



Flooring Addendum 1
Bid Packages #11.0, Flooring Addendum,

No 9557460
UCD Medical Campus Operating Modernization

This addendum to the RFP documents consists of pages AD-1 thru AD-2.

The following is responses to questions received on the flooring scope of work for the OR modernization project. Please include these responses in your pricing assumptions. The scope of work and RFP document has been changed to accommodate these clarifications. All changes, additions, or deletions shall be made to the listed documents as indicated, and all other conditions shall remain the same.

A. The bid due date has changed to Monday, March 31, 2025

B. RFI questions received on flooring & responses:

1. Question: Should all flooring be bid on assumed normal hours?
Response: Assume bead blasting work occurs on off hours and normal hours for all other flooring work.
2. Question: The existing project and current UC Davis Health standards are for cold-weld of the Nora rubber flooring. Just confirming that we are to bid heat-weld per project docs. *Response: Provide cold welded for Nora Rubber flooring as it provides a stronger weld system.*
3. Question: The existing project used Nora Dry Fix adhesive tape in lieu of an acrylic spread adhesive. Please confirm the desired adhesive for this project.
The specs are leaning towards the acrylic adhesive but just want to confirm.
Response: Furnish and Install Dry fix adhesive tape in lieu of an acrylic spread adhesive.
4. Question: Who is responsible for the terminal clean "degreasing" of the Nora rubber flooring? In the past, the hospital EVS staff and others performed this.
Response: Degreasing of Nora flooring will be provided by the University EVS Staff.
5. Question: Are all areas to receive new flooring to assume the full KOSTER moisture mitigation system? I believe there are areas that have already been KOSTERed like most OR rooms but since walls are moving and obviously need the application there are we just to assume KOSTER everywhere?
Response: Furnish and install Koster Moisture Vapor Emission Control where new flooring is specified including but not limited to the 5 specialty ORs, staff restrooms, floor patching, and Preop/ PACU bays accent flooring, and nurse stations. (No Exceptions or Exclusions).
6. Question: Can KOSTER take place of the "concrete sealer" and three provided vapor retarders under the flooring preparation notes on sheet A-0002? If KOSTER is already being utilized and existing areas around the project have used KOSTER it makes sense to stick with what has worked. *Response: Include concrete sealer in pricing as specified.*
7. Question: PERMIT 1- Can you confirm 5 benches to be patched for flooring? Also, what about the Lockers being removed? *Response: 4 Benches to be assumed for patching. Do not include patching at lockers currently.*
8. Question: PERMIT 2- New RS-3 in Corridor 3P749. Is this self-coved, RB-1 or sanitary base on the walls? *Response: I see this as cove on A-F133 let us know if you have had a different experience onsite on past flooring replacement project.*
9. Question: PERMIT 2- Staff Toilet 3P936 get flooring? *Response: Provide new flooring at staff toilets 3P936, 3P938, 3P713, and 3P712 (RS-3 Cove).*
10. Question: PERMIT 2- t. Per keynote 5229 regarding accent flooring and base in lieu of bays. Is there a page on the plans for this? What's the extent of the flooring and is this an alternate? *Response: This is not an alternate, it needs to be picked up in base scope, see A-0113 for master floor plan, it references A-G113, A-H113, A-J113*
11. Question: PERMIT 2- Can you confirm 18 new sliding doors to patch flooring under? *Response: Needs to be priced in baseline scope, see 13.v*
12. Question: PERMIT 2- y. New SD-1 and B-1 in telecom room 3P601. Is this room 3P346 and can you confirm what the spec is for SD-1? *Response: Yes, this is for telecom room 3P346 and SD-1 should be utilized, see A-1610 for finish requirements.*



13. Question: Must we use pre-molded outside corners for B-1 Johnsonite 6" rubber base? *Response: On A-1610 finish legend 4" Johnsonite Base is specified.*
14. Question: PERMIT 3-LVT-1 is an open spec, should we assume mid-level LVT? Same with the sheet vinyl in the corridor/lobby. Is this also an alternate? Response: *Permit 3 should be broken out as an alternate, I will revise scope of work to make this an alternate. Yes include mid level LVT for pricing.*
15. Question: Alternate bid items- Patch back tiling under spec 093000 Tiling. We don't perform this flooring, would this be an issue? Response: *This will be removed from revised scope of work.*

C. The scope of work has been revised to match the responses below. All changes have been italicized, and bolded in the scope. Removed items have a strikethrough.

D. The RFP document has been revised to include the updated alternates to the bid form.

Thank you,

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**SCOPE OF WORK
AND PROJECT SPECIFIC CONDITIONS
FLOORING**

03/25/2025

- I. This attachment defines the scope of work specific to Subcontractor. This Attachment shall not limit more stringent requirements found elsewhere in the Contract Documents unless specifically listed as an exclusion below.
- II. This attachment defines the scope of work specific to Subcontractor. This Attachment shall not limit more stringent requirements found elsewhere in the Contract Documents unless specifically listed as an exclusion below. See accompanying PUBLIC BID DOCUMENTS, PROJECT DOCUMENTS AND PROJECT SPECIFIC PROCEDURES & CONDITIONS for additional subcontracting requirements, applicable contract documents, and project specific procedures.

III. Scope of Work:

A. General Trade Scope, including but not limited to the following:

1. Furnish and install all labor, material and equipment to complete all flooring (**Floor Leveling, Resilient Flooring, Resilient Base and Accessories (Rubber and Cove), Koster System, and Floor Prep**) work as described in and shown on the contract documents, and in conjunction with this Scope of Work Document. Complete work that is currently shown, and that which can be reasonably anticipated to be included for this project. No exclusion or limitation in the plans and specifications shall be reason for omitting the appurtenances or accessories necessary to complete this work.
2. The drawings are scope documents that indicate the general scope of the project and as such, the drawings and specifications do not necessarily indicate or describe all work required for the full performance and completion of the work. Subcontract is awarded on the basis of such documents with the understanding that the Subcontractor is to furnish and install all items required for the proper completion of their work without adjustment to the subcontract price, including but not limited to the following: Subcontractor shall furnish all labor, supervision, material, equipment, tools, lifts, layout, storage, loading and unloading, flagmen, taxes, insurance, support, material and labor escalation, overhead, profit, and all other miscellaneous appurtenances as necessary for a complete and functional installation as described in the Contract Documents.
3. The costs of revisions made by Subcontractor, resulting from the use of a substitution (or use of an approved alternate) which differs from the Specified Basis of Design or the Basis of Design implemented in the Project Contract Drawings, will be borne by Subcontractor, including any delay costs.
4. Subcontractor shall provide field and office supervision sufficient for the proper and timely execution and management of the work in accordance with the project schedule and other contract requirements. No changes in supervision shall be allowed without written authorization from Contractor unless caused by a termination or serious illness. Contractor shall have the right to reject any proposed Subcontractor personnel without cause.
5. Subcontractor shall have a foreman on site at all times during the execution of the work covered in this contract. This individual shall be responsible for all aspects of this work and be able to represent the Subcontractor in all matters involving the subcontract including detailing, scheduling, coordination, change orders and safety. The Foreman shall also be present at weekly coordination meetings beginning at least two weeks in advance of the scheduled start of the work.
6. Provide all required submittals for review and approval by Swinerton and Design Team.
7. Work to be performed during normal working hours, unless otherwise directed by Swinerton.

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8. Coordinate with other trade subcontractors whose work interfaces with your work to determine required installation tolerances.
 9. All finished products to be turned-over without scratches, smudges, markings, or stains. Leave work clean of all fabrication and installation materials including adhesives. Wipe clean all work as required to perform punchlist.
 10. Comply with all applicable codes and jurisdictional requirements (HCAi).
 11. Subcontractor is solely responsible for the dimensional correctness of their work.
 12. Any dented, scratched, nicked, or otherwise damaged material (not resulting from other trades) will be rejected and replaced at no additional charge and without delay to the project. Any damage resulting from other trades will be replaced on a time and material basis.
 13. Prior to installation, store materials in the area of installation for as long as required by the specifications and/or manufacturer to achieve temperature stability and acclimatization.
 14. Provide complete warrantable systems including all components, details, and accessories recommended by the product manufacturer. Prepare and submit maintenance manuals and material warranties. Warranty periods will commence when the project's Substantial Completion has been obtained.
 15. Mock-ups and samples as required.
 16. All layout for own work. Two pairs of control lines and an elevation benchmark will be provided on each floor by others.
 17. Subcontractor to provide all access to its own work (i.e. lifts, ladders, etc.)
 18. Subcontractor to provide all Hoisting for its own work including:
 - a. Hand stocked through elevator or stairs.
 19. All Resilient Flooring Systems; Resilient Sheet Flooring – Homogeneous Systems; Top Set Resilient Base Systems; Linoleum Systems; Rubber Tile Flooring Systems; Carpet Tile Systems including but not limited to all: pre-molded base corners, edging, reducer strips, tack strips, transition strips, feature strips, stair treads and risers, stair nosings, stair skirts, flooring markings and logos, elevator cab finish flooring, crack fillers, primers, adhesives, special patterns, pressing with heavy roller, scribing, warning strips, padding, cushion, accessories, etc. as required for a complete system.
 20. All accessories required for a complete installation including base, pre-molded base corners, edging, reducer strips, thresholds, feature strips, tack strips, transition strips, feature strips, etc.
 21. Flooring markings, including redline, patterns, and logos (if applicable).
 22. Surface applied metal edge caps, trim, etc.
 23. Submit and obtain approval of seaming diagrams for carpet and sheet linoleum prior to installation.
 24. All flooring from the same dye-lot unless otherwise approved. Submit and obtain approval for dye-lot transitions prior to installation.
 25. Accent patterns as shown in the contract documents.
 26. Floor preparation including repair of minor defects in substrate. Acceptance of slab prior to installation. All floor preparation including repair of substrate defects, and floor etching as required by carpet manufacturer.
 27. Underlayment, cementitious underlayment, and leveling compound as specified or required.
 28. Crack fillers, primers, and adhesives.
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29. Any required subfloor preparation at transitions/thresholds. Flash patching under carpet to provide a smooth transition between floor finishes.
 30. Moisture and adhesion test as required prior to installation to meet material specifications.
 31. Unroll resilient sheet flooring and allow it to stabilize before cutting and fitting.
 32. All carpet flooring to be installed in strict accordance with manufacturer's written instructions to assure a quality installation.
 33. Jagged seams or inconsistent perimeter cuts shall be cause for rejection of installation and such flooring shall be promptly replaced at no additional cost.
 34. Minimize number of seams; place seams in inconspicuous and low-traffic areas, at least 6 inches away from parallel joints in flooring substrates.
 35. All scribing as required or directed by Contractor's Project Superintendent.
 36. At all 90-degree external corners use pre-molded units only.
 37. No rubber base coved inside corners. No dab caulking.
 38. Unless otherwise specified, at corners more or less than 90 degrees, shave a vertical strip down the backside of the material, ¼ inch wide and not more than ½ the thickness at the point of bend. Bend coved toe to required angle. Bond material firmly to wall on both sides of joint to ensure a tight fit with no open void at top.
 39. Install with the least number of seams as possible for each room. Locate seams in area of least traffic. Install seams in corridors perpendicular to line to traffic. Fit seams straight, not crowded or perked, free of gaps.
 40. Lay carpet on floors with run of pile in same direction as anticipated traffic or as specified.
 41. Store materials for three days prior to installation in area of installation to achieve temperature stability or as specified.
 42. Protection from traffic for 48 hours after installation.
 43. Heat weld all seams as needed. No chemical welding permitted.
 44. Extend resilient sheet flooring into toe spaces, door reveals, closets, and similar openings.
 45. Adhere resilient sheet flooring to substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.
 46. Remnant/attic stock to Owner/Tenant if requested and/or as specified.
 47. Removal of all excess adhesives on all adjacent surfaces.
 48. Cleaning up of the work as directed by Swinerton's Superintendent.
 49. Spot cleaning or replacement of carpet stained by unidentifiable parties prior to turnover on a time and materials basis. Use methods and products approved by the manufacturer of the materials being cleaned.
 50. Any damage to other work inflicted in the process of installation shall be repaired or reimbursed promptly, without delay to the project.
 51. Any furniture moving expense required to correct rejected flooring.
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52. Cleaning, waxing, sealer, protection of floors as required per specifications and per Manufacturer recommendations.
53. All finish protection required including protective coverings. Protection until final acceptance by Owner.

B. Project-Specific Scope, including but not limited to the following:

1. This scope of work shall include, but is not limited to, the following specification sections:
 - Section 03 54 16 – Hydraulic Cement Underlayment
 - Section TBD – Moisture Vapor Emission Control
 - Section 09 05 16 – Preparation of Concrete Substrates for Finish Flooring
 - Section 09 62 60 – Metal Base and Accessories
 - Section 09 65 13 – Resilient Base and Accessories
 - Section 09 65 16 – Resilient Sheet Flooring
 - Section 09 65 19 – Resilient Tile Flooring
 - Section 09 65 36 – Static Control Resilient Flooring
 - Section 09 67 23 – Resinous Flooring
 - Section 09 97 23 – Penetrating Concrete Flooring Sealer
 - Division 01 – General Requirements (as it relates to this scope of work)
 - Section 07 92 10 – Joint Sealants (as it relates to this scope of work)
2. Project to be priced by breakout below:
 - a. **Permit 1 – Make Ready Work**
 - b. **Permit 2 – Work in 24 ORs, PreOp, & PACU**
 - c. **Permit 3 – ICU/ Surgery Waiting Room**
3. This project will require all contractors and subcontractors to comply with Prevailing Wages. Include appropriate wage scales as determined by the California Department of Industrial Relations and comply with certified payroll requirements.
4. Include all fees associated with the use of Textura billing management software.
5. Refer to phasing, schedules, and logistics documents to confirm the extent of construction space that will be given to us at each phase and price accordingly.
6. All work within the OR Suite to be performed in bunny suits. Bunny suits to be provided by Swinerton.
7. Include all sealants between dissimilar conditions as required. Sealant color as specified.
8. Include floor prep as needed including, patch floor cracks, and floor leveling.
9. Furnish and install Koster Moisture Vapor Emission Control *where new flooring is specified including but not limited to the 5 specialty ORs, staff restrooms, floor patching, and Preop/ PACU bays accent flooring, and nurse stations.* (No Exceptions or Exclusions).
10. Furnish and install Concrete Sealer where indicated.

11. Provide Product Data Submittals, LEED Submittals, Shop Drawings, Samples, Lab Test Reports, Material/Product Schedules, Guarantees, Warranties, Mock-Ups and all other required submittals per each specification sections as indicated above and within this Scope of Work.

12. Permit 1 – Make Ready:

- a. Provide floor prep and moisture treatment as specified in “Flooring Preparation” and “Moisture Sensitive Flooring” section of sheet A-002.
- b. Alkalinity & Adhesion Testing and Moisture Testing as required by the manufacturer’s requirements and/or as required by the project specifications and/or drawings.
- c. Provide floor and base patching for new cut-in door 2P862 X per A-142A.
- d. New Static Dissipative Flooring and coved base at A/V Control Room per Finish List on A-142A.
- e. Patch in resilient flooring for new walls outside of A/V Control room.
- f. Patch sheet vinyl flooring at removed benches per A-042B. Assume 4 legged benches – patch back anchor scars with similar product.
- g. Provide Sample and Validated specimen reports per TIO for scope items that pertain to work installed for all permits applicable.

13. Permit 2 – Work in 24 ORs, Prop, & PACU:

- a. Alkalinity & Adhesion Testing and Moisture Testing as required by the manufacturer’s requirements and/or as required by the project specifications and/or drawings at each phase.
 - b. Flooring Preparation notes per sheet A-0002
 - c. Test concrete slabs and decks scheduled to receive moisture sensitive flooring for moisture and PH according to ASTM F-170. Perform any tests recommended by manufacturer. Proceed with installation only after substrates pass testing
 - 1. If test does not pass, provide vapor retarders as follows or equal:
 - i. Diamond Stone – Diamond water vapor reduction system
 - ii. Floor Seal Technology, Inc. – System 3 (MES COAT)
 - iii. Ardex – Moisture control plus
 - d. Use manufacturer recommended concrete sealer at resilient flooring locations.
 - e. Include floor prep, leveling and vapor/moisture treatment at each new flooring location.
 - f. Provide New RS-3/Cove Base for Staff Toilet 3P712 and 3P713
 - g. Patch flooring and base at Scrub 3P719B for removed walls outside of OR 22.
 - h. Patch flooring and base in OR 21 at new walls.
 - i. New RS-1/RS-2/Coved base in OR 35 Hybrid.
 - j. RS-1/B-1 base in Control Room 3P935, and Imaging Equipment Room 3P923. Patch in corridors (Clean Core) for new walls outside of these rooms. See demolished area on A-D043
 - k. Patch in flooring and base at removed walls in OR 36.
 - l. Patch flooring and base at Scrub 3P739G for removed walls outside of OR 44.
 - m. New RS-1/RS-2/Coved Base in OR 41 Flexible OR
 - n. New RS-1/RS-2/Coved Base in OR 43 Flexible OR
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- o. New RS-1/RS-2/Coved Base in OR 45 CVOR CP745 and OR 46 CVOR 3P746
- p. New RS-3 in Corridor 3P749
- q. Patch flooring and base at demolished walls at Outside of OR 47
- r. New RS-1/Coved Base at Soiled Utility 3P934 and RS-1/B-1 Base in Pump Room 3P745A. Patch in corridors (Clean Core) for new walls outside of these rooms. See demolished area on A-F043
- s. New RS-3 and B-1 at Billing Clerk Office 3P502 and RS-3/Coved flooring at Nurse Station 3P512.
- t. Per keynote 5229, provide new accent flooring and base in lieu of existing at all preop/recovery bays, typical. Dimension vary per bay. Verify in field, coordinate with architect prior to install.
- u. Per Keynote 5122, Flooring and wall protection to remain. Patch and repair as required.
- v. Patch floors at demolished sliding doors. Weld new floor into existing under sliders. Sliders to be track hung overhead. See sheets A-G043 – A-J143.
- w. New RS-3 and cove base at Nurse Station 3P562.
- x. New RS-3 and cove base at Recov Nurse Station 3P633.
- y. New SD-1 and B-1 cove at telecom room 3P601
- z. Operating Rooms receiving new flooring, field floor to be RS-1, and air curtain demarcation to be RS-2.
- aa. Provide Sample and Validated specimen reports per TIO for scope items that pertain to work installed for all permits applicable.

B. Alternate Bid Items: Alternate prices include all labor, equipment, material, supervision, project management, travel costs, delivery, taxes, overhead and profit.

- ~~1. Provide patch back tiling as required per general notes and finish list on A-142A as specified in Section 09 30 00 – Tiling~~

1. Demolition of existing flooring where new flooring is specified on project.

2. Permit 3 – ICU/Surgery Waiting Room:

- a. Assume Mid-Level LVT-1 and rubber base at Reception, Surgery Waiting, ICU Waiting, and consult rooms.
- b. All corridor/lobby flooring to be sheet vinyl/cove base.
- c. Include all required floor prep (leveling, and vapor emission control systems).
- d. Patch corridors at new doors.
- e. Include a floor pattern allowance of \$5,000 at reception.
- f. Provide Sample and Validated specimen reports per TIO for scope items that pertain to work installed for all permits applicable.

B. Exclusions:

- a. Onsite General Liability and Worker's Compensation insurance (by Universities UCIP program)
- b. Testing and Special Inspections (by Owner's Testing Agency).
- c. Building Permits & Fees (Owner).

- d. Elevator Flooring (by Elevator Subcontractor).