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# **Bid Form Item 12: Project Reference Information Demonstrating Relevant Project Experience by the Contractor**

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Since 1946, Modern Building has passionately built high quality construction projects with pride. During our storied 77 year history, we've successfully completed over 4,000 projects. We are a collaborative team with a love for building and exceeding the expectations of every one of our clients in Northern California and states beyond.

Over the past three decades, Modern Building has constructed numerous HCAI and primary care facility projects throughout Northern California. Our experience includes all types of healthcare construction and we have a proven track record of bringing the right team with the right skillsets to the projects we pursue. We have completed numerous USDA funded projects and are currently constructing a new USDA funded facility for the Long Valley Charter School in Doyle, CA.

We embrace the opportunity to bring our rural communities the quality construction services they deserve. Modern is unique in that while we have completed numerous healthcare projects in urban and larger regional medical facilities, such as at UC Davis Medical Center, Rideout Memorial Hospital and others, we are able to apply that experience while working with HCAI and others in rural communities. Modern has even completed acute care facility projects with the architect selected for this project, HGA. Utilizing this same design / bid / build delivery method, Modern Building worked with HGA to construct the new state of the art UC Davis Medical Center Children's Surgery. Modern's proposed Senior Project Manager, Mike Seegert was the Project Manager working with HGA on that successful project. Herein we have included three relevant projects that provide just a glimpse into our vast HCAI project portfolio.

# OROVILLE HOSPITAL NEW TOWER EXPANSION

## **Project Description:**

Modern Building assembled a top-notch team to construct Oroville Hospital's new acute care tower. The new tower expands the existing 132-bed acute care facility to a total of 228 beds through the development of a new 5 story tower expansion to the existing hospital facilities to the south side of the existing hospital. The new facility will operate 24/7 providing needed health care to the surrounding community. The building will be an integral part of the existing overall health services offered by Oroville Hospital.

The new 5-story tower includes:

- 1st Floor: Ambulatory Care Services - including pre-operative guidance, outpatient surgeries and endoscopies
- 2nd Floor: Labor and Delivery Center - 9 private spacious rooms which serve as labor and delivery, postpartum and recovery rooms
- 3rd Floor: Intensive Care Unit - 14 added intensive care rooms, bringing the total to 24, allowing Oroville Hospital to care for more critical care patients while ensuring they still receive the high level of care needed
- 4th & 5th Floors: Medical-surgical Units - 70 private rooms to ensure patients have the ability to recuperate and heal quickly.

The project consisted of the following elements:

- New 158,596 SF Hospital Tower
- Relocation of Existing Liquid Oxygen Facilities Yard
- Demolition and Replacement off Existing Utilities Servicing the Existing Hospital
- Demolition and Expansion/Replacement of Parking and Site Improvements
- Misc. ADA Access Improvements

The project was completed in four separate increments:

- Increment #01: Underground Utilities & Foundation



- Increment #02: Superstructure, Slab on Grade, and Composite Decking
- Increment #03: Interiors and Curtain Wall
- Increment #04: Liquid Oxygen Facility

Modern Building self performed numerous scopes of work on this project, including significant and complex scopes of work such as the entire structural concrete package. Modern facilitated and managed the complex TI&O permit process for all 4 increments.



# RIDEOUT MEMORIAL HOSPITAL

## **Project Description:**

Construction of a new six story tower OSHPD 1 Hospital tower addition to the existing active campus. Project included a new cafeteria, emergency department, cath labs, radiology and fluoroscopy rooms, nursing floors, labor delivery rooms, surgery rooms, medical floor and a helipad on the roof. This new hospital addition was a total of 216,500 sq. ft.

Construction included a structural steel frame, wrapped in spray applied fireproofing.

Foundation was slab on grade with elevated concrete decks over metal deck pan above.

Exterior skin was a combination of plaster, metal panel, storefront and curtainwall.



# UC DAVIS

## CHILDREN'S SURGERY & SEISMIC UPGRADE

### Project Description:

Modern Building has successfully completed a number of high-profile projects at UC Davis Medical Center. In 2016 Modern was awarded the Children's Surgery Center project which included construction of one of the most state of the art children's surgery centers on the entire west coast. In order to minimize disruption to patient care services, the project was phased to first relocate staff out of the existing space. Modern performed significant upgrades to the existing structure to exceed the stringent deflection and vibration requirements of operating rooms that are constructed on elevated concrete decks. Extensive trade coordination led to the successful completion of an extremely challenging project. UC Davis is strategically relocating many of its healthcare services to accommodate the eventual demolition of the North, South and East wings of their existing facilities. Modern was also successfully awarded a successive phase in the overall UC Davis master plan which included a significant mechanical, electrical and seismic upgrade project. Work was performed on the interior and exterior of 8 floors of the HCAI 1 acute care facility concurrently which would eventually allow for demolition of the North and South wing. Relocating main electrical and mechanical rooms required extensive coordination with the design team, the facility and subcontractors to ensure no services UC Davis offers were impacted through the course of construction. The phased project was a tremendous success despite the challenges of working within an existing acute care facility.



# ENLOE MEDICAL CENTER CATH LAB

## **Project Description:**

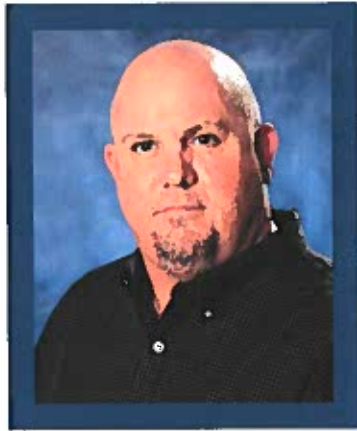
Modern Building teamed with Nichols, Melburg & Rosetto to provide Enloe Medical Center the Design-Build delivery of renovating the existing Cardiac Cath Department for Enloe Medical Center in Chico, Ca. The project is OSHPD 1, sequenced in four phases over 3 years, converting existing Operating Rooms into new Cardiac Cath Procedure Rooms, supporting prep and recovery bays, and creating a new Cardiac Diagnostic Space. The existing Cardiac Diagnostic Space was converted to an expanded Ultrasound Area and new Patient Waiting Area and Office Space to support the expanded departments. As the design-builder, we worked with the design team and collaborated on the constructability of the project, as well as self-performed concrete, hard and soft demolition and installation of miscellaneous finishes.



# **Bid Form Item 13: Project Reference Information Demonstrating Relevant Project Experience by the Superintendent**

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Succeeding is project and reference information demonstrating relevant project experience by our proposed General Superintendent, Shon Mullinax.



# SHON MULLANIX

MODERN BUILDING

## SUPERINTENDENT

Shon Mullanix is a Superintendent at Modern Building Company. After leaving the United States Air Force in 2002, Shon started his career as a carpenter and worked his way up to being a General Superintendent/Project Manager. Shon has built car dealerships, banks, and municipal projects all over Southern and Northern California and Nevada. Working as a superintendent has allowed him the opportunity to gain experience in a very broad range of construction projects from tenant improvements to ground-up builds. More recently, Shon has been adding to his management expertise in hospital work and working in the challenging construction environment of HCAI. He enjoys the building process and is the happiest when working with a great team.

3 YEARS AT MODERN

21 YEARS IN THE INDUSTRY

### EDUCATION

Applied Science Aeronautical Engineering -  
Community College of the Air Force  
Business Management -  
University of Phoenix

### AFFILIATIONS/CERTIFICATIONS

- OSHA 30 Certified (2021)
- CPR Certified (2022)
- California Class B General Contractor

### REFERENCES

#### Bob Boyer

HCAI / DSA Lead IOR  
(530) 300 - 8243

#### Mark Dornan

HCAI / Class A Lead IOR  
(925) 250 - 7181

#### Mike Waggoner

HCAI / Class A Lead IOR  
(925) 580-5334

### PROJECT EXPERIENCE

- Orohealth Tower Expansion, New Tower – Oroville, CA
  - Outpatient Surgery Center
  - Recovery
  - Obstetrics Unit & Nurseries
  - ICU
  - Med/Surg
  - Public & Administrative Healthcare Spaces
- Country Crest OSHPD 2 Skilled Nursing Facility –
  - Entrance & Kitchen Remodel
- Country Crest OSHPD 2 Skilled Nursing Facility –
  - Laundry Facility Addition & Remodel
- California Indian Health Board (CRIHB) Santa Rosa –
  - Misc. Interior & Exterior MOB Remodels
- CBRE Fiber Optic Upgrade Program – California
- San Francisco Municipal Service Arena – San Francisco, CA\*\*\*
- Maserati of Stevens Creek – San Jose, CA\*\*\*
- Marin Toyota Remodel – Marin, CA\*\*\*
- Hilltop Toyota Remodel – Pinole, CA\*\*\*
- Sierra Central Credit Union TI – Susanville, CA\*\*\*
- \*\*\*Not with Modern

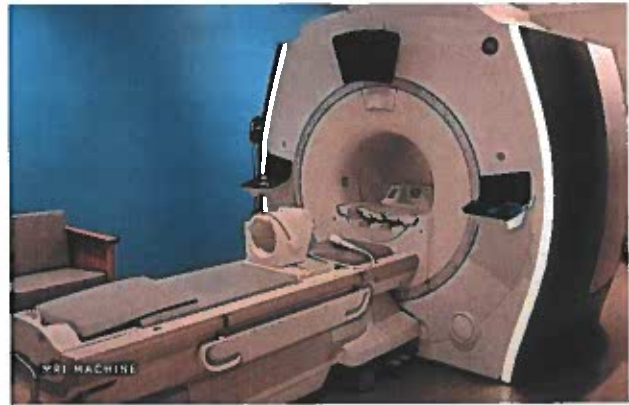


# Bid Form Item 14: Project Reference Information

## Demonstrating Relevant Project Experience by the Project Manager

Succeeding is project and reference information demonstrating relevant project experience by our Project Manager, Mike Seegert, as well as our core project management team. Modern Building's proposed team's extensive resume of medical projects has provided us with the knowledge, experience, and subcontractor relationships that will make this project successful.

Our nearly 77 year history is the greatest strength we can offer as proof of our attention to detail and providing a quality construction project. In a business where word-of-mouth and customer references are your largest form of advertising, quality can make or break your ability to survive. And in our case, we have successfully survived, producing high-quality construction projects for more than seven decades.





# MIKE SEEGER

MODERN BUILDING

## SENIOR PROJECT MANAGER

Mike Seegert came back to Modern Building Inc. in 2014. He originally started in the field in 2000 with Modern as a laborer and then field engineer before moving to Sacramento for his education in construction management. After successfully managing a number of projects in the Sacramento and East Bay regions for another firm, Mike and his family relocated back to Modern and the Chico area. Mike has a strong OSHPD background and values the team approach that is required to deliver an OSHPD oriented project. Having managed a number of complex OSHPD 1 projects, Mike is very familiar with the processes required to successfully deliver an acute care facility for Modern's clients.

14 YEARS AT MODERN

25 YEARS IN THE INDUSTRY

### EDUCATION

B.S. Degree in Construction Management; Minor  
in Business Administration

School of Engineering

California State University, Sacramento

### AFFILIATIONS/CERTIFICATIONS

- CISEC, Certified Inspector of Sediment & Erosion Control
- Coach - Associate Schools of Construction
- OSHA 30
- 2013 Tilt-up Concrete Association

### REFERENCES

#### Phil Clevenger

Executive Director - Design & Construction  
Contracting Center of Excellence at Kaiser  
Permanente

(916) 956-9981

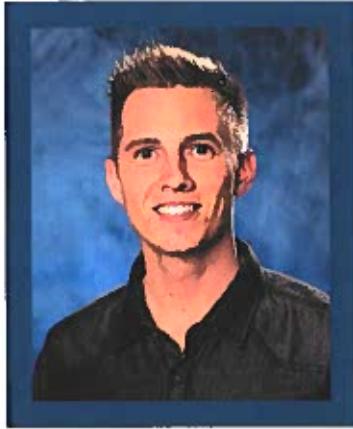
#### James A Davis

UC Davis Medical Center: FD&C Project Manager

(916) 316-1874

### PROJECT EXPERIENCE

- Oroville Hospital – 5 Story Tower Expansion
- Rideout Memorial Hospital, New Acute Care Tower - Marysville, CA
- UC Davis Medical Center, Elevator Modernization - Sacramento, CA
- UC Davis Medical Center, E2 & E3 Pulmonary - Sacramento, CA
- UC Davis Medical Center, Seismic Upgrade of East Wing - Sacramento, CA
- UC Davis Medical Center, Children's Surgery Center - Sacramento, CA
- Country Crest OSHPD 2 Skilled Nursing Facility –
  - Entrance & Kitchen Remodel
- Country Crest OSHPD 2 Skilled Nursing Facility –
  - Laundry Facility Addition & Remodel
- California Indian Health Board (CRIHB) Santa Rosa –
  - Misc. Interior & Exterior MOB Remodels
- Dignity Health, Methodist Vac Pump - Elk Grove, CA
- Dignity Health, Methodist Elevator Replacement - Elk Grove, CA
- Dignity Health, Methodist Chiller Replacement – Elk Grove, CA
- Chico VA Clinic, Foundations & Structure for Ground up Clinic - Chico, CA
- Twin Oaks Rehab Facility, Boiler Replacement - Chico, CA
- California Department of Corrections,
  - Health Services Campus - Laguna Springs, CA\*\*\*
- Contra Costa Fire Department, Fire Station #93 – Oakley, CA\*\*\*
- Numerous other Medical, MOB & HCAI Related Projects
- \*\*\* Not with Modern Building



# WESTON ANDREWS

MODERN BUILDING

## PROJECT MANAGER / QA/QC MANAGER

Weston Andrews has been working for Modern Building Inc. since 2019. He began his career in construction as a Journeyman Carpenter for his father's Construction company - working his way from Journeyman, to Leadsman, to owning a Construction LLC. After graduating from college, Weston joined Modern's team as a project engineer. Subsequently, he has worked in project management on HCAI 1 and HCAI 2 Projects, as well as an HCAI 'Interiors' Superintendent. During that time, Weston has modeled collaborative critical thinking and problem solving by working with the Architects, Engineers, & HCAI Field Staff to develop cost-effective solutions in numerous circumstances. His strong moral values and background in healthcare will support a successful delivery.

5 YEARS AT MODERN

13 YEARS IN THE INDUSTRY

### EDUCATION

B.S. Degree in Construction Management; Minor  
in Physical Geography

College of Engineering

California State University, Chico

### AFFILIATIONS/CERTIFICATIONS

- OSHA 10
- Construction Management Honors
- Basic First Aid Certified

### REFERENCES

Steve Garner

Ranker AMG

(530) 762-8493

Brian Harrison

Harrison Drywall

(530) 624-4356

Mike Waggoner

HCAI / Class A Lead IOR

(925) 580-5334

### PROJECT EXPERIENCE

- Oroville Hospital – 5 Story Tower Expansion – Oroville, CA
  - Outpatient Surgery Center
  - Recovery
  - Obstetrics Unit & Nurseries
  - ICU
  - Med/Surg
  - Public & Administrative Healthcare Spaces
- Country Crest OSHPD 2 Skilled Nursing Facility –
  - Entrance & Kitchen Remodel
- Country Crest OSHPD 2 Skilled Nursing Facility –
  - Laundry Facility Addition & Remodel
- Rose Chapel Mortuary – Paradise, CA\*\*\*
- Galt High School Stadium – Galt, CA\*\*\*
- Hawk Stadium – Liberty Ranch, CA\*\*\*
- Feather River Parkway, Phase 2 – Yuba City, CA\*\*\*
- Chico Mall, Aeropostale – Chico, CA\*\*\*
- Mt. Shasta Mall, Store Renovation – Redding, CA\*\*\*
- \*\*\*Not with Modern



# KIMBERLY WRIGHT

MODERN BUILDING

## PROJECT ENGINEER

Kimberly Wright has been working for Modern Building Inc. since 2021. After graduating college with a degree in Public Relations and Project Management, and spending some time in the marketing industry, she opted to fine tune her project management skills in the world of construction. Kimberly's organizational skills, task-oriented mindset and attention to detail will aide the project team in maintaining a successful project structure.

Kimberly's role for this project will be to aide the Senior Project Management Team throughout both Pre-Construction and Construction Efforts.

3 YEARS AT MODERN

3 YEARS IN THE INDUSTRY

### EDUCATION

B.A. Degree in Public Relations; Minor in Project Management

California State University, Chico

### AFFILIATIONS/CERTIFICATIONS

Construction Project Management Certificate - California State University, San Diego

### REFERENCES

Jerry Pajouh

Owner/CEO - Courtesy Automotive

(559) 824-2026

Kimberly A Jones

Director of Facilities Planning and Management - Butte College

(530) 514-5594

### PROJECT EXPERIENCE

- Courtesy Automotive Center – Chico, CA
- Butte-Glenn Community College District, Butte College Glenn Education Center – Orland, CA
- The O'Donnell Group - Private Office Remodel - Chico, CA
- Park Avenue Apartments - Chico, CA - IN PROGRESS
- Bethel Church of Redding, Collyer Campus - Redding, CA - IN PROGRESS



# ANDREW HEADLEY

MODERN BUILDING

6 YEARS AT MODERN

9 YEARS IN THE INDUSTRY

## SAFETY DIRECTOR

Andrew has a substantial background founded on the management of safe working practices. Beginning his career at Pacific Coast Producers in the food processing industry, Andrew was engrained with the requirements essential to maintain a safe working environment. This experienced carried over into the construction field as Andrew became the Northern Region Safety Manger at Foothill Fire Protection. Andrew has a keen eye for code compliance and the ability to inspect what is expected. Since working with Modern, Andrew has taken over the safety program as the companies new Safety Manager.

### EDUCATION

B.S. Degree in Manufacturing Technology  
School of Engineering  
California State University, Chico

### AFFILIATIONS/CERTIFICATIONS

- OSHA 30 Hour Certification.
- Lift Truck Train-the-trainer certified.
- CPR / First Aid Certification.
- Durham Parade & Picnic Committee  
Chairman 2019-2022
- Durham Recreation & Park District Board  
Member

### REFERENCES

Richard Cochrane

Paradise Adventist Academy

(530) 370-0727

Jeff Herboldshimer

Habitat for Humanity – Project Manager

(530) 713-9393

### PROJECT EXPERIENCE

- North Valley Eye Care Clinic & Surgery Center – Chico, CA
- Waste Management, Truck Maintenance Facility - Chico, CA
- Plumas Charter School – Quincy, CA
- Butte College Physical Science 108 Remodel – Oroville, CA
- Paradise Adventist Academy – Paradise, CA
- In-Harvest Rice Curing Warehouse – Colusa, CA
- Patrick Ranch Vintage Iron Barn – Durham, CA
- Durham High School HVAC & Roof Replacement – Durham, CA
- Florence Medical Clinic – Chico, CA
- Butte College Pump House #2 – Oroville, CA
- Meriam Park C1 Shell – Chico, CA
- Durham Unified School District 3 Pack Project – Durham, CA
- Waste Management Anderson Water Tank – Anderson, CA
- Waste Management Anderson Transfer Station Replacement – Anderson, CA
- Ampla Health Chico Dental Clinic – Chico, CA
- Ampla Health Gridley Clinic Remodel – Gridley, CA
- Habitat for Humanity Purpose Village Apartments – Orland, CA
- Pabbi Apartments – Chico, CA
- Long Valley Charter School – Doyle, CA
- McManus Elementary School – Chico, CA

# Bid Form Item 15: General Conditions Work Plan

Modern's proposed project team will be involved in every step of the project through the warranty period. The team we have assembled to manage the Seneca CAH + Skilled Nursing Facility project embraces the challenges that are inherent to complex HCAI and primary care facilities. Our team focuses on problem solving and planning instead of reacting. We understand how to facilitate the challenging HCAI inspection process to ensure we deliver to Chester a facility they are proud of.

HCAI project success is reliant on experience in core areas. These core requirements for success are where Modern Building excels:

- Teamwork & Dedication to the Projects Success
- Identification of Challenges Inherent to HCAI Projects Well in Advance of The Challenge Becoming an Issue
- Successfully navigating HCAI Deferred Approvals & Delegated Design project requirements
- Managing the TI&O and HCAI Inspections Process Utilizing a Thorough QA/QC Program
- Direct Involvement & Proper Resourcing of the Project
- Effective & Timely Schedule Management
- Building Information Modeling (BIM)
- Safety

## Teamwork & Dedication to the Projects Success

Modern Building has assembled a team that is uniquely positioned to exceed Seneca's expectations. Our team consists of members who have all successfully executed complex HCAI 1 ground up facilities. We thrive on creating long enduring relationships within our project team, with our clients, the design team and inspectors. We've included a project specific organizational work plan reflecting how our team is crafted to succeed on this project. We encourage constant and effective communication amongst the entire project team, including the client, design team, inspectors and HCAI field staff. Dedication to this projects success requires an unwavering desire to reach the finish line timely. Our proposed team is skilled at ensuring the entire team keeps their eyes on the collective end goal of turning over a successful project.

## Identification of Challenges Inherent to HCAI Projects Well in Advance of The Challenge Becoming an Issue

HCAI construction is unique in that the documents used for construction must accurately reflect every detail of what is constructed in order for the work to then be inspected before proceeding to the next step. It is therefore critical that the project team is able to identify areas where more detail may be necessary for the IOR or HCAI field staff to effectively inspect the work. Modern's proposed team has extensive

# Bid Form Item 15: General Conditions Work Plan Cont.

experience reviewing the documents through the lens of an IOR or HCAI field staff member. We know intimately what is necessary to not only construct, but inspect and pass the inspections to ensure the work flow is maintained. Immediately following award of the project, our team will continue reviewing the documents in extreme detail to identify any areas of concern that may hinder progress. Those familiar with HCAI construction understand that the process of approving design changes through HCAI can severely hinder a projects progress. There will be ACD's and ASI's through the course of a complex HCAI project, it is entirely about how well in advance and how timely the revisions are addressed.

## **Successfully navigating HCAI Deferred Approvals & Delegated Design project requirements**

Modern's proposed project team has been managing the HCAI deferred approval and delegated design processes for years on all kinds of complex HCAI projects. There are aspects of this process that are unique to HCAI and only a team with this experience will bring to the project the skills necessary to perform these task timely. It is critical for the project team to understand the applicable building codes, the HCAI Policy Intent Notices (PIN's) and project specifications. Often, procurement of materials relies on timely execution of these challenging submittals to ensure there are not project delays one year or further down the road. This particular project has a significant quantity of items which require delegated design by Modern Building and our subcontractor's/vendors. Our experience sets us apart from the competition when it comes to effectively managing this process.

## **Managing the TI&O and HCAI Inspections Process Utilizing a Thorough QA/QC Program**

Modern has intimate knowledge managing the HCAI TI&O for each increment. We will have an experienced individual dedicated to managing the TI&O and QA/QC program on this project. TI&O management and execution is reliant on a dependable QA/QC program that has a proven track record. The project team that Modern has proposed on this project has a success rate on prior projects of passing over 97% of inspections reviewed by the IOR or third party special inspector. That degree of success in HCAI construction is nearly unheard of and is a testament to our relentless pursuit of quality perfection. On all HCAI projects, it is critical to the success of the project to ensure there is clear communication with the inspection staff starting with preconstruction meetings with the inspectors. It is standard practice and part of our QA/QC program for our team to host preconstruction meetings with the inspectors, subcontractors and/or suppliers to review construction details, the products and installation requirements of each building element. Ensuring all parties are in agreement on the intent of the documents is essential to maintain schedule and ensure transparency.

# Bid Form Item 15: General Conditions Work Plan Cont.

## **Direct Involvement & Proper Resourcing of the Project**

Modern Building has worked tirelessly to become the ONLY contractor North of Sacramento with the HCAI specific experience required to complete an HCAI project of this size and complexity. We consider Chester to be our backyard and Chester is the place we bring our families to enjoy time away from the valley. We have a vested interest in the success of this project and would be thrilled to be the Contractor awarded this project. Modern will allocate our Principle Mike Seegert to this project as the Senior Project Manager. In addition to our Senior Project Manager, the project team reflected in the attached organizational work plan will be on-site and dedicated to the success of this project. We have included separate and dedicated individuals to manage both the interiors and exteriors construction. We have individuals dedicated to the QA/QC program, safety program and overall project management. Should the project require it, we are located in Chico and as a result, are the only HCAI Contractor capable of serving this project from our home office.

## **Effective & Timely Schedule Management**

Principle/Project Manager Mike Seegert strongly believes that the ultimate success of a project is largely attributed to an effective schedule, updating the schedule timely and ensuring everyone on the project is clear on the most effective path forward. In addition to managing the projects master schedule utilizing Primavera 6, Modern will host pull planning sessions with all trades involved. Weekly meetings will be hosted with all subcontractors and vendors to ensure everyone is in alignment. Schedule management and the resulting execution is only effective if everyone engaged on the project is providing insight and knowledge regarding their specific scope of work ensuring that the information reflected is reliable.

## **Building Information Modeling (BIM)**

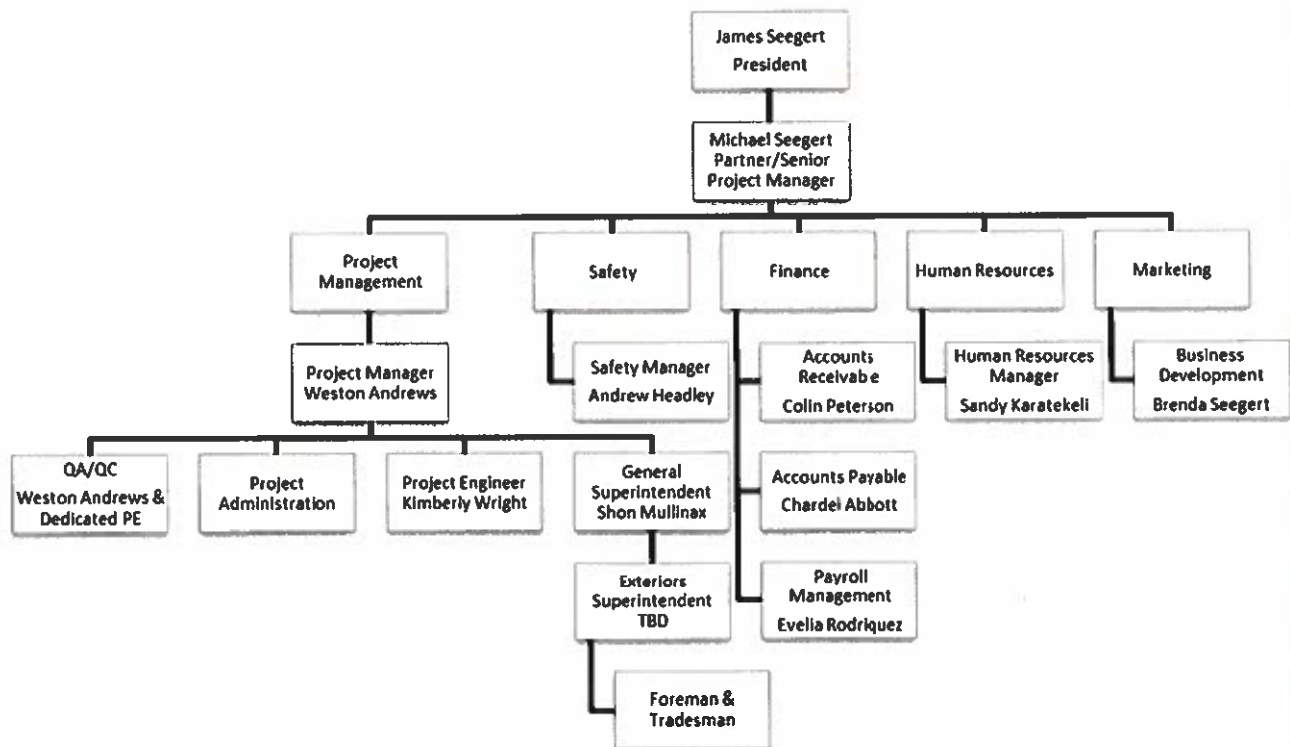
Modern has identified for this project that not only is building modeling a useful tool, but required. There are submittals required to be submitted to the design team and HCAI which cannot be completed without having performed a coordinated model. In addition to being used to create shop drawings and in turn submittals such as the consolidated point load submittal that is required to be reviewed by the projects SEOR KPFF, this will allow subcontractors to effectively pre-fabricate numerous systems. This process starts with the structural steel subcontractor and then follows with the interior and exterior systems. Modern employs in-house, a member of our team that was previously employed by an established HVAC contractor and has brought those BIM management skills to Modern so we can lead this process successfully. Our proposed modeling includes all of the underground utilities below the building in addition to the building itself.



# Bid Form Item 15: General Conditions Work Plan Cont.

## Safety

Effective safety management in HCAI construction is a much more demanding role. In addition to ensuring Modern's safety program is implemented and enforced, it also includes understanding the Infectious Control Risk Assessments (ICRA) necessary to work in an acute care facility. Modern has work around and within numerous acute care facilities throughout California and has established itself as a leader in understanding how to work around the patients and staff of an existing facility. At the end of the day, it is all about ensuring everyone is home, safe, every, day. Modern's entire team and our safety manager are intimately involved in ensuring our program is effective and is specific to the facility where we are working. Our EMR rate of .69.7% is evidence of our commitment to ensuring everyone is working as safely as possible.



# Bid Form Item 16: General Requirements Detailed List

The succeeding exhibit reflects our proposed general requirements management plan. The following items, in addition to many additional items are reflected in this exhibit which portrays how we intend to setup this project for success.

- Temp power and associated tie-ins
- Temp water and associated tie-ins
- Site perimeter fencing and associated maintenance
- Security
- Webcam
- Onsite trailer(s)
- Onsite storage areas identified
- Portable toilets and handwashing stations
- Construction parking
- Laydown areas and access to the site
- SWPPP compliance measures and associated QSP monitoring/reporting. (Modern employs and in-house QSP whom generates all SWPPP plans and ensures we remain in compliance with all SWPPP regulations/reports)

# Bid Form Item 17: Information on Schedule Major Milestones

Modern Building has assembled the attached milestone schedule inclusive of the information requested in Addendums #01, #02, #05 and #06. Procurement activities that may be required prior to the documents being approved by HCAI as requested in addendum #01 are reflected in the preconstruction section of the schedule. Key takeaways from our review of the schedule include the following:

- Permits for Increment #01 and Increment #02 are driving the critical path for work performed in the summer of 2024. General sitework outside of the building pad area is intended to be performed during the warmer months of 2024 however this work is not critical path work.
- Construction of the building pad can take place prior to approval of the Increment #01 and Increment #02 document however, until the permits are issued, the underground utilities and foundations at the building pad area are not able to proceed. This means that building construction is unable to effectively proceed until late July 2024.
- If the permit approval dates push beyond the anticipated dates reflected in addendum #01, there is significant potential that concrete placements would push into a time of year that requires cold weather concreting measures be implemented per ACI. Moderns proposal does not contemplate nor include cost for cold weather concreting.
- Should the permit approval dates noted above push beyond the anticipated dates, this could require the building concrete SOG and foundations scope of work be pushed to the spring/summer months of 2025. This would have a significant impact on obtaining enclosure of the building prior to the fall/winter months of 2025. If enclosure is not obtained prior to fall/winter of 2025, Modern's proposal does not include additional cost to temporarily enclose sections of the building to ensure progress is maintained.
- Based on historical weather data specific to Chester, CA., it is very unlikely due to the requirements of the project documents and specified materials that exteriors work can effectively be performed beginning in October and running through May annually. This would include both sitework and the building exteriors. i.e. the structural steel welding requirements dictate that welds be performed on steel that is above a temperature of 50 degrees. Unless welding of the structure was performed at the ideal time of year, pre-heating of the steel would therefore be required which is also not contemplated or included in our proposal.
- Many specified materials associated with the exterior enclosure of the building have minimum temperature requirements in order to perform installation. The schedule targets completion of the exterior enclosure of the building during the summer/fall months of 2025.

# Bid Form Item 17: Information on Schedule Major Milestones

- Engagement of the Districts electrical engineer of record (EEOR) timely is essential to begin preparation of the critical electrical submittals. ACD's relative to the generators and fuel oil tanks which also impact the MSB and electrical gear are required to be complete prior to Modern preparing submittals for much of the critical electrical equipment. Similarly, ACDs and deferred approval items cannot be submitted to HCAI until the permits are approved unless the information requested is included in a back check submittal prior to permit issuance. Modern has assumed that the Districts new EEOR is engaged and the necessary electrical design revisions are resolved no later than July 31, 2024.
- The Rooftop Units (RTU's) specified for the project will be discontinued and no longer compliant in the state of California after 2024. The order for this equipment needs to be placed no later than May 31, 2024 in order to have them fabricated in sufficient time prior to the new requirements taking effect. Similarly, there are requirements as to when the units need to be installed and startup performed for them to remain compliant. The startup of these units to satisfy the requirements is reliant on the EEOR resolving all power related ACDs timely so power can be furnished to the building prior to this cutoff. The schedule and proposal does not include any alternative means/measures to provide temporary power to the RTU's or any means that would not be considered the industry standard flow of work. It is possible that the HVAC system could require re-design if this is not addressed timely by the design team.
- The schedule duration for the interiors assumes that all UL design numbers and systems are incorporated effectively into the project documents and all wall types on the floor plans correspond to the applicable UL assemblies at each location
- The schedule assumes that prior to commissioning and turnover, the HVAC system can be utilized to provide "temporary" heating and cooling of the interiors
- The schedule and proposal assumes only the deferred approvals and delegated design requirements noted in addendum #08
- Through the Building Information Modeling (BIM) process reflected in the schedule, supplemental steel for MEP systems or acoustical ceiling support may be required beyond what is currently reflected in the documents due to the Allowable MEP Point Loads reflected on the Increment #01 drawings sheet S1-110. The schedule and proposal assumes the structure is designed to sufficiently carry the loads imposed by all the work without adding supplemental steel to the structure

## **Bid Form Item 17: Information on Schedule Major Milestones Continued**

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- The Building Information Modeling (BIM) duration and process in the schedule assumes that the design team will be present during the BIM meetings
- Design changes in HCAI 1 & 2 construction can significantly and negatively impact the schedule. The schedule assumes that there will be no design changes for convenience due to changes in programming, layout or function that is not currently reflected in the documents. Required design changes identified and resulting from the RFI process, HCAI field visits, design team visits to the site or otherwise must be performed timely by a sufficiently staffed design team to minimize potential schedule and therefore cost impacts

Should Modern Building be awarded the project, a much more thorough schedule will be provided utilizing Primavera 6.