



# **DEPARTMENT OF VETERANS AFFAIRS**

## **VA Northern California Health Care System**

### **CONSTRUCTION SOW**

#### **Project # 612-122 MEDICAL SPECIALTIES**

##### **1. GENERAL**

- 1.1 The intent of this project is to construct the 17,000sf Medical Specialties building.
- 1.2 The work site is located at the VA NCHCS site: 10535 Hospital Way, Mather Ca 95655.
- 1.3 The construction contractor is required to build in accordance with the drawings, specifications, V.A. requirements, and the international building code, as provided.
- 1.4 The government representative for this project will be Tony Castaneda (916) 843 7329. All on-site visits and work must be coordinated through the representative.
- 1.5 All work must comply with the design and specifications, as provided.
- 1.6 All testing and third party findings are for information purposes only- all decisions rendered by the COR, and subsequently the CO, are final.
- 1.7 Inspections provided by V.A. are for general conformity only; the Contractor is responsible for his own quality control, and warranty as outlined in the FAR.
- 1.8 This project has deduct alternates, as listed in general requirements specification section 1.2, statement of bid items.
- 1.9 Project duration is 540 days.

##### **2. SAFETY AND SECURITY**

- 2.1 Provide a site plan detailing the following:
  - a. The staging area.
  - b. Any traffic flow issues, and plan to lessen the impact on patient access and parking.
  - c. Proposed construction fence line.
- 2.2 Provide a list of all workers, with a copy of their drivers license or other acceptable picture ID.

- 2.3 Ensure all employees have a VA approved ID with a lanyard or acceptable clip device: ID must be worn in a visible location above the waist at all times when on campus.
- 2.4 Contractor must provide a SWPPP, and pay all associated fees.
- 2.5 Provide a copy of the PM's 30 hour OSHA safety course certification.
- 2.6 Ensure that for every trade working, an OSHA competent person in that trade is on-site as well.
- 2.7 It's mandatory that hard hats be worn at all times within construction areas on federally owned property. Ensure all employees are aware of this.... there are no exceptions.
- 2.8 Ensure the project site is managed by a PM at all times- if the primary PM must leave the site, an alternate must be designated via email.
- 2.9 Ensure a VA approved safety officer inspects the project site at least once a week and provides a report with any findings and a timeline to correct.

### **3. SITE INVESTIGATION**

- 3.1 The contractor is required to perform an adequate site investigation prior to bidding in order to ascertain the layout, scope, and limitations of the project building and site.
- 3.2 During the site visit note any access issues or limitations.
- 3.3 Ensure any critical site dimensions are verified to be in concert with the drawings.
- 3.4 The V.A. will not consider a Change Order Request for any item that could have been reasonably observed and noted during an adequate site investigation.

### **4. CODES AND STANDARDS**

- 4.1 Quality control is the contractor's responsibility. Ensure all work is in compliance with the following codes and regulations:
  - VA DESIGN GUIDES AND MASTER SPECIFICATIONS
  - 2012 IBC
  - VA SEISMIC DESIGN REQUIREMENTS H 18-8
  - ABBAS AND THE VA SUPPLEMENTAL BARRIER FREE DESIGN GUIDE
  - NFPA 101
  - VA FIRE PROTECTION DESIGN MANUAL
  - OSHA STANDARDS
  - NEC
  - IPC
  - ACI 318 FOR REINFORCED CONCRETE
  - AISC (STEEL CONSTRUCTION)
  - USGBC REQUIREMENTS FOR LEED SILVER CERTIFICATION
  - ASME SAFETY CODE FOR ELEVATORS

## **5. SITE SWING SPACE**

Contractor shall:

5.1 Contract with a GSA approved modular space company to provide modular swing space in accordance with the VA provided layout.

5.2 Provide new swing space fabricated with new trailers only.

5.3 Provide trailer drawings by the modular company for V.A. approval prior to fabrication.

5.4 Ensure trailer drawings reflect the following considerations:

- Eight air changes PH for the general building space
- V.A. JCI card readers at three locations
- Two wireless ADA auto door push pads, one at the front and one at the rear ADA exit
- Two non-invasive treatment rooms with sheet vinyl flooring and twelve air changes, with direct exhaust
- All exam and treatment spaces must have a handwashing sink in the room.
- Exhaust fans in all restrooms
- Sheet vinyl floor with a drain in all restrooms
- A split A/C system for the IT closet
- A fire alarm system with visual and audio alarm, tied into the site notification system; sprinklers are not required
- Fire extinguishers at all exit doors
- IT and electrical outlets to match existing T-3 and T-4
- Fire alarm pull stations at all exit doors
- Room ID signage at each room to match existing
- Fire pull and extinguisher signage to match existing

5.5 Ensure provided drawings are stamped as a temporary dwelling by the state of California.

5.6 Connect all utilities to the new swing space, all connections will be provided by the V.A. within 5' of the swing space footprint.

5.7 Pull new IT cabling from building 650 connection to the new swing space IT closet- using the provided conduit pathway underground.

5.8 Ensure the V.A. has accepted the swing space for occupancy prior to moving the occupants from T-3 and T-4 into the new swing space.

5.9 Build out the entire interior of the trailers to the V.A. approved modular drawings (work to be done by modular sub-contractor).

5.10 Move all occupants, equipment, furniture and wall hung items from T-3 and T-4 into the new swing space.

5.11 Ensure the move of the T-3 and T-4 occupants takes place over a weekend with minimal impact on patient care.

5.12 Remove T-3 and T-4 (must be done by trailer owner Williams-Scotsman) when approved by COR; main building utilities will be disconnected by the V.A.

- 5.13 Pay for all fees associated with new trailer permits, transport, delivery, leveling, skirting, ramps, and overall general set up.
- 5.14 Pay for the swing space trailer lease from the date of the new trailer occupancy until the occupancy of the new Medical Specialties building (648).
- 5.15 Pay for all fees associated with the complete removal of the existing T-3 and T-4 trailers.
- 5.16 Remove existing T-3 and T-4 over a weekend, with minimal impact to patient care, and traffic flow.
- 5.17 Meet with the COR, V.A. Police, and Williams-Scotsman representative, to coordinate and schedule the removal of T-3 and T-4, at least two weeks prior to removal.

## **6. CONSIDERATIONS AND IMPACT**

- 6.1 The V.A. will coordinate and review all the drawings from the modular company.
- 6.2 The contractor will not mobilize until the swing space is occupied.
- 6.3 The V.A. will only pay for one month of general conditions prior to Contractor mobilization.
- 6.4 The V.A. will manage the build-out construction of the new swing space, and inspections up to acceptance.