

RENOVATE EMERGENCY DEPARTMENT - PROJECT #618-14-104

I. Scope

- A. The Contractor shall provide all labor; materials and equipment to accomplish the work required for the "VAMC Emergency Department Renovation", Project Number 618-14-104, located at Building 70 Main Hospital, on the campus at the VA Medical Center, Minneapolis, Minnesota as required by drawings and specifications.
- B. Prospective offerors are encouraged to tour job site to acquaint themselves with conditions, as they actually exist. A site visit is scheduled for 7:30 a.m. on Thursday, February 6, 2014. Failure to tour the job site will not relieve the successful offeror to whom the contract is awarded from performing all work in accordance with project drawings and these specifications.
- C. The offices of Anderson Engineering of Minnesota, LLC, 13605 1st Avenue North Suite 100, Plymouth MN 55441 as Architects and Dunham and Associates Inc., 50 South Sixth Street, Suite 1100, Minneapolis Minnesota 55402 as Engineers, and LHB, 250 3rd Avenue North Suite 450, Minneapolis, Minnesota 55401, will render certain technical services during construction. Such services shall be considered as advisory to the Government and shall not be construed as expressing or implying a contractual act of the Government without affirmations by Contracting Officer or her/his duly authorized representative.
- D. **Off-Hours Work:** The renovation will be adjacent to existing imaging and clinical areas. Work requiring noise and vibrations will be performed before 7:00 a.m. and after 5:00 p.m. Mechanical and electrical shutdowns shall be coordinated with Facilities Engineering staff. Typically these shutdowns shall occur between 8:00 p.m. and 5:00 a.m. or on Saturdays and Sundays.
- E. **Phasing:** See drawing 1272-GI04 for the extents of the phasing. Contractor shall allow 30 days between Phase 1 and Phase 2 for the existing Emergency Department to move into the newly renovated space before continuing construction activities.
- F. **Equipment:** The extent of the equipment to be installed by the Contractor is identified in the contract documents.

II. Line Items

- A. **Line Item 1: Base Project:** The Contractor shall provide all labor, materials and equipment to accomplish:

1. Demolition for the Renovation of Emergency Department consists of, but is not limited to, removal and disposal of the following:
Existing piping, valves, insulation, HVAC ductwork, electrical systems, equipment, walls, ceiling, flooring and doors. All materials not scheduled to be reused shall be disposed of by the contractor off the VA campus and per best practices and regulations by Minnesota pollution Control Agency.
2. New construction consists of, but is not limited to: The construction of the new Emergency Department shall include new walls flooring, ceilings, doors, and finishes. Project spaces will include the construction of offices, exam rooms and waiting area. These spaces will require new flooring, walls, finishes and doors.
3. Mechanical systems are included, see construction drawings and specifications.
4. Electrical systems are included, see construction drawings and specifications..
5. Structural are included, see construction drawings and specifications.
6. Phasing - The project will be accomplished in multiple phases. Contractor to propose and VA COR and Architect to provide guidance.
7. The "VAMC Emergency Department Renovation" project shall be accomplished per contract drawings and specification for project number 618-14-104.
8. System shutdowns for the installation of medical gases, electrical systems and HVAC systems shall require 30 days notice to the VA COR in writing.
9. Utility Shutdowns: All mechanical and electrical utility shut downs are to be done before or after normal business hours (before 7 am or after 5 pm or on weekends).

B. Add Options: The Contractor shall provide all labor materials and equipment pricing to accomplish:

1. **Line Item 2: Add Option 1.** Complete the build-out of the vestibule.
 - a. Complete plans per Architectural Drawing sheet 1272-70-AS09
 - b. Coordinate with pertinent structural, mechanical, and electrical plans per area defined in 1.2.B.1.a
2. **Line Item 3: Add Option 2.** Complete the build-out of the decontamination area and update of Corridor C1-152.
 - a. Complete plans per Architectural Drawing sheet 1272-70-AS10

- b. Coordinate with pertinent structural, mechanical, and electrical plans per area defined in 1.2.B.2.a
- 3. Line Item 4: Add Option 3.** Custom Casework at Emergency Department Check-in.
 - a. Complete plans per Architectural Drawing sheet 1272-70-AS17
 - b. Coordinate with pertinent structural, mechanical, and electrical plans per area defined in 1.2.B.3.a
- 4. Line Item 5: Add Option 4.** Upgraded Headwall Option
 - a. Provide costs for upgraded headwall option per Specification section 10 25 13 Patient Care Headwall.
- 5. Line Item 6: Add Option 5.** Rubber flooring as resilient flooring option.
 - a. Provide cost for upgraded rubber flooring in all locations specified WSF1.
 - b. See specification section 09 06 00 2.5.D for alternate details.
- 6. Line Item 7: Add Option 6.** Additional Negative Pressure Room
 - a. Provide costs to make Exam 1V-118 an additional negative pressure room.
 - b. See mechanical drawings for details.
- 7. Line Item 8: Add Option 7.** Foot pedal controls at Exam Room sinks
 - a. Provide cost for foot pedal controls at Exam Room Sinks
 - b. See mechanical drawings for details
- 8. Line Item 9: Add Option 8.** Increase VAV zone boxes
 - a. Provide cost difference to complete plans per Mechanical Drawing sheets 1272-70-MH04, 1272-70-MH06, 1272-70-MP03.
- 9. Line Item 10: Add Option 9.** Increase Dialysis capable rooms
 - a. Provide cost to provide additional dialysis in the following rooms: Exam Room 1V-111, 1V-125, 1V-126, 1V-128, 1V-129, 1V-130, 1V-132.
 - b. See Architectural Sheets 1272-70-AS13 and 1272-70-AS14 for locations and coordination with mechanical and electrical.
- 10. Line Item 11: Add Option 10.** Medical gas connection to mains
 - a. Provide cost to make medical gas connection to mains in mechanical rooms for ED per mechanical drawing 1272-70-MG02 and 1272-70-MG04.
- 11. Line Item 12: Add Option 11.** Increase Future Tele-ICU capable rooms

- a. Provide cost to provide additional Tele-ICU rough-ins in the following rooms: Exam Rooms 1V-102, 1V-103, 1V-105, 1V-106, 1V-107, 1V108, 1V109, 1V110, 1V-118, 1V-119, 1V-125, 1V-126, 1V-128, 1V-129, 1V-130, 1V-132, 1V-133, 1V-155
- b. See Architectural Sheets 1272-70-AS13 and 1272-70-AS14

III. **Schedule Objectives**

The anticipated substantial completion of this project is 365 calendar days after "Notice to Proceed" (NTP). 365 days includes the 30 days required for the VA to move newly constructed portion of the Emergency Dept before beginning Phase 2.