

EXHIBIT C

SPECIAL CONDITIONS

FOR

SAN BERNARDINO COUNTY

DAAS PACIFIC VILLAGE PLATINUM CAMPUS, PACIFIC
VILLAGE SUBSTANCE USE DISORDER PROGRAM, AND
CDH PACIFIC VILLAGE CAMPUS EXPANSION
DESIGN-BUILD PROJECT

PROJECT NUMBER 10.10.1533, 10.10.1380, AND
10.10.1671



SAN BERNARDINO
COUNTY

SPECIAL CONDITIONS

- 1.1 Coordination, Scheduling, and Meetings: The Design-Builder shall coordinate scheduling all construction activities with the Project Manager, Real Estate Services Department, Project Management Division, San Bernardino County, prior to beginning the activities. The successful bidder shall attend a preconstruction conference at a location and time set by the County.

Construction meetings shall be held at the job site or at a different location as instructed by the Design-Builder or the County. Details regarding job site meetings will be arranged at the preconstruction conference.

- 1.2 Codes, Ordinances and Regulations: All Work shall conform to the requirements of all Applicable Laws including the California Building Standards Code (as adopted and/or amended by the County), the Americans with Disabilities Act, Uniform Mechanical Code, Uniform Plumbing Code, Uniform Electrical Code, the Standard Plans for Public Works Construction, Construction Safety Orders of the Department of Industrial Relations – Division of Industrial Safety Construction Safety Orders, and all other State and National codes, ordinances, rules and regulations, which apply to the Work.

In any case of conflict between any of these requirements, and the Contract Documents, the requirement that is the strictest shall govern. Nothing in the Contract Documents is to be construed to permit Work not in conformance with these laws, codes and regulations.

- 1.3 Safety: The Design-Builder shall be solely and completely responsible for conditions of the job site, including safety of all persons and property for the duration of the Work, on a 24-hour day, 7-day week basis. Prior to the start of construction, Design-Builder shall provide the Project Manager with a copy of Design-Builder's Illness and Injury Prevention Program as required by California Code of Regulations, title 8, sections 1509 and 3203 and Section 10 of the General Conditions specifically relating to this project.

- 1.4 Sanitary Facilities: Design-Builder shall be solely and completely responsible to provide and maintain on-site sanitary facilities.

- 1.5 Water & Power: Design-Builder may utilize the existing building water and power to the extent it is adequate for construction purposes. If it is not adequate, the Design-Builder shall be responsible for any additional water and power required for construction purposes.

- 1.6 Traffic Safety: Design-Builder shall be solely and completely responsible to provide traffic safety for all Design-Builder/construction purposes.

- 1.7 Building Permit / Inspection: Design-Builder shall be solely and completely responsible to obtain City of San Bernardino building permit(s) for the construction and inspection of curbs/sidewalks, 48 hour notification required.

- 1.8 Temporary Staging Areas: Design-Builder shall take note of the limited staging area available at the facility. Storage areas designated to the Design-Builder for site storage shall be secured by the Design-Builder at its expense. This area shall be closed and not accessible to the public. If a container is used, materials shall be stored inside the container without exception. Design-Builder's employees commuting to the job site in personal (non-work type) vehicles will be required to legally park in public areas.
- 1.9 Design-Builder's Site Representative: Design-Builder shall have a project superintendent on site at all times while work is being done.
- 1.10 Work in cooperation with Building's Operations: Work will be performed during normal business hours. Design-Builder is to perform work to minimize the disruption to the operations of the facility, visitor, and vehicle traffic.
- 1.11 Videotape/Record Site: Design-Builder shall prepare an existing conditions survey of all of the surrounding and adjacent properties, including streets and observable and recorded utilities, prior to the start of construction. The survey shall professionally document existing conditions of surrounding and adjacent properties using a professional video/filming service hired by the Design-Builder and approved by the County prior to the start of Work. Video will be delivered via CD or flash drive and contain detailed audio documentary describing property, location and existing conditions in areas of view. Design-Builder will endeavor to gain access to non-County owned properties. Submit three (3) copies of the CD or flash drive to the County ten (10) days prior to the start of construction.
- 1.12 It is expected that this Project will be funded, partially or wholly, by the American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Fund (CLFRF). Reference is specifically provided to Exhibit J of the Request for Proposals for material and labor procurement and reporting requirements. If ARPA CLFRF funds are used in whole or in part to pay for the Project, the County will be required to provide reporting regarding compliance with ARPA CLFRF requirements and will require the Design Builder's cooperation to meet this requirement. The Design Builder is required to cooperate with County in meeting ARPA CLFRF reporting requirements and provide requested information within five (5) business days. Areas of reporting may be related to any requirement set forth in Exhibit J of the Request for Proposals as well as general Project status. If the County is denied funding due to failure of the Design-Builder to adhere to these requirements (as determined by the Funding Entity), Design-Builder shall reimburse the County for any funding that has been so denied.
- 1.13 Per the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians), the proposed Project exists within Serrano ancestral territory and, therefore, is of interest to them.
- 1.13.1 In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project

outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

- 1.13.2 If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed in 1.13.4. The archaeologist shall monitor the remainder of the Project and implement the plan accordingly.
- 1.13.3 If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to Health and Safety Code section 7050.5 and that code enforced for the duration of the Project.
- 1.13.4 The YSMN shall be contacted, as discussed in 1.13.1, of any pre-contact and/or historic-era cultural resources discovered during the Project, and be provided information regarding the nature of the find, so as to provide tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this plan. This plan shall allow for a monitor to be present that represents YSMN for the remainder of the Project, should YSMN elect to place a monitor on-site.
- 1.13.5 Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the County for dissemination to YSMN. The County shall, in good faith, consult with YSMN throughout the life of the Project.
- 1.13.6 The Point of Contact for YSMN shall be Alexandra McCleary, Ph.D., Cultural Resources Management Department, 26569 Community Center Drive, Highland, CA 92364. Phone: (909) 633-0054. Email: Alexandra.McCleary@sanmanuel-nsn.gov