

1 ALMD HOSPITAL GROUNDS MAINTENANCE

SCOPE OF WORK

A. GENERAL REQUIREMENTS

A.1. Background:

The Engineering Service, Grounds Section has an ongoing requirement to provide grounds maintenance/landscaping service for the Audie L. Murphy Memorial Veterans Hospital (ALMD).

A.2. Purpose:

To provide grounds maintenance/landscaping to the VA Medical Center grounds to include a detached parking lot (P-9) located across the street from the main hospital on Wurzbach Road, Villa Serena located at 4455 Horizon Hill Blvd, STVHCS Fisher House located at 7485 Wurzbach Road and The Polytrauma Transitional Rehabilitation Program (PTRP) located at 4949 Gus Eckert.

A.3. Contractor Requirements:

Independently and not as an agent of the Government, the Contractor will furnish all necessary services, qualified personnel, equipment and supplies, not otherwise provided by the Government, to perform and maintain the landscape of the ALMD Grounds.

A.3.1. Overall Performance Requirements:

It shall be the Contractor's responsibility to design a method and system of how best to deliver the services to meet the Government's quality and performance requirements. The requirements contained herein are all performance-based with a focus on desired result and outcome. This represents a challenge to the Contractor to develop and apply innovative and efficient approaches to the contract requirements. Performance-based contracting is a result of the overall shift in government management toward commercial business practices.

The Contractor will respond to comments and complaints from patrons and the Contracting Officer (CO) or the Contracting Officer Representative (COR) immediately. In the case of equipment malfunctioning, the Contractor will make every effort to immediately correct the problem to ensure patron satisfaction. If the problem is systemic, the contractor will submit a plan of correction to the CO and or COR.

The Contractor must have all materials; equipment and labor in possession before beginning work in any of the areas designated in this contract.

It is the Contractor's responsibility to obtain required Personal Protective Equipment (PPE) for each of their employees and ensures that they are wearing, using, maintaining and storing equipment properly.

All refuse generated by work shall be removed at the end of the working day.

a. Affected Areas: All areas affected by refuse removal shall be restored to their original condition after the completion of all work.

B. LAWN MAINTENANCE:

Contractor is required to mow, trim, dewed, edge and blow, the VA Medical Center grounds, parking areas and detached (P-9) parking lot, STVHCS Fisher House, Villa Serena and Polytrauma Transitional Rehabilitation Program (PTRP). Grounds will be mowed to a height of 4 to 5 inches (whichever is more applicable). All clumps, piles and windrows will be scattered, blown or otherwise removed. The grounds will be trimmed using string trimmers, edger or other apparatus. All concrete abutments, sidewalks and curbs will be edged. Trees, signs, poles and other free- standing objects will be trimmed so as not to damage the object. The grounds will be blown with back- pack blowers so as to remove all clippings from sidewalks, streets and pedestrian ways. Grass areas will be free from clumps and windrows. The Contractor will remove all debris generated as a result of this effort from VA Medical Center grounds.

Contractor is required to mow, dewed plant beds, maintain and string edge all lawn, curbing, sidewalks, trees and plant beds around Polytrauma, PTRP and the STVHCS Fisher House. String trimming all new fences in and around Statue Island, front entrance of hospital and all new fence area with rock barrier under it. Contractor will provide herbicide treatment (Round Up) to rock area under fence.

B.1. Hours of work:

All work will be conducted preferably on Thursday and/or Friday beginning at 7:00 A.M. during normal duty hours (7:00 A.M. to 4:30 P.M.). Any work that must be completed outside of normal hours or on weekends will be coordinated between the Contractor and building representatives, with no less than a five (5) working day notice. Services will be required once a week, during normal duty hours.

C. SHRUB MAINTENANCE:

Contractor will trim shrubs at the Audie L. Murphy VA Hospital grounds, Villa Serena and the STVHCS Fisher House parking lot areas and detached parking lot areas in accordance with standard practices of the trade. In general, overgrown shrubs along the main entrance and surrounding the exterior of the main parking lot, to include the shrubs adjacent to all buildings will be trimmed to a height of approximately 4 feet. (This will be evaluated on a section- by- section basis, keeping the natural shape of the shrub intact.). All other shrubs will be trimmed to applicable heights so as not to block windows or obstruct pedestrian traffic flow. Clippings from shrub trimming will be promptly bagged or otherwise loaded and removed from VA Medical Center grounds. Old and newly cut leaves from underneath the shrubs, along with debris and other foreign matter will be raked and removed from the VA Medical Center grounds. Services to be provided include, but are not limited to:

i. Weekly Interval

1. Mowing
2. Trimming trees and shrubs
3. Edging and blowing walkways and paths
4. De-weeding of plant beds

ii. As needed / As requested - Quarterly, Small Scale

1. Installing sod
2. Planting trees and shrubs
3. Aerating soil
4. Planting bedding areas
5. Removal of plants
6. Fertilizing and adding soil
7. Spraying islands with roundup for weeds
8. Repairing irrigation lines and replacing sprinkler heads

Contractor will remove and replace selected shrubs from the VA Medical Center grounds. Specifically, the shrub rows immediately adjacent to and on both sides of the main entrance will be removed and the resulting soils will be tilled and/or amended in preparation for new shrub replacement. Gaps in the shrub rows along the exterior of the parking lot will be filled with like species.

C.1. Hours of work:

All work will be conducted preferably on Thursday and/or Friday beginning at 7:00 A.M. during normal duty hours (7:00 A.M. to 4:30 P.M.). Any work that must be completed outside of normal hours or on weekends will be coordinated between contractor and building representatives, with no less than a five (5) working day notice. Services will be required once a week, during normal duty hours.

D. SWEEP/VACUUM PARKING LOTS

Contractor will provide all necessary barriers, cones and equipment to block parking lot scheduled for cleaning. Work will not be accomplished during periods of rain and /or wet weather.

Contractor is responsible for sweeping all paved parking lots, roadways and warehouse loading dock areas, to include the parking lot P-9 (across the street from main hospital on Wurzbach Road).

Contractor is to blow out all corners, curbs, sidewalks, car stops and parking lot islands of leaves and trash. All trash and debris picked up by the contractor will be disposed of in an open top container (dumpster), provided by the VA Hospital. Contractor will pay special attention to parked cars. Any debris blown on parked cars will be removed by Contractor.

Contractor will make sure any rocks, on all paved surfaces, are picked up and disposed of, either by returning rocks to rock area or in a designated dumpster.

D.1. Hours of work:

Work will be accomplished twice a month excluding weekends, Friday evening, Saturdays, Sunday, or government / national holidays. Once a week interval every Thursday (if not possible on Thursday, then on Friday)

Audie L. Murphy VA Hospital grounds

1. Week one

(a) Mow and trim front entrance area of hospital from Merton Minter Blvd to include:

1. Under canopy and left side of front entrance of hospital,
2. Audie L. Murphy statute island,
3. Front triangle area,
4. Both sides of road as you enter and exit the main entrance of hospital

(b) Mow and trim all around Audie L. Murphy to include:

1. Parking lot #3
2. Parking lot #6
3. Front of CLC (Community Living Center)
4. CLC patio
5. GLA/GLB patio
6. AMM patio
7. Spinal Cord Courtyard
8. Outside perimeter (Merton Minter Blvd, Melrose Holmgreen, Wurzbach Rd.)
9. Front, back and all sides of Polytrauma building, including courtyard behind.

2. Week two

(a) Mow and trim front entrance area of hospital from Merton Minter Blvd to include:

1. Under canopy and left side of front entrance of hospital,
2. Audie L. Murphy statute island,
3. Front triangle area,
4. Both sides of road as you enter and exit the main entrance of hospital

(b) Parking lot #9 and Villa Serena:

1. Mow and trim around parking garage at P-9,
2. Ensure no debris is blown on any vehicles parked in back lot of P-9,
3. Mow and trim around triangle in P-9 facing Von Scheele Drive,
4. Mow and trim front, back and sides of Villa Serena

(c) Mow and trim STVHCS Fisher House:

1. Front center and left side and right side of entrance,
2. Back and sides of STVHCS Fisher House,
3. Trim shrubs and de-weed plant beds,
4. String trimming all around fences of the Fisher House
5. Service Fountain

(d) Mow and trim Polytrauma Transitional Rehabilitation Program (PTRP):

1. Front triangle with flag pole,
2. Front, back and sides of PTRP,
3. Outside perimeter to include island on Gus Eckert
3. Trim shrubs and de-weed plant beds,
4. String trimming all around fences of the PTRP

A. GENERAL REQUIREMENTS

A.1. Purpose: To provide grounds maintenance to the **Villa Serena Domiciliary** grounds.

B. LAWN MAINTENANCE:

Contractor is required to mow, trim, edge and blow all turf areas of the Villa Serena Domiciliary grounds. The grounds will be mowed to a height of 3 to 4 inches (whichever is more applicable). All clumps, piles and windows will be scattered, blown or otherwise removed. The grounds will be trimmed using string trimmers, edger or other apparatus. Lawn and grounds must present a smooth even appearance after mowing, trimming and or edging. All concrete abutments, sidewalks and curbs will be edged. Trees, signs, poles and other free-standing objects will be trimmed so as not to damage the object. The grounds will be blown with back- pack blowers so as to remove all clippings from sidewalks, streets and pedestrian ways. Grass areas will be free from clumps and windrows. The Contractor will remove all debris generated as a result of this effort from the Villa Serena Domiciliary grounds, and will not use the facilities dumpsters, trash receptacles, etc. The week or weeks that mowing is not required, due to dry weather or extremely wet weather, hedges may be pruned instead of mowing at the discretion of the COR appointed by the Contracting Officer.

C. SHRUB MAINTENANCE:

Contractor will trim shrubs at the Villa Serena Domiciliary grounds in accordance with standard practices of the trade. In general, overgrown shrubs will be trimmed to a height of approximately 4 feet. (This will be evaluated on a section- by- section basis, keeping the natural shape of the shrub intact.). All other shrubs will be trimmed to applicable heights so as not to block windows or obstruct pedestrian traffic

flow. Clippings from shrub trimming will be promptly bagged or otherwise loaded and removed from the Villa Serena Domiciliary grounds. Old and newly cut leaves from underneath the shrubs, along with debris and other foreign matter will be raked and removed from the grounds.

A. GENERAL REQUIREMENTS

A.1. Purpose: To provide grounds and fountain maintenance to the **STVHCS Fisher House** grounds.

A.2. Contractor Requirements:

Independently and not as an agent of the Government, the contractor will furnish all necessary services, qualified personnel, equipment and supplies, not otherwise provided by the Government, to perform and maintain the maintenance of the Fisher House grounds.

B. LAWN MAINTENANCE:

Contractor is required to mow, trim, edge and blow all turf areas of the Fisher House grounds. The grounds will be mowed to a height of 3 to 4 inches (whichever is more applicable). All clumps, piles and windows will be scattered, blown or otherwise removed. The grounds will be trimmed using string trimmers, edger or other apparatus. Lawn and grounds must present a smooth even appearance after mowing, trimming and or edging. All concrete abutments, sidewalks and curbs will be edged. Trees, signs, poles and other free-standing objects will be trimmed so as not to damage the object. The grounds will be blown with back- pack blowers so as to remove all clippings from sidewalks, streets and pedestrian ways. Grass areas will be free from clumps and windrows. The contractor will remove all debris generated as a result of this effort from the STVHCS Fisher House grounds, and will not use the facilities dumpsters, trash receptacles, etc. The week or weeks that mowing is not required, due to dry weather or extremely wet weather, hedges may be pruned instead of mowing at the discretion of the COTR appointed by the Contracting Officer.

C. SHRUB MAINTENANCE:

Contractor will trim shrubs at the STVHCS Fisher House grounds in accordance with standard practices of the trade. In general, overgrown shrubs will be trimmed to a height of approximately 4 feet. (This will be evaluated on a section- by- section basis, keeping the natural shape of the shrub intact.). All other shrubs will be trimmed to applicable heights so as not to block windows or obstruct pedestrian traffic flow. Clippings from shrub trimming will be promptly bagged or otherwise loaded and removed from the STVHCS Fisher House grounds. Old and newly cut leaves from underneath the shrubs, along with debris and other foreign matter will be raked and removed from the grounds.

D. ROMAN FOUNTAIN MAINTENANCE

- Check any skimmer baskets for debris
- Test water for chemical balance with a DPD test kit
- Check the water level in the reservoir
- Inspect and clean all the suction strainers and backwash the sand filter
- Clean the Water Level Probes
- Test all GTCI breakers (Monthly)
- Lubricate pump bearings as required (yearly)
- Inspect all equipment for wear and loose bolts (yearly)
- Drain the water from the system and refill with fresh water. When it is done, the water quality levels will have to be manually balanced. (Yearly)

A. GENERAL REQUIREMENTS

A.1. Purpose:

To provide grounds maintenance to The **Polytrauma Transitional Rehabilitation Program (PTRP)** grounds.

A.2. Contractor Requirements:

Independently and not as an agent of the Government, the contractor will furnish all necessary services, qualified personnel, equipment and supplies, not otherwise provided by the Government, to perform and maintain the maintenance of the PTRP grounds. The Contractor will be obligated to provide services at the current rate.

The Contractor will respond to comments and complaints from patrons and the Contracting Officer (CO) or the Contracting Officer Representative (COR) immediately. In the case of equipment malfunctioning, the Contractor will make every effort to immediately correct the problem to ensure patron satisfaction. If the problem is systemic, the contractor will submit a plan of correction to the CO and or COR.

The Contractor must have all materials; equipment and labor in possession before beginning work in any of the areas designated in this contract.

It is the Contractor's responsibility to obtain required Personal Protective Equipment (PPE) for each of their employees and ensures that they are wearing, using, maintaining and storing equipment properly. All refuse generated by work shall be removed at the end of the working day.

a. Affected Areas: All areas affected by refuse removal shall be restored to their original condition after the completion of all work.

B. LAWN MAINTENANCE:

Contractor is required to mow, trim, edge and blow all turf areas of the PTRP grounds. The grounds will be mowed to a height of 3 to 4 inches (whichever is more applicable). All clumps, piles and windows will be scattered, blown or otherwise removed. The grounds will be trimmed using string trimmers, edger or other apparatus. Lawn and grounds must present a smooth even appearance after mowing, trimming and or edging. All concrete abutments, sidewalks and curbs will be edged. Trees, signs, poles and other free-standing objects will be trimmed so as not to damage the object. The grounds will be blown with back-pack blowers so as to remove all clippings from sidewalks, streets and pedestrian ways. Grass areas will be free from clumps and windrows. The Contractor will remove all debris generated as a result of this effort from the PTRP grounds, and will not use the facilities dumpsters, trash receptacles, etc. The week or weeks that mowing is not required, due to dry weather or extremely wet weather, hedges may be pruned instead of mowing at the discretion of the COR appointed by the Contracting Officer.

B.1. Hours of work:

Work will be accomplished twice a month, preferably on Thursday and/or Friday beginning at 7:00 A.M. during normal duty hours (7:00 A.M. to 4:30 P.M.). Any work that must be completed outside of normal hours will be coordinated between contractor and building representatives with no less than a five (5) working day notice.