



**SUBCONTRACT BIDDING DOCUMENTS  
FOR**

Request for Lump Sum Proposals

**Bid Package No. 5.1 Demolition and Abatement**

**UCDH MEDICAL CAMPUS OPERATING ROOMS  
INTEGRATION MODERNIZATION  
PROJECT NO. 9557460**

March 13, 2025



**ANNOUNCEMENT TO PREQUALIFIED TRADE PARTNER PROPOSERS  
UCDH MEDICAL CAMPUS OPERATING ROOMS INTEGRATION MODERNIZATION  
PROJECT NO. 9557460**

Subject to conditions prescribed by the UC Davis Health, proposals for a Demolition and Abatement subcontractor are invited from prequalified Proposers for the following work:

**BP-5.1 Demolition and Abatement**

The following contractors have been prequalified to submit proposals on this project and UCDH will **ONLY** receive proposals from the following:

**Bid Package 5.1 – Demolition and Abatement**

- **AMG (Asbestos Management Group)**
- **PARC**
- **Swinerton Builders**

**DESCRIPTION OF WORK**

The UC Davis Health Medical Campus Operating Rooms Integration Modernization project will be constructed via Progressive Design-Build method. The UC Davis Medical Center, located in Sacramento, has a 50-year history of providing high-quality surgical care to patients across the greater Sacramento region and the 33 counties it serves. UC Davis Medical Center is ranked among the U.S. News & World Report top 50 in Cardiac, Lung, and Neurosurgery and designated High Performing in several other surgical specialties.

The Surgery & Emergency Services Pavilion (SESP) OR Integration Modernization Project would address needed upgrades to the OR Lights/Monitor booms due to boom failures beyond the ability to repair and/or replace parts.

In the SESP, the project will upgrade the OR Audio/Visual Technology within the twenty-four (24) Operating Room including combining the AV network head end equipment into one new centralized AV Room. Two (2) of the twenty-four (24) Operating Rooms will require conversion to Cardiovascular Operating Rooms (CVOR's), two (2) of the twenty-four (24) Operating Rooms will require conversion to Flex-Case Operating Rooms (FCOR's) and one (1) will require conversion to a Hybrid OR. These modifications require reconfiguration of the rooms boom orientations, structural components, med gas needs, laminar air flow and technology upgrades. Replacement of headwalls in 63 preop/ pacu bays along with renovation of the ICU/ Surgery waiting room are also included in the scope.

Bid Package 5.1 – Provide all Demolition and Abatement required per scope. 2 of the ORs will be a full demo. 1 of those ORs will have lead abatement removal. 2 Other ORs will have demolition of ceilings and drywall removal on inside of walls. Other 19 typical ORs will just have a boom equipment replacement below ceiling. Also includes demolition of existing wall protection & drywall where required in other areas. Reference scope of work, plans, and specification included project files on building connected. Scope includes but is not limited to section 02 41 00- Selective Building Demolition

**Estimated Cost for BP 5.1 - Demolition and Abatement: \$250,000**

Request for Proposal Documents will be available to prequalified Proposers starting Thursday, March



13, 2025, on our website and additional reference documents will be shared with prequalified proposers via electronic link.

Pre-proposal meeting will be held virtually on **Tuesday, March 18, 2025, at 4 p.m.** A virtual meeting invite will be sent to prequalified bidders in a separate email/ invitation.

**RFIs** must be received no later than **4:00 pm Wednesday, March 19, 2025.** Submit RFIs by email to Leila Couceiro with UC Davis Health at [lcouceiro@ucdavis.edu](mailto:lcouceiro@ucdavis.edu). Avoid multiple RFI submissions - submit a single comprehensive RFI package. RFI responses will be returned via Addendum.

**Proposals** must be hand delivered to UC Davis Health, Facilities Planning & Development office (4800 2<sup>nd</sup> Ave, FSSB Suite 3010, Sacramento, CA 95817) on or before: **2 p.m. Monday, March 31, 2025,** Attention to Leila Couceiro.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each Proposer may be required to show evidence of its equal employment opportunity policy. The successful Trade Partner Proposer will be required to follow the nondiscrimination requirements set forth in the Project Documents and pay prevailing wages at the location of the work.

In addition, the University is committed to promoting and increasing participation of small business enterprises (SBEs) and disabled veteran business enterprises (DVBES) relating to all goods and services covered under the awarded agreement, subject to any and all applicable obligations under state and federal law, and University policies. The awarded contractor shall make best efforts to provide qualified SBEs and DVBES with the maximum opportunity to participate. Please contact [hscontracts@ucdavis.edu](mailto:hscontracts@ucdavis.edu) for further information.

No contractor or subcontractor, regardless of tier, may be listed on a Proposal for, or engage in the performance of, any portion of this project, unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 and 1771.1.

The successful Bidder shall pay all persons providing construction services and/or any labor on site, including any University location, no less than the UC Fair Wage and shall comply with all applicable federal, state, and local working condition requirements.

## **RFP PROCEDURES**

### **1. FORM AND STYLE OF PROPOSALS**

1.1 Proposals shall be submitted on the Bid Form included with the Bidding Documents. Bids not submitted on the UCDH Bid Form shall be rejected.

1.2 The Price Proposal (Bid) Form shall be filled in legibly in ink or by typewriter. All portions of the Price Proposal Form must be completed, and the Form must be signed before the Bid is submitted. Failure to comply with the requirements of this Article 1.2 will result in the Bid being rejected as nonresponsive.

1.3 Bidder's failure to submit a price for any Alternate or Unit Price will result in the Bid being considered as nonresponsive. If Alternates are called for and no change in the Lump Sum Base Bid is required, indicate "No Change" by marking the appropriate box.

1.4 Bidder shall make no stipulations on the Bid Form nor qualify the Bid in any manner.

1.5 The Bid Form shall be signed by a person or persons legally authorized to bind Bidder to a contract. Bidder's Representative shall sign and date the Declaration included in the Bid Form. Failure to sign and date the declaration will cause the Bid to be rejected.



## **2. SUBMISSION OF BIDS**

- 2.1 The Price Proposal (Bid) Form, Bid Security, and all other documents required to be submitted with the Bid shall be submitted on building connected.
- 2.2 Bids shall be submitted at the designated location on or before the Bid Deadline. A Bid received after the Bid Deadline will be returned to Bidder unopened.
- 2.3 Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.
- 2.4 Oral, telephonic, electronic mail (e-mail), facsimile, or telegraphic Bids are invalid and will not be accepted.

## **3. BIDDING DOCUMENTS**

- 3.1 Bidders may obtain complete sets of the Bidding Documents as indicated in the Advertisement for Bids.
- 3.2 Bidders shall use a complete set of Bidding Documents in preparing Bids.
- 3.3 Not Used.

## **4. INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS**

- 4.1 Bidder shall, before submitting its Bid, carefully study and compare the components of the Bidding Documents and compare them with any other work being bid concurrently or presently under construction which relates to the Work for which the Bid is submitted; shall examine the Project site, the conditions under which the Work is to be performed, and the local conditions; and shall at once report to CM/Contractor errors, inconsistencies, or ambiguities discovered. If Bidder is awarded the Subcontract Agreement, Bidder waives any claim arising from any errors, inconsistencies or ambiguities, that Bidder, its subcontractors or suppliers, or any person or entity under Bidder on the Subcontract Agreement became aware of, or reasonably should have become aware of, prior to Bidder's submission of its Bid.
- 4.2 Requests for clarification or interpretation of the Bidding Documents shall be addressed only to: Leila Couceiro, FD&C Contracts Manager with UCDH at [lccouceiro@ucdavis.edu](mailto:lccouceiro@ucdavis.edu)
- 4.3 Clarifications, interpretations, corrections, and changes to the Bidding Documents will be made by Addenda issued as provided in Article 3.5. Clarifications, interpretations, corrections, and changes to the Bidding Documents made in any other manner shall not be binding and Bidders shall not rely upon them.

## **5. PRODUCT SUBSTITUTIONS**

- 5.1 No substitutions will be considered prior to award of Contract. Substitutions will only be considered after award of the Contract and as provided for in the Contract Documents.

## **6. ADDENDA**

- 6.1 Addenda will be issued only by UCDH through building connected.
- 6.2 Each Bidder shall be responsible for ascertaining, prior to submitting a Bid, that it has received all issued Addenda.

## **7. CONSIDERATION OF BIDS**

- 7.1 Bids which have the required identification as stipulated and are received on or before the Bid Deadline will be opened publicly.



## 7.2 BID REJECTION

7.2.1 UCDH will have the right to reject all Bids.

7.2.2 UCDH will have the right to reject any Bid not accompanied by the required Bid Security or any other item required by the Bidding Documents, or a Bid which is in any other way incomplete or irregular.

## 7.3 AWARD

7.3.1 University will have the right, but is not required, to waive nonmaterial irregularities in a Bid. If University awards the Subcontract Agreement, it will be awarded to the responsible Bidder submitting the lowest responsive Bid as determined by UCDH and who is not rejected by UCDH for failing or refusing, within 10 days after receipt of notice of selection, to sign the Subcontract Agreement or submit to UCDH all of the items required by the Bidding Documents.

7.3.2 UCDH will have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents.

7.3.3 UCDH will determine the low Bidder on the basis of the sum of the Lump Sum Base Bid plus all Unit Prices multiplied by their respective Estimated Quantities as stated in the Bid Form, if any, plus the amounts of all Alternates to be included in the Contract Sum at the time of award. The Contract Sum will be the sum of the Lump Sum Base Bid and the additive or deductive amounts for all Alternates that University has selected to be included in the Contract Sum as of the time of award.

7.3.4 UCDH will post the Bid results in a public place at the address where the Bids are received (unless another address is specified in the Bidding Documents).

7.3.5 UCDH will select the apparent lowest responsive and responsible Bidder and such Bidder will be notified by UCDH -on- UCDH form within 50 days after the Bid Deadline or UCDH will reject all Bids. Within 10 days after receipt of notice of selection as the apparent lowest responsive and responsible Bidder, Bidder shall submit UCDH all items listed in the Subcontract Agreement, including the following items:

1. One original of the Subcontract Agreement signed by Bidder.
2. Fully executed "Declaration of Contractor or Subcontractor Minimum Occupational Safety and Health Qualifications" form (Exhibit in the Contract Documents for Agreement between University and UCDH completed by Bidder.

## 8. THE WORK

8.1 The Proposer and its subcontractors must have full bonding and insurance for the project, including the required professional liability insurance.

### Scope of Contracted Work

8.2 The Scope of Work is defined by these Contract Documents, Design-Builder's Subcontract agreement and all exhibits and attachments described therein. The successful Proposer is responsible for providing the work as indicated by and described in greater detail therein.

Successful Proposer will receive a Subcontract issued directly by the Design-Builder for the Project. The Proposer is to include all labor and material escalation for the duration of the Project in the Maximum Allowable Cost.

Contract Phase 1 – Preconstruction. Past Complete



Contract Phase 2 – Preconstruction/Construction Documents. Past Complete

Contract Phase 3 Construction – Lump Sum/Low Bid, construction of the Project including but not limited to scheduling, coordination of the work, management, quality control, submittal, RFI, cost control, code compliance, safety, testing and commissioning, change order management and closeout.

The Lump Sum/Low Bid Price shall include, but is not limited to, the cost of general conditions, labor, material, equipment, main office overhead and profit associated with furnishing and installing the scope of work in its entirety. Includes all costs associated with all labor escalation, and includes all cost associated with material escalation for the duration of the Proposer's scope of work. Costs for this Project will categorize as Allowable Cost or Fee. Builder's Risk Property Insurance

As further defined and limited by Exhibit 2 Summary of Builder's Risk Insurance Policy:

University will provide builder's risk property insurance subject to the deductibles in the policy as required by the Terms and Conditions and the requirements of the Project are not excluded by such coverage. A summary of the provisions of the policy is included the Exhibit 2; the policy may be reviewed at the Facility office.

Proposer agrees that the University's provision of builder's risk property insurance containing said provisions meets the University's obligation to provide builder's risk property insurance under the Contract and, in the event of a conflict between the provisions of the policy and any summary or description of the provisions contained herein or otherwise, the provisions of the policy shall control and shall be conclusively presumed to fulfill the University's obligation to provide such insurance.

## 9. UNIVERSITY CONTROLLED INSURANCE PROGRAM

As further defined and limited by Exhibit 1B University Controlled Insurance Program (UCIP):

9.1 The University shall pay for, obtain and maintain a University Controlled Insurance Program ("UCIP") providing workers' compensation and employer's liability insurance coverage, commercial general liability insurance coverage, and excess liability insurance coverage, to persons and entities enrolled in the UCIP, for Work performed on or at the Project site ("UCIP Coverages"). For purposes of the UCIP, Work that is performed at an off-site location will be treated as on-site Work, provided that at the time of enrollment, the off-site location is identified to the UCIP Administrator and scheduled on the UCIP policies. A summary of the UCIP Coverages is included as Exhibit 1A. The summary descriptions of the UCIP Coverages in Exhibit 1A, the Terms and Conditions, or elsewhere, are not intended to be complete or to alter or amend any provision of the actual UCIP Coverages. In the event that any provision of this Article, the Contract Documents, or elsewhere, conflicts with the UCIP insurance policies, the provisions of the actual UCIP insurance policies shall govern. The University's provision of its standard UCIP insurance policies meets the University's obligation to provide UCIP insurance under the Contract and, in the event of a conflict between the provisions of the policies and any summary or description of the provisions contained herein or otherwise, the provisions of the policy shall control and shall be conclusively presumed to fulfill the University's obligation to provide UCIP insurance.

9.2 Persons and entities eligible to participate in the UCIP (generally General



Contractors and all Subcontractors of all Tiers who perform Work at the Project Site, unless excluded) shall not include in their proposal for any Work to be performed at the Project Site any projected or actual cost to provide the workers' compensation and employer's liability insurance, commercial general liability insurance, and excess liability insurance that is being provided under the UCIP. The University may reduce the Contract Price by an amount commensurate with any projected or actual costs included contrary to the requirements of this Article

9.3 Notwithstanding the UCIP, Proposer and all Subcontractors are required to provide insurance as set forth in the Agreement.

9.4 Work that is performed at an off-site location will be treated as on-site Work, provided that at the time of enrollment in the UCIP, the off-site location is identified to the UCIP Administrator and scheduled on the UCIP policies.

9.5 UCIP Workers' Compensation Insurance will be primary for all covered occurrences within the 50 United States, except that this insurance does not apply in any monopolistic workers' compensation state.

## 10. PROPOSAL (BID) PROTEST

10.1 Any Proposer, person, or entity may file a Proposal (Bid) protest. The protest shall specify the reasons and facts upon which the protest is based and shall be in writing and received by the Facility not later than 5:00 pm on the 3rd business day following the date of posting in a public place of a notice of the determination of the apparent lowest cost per point proposal.

10.2 If a Proposal is rejected by the Facility, and such rejection is not in response to a Bid protest, any Proposer, person or entity may dispute that rejection by filing a Bid protest (limited to the rejection) in writing and received by the Facility not later than 5:00 pm on the 3rd business day following the rejected Proposer's receipt of the notice of rejection.

10.3 For the purpose of computing any time period in this Article 4, the date of receipt of any notice shall be the date on which the intended recipient of such notice actually received it. Delivery of any notice may be by any means, with verbal or written confirmation of receipt by the intended recipient.

10.4 Facility will investigate the basis for the Bid protest and analyze the facts. Facility will notify Proposer whose Proposal is the subject of the Bid protest of evidence presented in the Bid protest and evidence found as a result of the investigation, and, if deemed appropriate, afford Proposer an opportunity to rebut such evidence, and permit Proposer to present evidence that it should be allowed to perform the Work. If deemed appropriate by Facility, an informal hearing will be held. Facility will issue a written decision within 15 days following receipt of the Bid protest, unless factors beyond Facility's reasonable control prevent such a resolution, in which event such decision will be issued as expeditiously as circumstances reasonably permit. The decision will state the reasons for the action taken by Facility. A written copy of the decision will be furnished to the protestor, the Proposer whose Proposal is the subject of the Bid protest, and all Proposers affected by the decision. As used in this Article 4, a Proposer is affected by the decision on a Bid protest if a decision on the protest could have resulted in the Proposer not being the lowest responsible and responsive Proposer for the Contract. A written copy of the Facility's decision must be received by the protester, the





Proposer whose is the subject of the Bid protest, and all Proposers affected by the decision no later than 3 business days prior to award of the contract.

10.5 Notwithstanding the provisions of Article 4.4, at the election of Facility, a Bid protest may be referred directly to University's Construction Review Board without prior investigation and review by Facility. The Chair of the Construction Review Board will either decide the Bid protest or appoint

a Hearing Officer. If a Hearing Officer is appointed, the Hearing Officer will review the Bid protest in accordance with the provisions of Article 4.8.

10.6 Proposer whose Proposal is the subject of the protest, all Proposers affected by the Facility's decision on the protest, and the protestor have the right to appeal to the Construction Review Board if not satisfied with Facility's decision. The appeal must be in writing and shall specify the decision being appealed and all the facts and circumstances relied upon in support of the appeal. A copy of the appeal must be received by the Chair, Construction Review Board, not later than 5:00 pm on the 3rd business day following appellant's receipt of the written decision of Facility, at the following address:

Chair, Construction Review Board University of California  
Office of the President  
1111 Franklin Street, 6th Floor Oakland, CA 94607-5200  
Attention: Director, Construction Services  
And, by email to: [constructionreviewboard@ucop.edu](mailto:constructionreviewboard@ucop.edu)

10.7 A copy of the appeal shall be sent to all parties involved in the Bid protest and to Facility to the same address and in the same manner as the original protest. An appeal received after 5:00 pm is considered received as of the next business day. If the final date for receipt of an appeal falls on a Saturday, Sunday, or University holiday, the appeal will be considered timely only if received by 5:00 pm on the following business day. The burden of proving timely receipt of the appeal is on the appealing party.

10.8 The Chair of the Construction Review Board will review the Facility's decision and the appeal, and issue a written decision, or if appropriate, appoint a Hearing Officer to conduct a hearing and issue a written decision. If a hearing is held, the hearing shall be held not later than the 10th day following the appointment of the Hearing Officer unless the Hearing Officer for good cause determines otherwise. The written decision of the Chair or Hearing Officer will state the basis of the decision, and the decision will be final and not subject to any further appeal to University. The Chair or Hearing Officer may consult with the University's Office of the General Counsel on the decision as to legal form. The University will complete its internal Bid protest procedures before award of the Contract.

## 11.0 CONFLICTS

The intent of this RFP introduction is to provide an overview of the proposal process, the subsequent award and the work required of the successful Proposer. The provisions herein are a SUMMARY ONLY and the Prequalified Proposers should in all cases review the provisions of the Design-Build Contract for the specific requirements.

If the Proposer believes there are conflicts between this document and any other Contract Documents, the Proposer should immediately, and in writing, bring it to the attention of the University and request written clarification.

**\*NOTE:** Upon awarded contract, trade partners to be subcontracted with Swinerton.





## INFORMATION AVAILABLE TO BIDDERS

The following documents have been included for reference of bidding and are required to be referenced to provide pricing:

- Plan Set
  - Permit 1
    - Make Ready Approved Set for Package 1 – Package 1 OSHPD #S241102-34-00, 08/09/2024, (153 pages)
  - Permit 2
    - Operating Room & PACU Modernization Permit 2 – Backcheck #1 Plan Set Prepared by Taylor Design Dated 1/9/2025 (227 Pages)
  - Permit 3
    - 9557460 SESP Operating Room & Preop/ PACU Modernization Project Waiting Room Test Fit; Prepared by Taylor Design Dated 11/27/2024 (9 Pages)
- Specifications permits 1, & 2
  - Permit 1
    - 100% CD - Spec S41102-34-00, 7/31/2024, (1116 pages)
  - Permit 2
    - 100% CD - Spec S41627-34-00, 10/24/2024, (1328 pages)
- Swinerton and UCD Design Build Prime Agreement
- General Scope and Procedures Document
- Trade Specific Scope of Work
- BIM Execution Plan
- UCIP Program Documents
- Site Logistics Plan
- Construction Schedule
- Builders Risk Coverage Summary
- California Wage Requirements - Public
- Contract Summary Billing Attachment
- Conditional & Unconditional Waivers
- Payment and Performance Bond Documents
- Demolition scope of work

The University of California has contracts for materials, equipment and/or services with the suppliers listed on the Office of the President Procurement Services website at <http://www.ucop.edu/procurement-services/supplier-information/ucop-designated-construction-agreements.html>. Bidders submitting bids for University construction projects may enter into agreements with these suppliers that utilize the pricing and terms contained in the University-supplier agreements. The university does not represent or warrant that materials/equipment/services of these suppliers meet the requirements of the University's construction contracts. Use of such suppliers shall not relieve subcontractor from its obligation to meet all contractual requirements. The university will not be a party to any agreements with such suppliers and accepts no performance obligations or liability with respect to such agreements.



**GENERAL SCOPE OF WORK  
AND PROJECT SPECIFIC CONDITIONS  
UCDH OR MODERNIZATION  
3/1/2025**

This Scope of Work shall not limit more stringent requirements found elsewhere in the contract documents unless specifically listed as an exclusion below.

**I. General Project Description:**

The UCD SESP Building was constructed in 2008 and currently houses the Operating Department, Emergency Department, SICU, Cardiology and Radiology Services. The UCDH OR Modernization project is an 83,000 square foot, multiphase, 3 permit project that will modernize and improve the capabilities of the existing operating rooms inside the SESP building. Permit package 1 is the Make Ready portion of work that will add a new AV Room, a new ATS and upgraded electrical panels inside the electrical rooms, medical gas isolation valves inside the PACU department and minor ADA upgrades to the existing locker rooms. Permit package 2 is the equipment modernization of 19 existing OR's, full remodel, and upgrade of 5 OR's, the replacement of obsolete headwalls inside the PACU department. The PACU and PREOP will have new doors installed and a complete renovation to the 3 existing Nurses stations. Package 3 is isolated to the complete renovation and improvement of the ICU/Perioperative public waiting area. Make Ready work will start January 1, 2025, and construction activities for all permits to complete by April 2028.

Prime contract needs to be followed, along with all public contract language in RFP or prequalification documents.

**II. Applicable Documents:**

**A. Drawings**

1. SESP OR Modernization Project Make Ready Approved Set for Package 1 – Package 1 OSHPD #S241102-34-00, 08/09/2024, (153 pages)
2. UC Davis Medical Center Operating Room & PACU Modernization Permit 2 – Backcheck #1 Plan Set Prepared by Taylor Design Dated 1/9/2025 (322 Pages)
3. 9557460 SESP Operating Room & Preop/ PACU Modernization Project Waiting Room Test Fit; Prepared by Taylor Design Dated 11/27/2024 (9 Pages)

**B. Specifications:**

1. UC Davis Medical Center MOR/ PACU Modernization Permit 1 Project Manual 100 Construction Documents Set Prepared by Taylor Design Dated 7/31/2024 (116 Pages\_
2. UC Davis Medical Center; MOR/ PACU Modernization Permit 2 Project Manual 100% Construction Documents Set Prepared by Taylor Design Dated 10/24/2024 (1,328 Pages)
3. Structural Calculations for UCDH OR Modernization T.I.; Prepared by Buehler dated 8/9/2024 (373 Pages)
4. HCAI Testing, Inspection, and Observation Program Document (131 Pages)
5. UC DAVIS HEALTH – SESP OR MODERNIZATION OSHPD Functional Program (33 Pages) As applicable to Design Build Partners
6. Architecturally Significant Equipment Package –Prepared by OneEQ Dated 7/18/2024 (85 Pages)

**C. Other Documents:**



1. Progressive Design Build Prime Contract Agreement between Swinerton Builders & UC Davis Health Dated 2/20/2023 (361 Pages)
2. Master Builders Risk Program – Coverage Summary (Exhibit 12) Dated 9/1/2020 (22 Pages)
4. University Controlled Insurance Program (UCIP) Insurance Manual UC Davis Health Project: 9557460 - UCDH Medical Campus Operating Rooms Integration Modernization (43 Pages)
5. Payment & Performance Bond Documents for the UCDH MEDICAL CAMPUS OPERATING ROOMS INTEGRATION MODERNIZATION (4 Pages)
6. Conditional & Unconditional Waivers for the UCDH Medical Campus Operating Rooms Integration Modernization Project No.: 9557460 (2 Pages)
7. California Projects (Public) Requirements for Wages, Fringe Benefits, Contributions, and Payroll Reporting Dated 8/8/2019 (9 Pages)
8. UCDH OR Integration Modernization Construction Phase BIM Coordination Requirements (48 Pages)

**D. Other Documents:**

1. UCD OR Modernization Preliminary Construction Project Schedule Dated 3/3/2025
2. Site Logistics Plan prepared by Swinerton Builders, dated 9/4/2024
3. UCDH HIPA and Infection Control Training Documents
4. UCDH Badging Request form

**E. Contract Document Copies**

1. The Subcontractor is responsible to purchase all and maintain sufficient copies of contract documents required for the fully coordinated execution of this scope of work. All subcontractor field operations must have a current updated set of construction drawings available at the location of the work.

**III. Project Specific Procedures and Conditions:**

This section is intended to inform Subcontractor of Site-Specific Conditions not covered in the MSA.

**A. STANDARD SCOPE OF WORK ATTRIBUTABLE TO ALL TRADES**

This attachment shall not limit more stringent requirements found elsewhere in the contract documents unless specifically listed as exclusions below:

1. All work past the Redline is 100% gownned up. This is any work inside the OR Department. Construction staff will gown up in Swinerton provided gowns before entering past the redline. Once inside the construction space they will wear that gown to conduct their work. Before leaving the construction containment they will clean/vacuum off, take off their “dirty” gown and put on a clean gown before exiting the construction containment. Once they have crossed back over the redline, they can remove their gown to enter the public space of elevators. All gowns to be provided by Swinerton.
2. The drawings and specifications 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, scaffolding, lifts, layout, storage, double handling, hoisting, loading and unloading, traffic control, taxes, insurance, permit fees, personnel parking, support, material and labor escalation, overhead, profit, and all other miscellaneous appurtenances as necessary for a complete and functional installation.

3. 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 Swinerton. unless caused by a termination or serious illness. Swinerton. shall have the right to reject any proposed Subcontractor personnel without cause.
4. Furnish and install all work in accordance with all current federal, state and local codes, documents, publications and including but not limited to the American Disabilities Act, Title 24, OSHA, Cal-OSHA, Fire Codes, etc.
5. Subcontractor shall be responsible for the structural integrity and/or damage to existing construction because of material handling, loading, staging, stocking, and installation operations. Subcontractor shall provide temporary protection of surrounding work.
6. Field measuring and coordination with other related and/or adjacent trades to insure proper fit and function. Subcontractor is solely responsible for the dimensional correctness of their work.
7. All installations are to be in accordance with the manufacturer's installation instructions.
8. All move-ins necessary for completion of the work as directed by Swinerton. See project schedule for phasing.
9. Submission of bids constitutes review and acceptance of existing site conditions.
10. This work is to be accomplished in a fully functioning hospital. All workers working in the existing hospital are required to be trained, tested and vaccinated prior to the commencement of any work activities. This action is a means of protection for the staff, patients and the construction workers.
11. A large portion of this project will be conducted adjacent to or inside patient areas and this work will require special conditions, such as Interim Life Safety Measures Assessment & Action (ILSM) Plans, as well as Infection Control & Risk Assessment Construction (ICRA) permits issued by UC Davis Health
12. Fully coordinate any existing system shutdowns that this work may require with Swinerton Builders superintendent per the policies and procedures set forth in the contract documents. Strict adherence is mandatory.
13. Include all necessary weather protection, layout, clean-up and associated coordination.
14. Installation of work in more than one area at a time will be required. Installation in completely open areas cleared of all other trades and all stored materials cannot be guaranteed. Contractor is required to work closely with



Swinerton Builders to coordinate the installation of its work with the work of others. Subcontract includes costs to complete work under congested conditions.

15. Subcontractor must immediately notify Swinerton Builders in writing if any errors, omissions, or discrepancies in the contract documents are discovered.
16. Subcontractor shall operate its equipment to minimize exhaust emissions. Engines of all trucks and vehicles will be switched off during extended loading/off-loading operations, and stand-by periods.
17. This subcontract includes all escalations for labor, material and equipment, including transportation and deliveries, to reflect the current schedule.

**B. Site Safety**

1. All trades to participate in a Daily All-Hands Coordination/Safety Meeting at 6:00 am.
2. All trades are required to participate and perform the Stretch and Flex during the Daily All-Hands Coordination/Safety Meeting.
3. All workers are required to attend new hire orientation prior to beginning any work onsite. Orientations will be held typically after the All-Hands Coordination/Safety Meeting at approximately 6:15 am daily.

**C. Site QA/QC**

1. Submit complete inspection requests to Swinerton in minimum of 72 hours in advance on the required form. Coordinate with Swinerton's Superintendent and with Swinerton's Inspection Manager for most current inspection request form.
2. Activities in the project schedule are inclusive of the required inspections and not specifically called out on schedule. Subcontractor/Trade partners to know and understand required HCAI inspections to complete their work. Ensure inspection requests are submitted to allow for "sign-off" at end of task(s)/activities.

**D. Construction Quality Control Management Plan**

1. The quality and compliance of construction materials and in-place work is the responsibility of the trade partner responsible per the contract scope of work and MSA.
  - a. Pework, First Work and Pre-Install
    1. Pre-install meetings to occur ahead of definable construction installs. Examples to include and not limited to the following: headwalls, medical gas isolation valves, doors and hardware, fire smoke dampers(FSD), electrical panels, lighting and controls and equipment.
    2. Submit company QAQC plan to Swinerton for approval ahead of project start.
    3. First work inspections attended by Swinerton, client rep, design team and UCD to occur after the first completion of repetitive construction activities, IE headwalls, equipment, door installs....



4. Submittals are to be approved prior to Material ID inspections and/or pre-install meetings.
  5. Material IDs to occur on all materials entering the jobsite. Please be prepared to show all compliance documents to IOR before materials enter the building or are prefabricated inside the exterior laydown area. Leave materials in factory packaging until instructed to be removed by IOR. Material IDs require the inspection request format to be followed.
2. Inspections and Inspection Request chain of command
    - a. Internal subcontractor review of work in place to confirm compliance with project documents, specs, manufacturers install manual and industry standards.
    - b. Complete Inspection Request(IR) form 72 hours prior to inspection being required. Include applicable drawings, details, specifications, and material product data attached to IR.
    - c. Schedule and attend a walk with Swinerton superintendent/QAQC manager to show compliance to construction documents.
    - d. Foreman to attend IOR inspections.
    - e. Deficiencies to be addressed immediately and trade partner to submit new IR for reinspection's. Deficiencies noted during any step of IR process to be addressed prior so they do not cause schedule activities. Overtime to address deficiencies to be coordinated with Swinerton superintendent. Overtime costs required to cover deficiency caused by trade contractors to be covered at trade partners expense.
- E. Site Logistics** - See Swinerton Site logistics plan at the end of this document for details.
1. **Work Hours & Noise**
    - a. 6-2:30 PM PACU Project
    - b. 5 AM start for vibration making activities for the OR project. 6 AM start for all remaining activities.
    - c. All work shall be performed in accordance with local ordinances.
    - d. Project work hours are as follows:
      - i. Monday-Friday 6 AM- 3:30 PM
      - ii. Saturday (scheduled requests only) 7 AM – 3:30 PM
      - iii. Sunday – (scheduled requests only) 7 AM – 3:30 PM
    - e. All weekend work requests shall be submitted to Swinerton for approval by 3 P.M. on Wednesday.
    - f. Any overtime or off-hours requests, for work occurring Monday through Friday, shall be submitted to Swinerton for approval no less than 1 week prior to start of work.
    - g. No OSHPD/HCAi IOR inspections will be available on City holidays and City special closure days including, but not limited to:





- i. New Year's Day (or designated observed day)
  - ii. Martin Luther King Jr. Day
  - iii. Presidents' Day
  - iv. Memorial Day
  - v. Independence Day
  - vi. Labor Day
  - vii. Veterans Day
  - viii. Thanksgiving Day & Day After Thanksgiving
  - ix. Christmas Day
  - x. New Year's Day
- h. Any/all work performed within the public right of way shall be performed in accordance with local ordinances.
2. **Quantity, Manpower and Production Information**
- a. Subcontractor is required to provide quantity, manpower and production information for its respective schedule activities to Swinerton for any schedule optimization, mitigation and/or pull planning efforts.
3. **Lean and Weekly Pull-Planning**
- a. These projects will involve weekly pull-planning for all trades, one for the PACU work and one for the OR work. Supervision, Project Management, and/or Foreman directing the work shall participate in 60-minute weekly meetings to review the project schedule, plan upcoming tasks, discuss workarounds or resequencing, commit on tasks and workload required for the following week, and review variances and reporting for completed and uncompleted tasks.
  - b. All trades shall review the status of their tasks ahead of these meetings, update their tasks ahead of the meeting, and come to the meetings with update and information needed to plan the upcoming work.
  - c. Trades shall commit to actively engaging in all pull-plan meetings. Repeated lack of engagement in the pull-planning process shall be grounds for delayed progress payments or substitution of team members at Swinerton's discretion.
4. **Quantity and Production Information**
- a. Subcontractor is required to provide quantity and production information for its respective schedule activities when requested by Swinerton for any schedule optimization, mitigation and/or pull planning efforts.
5. **Layout and marking**
- a. Trades shall not use indelible products such as paint or permanent markers for layout markings on the floor or finished walls, as they can bleed through the finishes. Trades are responsible for repairs or cleanup of layout lines that do not meet this requirement and any costs for





replacement of damage to finishes that result from not adhering to this requirement.

6. **Hoisting**

a. **Cranes**

- i. Subcontractor to provide any/all required hoisting and rigging for own work.
- ii. Subcontractor to provide any/all flagmen required in support of own hoisting.
- iii. No hoisting over any building without prior approval by Swinerton
- iv. Subcontractor to provide cribbing at mobile crane travel area in accordance with their respective crane plan & the soil ground bearing pressures as identified in the project's geotechnical report. Subcontractor to protect AC paving and underground utilities where applicable
- v. Subcontractor is responsible for all crane insurance requirements during and after its use including property damage insurance for the crane.
- vi. All Crane Lifts will require a specific Pick Plan and include all requirements as required by Swinerton and UCDH for Approval. Crane Lift and Plan Plans shall be submitted to Swinerton 8 weeks in advance of any planned lift.

b. **Personnel / Material Hoists**

- i. A Personnel / Material Hoist will NOT be available for use during construction. All rooftop personnel access is to be provided by Subcontractor per Cal-OSHA approved means and methods. Subcontractor is to provide all hoisting equipment and labor for their work.
- ii. No scissor lifts allowed onsite.
- iii. The elevator will be shown on logistics plan

c. **Forklifts**

- i. Will not be provided by Swinerton.

7. **Delivery Schedule**

- a. Subcontractors shall submit its Material & Equipment Lead-Time and Procurement Log for all major materials and/or equipment with its bid. Subcontract shall keep this log updated and submit its updated log weekly.
- b. All deliveries and the respective aspects and logistics of the deliveries (including times, frequencies, delivery truck sizes, size & amount of materials, required site access, required crane pick area/points, etc.) must be reviewed and approved with Swinerton's Superintendent at least 15 working days in advance of delivery.
- c. Deliveries must be received and accommodated by a flag person



employed by the subcontractor receiving delivery

- d. Any unattended or unscheduled deliveries shall be turned away by Swinerton
- e. Overnight staging of trucking shall not be permitted onsite
- f. All tools and material entering the building will need to be clean and covered prior to entering the building. Material and tool carts to be clean and in good condition to not mar floors and create disruption due to noisy wheels.

#### 8. **Field Communication**

- a. Foreman's Meeting shall be conducted weekly. It is mandatory that each subcontractor's onsite foreman is in attendance. Additionally, there will be a 15-minute Foreman huddle 3X a week on the construction floor, one for each project family(PACU and OR). This will occur at 8AM, MWF.
- b. RFIs, Submittals, and Changes to the Plans will be e-mailed to the Project Manager of each trade. It is the Subcontractor Project Manager's responsibility to furnish this information to the field.
- c. Weekly Narratives: Each subcontractor to provide a weekly narrative outlining the following:
  - i. Work completed for the week
  - ii. Major constraints and/or issues
  - iii. Material/procurement status,
  - iv. Updated RFI & Submittal Logs,
  - v. Manhours performed for the week
  - vi. Major deliveries received and upcoming
  - vii. Any first aid or injury documentation
  - viii. Forecasted labor for the following week.
- d. These narratives shall be signed and emailed by subcontractor's Project Manager to Swinerton on Thursdays by close of business.
- e. All weekly narratives (for the month) shall be included with subcontractor's monthly pay applications for that respective month.
- f. Subcontractor safety documentation (including but not limited to pre-task plans and JHA's) need to be performed & signed daily. Subcontractor onsite is also responsible for submission of the safety documentation for its sub-tier contractors. All safety documentation must be submitted to the Swinerton jobsite trailer by 9 AM daily. Subcontractor has the option to use their own format or utilize Swinerton's.
- g. Subcontractor and its sub-tier contractors which perform on-site labor, must provide a written daily report to Swinerton's jobsite trailer by 3 pm daily. Subcontractor has the option to use their own format or utilize Swinerton's.

#### 9. **Parking**



Subcontractor parking to be anticipated in parking structure 5 and/ or parking structure 1.

**10. Temporary Utilities**

- a. Water source to be included on site logistics plan.
- b. Temporary power: Swinerton and the electrical contractor will provide temporary/spider boxes each on the 3rd floor inside the barricaded construction areas. This will be for trades use for 125V and 250V equipment and tools. Subcontractor is responsible for any other temporary power and/or electric power distribution required for its work including, cords downstream of boxes, temporary power generators for welding, etc.
- c. House lighting will be utilized for each phase of work. Task specific lighting is by each trade.

**11. Storage and Trailers**

- a. Subcontractor shall utilize 'Just-in-Time' Delivery, referred to as JIT delivery, always for the duration of the project.
- b. Swinerton has a field office in the Broadway Building (4900 Broadway). Work space will be provided for trade foremen and supervision in the field office as needed.
- c. No connexes can be accommodated onsite, 2nd floor will be utilized for a small amount of construction prep space, this will accommodate 1-2 Knaack boxes per trade partner. Knaack boxes to be removed when work completes for that phase and can be staged inside the exterior laydown area. TO be coordinated with superintendent.

**12. Clean-Up**

- a. Swinerton will be provide a Global Clean-up Service for this project. The terms below outline the requirements and expectations for each subcontractor and the clean-up scope Swinerton will provide as it relates to this Global Clean-up Service.
- b. **Provided by Swinerton:**
  - i. Swinerton will provide nine (9) sets of debris dump carts on the 2nd and 3rd floors, for collection of certain types of construction debris and recyclables. Each subcontractor will be responsible for loading their construction debris into the appropriate/assigned bin for disposal by Swinerton labor. Swinerton will be responsible for conveying bins to/from the site debris and recycle containers, dumping, and refuse management and removal from the jobsite.
  - ii. Swinerton labor will clean-up all wood, foam, plastic and cardboard based material and equipment shipping dunnage and packaging. Subcontractors to leave these items in the designated debris bins. No debris is to be left on the floor.
- c. **Exempt Trades:**
  - i. The following trades/scopes of work are exempt from the Global Clean Up Services provided by Swinerton and MUST PROVIDE



THEIR OWN clean-up. Subcontractors providing these scopes of work are responsible for cleanup of debris caused by their own work and disposal into the appropriate dumpster (based on material type). Debris Bins / Dumpsters will be provided by Swinerton.

1. Concrete
2. Structural Steel
3. All Fluid applied waterproofing
4. All Fluid applied membrane barriers
5. Fireproofing
6. Joint Firestopping and Sealants of any kind
7. Vapor Emissions Control
8. Mortar/Grout/Concrete Washout bins of any type
9. Sitework
10. Landscaping

**d. All Trades:**

- i. All trades are to load their own construction debris into the appropriate/assigned bin for disposal by Swinerton labor.
- ii. Trash bins shall not be filled above the height of the bin.
- iii. Trade partners shall load materials into the bins so that materials "DO NOT HIT THE FLOOR".
- iv. Hazmat is not part of this program and must be removed by the trade generating the Hazmat; trade must be a qualified company to handle and dispose of the Hazmat.
- v. Removal of hazardous materials, chemicals, batteries and other trash that cannot be disposed of in standard/normal debris removal containers or any of the prescribed recyclable materials debris removal containers (i.e. wood, gypsum, metals, etc.) is the responsibility of the subcontractor to remove from the jobsite. All trades are required to adhere to local jurisdictional construction waste ordinances (regardless of clean-up option used).

**e. Trade Specific Requirements & Expectations:**

- i. Soft Demolition: subcontractor (or Swinerton if self-performed) to provide roll around waste bins and load material into bins such that the height of the bin is not exceeded. Once bin is full, subcontractor personnel utilizing bin is to run it over to the dumpster and empty it into the dumpster. NOTE: Hazmat is to be removed by a qualified company and not be a part of this program.
- ii. Hard Demolition: subcontractor is responsible to cut down material into manage-able pieces that 2 people can lift without additional



assistance (no items exceeding 150 lbs. or protruding objects that could result in laceration or other injury).

- iii. Insulation: Subcontractor to load left over insulation into appropriate dump carts for removal by Swinerton Builders.
- iv. Metal Stud Framing: Subcontractor to set up Chop Stations with Chop saws set up adjacent to a bin and waste to be loaded by subcontractor directly into the bin. Swinerton to remove waste loaded into the bins. Chop Station is to remain constant throughout the work for each area, Swinerton will sweep up and remove metal shavings contained within chop saw station; nothing to be left in walk paths.
- v. Doors-Frames-Hardware, Overhead Coiling Doors, Glass and Glazing, Tiling, Flooring, Acoustical Ceiling, Div. 10 Accessories, Signage, Cubicle Curtains, Window Treatments: Subcontractors to load all waste into the appropriate bins for removal from site.
- vi. Fire Protection, Mechanical, Plumbing, Electrical: All pipe to be immediately loaded into bins for removal to avoid a safety issue (i.e. stepping on a "roller"). Subcontractor to load all waste into the appropriate bins for removal from site by Swinerton.
- vii. Trade partners can opt to provide their own bins for copper or other materials of value to remove and retain the salvage rights for said materials of value. If this option is selected, the trade partner must provide and remove their own bins for their salvaged materials. The trade partner shall coordinate salvaging materials with Swinerton a minimum of 72 hours in advance.

### **13. Site Rules**

- a. All subcontractors must comply with Swinerton's Safety Requirements.
- b. Subcontractor shall submit to Swinerton its Project Specific Safety Manual, at a minimum follow the guidelines and requirements within the Safety section of this Agreement.

### **14. Site Security**

- a. Subcontractors are responsible to secure and protect all work, tools, equipment, and products. Swinerton will provide security cameras for deterrence only.

### **15. Change Order Management**

- a. Textura to be utilized for billing.
- b. Swinerton may elect to utilize ACC software for Change Order and Time & Material tag documentation and management.
- c. If "Extracker" is utilized, the following requirements apply:
  - i. All subcontractors will be required to use this software for Change Order and Time & Material Tags submissions. Change orders and Time & Materials Tags submitted outside of Extracker will not be accepted.
  - ii. Subcontractor to create an account and utilize the "Free" version of the software (if available). If the "Free" version is not available



(or subcontractor wants to upgrade), Subcontractor to procure its own license and pay for any associated licensing fees for the "Standard License".

16. Trade partners are responsible for any/all other costs associated with implementing and/or using the software on the project. These costs can/may include iPads/Smart Devices, data plans, administrative costs, etc.
  - a. Subcontractor shall upload all CORs through Extracker's digital shared COR log.
  - b. Subcontractor shall use Extracker's web or mobile app to create digital time and material tags throughout the project to verify labor, material and equipment spent on extra work as well as complying with any T&M tag requirements previously mentioned.
  - c. T&M tags are required to be signed by a Swinerton Superintendent within 24 hours of the work being completed (regardless of Extracker use or not). If T&M tags are not signed within this period, the subcontractor forfeits the right to be compensated for the referenced labor and material.

17. **Vaccination & COVID-19 Protocols**

- a. UC Davis requires every onsite worker to provide evidence that they have received the flu vaccine OR submit a declination form in lieu of immunization records. Any employee that has declined the flu shot MUST wear a mask in the facility to follow the federal guidelines.
- b. If/as required, COVID-19 protocols and procedures are to be implemented per Swinerton's latest COVID-19 plan. If an employee has tested positive for COVID then all Cal OSHA requirements must be followed.



**SCOPE OF WORK**  
**AND PROJECT SPECIFIC CONDITIONS**  
**DEMOLITION & LEAD ABATEMENT**

03/01/2025

- 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 **Demolition & Lead Abatement** 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 project has been broken into 3 different permit packages. Permit 1 for the make ready work associated with building electrical infrastructure, low voltage cabling and building an AV room on the 2nd floor that supports the work on level 3. Permit 2 will be for all work in the ORs, PACU and Preop areas. Permit 3 will be for the renovation of the surgery & ICU waiting room. All design and pricing to be for all three permit packages.
    4. 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.
    5. 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.

6. 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.
7. Work to be performed during normal working hours, unless noted below or otherwise directed by Swinerton.
  - a. All drilling into the deck to be on off hours. Assume 5 AM to 7 AM. Coordinate work with Swinerton on any other work hours.
  - b. All demolition activities to occur 9 PM to 5 AM.
8. Comply with all applicable codes and jurisdictional requirements.
9. Subcontractor is solely responsible for the dimensional correctness of their work.
10. 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.
11. 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.
12. All layout for own work. Two pairs of control lines and an elevation benchmark will be provided on each floor by others.
13. Subcontractor to provide all access to its own work (i.e. lifts, ladders, scaffold, etc.)
14. Hand stocking through elevators or egress stairs.
15. Provide all field quality control measures specified for the work within this scope.
16. The Subcontractor shall allow the Contractor, Owner's representatives, inspectors, and testing agencies the use of its equipment as needed to perform required inspections and testing.
17. If materials, as they relate to the scope of this subcontract, are not available in accordance with the schedule, it is the Subcontractor's responsibility to find and submit acceptable equivalent items to be installed.
18. Subcontractor is responsible for coordinating all inspections and testing required for the work of this scope. Subcontractors will be required to submit a Request for Inspection Form to Swinerton a minimum of 48 hours in advance of each required inspection or test. Subcontractor will be required to accompany those making up the inspection teams to address any and all issues in question. This includes, but is not limited to, inspection reviews of the Subcontractor's direct scope as well as the work of any lower tier subcontractors. Provide Quality Control inspections of your own work prior to submitting a request for inspection.



19. Any compressors, generators and other portable equipment with internal combustion engines that fall under the Statewide Portable Equipment Registration Program must meet all applicable requirements including but not limited to proof that the equipment has been registered under the program.
20. All deliveries and must be coordinated with a minimum of 48 hours' notice. Locations of material staging areas must be approved by Swinerton.
21. Due to limited space, onsite storage and staging shall be as directed by Swinerton. See logistics and phasing documents.
22. Coordinate sizes and locations of rough openings in framed walls, ceilings, soffits, bulkheads, etc. with Swinerton and other Subcontractors prior to demolition of openings.
23. Removal, off-haul and disposal of all items required to be demolished, including the following:
  - a. Equipment pads.
  - b. Roofing system and roof-mounted equipment.
  - c. HVAC, plumbing, and fire sprinkler.
  - d. Capping of utilities as required.
  - e. Partitions, doors, frames, fixtures, flooring, ceiling, soffits, etc.
  - f. Millwork, casework, counters, shelving, and other built-ins.
  - g. Toilet fixtures.
  - h. Wallcovering and wall protection including adhesives.
  - i. Electrical and data floor monuments.
  - j. Surface mounted thermostats.
  - k. Temporary braces at perimeter walls and/or vaults.
24. Salvage rights in accordance with Subcontract Documents.
25. Cut openings in existing work, including openings for new doors, windows, elevators call buttons.
26. Provide dust control and regular street cleaning while on site.
27. Supply and install temporary water supply.
28. Barricades will be provided by the GC, see phasing plans for proposed locations. Coordinate with Swinerton if additional barricades are required.
29. Provide fire watch as required.
30. Handwork as necessary to protect items not scheduled for demolition and to protect adjacent properties.
31. All work shall be in accordance with applicable noise requirements.
32. Protection of adjacent property.
33. Subcontractor is responsible for repairing any damaged caused by their crews and equipment.



34. Prepare documents to obtain all permits. Obtain and pay for demolition permits.
35. Provide third party inspections as necessary.
36. Provide abatement as required in rooms where existing lead shielding needs to be removed. Subcontract with an abatement contractor if required.
37. Items scheduled to be demolished may contain lead-based paint. Subcontractor shall be responsible to remove and dispose of all lead materials or coordinate with Lead Based Paint Abatement Subcontractor if removals is not included in this Subcontract.
38. Take care and caution to protect existing fireproofing during demolition. Remove fireproofing as necessary for wall framing. Notify superintendent where fireproofing is removed or damaged.

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

1. Project to be priced by breakdown below:
  - a. Permit 1 – Make Ready Work (Already Contracted)
  - b. Permit 2 – Preop, PACU, ORs
  - c. Permit 3 – ICU/Surgery Waiting Room (Will be issued as a change order, see add alternate)
2. This scope of work shall include, but is not limited to, the following specification sections:
  - Division 01 – General Requirements (as it relates to this scope of work)
  - 01 35 00 – Special Procedures
  - 01 39 00 – Construction Waste Management
  - 01 73 00 – Cutting and Patching
  - Section 02 41 00 – Demolition
3. Furnish and install dumpsters for demolition scope. Disposal per all regulatory standards including but not limited to EPA standards, OSHA and Division 1 specifications.
4. Provide covered carts for transporting debris from the demolition site to the dumpsters.
5. Include additional mobilizations to demolish temporary barriers upon completion of each phase.
6. All work to be performed in bunny suits in sterile areas, i.e., ORs, OR Corridors, and all supporting rooms beyond the “Red Line”. Bunny suits to be furnished by Swinerton.
7. **Permit 1 – No pricing required for this permit.**
8. **Permit 2 – PreOp, PACU, ORs**
  - a. All demolition of existing walls and ceilings per wall partition legend and reflected ceiling plans including but not limited to:
    - i. All hard lid ceiling removal in 19 typical ORs as required per plans and to install new booms, in addition carry 145 sf of hardlid drywall ceiling removal in each of the 19 typical ORs for rough in.

- ii. Demolition of entire ceilings in
  - b. Removal of 24 existing booms from existing support structure. Include disposal of existing booms outside of hospital.
  - c. Removal and disposal of 9 autoclaves from hallways.
  - d. Removal and disposal of all 63 headwalls being replaced in all PreOp & PACU bays.
  - e. In 5 specialty ORs 35, 41, 43, 45, and 46 all existing interior partition drywall, and ceilings to be removed. Ceiling demo to include all existing framing, and structural steel mounting supports.
  - f. Removal of ACT tiles and grid as indicated in permit 2.
  - g. OR 35 wall framing will be demolished to enlarge room. Include costs to demo existing walls at scrub sink to the east of OR 35 that will be removed and re-installed across the hallway.
  - h. Include demolition of existing ACT ceilings to install new control rooms outside of OR 35 & 45.
  - i. Per Keynote 5114 on sheets A-A043, A-B043, A-C043, A-D043, A-E043, & A-F043 demolish warming cabinet and protect framing in place. Demolition occurs in ORs 21-28, 31-34, 36-38, 41-44.
  - j. Demo of existing flooring in all areas where new flooring is specified. This includes but is not limited to in 5 specialty ORs, control rooms outside of ORs 35 & 45, nurse stations within the PACU areas (3 in total). To avoid removing existing floor substrate leveling and moisture barrier, replacement of leveling product and moisture barrier to be covered by this contractor.
  - k. Remove doors, frames, hardware and electronic hardware as required in all areas. Safe off of electrical by others prior to demolition and or removal.
  - l. Remove all wall protection and drywall from any areas where new wall protection is called out, this includes but is not limited to the entire length of south wall per keynote 5123.
  - m. Demolish Staff Toilet 3P713, Scrub 3P719B as required on sheet A-A043 per Keynotes 0250, 0256, 0262, 5178, 5179. 4 EA Staff toilets (3P936, 3P938, 3P713, 3P712) to get updated finishes. Provide all demolition for new finishes.
  - n. Demolish Partitions as shown on sheet A-A043 and or where shown on drawings or as required for project program.
  - o. Remove light fixtures/panels, ceiling mounted booms, and med gas column per keynotes 5125, 5126, 5129 on Demolition Reflected Ceiling Plans (A-B093, A-C093, A-D093, A-E093, & A-F093).
  - p. Demolish Gypsum board located above Staff Toilet 3P713, and Scrub 3P719B shown on A-A093.
  - q. Per A-B043, A-C043, A-D043, A-E043, & A-F043 Keynote 5123, remove wall protection.
  - r. Per A-B043, A-C043, A-D043, A-E043, & A-F043 Keynote 5124, remove flooring and wall protection. Prepare for new.



- s. Per A-B043, A-C043, A-D043, A-E043, & A-F043 Keynote 5180, remove monitor and existing drywall for new backing.
  - t. Per A-B043 Keynote 5185, remove sterilizers.
  - u. Demolish OR 35 3P735 and Clean up Soil Utility 3P923 as required per sheet A-D043.
  - v. Demolish Gypsum and ACT as shown for OR 35 3P735, OR 36 3P736 (A-D043), and Cleanup Soil Utility 3P923 shown on A-D093.
  - w. Demolish Gypsum as required in OR 41 and OR 43.
  - x. Remove Sink in Cleanup Soil Utility on sheet A-F043, per keynote 0256.
  - y. Demolish Staff Toilet 3P936 as required on sheet A-F043.
  - z. Demolish and Gypsum as shown on Sheet A-F093.
  - aa. Remove Flooring and wall base as required. Prep for new as shown on A-G043, A-H043, & A-J043.
  - bb. Remove Furniture, Headwall, Wall Protection, Corner Guards, and wall ends as shown per keynotes 5134, 5145, 5139.
  - cc. Remove Sliding Door and Hardware, door framing to remain and protect in place per keynote 5140 as shown on A-G043, A-H043, & A-J043.
  - dd. Remove Flooring and Wall Base at Nurse Stations and Prepare for new as required per sheets A-G043 through A-J043.
  - ee. Demolish for MEPF Rough-ins and reroutes as necessary. Expectation is that you will review MEPF infrastructure on plans to determine how much needs to be demolished on project.
  - ff. Noise Reductions and selection of tools may be required due to noise/vibration requirements.
  - gg. Provide Lead Abatement at OR 45 walls as it will no longer be required at project.
  - hh. Demo in elevator lobby to accommodate new Telecom room. Include removal of roofing for future 2-ton cooling unit that will be serving the IDF room. Details will match CU units specified at AV room in permit 1.
  - ii. Space can only accommodate a normal buggy, no mechanized equipment allowed within operational facility. Normal size elevators will be provided for site access.
- C. Alternate Bid Items:** Alternate prices include all labor, equipment, material, supervision, project management, travel costs, delivery, taxes, overhead and profit.
- 1. Deductive alternate to have demolition activities occur on standard hours.
  - 2. **Permit 3 - Surgery ICU/ Waiting Room**
    - a. Remove ceilings and fixtures from entire waiting room space.
    - b. Remove one sided from waiting room walls for MEPF rough in. Include all removal of accessories or items within waiting room space.
    - c. Remove all existing casework, lockers, and reception desks as required.



- d. Remove all existing finishes like wall protection, and flooring for all new refresh.
  - e. Demolish for MEPF Rough in as required.
  - f. Noise Reductions and selection of tools may be required due to noise/vibration requirements.
- D. 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. Machine Earthwork (by Earthwork Subcontractor)
  - d. Asbestos Abatement/Containment (by Asbestos Abatement Subcontractor)
  - e. Mold Abatement (by Mold Abatement Subcontractor)



## PRICE PROPOSAL FORM

**PROJECT NO. 9557640**

**UCD MEDICAL CAMPUS OPERATING ROOMS INTEGRATION MODERNIZATION  
BP 5.1 – Demolition and Abatement**

**UNIVERSITY OF CALIFORNIA  
UC DAVIS HEALTH  
SACRAMENTO, CALIFORNIA**

**BID TO: UC DAVIS HEALTH  
4800 2nd Ave, FSSB Suite 3010  
Sacramento, CA 95817  
916-734-5576 (office)**

**PROPOSAL  
FROM:**

\_\_\_\_\_  
(Name of Proposer)

\_\_\_\_\_  
(Address)

\_\_\_\_\_, \_\_\_\_\_  
(City) (State) (Zip Code)

\_\_\_\_\_  
(Telephone Number) (Fax Number) (Email Address)

\_\_\_\_\_  
(Date Bid Submitted)

**NOTE: ALL PORTIONS OF THIS PROPOSAL FORM MUST BE COMPLETED AND THE FORM MUST BE SIGNED BEFORE THE BID IS SUBMITTED. FAILURE TO DO SO WILL RESULT IN THE PROPOSAL BEING REJECTED AS NON-RESPONSIVE.**





## 1.0 BIDDER'S REPRESENTATIONS

Bidder, represents that a) Bidder and all Subcontractors, regardless of tier, has the appropriate current and active Contractor's licenses required by the State of California and the Bidding Documents; b) it has carefully read and examined the Bidding Documents for the proposed Work on this Project; c) it has examined the site of the proposed Work and all Information Available to Bidders; d) it has become familiar with all the conditions related to the proposed Work, including the availability of labor, materials, and equipment; e) Bidder and all Subcontractors, regardless of tier, are currently registered with the California Department of Industrial Relations pursuant to California Labor Code Section 1725.5 and 1771.1. Bidder hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed Work on this Project in accordance with the Contract Documents for the sums quoted. Bidder further agrees that it will not withdraw its Bid within ninety (90) days after the Bid Deadline, and that, if it is selected as the apparent lowest responsive and responsible Bidder, that it will, within 10 days after receipt of notice of selection, sign and deliver to University the Agreement in triplicate and furnish to University all items required by the Bidding Documents. If awarded the Contract, Bidder agrees to complete the proposed Work within 180 days after the date of commencement specified in the Notice to Proceed.

## 2.0 ADDENDA

Bidder acknowledges that it is Bidder's responsibility to ascertain whether any Addenda have been issued and if so, to obtain copies of such Addenda from University's Facility at the appropriate address stated on Page 1 of this Bid Form. Bidder therefore agrees to be bound by all Addenda that have been issued for this Bid.

## 3.0 NOT USED

## 4.0 LUMP SUM BASE BID

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(Place figures in appropriate boxes)

## 5.0 SELECTION OF APPARENT LOW BIDDER

Refer to the Instructions to Bidders for selection of apparent low bidder.

## 6.0 Not Applicable

## 7.0 Not Applicable

## 8.0 ALTERNATES

In order for a Bid to be responsive, Bidder must submit an additive bid, a deductive bid, or a "no change" bid, for each Alternate listed below. The failure to do so shall result in the Bid being rejected as non-responsive. The failure to quote an amount, unless the bidder marks the "no change" box, will result in the bid being rejected as non-responsive.

The Contract Time will change by the number of days, if any, specified for each accepted Alternate.

### Alternate No. 1

Description: Deductive Alternate to have demolition occur on standard hours instead of off hours per scope.

### **Bid for Alternate No. 1**

If "Add" or "Deduct" is intended, indicate by placing figures in the corresponding boxes. If "No Change" is intended, indicate by marking the "No Change" box

**Add**     \$ 

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**Deduct**     \$ 

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☐ **No Change:** Bidder will perform this Alternate without change to Contract Sum.



Alternate No. 2

Description: Permit 3 Demolition Work – Surgery/ ICU Waiting Room, see scope of work for alternate parameters

**Bid for Alternate No. 2**

If “Add” or “Deduct” is intended, indicate by placing figures in the corresponding boxes. If “No Change” is intended, indicate by marking the “No Change” box

<b>Add</b>	\$	<table border="1"><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									,	<table border="1"><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									,	<table border="1"><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									.	<table border="1"><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>				
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☐ **No Change:** Bidder will perform this Alternate without change to Contract Sum.

No extension of time will be granted if this Alternate is accepted.

University reserves the right to accept this Alternate within 30 calendar days after the date University signs the Agreement

**11.0 BIDDER INFORMATION**

TYPE OF ORGANIZATION: \_\_\_\_\_  
(Corporation, Partnership, Individual, Joint Venture, etc.)

IF A CORPORATION, THE CORPORATION IS ORGANIZED UNDER THE LAWS OF:

THE STATE OF \_\_\_\_\_  
(State)

NAME OF PRESIDENT OF THE CORPORATION: \_\_\_\_\_  
(Insert Name)

NAME OF SECRETARY OF THE CORPORATION: \_\_\_\_\_  
(Insert Name)

IF A PARTNERSHIP, NAMES OF ALL GENERAL PARTNERS: \_\_\_\_\_  
(Insert Names)

CALIFORNIA CONTRACTORS LICENSE(S):

_____	_____	_____
(Classification)	(License Number)	(Expiration Date)
(For Joint Venture, list Joint Venture's license and licenses for all Joint Venture partners.)		

DEPARTMENT OF INDUSTRIAL RELATIONS:

_____	_____
(Registration No.)	(Expiration Date)



## 12.0 **REQUIRED COMPLETED ATTACHMENTS**

The following documents are submitted with and made a condition of this Bid:

1. Bid Security in the provided Bid Bond form
2. Filled out bid form

## 13.0 **BID SECURITY:**

Each Bid Proposal in excess of \$200,000 (except for Work noted "Furnish Only") is requested to provide a Bid Bond, duly executed by the Bidder as principal and having as surety thereon, a company authorized to execute such in the State of California, in the amount of 15% of the bid.

Each Bid Proposal for Work noted "Furnish Only" in excess of \$100,000 is requested to provide a Bid Bond, duly executed by the Bidder as principal and having as surety thereon, a company authorized to execute such in the State of California, in the amount of 15% of the bid.

Bid Security will be returned to the successful Bidder after the Subcontract is executed and filed with UCDH, proof of the EMR and Incidence Rates are provided to UCDH as set forth in the Bid Proposal Forms and if required by UCDH, the Performance and Labor and Material Payment Bonds are executed and filed with UCDH. Bid Security will be returned to each unsuccessful Bidder after the award is made. An attorney-in-fact who signs a Bid Bond must file with the Bond a certified and effectively dated copy of its power of attorney. The Bid Security shall be made in the favor of UCDH, and shall become its property in the event that the Bidder fails, within fifteen (15) days after receipt of the Subcontract from UCDH, to execute said Subcontract and deliver proof of the EMR and Incidence Rates and if required, the Performance and Labor and Material Payment Bonds.

The proposed Bonding Company of the Bidder shall be on the Department of Treasury's Listing of Approved Sureties, Department Circular 570 ("Treasury List"), and acceptable to UCDH and the Bid Bond must be submitted on the form attached hereto.

## 14.0 **DECLARATION**

I, \_\_\_\_\_ hereby declare that I am the \_\_\_\_\_  
(Printed Name) (Title)  
of \_\_\_\_\_ submitting this Bid Form; that I am duly authorized to  
(Name of Bidder)

execute this Bid Form on behalf of Bidder; and that all information set forth in this Bid Form and all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of its submission date.

I further declare that this bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was executed at:

\_\_\_\_\_ (Name of City if within a City, otherwise Name of County), in the



State of \_\_\_\_\_, on \_\_\_\_\_.  
(State) (Date)

\_\_\_\_\_  
(Signature) [End]



**BID BOND**

KNOW ALL PERSONS BY THESE PRESENTS:

That we, \_\_\_\_\_, as Principal, and \_\_\_\_\_

\_\_\_\_\_, as Surety, are held and firmly bound unto THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, hereinafter called THE REGENTS, in the sum of 10% of the Lump Sum Base Bid amount for payment of which in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT, WHEREAS, Principal has submitted a Bid for the work described as follows:

**PROJECT NO. 9557460**

**PROJECT NAME: UCDH MEDICAL CAMPUS OPERATING ROOMS INTEGRATION MODERNIZATION**

NOW, THEREFORE, if Principal shall not withdraw said Bid within the time period specified after the Bid Deadline, as defined in the Bidding Documents, or within ninety (90) days after the Bid Deadline if no time period be specified, and, if selected as the apparent lowest responsible Bidder, Principal shall, within the time period specified in the Bidding Documents, do the following:

- (1) Enter into a written agreement, in the prescribed form, in accordance with the Bid.
- (2) File two bonds with THE REGENTS, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by the Bidding Documents.
- (3) Furnish certificates of insurance and all other items as required by the Bidding Documents.

In the event of the withdrawal of said Bid within the time period specified, or within ninety (90) days if no time period be specified, or the disqualification of said Bid due to failure of Principal to enter into such agreement and furnish such bonds, certificates of insurance, and all other items as required by the Bidding Documents, if Principal shall pay to THE REGENTS an amount equal to the difference, not to exceed the amount hereof, between the amount specified in said Bid and such larger amount for which THE REGENTS procure the required work covered by said Bid, if the latter be in excess of the former, then this obligation shall be null and void, otherwise to remain in full force and effect.

In the event suit is brought upon this bond by THE REGENTS, Surety shall pay reasonable attorneys' fees and costs incurred by THE REGENTS in such suit.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Principal: \_\_\_\_\_  
(Name of Firm)

Surety: \_\_\_\_\_  
(Name of Firm)

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Address for Notices: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**NOTE: NOTARY ACKNOWLEDGEMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.**