

SPECIAL CONDITIONS – ARROWHEAD REGIONAL MEDICAL CENTER PROJECTS

- 1.1 Coordination, Scheduling, and Meetings: The Contractor shall coordinate scheduling of all construction activities with the Project Manager from the Project and Facilities Management Department and Arrowhead Regional Medical Center (ARMC) Project Management Team, 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 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 California Department of Health Care Access and Information (HCAI), the California Building Standards Code (as adopted and/or amended by the County), 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. Contractor acknowledges that they have experience with hospital construction in California and HCAI and have factored this in their proposal as the County and or ARMC will not be liable for schedule delays and or production rate inefficiencies as a result of local and state jurisdictions approval time of RFI and or submittal.

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 Liquidated Damages: Section 8.5.3 of the General Conditions is amended to read the following:

In the event that Contractor fails to achieve Final Completion of the Work within the Contract Time, Contractor agrees to pay County the sum of **\$1,500 per day** for liquidated damages for each calendar day that Final Completion is delayed.

- 1.4 Safety: The Contractor 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 per day, 7-day week basis. Prior to the start of construction, Contractor shall provide the Project Manager with a copy of Contractor'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.

- 1.5 Project Inspections: All inspections shall be performed during normal business hours. Contractor shall notify the Project and Facilities Management Department – Inspector and Project Manager **72** hours in advance of all requested inspections.

Contractor may request an inspection after filling out inspection request form (Attachment B) and send form via email to the Project and Facilities Management Department – Project Manager at nicholas.ho@pfm.sbcounty.gov.

Email subject line should read as follows:
10.10.0952 Roof Replacement – Inspection request.

- 1.6 Change Orders: Contractor is referred to Section 7 of the General Conditions.
- 1.7 Sanitary Facilities: Contractor shall be solely and completely responsible to provide and maintain on-site sanitary facilities.
- 1.8 Contractor's Site Representative: Per Section 3.3.5.1 of the General Conditions, Contractor shall have a project superintendent on site at all times while work is being done.
- 1.9 Water & Power: Contractor shall be solely and completely responsible to provide water and power for all Contractor/construction purposes.
- 1.10 Work in cooperation with ARMC's Operations: Contractor to perform Work to minimize the disruption to the operations of the facility, visitor, and vehicle traffic. Do not block fire doors, or hallways unless prior arrangements have been made with ARMC Facilities. Any loud or disruptive work will require an Impact-Notice to be issued and will need to be coordinated and released through ARMC Facilities. Contractor shall be responsible for the rigging and handling of the Cooling Towers for the Central Plant. Contractor shall coordinate and work with the manufacturer to source a certified rigger who is licensed and responsible for said operations along with the appropriate permits and insurance requirement; including but not limited to Environmental Liability Insurance.
- 1.11 Working Times and Locations: All areas of ARMC shall remain open and functional during the installation process; with the exception of the specific room(s) where Work is ongoing. Noisy activities, including but not limited to, concrete coring, hammer drilling, etc., in certain areas of ARMC may require alternative work schedules (i.e. early morning or late evening work), due to noise limitations. Contractor shall take this in consideration during the preparation of its bid proposal. The County will not increase the Contract Sum to compensate Contractor for the alternative work schedule.
- i. Site Conditions: Contractor will be responsible for walking and verifying the site conditions prior to commencing their scope of work. The site conditions shall be factored into the sum of the contract price. Once the contractor commences the execution of the scope of work, existing site conditions are considered part of the

scope and the contract sum price and change orders will not be accepted due to their oversite.

ii. Parking: Parking is to be provided by ARMC in LOT TBD and this is the only LOT that is to be used by the contractor and subcontractor personnel. The contractor also acknowledges that ARMC has a professional standard and holds the contractor to the same standard. As such the contractor personnel must carry themselves as such and no profanity or hostility will be tolerated. Persons in violation of this standard will be asked to leave the premises. The contractor will bear the cost for replacing and or loss of production as a result of disciplinary action.

iii. Logistics and Phasing: The contractor is solely responsible for site logistics and phasing (such as site trailer and material handling/storage) and requires prior approval for their means and methods and sequencing of the work, and this is not grounds for additional compensation and or time extension.

- 1.12 Tobacco-Free Environment: All areas of the ARMC campus, including parking lots, sidewalks, and streets are tobacco-free zones. ARMC policy prohibits tobacco use of any kind, including e-cigarettes, and applies to employees, volunteers, students, patients, visitors, vendors, contractors, and other individuals who visit the ARMC campus.
- 1.13 Fire Rated Penetrations: Any penetrations of firewall or firewall systems must be performed by 3M trained professional or equal. Visit: www.3M.com/firestop for e-Training
- 1.14 Contractor Credential Requirements: Contractor is required to register in ARMC's Vendor/Contractor Monitoring System known as "RepTrax® System". Contractor shall utilize the RepTrax® System to log into upon arrival each day throughout the construction Project. See Attachment A.

RepTrax® System (214) 222-7484 website: www.reptrax.com
reptrax@deviwelectronics.com

ATTACHMENT A

ARROWHEAD REGIONAL MEDICAL CENTER

VENDOR/CONTRACTOR CREDENTIAL REQUIREMENTS

Vendors/Contractors who need to conduct business onsite must comply with the following:

- Wear a photo identification card issued by company and;
- Register in RepTrax

Vendors will not be authorized access to any Arrowhead Regional Medical Center (ARMC) patient care area if you are not registered in Reptrax® as follows:

- Premier Membership (Nominal Fee) = All Patient Care Areas
- Base Membership (No Cost) = Non Patient Care Areas

ARMC views vendor management as a critical element in providing cost effective and safe care to our patients. Reptrax® ensures safety to all patients, vendors, and caregivers through a robust credentialing process that ensures ARMC policies and health precautions are accepted and up-to-date by all vendors.

All vendor representatives are required to register in the Reptrax® system at www.reptrax.com.

New vendors are encouraged to visit Reptrax® at www.reptrax.com and create an account before visiting. This will allow the review of the ARMC Policies and Procedures.

To contact Reptrax® directly about your account, please call (214) 222-7484, Prompt 1 or email at reptrax@deviwelectronics.com.

Once you have registered, each time you enter the campus you are required to check-in at Material Management.

ATTACHMENT B



INSPECTION REQUEST

Contractor: _____

Sub-Contractor: _____

Request #: _____

Date: _____

Project #: _____

HCAI #: _____

Date Inspection Required: _____

Re-Inspection ☐

Location: _____

Detailed Description:

Type of Inspection:

Demolition _____

Sitework _____

Soils Inspection _____

Rebar _____

Concrete _____

Shotcrete _____

Masonry _____

Structural Steel _____

Misc. Steel _____

Woods/Plastic _____

Casework _____

Therm/Moist Protection _____

Waterproofing _____

Roofing _____

Doors/Windows _____

Finishes _____

Framing _____

Drywall _____

Equipment _____

Elevators _____

Mechanical _____

Plumbing _____

Fire Sprinklers _____

Electrical _____

Fire/Life Safety _____

Medical Gas _____

Other _____

For Specialty Inspection:

Supplier _____

Patch Plant _____

Time _____

Mix Design # _____

Quantity _____

On-Site Time _____

WPS # _____

Shop Location _____

Submitted by: _____

Inspection Results:

Accepted ☐

Correct as noted/ Proceed with work ☐

Rejected/ Re-Inspection Required ☐

Reason for Rejection: _____

Inspected By: _____

Date: _____