

INVITATION TO BID
PROJECT: 1515 SOUTH VAN NESS, SAN FRANCISCO, CA
EARLY BUILDING DEMOLITION
07.03.2024.

To Bidders:

The Guzman Construction Group, Inc. (GCGI) & Marinship JV team is requesting bids from the trades below only for our design effort on our 1515 S Van Ness project. Trades/scopes shall be considered Final Hard Bid and are anticipated to be awarded on this round of pricing.

- **Early Demolition of the Building**
- **Utilities - Underground Temp. Electrical Services.**

Address: 1515 S Van Ness, San Francisco, CA 94110.

Project Description:

1515 South Van Ness is a 100% affordable housing project. Demolish Existing Commercial Building and Construct a Building Consisting Of 9 Stories of Type IA Construction. The Ground Floor Will Host Residential Service, Common Spaces, An Early Learning Center, and A Community Serving Nonprofit Retail Space. Floors 2-9 Will Contain Residential Units, Yielding 168 Units. Outdoor Space Include a Large Courtyard on The Ground Floor and A Terrace on Level 9.

1. **DEMO PHASE 1:** Will Consist of Building Demolition Only Under a Separate Permit. Existing Basement Perimeter Wall Along 26th ST And South Van Ness Ave Shall Remain in Place Until Phase 2 Of Demolition.
2. **DEMO PHASE 2:** Will Consist of All Other Items of Demolition Except For Building as Noted In Phase 1 Demolition. Phase 2 Demolition to Be Part Of 1515 South Van Ness Affordable Housing Permit.
3. **Temp Electrical Utilities per CE2.1.**

Labor Requirements: This is a prevailing wage project. All carpenter and laborer trades must be union.

Sub-Contracting Goal: 25% SBE participation goal and 5% DVBE participation goal. All SBE firms must submit completed SBE Form 2 with the proposal.

Schedule:

07/03/24 – Start of Advertisement
07/19/24 – RFI Deadline
07/23/24 – Job Walk @ 10:30 AM.
08/01/24 – Bids Due 02:00 PM Wednesday
09/25/24 – Tentative Construction Start (Refer to Exhibit C)

Contractor Contacts:

Chandu Malladi cmalladi@guzmangc.com (703) 473-5477
Hasan Demirkol hdemirkol@guzmangc.com (650) 307-2798

Please do not contact the Owner, Owner Agents, and/or Architect directly.

Requested Bid Trades:

- Demolition Scope.
- Utilities - Underground Temp. Electrical Services.

Bid Documents:

All documents for this bid can be downloaded from the project site on Building Connected, which you have access to via the email invite you received. Also, the project information is available at the following Box link:

<https://www.dropbox.com/scl/fo/e4jz2zvcs4mid3loi17e/ACxQufuydEpjMgLvfs0A2UE?rlkey=oftsn4mxrft8xkesy1nlzkmk&dl=0>

Insurance:

Subcontractor to include and provide all insurance as there will be an OCIP or CCIP, see insurance requirement Exhibit-F and Exhibit-A for applicable documents.

Bonds:

Subcontractor performance and payment bonds may be required for these scopes at the Contractor's sole discretion. The contractor will accept actual bond premiums up to 1.5%. Please quote bonding costs as an alternative and provide your Bond Rate on your proposal and Bid Form.

Required Bid Form:

- All bid submissions should include a completed and signed bid form provided herein.
- All Certified SBE firms must submit filled in SBE Form 2 with the proposal.

Submit Bid Packages:

Please return your bid on company letterhead, along w/ a fully executed/completed Bid Form(s), on Building Connected.

Labor Requirements:

- See Exhibit K.
- Local Hire: This Project is subject to the First Source Hiring Program under Chapter 83 of the Administrative Code of San Francisco. Bidders are required to comply with the First Source policies which will be incorporated into the Subcontract documents. See Exhibit-A for applicable documents and:
https://oewd.org/sites/default/files/docuemtns/localhire_faq.pdf
- Prevailing Wage: The Project shall be subject to the State Prevailing Wage. Determination of State wage determination shall be provided by the Office of Labor Standards Enforcement (OLSE) and incorporated into the Subcontract documents.

For information on State Prevailing Wage:

<https://www.dir.ca.gov/oprl/2024-1/PWD/index.htm>

Equal Opportunity Work Force Participation Goals:

- See Exhibit-K

- Chapter 12B & 12C requirement: The subcontractor must agree to comply with the requirements of Chapters 12B and 12C of the San Francisco Administrative Code. See Exhibit-A for applicable documents.

Subcontracting Goals:

- See Exhibit-K
- SBE Requirement: The project is administered by the San Francisco Mayor's Office of Housing and Community Development (MOHCD). The San Francisco Monitoring Division has assigned a **22% SBE participation goal**. The project team strongly desires a contracting team that represents the diversity of the city and, in particular, that of the neighborhood. Subcontracting firms certified as DBEs, SBEs, MBEs, WBEs, and LBEs are strongly encouraged to reply to this request. See Exhibit-A for applicable documents.
- Submit SBE Form 2

Bid Requirements:

1. Subcontractor bids are to be Final Hard Bid for the duration of the project. Subcontractor and Supplier pricing should include escalation (labor, materials, etc.) for the duration of the project. Change orders for escalation will not be allowed.
2. Bids are to be valid for 90 calendar days with no exceptions. Any bid submitted in response to this Invitation will be deemed to comply with this requirement, regardless of any contrary language contained in the bid.
3. Occupancy: The subcontractor shall assume a phased occupancy, so end-users may occupy a portion of the building, prior to the completion of all units.
4. GCGI reserves the right to reject any bidder due to issues that GCGI considers will affect the bidder's ability to perform the work satisfactorily (such as financial capability, labor compliance, office and/or field manpower, having performed similar-sized projects successfully and technical expertise).
5. Subcontractor bids, unless stated otherwise, are assumed to be inclusive of all plan and specification requirements. In the event Subcontractor proposes a substitution or an "or equal", the deviation should be clearly identified in the Subcontractor's bid proposal. The responsibility for obtaining Design Team approval for any deviation rests solely on the Subcontractor. Unless the deviation is pre-approved in writing by the Design Team, the risk lies solely with the Subcontractor, and in the event, that approval is not granted by the Design Team, any increased cost to meet the design intent will be the responsibility of the Subcontractor, regardless of bid qualifications. Should a Subcontractor's substitution result in changes to another trade's scope, the Subcontractor will be responsible for all costs the result of and associated with that change.
6. Labor Rates: Subcontractors should include the straight time and premium time rates for all trades in their employ.
7. Complete Scope of Work: Bidders must note any & all exceptions that are being taken to the plans & specs., particularly any exclusions which would be assumed as being included with the bidder's trade. Bidders shall also note any detail or specification deficiencies that are impossible to construct or are outside of industry norms.
8. Inspection: The subcontractor has closely inspected existing job site conditions that affect their work, and has included in his contract price all work, adjustments, or revisions necessary to provide a complete job as shown or called for in the Contract Documents. Change Orders will not be allowed for conditions that were clearly apparent at bid time and/or could reasonably be inferred from a job walk.

9. **Contract Documents:** The Contract Documents are presented as complete and with the intention to provide a complete project. Any errors, discrepancies, or omissions shall be brought to GCGI's attention prior to the bid. Any bid qualifications must relate to a document conflict and/or omission and must be specifically spelled out in the Subcontractor's Bid Proposal.
10. **Complete Scope of Work:** It is the intent of GCGI to provide a complete and operational building. We will not accept change orders for conflicts in/or between the plans and/or specifications, manufacturer's installation requirements, or applicable codes. All subcontractors and suppliers are required to call our attention to any potential conflicts or items included in the specifications that are not intended to be provided.
11. **Qualifications/Exclusions:** Bids received with no qualifications/exclusions will be assumed to be in strict accordance with both the plans and specifications. Bidders are required to list all specification sections included in the applicable bid proposal. Bids will be assumed to include the entire specification sections referenced unless there are corresponding exclusions.
12. **Qualified Bidders:** Bidders are assumed to be knowledgeable of this type of work and shall include all normal requirements to produce a complete project ready for its intended use as described by these documents.
13. **Crane/Hoist:** Refer to the construction schedule for Crane & Man Hoist duration and availability. In the absence of the Crane/Hoist per the construction schedule, include your own hoisting.
14. **All interior and exterior access (scaffolding, lifts, etc.)** shall be by Subcontractors as required to complete their scopes.
15. **Addenda / RFIs:** The subcontractor is responsible for reviewing and including any costs associated with and all Addenda and or RFI responses issued during the proposal period. The subcontractor is to acknowledge receipt and review of all Pricing Documents pertaining to this project in the Subcontractor's bid and Bid Form.
16. **Mobilizations:** The subcontractor includes mobilizations as required to meet the project construction schedule.
17. **Parking / Transportation:** Subcontractors are responsible for all fees/costs associated with parking and transportation for their workforce.
18. **Software Costs:** The subcontractor is to include all costs for Procore or similar software.
19. **Textura:** Unless otherwise directed or authorized, in writing, by Contractor, all Applications for Payments and all supporting documents (including but not limited to waivers, sworn statements, and others) for the Subcontractor and its subcontractors and suppliers of every tier, shall be in electronic format and shall be submitted to Contractor using the Oracle Textura Payment Management (TPM). The subcontractor shall be responsible for the fees and costs associated with the Subcontractor's use of TPM. The subcontractor shall include a similar provision in its subcontracts and purchase orders. Fees to Subcontractors are calculated as 0.22% of the final Subcontract Amount (plus applicable taxes), with a maximum fee of \$3,750.
20. **Trade-Specific Permits:** The subcontractor shall obtain and include all costs/fees/provisions (including notifications/applying) for any and all trade-specific permits required for their scope(s) of work.
21. **Traffic Control:** All costs for traffic control, including but not limited to, traffic plans, encroachment permits, flagmen, and traffic control devices including arrow boards, required for your specific scope of work is the responsibility of the Subcontractor; and will be required anytime Subcontractor utilizes street and/or sidewalk to perform construction activities, receive deliveries, unloading or loading of materials/equipment, etc. Please note: all personnel performing traffic control flagging must be properly trained and certified as per industry standards and or pursuant to the agency having jurisdiction.

22. Clean-Up: Subcontractor to include all labor/costs for scope(s) of work clean-up during construction. GCGI will be providing debris boxes at an on-site location.

Attachments:

1. 1515 SVN. Bid Form
2. Exhibit-A (Contract Document List Dated 07/02/24)
3. Exhibit-B (General Inclusions Dated 06/27/23)
4. Exhibit-C (Construction Demo Schedule Dated 06/24/24)
5. Exhibit-D (Logistics Plans 06/24/24)
6. Exhibit-E (Sample Subcontract 07.10.23)
7. Exhibit-F (Insurance Requirements Dated 2/23/22)
8. Exhibit- G (Sub. EH&S Requirements Dated 07/22/22)
9. Exhibit-H (Design-Build Requirements Dated 10/10/21)
10. Exhibit-I (BIM Agreement & Procedures Date 07/10/2023)
11. Exhibit-J (Owner Contract Template 05/25/23)
12. Exhibit-K (Labor Relations & Workforce Hiring Goals 06/23/23)

End of Invitation to Bid