San Francisco Public Works
49 South Van Ness Ave, San Francisco, CA 94103

ADDENDUM NO. 1

SOURCING EVENT ID NO. 0000012033
887 POTRERO TENANT IMPROVEMENT AND FIRE ALARM CONTROL UNIT REPLACEMENT
November 24, 2026

Sourcing Event ID No. 0000012033 is amended in accordance with the following revisions which are made part of said Specifications.

Acknowledge receipt of this Addendum in the space provided on the Acknowledgement of Receipt of Addendum / Addenda Form. Failure to do so may subject Bidder to disqualification.

Bid Submission Date:
The bid submission date has been extended by 2 weeks. Bids will be received by the City via online file upload until 2:30:00 P.M., on Wednesday, **December 16**, **2026**.

NOTICE:
Time allowed for completion of the work will not be extended by virtue of any provisions of this Addendum.

Attachments:
1. New Section 01 11 00 Appendix B, consisting of 17 pages.

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CHANGES TO DRAWINGS

No changes.

CHANGES TO BIDDING AND CONTRACTING REQUIREMENTS

1. Section 00 21 13 – *Instructions to Bidders*

Correction to mailing address. DELETE Paragraph 1.8A in its entirety and SUBSTITUTE therefor:

A. A Bid Security, in an amount equal to 10 percent of the total Bid Price, shall be submitted with each Bid. The City will reject as non-responsive any Bid submitted without the necessary Bid Security.
   1. The Bid, submitted online by file upload, shall include a scanned copy of the original hardcopy Bid Security.
   2. The original hardcopy Bid Security shall be mailed in a sealed envelope **via United States Postal Service (USPS) only**. It shall be postmarked no later than the date of Bid opening and addressed to:

      Contract Administration Division
      San Francisco Public Works
      49 South Van Ness Avenue, Suite 1600
      San Francisco, California 94103
      ATTN: **Bid Security for Sourcing Event ID No. 0000012033**

CHANGES TO SPECIFICATIONS

2. Section 01 11 00 Appendix B – *Concurrent City Work and Phasing Coordination*

ADD NEW Section 01 11 00 Appendix B, copy of which is attached to this addendum.

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QUESTIONS FROM BIDDERS

Item	Question	Response
QBD 001	Referring to the project experience qualifications in Section 00 21 13 – *Instructions to Bidders*, Article 1.11, paragraph B, subparagraph 1a, to meet these qualifications for at least 2 projects, is each project required to involve all of the listed scope, i.e., accessibility improvements, metal stud framing and drywall, mechanical, electrical, plumbing, and fire alarm?	Yes.
QBD 002	Referring to specification Section 28 31 00 – *Fire Detection and Alarm,* can another vendor for the Edwards fire alarm system be used other than the designated Sabah International?	In order to fully match the existing services on the ZSFG campus and to allow for a seamless integration of the new systems with the existing systems, no substitution will be allowed.
QBD 003	Referring to specification Section 28 13 00 – *Access Control,* can another vendor be used for the Lenel OnGuard access control management system other than the designated Comtel Systems Technology, Inc.?	In order to fully match the existing services on the ZSFG campus and to allow for a seamless integration of the new systems with the existing systems, no substitution will be allowed.
QBD 004	Referring to specification Section 27 52 23 – *Nurse Calling System,* can another vendor be used for the Rauland Responder 500 Nurse Call system other than the designated Comtel Systems Technology, Inc.?	The nurse call system is no substitution because it must match existing systems in use, but another vendor may be used if they are authorized by the manufacturer and meet or exceed all the minimum qualifications.

END OF ADDENDUM

San Francisco
Department of Public Health

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San Francisco Department of Public Health

Section 01 11 00 Appendix B:
Concurrent City Work and Phasing Coordination

Purpose:

This clarification supplements the coordination and phasing requirements outlined in Section 01 11 00 - *Summary of Work* by identifying separately contracted Department of Public Health (DPH) work occurring alongside this Contract.

Shared phase schedule:

The phase durations established in the specifications are the shared work periods for this Contract and the DPH directly contracted scopes for each floor. Separate contractors will commence work concurrently at the start of the applicable phase and complete their floor-specific work within that phase's allotted time. No additional period is allocated after the phase for completion of the separate floor improvements. This Contractor will not be responsible for managing DPH's Contractor nor the DPH's contracted scopes of work but will be expected to participate and facilitate in the coordination of the work scopes between this Contract and DPH's directly contracted work scopes.

Painting, flooring, and bathroom demolition and renovation will progress through the same floor-by-floor sequence as this Contract. Completion of the DPH-managed improvements, together with this Contract's work, is necessary to prepare each floor for resident occupancy and release the next floor for construction.

Work areas and responsibilities:

Refer to the bid documents for this Contractor's work areas and scope. Separate DPH improvements will occur in surrounding areas of the same floor. The table on the following page identifies coordination interfaces and does not transfer the separate scopes into this Contract or remove work otherwise required by the Contract Documents.

Each contractor remains responsible for performing and supervising its own work, including required dust controls, debris removal, housekeeping, and protection associated with its operations. Shared access routes, staging arrangements, and responsibility for shared barriers will be coordinated before work begins. DPH's Contractor will be responsible for providing and maintaining their own infection control barriers and negative air exhaust systems, as well as required final cleanup, prior to lead-wipe testing and removal of the infection control barriers. DPH will provide this Contractor with reasonable access through DPH's Contractor's infection control barriers throughout the phase duration for each floor.

Coordination process:

DPW and DPH will facilitate coordination among the separate contracts and provide the awarded Contractor with relevant contractor contacts before construction begins. This Contractor shall include the coordination efforts and interfaces with the separate DPH work in its overall baseline construction schedule and three-week look-ahead updates. Weekly meetings will address area handoffs, access, staging, containment, protection, shutdowns, and activities affecting floor completion.

Each Contractor shall promptly communicate access needs, restrictions, and potential conflicts to the DPW and DPH Representatives. DPW and DPH Representatives will coordinate overall floor readiness, resident moves, and authorization to proceed to the next phase.

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Separate work and coordination interfaces:

The floor-specific scopes below share the applicable phase duration with this Contract. Work areas are referenced to be consistent with the bid documents.

Separate DPH scope	Location	Coordination with main Contractor	Relationship to floor completion
Painting *Exhibit A*	Floors 1, 2 and 3	Area availability; preparation and painting; dust-generating work; access and finish protection.	Complete within the applicable phase before resident occupancy.
Flooring demolition *Exhibit B*	Floors 1, 2 and 3	Removal of existing flooring; debris removal; dust containment; access and substrate availability.	Sequence within the phase to allow floor preparation and installation before resident occupancy.
Resilient flooring installation *Exhibit C*	Floors 1, 2 and 3	Floor preparation; installation and curing; traffic restrictions; staging and protection.	Complete within the applicable phase before resident occupancy.
Bathroom demolition *Exhibit B*	Floors 1 (To be Confirmed), 2 and 3	Demolition; debris removal; dust containment; access; adjacent work and shared building systems.	Sequence within the phase to allow renovation and finishes before resident occupancy.
Resinous flooring installation *Exhibit D*	Floors 1, 2 and 3	Preparation and installation with bathroom work; adjacent activities; curing and access restrictions.	Complete within the applicable phase before resident occupancy.
Bathroom renovation *Exhibit F*	Floors 1 (To be Confirmed), 2 and 3	Construction sequence; building-system interfaces; finishes; testing and access.	Complete within the applicable phase before resident occupancy.
Air handler upgrades *Exhibit E*	Building mechanical systems and associated work areas (Roof)	Access; deliveries; shutdowns; ventilation and construction containment.	Integrate affected activities into the schedule; coordinate system availability needed for floor work and occupancy with DPH

Planning and communication

Concurrent commencement does not require all activities to occur in the same area at the same time. Contractors shall coordinate room and area availability, identify prerequisite activities, and communicate upcoming restrictions early enough to maintain progress within the established phase duration.

These requirements supplement the existing provisions in the bid documents governing coordination, scheduling, temporary controls, and phased completion.

The scope exhibits that follow provide the source descriptions for the separate DPH work identified above. Exhibit references in the coordination table connect each work area to its supporting scope.

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Scope Exhibit Index

A — Painting: First, Second and Third Floors

B — Flooring, Shower and Wardrobe Demolition / Electrical Relocations: First, Second and Third Floors

C — Resilient Flooring and Base: First, Second and Third Floors

D — Resinous Flooring: First, Second and Third Floors

E — Air Handler Rebuild: AH-1, AH-2 and AH-3

F — Bathroom Rebuilds: Finish and Plumbing Fixture References

Source scope descriptions

The excerpts retain the source scope wording from proposals and emails, including qualifications, exclusions and alternates. Contractor identities and contact information are omitted; contractor names embedded in scope clauses are replaced with [Contractor]. Product and manufacturer names are retained where they identify materials or equipment. Formatting and line wrapping are standardized. Prices, signatures and commercial acceptance provisions are omitted.

Source dates and page references identify the basis of each exhibit. These excerpts do not establish award status, acceptance of alternates, or resolution of conflicts within the source proposals. Work areas described as “per plans” remain dependent on the referenced plans.

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EXHIBIT A — Painting

Source: Three floor-specific painting proposals dated August 11, 2025, page 1 of each.

First Floor

1. Provide labor and materials for the preparation (patching, sanding, and priming) and painting of finish paint the existing surfaces to match existing colors and sheen to ceilings, walls, doors and trim as shown. Paint to be Benjamin Moore BEN for all surfaces except doors and frames to be done with BM Scuff-X, all surfaces to be semi-gloss sheen.

2. Exclude stairwells, acoustic ceilings, areas south of corridor S1043 and lobby N1029, stain grade work and any other areas of work not shown and work performed on overtime.

3. Work to be performed at normal shop hours of 7:00AM to 3:00PM, M-F.

Second Floor

1. Provide labor and materials for the preparation (patching, sanding, and priming) and painting of finish paint the existing surfaces to match existing colors and sheen to ceilings, walls, doors and trim as shown. Paint to be Benjamin Moore BEN for all surfaces except doors and frames to be done with BM Scuff-X, all surfaces to be semi-gloss sheen.

2. Exclude stairwells, acoustic ceilings, stain grade work and any other areas of work not shown and work performed on overtime.

3. Work to be performed at normal shop hours of 7:00AM to 3:00PM, M-F.

Third Floor

1. Provide labor and materials for the preparation (patching, sanding, and priming) and painting of finish paint the existing surfaces to match existing colors and sheen to ceilings, walls, doors and trim as shown. Paint to be Benjamin Moore BEN for all surfaces except doors and frames to be done with BM Scuff-X, all surfaces to be semi-gloss sheen.

2. Exclude stairwells, acoustic ceilings, stain grade work and any other areas of work not shown and work performed on overtime.

3. Work to be performed at normal shop hours of 7:00AM to 3:00PM, M-F.

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EXHIBIT B — Flooring, Shower and Wardrobe Demolition / Electrical Relocations

Sources: First-floor demolition proposal dated August 19, 2026, page 1; first-floor bid and scope clarification emails supplied November 16, 2026; Floor & Shower Demo scope letter, Revision 01, March 18, 2026, pages 1–3, for Floors 2–3.

First Floor

Source: First-floor shower and flooring demolition proposal, August 19, 2026, page 1. Owner reports selection of the same bidder used for Floors 2–3; vendor identity omitted.

Included in Proposal

- Demo all flooring as shown on the BHC First Floor Demo sheet.
- Razor scrape flooring adhesives.
- Demolition of casework in Lobby N-1105.
- Floor to be under negative pressure with air monitoring.
- Floor Grinding

Add Alternate

ADD ALT – SHOWER ROOM DEMO

Clarifications and Exclusions

- All work is to be performed during normal business hours.
- Floor to be vacated for duration of work.
- Permits and/or fees are excluded.
- Excludes demolition or removal of the Nurse Station N-1028 desk.
- Price assumes a 40-yard debris box can be left onsite for the duration of the work.
- If the shower room add alternative is picked up, the ceiling demo would be excluded.
- Excludes any work in the elevator machine room.
- Excludes any MEP, drywall, and/or ceiling demo.
- Excludes any framing, drywall, taping, or painting.
- Wardrobes are to stay after demo. Facilities to relocate wardrobes as required.
- Excludes any/all work in the tub rooms.
- All hazardous work to be completed per local, state, and federal law.

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Wardrobe and Shower Clarifications — Post-Walk Email

Source: Walk-through follow-up email supplied November 16, 2026; the email references the August 19 bid deadline. The August 14 email chain schedules the walk for August 18, 2026.

There are 40 wardrobes in total that will need to be unmounted.

Additionally, I am including the below detail for the add alternate shower demo scope:

1. Total number of showers is 9 and occurs at the locations below:

- N-1003
- N-1011
- N-1015
- N-1044
- N-1048
- N-1052
- N-1081
- N-1086
- N-1090

2. Scope includes removal of all floor and wall finishes, built-in shelving, wall-mounted shower accessories, and plumbing fixtures (e.g., shower head/spray unit, shower controls, and drain). Existing tile backer board and gypsum board at ceiling to remain.

Original Bid Scope — July 23, 2026 Email

Scope Clarifications

Shower Rooms — Exclusions

- Shower room build-outs are not part of this bid.
- Drywall reinstallation is not included in this scope.

Tub Rooms

- All tub rooms are excluded from the demolition scope.
- No demolition work is to be performed in tub rooms.

Demolition Scope of Work

Flooring Removal

- Demolish and remove all flooring in the designated 1st floor areas, as identified in the project documents.
- Exclusion: All tub rooms.

Containment Requirements

Please provide pricing for full containment for the 1st floor demolition work, including:

- Negative air/negative pressure machines
- Required monitoring

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Second- and Third-Floor Proposal Scope

Source: Floor & Shower Demo scope letter, Revision 01, March 18, 2026, pages 1–3.

Second Floor

Division 02-1000 – Demolition/Site Preparation

- Mobilization and demobilization.
- Provide standard containment for clean demolition including sealing of critical areas and use of negative air machines.
- Demolition and removal of existing flooring and adhesives throughout designated areas.
- Demolition of flooring in shower rooms.
- Demolition of flooring at the nursing station and lobby areas.
- Demolition of shower room wall finishes and associated fixtures.
- Removal of all wardrobes for patient rooms on the 2nd floor.
- Disposal of demolition debris and haul-off from site.
- Daily and final clean-up of work areas.

Division 26-000 - Electrical

- Demo existing switches inside cabinets.
- Demo conduit within sheetrock back to the nearest junction point.
- Extend conduit to new location below wall sconce.
- Relocate (2) outlets.
- Label circuit on cover if circuit is known.

Third Floor

Division 02-1000 – Demolition/Site Preparation

- Mobilization and demobilization for demolition operations.
- Provide standard containment for clean demolition including sealing of critical areas and use of negative air machines.
- Demolition and removal of existing flooring and adhesives throughout designated areas.
- Demolition of flooring in shower rooms.
- Demolition of flooring at the nursing station.
- Demolition of shower room wall finishes and associated fixtures.
- Removal of all wardrobes for patient rooms on the 3rd floor.
- Disposal of demolition debris and haul-off from site.
- Daily and final clean-up of work areas.

Division 26-0000 – Electrical

- Demo existing switches inside cabinets.
- Demo conduit within sheetrock back to the nearest junction point.
- Extend conduit to new location below wall sconce.
- Install new switch and cover plate.
- Label circuit on cover if circuit is known.

Alternates

Alternate No. 1 – Floor Grinding (Second Floor)

- Provide floor grinding of existing adhesive residues after flooring demolition.
- Grinding operations assume access to 220V temporary power from existing electrical panel.

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Alternate No. 2 – Floor Grinding (Third Floor)

- Provide floor grinding of existing adhesive residues after flooring demolition.
- Grinding operations assume access to 220V temporary power from existing electrical panel.

General Clarifications

- All work to be performed during normal business hours.
- All taxes and insurance are included.
- Includes project management time.
- Excludes all permits and fees.
- Excludes all overtime.
- Excludes removal or moving of furniture and owner items.
- Excludes permits, fees, and third-party testing and inspections.
- Excludes utility upgrades.

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EXHIBIT C — Resilient Flooring and Base

Source: Three floor-specific flooring proposals dated September 15, 2026, page 1 of each.

First Floor

Furnish and install Patcraft Enrich and Patcraft Slab and Stone LVT per plans.

Furnish and install 4" rubber cove base per plans.

Second Floor

Furnish and install Patcraft Enrich LVT per plans.

Furnish and install 4" rubber cove base per plans.

Third Floor

Furnish and install Patcraft Enrich LVT per plans.

Furnish and install 4" rubber cove base per plans.

Qualifications — Each Floor

NOTE: All Pricing is based on regular day time shift hours (Monday-Friday) unless otherwise stated. Standard floor prep is the filling of minor cracks and voids, all other floor prep is deemed excessive and is not covered in this price.

Excludes — Each Floor

- Removal of Flooring & Adhesive
- Excessive floor prep
- Moisture mitigation
- Floor protection
- Containment
- Sealing or Priming of Lightweight or Gypcrete Floor
- Cleaning, sealing and waxing
- Cutting/alterations of doors
- Independent Moisture Testing
- Underlayments or Acoustic Cushions
- Abatement
- Mock-ups
- Bond Fees
- Chipping
- Grinding

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EXHIBIT D — Resinous Flooring

Source: Three floor-specific bathroom epoxy proposals dated September 15, 2026, pages 1–2 of each; attached finish legends, page 3.

Floor	Rooms	Surface area (S/F)	Finish tags
LEVEL 1	22 Rooms	1312.50	EP-1, EP-2
LEVEL 2	26 Rooms	956.00	EP-1
LEVEL 3	26 Rooms	1295.00	EP-1, EP-2

Scope of Work — Each Floor

- Provide the SIKAFLOOR DECODUR FLAKE FX System Epoxy Floor System
- Sand and Clean existing surface to allow for Epoxy Bonding
- Prep, slope to drain and minor repairs of concrete surface
- Apply Epoxy primer
- Apply Pigmented Base coat
- Apply Broadcast Flake color Swan
- Apply 1 coats of top coat and sealer

Time and Power

Estimated time to complete specified work in days : 4 DAYS PER 3 RESTROOMS

GC to provide adequate electrical power to operate planetary grinders. All work to be completed during normal business hours.

Off-Hours Alternate

Alternate add to base bid to complete scope during off hours (excluding weekends).

Finish Legend Excerpts

EP-1 EPOXY RESIN FLOOR DECODUR FLAKE FX SWAN 1/16" FLAKE SIZE WITH INTEGRAL COVE BASE

EP-2 EPOXY RESIN URETHANE FLOORING SIKAFLOOR PURCEM TRAFFIC GREY WITH INTEGRAL COVE BASE

Exclusions and Standard Industry Practices — Each Floor

- Please allow a 2 week notice to schedule specified work.
- Power required by others: 3 phase, 50 amp, 208 volt. Unless otherwise noted
- Demo & mastic removal is not included in our pricing.
- All furniture removal is excluded.
- Polished Concrete Exclusions and Qualifications: Mockup should be completed and approved prior to start of work.
- Standard floor prep is included to fill minor cracks and spalls up to a 1/8" wide only.
- Filling or preping concrete spider webbing or expansion joints are not included unless specified and noted.
- All other concrete repairs are excluded and considered extra. No leveling, or ramping is included in our scope.
- Physical inspection of concrete may be required to confirm pricing.
- Floor protection is not provided in this quote unless otherwise noted.
- [Contractor] is not responsible for testing per ASTM D5767, ASTM D523 or NFSI 101-A.
- ASTM C1028 testing per BOT 3000 to be conducted by others.
- [Contractor] is not responsible for corrections to FF & FL numbers.
- Moisture testing is not included in this scope. Efflorescence maybe present beneath the topical sealer after process is completed.
- All testing unless noted , is excluded from our scope

- Pricing is for a single mobilization. Additional mobilizations will result in additional cost of [price omitted] each.
- Unless otherwise noted; this quote does not include any custom logos or stencils.
- When included in our proposal, stairs treads only will receive a sand and seal finish- No grinding or Polishing on treads or risers

Note: Shadowing from previously installed tile or walls may become noticeable after polishing process is complete. Bleed through

from unseen/undetected chemicals beneath the concrete surface is possible and uncontrollable through polishing/grinding process

Grinding Process Creats Dust- HEPA VACUUMS DO NOT CAPTURE ALL DUST PARTICALS. OTHERS TO USE PRECAUTIONS

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EXHIBIT E — Air Handler Rebuild — AH-1, AH-2 and AH-3

Source: Air Handler Rebuild Project quote dated June 29, 2026, scope pages 2–4 and qualifications/exclusions pages 5–6.

Outside Air Louvers (OAL)

Tag: AH-1, AH-2, AH-3
QTY 3 - 120"x68", 4" deep, 316SS

Exhaust Air Louvers (EAL)

Tag: AH-1, AH-2
QTY 4 - 94"x26", 4" deep, 316SS
Includes 24VAC actuator
Tag: AH-3
QTY 2 - 42.5"x98", 4" deep, 316SS
Includes 24VAC actuator

Outside Air Damper (OAD)

Tag: AH-1, AH-2
QTY 2 - 120"x36", 4" deep, Extra. Aluminum w/SS hardware
Includes 24VAC actuator
Tag: AH-3
QTY 2 - 92"x36", 4" deep, Extra. Aluminum w/SS hardware
Includes 24VAC actuator

Return Air Damper (RAD)

Tag: AH-1, AH-2
QTY 2 - 120"x36", 4" deep, Extra. Aluminum w/SS hardware
Includes 24VAC actuator
Tag: AH-3
QTY 2 - 37.5"x98", 4" deep, Extra. Aluminum w/SS hardware
Includes 24VAC actuator

Fan Wall Technology - Supply Fans (FWT)

Includes startup on each FWT system
Tag: AH-1, AH-2
QTY 2 - 1x2 cube design,
Cube dimensions ea: 54"x62"x46"
20HP motors w/non-redundant VFD
New access doors
Tag: AH-3
QTY 1 - 2x3 cube design,
Cube dimensions ea: 44"x42"x27"
5HP motors w/non-redundant VFD
New access doors

Fan Wall Technology - Return Fans (FWT)

Includes startup on each FWT system

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Tag: AH-1, AH-2
QTY 2 - 1x2 cube design,
Cube dimensions ea: 54"x62"x42"
15HP motors w/non-redundant VFD
New access doors
Tag: AH-3
QTY 1 - 2x3 cube design,
Cube dimensions ea: 44"x42"x25"
2.5HP motors w/non-redundant VFD
New access doors

Filters

Tag: AH-1, AH-2, AH-3
QTY 3 - Complete Filter Section Replacements
Type 8 holding frames and clips
Panel filters
2" bag filters

DX and Condenser Coils

Tag: AH-1, AH-2, AH-3
QTY 3 (complete sections) - Copper fin coils w SS casing
Sweat connections
Tube supports

Condenser Fans

Tag: AH-1, AH-2, AH-3
QTY 18 - Condenser Fans and Motors
2HP, AC motors

Compressors

Tag: AH-1, AH-2, AH-3
QTY 7 - 3 200/230/460V SEMI-HERMETIC

Crane and Rigging Scope of Work: Typical All Three (3) AHU's

Hoist HVAC equipment, as directed.
Provide crew to jack and roll, rig and signal.
Receive, store, haul & haul away.

Installation: Typical All Three (3) AHU's

Installation of Equipment listed above and removal of existing equipment.
1. All union labor working normal hours Monday through Friday 6am to 2:30pm.
2. Clean and Bright (rust removal and restoration)
3. Daily Key Check-in and workplace clean up.

Electrical Typical All Three (3) AHU's

We will install VFD enclosures for both supply and return fans, including all required penetrations and mounting. Electrical wiring will be run from each AHU panel to the corresponding supply and return fan VFDs, and from the VFDs to their motor distribution panels. Distribution panels will be mounted and wired to serve six motors each for both supply and return fans.

All systems will be tested and started up upon completion, and necessary electrical permits and inspections will be coordinated.

For AHU-1 and AHU-2, wiring will be provided for four 24VAC damper actuators, two compressors, and six condenser fans per unit. For AHU-3, wiring will be provided for six 24VAC damper actuators, three compressors, and six condenser fans.

We will supply approximately 150 feet of temporary power cord to the air unit. Temporary connections will be made and safely relocated as work progresses from one AHU to the next.

Allowance for testing three (3) controller bypass switches

Allowance for Pre-Teardown and Documentation assistance

Allowance for twenty-one compressor relay replacements

Temporary Air Handler

Provide temporary cooling for one (1) unit at a time, at the SFGH mental health facility for the duration of the project.

Provide 150 ft. of pigtail will power temporary air handler off of existing air handler power

Provide 150 ft. of flex duct to run from temporary air handler to existing ductwork on roof

Each of our sub-contractors will be maintaining a consistent project manager who will be represented when appropriate during our project time frame.

Quote Clarifications, Exclusions, and Exceptions

Clarifications

1. Notice to Proceed does not modify or override these terms and conditions
2. Proposal is valid for 30 days; scope and pricing may be adjusted after that period
3. Pricing is based on regular working hours; overtime, double-time, or expedited work will be quoted separately
4. AQMD and Title 24 review, fees, and traffic control (outside crane and rigging) will be completed by others if applicable
5. Site access, parking, staging, and material storage are to be provided by San Francisco General Hospital
6. Site security personnel performed by SFGH
7. Additional costs related to owner-directed requirements or undisclosed conditions will be quoted separately
8. Not responsible for delays or costs due to restricted access or site conditions beyond our control
9. No warranty provided on owner-furnished or reused equipment; manufacturer warranties apply unless noted otherwise
10. [Contractor] is not responsible for identification and protection as well as damage to underground utilities, pavement, landscaping, or site features
11. Clear access, staging areas, and safe working conditions must be provided by SFGH
12. [Contractor] will comply with applicable worker safety requirements (e.g., water and heat protection)

Exclusions

1. Any labor, materials, or subcontracted services not specifically included in the scope of work are excluded.
2. Correction or remediation of existing code violations, and any Authority Having Jurisdiction (AHJ) required changes, are not included and may be quoted separately.
3. Permits, fees, bonds (bid, payment, performance), and insurance beyond what is noted are excluded.
4. Hazardous materials identification, removal, or abatement is excluded.
5. Painting, patching, building repairs, or architectural finishes excluded.
6. General contracting work is excluded, including but not limited to cutting, coring, framing, roofing, grouting, platforms, curbs, access panels, drywall, and ceiling work.
7. Structural engineering, seismic analysis/certification, seismic bracing, anchorage calculations, and related structural work are excluded.
8. Plumbing (Division 22) and fire protection/fire alarm (Division 21) scope is excluded, including piping, drains, fire/smoke systems, and HVAC shutdown integration.

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9. Electrical (Division 26) scope is excluded unless specifically noted, including high/line voltage wiring, disconnects, conduit, starters, relays, and interlocking.

10. Building Automation Systems (BAS/BMS/DDC) work is excluded, including graphics, programming, controls installation, or modifications to local control panels.

11. Testing, balancing, commissioning, or third-party verification (including Title 24 acceptance testing and energy modeling) is excluded.

12. Sound, vibration, and acoustical testing or treatments are excluded.

13. Temporary facilities and site logistics (power, water, dumpsters, security, traffic control, parking, etc.) are excluded.

14. Equipment-related exclusions include; storage fees, equipment identification tags, and owner-furnished equipment warranty coverage.

15. Field testing, cleaning, flushing, water treatment, duct cleaning, and pressure testing of existing systems are excluded.

16. Line freezing and modification or relocation of existing utilities are excluded.

17. Roof penetrations, roof jacks, architectural sheet metal, and exterior screening are excluded.

18. Concrete work, housekeeping pads, inertia bases, and carpentry/framing are excluded.

19. Removal or replacement of ceilings, access doors, or finishes is excluded.

20. Construction IAQ excluded.

21. Warranties are limited to manufacturer warranties only unless otherwise noted; labor warranty is excluded unless stated.

22. Liquidated damages, overtime, premium time, and off-hours work are excluded.

23. Any work not specifically identified as included in this proposal is excluded.

24. Payment and performance bonds are excluded but can be provided at additional cost if required

25. Owner-required software, reporting systems, or compliance platforms are excluded.

26. Existing systems are assumed operational; deficiencies discovered are excluded from scope

27. Special transportation, storage, or handling is excluded unless noted

28. Signage is excluded

29. Premium time, holiday work, and off-hours work are excluded unless noted

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EXHIBIT F — Bathroom Rebuilds

Sources: Owner scope addition and Fred Simmons email supplied November 16, 2026; 95% CD specification excerpts with DPH review comments. Email date is not shown in the supplied finish-selection message.

Owner Scope Addition

Bathroom rebuilds including solid surfacing on walls including new plumbing fixtures.

Restroom Finish References — Email Excerpts

Following up on our meeting this morning, please find below the information you requested regarding the restroom finishes SFPW BOA is providing in their 887 Potrero project:

- Flooring: EPX-1
- Wall Panels: SS-2A

NOTE: If a cove base is desired, Futrus makes a Corian ¼" and ½" cove-base.

Attached are the relevant specs along with DPH's comments to them in purple.

Plumbing Fixture Reference — Proposed Shower System

Also, please find below the shower system being proposed at 601 Laguna, which could also be used for the typical resident bathrooms where ligature-resistance is not a concern:

- Shower Fixture: SH-1

Email-linked product reference: Symmons Identity Shower and Hand Shower Trim with VersaFlex Integral Diverter for Test Cap Valve, S6798TRMTC. This is the reference proposed in the email; a final fixture schedule for the bathroom rebuilds is not supplied.

Solid Surfacing Wall Protection — Specification Excerpt

Section 06 61 16.13, paragraph 2.03.C, page 4. The text below is the specification body; DPH review comments are identified separately.

Solid Surfacing Wall Protection [SS-2A]: Homogeneous, thermoset, polymer alloy sheet; "Corian" by Dupont as specified and the basis of design, or equal.

1. Thickness: 1/4 inch.

2. Wainscot Thickness: 1/4 inch.

3. Edge: Eased.

4. Height: Full Height.

5. Color and Pattern: Refer to Finish Schedule found on Drawings for additional product information. Before ordering, verify with City's Representative that color selections and edge detail have been finalized.

6. Superficial damage to a depth of 0.010 inch (.25 mm) shall be repairable by sanding and/or polishing

DPH Review Comment — Wall Finish Selection

"Materials Legend" replaces "Finish Schedule" in the marked-up SS-2A color and pattern clause. This remains identified as a review comment in the supplied 95% CD excerpt.

Resinous Flooring — Specification Excerpts

Section 09 67 23, paragraph 2.03.A, pages 3–4; supplied as the finish reference for EPX-1. These excerpts supplement the separate proposal wording in Exhibit D without reconciling differing tags or details.

Resinous Flooring System: Low odor, low VOC, seamless, sealed epoxy floor, broadcast with a colored vinyl flake blend and sealed with a clear or UV stable top coat, ; "Sikafloor DecoDur Flake FX" or equal.

1. Primer: Type recommended by resinous flooring manufacturer for substrate and resinous flooring system indicated.

a. “Sikafloor 161” Standard Base Coat.

b. Provide “Sikafloor 1620 MVT” base coat where excess moisture in concrete requires moisture-tolerant primer.

2. Aggregate/Flake: “Sikafloor 264” flakes to excess (Full Broadcast).

3. Flake Size: 1/16 inches.

4. Grout Coat: “Sikafloor 217.”

5. Top Coat: “Sikafloor 315N.”

6. Total Flooring Thickness: 1/4 inches.

7. Cove Base: “Sikafloor 293” epoxy cove resin.

a. Cove Base Height: 6 inches integral.

8. Texture/Finish: Class 2, required minimum. Flooring shall have a slip-resistant surface.

9. Color: Refer to Finish Schedule found on Drawings for additional product information.

DPH Review Comment — Joint Filler

8. Polyurea Joint Filler: Two component, quick-setting, semi-rigid, solvent-free, self-leveling control joint filler, "Sikafloor 524" or equal.

Application and Access — Specification Excerpts

Section 09 67 23, paragraph 1.06.E, page 3:

Close spaces to traffic during resinous flooring application and for 24 hours after application unless manufacturer recommends a longer period.

Section 09 67 23, paragraphs 3.05.A–C, page 6:

- Installation areas shall be kept free from traffic and other trades during the application procedure and cure time.
- Protect finished surfaces of coating system from damage during remainder of construction.
- Touch-up, repair, or replace damaged flooring system after Substantial Completion and prior to final acceptance.