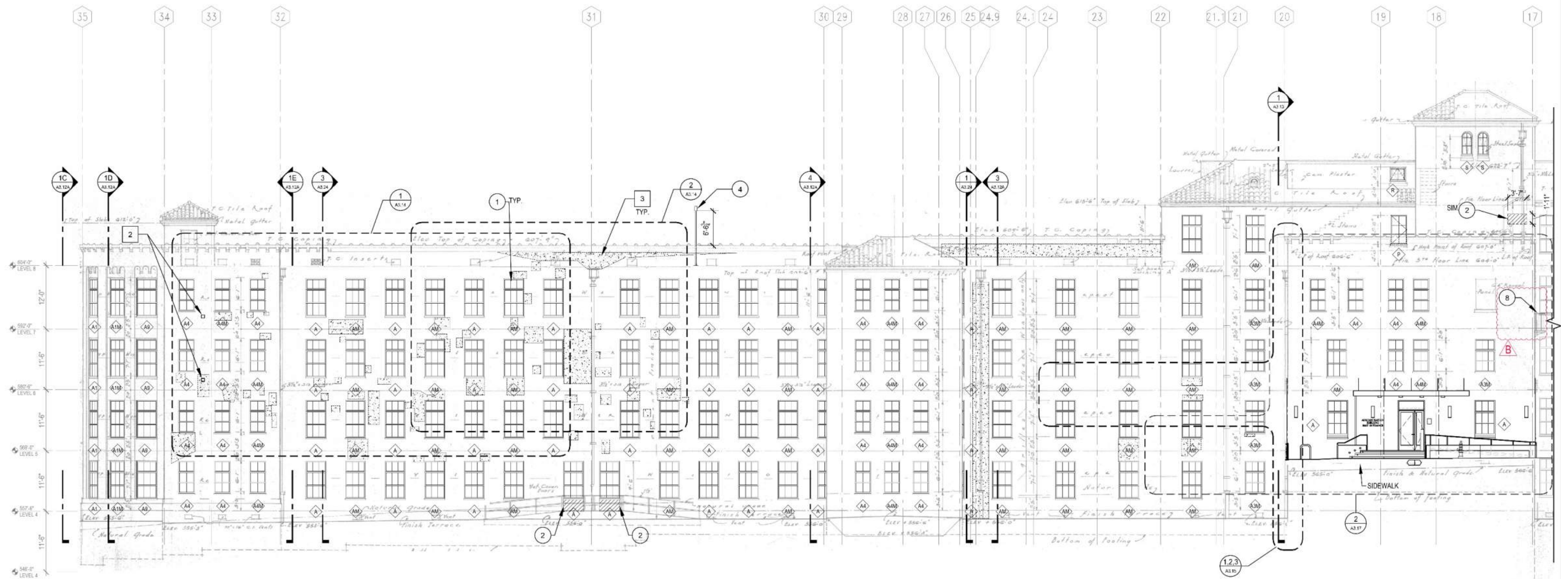
Summary of Work

Scope of Work Consists Of (Continued):

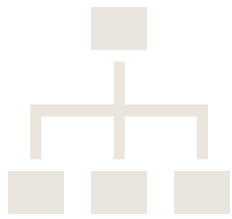
- Replacement of exterior windows, storefronts, and doors within the M & O wings and spine between, as indicated.
- Exterior concrete and cement plaster crack and spall repairs.



Summary of Work



East Elevation
M Wing



Summary of Work

Scope of Work Consists Of (Continued):

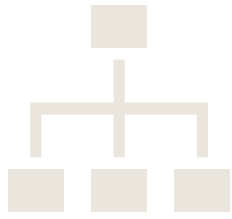
- New accessibility-compliant parking spaces, passenger loading zone, canopy, and entrance at east surface parking lot.



East Entrance
Existing



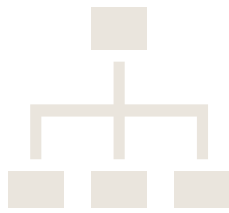
East Entrance
Proposed



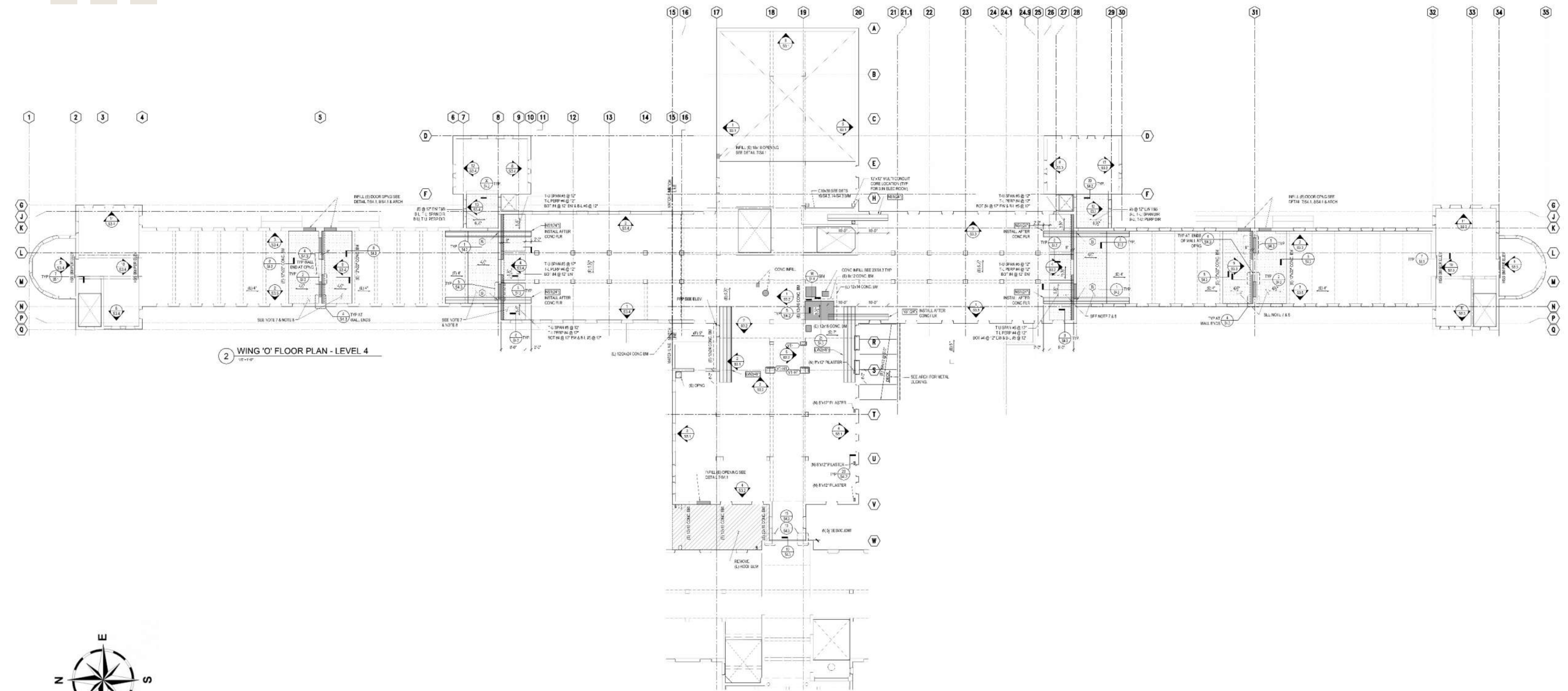
Summary of Work

Scope of Work Consists Of (Continued):

- Voluntary lateral-force-resisting system upgrade, consisting of:
 - Addition of concrete to existing shear walls and associated footing extension
 - Addition of externally bonded fiber reinforced polymer strengthening (FRP)
 - Addition of expansion joints between Spine and K/L wings.



Summary of Work



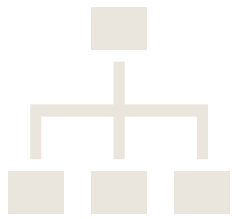
Level 4 Structural Plan



San Francisco Health Network
Laguna Honda Hospital and Rehabilitation Center

LAGUNA HONDA HOSPITAL AND REHABILITATION CENTER ADMINISTRATION BUILDING
M & O WINGS RENOVATION

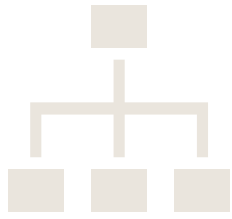
Pre-Bid Conference | June 15, 2022



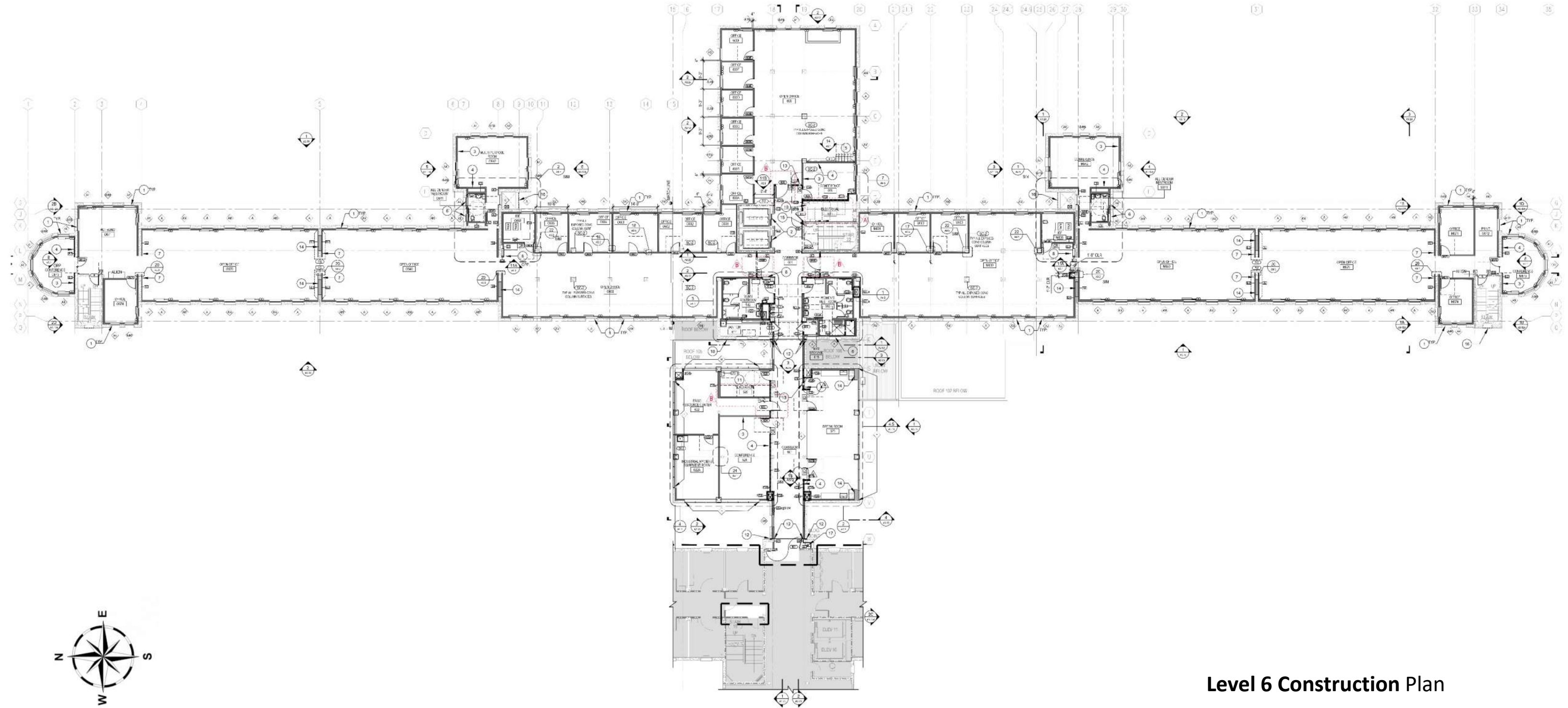
Summary of Work

Scope of Work Consists Of (Continued):

- Modernization of elevators 12 and 13.
- Tenant improvement consisting of new framed walls, doors, door frames, windows, plumbing fixtures, and finishes within the M & O wings on levels 4 through 8 and the spine between.
- Mechanical, plumbing, fire protection, electrical, lighting, fire alarm, telecommunications, and security upgrades, as indicated.
- Hazardous materials abatement as required for new work.



Summary of Work



Level 6 Construction Plan

LAGUNA HONDA HOSPITAL AND REHABILITATION CENTER ADMINISTRATION BUILDING
M & O WINGS RENOVATION

Pre-Bid Conference | June 15, 2022



San Francisco Health Network
Laguna Honda Hospital and Rehabilitation Center












Site-Specific Requirements

Construction Staging

- The M & O wings and spine between will be completely closed off to the public during construction.
- A suggested construction staging plan is included on sheet A14.1.

SHEET NOTES

- ### LEGEND

- | | |
|---|---|
|  | CONSTRUCTION FENCED AREA - PHASE 1 & 2 |
|  | CONSTRUCTION FENCED AREA - PHASE 1 ONLY |
|  | CONSTRUCTION FENCED AREA - PHASE 2 ONLY |
|  | CONSTRUCTION SCAFFOLDING |
|  | CONSTRUCTION TEMPORARY BARRICADE (ALL FLOORS) |
|  | CONSTRUCTION ACCESS ROAD |
|  | ENTRANCE TO CONSTRUCTION AREA |
|  | ENTRANCE TO STAGING/TRAILER AREA |
|  | SIDE ENTRANCE TO CONSTRUCTION AREA |
|  | ELECTRICAL TRENCH WORK |
|  | DELIVERY TRUCK AND TRUCK ROUTE |

Project No.
PW-DPH-1903-LHH-K and M WINGS



Site-Specific Requirements

COVID-19 Protocol

- Contractors working on campus at Laguna Honda Hospital are required to comply with regulatory guidance as set forth by local, state, and federal agencies for vaccination, testing, and personal protective equipment (masking). Contractors will be provided access to onsite testing at Laguna Honda along with personal protective equipment as outlined by regulatory regulations.
- For additional information, see *Universal Screening and COVID19 Vaccination for Contractors and Vendors* on following pages.

Standard Work Instructions

Title: Universal Screening and COVID19 Vaccination for Contractors and Vendors		
Performed By: LHH Contract/Vendor Managers	Date: 02.17.2022 (created or last updated)	
Owners: LHH COVID-19 HICS Planning Section	Revised By: K. Howard, DNP, RN	Revision #: 3 Takt Time:

Purpose: Ensure all contractors and vendors provide a negative COVID-19 test result prior to on-campus work along with proof of COVID-19 vaccination as outlined below per current CDPH AFL 22-07.

Major Steps	Details
1. Prior to the contractor/vendor's onsite work, coordinate with them to ensure they complete a COVID-19 test at LHH, with a primary care physician, or at another testing site.	All contractors must test negative for COVID-19 within 72 hours of their first day at LHH if tested at LHH and within 120-hours, or five days, if tested by another testing site to accommodate the additional turnaround time needed. The window begins after the test is complete, not after receiving results. Unvaccinated staff refer to additional testing cadence in section 9.
2. Provide the following information to the Contact Investigation team (Testing team) and Planning Chief: <ul style="list-style-type: none"> Contractor/vendor's potential visit date Names of staff to be tested at LHH 	Investigation email: LHH.ContactInvestigation@sfdph.org
3. If the contractor/vendor is testing at LHH, inform vendor of test date and location.	LHH testing is conducted Monday-Thursday, 6am-6pm. The contractor will provide a designated email to send results to.
4. If the contractor/vendor is testing offsite, proof of negative test must be sent to department lead.	Department lead will send proof of the negative test to the Testing Team and the Planning Chief.
5. The Testing team will notify the contractor/vendor of their negative COVID-19 test result for clearance. If the contractor/vendor has not been notified, you may contact the Testing team to ask for an update on results (i.e., whether the contractor/vendor is cleared to complete scheduled work).	
6. If contractors/vendors take breaks between completing work (excluding weekends/holidays), repeat steps #1-5 to provide another negative COVID-19 test before they resume work.	

Standard Work Instructions

COVID-19 VACCINE COVERAGE	
Major Steps	Details
7. Vaccination:	<p>Ascertain vaccination status of all Personnel in High-Risk Settings who routinely work onsite and ensure that before entering or working in any High-Risk Setting, all Personnel who routinely work onsite are Fully Vaccinated with any vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization, unless any Personnel are exempt under subsection (d).</p> <p>(d) Limited Exemptions. Personnel covered by this Section 6 are exempt from the vaccination requirements under this section upon providing the requesting business or governmental entity a declination form, signed by the individual under penalty of perjury stating either of the following: (1) the individual is declining vaccination based on Religious Beliefs or (2) the individual is excused from receiving any COVID-19 vaccine due to Qualifying Medical Reasons. As to declinations for Qualifying Medical Reasons, to be eligible for this exemption Personnel must also provide to their employer or the Business a written statement signed by a physician, nurse practitioner, or other licensed medical professional practicing under the license of a physician stating that the individual qualifies for the exemption (but the statement should not describe the underlying medical condition or disability) and indicating the probable duration of the individual's inability to receive the vaccine (or if the duration is unknown or permanent, so indicate). A sample ascertainment and declination form is available online at www.sfdph.org/dph/covid-19/files/declination.pdf. Personnel who qualify for an exemption due to Religious Beliefs or Qualifying Medical Reasons, as provided above, must still follow the requirements in subpart 6.a.ii, above.</p> <p>Fully Vaccinated/Full Vaccination. "Fully Vaccinated" and "Full Vaccination" mean two weeks after completing the entire recommended series of vaccination (usually one or two doses and any recommended additional doses) with a vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization (WHO). For example, as of the date of issuance of this Order, an individual would be fully vaccinated at least two weeks after receiving a second dose of the Pfizer or Moderna COVID-19 vaccine or two weeks after receiving the single dose Johnson & Johnson's Janssen COVID-19 vaccine.</p> <p>Unless otherwise specified, the following are acceptable as proof of Full Vaccination: (i) the CDC vaccination card, which includes name of person vaccinated, type of vaccine provided, and date last dose administered, or similar documentation issued by another foreign governmental jurisdiction, (ii) a photo of a vaccination card as a separate document, (iii) a photo of the a vaccination card stored on a phone or electronic device, (iv) documentation of vaccination from a healthcare provider, (v) written self-attestation of vaccination signed (including an electronic signature) under penalty of perjury and containing the name of the person vaccinated, type of vaccine taken, and date of last dose administered, or (vi) a personal digital COVID-19 vaccine record issued by the State of California and available by</p>

Standard Work Instructions

COVID-19 VACCINE COVERAGE	
Major Steps	Details
	going to myvaccinerecord.cdph.ca.gov or similar documentation issued by another State, local, or foreign governmental jurisdiction, or by an approved private company (a list of approved companies offering digital vaccine verification is available at www.sfdph.org/dph/alerts/files/vaccine-verification-sites.pdf). If any state or federal agency uses a more restrictive definition of what it means to be Fully Vaccinated or to prove that status for specified purposes (such as Cal/OSHA rules for employers in workplaces), then that more restrictive definition controls for those purposes. Also, to the extent Cal/OSHA approves an alternate means of documenting whether an employee is “fully vaccinated,” even if less restrictive than the definition contained here, employers may use the Cal/OSHA standard to document their employees’ vaccination status.
8.	<p>Face Covering Requirements</p> <p>“Face Covering Requirements” means the requirement to wear a Well-Fitted Mask (i) as required by federal or state law including, but not limited to, California Department of Public Health guidance and Cal/OSHA’s rules and regulations; If a separate state, local, or federal order or directive imposes different face covering requirements, including requirements to wear respirators or surgical masks in certain settings, the more health protective requirement applies.</p> <p>Well-Fitted Mask. A “Well-Fitted Mask” means a face covering that is well-fitted to an individual and covers the nose and mouth especially while talking, consistent with the Face Covering Requirements. DPH guidance regarding Well-Fitted Masks may be found at www.sfdcp.org/maskingupdate. A non-vented N95 mask is strongly recommended as a Well-Fitted Mask, even if not fit-tested, to provide maximum protection. A Well-Fitted Mask does not include a scarf, ski mask, balaclava, bandana, turtleneck, collar, or single layer of fabric or any mask that has an unfiltered one-way exhaust valve.</p>
9.	<p>Require any unvaccinated exempt Personnel to:</p> <ol style="list-style-type: none"> 1. get tested for COVID-19 at least once a week (and at least twice a week for unvaccinated exempt Personnel in general acute care hospitals, skilled nursing facilities, and intermediate care facilities) using either a nucleic acid (including polymerase chain reaction (PCR)) or antigen test; AND 2. at all times at the worksite in the High-Risk Setting wear a face covering in compliance with current regulatory guidelines. iii. consistent with applicable privacy laws and regulations, maintain records of employee vaccination or exemption status; and iv. provide these records to the Health Officer or other public health authorities promptly upon request, and in any event no later than the next business day after receiving the request.

Standard Work Instructions

COVID-19 VACCINE COVERAGE	
Major Steps	Details
10.	<p>Record Keeping Requirements.</p> <p>The contractor/vendor must maintain records as defined and surrender upon request to Laguna Honda in the event of a regulatory inquiry and the contractor/vendor must maintain records with following information:</p> <ol style="list-style-type: none"> 1. For Fully Vaccinated Personnel: (1) full name and date of birth; (2) vaccine manufacturer; and (3) date of vaccine administration (for first dose and, if applicable, second dose). Nothing in this subsection is intended to prevent an employer from requesting additional information or documentation to verify vaccination status, to the extent permissible under the law. 2. For unvaccinated Personnel: signed declination forms with written health care provider’s statement where applicable, as described in subsection (b) above. <p>Compliance with CDPH Orders. In addition to the requirements set forth above:</p> <ol style="list-style-type: none"> 1. Until the more health protective requirements in this section take effect, Businesses and governmental entities with Personnel in High-Risk Settings must comply with the requirements of the CDPH Vaccination Status Order; and 2. Businesses and governmental entities with Personnel in adult care facilities and Other Health Care Settings—as that term is defined in the CDPH Vaccination Status Order—must be in full compliance with the requirements of the CDPH Vaccination Status Order. <p>https://www.sfdph.org/dph/alerts/coronavirus-healthorders.asp</p>



Site-Specific Requirements

Renovation/Construction Infection Control Guidelines

- See *Renovation/Construction Infection Control Guidelines* on following pages.

RENOVATION / CONSTRUCTION INFECTION CONTROL GUIDELINES

POLICY:

1. The Centers for Disease Control and Prevention (CDC) requires healthcare facilities to perform an Infection Control Risk Assessment (ICRA) before any renovation, construction, or repair projects.
2. The completed ICRA provides for a controlled plan for the removal of building materials or construction project in healthcare facilities that does not place residents at risk for transmission of pathogens in a vulnerable population.
3. The Infection Control Nurse (ICN) shall be consulted by Facility Services or project manager during preconstruction planning for facility renovation and construction projects.
4. Construction and/or remodeling on the campus will be completed by construction teams that are skilled and trained in the standards for healthcare construction.
5. Construction teams will include the ICN during the planning, pre-construction, construction, and post construction phases at a minimum.
6. The ICN will provide regular surveillance and oversight of the project and the project area to report back to the Infection Control Committee (ICC).

PURPOSE:

1. To provide guidance to the healthcare and construction team for containing dust, fungi (including *Aspergillus*), chemicals, bacteria (including *Legionella*), and other microbial contamination that can be transmitted via the air, plumbing, or from ground disturbance during construction that is required to be minimized during the work phases of construction/renovation projects.
 - a. Soil, water, dust, and decaying organic matter can provide a source of infections when introduced to a vulnerable population that can gain entrance to the facility on construction materials, tools, and the construction workers' clothes and shoes.
2. To engage best practices and healthcare construction standards are integral in the design, demolition, and construction of resident care and other areas that facilitate the desired infection control practices that is guided by completion of the ICRA.
3. To minimize infectious risks associated with internal renovation projects in resident care areas, and that the necessary controls and interventions are in place.

PROCEDURE:

1. Project Planning

The ICN and Industrial Hygienist shall be advised by the Facility Services department or project manager of plans for renovation and/or new construction. The ICRA shall be a part of integrated facility planning, design, construction, and commissioning activities; and shall be conducted during the early planning phase of a project, before construction begins; and continue through project construction and commissioning. Life Safety requirements must also be met.

- a. A multidisciplinary team that includes the ICN, Industrial Hygienist, Facility Services, and clinical staff shall conduct a proactive ICRA during the design and planning phase for all demolition, renovation, and new construction projects. The scope of the project may require other subject matter experts to be involved.
- b. After completing the ICRA, precautions shall be taken according to the matrix reflecting the risk level of the resident population and the hazard level of the construction work. A complete field review of infection control implications shall be conducted before any demolition or construction begins.
- c. Specific areas of consideration but are not limited to:
 - i. Determination of if, where, when, the duration, and how resident care area(s) closures and/or interruptions will occur
 - ii. Mitigation of external air flow into the facility where there is ground disturbance or demolition of other structures external to the facility that may release air pollution that can enter windows, doors, or other ventilation mechanisms
 - iii. Traffic patterns for residents, staff, and visitors to minimize contamination
 - iv. Resident area risk assessment; criteria for emergency work interruptions (stop and start processes)
 - v. Planning for air handling and water systems/plumbing as appropriate
 - vi. Education (or whom and by whom)
 - vii. Dust control expectations for subcontractors before start, as needed including workers clothing and shoes when entering the facility
 - viii. Transport and approval for disposal of waste materials
- d. ICRA expectations shall be incorporated into initial project agreements to ensure contractor accountability.

2. Contractor Dust Control Procedures

Contractor must provide dust control procedures for review and approval by the ICN and Industrial Hygienist.

- a. Renovation areas must be isolated from resident-occupied areas using decreased air flow barriers to eliminate airflow of particles into patient areas. Critical barriers i.e. sheetrock, plywood, or plastic, to seal areas from non-work area shall be completed before beginning any construction work. Porous surfaces, including but not limited to sheetrock shall be painted on the side facing (exposed to) residents with at least one coat of a cleanable/washable no or low volatile organic compound (VOC) paint.
- b. Temporary construction barriers and closures above ceilings shall be dust tight. A ceiling-to-floor sealed plastic barrier, enclosing the ladder, shall be constructed to contain the dust whenever more than one ceiling tile is to be removed within a resident care area.
- c. Whenever work is performed in which dust contamination has occurred, the area is to be cleaned as soon as possible using a vacuum cleaner equipped with a High Efficiency Particulate Air (HEPA) filtration system or damp mopping procedure to prevent the "tracking" of dust throughout the facility. Sweeping and dry mopping are never appropriate in a hospital environment. Floor "tack" or "sticky" mats are to be placed in areas of construction crew egress, and replaced when they lose their ability to capture dust and debris from a user's shoe soles.
- d. If negative pressure is required (based on ICRA), negative pressure shall be established and continuously maintained to the renovation work area enclosure to contain dust generated by work activities inside the enclosure until all work is complete.
- e. Negative pressure shall be monitored continuously. Recording manometers shall be used to display and record pressure differentials automatically. Pressure differential records shall be collected and reviewed by project personnel on a daily basis, as evidenced by their initials along with the date and time of the review, and maintained available on site for review by infection control and health and safety personnel upon request.
- f. Construction waste and demolition debris shall be covered and sealed during transport, and transport equipment cleaned prior to removal from the work area. Transport is to be done during the lowest activity periods. A schedule shall be drafted to inform contractor of times to avoid transport area. Elevators shall be avoided for debris transport. If an elevator is used, it shall be designated for construction use only. Appropriate signage postings are required
- g. Removal of construction barriers and ceiling protection shall be done outside of normal working hours unless otherwise authorized in advance of activities. Areas will be wet mopped and/or HEPA vacuumed following barrier removal. Vacuuming outside of negative pressure areas shall be performed with a HEPA-filtered vacuum which has been aerosol challenge tested prior to initial use at the LHH site.

3. Monitoring

- a. The ICN will monitor construction areas for bioaerosols, general particle (dust) levels, or other project specific contaminants or indicators in the vicinity of the project.
- b. If monitoring results exceed background levels, or other infection control risk becomes apparent, the contractor shall be notified to correct the condition immediately to avoid fines and work stoppage as described below:
 - i. All work may be stopped on a project whenever a hazardous material/waste deficiency, infection control deficiency, or dust control complaint exists.
 - ii. The contractor shall take immediate action to correct the deficiencies.

4. Enforcement

- a. Determination of violations shall be based on periodic rounds in collaboration with the Facility Services staff, ICN, and/or Industrial Hygienist. Findings will be reported to the ICC. Photographs may be taken to document violation(s), as feasible.
- b. The contractor, project manager/coordinator, Facility Services, and others as appropriate, shall be informed in writing.
- c. A record of all ICRA violations shall be maintained.

5. Documentation

- a. Primary representatives shall be identified on the Infection Prevention & Control Construction Clearance Checklist (Attachment B), which contains an overview of the ICRA results and the required precautions from ICN, Industrial Hygienist, Facility Services, contractor, project manager/coordinator, and others as deemed appropriate.
- b. The Clearance Checklist shall be signed by the ICN or designee and a copy shall be maintained at the work site.

ATTACHMENT:

Appendix A: Infection Control Risk Assessment (ICRA).

Appendix B: Infection Prevention and Control Construction Clearance Checklist

REFERENCE:

LHH Facility Services Policy LS-6: Life Safety Management, Building Standards
Centers for Disease Control and Prevention's "Guidelines for Environmental Infection Control in Health-care Facilities" (2003)

Association for Practitioners in Infection Control & Epidemiology (APIC) State-of-the-Art Report: "The role of infection control during construction in health care facilities." (2000)

Revised: 16/07/12, 18/11/13, 20/10/13 (Year/Month/Day)
Original adoption: 05/11/01

Appendix A: Infection Control Risk Assessment

Step One:
Using the following table, *identify* the Risk categories by construction type (Type A-D)

Type A	Non-Invasive Activities and Inspection <ul style="list-style-type: none">Removal of ceiling tiles for visual inspection (limit 1 tile per 50 square feet)Painting (but not sanding)Wall covering, electrical trim work, minor plumbing, other activities that do not generate dust, require cutting of walls, nor accessing ceilings
Type B	Small scale, short duration activities that create minimal dust <ul style="list-style-type: none">Installation of telephone and computer cablingAccess to crawl spacesCutting walls or ceiling where dust migration can be controlled
Type C	Work that generates moderate to high levels of dust, requires demolition, or removes fixed building components or assemblies <ul style="list-style-type: none">Sanding walls for painting or wall coveringRemoval of floor coverings, ceiling tiles, and caseworkNew wall constructionMinor duct work, electrical work above ceilings, major cabling activitiesAny activity that cannot be completed within a single work shift
Type D	Major demolition and construction projects <ul style="list-style-type: none">Activities that require consecutive work shiftsRequire heavy demolition or removal of a complete cabling systemNew construction

Step Two:
Using the following table, *identify* the Risk categories by patient care areas that will be affected. If more than one risk group will be affected, select the higher risk group:

Low Risk	Medium Risk	High Risk	Highest Risk
<ul style="list-style-type: none">Office AreasDining Hall	<ul style="list-style-type: none">CardiologyEchocardiographyEndoscopyNuclear MedicinePhysical TherapyRadiologyRespiratory Therapy	<ul style="list-style-type: none">CCUEmergency Dept.Labor & DeliverySpecimen LabsNurseryOutpatient Surg.PediatricsPharmacyPACUSurgical Units	<ul style="list-style-type: none">BurnCardiac Cath LabSterile Central SupplyICUMedical UnitsNPIROncologyOperating RoomAny area caring for Immunocompromised patients

Other Decision-Making Considerations:

1. Identify specific site of activity e.g., resident rooms, medication room, etc.
2. Identify issues related to: ventilation, plumbing, electrical in terms of the occurrence of probable outages.
3. Identify containment measures, using prior assessment. What types of barriers? Will HEPA filtration be required?
4. Consider potential risk of water damage. Is there a risk due to compromising structural integrity?
5. Can or will the work be done during non-resident care hours?
6. Do plans allow for adequate number of isolation/negative airflow rooms?
7. Plan to discuss containment issues with the project team regarding traffic flow, housekeeping, debris removal.

Appendix B: Infection Prevention and Control Construction Clearance Checklist (double sided form)

Infection Prevention and Control Construction Clearance Checklist

Infection Prevention & Control Construction Clearance Checklist				
Contractor Performing Work:				
Location of Construction:			Project Start Date:	
Project Coordinator/ Manager:				
Industrial Hygienist:			Estimated Duration:	
Infection Control Nurse:				
Assessment Performed by: Project Coordinator / Manager Industrial Hygienist Infection Control Committee Chair Infection Control Nurse Director of Quality Management Director of Facilities Services Chief Operations Officer Director of Environmental Services				
Copy of Assessment Submitted to: Chief Nursing Officer Department Managers affected by project Chief Medical Officer Contractor performing work (via Project Coordinator/Manager)				
Resident Risk Level	Construction Activity Type			
	Type A	Type B	Type C	Type D
Low	I	II	II	III/IV
Medium	I	II	III	IV
High	I	II	III/IV	IV
Highest	II	III/IV	III/IV	IV
Determination:				
Exceptions / Additions to the permit are noted by attached memoranda:		Initials:	Date:	
Updated Precautions Classification (required if any changes occur in Patient Risk Group or Construction Activity):		Initials:	Date:	
Infection Control Nurse or Designee:			Date:	
_____ Printed Name/ Title			_____ Signature	

IC Matrix Class of Precautions: Construction Project by Patient Risk

	During Construction Project	Upon Completion of Project
CLASS I	Execute work to minimize raising dust from construction operations: 1. Use methods to minimize creating/disturbing dust from construction operations. 2. Using hospital-approved disinfectant, mist tiles and work surfaces to control dust before beginning work. 3. Immediately replace a ceiling tile displaced for visual inspection. HEPA-vacuum obvious dust collection.	1. Wet mop and/or vacuum with HEPA filtered vacuum before leaving work area.
CLASS II	Actively work to prevent airborne dust from dispersing into atmosphere: 1. Seal unused doors with duct tape. 2. Block off and seal air vents. 3. Place dust mat at entrance/exit of work area. 4. Remove or isolate building HVAC system in areas where work is being performed. 5. Provide active means to prevent airborne dust from dispersing into atmosphere. 6. Using hospital-approved disinfectant	1. Wipe work surfaces with disinfectant. 2. Contain construction waste before transport in tightly covered containers. 3. Wet mop and/or vacuum with HEPA filtered vacuum before leaving work area. 4. Restore HVAC system in areas where it was isolated or disconnected.
CLASS III	Remove or isolate HAC system in area where work is being performed to prevent contamination of duct system: 1. Follow precautions for class I and II, above, and: 2. Before construction begins, complete all critical barriers i.e. sheetrock, plywood, or plastic, to seal areas from non-work area or implement control cube method (cart with plastic covering and sealed connection to work site with HEPA vacuum for vacuuming prior to exit). 3. All porous surfaces, including but not limited to sheetrock shall be painted on the side facing (exposed to) patients with at least one coat of a cleanable/washable no or low-VOC paint. 4. Maintain negative air pressure with work site utilizing HEPA equipped air filtration units. 5. Contain construction waste before transport in tightly covered containers. 6. Cover transport receptacles/ carts. Tape covering unless solid lid.	1. Do not remove barriers from work area until completed project is inspected by the owner's (LHH) Safety Department and Infection Control Department and thoroughly cleaned by the owner's Environmental Services Department. 2. Remove barrier materials carefully to minimize spreading of dirt and debris associated with construction. 3. Vacuum work area with HEPA filtered vacuums. 4. Wet mop area with disinfectant. 5. Restore HVAC system in areas where it was isolated or disconnected.
CLASS IV	Isolate HVAC where work is being done to prevent contamination of duct system: 1. Adhere to ALL precautions above, and: 2. Seal holes, pipes, conduits, and punctures appropriately. 3. Construct anteroom and require all personnel to pass through this room so they can be vacuumed using a HEPA vacuum cleaner before leaving work site or they can wear cloth or paper coveralls that are removed each time they leave the work site. 4. All personnel entering work site are required to wear shoe covers. Shoe covers must be changed each time the worker exits the work area. 5. Do not remove barriers from work area until completed project is inspected by the owner's (LHH) Safety Department and Infection Control Department and thoroughly cleaned by the owner's Environmental Services Department.	1. Remove barrier material carefully to minimize spreading of dirt and debris associated with construction. 2. Contain construction waste before transport in tightly covered containers. 3. Cover transport receptacles or carts. Tape covering unless solid lid. 4. Vacuum work area with HEPA filtered vacuums. 5. Wet mop area with disinfectant. 6. Remove isolation of HVAC system in areas where work is being performed. 7. Clean or replace HVAC filters and verify appropriate ventilation parameters for the area have been re-established. 8. Flush the main water system to clear

\$ Bid Information

Bid Questions, Total Contract Time, Partnering Requirements, and Bid Form

- Bid Questions: Fred Simmons, Project Architect
Frederic.Simmons@sfdpw.org
 - Use Questions on Bid Documents (QBD) Form in Section 00 21 14
 - Submit Questions by July 3, 2022.
 - Only written answers in reply to questions on this form alter the contract documents.
 - If Fred is out of office, forward QBD to person indicated on out of office message.
- Total Contract Time: **548** Consecutive Calendar Days from NTP to Substantial Completion



Bid Information

Bid Questions, Total Contract Time, Partnering Requirements, and Bid Form

- Partnering Requirements: Level 4 with a \$67,500 allowance.
 - Purpose of Partnering is to establish and maintain trust, equity, and commitment and develop strategies for risk management.
 - See Sections 01 21 00 and 01 31 33 for more information.
- Bid Form: Break out bids per the bid form in Section 00 41 00.

SCHEDULE OF BID PRICES

Bid Item No.	Bid Item	Amount
1	Base Bid: Work as Indicated on the Plans and Specifications (Excluding Bid Items listed below)	\$ _____
2	Hazardous Material Abatement Work	\$ _____
3	Roofing	\$ _____
4	Exterior Concrete Repair	\$ _____
5	Replacement of Stair Door and Door Hardware	\$ _____
6	Paging System	\$ _____
7	Allowance for Partnering Facilitation and Related Costs	\$67,500
TOTAL BID PRICE (Summation of All Bid Items Above) =		\$ _____



Site Visit

Date/Time, Requirements, Meeting Point, and Route

- Date/Time: June 16, 2022 from 8:30*/9:15** - 11:00AM.
 - * For those needing a COVID-19 test
 - ** For those who have provided Young Jae Kim/SFDPH negative test result.
- Requirements: Per Section 00 01 03:
 - All attendees must have proof of COVID-19 vaccination and be tested for COVID-19 either onsite or provide proof of negative test one day prior to the site visit. All visitors must test negative for COVID-19 within 72 hours of their first day at LHH if tested at LHH and within 120-hours, or five-days, if tested by another testing site. Self-administered tests are not acceptable. Attendees are required to be fully masked while on the LHH Campus.
 - In order to attend the site visit, you must register at least one day prior to the meeting no later than 1PM, by emailing attendee name, company, email, phone number, proof of vaccination, and negative test result if applicable to Young Jae Kim at youngjae.kim@sfdph.org. After registering, you will receive a confirmation email with further instructions and any documents for the site visit.





Site Visit

Date/Time, Requirements, Meeting Point, and Route

- Meeting Point:

- * For those needing a COVID-19 test: Main Hospital Lobby Entrance at 8:30AM

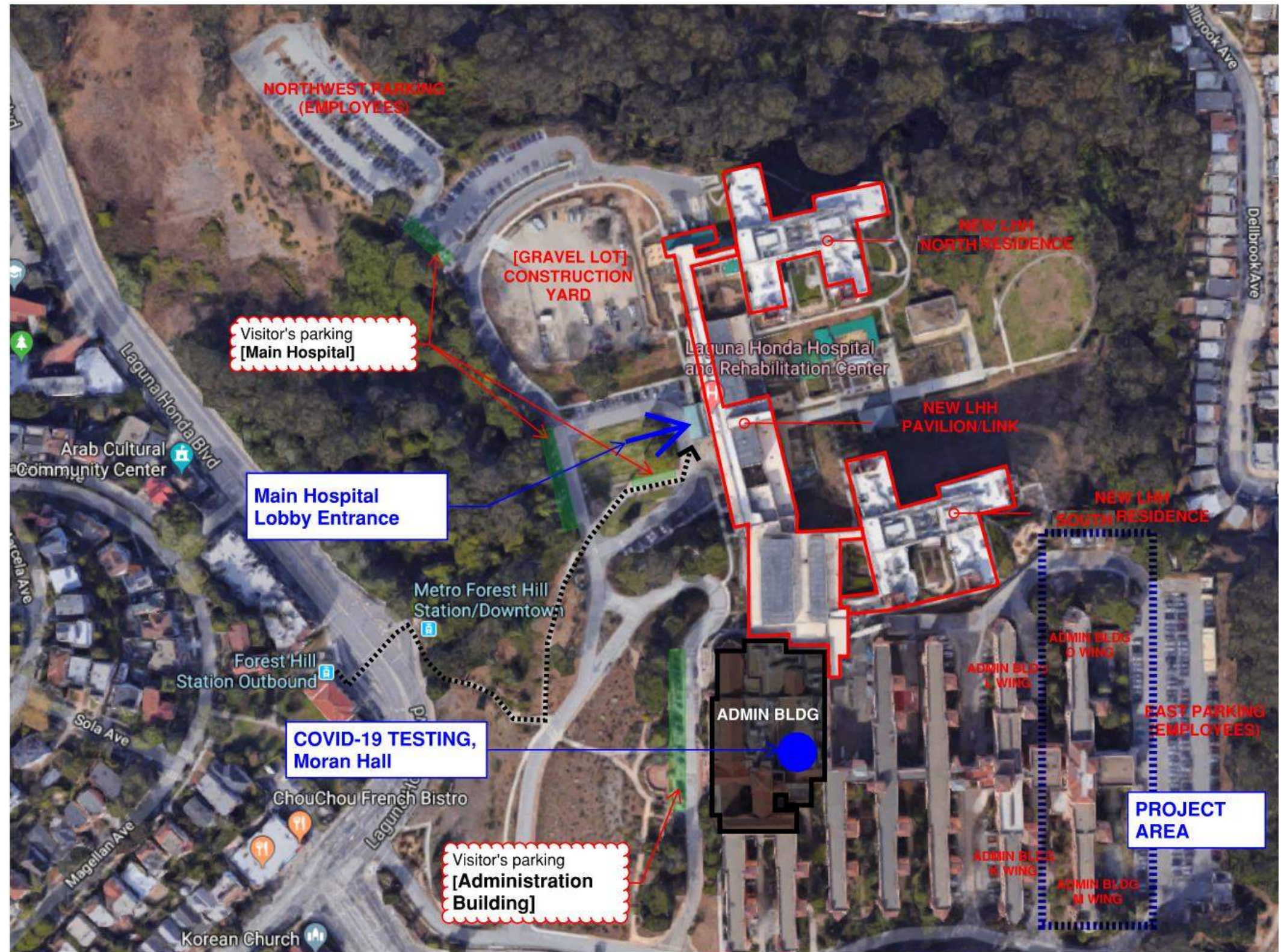
- ** For those who have provided Young Jae Kim/SFDPH negative test result: 1st Floor Admin

- Other Information:

- Please bring Driver's License and Proof of Vaccination to site visit.
 - A limited number of 3-hr visitor parking spaces are available. See campus map on following page.
 - Alternatively, site is easily accessible via MUNI Metro Forrest Hill Station (Lines K, L, & M).
 - Mold and asbestos (encapsulated) are present in some areas in the site walk. If these areas are not disturbed, then respiratory protection is not necessary for most people. However, the duration in these spaces will be limited to no more than 15-min. People with severe health issues (e.g. people with profound immunosuppression, COPD, etc.) are advised to not be in these areas.



Site Visit



Attachment A - LHHRC Campus

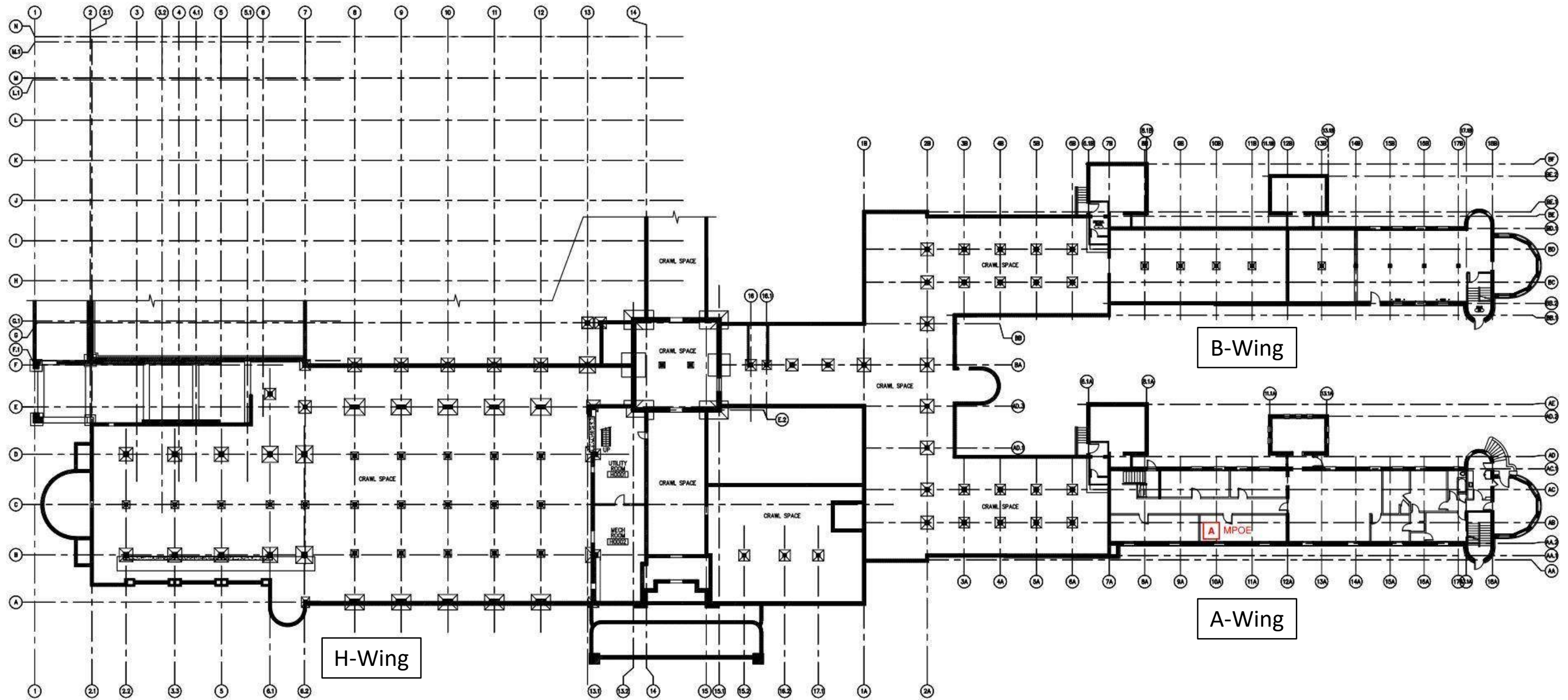


Site Visit

Date/Time, Requirements, Meeting Point, and Route

- Route: See diagrams on following slides for more information.
 - Basement: Administration Building (E) MPOE for (E) low voltage route via tunnel.
 - 2nd Floor: 2nd Floor (E) IDF and access to crawl space for (E) and (N) low voltage route.
 - 3rd Floor:
 - 3rd Floor (E) MPOE for (E) and (N) low voltage route.
 - K/L Tunnel access at Stair 19.
 - M/O project area and crawl space (limited).
 - Electrical Center, MSC
 - 5th Floor: Staff Entrance and Typical Spine Space
 - 6th Floor: Typical Wing Layout, M-Wing and Wing on East
 - 8th Floor: M-Wing Roof, Typical Roof
 - 9th Floor:
 - Elevator Machine Room
 - Mechanical Room

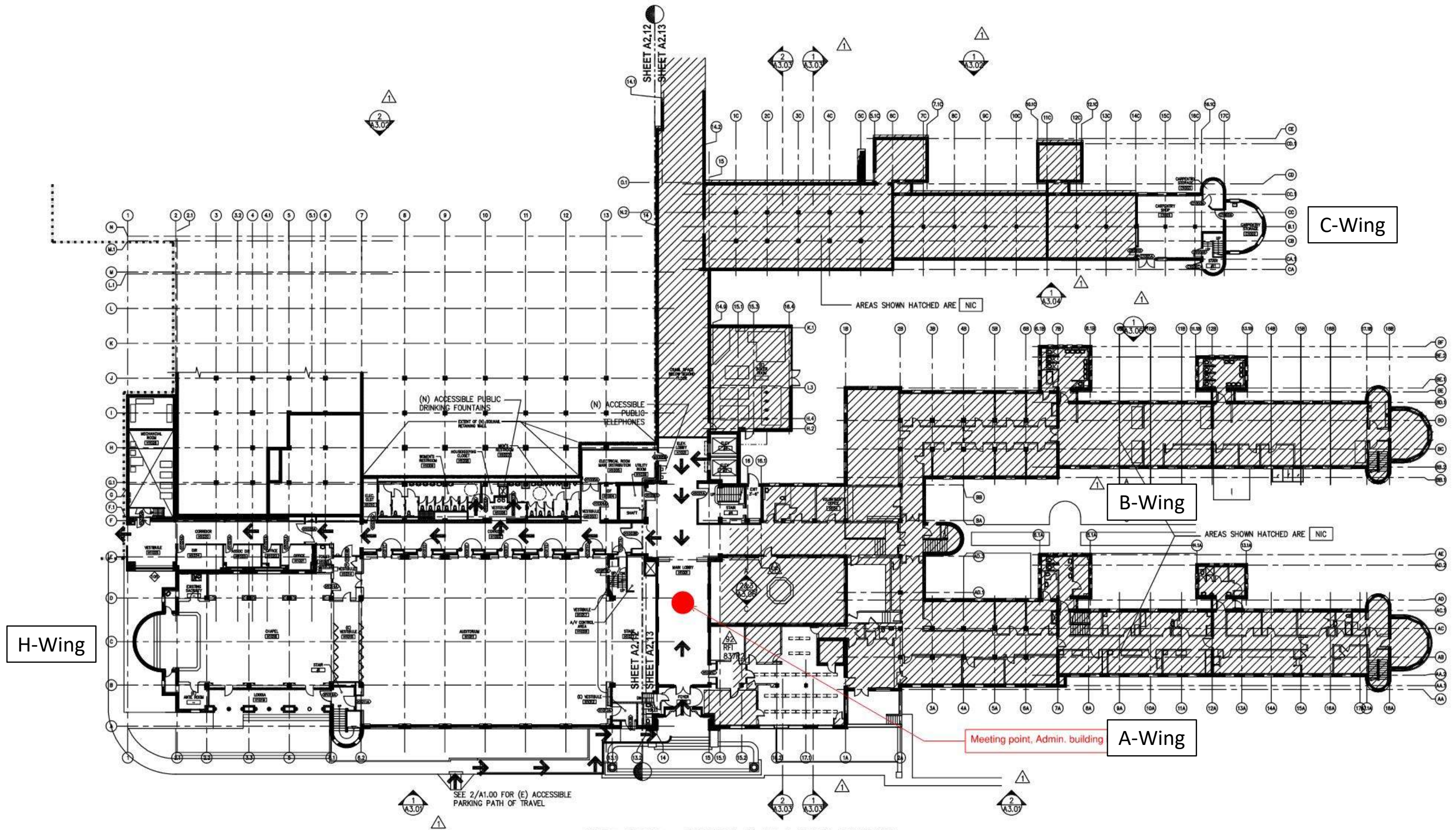




BASEMENT REMODEL PLAN

SCALE: 1/16"=1'-0"

LEVEL 0



H-Wing

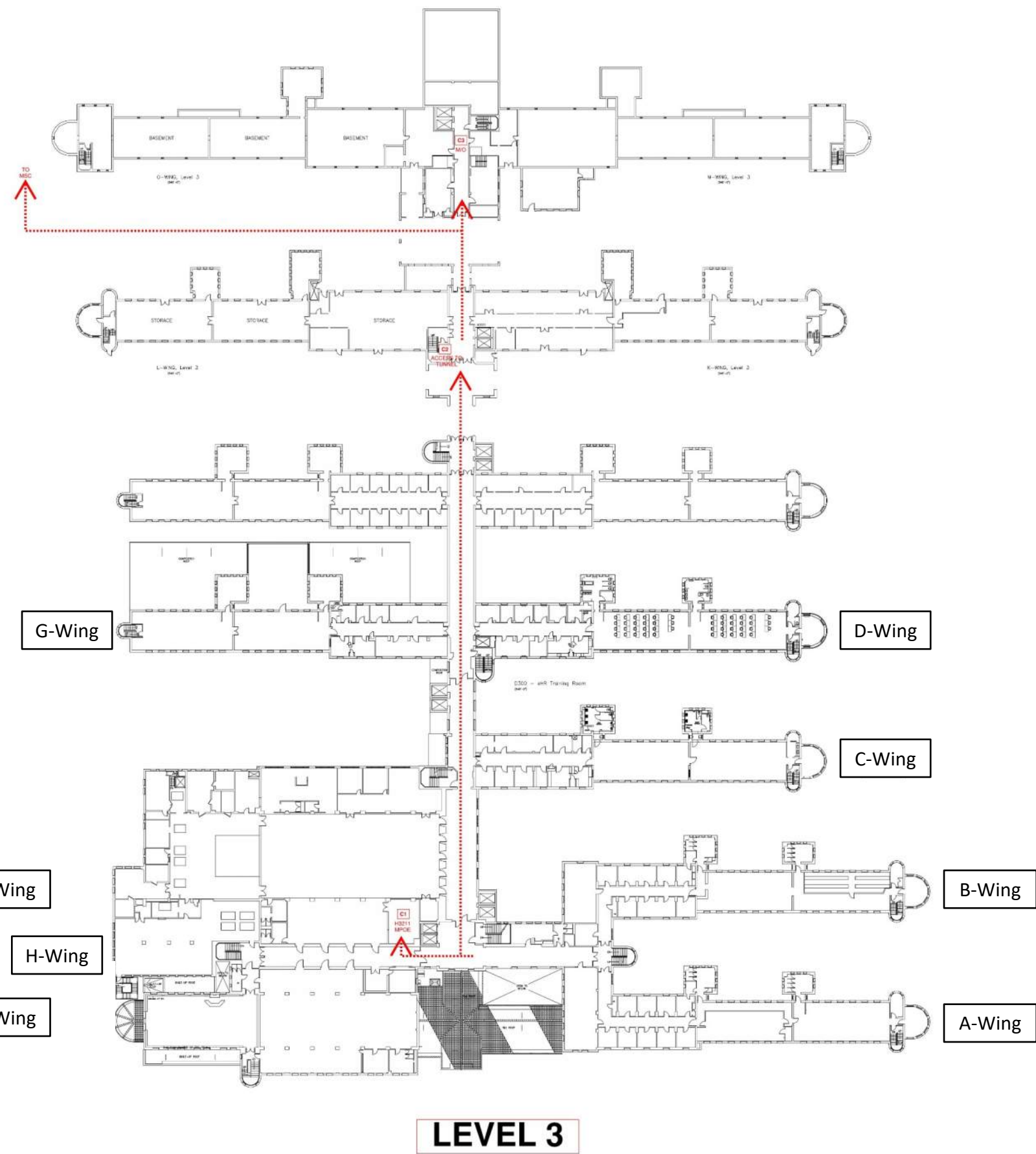
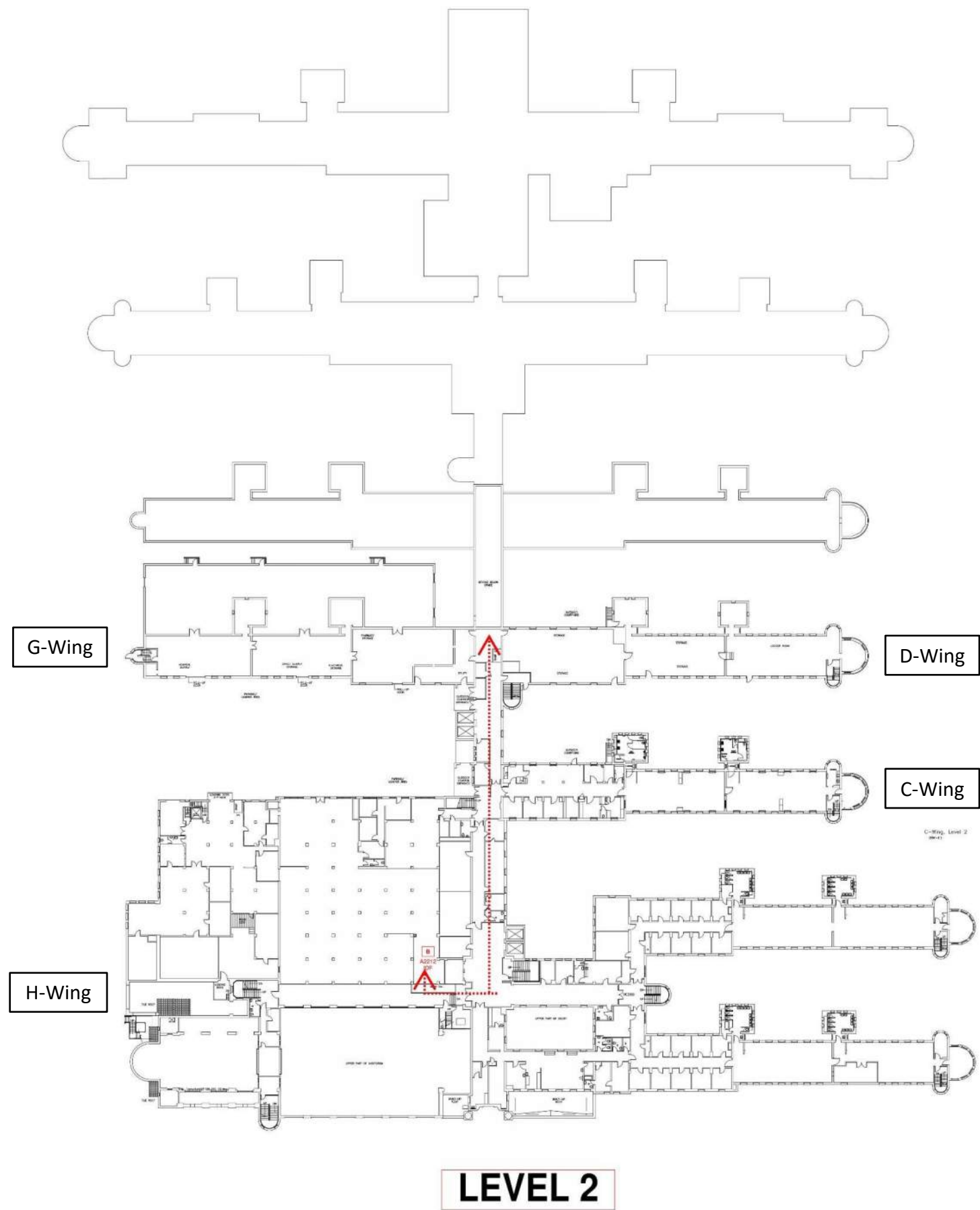
C-Wing

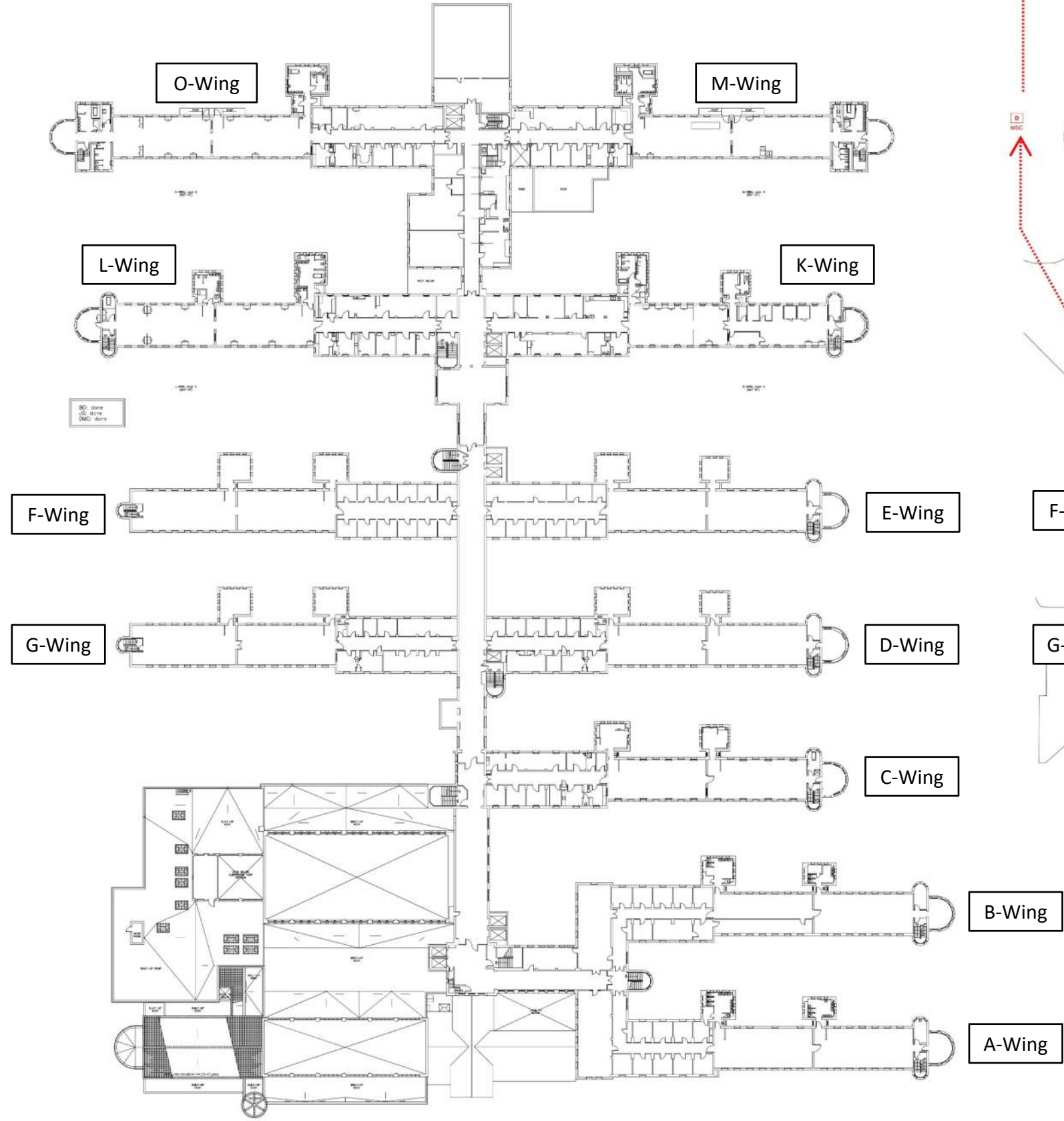
B-Wing

A-Wing

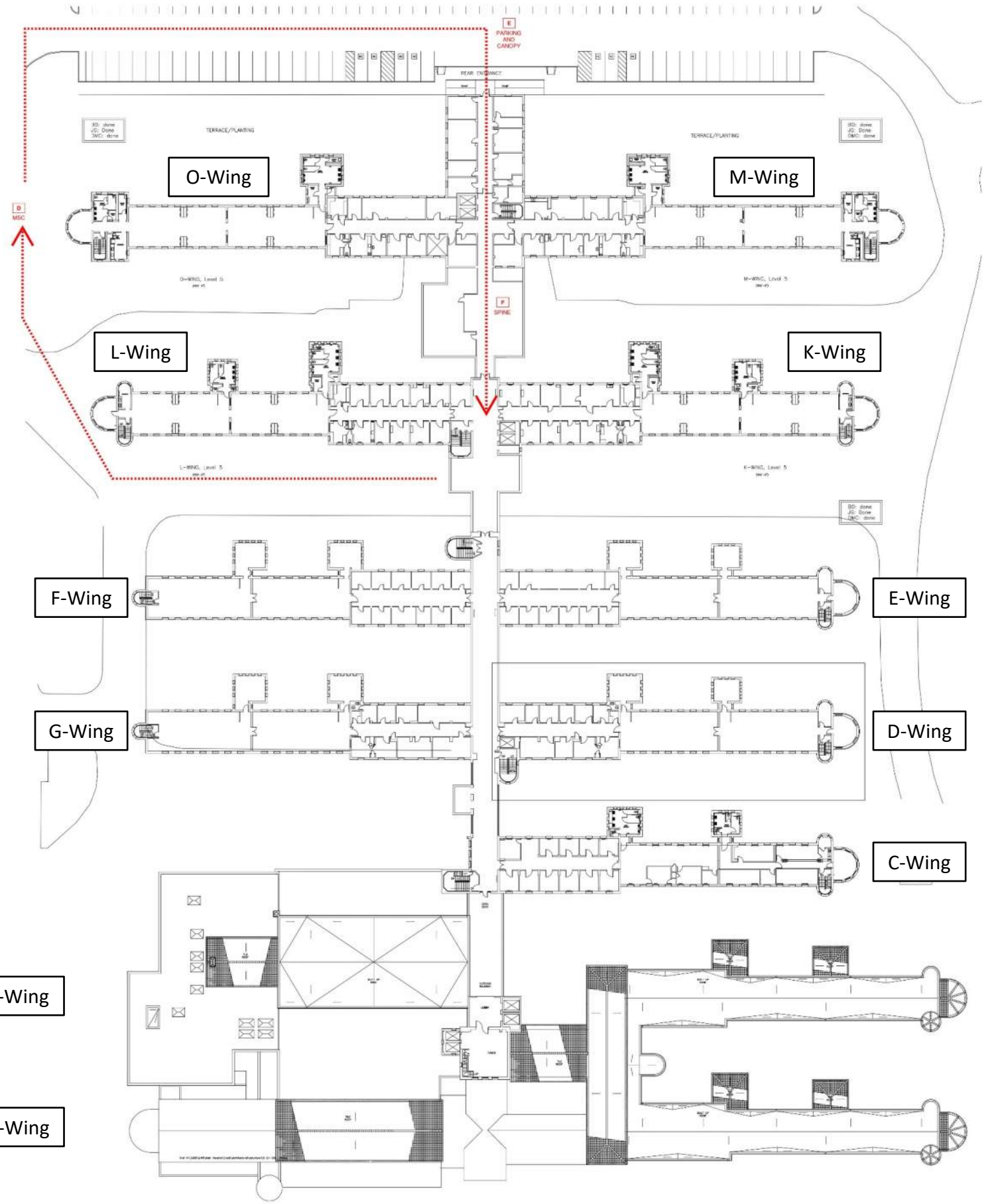
1 FIRST FLOOR - REMODEL PLAN & PATH OF TRAVEL
SCALE: 1/16"=1'-0"

LEVEL 1

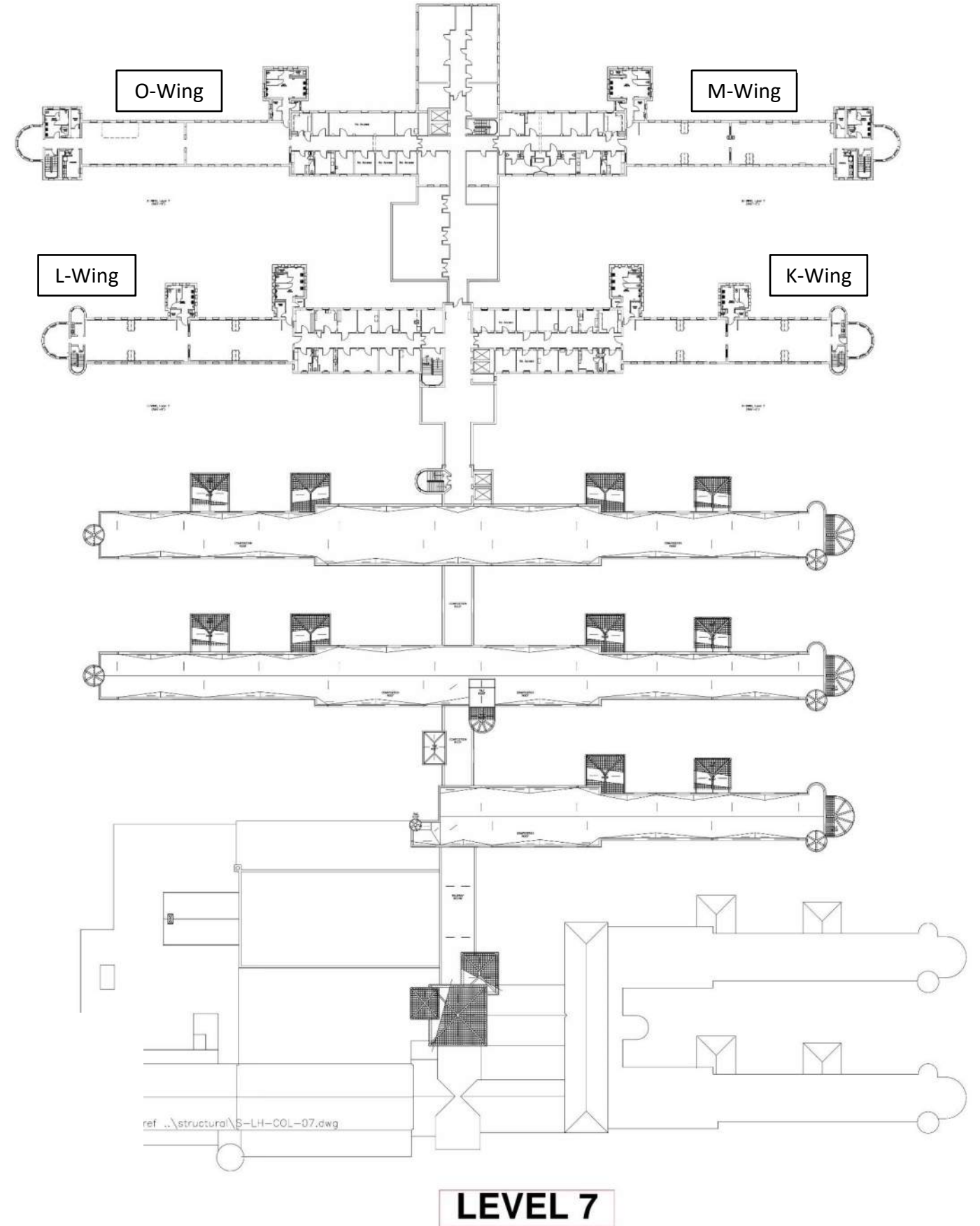
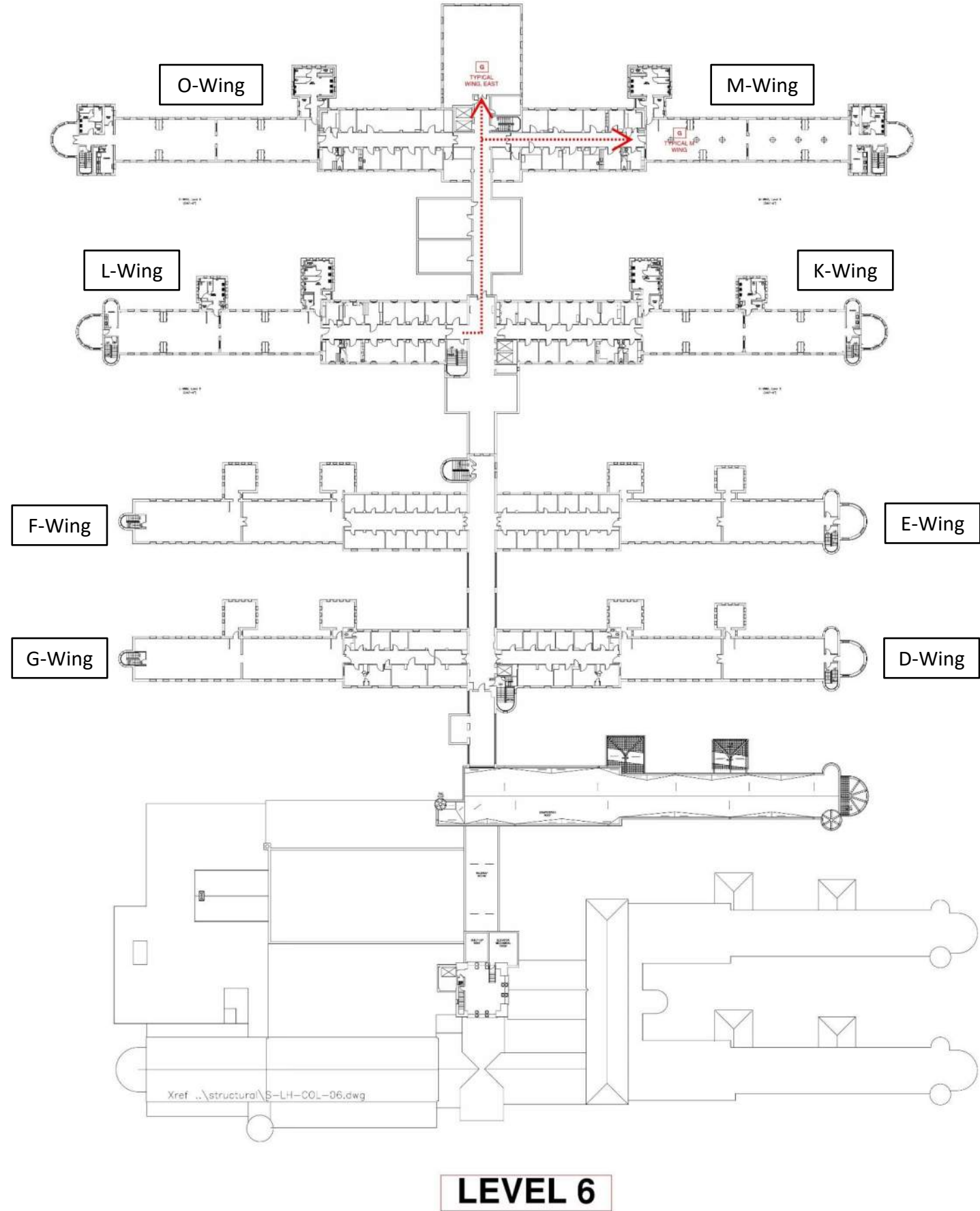


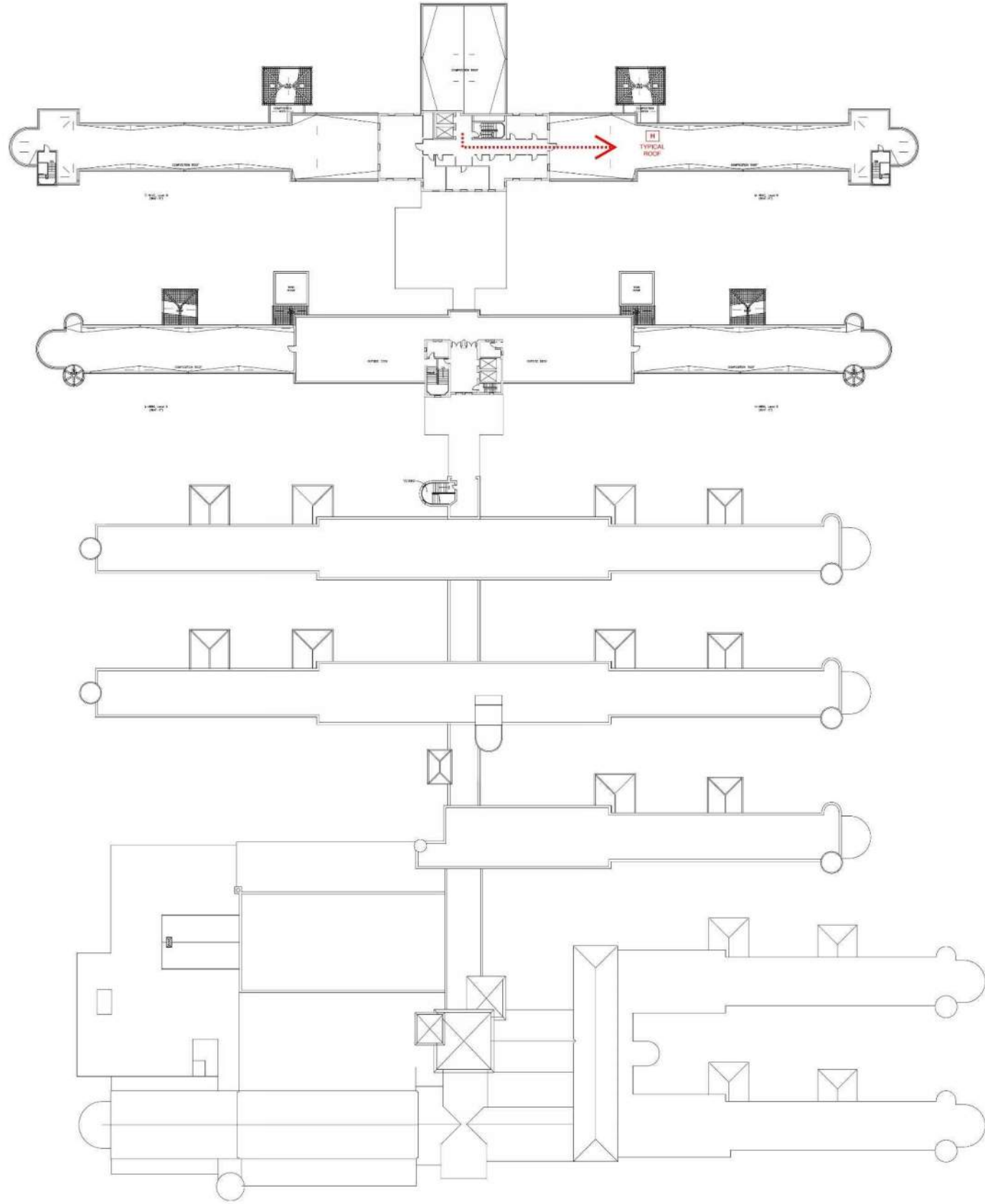


LEVEL 4

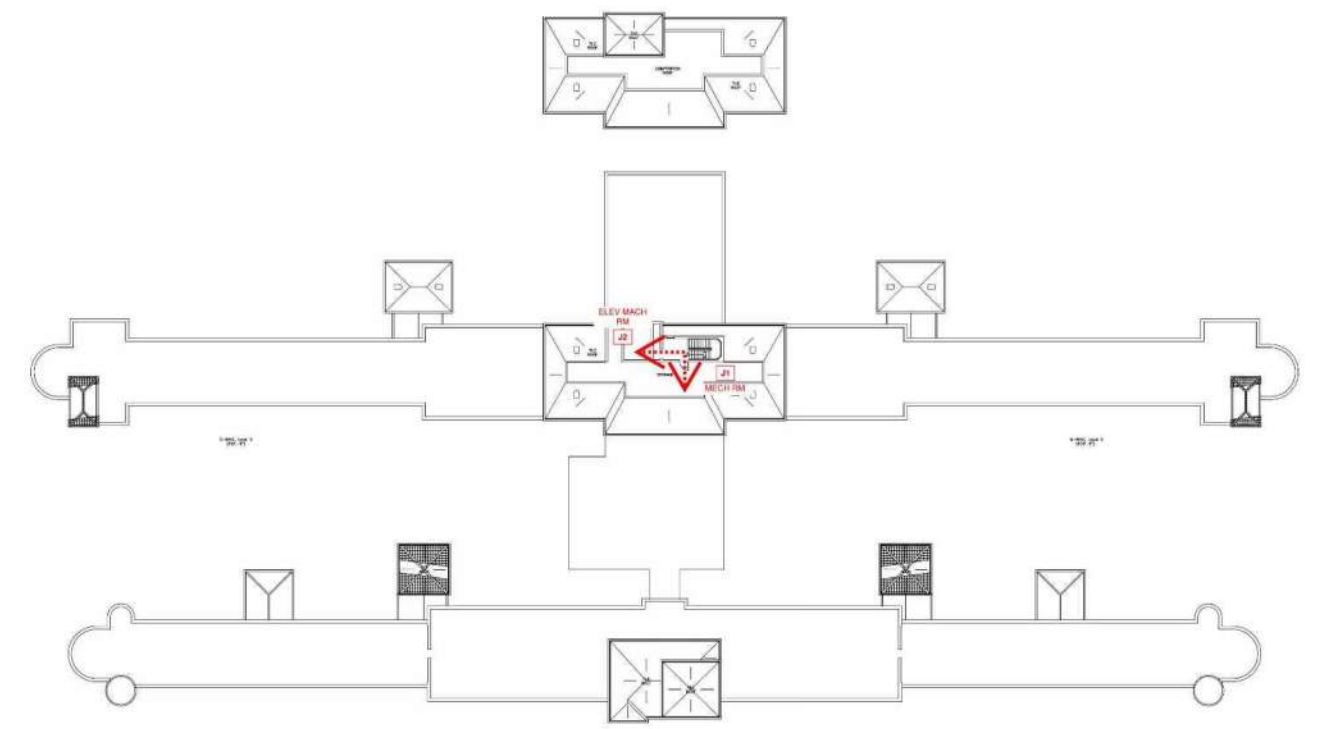


LEVEL 5





LEVEL 8



LEVEL 9

? Questions

