



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **BRC-2**

August 26, 2025

**NOTICE TO BIDDERS "A"
FORMER HIGH DESERT HOSPITAL SITE
DEMOLITION PROJECT
PROJECT ID NUMBER: BRC0000602
SPECS NO. 7991**

This Notice to Bidders "A" clarifies certain portions of the Project Manual and forms a part of the contract documents.

NOTICE TO BIDDERS

The Pre-Bid Conference dated August 20, 2027, has been rescheduled to August 27, 2025, at 11:00 AM. Please meet at the High Desert Hospital parking lot located at 44900 60th Street West, Lancaster, CA 93536.

PROJECT MANUAL

1. Refer to Section 00 01 00 Instructions to Bidders, Article 1.11, page 10

Delete in its entirety and **Replace** with the following:

Section 1.11 Submittal of Bids (Attachment A).

2. **Add** Section 01 00 00 - General Project Requirements (Attachment B)

3. Refer to Section 01 22 00 – Unit Prices Schedule.

Delete in its entirety and **Replace** with the following:

Section 01 22 00 – Unit Prices Schedule (Attachment C).

4. Refer to Section 00 04 00 Attestation of Contractor's Qualifications

Delete in its entirety and **Replace** with the following:

Section 00 04 00 Attestation of Contractor's Qualifications (Attachment D).

5. **Delete** Section 01 32 33 – Photographic Documentation

6. **Delete** Section 01 75 00 – Project Added Stock

7. **Delete** Section 01 78 23 – Operations and Maintenance


8. **Delete** Section 00 03 12 – Insurance Requirements

Please notify your subcontractors to this effect.

If you have any questions, please contact Mr. Michael Sanchez, at (626) 300-2085 or misanchez@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



SOO KIM
Assistant Deputy Director
Business Relations and Contracts Division

ATTACHMENT A

1.11 Submittal of Bids

- a. Bids will only be accepted electronically through BidExpress, a secure online bidding service website, at www.bidexpress.com. Bids shall be submitted at the time indicated in the Information for Bidders.

1. The following documents shall be submitted at the time of bid.

Required bid form documents:

- Section 00 03 00 Form of Bid
- Section 00 03 10 Best Management Practices
- Section 00 03 11 Construction and Demolition Debris Recycling Requirements
- Section 00 03 14 Certification to Comply with Countywide Community Workforce Agreement (CWA) Form
- Section 00 03 15 Cost of Impact of Countywide Community Workforce Agreement (CWA) Form
- Section 00 04 00 Attestation of Contractor's Qualifications
- Section 00 04 10 Bid Bond (scanned copy)
- Section 00 04 30 List of Subcontractors
- Section 00 04 38 Request for Preference Consideration
- Section 00 04 38A Subconsultant Certification Form
- Section 00 04 78 SB 1439 Questionnaire-primary firm
- Section 00 04 79 Contribution and Agent Declaration Form-primary firm
- Section 01 22 00 Unit of Prices Schedule

Failure to confirm receipt of any Notice to Bidder(s) provided to bidders on Form of Bid, Section 00 03 00, as required, may result in a determination that the apparent low bidder is nonresponsive and/or nonresponsible.

2. Original Bid Bond shall be mailed in within two (2) calendar days from the bid opening. This is required only from the first, second, and third apparent lowest bidders.
3. The following document shall not be submitted at time of bid. Section 00 04 40, Equals, will only be required from the first, second, and third apparent lowest bidders and returned to the County no later than two (2) calendar days from the bid opening.

- Section 00 04 40 Equals

ATTACHMENT B

SECTION 01 00 00

PROJECT GENERAL REQUIREMENTS

Part 1 - General

1.01 Description

- A. Scope of the Contract (1.02)
- B. Permanent Utility Services (1.03)
- C. Work not Included (1.04)
- D. Drawings (1.05)
- E. Time of Completion (1.06)
- F. Long Lead Time Materials and Equipment (1.07)
- G. Liquidated Damages (1.08)
- H. Examination of Site and Work (1.09)
- I. Cooperation (1.10)
- J. Restrictions to the Work (1.11)
- K. Cutting and Patching (1.12)
- L. Air Quality Management District Rules (1.13)
- M. Shop Drawings (1.14)
- N. Cleaning (1.15)
- O. Existing Utility Lines (1.16)
- P. Protective Measures (1.17)
- Q. Project Administration (1.18)
- R. Best Management Practices (BMP) Requirements (1.19)
- S. Work In Progress Under Other Contracts (1.20)

1.02 Scope of the Contract

A. Work to be done under the Contract consists of furnishing all materials, all equipment, and performing the Work required by these Specifications and the Drawings hereinafter, described and necessary, to complete the High Desert Former Hospital Site Demolition Project.

B. The scope of this project involves the complete demolition of the Former High Desert Hospital campus and preparation of the site for future development. This work includes but not limited to the following:

The main High Desert Hospital building, all surrounding ancillary and support buildings, and two trailers will be completely demolished and removed.

All areas containing asbestos and other hazardous materials identified in the provided hazmat report must be professionally abated, removed, and transported off-site by a qualified, licensed asbestos and hazardous materials contractor.

All existing thirty-one containers must be hauled off-site. Any remaining rubbish within the buildings and on the site must also be removed.

The site must be prepared for long-term (5+ years) stormwater management per plan. This includes the creation of two stormwater basins and associated access roads, as detailed in the project plans.

The entire site must be secured with fencing per plans.

1.03 Permanent Utility Services

The Work shall include all operations necessary to place required utility services in operating condition, including service lines from points of connection shown on Drawings, permanent meters, connections, and inspections. The work (when so scheduled) includes installation of telephone conduit, backboards, and terminal cabinets as shown, and cooperation with the serving utility company for the installation of other telephone equipment and cables. The County will arrange and pay for telephone switchboards, instruments, and cables.

All other expenses in connection with utility service installations shall be borne by the Contractor; however, upon receipt of certified cost statements, the County will reimburse Contractor for all charges made by serving companies in connection with permanent utility service installations.

Drawing notes and/or specification provisions of trade sections concerning utilities shall take precedence over the foregoing provisions.

1.04 Work Not Included

All items indicated on the Drawings as "N.I.C." (not in contract).

1.05 Drawings

The Work shall conform to the Drawings entitled High Desert Former Hospital Site Demolition with sheet numbers and titles as listed on Sheet No. 1 of the Drawings.

1.06 Time of Completion

- A. The work to be performed under the contract shall be completed within 330 calendar days, beginning with the date stipulated in the written notice to proceed issued by the Director.
- B. Failure to complete the work by the identified completion date will be subject to the Liquidated Damages identified in Paragraph 1.08.
- C. Final Payment Request shall be submitted within twenty (20) days after completion of the contract work, including all punch list items and project closeout documents.

1.07 Long Lead Time Materials and Equipment

- A. The Contractor shall make every effort to demand of his Subcontractors and suppliers, relative to long lead time items, that they order such items well in advance of the scheduled time of installation. Time extensions for late ordering of such materials will not be allowed.

1.08 Liquidated Damages

- A. All time limits stated in the Contract Documents are of the essence of the Contract and should the Contractor fail to complete the work required to be done on or before the time of completion as set forth in these specifications, including any authorized extension of time, it is mutually understood and agreed by and between the awarding entity and the Contractor that the use by the public of the Contract Work will be correspondingly delayed, and that by reason thereof, the awarding entity and the public will necessarily suffer great damages; that such damages from the nature of the case will be extremely difficult and impractical to fix; and that the awarding entity and the Contractor have endeavored to fix the amount of said damages in advance as follows:
 - 1. The sum of \$2,000 a day for each day's delay in the completion of the work beyond the time limit stipulated in Paragraph 1.06.
- B. It is further mutually understood and agreed by and between the awarding entity and the Contractor that the sum of liquidated damages set forth above will be additive to a total of \$2,000 a day for each and every day's delay in the event that the time limits, as hereinbefore specified, are concurrently exceeded. Any authorized extensions of time will be added to the time limits stipulated.

- C. The Extended Overhead Daily Rate is not applicable when it is determined that liquidated damages apply due to a Contractor's delay.

1.09 Examination of Site and Work

- A. Bidders must examine the location, physical conditions, and surroundings of the proposed Work and judge for themselves the extent to which these factors will influence the performance of the Contract Work.
- B. The plans for the Work show conditions as they are supposed or believed by the Department to exist, but it is not intended, or to be inferred, that the conditions as shown thereon constitute a representation, express or implied by the County or its officers, that such conditions are actually existent, nor shall the Contractor be relieved of the liability under his Contract, nor the County, or any of its officers, be liable for any loss sustained by the Contractor as a result of any variance between conditions as shown on the plans or referred to in the Specifications and the actual conditions revealed during the progress of the Work.
- C. The County will conduct a prebid conference and job walk of the project site on **AUGUST 27, 2025 at 11AM.**

1.10 Cooperation

In the entrance and exit of all workers and in bringing in, storing, or removing of materials and the erection and maintenance of equipment and in the manner and time of prosecuting the work, the Contractor shall cooperate with those in authority on the premises to prevent the entrance of those whose presence is forbidden or undesirable, and he shall observe all rules and regulations in force on the premises and avoid undue interference with the convenience, sanitation, and routine of County departments occupying the premises.

- Plan and coordinate material and labor access to site by providing sufficient notice to the County at a minimum of 48 hours.
- Tool check at entry and exit including any break. Maintain a daily inventory of tools and materials stored at site.
- Coordinate Contractor's schedule to minimize impacts to County daily operations.

1.11 Restrictions to the Work

- A. The Department reserves the right to determine which of the Contractor's operations are noise, dust, or dirt producing, or which disrupt utility service, or which constitute blocking of passageways, exits, entrances, etc., or which in any way constitute an interference in the proper function of the building.
- B. Contractor shall maintain clear access to all protection equipment at all times, including access to fire hydrants.
- C. Control of Tools: During the progress of the work, all hand tools, including power driven hand tools, cables, ropes, and other implements shall be transported and retained, except when in use in an approved locked toolbox. Care shall be taken that no tool or equipment is left unguarded or left where it might be taken by an unauthorized person.
- D. All work by the Contractor is subject to inspection at any time and without notice by the County.
- E. The working hours are Monday through Friday between 7:00 a.m. to 4:00 p.m. unless otherwise specified by the County.

1.12 Cutting and Patching

The Contractor shall perform all cutting, patching, and finishing operations occasioned by the Work under the Contract, whether or not such operations are indicated on the Drawings or specifically mentioned in the various sections of the Specifications. All such operations shall be performed in the best practices of the various trades involved and to the satisfaction of the Department. All patching and finishing materials shall match existing adjacent surfaces in every respect, including design, type and quality of materials, finish, and color. Cutting, patching, and finishing shall include all such operations in existing areas required by the Work under the Contract.

1.13 Air Quality Management District Rules

The Contractor shall become familiar with requirements of the South Coast Air Quality Management District Rules 50, 66, 66.I, 66.2, 403, and 1113. The Contractor is responsible for conforming to and using materials which meet the requirements of the above-specified rules. The Contractor shall procure all SCAQMD permits required for the installation and operation of the generator.

1.14 Shop Drawings

Furnish shop drawings as required in the various sections of the Specifications or as requested by the Department. Unless otherwise specified, submit one (1) digital copy of shop drawings to the Department for review. One (1) digital copy will be returned to Contractor marked "no exceptions noted" or "exceptions noted." If changes are required, one (1) copy of corrected shop drawings shall be delivered to the Department. Shop drawings shall be of sufficient size and scale to clearly show all details; shop drawings of millwork and cabinet work shall show molding full size. No materials shall be furnished or Work done on items requiring shop drawings prior to acceptance. Acceptance of shop drawings shall not relieve the Contractor from responsibility for deviations from the Contract Documents, nor from responsibility for errors or omissions of any sort in the shop drawings. Neither does such acceptance relieve the Contractor from his responsibility for the correct installation, or for the proper operation in service, of items requiring shop drawings.

1.15 Cleaning

During progress of Work and upon completion of each part of the Work as defined by the sections into which these Specifications are divided or as separated by the various trades involved in the Work, each area shall be cleaned of debris emanating from the Work. The Contractor shall remove excess materials, waste, rubbish, and debris, and his construction and installation equipment from the premises. Any dirt and stains caused by the Work under the Contract shall be removed from the surfaces of the structures and from equipment and fixtures. Final acceptance of the Work done under these Specifications will not be given until the cleaning has been inspected and approved by the Department.

1.16 Existing Utility Lines

Except as indicated on the Drawings or in the Specifications, the Contractor will not be liable for the rerouting of existing active underground lines, which may be discovered during the progress of the Work.

1.17 Protective Measures

The Contractor shall provide and maintain substantial and adequate protection as may be required to protect new and existing Work and all items of equipment and furnishings for the entire duration of Work.

The Contractor shall repair or make good any and all damage or loss he may cause to the building or other County property to the full satisfaction of the Department.

1.18 Project Administration

All materials supplied and all Work done by the Contractor shall be under the general administration of the Department and in accordance with the Drawings and Specifications.

1.19 Best Management Practices (Bmp) Requirements

A. The Contractor shall comply with Section 01 57 00 (for projects less than one acre), Section 01 57 00 (for projects greater than one acre), the Los Angeles County Department of Public Works Construction Site Best Management Practices (BMP's) Manual, latest edition. A copy of the BMP Manual can be obtained at the Los Angeles County Department of Public Works Cashier's Office, 900 South Fremont Avenue, Alhambra, CA 91803, (626) 458-6959.

B. Related Work: Cleaning; Section 01 74 23.

1.20 Work in Progress Under Other Contracts

It is anticipated that the work of the County may be concurrently in progress with the work of this contract. Refer to General Conditions articles, "Other Contracts" and Cooperation with Others."

* * * *

ATTACHMENT C

SECTION 01 22 00

UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the Contract, including Division 1 of the Specifications Sections, apply to this Section.

The base contract shall include all the work indicated in the construction documents.

1.2 SUMMARY

This Section includes administrative and procedural requirements for unit prices.

1.3 DEFINITIONS

Unit price is an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if the estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

1. Unit prices include all necessary material, plus cost for delivery, installation, equipment, insurance, overhead, profit, and applicable taxes.
2. Unit prices shall remain in effect 6 months after Final Completion of the Project.
3. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
4. Schedule: A Unit Price Schedule is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not available)

PART 3 - EXECUTION

3.1 UNIT PRICE SCHEDULE (Unit Prices will be used in the evaluation of the bid as set forth in Section 00 01 00, Instructions to Bidders, Article 1.14d., and Section 00 03 00, Form of Bid.

1. Laborer:

\$_____per hour.
Base Estimate Quantity: 40 hours.

2. Tree Trimming, removal of minimum 50% of tree canopy, up to 6" Diameter at Breast Height:

\$_____per tree.
Base Estimate Quantity: 10 trees

3. Tree Trimming, removal of minimum 50% of tree canopy, > 6" to 12" Diameter at Breast Height:

\$_____per tree.
Base Estimate Quantity: 10 trees

4. Tree Trimming, removal of minimum 50% of tree canopy, > 12" to 24" Diameter at Breast Height:

\$_____per tree.
Base Estimate Quantity: 10 trees

5. Tree Trimming, removal of minimum 50% of tree canopy, > 24" Diameter at Breast Height:

\$_____per tree.
Base Estimate Quantity: 10 trees

6. 6' High Fencing with screening:

\$_____per linear foot.
Base Estimate Quantity: 200 linear feet.

7. Removal and disposal of sewer lines up to 4":
\$ _____ per linear foot.
Base Estimate Quantity: 100 linear feet.
8. Removal and disposal of sewer lines > 4":
\$ _____ per linear foot.
Base Estimate Quantity: 100 linear feet.
9. Removal and disposal of water lines up to 4":
\$ _____ per linear foot.
Base Estimate Quantity: 100 linear feet.
10. Removal and disposal of water lines > 4":
\$ _____ per linear foot.
Base Estimate Quantity: 100 linear feet.
11. Removal and disposal of electrical utilities and duct banks:
\$ _____ per linear foot.
Base Estimate Quantity: 100 linear feet.
12. Removal and disposal of irrigation lines:
\$ _____ per linear foot.
Base Estimate Quantity: 100 linear feet.
13. Removal and disposal of underground steam:
\$ _____ per linear foot.
Base Estimate Quantity: 100 linear feet.
14. Tree Removal, including roots <12" Diameter at Breast Height:
\$ _____ per tree.
Base Estimate Quantity: 2 trees
15. Tree Removal, including roots >12" to 24" Diameter at Breast Height:
\$ _____ per tree.
Base Estimate Quantity: 2 trees

SUM OF UNIT PRICES (1-15): \$ _____

ATTACHMENT D

SECTION 00 04 00

ATTESTATION OF CONTRACTOR'S QUALIFICATIONS

General Contractor's Firm Name (as shown on bid): _____

All bidders responding to this solicitation shall possess an active and valid Class "A" or "B" license and have successfully completed within the last five years preceding the bid start date, at least one demolition project with a total construction cost of \$5 Million Dollars or greater (hard construction cost).

The general contractor hereby certifies to the County of Los Angeles that it possesses the qualifying experience.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge.

Executed this _____ day of _____, 20__ at _____
(Month) (City and State)

By: _____
(Signature of owner or officer of the General Contractor)

(Title)

SECTION 00 04 00

ATTESTATION OF CONTRACTOR'S QUALIFICATIONS

The general contractor shall submit verification and justification of its qualifying experience on this County provided form as part of its bid submittal. Failure to submit the information at the time of bid and to meet requirements for qualifying experience may result in a determination by the County that the Bidder is non-responsive and/or not qualified.

The County will determine, in its sole discretion, whether or not the information provided meets the requirements for qualifying experience in order for the general contractor to be considered a qualified bidder for this project.

PROJECT 1:

Project Name	Total Square Footage	Owner Contact Name and Address	Owner Phone and Email Address	Final Contract Value	Date Completed

Project description:

PROJECT 2:

Project Name	Total Square Footage	Owner Contact Name and Address	Owner Phone and Email Address	Final Contract Value	Date Completed

Project description:
