

**VA MEDICAL CENTER  
SAN DIEGO**

**SCOPE OF WORK**

**PROJECT 664-14-105  
First Floor East (1E) Remodel – Occupational Health (OT/PT)**

1. Provide construction services to include all tools, labor, materials, and supervision including all demolition, asbestos abatement, lead abatement, structural, architectural, interior finishes, fire sprinkler protection, fire alarm system, security system, controls, mechanical and electrical work and other services necessary for **Project 664-14-105, First Floor East (1E) Remodel – Occupational Health (OT/PT)**, Building #1, at VA Medical Center, San Diego, CA. Construction shall include all third party testing, inspection, and certification required to provide a complete project. Costs for these services shall be included in the fee proposal.
2. The overall project will include the remodel/construction of approximately **11,784** square feet of existing area located within the first floor of building #1 in multiple phases of construction. The **base bid** of this project will provide for the remodel of existing Occupational Therapy spaces and the relocation of Occupational and Physical Therapy functions within the first floor area. **Phase 1** shall include the remodel of the existing Pizza/Deli area and the relocation of the existing Physical Therapy (PT) function to that completed area. **Phase 2** shall include the remodel of the existing Physical Therapy (PT) area and the relocation of the Occupational Therapy (OT) function to that area. **Phase 3** shall include the remodel of the existing Occupational Therapy (OT) and Waiting areas followed by the final user move-in. For **Bid Option #1**, the contractor shall **delete** all labor, supervision, materials, and equipment to eliminate the construction scope within the existing Physical Therapy (PT) (remodeled Occupational Therapy (OT)) area of work. The project will be constructed under a single, lump-sum bid with selected bid options (if any) for all the work and related phasing shown in the documents prepared by VA San Diego Engineering Service in the phases noted above and shown in the table below.
3. All work shall be constructed and phased to limit disruptions to the existing medical center. Project site and overall medical campus has very limited laydown areas. Project should be executed with close coordination and just in time delivery of materials. Ideally, all items would be included in construction budget. If not, some project elements may be omitted as option items.
4. Contractor will furnish all necessary materials, labor, tools, and equipment to accomplish this project. Responsibilities include all work per VA San Diego Engineering Service plans and specifications, and all subsequent amendments issued including but not limited to:
  - a. Demolition of existing walls, interior fencing, doors, plumbing, electrical, etc. as shown.
  - b. Construct new walls, flooring, finishes, mechanical, plumbing, electrical and all other systems required for a complete project.
  - c. Work closely with VA Engineering Service staff to coordinate all work within the existing building.
5. Contractor's work and responsibility shall include all Contractor planning, scheduling, programming, administration, and management necessary to provide all construction and related services as required. The Contractor shall conduct the work in strict accordance with the contract and all applicable Federal, State, and local laws, regulations, codes, or directives. The Contractor shall insure that all work provided meets, or exceeds the scope of work, the project plans, and the contract specifications.

6. Before commencement of work, the Contractor shall confer with the VA COR and agree on a sequence of procedures; means of access to premises and building; space for storage of materials and equipment; delivery of materials and use of approaches; use of corridors, stairways, elevators, and similar means of communications; location of partitions, eating spaces, and restrooms for Contractor employees; and the like. Delivery of materials and equipment shall be made with a minimum of interference to Government operations and personnel.
7. The contractor shall comply with all EPA, OSHA, and VA criteria. This includes energy management requirements and infection control requirements. The San Diego VAMC is a smoke free campus to include the designated construction site.
8. The Contractor shall take all precautions to ensure that no damage will result from his operations to private or public property. All damages shall be repaired or replaced by the Contractor at no cost to the Government.
9. The Contractor shall be responsible for providing all work site protective barriers and site control devices. This includes, but is not limited to: barriers, protective tapes, and protective signage. The Contractor shall be responsible for providing all necessary traffic control as required for each specific task/delivery work order, at no additional cost to the VA.
10. At the beginning of the project, the Contractor project superintendent and alternate shall sign in at Building 1 to obtain visitors badges, permits and keys.

**11. Project Phasing:**

DESCRIPTION:	Contract Duration (Days):
<b>Phase I – Remodel of existing Pizza/Deli area (Room 1404B, etc.)</b>	
- Construction Time	60
<b>Phase II – Remodel of existing Physical Therapy area (Rooms 1465, 1490, etc.)</b>	
- Swing Space Activation / User Relocation	15
- Construction Time	75
<b>Phase III – Remodel of existing Occupational Therapy &amp; Waiting area (Rooms 1454, 1456, etc.)</b>	
- Swing Space Activation / User Relocation	15
- Construction Time	75
<b>TOTAL DURATION:</b>	<b>240</b>

**12. Project Bid Options:**

DESCRIPTION:	Period of Performance (Days):
<b>Base Bid</b> – All work described in the construction documents (including but not limited to drawings. Specifications, addenda and contract documents) prepared by VA San Diego Engineering Services.	240 (Total)
<b>Bid Deductive Alternate #1 – <u>Deletion of Phase II</u></b> (Delete all labor, supervision, materials, and equipment required to eliminate the construction scope of work within the existing Physical Therapy (PT) (new Occupational Therapy (OT)) area of work.	90 (Deduct)