887 Potrero Tenant Improvement and Fire Alarm Control Unit Replacement



Pre-Bid Meeting
November 4, 2026 at 1:00 PM

Sourcing Event ID: 0000012033

887 Potrero Avenue,
San Francisco, CA 94110

Agenda

1. Project Description / Phasing Requirements
   - Tenant Improvement
   - Fire Alarm Control Unit Replacement
2. Contract Details
3. City Requirements
   - Contract Monitoring Division (CMD)
   - Office of Economic Workforce Development (OEWD)
   - Office of Labor Standards Enforcement (OLSE)
4. Bidder Qualifications
5. Bidder Experience Statements
6. Bid Items
7. Special Project Procedures for Zuckerberg San Francisco General
8. Temporary Facilities and Controls
9. Electronic Project Management Procedures
10. Material Reduction and Recovery Plan
11. Bidders Forms Checklist
12. Bid/ Quotation Submission
13. Q&A
14. Site Tour

Project Description – Summary

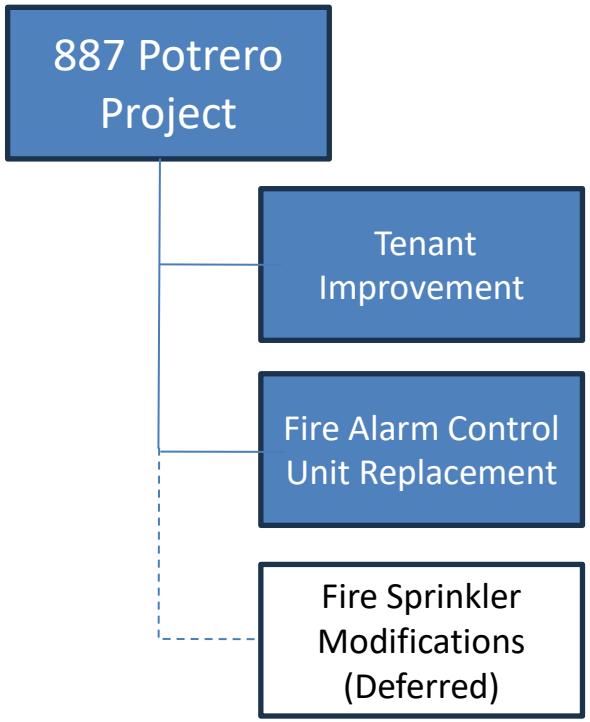
This project is located at the Zuckerberg San Francisco General Hospital Campus, within the Behavioral Health Center facility at 887 Potrero Avenue. The Behavioral Health Center facility contains the Mental Health Rehabilitation Center (MHRC).

The project consists of two separate scopes within the MHRC:

1. Tenant Improvement
2. Fire Alarm Control Unit Replacement

The project also includes one delegated design / deferred submittal item:

1. Fire Sprinkler System Modifications



Project Description – Tenant Improvement

This portion of the project involves multiple improvements to the Mental Health Rehabilitation Center (MHRC), which will:

1. Convert existing second floor isolation rooms into locked seclusion rooms
2. Renovate nurse stations at first, second, and third floors
3. Make accessibility upgrades to staff and patient restrooms, patient shower rooms, casework and hand wash sinks at dayrooms at first, second and third floors
4. Remove barriers (non-compliant slopes at concrete, etc.) at ground floor building entrance
5. Upgrade nurse call system at nursing unit building
6. Install (N) security cameras and video intercom stations near ground floor building entry
7. Install replacement and (N) card readers and install (N) electric strikes at stairwells on all floors and at ground floor exits to exterior

In case of discrepancies, the official Contract Documents and addenda, if any, shall govern.

Refer to Contract Drawings and Spec Section 01 11 00 SUMMARY OF WORK of the Project Manual

Project Description – Fire Alarm Control Unit Replacement

The project is to replace the existing obsolete Edwards IRC-3 fire alarm system with new Edwards EST4 fire alarm system. The intent is NOT to upgrade existing fire alarm system to meet current code requirements. The scope of work to be completed under this contract includes, but are not limited, to the following:

1. Replace all existing fire alarm control units (FACU), remote annunciators, fire alarm boxes, smoke detectors, duct smoke detectors, and addressable modules, including all incidental scopes to modify existing walls to fit new FACUs and remote annunciators
2. Add new booster power supplies, auxiliary power supplies, heat detectors, and shunt trips for four elevators
3. Remove the existing sprinklers at the top and bottom of elevator hoistways (scope to be clarified in upcoming Addendum No. 1)

Existing devices to remain and will not be modified under this contract:

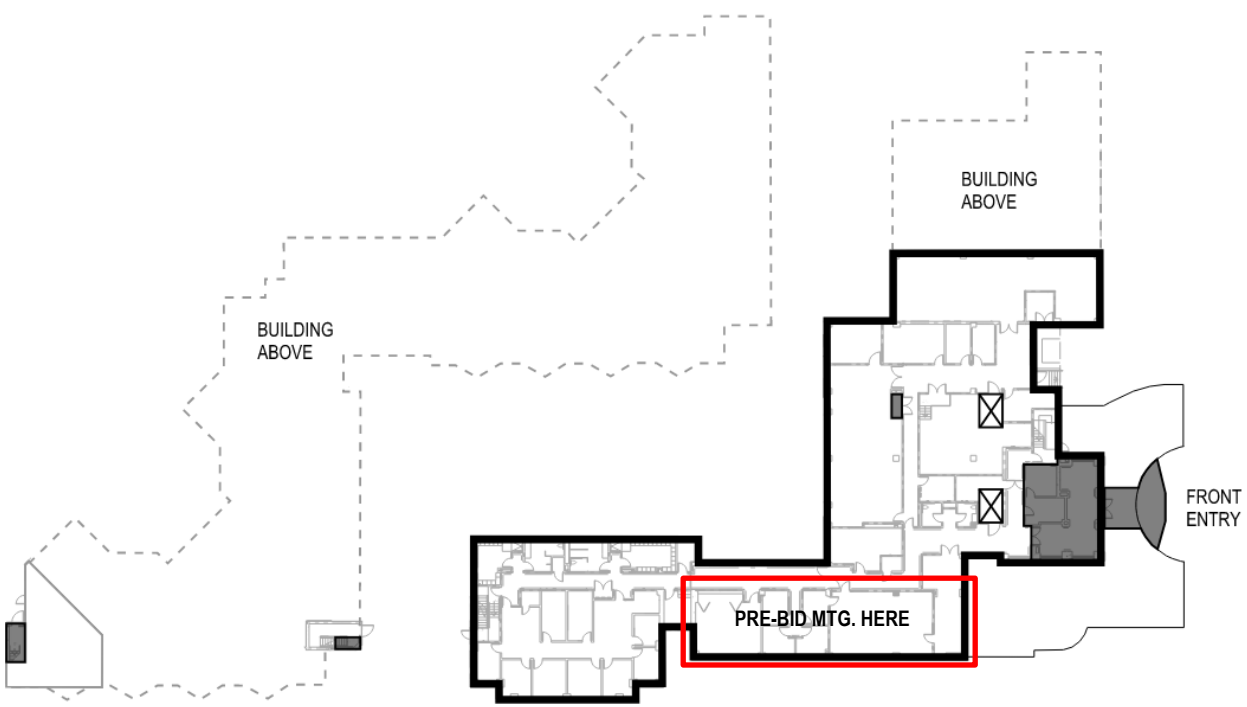
1. Existing fire alarm network wiring between FACU and remote annunciators to be reused.
2. Existing notification devices, door holders, and sprinkler water flow and supervisory valves

This scope is not a delegated design. At the time of contract NTP, the approved fire alarm drawings will be provided to Contractor.

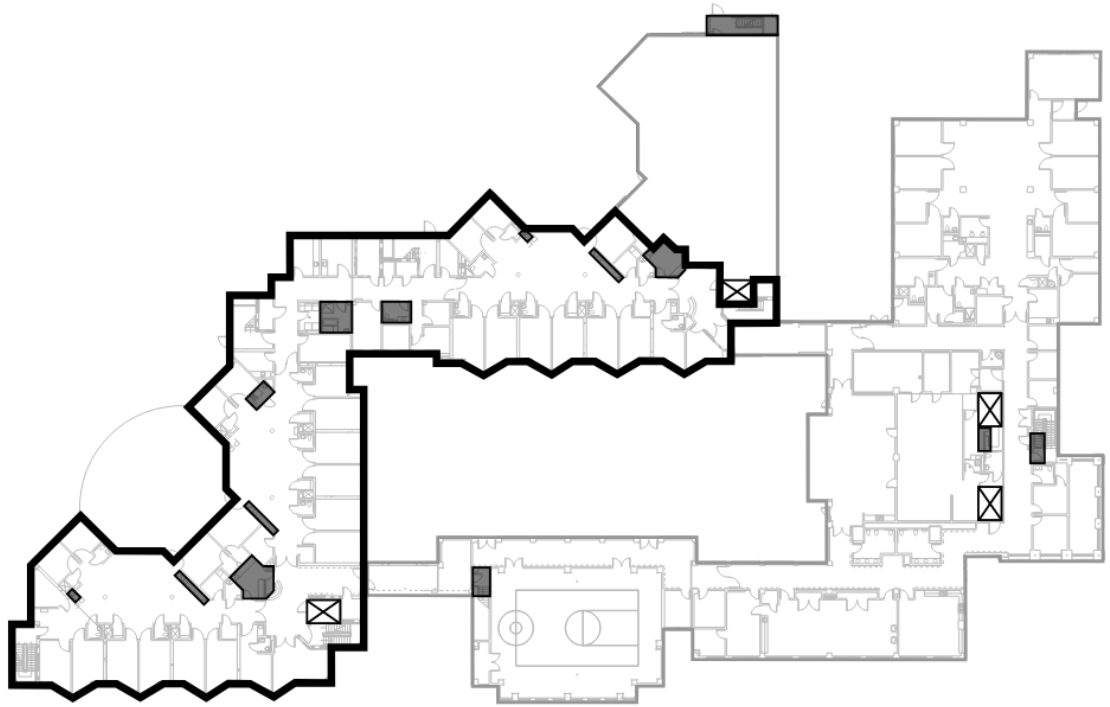
In case of discrepancies, the official Contract Documents and addenda, if any, shall govern.

Refer to Contract Drawings and Spec Section 01 11 00 SUMMARY OF WORK of the Project Manual

Project Diagrams – All Scopes



Ground Floor



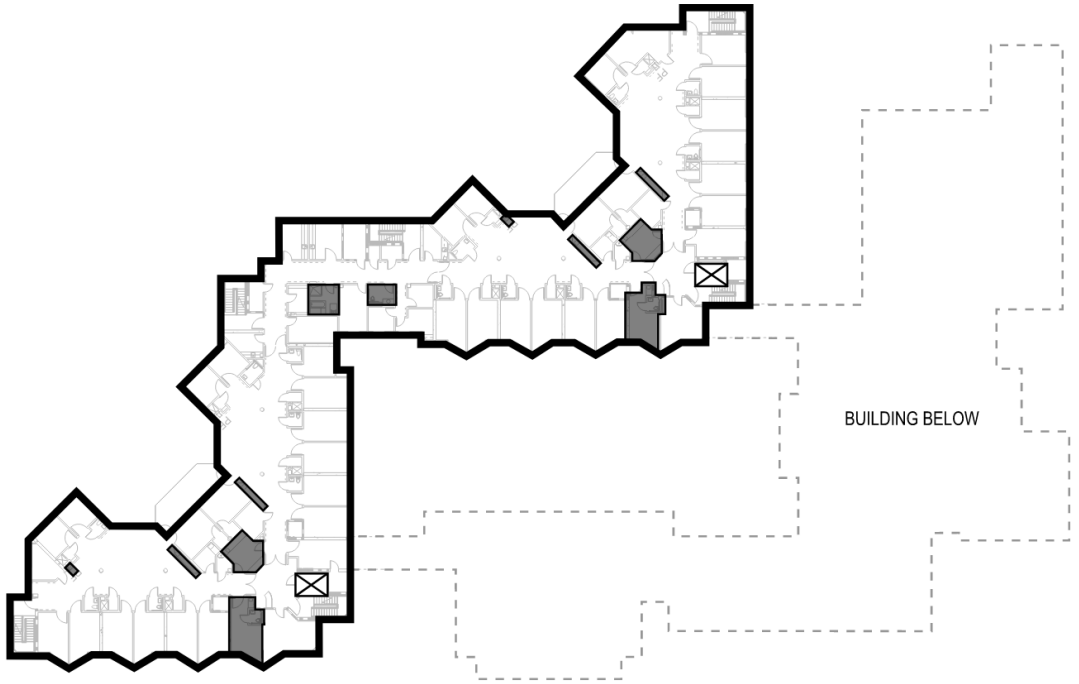
First Floor

N

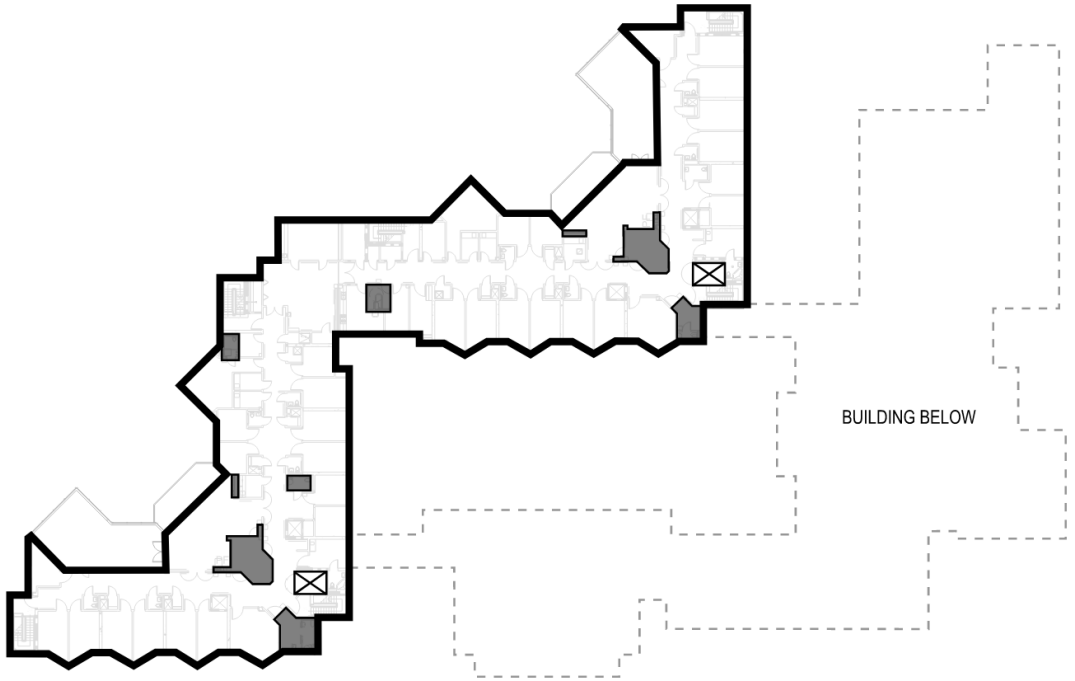
LEGEND

- CONTRACTOR'S WORK BOUNDARY
- PRIMARY AREA OF WORK
- DISTRIBUTED SECURITY, NURSE CALL, AND FIRE ALARM WORK
- ELEVATOR
- OTHER ENCLOSED AREA ON FLOOR
- FLOOR ABOVE / BELOW

Project Diagrams – All Scopes



Second Floor



Third Floor

N

LEGEND

- CONTRACTOR'S WORK BOUNDARY
- PRIMARY AREA OF WORK
- DISTRIBUTED SECURITY, NURSE CALL, AND FIRE ALARM WORK
- ELEVATOR
- OTHER ENCLOSED AREA ON FLOOR
- FLOOR ABOVE / BELOW

01 11 00 Summary of Work (Phasing Requirements)

C. Phased Work Schedule and Construction Sequencing

No.	Key Project Milestone	Max. Duration in Calendar Days
-	NTP	-
-	Pre-Construction	30
1	Construction Phase 1 ▪ NTP	-
1A	▪ Substantial Completion	120
1B	▪ Final Completion	30
-	Moving Period	5
2	Construction Phase 2 ▪ NTP	-
2A	▪ Substantial Completion	120
2B	▪ Final Completion	30
-	Moving Period	5
3	Construction Phase 3 ▪ NTP	-
3A	▪ Substantial Completion (Substantial Completion of Construction Phase 3 shall also be Substantial Completion of the project per Section 00 73 02)	120
3B	▪ Final Completion (Final Completion of Construction Phase 3 shall also be Substantial Completion of the project per Section 00 73 02)	60





NTP to Overall/Phase 3A Substantial Completion - 460 calendar days

§ 01 11 00 Summary of Work (Phasing Requirements)

1. Phased Work Scope
   Refer to Appendix A: *Phased Construction Plans*.

   a. **Construction Phase 1:** First floor interior renovation work per the drawing set: *887 Potrero MHRC Expansion*.

   b. **Construction Phase 2:** Second floor interior renovation work per the drawing set: *887 Potrero MHRC Expansion*.

   c. **Construction Phase 3:** Third floor interior renovation work per the drawing set: *887 Potrero MHRC Expansion*.

2. Unphased Work Scope

   a. Ground floor barrier removal work per the drawing set: *887 Potrero MHRC Expansion*.

   b. Fire alarm work per drawing set: *Fire Alarm Control Unit Replacement* and specification Section 28 31 00 – *Fire Detection and Alarm*.

   c. Any other Work not included in phase scope of work.

§ 01 11 00 Summary of Work (Phasing Requirements)

D. **Key Project Milestones**

No.	Key Project Milestone	Max. Duration in Calendar Days from NTP
1A	Construction Phase 1: Substantial Completion	150
1B	Construction Phase 1: Final Completion	180
2A	Construction Phase 2: Substantial Completion	305
2B	Construction Phase 2: Final Completion	335

"Max Duration" shall be defined as the duration in calendar days from NTP (Notice to Proceed) of the project.

§ 01 11 00 Summary of Work (Phasing Requirements)

Key Project Milestone - Pre-Construction Phase (30-day duration)

- No mobilization or any construction field activity
- Project submittals
- Hazardous material and infection control work plans and approval of permits
- Construction schedule submittal
- DPH to vacate residents from 1st Floor

Key Project Milestone – Phased Activities (*Subsection 1.03 Project Schedule)*

- All work on the designated phase floor needs to be completed
- All overhead/above ceiling work (i.e. plumbing) to support the floor above needs to be completed during this phase
- Specific floor penetrations between the floors that impact the occupied floor above will need to be coordinated with DPH staff
- Includes SFDBI sign-off and issuance of Temporary Certificate of Occupancy
- All punchlist must be completed within 30 days and prior to issuance of the phased Final Completion
- Between Phased Substantial Completion and Final Completion (30 days), DPH will be working on “staffing and stock” activities and resident move-back activities

§ 01 11 00 Summary of Work (Phasing Requirements)

Key Project Milestone – Moving Period (*5 days)*

- ZSFG will be moving residents out of the work area in preparation for next phase

Key Project Milestone - Unphased Work Activities

- If work is being performed in an occupied patient care or residential space, contractor must have dedicated individual to monitor construction-related materials and tools, etc. (**Subsection 1.04 Work Restrictions)**

Other Construction Activities by Others

- For each phase, DPH and DPH-managed contractors may be working performing work on the same floor but outside of the areas of primary construction work.
- Contractor is responsible for coordination to ensure appropriate access to perform work (Subsection 1.03.C)

Contract Details

Sourcing Event ID: 0000012033

Title: 887 Potrero Tenant Improvement and Fire Alarm Control Unit Replacement

Project Site Address: 887 Potrero Avenue, San Francisco, CA 94110

Duration: 460 calendar days for substantial completion; 60 calendar days for final completion.

Liquidated Damages (Spec 00 73 02)

- $5,000 per day after the time limit for overall project Substantial Completion
- $2,500 per day after the time limit for completing each Phase Key Project Milestone (Sec § 01 11 00)
- $1,250 per day from substantial completion until final completion

Contract Details

Bid/Quotation Submission:

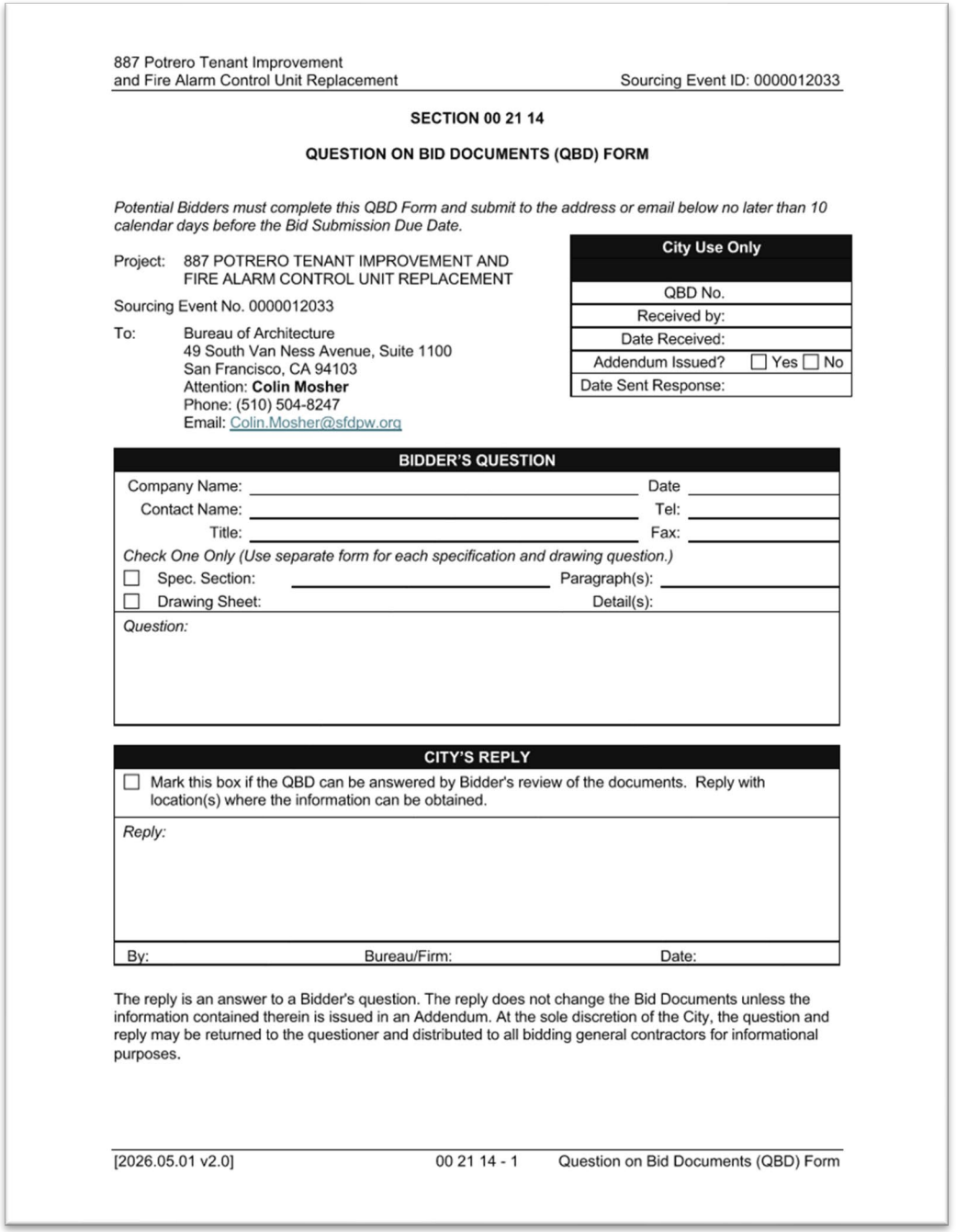
Bids shall be submitted **online** via ShareFile **until 2:30:00 p.m., PST on Wednesday, December 2, 2026**, after which the bid opening will be conducted live online via Microsoft Teams. Contract Administration will email the Microsoft Teams meeting information to all Plan Holders approximately 24 hours prior to Bid opening.

Refer to Project Manual Section 00 21 13 for specific bid submission instructions.

Contract Details

Questions on Bid Documents (QBD):
Send to Colin Mosher at
Colin.Mosher@sfdpw.org

Refer to Project Manual, section 00 21 14



887 Potrero Tenant Improvement
and Fire Alarm Control Unit Replacement — Sourcing Event ID: 0000012033

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: 887 POTRERO TENANT IMPROVEMENT AND FIRE ALARM CONTROL UNIT REPLACEMENT

Sourcing Event No. 0000012033

To: Bureau of Architecture
49 South Van Ness Avenue, Suite 1100
San Francisco, CA 94103
Attention: **Colin Mosher**
Phone: (510) 504-8247
Email: Colin.Mosher@sfdpw.org

City Use Only	
QBD No.	
Received by:	
Date Received:	
Addendum Issued?	☐ Yes ☐ 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.)

☐ Spec. Section: _____ Paragraph(s): _____
☐ Drawing Sheet: Detail(s):

Question:

CITY'S REPLY

☐ 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.

[2026.05.01 v2.0] 00 21 14 - 1 Question on Bid Documents (QBD) Form

City Requirements

Contract Monitoring Division (CMD)

There are NO Requirements for LBE Subcontracting Participation Requirement and Good Faith Efforts.
Other CMD requirements shall apply

For any questions, contact Queena Chen at:
Queena Chen
415-554-0630
Queena.Chen@sfgov.org

Refer to Project Manual, section 00 21 13

Office of Economic Workforce Development (OEWD)

OEWD / local hiring requirements are NOT applicable because contract is being procured under SF Admin Code 6.76 (“homelessness related projects”)

For any additional questions or comments, please contact:

Contract Compliance Officer

Emily Chea

(628) 652-8480

emily.chea@sfgov.org

Office of Labor Standards Enforcement (OLSE)

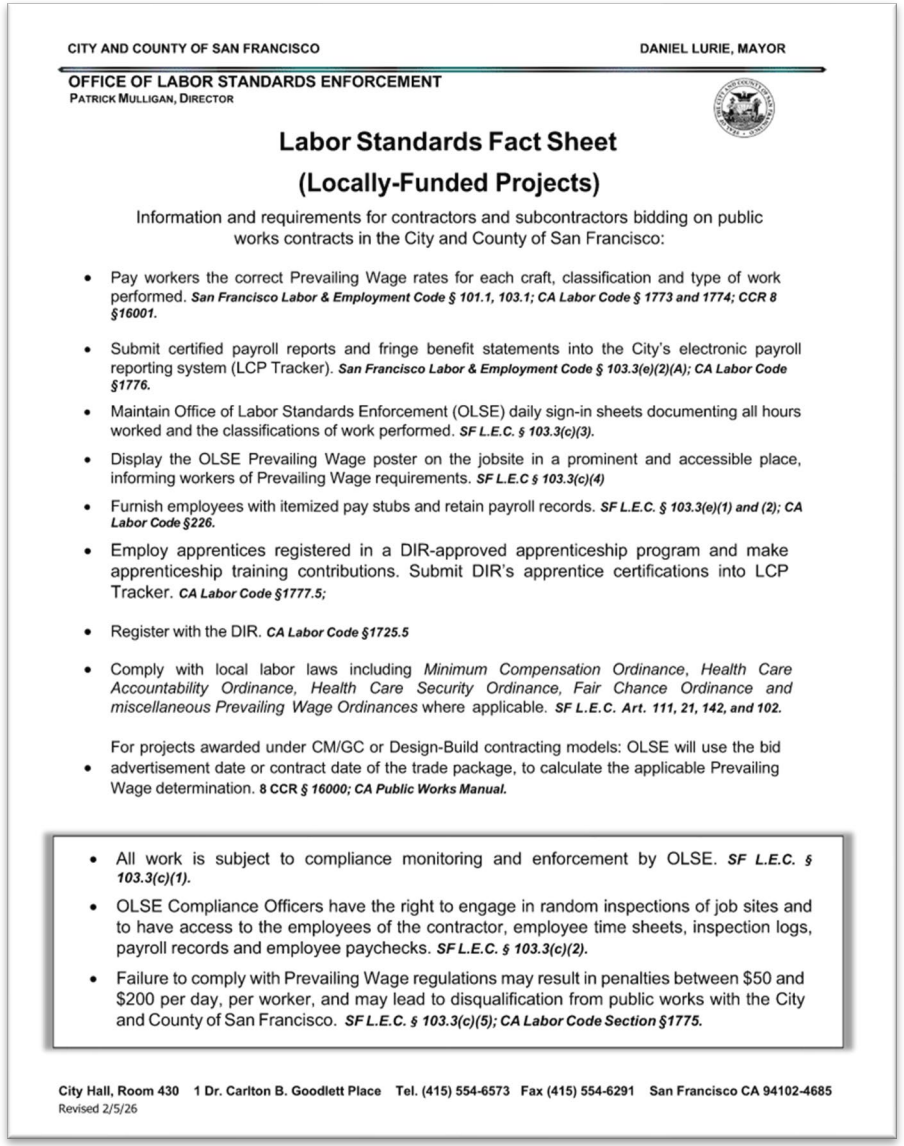
Contract Compliance Officer

Anna Liu

(415) 554-5404

anna.liu@sfgov.org

City Requirements – OLSE Pre-Bid Packet



CITY AND COUNTY OF SAN FRANCISCO — DANIEL LURIE, MAYOR

OFFICE OF LABOR STANDARDS ENFORCEMENT
PATRICK MULLIGAN, DIRECTOR

Labor Standards Fact Sheet

(Locally-Funded Projects)

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; CCR 8 §16001.***
- 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. ***SF L.E.C. § 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. ***SF L.E.C § 103.3(c)(4)***
- Furnish employees with itemized pay stubs and retain payroll records. ***SF L.E.C. § 103.3(e)(1) and (2); CA Labor Code §226.***
- Employ apprentices registered in a DIR-approved apprenticeship program and make apprenticeship training contributions. Submit DIR's apprentice certifications into LCP Tracker. ***CA Labor Code §1777.5;***
- Register with the DIR. ***CA Labor Code §1725.5***
- Comply with local labor laws including *Minimum Compensation Ordinance, Health Care Accountability Ordinance, Health Care Security Ordinance, Fair Chance Ordinance and miscellaneous Prevailing Wage Ordinances* where applicable. ***SF L.E.C. Art. 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. ***SF L.E.C. § 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. ***SF L.E.C. § 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. ***SF L.E.C. § 103.3(c)(5); CA Labor Code Section §1775.***

City Hall, Room 430 1 Dr. Carlton B. Goodlett Place Tel. (415) 554-6573 Fax (415) 554-6291 San Francisco CA 94102-4685
Revised 2/5/26



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

City Requirements – OLSE Pre-Bid Packet



CITY AND COUNTY OF SAN FRANCISCO — DANIEL LURIE, MAYOR

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

2026 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

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

For City Staff - upon request - please email prevailingwage@sfgov.org

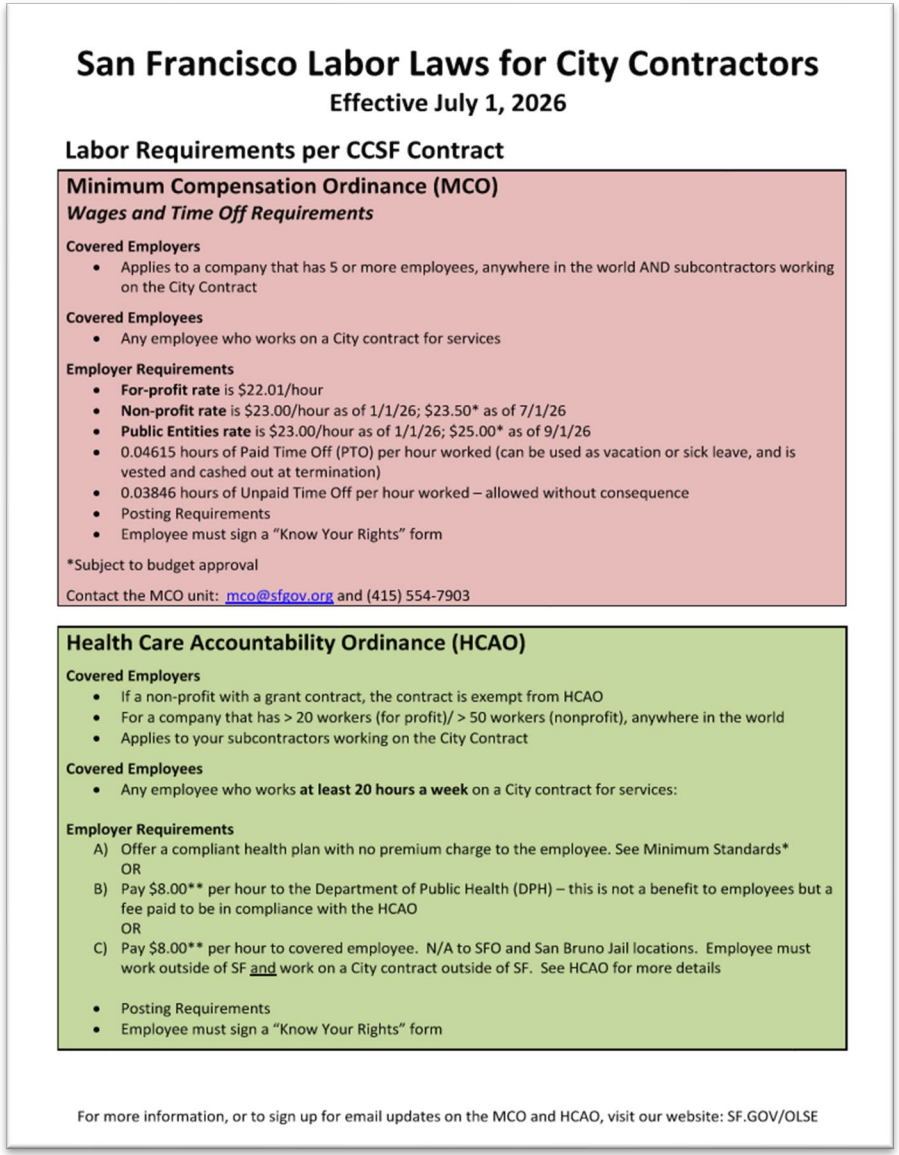
Tuesday, January 13, 2026*	Tuesday, July 14, 2026*
Tuesday, February 10, 2026*	Tuesday, August 11, 2026*
Tuesday, March 10, 2026*	Tuesday, September 08, 2026*
Tuesday, April 14, 2026*	Tuesday, October 13, 2026*
Tuesday, May 12, 2026*	Tuesday, November 10, 2026*
Tuesday, June 09, 2026*	*No Training in December* 2026

*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.

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



San Francisco Labor Laws for City Contractors

Effective July 1, 2026

Labor Requirements per CCSF Contract

Minimum Compensation Ordinance (MCO)

Wages and Time Off Requirements

Covered Employers
- Applies to a company that has 5 or more employees, anywhere in the world AND subcontractors working on the City Contract

Covered Employees
- Any employee who works on a City contract for services

Employer Requirements
- **For-profit rate** is $22.01/hour
- **Non-profit rate** is $23.00/hour as of 1/1/26; $23.50* as of 7/1/26
- **Public Entities rate** is $23.00/hour as of 1/1/26; $25.00* as of 9/1/26
- 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
- Posting Requirements
- Employee must sign a "Know Your Rights" form

*Subject to budget approval

Contact the MCO unit: mco@sfgov.org and (415) 554-7903

Health Care Accountability Ordinance (HCAO)

Covered Employers
- If a non-profit with a grant contract, the contract is exempt from HCAO
- For a company that has > 20 workers (for profit)/ > 50 workers (nonprofit), anywhere in the world
- Applies to your subcontractors working on the City Contract

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

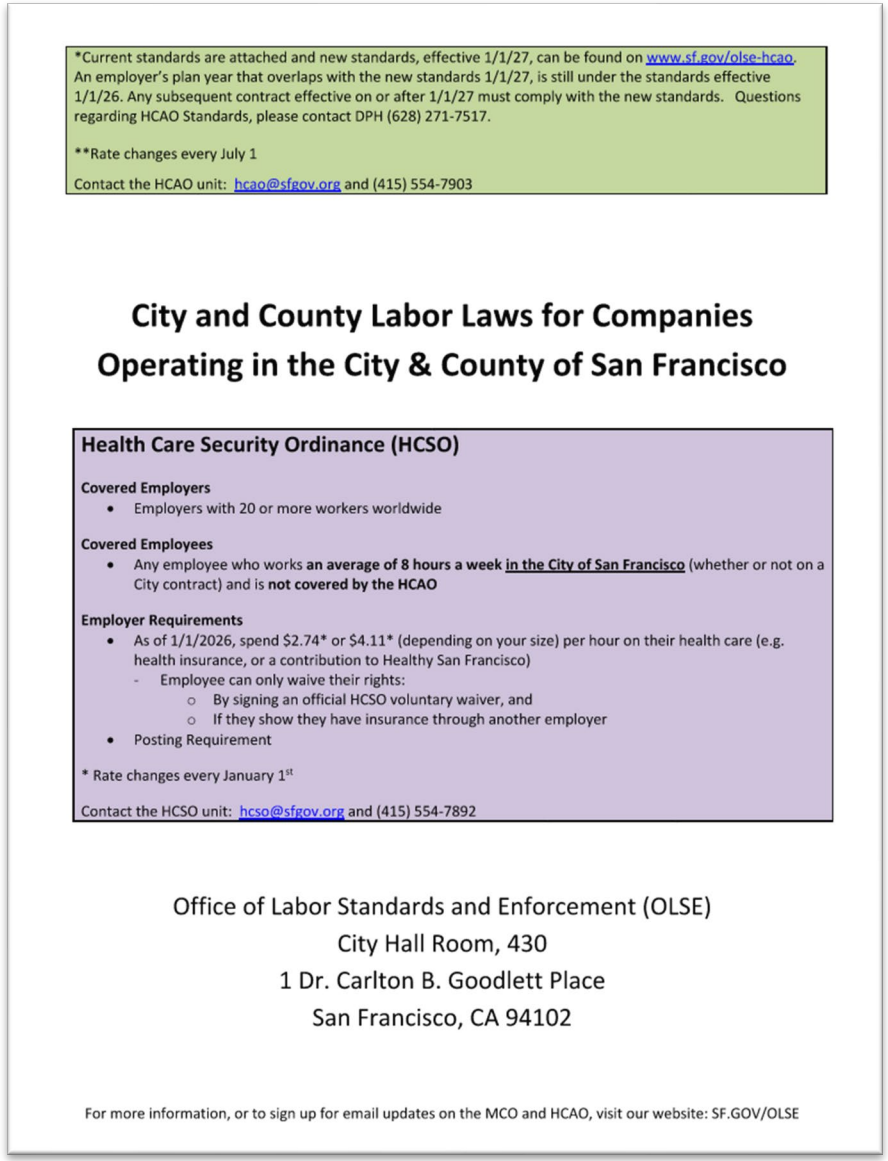
Employer Requirements

A) Offer a compliant health plan with no premium charge to the employee. See Minimum Standards*
OR
B) Pay $8.00** per hour to the Department of Public Health (DPH) – this is not a benefit to employees but a fee paid to be in compliance with the HCAO
OR
C) Pay $8.00** per hour to covered employee. N/A to SFO and San Bruno Jail locations. Employee must work outside of SF and work on a City contract outside of SF. See HCAO for more details

- Posting Requirements
- Employee must sign a "Know Your Rights" form

For more information, or to sign up for email updates on the MCO and HCAO, visit our website: SF.GOV/OLSE

City Requirements – OLSE Pre-Bid Packet



*Current standards are attached and new standards, effective 1/1/27, can be found on www.sf.gov/olse-hcao. An employer's plan year that overlaps with the new standards 1/1/27, is still under the standards effective 1/1/26. Any subsequent contract effective on or after 1/1/27 must comply with the new standards. Questions regarding HCAO Standards, please contact DPH (628) 271-7517.

**Rate changes every July 1

Contact the HCAO unit: hcao@sfgov.org and (415) 554-7903

City and County Labor Laws for Companies Operating in the City & County of San Francisco

Health Care Security Ordinance (HCSO)

Covered Employers

- Employers with 20 or more workers worldwide

Covered Employees

- 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**

Employer Requirements

- As of 1/1/2026, spend $2.74* or $4.11* (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:
    - By signing an official HCSO voluntary waiver, and
    - If they show they have insurance through another employer
- Posting Requirement

* Rate changes every January 1st

Contact the HCSO unit: hcso@sfgov.org and (415) 554-7892

Office of Labor Standards and Enforcement (OLSE)
City Hall Room, 430
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

For more information, or to sign up for email updates on the MCO and HCAO, visit our website: SF.GOV/OLSE

Bidder Qualifications

Bidder shall submit with its Bid:

(1) a completed Bidder's Qualifications form (§ 00 45 13)

(2) a completed and executed Release and Waiver Agreement (§ 00 45 16)

(3) a completed Bidder's Safety Record form (§ 00 45 14)

Bidder's Qualifications (§ 00 21 13):

1. Possess a Contractor's Class 'B' license.
2. Prime Contractor shall have successfully completed a minimum of 3 building renovation or tenant improvement projects that include similar scope and complexity during the last 10 years with a minimum contract value of $2,000,000 for each project.
    a. At least two of these projects shall have a minimum contract value of $5,000,000 with a minimum of 4 subcontracted trades and involve accessibility improvements, metal stud framing and drywall, mechanical, electrical, plumbing, and fire alarm.

Subcontractor Qualifications

Spec. § 00 21 13

Bidder Qualifications (cont'd)

b. At least one of these projects shall be renovation of an existing private or public health clinic, primary care clinic, outpatient clinic, behavioral health clinic, hospital, skilled nursing facility, or equivalent.

c. At least one of these projects shall involve construction work in an occupied space that are fully operational.

d. At least one of these projects shall be permitted by San Franciso Department of Building Inspection as the Authority Having Jurisdiction (AHJ).

Bidder Experience Requirements

Spec. § 00 21 13

Experience Statements (§ 00 49 12)

(submit within 5 working days after the date of the City's notification of the lowest bidder)

Prime Contractor's Project Manager: Minimum of 10 years of experience serving as a Project Manager managing building construction projects and have managed at least 2 projects that include similar scope and complexity in the last 10 years with a minimum contract alue of $2,000,000 for each project.

a. At least two of these projects shall have a minimum contract value of $5,000,000 with a minimum of 4 subcontracted trades and involve accessibility improvements, metal stud framing and drywall, mechanical, electrical, plumbing, and fire alarm.
b. At least one of these projects shall be renovation of an existing private or public health clinic, primary care clinic, outpatient clinic, behavioral health clinic, hospital, skilled nursing facility, or equivalent.
c. At least one of these projects shall involve construction work in an occupied space that are fully operational.
d. At least one of these projects shall be permitted by San Franciso Department of Building Inspection as the Authority Having Jurisdiction (AHJ).

Prime Contractor's Superintendent: Similar to Project Manager's experience requirements

Please refer to Spec Section 00 21 13 for details.

Bid Items

Bid Form (§ 00 41 00)

Price and Payment Procedures/Schedule of Bid Items (§ 01 20 00)

SCHEDULE OF BID PRICES

Bid Item No.	Bid Item	Amount
1	The Work per Plans and Specifications (Excluding bid items listed below)	$_____
2	Construction Phase 1	$_____
3	Fire Alarm Work	$_____
4	Hazardous Materials Abatement Work	$_____
5	Allowance for Unforeseen Environmental Work	$25,000
6	Allowance for Partnering Facilitation and Related Costs	$25,000
TOTAL BID PRICE (Summation of All Bid Items):		$_____

1st Floor Renovation

Special Project Procedures for Zuckerberg San Francisco General

Spec. § 01 35 13

Zuckerberg San Francisco General Hospital & Trauma Center (ZSFG) requires the contractor to obtain permits, attend training / orientation, submit work plans and follow other requirements. The procurement of these items is the responsibility of the Contractor.

- **Mandatory Safety Hospital Orientation Seminar** – *only workers that have completed this safety seminar are allowed to work on site.*
- **Combined Contractor's Work Permit (CCWP**)– *must be obtained prior to starting any work on site.*
- **Infection Control Construction Permit (ICCP)** – *must be obtained prior to starting any abatement, demolition, or construction work.*
- **Hot Work Permit**
- **Shutdown Permit**
- **Evidence of Baseline TB Test and Flu Shot** – *contractor shall ensure all workers have a baseline TB test performed within 3 months of starting work at ZSFG and receive seasonal flu shots.*
- **Daily Check-in of All Contractor Personnel** – *all contractor and subcontractor must sign-in with the Service Building watch desk at the beginning of each shift. The watch desk will provide temporary "contractor badge" which is to be displayed on each worker while on ZSFG Campus.*

Special Project Procedures for Zuckerberg San Francisco General

Spec. § 01 35 13

01 35 44A Infection Control & Hazardous Materials Work Plan – Summary of Work

- Defines Infection Control Risk Assessment (ICRA) levels
- Defines IC containment and negative air pressure requirements for all tasks (hazardous material abatement and post-abatement construction activities)
- All work areas after the completion of all post-abatement construction activities will be subject to final lead wipe testing prior to re-occupancy by DPH. All cleaning will be by Contractor. Testing will be by DPW Environmental Consultant

Temporary Facilities and Controls

Spec. § 01 50 00

Work Hours: 7:00 am to 5:00 pm, Monday – Friday *(unless otherwise stated in other sections of the Project Manual)*

Contractor Access and Staging Plan: must be submitted and approved prior to commencement of work

Project Sign: 4’ x 6’ sign to be installed by Contractor

Work Restrictions:

1. Parts of the building will be occupied and operational during the work of this contract. The contractor shall take all necessary precautions and implement mitigation controls to minimize disruption to occupied areas.
2. The contractor shall maintain access to the building at all times during construction, including building entrances, accessible path of travel, and egress. Concrete sidewalk work at the building entrance will need to be phased to allow for continued building access.
3. Contractor must follow the phasing requirements outlined in Section § 01 11 11

Electronic Project Management Procedures

Spec. § 01 31 26

Electronic Construction Management System (ECMS)

- Contractor to provide a “subscription as service” licensing of software for use by the Project Team
- Maintain access to data and ECMS at least 2 years after Substantial Completion
- ECMS - Procore Technologies (No Known Equal)
- Minimal Project Management Functions to be included:

A. **Core Management:** RFIs, Submittals, Meetings, Transmittals, and Daily Logs.

B. **Field Management:** Drawings, Specifications, Photos, Punch List, Observations, and Inspections.

C. **Financial Management:** Commitments, Prime Contract, Change Events, and Progress Billings (Invoicing).

Material Reduction and Recovery Plan

Spec. § 01 74 50

Contractor shall submit MRRP, monthly summaries, supporting documentation and final report in electronic format (Green Halo Systems Platform): http://sfgov.wastetracking.com/

Green Halo Tracking Number:

- **GH715-308-8010**



Bidding Forms Checklist

Spec. § 00 40 13

A. Each Bidder shall submit with its Bid the following forms, properly completed and executed:

- ❑ Executed Bid Form (Section 00 41 00) with contractor's license number and expiration date.
- ❑ Bid security equal to 10% of the Bid (Section 00 43 13).
- ❑ Acknowledgment of Receipt of Addenda (Section 00 43 20).
- ❑ Proposed Subcontractors Form (Section 00 43 36).
- ❑ Bidder's Qualifications (Section 00 45 13)
- ❑ Bidder's Safety Record (Section 00 45 14)
- ❑ Release and Waiver Agreement (Section 00 45 16).
- ❑ Highest Prevailing Wage Rate Certification (Section 00 45 60).
- ❑ Certificate of Bidder Regarding Apprenticeship Training Program (Section 00 45 65).
- ❑ Certificate of Bidder Regarding Nondiscrimination in Contracts and Benefits (Section 00 45 70).
- ❑ Non-collusion Affidavit (Section 00 45 80).
- ❑ Certification of Bidder Regarding Debarment and Suspension (Section 00 45 82).

Bid/ Quotation Submission

Spec. § 00 21 13 Appendix A

Bids for this project shall be submitted online via ShareFile at the following URL:

Submit as a single file in PDF format containing all pages of the Bid and named as

https://sanfranciscopublicworks.sharefile.com/i/i688fb38aa7f485da

"**Quote for Sourcing Event ID No. 0000012033 by <Bidder Name>.pdf**"

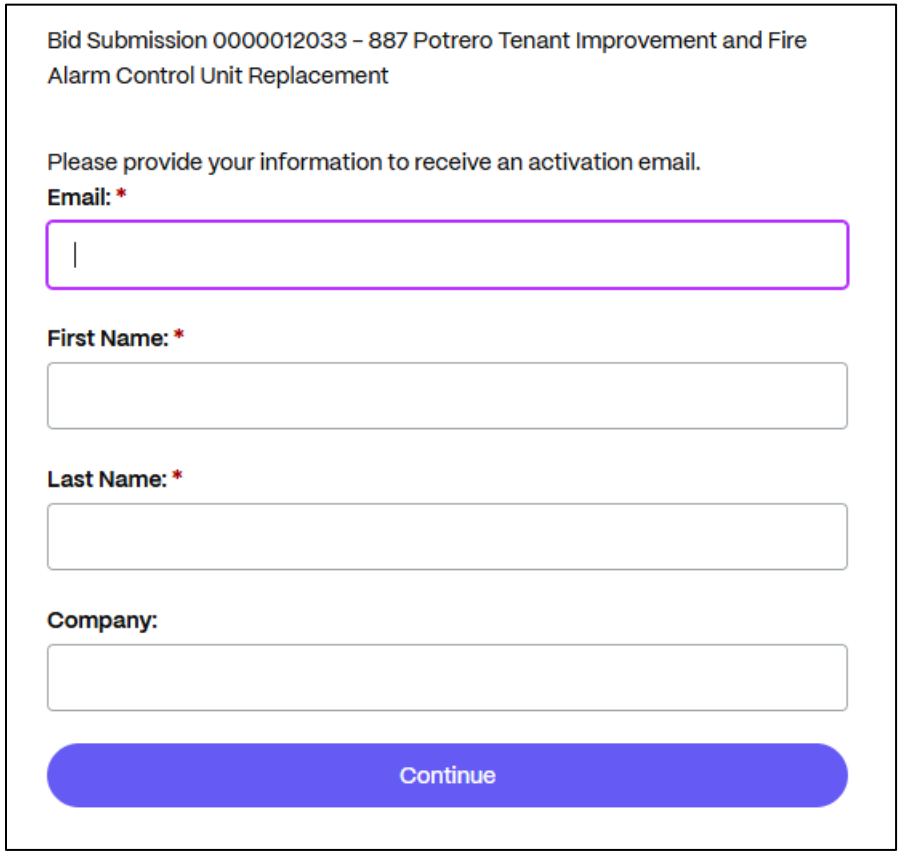
by

December 2, 2026, until 2:30:00 PM, PST

Late submissions will not be considered

(please leave sufficient time for the document to upload)

Any questions please email: contractadmin.staff@sfdpw.org



Q&A

1. For questions on bid documents, please use Questions on Bid Documents (QBD) Form – Spec. § 00 21 14

Send questions to: Colin Mosher, colin.mosher@sfdpw.org

2. For questions on bid submission, please contact contractadmin.staff@sfdpw.org

3. Quote Submission Date: **December 2, 2026, until 2:30:00 PM, PST** – electronic submission ONLY