

**SENECA HEALTHCARE DISTRICT**  
**REPLACEMENT CRITICAL-ACCESS HOSPITAL + SKILLED NURSING FACILITY**

**BID FOR CONSTRUCTION SERVICES – ADDENDUM 4**

**TO:** PROSPECTIVE FIRMS

**FROM:** BUILDING Rx

**DATE:** 30 APRIL 2024

**SUBJECT:** BID CLARIFICATIONS

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- 1) See attached for 4/26/24 Pre-bid conference sign-in sheet.
  - 2) See attached for 4/26/24 Pre-bid conference presentation.
  - 3) Updated Increment 1 electrical drawings dated 4/19/2024 are available at the following link. These sheets shall be slip-sheeted into the previously-provided respective documents and shall supersede previous information. Additionally, this electrical design supersedes those within Increments 2 and 4 as well as superseding the reference within Increment 3 to the shell/core/site electrical design components.

Updated Increment 1 electrical drawings for slip-sheet –  
[https://app.sugarsync.com/iris/wf/D3118750\\_09684209\\_7061177](https://app.sugarsync.com/iris/wf/D3118750_09684209_7061177)

- 4) Bid Form has been edited as follows, updated document provided as an attachment to this Addendum:
  - Solar Infrastructure referenced within the provided Bid Schedule is not designed/reflected within the Construction Documents, and therefore has been removed from the Bid Schedule.
  - Current electrical generator design as reflected in the Increment 1 drawings referenced in Item 3 above results in changes to the Bid Schedule and Alternates #3, #4, #5 & #6.

## Seneca Healthcare District – New CAH Hospital and SNF

**Non Mandatory Attendance Pre-Bid Conference:** Friday, April 26th, 2024 @ 3:00 PM

Location: Zoom link provided

**Bid Opening:** Friday, May 10th 2024 @ 11 A.M.

**Location:** 199 Reynolds Road, Chester, CA

Company	Company Contact - Name	Phone	Email
Prem Tech Solutions	Mark Darr	916-276-2611	mark@pre-techsolutions.com
Broward Builders	Butch Powell	(916)417-0569	butch@browardbuilders.com
Broward Builders	Julee Carden	818-324-8219	julee@browardbuilders.com
Broward Builders	Aaron Houck	530-666-5635 x 223	aaron@browardbuilders.com
Broward Builders	Tom Camden	530-219-8942	tom@browardbuilders.com
Hilbers	Ray Rindahl	530-441-6349	rayrindahl@hilbersinc.com
Hilbers	Edgar Kohl		edgarkohl@hilbersinc.com
BCM Construction	Jim Nason	530-514-7478	jim@bcmconstruction.com
BCM Construction	Kate Wetmore	(530) 342-1722	kate@bcmconstruction.com
Bobo Construction Inc.	Ernan Cuellar	916-383-7777	bestimating@bobconstructioninc.com
Monley Hamlin - Descor JV	Jimmy Hamlin	5302192547	jhamlin@monleyhamlin.com
Southgate Construction	Michael Seegert	(530)891-4533	MikeS.SGC@outlook.com
Southgate Construction	Weston Andrews	(530) 518-7205	Weston.SGC@outlook.com
Nor Cal Carpenters Union	Chuck Knauer	(510)541-3889	cknauer@nccrc.org



# SENECA HEALTHCARE DISTRICT REPLACEMENT CRITICAL ACCESS HOSPITAL + SKILLED NURSING FACILITY



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**4/26/24  
CONSTRUCTION  
SERVICES PRE-BID  
CONFERENCE**

**AGENDA**

Background & SB1953

Project Team

Budget/Financing

Project Description

Schedule





## BACKGROUND & SBI 1953

Why?

# THE HISTORY OF SENECA HEALTHCARE DISTRICT

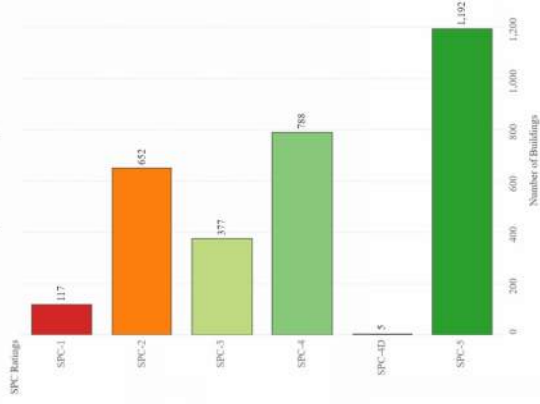
Seneca Healthcare District was formed in 1947 as an independent special district to meet the needs of our rural community. The hospital opened the doors to patients in 1954. The Skilled Nursing Facility admitted the first patient in 1976. The hospital-based rural health clinic was built in 1996. SHD received Critical Access Hospital designation in 2007. SHD is a non-profit governmental entity supported by tax dollars.



# SENATE BILL 1953 STATUS

SHD main hospital is currently designated as SPC-2/NPC-2, requiring upgrade or replacement by 2030. Upgrade/renovation is both cost and logistically prohibitive, thus requiring a replacement facility.

General Acute Care Hospital Buildings



Location



Extensions for Hospital Buildings as of 8/12/2021

County Code	Facility Name	Building Nbr	Building Name	Building Status	SPC Rating	SB 306 Extension Status	AB 523 Extension Status	SB 1661/AB 2557/AB 81 Extension Status	SB 499 Extension Status	SB 90 Extension Status	AB 2100 Extension Status	CO/CF **	OSHPD NPC Rating	NPC Extensions
32 - Plumas	10513 Seneca District Hospital	BLD-01355	Main Hospital Building	In Service	2								2	1/1/2030
32 - Plumas	10513 Seneca District Hospital	BLD-01356	Pump Building	In Service	2								2	1/1/2030
32 - Plumas	10513 Seneca District Hospital	BLD-01358	Entrance Addition - Structurally connected to BLD-01355	Not an independent Building	N/A								N/A	
32 - Plumas	10513 Seneca District Hospital	BLD-01359	Extended Care Adm.	In Service	4								3	1/1/2030
32 - Plumas	10513 Seneca District Hospital	BLD-01360	Storage Addition	In Service	4								2	1/1/2030
32 - Plumas	10513 Seneca District Hospital	BLD-01361	Generator Building	In Service	5								4	
32 - Plumas	10513 Seneca District Hospital	BLD-03843	Boiler Room	In Service	2								2	1/1/2030

# PROJECT TEAM

Who?





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CURRENT TEAM MEMBERS



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## CONSIDERATIONS FOR THE PROJECT TEAM

- 1) Bid Value
- 2) Provision of all required bid documents
- 3) The prior low bid and bid withdrawal notification from the prior round of bidding, the District intends to comply with the requirements of Public Contract Code, § 5105, and that provides:

***A bidder who claims a mistake or who forfeits his or her bid security shall be prohibited from participating in further bidding on the project on which the mistake was claimed or security forfeited.***

The District does not believe that any such disqualification applies to subcontractors that were listed by the bidder claiming error.



# BUDGET AND ASSOCIATED PROJECT FUNDING

How?

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## BUDGET

- \$48M indicated in the Bid Documentation is the target construction budget, not including owner contingencies, medical equipment, FF&E, signage, IOR, T&I per TIOs
- Total project budget is \$72M
- SHD is a public district that will require CA prevailing wages (no Davis Bacon)



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## PROJECT FUNDING

- Hospital cash-on-hand
- USDA - as supported by SHD debt service
- GO bond approved by the voters on November 2022 ballot

FULL FUNDING OBTAINED FOR \$72M Project  
Budget





# PROJECT DESCRIPTION

What?

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## PROGRAM – IMPROVING CARE FOR THE COMMUNITY

### NOW

- 10-bed acute care, no negative pressure
- 2-bed open-bay emergency/procedure rooms
- 16-bed skilled nursing facility
- Imaging including x-ray, CT housed outside hospital building, MRI via trailer
- 1 outpatient OR

### PLANNED

- 8-bed acute inclusive of 2-bed negative pressure isolation shared with ED
- 4-bed private emergency room plus higher-acuity treatment room and triage room
- 26-bed skilled nursing facility to expand resources for the community & profitability of skilled nursing
- PT/OT/ST within skilled nursing facility
- Imaging to include x-ray, ultrasound, CT, and MRI via trailer
- OR, ENDO procedure room, & 3-bed patient recovery
- Lab services
- Dietary Services

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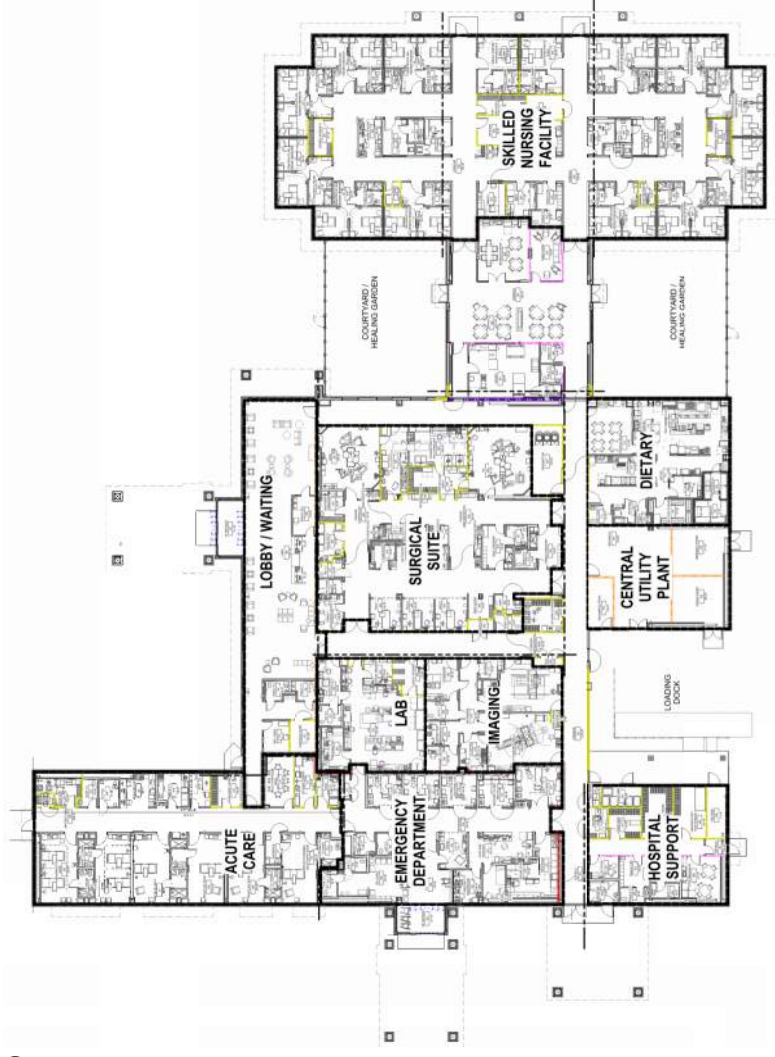
## PROGRAM – WORK TO-DATE

- All Entitlements complete
- Parcel annexed to Chester Public Utilities District
- Funding sources identification complete
- Tree Harvest, noting Earthwork Special Inspection & Observation entity observed and will continue through sitework construction
- Construction Documents as provided in the bid are complete and in various stages of review by HCAI, Site approved by local jurisdiction (Plumas County)
- Medical Equipment Planning complete
- Furniture & Signage designs developed for purposes of design/coordination
- Earthwork Special Inspection & Observation services contracted / ongoing



## PROGRAM – ONGOING EFFORTS

- Coordination with Regulatory Agencies
- Finalization of COP/BAN, anticipated close June for first payment to GC
- Change of Electrical EOR
  - INC 1, 2 & 4 via ACD following permit
  - INC 3 through backcheck
- IOR RFP
- Materials T&I RFP



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## REVIEW OF BID DOCUMENTATION

- Plans
- Specifications
- TIOs
- Geotechnical Information
- CEQA/NEPA reports, exhibits and resulting MMRPs
- PG&E Commitment Drawing
- Emergency power & emergency lighting change lists
- Physicist Design information for Rad & CT rooms
- Responsibility Matrix
- Signage & Furniture Designs
- Written notice of previous bidder mistake
- Link on website for interested subcontractors



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## REVIEW OF BID DOCUMENTATION

- Addendum 1
  - Site CAD drawings
  - SWPPP
  - Potential site logistics plan
  - Room finish schedule – integral base locations
  - Design Package responsibility clarification matrix
  - Site scope of work phased approval information
  - WAP technical information
- Addendum 2
  - Updates to Increment 1 & 3 drawings (excluding electrical)
  - Updates to Technical Specifications
  - Updates to Increment 1 TIO
  - Previous low-bid



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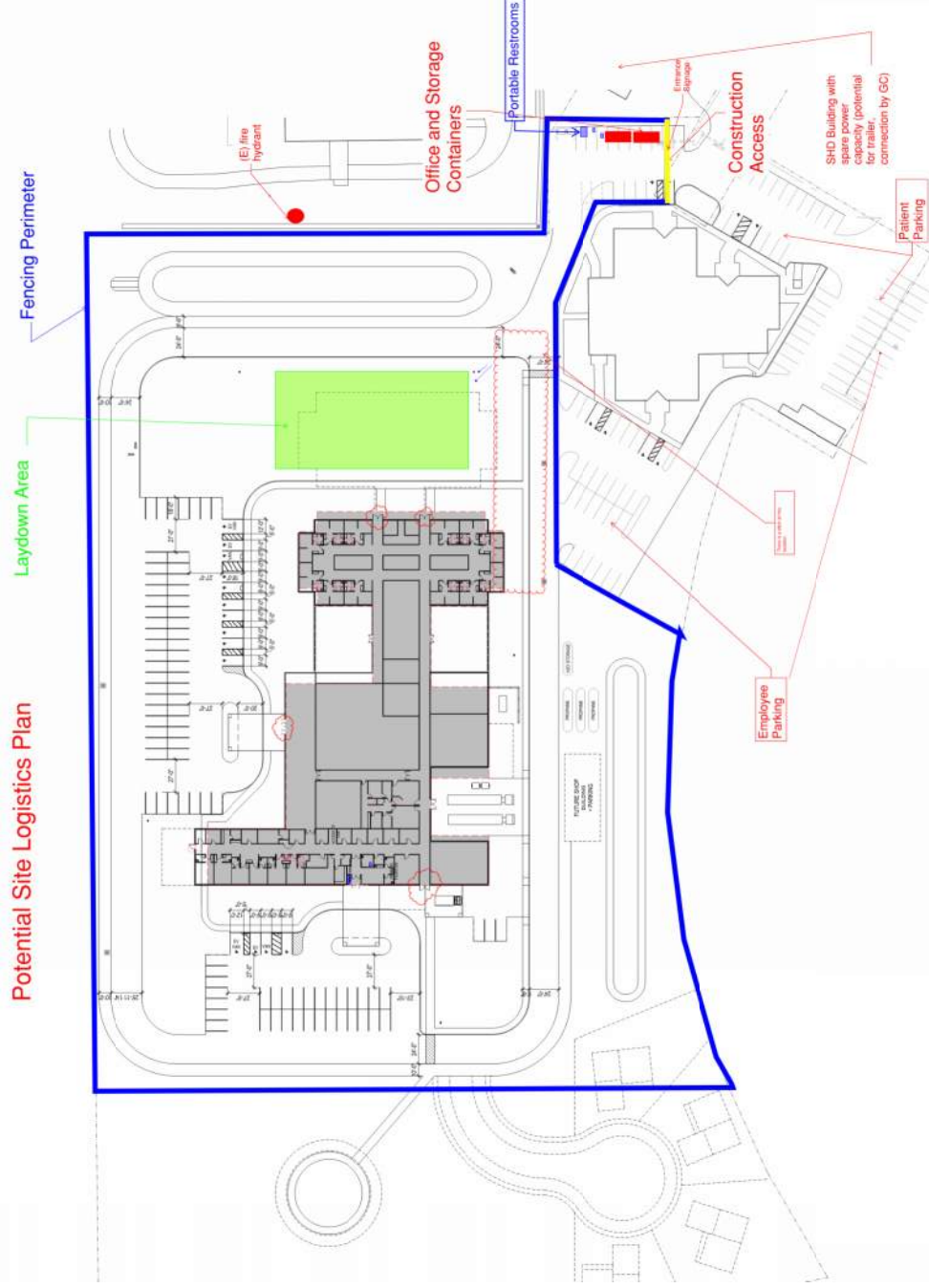
## REVIEW OF BID DOCUMENTATION

- Addendum 3
- Site walk sign-in sheet
- Potential local housing options



## SITE INFORMATION

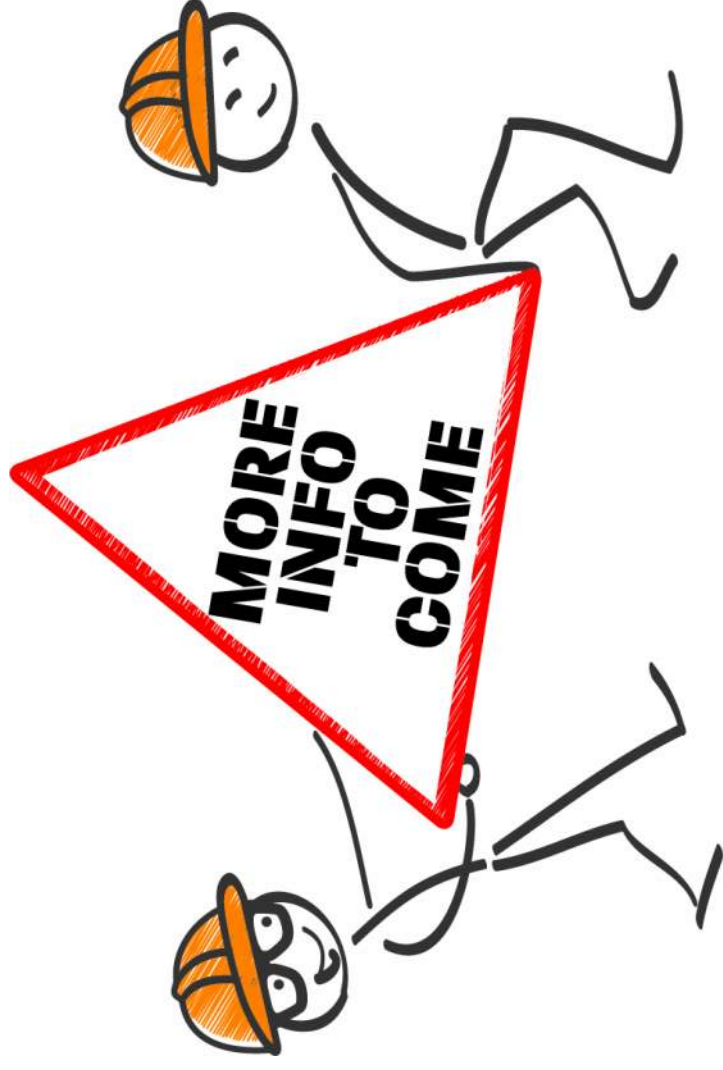
- Source of electrical
  - Trailer
  - Other
- Source of water
- Other site logistics



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## ANTICIPATED ADDITIONAL INFO TO BE PROVIDED BY EOD 5/3

- Answers to submitted RFIs/questions from bidders
- Electrical drawings for INCI & INC3





# SCHEDULE

When?



# TIMELINE



- These are target dates, bidders will be required to submit schedule milestone dates that can be committed to contractually



## RFQ/RFP TIMELINE

<u>Event</u>	<u>Date</u>
RFIs / Questions Due	April 26, 2024, 5pm PST
Responses to RFIs / Questions	March 4, 2024
Bids Due, 1 hard copy delivered to SHD per Instructions to Bidders	May 10, 2024, 11am PST
Notification of Intent to Award	May 10, 2024, 5pm PST
Apparent Successful Bidder to proceed developing required documentation	May 13, 2024
Presentation of Bids and Recommendation of Award to SHD BOD	(pending) May 16, 2024
Notice of Award	(pending) May 17, 2024
Contract Execution	(pending) May 22, 2024
Contract Time Begins	(pending) May 27, 2024

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**THE WAY TO GET STARTED IS TO QUIT  
TALKING AND BEGIN DOING.**

Walt Disney

