

# ZSFG BUILDING 5 INPATIENT ADOLESCENT BEHAVIORAL HEALTH SERVICES (BHS) – TI BUILDOUT [CITYWIDE PLA]

Sourcing ID No. 0000010998

Zuckerberg San Francisco General Hospital – 1001 Potrero Avenue

PRE-BID CONFERENCE - October 1, 2025



San Francisco  
Health Network

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

# AGENDA

1. Housekeeping and Project Information – **Thomas Roitman**
2. City Requirements
  - ❑ Contract Monitoring Division (CMD) – **James Chung**
  - ❑ Office of Labor Standards Enforcement (OLSE) – **Lucio Sánchez**
  - ❑ Office of Economic Workforce Development (OEWD) – **Ricardo Arias**
3. Project Overview – **Stephen Li**
4. Addenda process/ QBD's
5. Substitutions
6. Bid Submission Evaluation Process – Best Value
7. Anticipated Bid Schedule
8. Site Walk

# HOUSEKEEPING

1. Please mute your microphones during the presentation
2. To verify attendance, please sign in using this link during the meeting: <https://forms.office.com/g/fHn8QRetpc>
3. Q&A opportunity at the end of the presentation



# PROJECT INFORMATION

- Owner: Department of Public Health (DPH)
- Designed and Managed by SF Public Works
- Delivery: Design Bid Build Best Value
- Contract Basis: Lump Sum
- Estimated Construction Cost: **Approx. \$16M.**
  - This amount includes the cost for ALL work per plans and specifications, and the following Allowances:
    - Partnering (\$65,000)
    - Unforeseen Federal Tariffs (\$500,000)
- Contract Duration: (450) consecutive Calendar Days from NTP to Substantial Completion and (90) consecutive calendar days for Closeout
- Required Contractor's License: Class 'B' License
- The Building 5 Ward 7A project area will be delivered to the Contractor vacant



# CITY REQUIREMENTS

## Contract Monitoring Division (CMD):

Contact: **JAMES CHUNG**

Email: [James.Chung@sfgov.org](mailto:James.Chung@sfgov.org)

Phone: 415-554-0640

[www.sfgov.org/cmd](http://www.sfgov.org/cmd)

### Bid Discounts

- 2% to SF Micro, SF Small, and SBA LBEs

### LBE Requirement

- **20% LBE subcontracting requirement**- only SF Micro and/or Small-LBE firms can be used to meet the 20% requirement
- LBE primes cannot count their self-participation towards the LBE requirement
- Bidders must meet the 20% LBE requirement at time of bid on document 00 43 36

### Good Faith Efforts (CMD Form 2B)

Bidders will utilize one of the following three approaches to meet the good faith requirement with their bid:

- Approach A – Exceed the 20% LBE requirement by 35%
  - 35% of 20% is 7%. Bidders must commit at least **27%** (20% + 7%) to LBE subcontractors with their bid
- Approach B – Utilizing a new micro-LBE
- Approach C – Achieve at least 50 points

# CITY REQUIREMENTS

## Office of Labor Standards Enforcement (OLSE)

Contact Compliance Officer: **LUCIO SANCHEZ**

Email: [Lucio.sanchezgarfias@sfgov.org](mailto:Lucio.sanchezgarfias@sfgov.org)

Phone: (415) 554 - 4108

CITY AND COUNTY OF SAN FRANCISCO

DANIEL LURIE, MAYOR

OFFICE OF LABOR STANDARDS ENFORCEMENT  
PATRICK MULLIGAN, DIRECTOR



### Labor Standards Fact Sheet

#### (Locally-Funded Covered Local Projects - Citywide Project Labor Agreements)

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. *San Francisco Labor & Employment Code § 101.1, 103.1; CA Labor Code § 1773 and 1774*
  - Submit certified payroll reports and fringe benefit statements into the City's electronic payroll reporting system (LCP Tracker). *San Francisco Labor & Employment Code § 103.3(e)(2)(A); CA Labor Code § 1776*
  - Maintain Office of Labor Standards Enforcement (OLSE) daily sign-in sheets documenting all hours worked and the classifications of work performed. *San Francisco Labor & Employment Code § 103.3(c)(3).*
  - Display the OLSE Prevailing Wage poster on the jobsite in a prominent and accessible place, informing workers of Prevailing Wage requirements. *San Francisco Labor & Employment Code § 103.3(c)(4)*
  - Furnish employees with itemized pay stubs and retain payroll records. *San Francisco Labor & Employment Code § 103.3(e)(1) and (2); CA State LC § 226.*
  - Employ apprentices registered in a DIR-approved apprenticeship program and make apprenticeship training contributions. *San Francisco Labor & Employment Code § 104.2; CA Labor Code § 1777.5*
  - Register with the DIR. *CA State Labor Code § 1725.5*
  - Comply with local labor laws including *Minimum Compensation Ordinance, Health Care Accountability Ordinance, Health Care Security Ordinance, Fair Chance Ordinance, Prevailing Wage Provisions in Covered Contracts*, and the *Citywide Project Labor Agreement*. *SF Admin Code Section 6.27; SF Labor and Employment Code Articles 111, 21, 142, and 102.*
  - For projects awarded under CM/GC or Design-Build contracting models: OLSE will use the bid advertisement date or contract date of the trade package, to calculate the applicable Prevailing Wage determination. *8 CCR § 16000; CA Public Works Manual.*
- All work is subject to compliance monitoring and enforcement by OLSE. *San Francisco Labor & Employment Code § 103.3(c)(1).*
  - 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. *San Francisco Labor & Employment Code § 103.3(c)(2).*
  - Failure to comply with Prevailing Wage regulations may result in penalties between \$50 and \$200 per day, per worker, and may lead to disqualification from public works with the City and County of San Francisco. *San Francisco Labor & Employment Code § 103.3(c)(5); CA Labor Code Section § 1776(h).*

City Hall, Room 430 1 Dr. Carlton B. Goodlett Place Tel. (415) 554-6573 Fax (415) 554-6291 San Francisco CA 94102-4685  
Revised 01/2025



# CITY REQUIREMENTS

## Office of Labor Standards Enforcement (OLSE)

### 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://www.sf.gov/information/prevailing-wage>



DIR Prevailing Wage Rates  
<http://www.dir.ca.gov/OPRL/PWD/>



Davis-Bacon Wage Rates  
<https://sam.gov/wage-determinations>  
Formula to search by WD: [State] + [year] + [0018]. Example: CA20240018



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://www2.cslb.ca.gov/OnlineServices/CheckLicenseII/CheckLicense.aspx>



Information on laws for non-trade employees performing work on City Contracts  
<https://www.sf.gov/information/prevailing-wage-non-construction-workers>

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

# CITY REQUIREMENTS

## Office of Labor Standards Enforcement (OLSE)



### 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 our website, call our office, or email us.

PLA Hotline: (415) 554-6573 | Email: [prevailingwage@sfgov.org](mailto:prevailingwage@sfgov.org)

Website: <https://www.sf.gov/information/citywide-project-labor-agreement>



# CITY REQUIREMENTS

## Office of Labor Standards Enforcement (OLSE)

CITY AND COUNTY OF SAN FRANCISCO

DANIEL LURIE, MAYOR

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



### 2025 OLSE / LCPtracker Training Schedule

No fees or registration required

#### Payroll Reporting Training

*Includes an overview of Prevailing Wage and Citywide PLA*

2<sup>nd</sup> Tuesday of the Month

10:30 am to 12:00 pm – City Contractors & Subcontractors

*For City Staff - upon request - please email [prevailingwage@sfgov.org](mailto:prevailingwage@sfgov.org)*

Tuesday, January 14, 2025*	Tuesday, July 08, 2025*
Tuesday, February 11, 2025*	Tuesday, August 12, 2025*
Tuesday, March 11, 2025*	Tuesday, September 09, 2025*
Tuesday, April 08, 2025*	Tuesday, October 14, 2025*
Tuesday, May 13, 2025*	Tuesday, November 11, 2025*
Tuesday, June 10, 2025*	No Training in December 2025

\*Live webinars will be conducted on Microsoft Teams.



#### On-Demand Webinar:

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

Please visit OLSE's website for up-to-date information

<https://www.sf.gov/take-payroll-training>

For certified payroll reporting training questions, please contact Jimmy Hewitt by phone at (415) 554-6211 or email [james.hewitt@sfgov.org](mailto:james.hewitt@sfgov.org).

City Hall, Room 430 1 Dr. Carlton B. Goodlett Place San Francisco CA 94102-4685 Tel. (415) 554-6573 Fax (415) 554-6291



# CITY REQUIREMENTS

## Office of Labor Standards Enforcement (OLSE)

### San Francisco Labor Laws for City Contractors

Effective July 1, 2025

(Revised: July 2025)

#### Minimum Compensation Ordinance (MCO) Wages and Paid Time Off (PTO)

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

Any employee who works on a City contract for services:

- For-profit rate is \$21.54/hour as of 7/1/25
- Non-profit rate is \$21.55/hour as of 7/1/25
- Public Entities rate is \$22.00/hour as of 7/1/25; \$23.00/hour as of 1/1/26
- 0.04615 hours of 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



Contact the MCO unit:

Email: [mco@sfgov.org](mailto:mco@sfgov.org)

Phone: (415) 554-7903

Website: <https://www.sf.gov/information/minimum-compensation-ordinance>

#### Health Care Accountability Ordinance (HCAO)

*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 \$7.50\* per hour to SF General Hospital (not Healthy San Francisco and not a benefit to employees) OR
  - C. Pay \$7.50\* 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

\*Rate changes every July 1<sup>st</sup>



Contact the HCAO unit:

Email: [hcao@sfgov.org](mailto:hcao@sfgov.org)

Phone: (415) 554-7903

Website: <https://www.sf.gov/information/health-care-accountability-ordinance>

#### 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:*

- As of 1/1/2025, spend \$2.56\* or \$3.85\* (depending on your size) per hour on their health care (e.g. health insurance, or a contribution to SF City Option Program)
- Employees 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

\* Rate changes every January 1<sup>st</sup>



Contact the HCSO unit:

Email: [hcsos@sfgov.org](mailto:hcsos@sfgov.org)

Phone: (415) 554-7892

Website: <https://www.sf.gov/information/health-care-security-ordinance>

#### Fair Chance Ordinance (FCO)

##### 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



Contact the FCO unit:

Email: [fco@sfgov.org](mailto:fco@sfgov.org)

Phone: (415) 554-5192

Website: <https://www.sf.gov/information/fair-chance-ordinance>

San Francisco Office of Labor Standards Enforcement  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA, 94102.

# CITY REQUIREMENTS

## Office of Economic Workforce Development (OEWD)



Contact Compliance Officer: **RICARDO ARIAS**

Email: [Ricardo.arias@sfgov.org](mailto:Ricardo.arias@sfgov.org)

Phone: (628) 652 – 8431

## Construction Services – Local Hire Policy

### SAN FRANCISCO LOCAL HIRING POLICY FOR CONSTRUCTION FACT SHEET

#### OVERVIEW

- Applies to contracts for public work or improvement projects in excess of \$1,170,000.
- 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

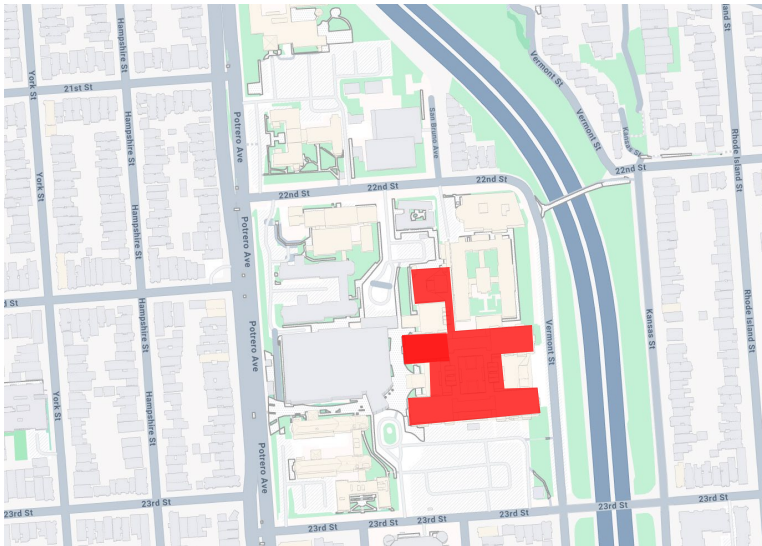
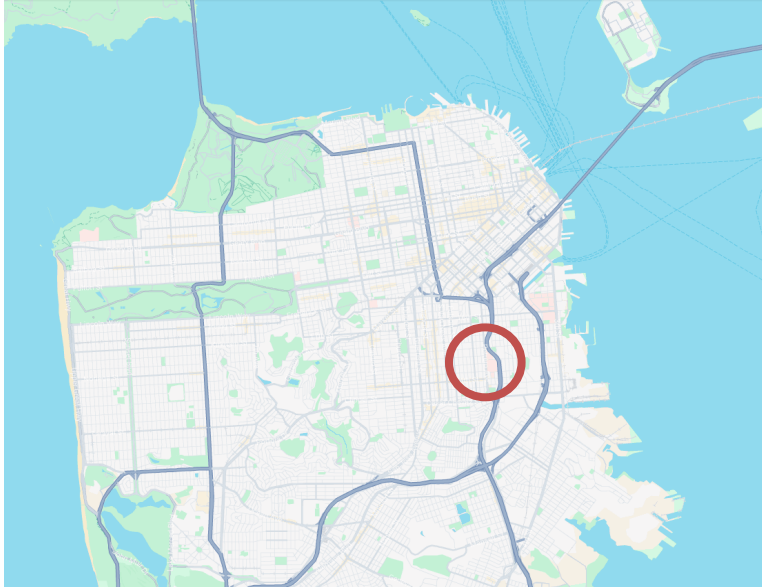
- **Form 1: Local Hiring Plan:** Must be submitted to CityBuild within 15 days from Notice of Award. Contractors are required to identify trade(s) and estimated total and local work hours to be utilized on the project.
- Pursuant to Chapter 82 of the San Francisco Administrative Code, all local hire 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.



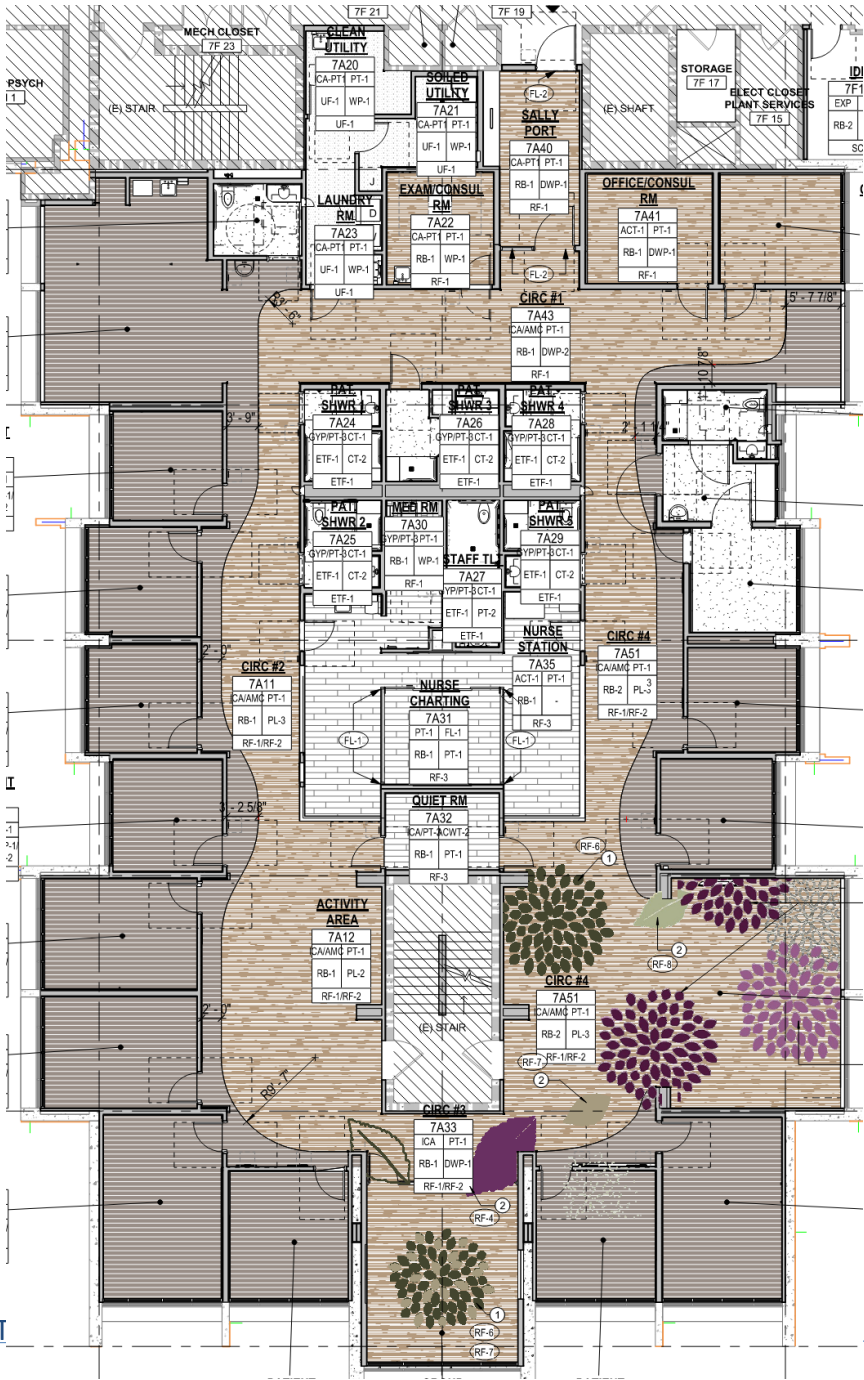
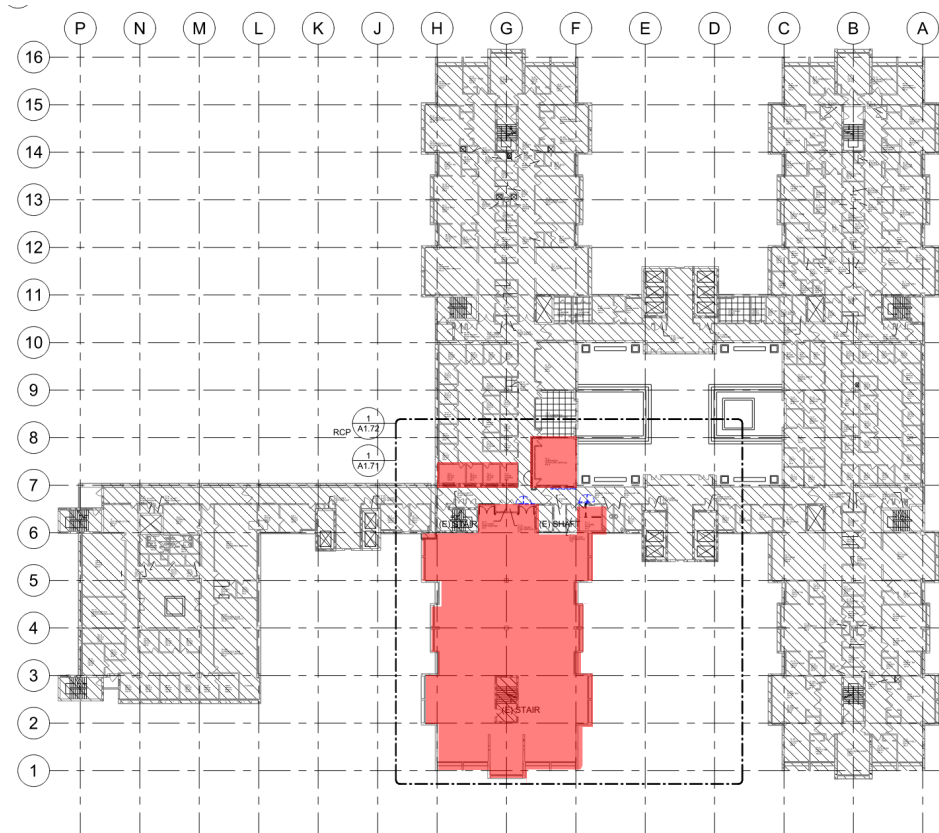
# PROJECT OVERVIEW



**Zuckerberg San Francisco General Hospital – 1001 Potrero Avenue**



# PROJECT OVERVIEW



# PROJECT OVERVIEW



# PROJECT OVERVIEW





# ADDENDA PROCESS/ QBD'S

- Bidders are advised that **any oral exchange with the City in response to questions DOES NOT amend/ alter or modify the Bid Docs**. Any change to the Bid Docs will be through a written Addendum/ Addenda.
- Submit questions using the QBD Form no later than 10 days before the Bid Submission Due Date. Please use one form per question.
- All Bid Documents including any Addenda will be posted on the Bid Docs website: <https://bsm.sfdpw.org/ContractAdmin/Login.aspx>
- Plan holders will be notified when an addenda is issued.
- Bidders must acknowledge receipt of addenda per Section 00 43 20.

SECTION 00 21 14

## QUESTION ON BID DOCUMENTS (QBD) FORM

Potential Bidders must complete this QBD Form and submit to the address or email below no later than 10 calendar days before the Bid Submission Due Date.

Project: ZSFG BUILDING 5 INPATIENT ADOLESCENT  
BEHAVIORAL HEALTH SERVICES (BHS)  
- TI BUILDOUT [CITYWIDE PLA]

Sourcing Event No. 0000010998

To: Bureau of Architecture  
49 South Van Ness Avenue, Suite 1100  
San Francisco, CA 94103  
Phone: (628) 271-2757  
Attention: **Stephen Li**  
Email: [Stephen.Li1@sfdpw.org](mailto:Stephen.Li1@sfdpw.org)

City Use Only	
QBD No.	
Received by:	
Date Received:	
Addendum Issued?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Sent Response:	

BIDDER'S QUESTION	
Company Name: _____	Date: _____
Contact Name: _____	Tel: _____
Title: _____	Fax: _____
Check One Only (Use separate form for each specification and drawing question.)	
<input type="checkbox"/> Spec. Section: _____	Paragraph(s): _____
<input type="checkbox"/> Drawing Sheet: _____	Detail(s): _____
Question:	

CITY'S REPLY	
<input type="checkbox"/> Mark this box if the QBD can be answered by Bidder's review of the documents. Reply with location(s) where the information can be obtained.	
Reply:	
By: _____	Bureau/Firm: _____ Date: _____

The reply is an answer to a Bidder's question. The reply does not change the Bid Documents unless the information contained therein is issued in an Addendum. At the sole discretion of the City, the question and reply may be returned to the questioner and distributed to all bidding general contractors for informational purposes.





# SUBSTITUTIONS

- No later than 10 calendar days before the bid opening, Bidders shall submit a completed QBD form accompanied by a Request for Substitution form (Section 00 49 18) and required supporting documentation.
  - The City has determined, in accordance with California Public Contract Code § 3400, that **certain Items are designated to match existing Items/ Systems in use on a particular public improvement**, either completed or in the course of completion, and/or certain Owner/City-standard Items are available from only one source. As to such Items, **the City will not permit substitution**. Refer to Section 01 25 13 - Product Substitution Procedures for additional information.
- a. Siemens Apogee Building Automation System by Siemens Industry, Inc. per Section 23 09 00 – Instrumentation and Control for HVAC.
  - b. Lenel integrated access control and site management system from Comtel System Technology, Inc. per Section 28 13 00 – Access Control.
  - c. Milestone Xprotect Corporate Video Management System (VMS) from Comtel System Technology, Inc. per Section 28 23 00 – Electronic Video Surveillance.
  - d. EDWARDS fire detection and alarm system from Sabah International per Section 28 31 00 – Fire Detection and Alarm.
  - e. Bosch Security Systems from Comtel System Technology, Inc. per Section 28 33 00 – Electronic Detection and Alarm.

# BID SUBMISSION

Refer to Section 00 21 13 – Appendix A. Submit your bid using the ShareFile.  
Use the URL listed below:

<https://sanfranciscopublicworks.sharefile.com/i/i0c4ec97229245568>

Submit the following:

- 1) Digital file containing a scanned copy of the Bid, including all items on **the Bidding Forms Checklist** (Section 00 40 13), shall be submitted as a single file in PDF format.
- 2) The **Bidder's Qualifications and Experience Statement** shall be submitted as a separate file in PDF format containing all pages of the Bidder's Qualifications and Experience Statement (including the Project Data Sheets and any other documentation required per Section 00 40 23)
- 3) Responses to the written portion of the **Best Value Questionnaire** shall be submitted as a separate file in PDF format containing all pages of the written responses required per Section 00 40 27)



# EVALUATION PROCESS – BEST VALUE

The Contract, if awarded, will be awarded to the responsible Bidder whose responsive Bid provides the Best Value to the City.

The Best Value Bid to the City is equivalent to the **Lowest Best Value Score**. The Best Value Score is determined by an evaluation of :

- (1) The Bidder's Cost
- (2) The Bidder's Qualification Point score

The City will divide each Bidder's Cost by its Qualification Point score to determine the Bidder's Best Value Score.

**The lowest Best Value Score will represent the Best Value Bid.**



## **Bid Opening:**

The Bid Opening for the cost portion will be conducted live via Microsoft Teams upon completion of the panel review and scoring for the non-cost portion. Contract Administration will email the Microsoft Teams meeting information to all Plan Holders approximately 24 hours prior to the Bid Opening. Contract Administration will email the notification of the Best Value Tabulation after the conclusion of the Bid Opening for the cost portion.

Should there be questions, please email [contractadmin.staff@sfdpw.org](mailto:contractadmin.staff@sfdpw.org)

# ANTICIPATED BID SCHEDULE

Best Value Contract Step	Date and Time
Advertise Contract	Friday, September 19, 2025
Pre-bid Conference (virtual)	Wednesday, October 1, 2025 at 10:00am
Site Walk	Wednesday, October 15, 2025 at 1:00pm
Questions Due	10 working days before the Bid Due date
<b>Bid Due (online via ShareFile)</b>	<b>Wednesday, November 5, 2025 at 2:30pm</b>
Panel Evaluation - Best Value (tentative)	Monday, November 10 - Tuesday, November 18, 2025
<b>Bid Opening and Notification of Best Value Tabulation (tentative)</b>	<b>Wednesday, November 19, 2025 at 2:30pm</b>
Contract Award (tentative)	Wednesday, January 7, 2026
Notice to Proceed (tentative)	Wednesday, February 18, 2026

Contract Administrator Contact Information	
Department	San Francisco Public Works
Section	Contract Administration
Address	49 South Van Ness Avenue, Suite 1600, San Francisco, CA 94103
Phone	(628) 271-3134
Email	<a href="mailto:contractadmin.staff@sfdpw.org">contractadmin.staff@sfdpw.org</a>



# PRE-BID SITE WALK



**MEETING POINT**

## **Date and Time:**

**October 15, 2025 at 1:00 PM**

(Tentative, will be confirmed prior to 10/15)

## **Location:**

Zuckerberg San Francisco General Hospital  
1001 Potrero Avenue, San Francisco, CA 94112

Meet outside the building entrance under the skybridge between Building 5 (former hospital) and Building 25 (new hospital).

## **Construction Zone Access:**

Wear Personal Protective Equipment including appropriate footwear, hard hat, safety vest, and protective eyewear. A signed waiver is required prior to entering Ward 7A construction zone.

# Q/A