Statement of Work
Project # 662-14-202
Campus Repairs and Corrections
San Francisco VA Medical Center
4150 Clement St, San Francisco, CA 94121
(Revised March 25, 2014)

*****NOTE: ALL REVISIONS IDENTIFIED INTHIS SOW INDICATED IN HIGHLIGTED BOLD ITALIC TEXT*****

GENERAL INTENSION:

This project will address repair needs at various locations of the SFVAMC Campus.

The contractor shall furnish all labor, supervision, equipment, and materials needed to implement all the maintenance and repair tasks described below in this Statement of Work. The area of work is located various Buildings at the San Francisco Veterans Affairs Medical Center.

This project is to take no longer than 300 calendar days from Notice to Proceed (NTP) with the exception that all items listed under Section A thru D must be completed within 60 calendar days.

This project shall be coordinated with the facility through the Contracting Officer's Representative (COR), Joseph Wong, to insure that patient care and normal operations of the hospital will not be interrupted.

WORK REQUIRED

A - Fire Sprinkler System

1. Existing sprinkler at B-200 Basement is not functioning correctly. Repair by raising it to just below the surrounding electric conduits per Attachment A1.

2. Existing sprinkler at B-2 Basement Elevator Lobby is deficient. Repair by incorporating an extension per Attachment A2.

3. Existing sprinkler at B-200 Ground Floor Pharmacy Entrance Corridor (between GB-123 and GB-128) is deficient. Repair by incorporating an extension per Attachment A3. Note that the VA Pharmacy is at the highest security level of the Medical Center. Work for this area must be full time escorted by a designated Pharmacy Personnel for the entire duration and must be scheduled thru the COR at least one week in advance and all work shall be done between 830 am and 430 pm weekdays only..

4. Existing sprinkler at B208 Penthouse Storage Room is deficient. Repair by incorporating an extension per Attachment A4.

Note:
- Before submitting his cost proposal to the VA, Contractor shall be responsible to adequately investigate existing site conditions and identify the appropriate existing the devises available to support the required extensions.
- All sprinkler additions must be installed by certified fire sprinkler technicians.
- All shutdown must be scheduled with COR minimum 2 week in advance.

B - Smoke Detector Work

1. Existing smoke detector in the vicinity of B203-GA28 Mental Health Reception does not provide adequate protection inside the Reception clerk space. Add a detector per Attachment B1.

2. Existing smoke detector in the vicinity of B203-1A58 does not provide adequate protection inside the Reception clerk space. Add a detector per Attachment B2.

3. Existing smoke detectors does not provide adequate protection in B203-1B42 Infusion Reception area. Add a detector per Attachment B3.

Note:

- ***Fire alarm panel for building 200 is located at the ground floor central hallway across from the E&A Reception and Waiting GA-3A.***
- ***Fire alarm panel for building 203 is located at Basement Switch Gear Room BA-19.***
- ***Both systems are Johnson Controls FACP NFS-3030. See attached "SFVA Fire Alarm system 2014"***
- Before submitting his cost proposal to the VA, Contractor shall be responsible to adequately investigate existing site conditions and identify the appropriate existing the devises available to support the required extensions.
- All devises shall be Johnson Controls Inc or approved equivalent.
- All detector work must include programming and incorporation into SFVA fire protection system by the appropriate electronic technicians such as but not limited to Johnson Controls Inc.
- All shutdown must be scheduled with COR minimum 2 week in advance.
- Installation in these patient areas will have to be performed after hours or weekends. Coordinate scheduling with the COR.

C - Fire Alarm System Work:

1. Existing manual pull station at building 200 front entrance just inside of covered walkway is not functioning properly. Repair and incorporate an extension per Attachment C1. ***All conduits must be hidden. Exposed conduit will not be acceptable.***

2. Existing temper switch monitoring B-203 Fire Main shut off valve does not properly monitor the two isolation valves of the back flow preventer. Modify to monitor all three valves. See Attachment C2.

Note:

- Before submitting his cost proposal to the VA, Contractor shall be responsible to adequately investigate existing site conditions and identify the appropriate existing the devises available to support the required extensions.

D - Wall Repair Work:

See Attachment D. The above ceiling portion of smoke barrier wall separating B203-GB12 from GB13 Telepath Office was damaged by prior construction projects. Restored this wall back to floor-to-slab coverage.

Note - Work in Section D is classified as Infection Control Group 3. This work shall be performed afterhours or weekends. Coordinate scheduling with the COR.

E - Security Deficiency at Electrical Installations:

Correct security deficiency at 5 outdoor electrical installations of SFVA per Attachment E pages 1 thru 5. Fencing and posts shall be minimum 6 feet high, unless otherwise stated in Attachment B, industrial grade such as the Ameristar Maintenance Free PermaCoat Finish Over Galvanized High Strength Steel or approved equal plus other requirements shown on Attachment B page 6 with privacy green slats to provide minimum 75% privacy. Construction to include but not limited to posts,

concrete piers, hardware, double gates and man doors with provisions for padlocking and associated door stops for a complete secured system at each station.

F - Records Storage Area Deficiencies:

Correct fire code safety deficiencies of the Engineering Service records storage area located at the Attic of B-208. Work shall including the following: See Attachment F:

- 2 hour rated walls to isolate the area from the rest of the Attic. The walls shall be constructed to meet the roof beams to complete the enclosure.
- Upgrade the existing wall to 2 hours rating. New and upgraded walls shall be finished to living space standard and painted two coat white.
- 1 lockable exit door of same fire rating of closures.
- Correct sprinkler system deficiency by extending the existing sprinkler system to provide downward fire protection.
- 3 LED light fixtures mounted at high locations to be turned on by light switch at entrance to storage room.
- 2 new dedicated 120V circuits with wall mount duplex outlets.
- Correct fire alarm deficiency by adding two smoke detectors reporting to the fire alarm panel of B-208.
- Paint new doors and frames and new wall and the existing wall of Storage Area with one coat primer and two top coats.

G - Dental Area Repairs:

1. Correct Dental area deficiencies at 1B-112. See Attachment G pages 1 and 1a.
   - ***Before the start of demo, contractor shall be responsible for relocating the two desks and the tall bookshelf to the basement of B-203; and moving them back into this room at the end of the remodeling,***
   - Repair room walls by removing old ***60" by 18" box section*** on the wall built to house pneumatic tube station. Abatement action will be required for this action. ***This box section is only limited to the first floor and does not penetrate the floor slab onto the floor below or the floor above.***
   - Replenish missing floor tiles in the chute area including replacement of all flooring in 1B-112. Abatement action will be required for this action.
   - Replenish missing ceiling tiles above chute area including replacement of all existing tiles and painting existing grid.
   - Correct electrical deficiency by adding a wall duplex at chute wall.
   - Remove all existing wall mounted items used by staff such as bulletin boards, etc. Patch and paint all walls 3 coats. Remount all removed items.
   - ***Abatement in this area shall be performed on a Saturday and Sunday. Remaining work can be done in regular hours. All work must be completed in no more than 14 calendar days.***

2. Correct Dental Housekeeping Closet deficiencies at 1B-109. See Attachment G page 2.
   - Repair rusted ceiling grid system by replacement grid and tiles.
   - Repair rusted ceiling light fixtures by replacement.
   - Repair floor sink stoppage and repair faulty faucet by replacement.
   - Repair all 3 wall mounted shelving by replacement with like kind.
   - Patch and repair wall including removal of existing broom hangers.
   - Repair flooring by epoxy coating.
   - Work in this area shall be performed only in the afterhours and/or weekends. Coordinate scheduling with the COR.

   Note - Work in this Section H is classified as Infection Control Group 3.

H - Fall Protection System Deficiencies:

1. Deficiency at Building 6 - Install approximately 255 linear feet of fall protection handrails per Attachment H page 1. Replace the existing steel crosswalk connecting the two B6 roof areas with a new one ***36 inches wide and*** of hot dip galvanized minimum 8 gauge steel plate construction including handrails and step. The new crosswalk shall not be secured onto the roof by the use of roof penetrating bolting. All walking surfaces shall be of slip resistant plates. See Attachment H page 1a for concept demonstration. Contractor shall submit design to meet OSHA fall protection requirements for COR approval via the submittal process before fabrication.

2. Deficiency at Building 7 - Install approximately 100 linear feet of fall protection handrails per Attachment H page 2.

I – Repair Lighting at B203 Generator Switcher Gear Room:

- Replace all existing lighting at Building 203 BA-19A with type matching BA-19 and relocate/extend per layout shown in Attachment I. All replacement fixtures shall meet current applicable code requirements for service at this location.
- Patch two existing rectangular cut outs at west wall above Switch Gears for utilities pass thru with stud and wallboard build up to maintain 2 hour fire rating including proper fire caulking around conduits as needed.
- Paint all inside walls of this room red (matching emergency outlet face plate) one coat primer and two coat finish. Contractor shall take all precautions to ensure that all conduits and electrical cans large and small shall be left unpainted.
- The two rectangular refill wall sections shall be painted white color and labeled as "NOT CONCRETE" for future use to minimize the need for concrete saw cut. Include painting of exterior side of the double doors opening into the B203-to-B208 corridor with color matching the corridor wall.
- Epoxy coat floor two layers grade and color matching BA-19.
- Work in this Section is classified as Infection Control Group 3.

J – Repair Walls and Floors at Building 5 Dr. Wong Lab rooms 13 and 14:

Per Attachment J Page 1, repair rooms 13 and 14 per the following:

- Repair existing flooring by replacing with new sheet flooring matching type/grade/color with adjacent rooms 13 and 14.
- Remove and dispose existing AC unit on wall dividing Room 13 and 14 including the supporting condenser unit outside. Remove all refrigerant lines and seal wall.
- Demo sliding door and wall dividing Room 13 and 14 to widen opening to maximum allowable width and height. Door not required.
- The 6 protruding utilities under the phone shall be removed or cut and cap as applicable.
- Repair by replacement all existing deteriated ceiling grid and tiles.
- Repair all light fixtures by replacement with type matching other rooms of Dr. Wong Lab.
- Repair all walls by patch and paint including doors.

Per Attachment J page 2, modify room 13 per the following:

- Remove and dispose existing floor standing processing unit.
- Discard water purification unit.
- Cut and cap water lines above ceiling.
- Replace Wall hung shelf.
- Modify electrical conduit/J-box into power strip.

Per Attachment J Page 3 and 4, modify Room 14 per the following:

- Remove and dispose existing casework, counter top, sink, faucets, eye wash, and replace with new with all identical equipment.
- Relocate water purification system under sink.
- Replace wall shelf with new.
- Relocate phone to above counter.
- Discard bench and counter top unit.

Note:

- All replacement flooring, case work, counter top, power strips, lighting, ceiling grid and tile, shall be of identical type and grade to the other rooms of the Dr. Wong Lab.
- Abatement action will be required for the floor and wall demo work.
- Work in Section J is classified as Infection Control Group 3.

REQUIREMENTS REGARDING FALL PROTECTION SYSTEMS:

The linear feet dimensions shown in the attachments are for reference only and it is the contractor's own responsibility to verify all the measurements for an accurate and complete proposal prior to submission to the VA.

All fall protection systems shall be OSHA 1910.23 section (e) compliant. The system shall be off-the-shelf type already certified to be OSHA 1910.23 section (e) compliant. Only at locations that are technically not possible to install such off-the-shelf systems shall any alternate system be considered. In that situation the system proposed must be tested by certified laboratories to proof that it meets the OSHA 200 lbs. push test, and be certified by a registered professional engineer to be OSHA 1910.23 section (e) compliant, and shall be submitted to COR for review and acceptance before installation. The vertical posts shall be maximum 8 feet spacing per Cal OSHA.

VA will accept only non-roof penetrating fall protection systems. For aesthetics and consistency, SFVA requires the lean back type guard rail system for all our buildings such as the Architectural Series by Blue Water Manufacturing or the Keeguard lean back system by Simplified Safety. Any alternative system shall be of style matching the fall protection systems already installed throughout the SFVA campus. Submitted to the COR for approval via the submittal process.

All metal and hardware shall be hot dip galvanized and then powder coated to resist the harsh marine environment. Color shall be matching handrails already installed in SFVA.

All work associated with the removal of any existing railings all the associated roof repairs, parapet repairs, flashing repairs, and sealing of all penetrations, shall be an integral part of this project. Parapet patching shall be by material identical to existing and full overlap strips bolted in place on the sides fully caulked underneath, not just local pieces over the holes and stayed only by caulking. Roof patch shall be by compatible material which contractor shall be responsible to contact roofing supplier to identify.

Per Spec Section 010000 regarding the use of heavy equipment such as long reach fork lifts, cherry pickers, and cranes which will block roadways or eliminate parking spaces inside SFVA, contractor shall provide minimum 2 weeks notification to the COR for proper notification to the VA Police. SFVA has on going agreement with the neighborhood community to limit construction work hours to Monday to Friday 730 AM to 5 PM. Lifting Activities that will affect ambulance access and patient ingress or egress will have to be scheduled to be performed on weekends and coordinated with the COR for timely notifications to our neighbors.

ADDITIONAL REQUIREMENTS:

Where there are conflicts between requirements listed in this Statement of Work and the listed specifications, this Statement of Work shall override the specifications.

The work required is located at separate locations throughout SFVA campus and will involve multiple disciplines. VA COR will only escort all parties to visit all sites once; and it shall tentatively be on the same day of the pre-proposal meeting. There will be no escorting of additional/individual follow-on visits.

Contractor shall provide a schedule of work to the COR within 21 days after the Notice to Proceed is issued and before the start of any work.

Only solid metal piping are acceptable for fire sprinkler system installations/modifications.

Contractor shall be responsible for any portion of the work that will required electronic control system technicians, such as but not limited to Johnson Controls, to properly integrate and program and proof test of fire protection devises/systems, fire alarm devices/systems, mechanical devises/systems, and electrical/electronic devises/ systems into the SFVA fire alarm system and operations and maintenance monitoring/control systems such as METASYS, etc.

Contractor shall be responsible for proper disposal of all removed material off site to certified landfills in accordance with all applicable Federal, State and Local Laws and Regulations.

Work hours are Monday to Friday from 730 AM to 5 PM. After hours and weekend work shall be coordinated with the COR.

For construction inside any VA building, contractor must set up and a construction partitions with lockable doors and deploy a HEPA air filter equipped ventilation system to control the spread of dust and contaminants during construction. Unless otherwise authorized by the COR, the barrier shall remain in place and the HEPA system kept running throughout the entire construction duration regardless of whether construction activity is on-going or in between phases. The prime contractor will be held responsible to ensure the system is functioning and securely mounted to continue to serve the intended purposes. Follow infection control procedures, including the use of sticky mats, as outlined in the attached specifications.

Daily logs are required, and shall be submitted to the COR.

Upon completion of each work item, input “Project Completion Date”. Submit electronic file of updated attachments to the COTR each week.

SPECIFICATIONS:

010000
013323 Shop Drawings
015719 Temporary Environmental Controls
017419 Construction Waste Management
028211 Traditional Asbestos Abatement
028213 13 Glovebag Asbestos Abatement
028213 19 Floor Tile Abatement
081113 Hollow Metal Doors And Frame
081710 Integrated Door Assemblies
092216 Non Structural Metal Framing
092900 Gypsum Board
211313 Wet Pipe Fire Sprinkler System
260521 Low Voltage Power Conductors & Cables
262726 Wiring Devices
323113 Chain Link Fences
265100 Interior Lighting