

Statement of Work  
Veterans Affairs San Diego Healthcare System (VASDHS)  
ASPIRE Life Safety Code:

SCOPE OF WORK:

- a. Contractor shall provide all necessary labor, supervision and material to correct the following deficiencies noted at the **ASPIRE Center facility, 2121 San Diego Avenue, San Diego 92110**. Contractor shall install, modify and correct deficiencies for the following items:

FIRE RESISTANCE RATED CEILING:

1. 3<sup>rd</sup> Floor men's laundry room (room 331): enclose the room with one hour fire resistance rated construction. Construct one-hour rated ceiling, spray all exposed wooden structures with fire proofing protection material, replace/ update existing louvers with fire rated louvers.
- 2.

EXIT SIGNAGE

Contractor shall install powered EXIT light in the following location.

1. Corridor (Room 385) Exit sign does not indicate direction to exit: remove and replace with an EXIT sign with a chevron arrow directing occupants toward the exit.
2. Second floor reception (room 204) Exit door not equipped with an exit sign: Install an EXIT sign directing occupants through the family visitation room (Rm201) to the building exterior
3. Elevator Lobby (room 130) EXIT sign does indicate direction to exit: Remove and replace with a sign with a chevron arrow directing occupants toward the main exterior exit.
4. Dining area/patio (room 136) door to patio has no signage that would dissuade occupants from egressing onto balcony: Install "NOT AN EXIT" signage on both glass doors
5. Both stairs (Room 160 and 162) have no signage directing occupants to exterior door: Install EXIT sign indicating exterior discharge door.
6. Both stairs (Room 160 and 162): have no signage directing occupants from traveling below level of exit discharge: Install a gate to prevent occupants from travelling below the 1<sup>st</sup> floor. Install NOT AN EXIT sign.

DOOR HALLWAY EXIT:

Kitchen hallway exit (room 139) kitchen hallway exit swings out, obstructing exit discharge from the north stair: contractor shall install a self-closing device on the door or ensure can swing a full 180 degrees.

SIGNAGE:

Contractor shall remove VA signs installed within stairs enclosure (room 160 and room 162).

MANUAL PULL STATION

Contractor shall relocate/install pull stations immediately outside enclosures within 5 ft. of the exit stair door in accordance with NFPA 72 for the following locations:

1. Both stairs, room 383, 384

2. N. stairs, room 257
3. Exit discharge corridor
4. COHT, room 123
5. Outside N. stair, room 160
6. Hallway, room 139

#### FIRE PROOF BARRIER

Contractor shall correct fire proofing barriers deficiencies to include seal wall penetration with an approved fire stopping material at the following location:

1. Open area in women's Suite (room 308, 309), corridor wall penetration
2. Telco (room 367), vertical penetration through floor below
3. Telco (room 255), vertical penetration through floor below and above
4. Telco (room 122), vertical penetration through floor above

#### SPRINKLER SYSTEM

Contractor shall correct deficiency in fire sprinkler system to include replacing the following sprinklers (deflector is painted):

1. Main entrance Hall (room 129)
2. 3<sup>RD</sup> Floor near room 382 (Electric Locker room)

#### FIRE DOOR

Contractor shall correct following deficiencies:

1. Replace curtain on Electric room (room 163) fire door to prevent self-locking door from dragging on the floor.
2. Open area in women (room 308,309) corridor: replace door self-locking mechanism.

#### CORRIDOR

Contractor shall install frame class C doors (45 minutes rating) and lighted EXIT signs at the designated locations (see drawing 1):

1. Corridor (room 363) Install frame and class C door (45 minutes rating) with panic hardware. Above door, install EXIT sign in accordance with NFPA 101.
2. Corridor (room 375): Install frame and class C door (45 minutes rating) with panic hardware. Above door, install EXIT sign in accordance with NFPA 101.

#### EXTEND 1 HOUR RATED WALL 3<sup>RD</sup> FLOOR

Contractor will modify existing wall indicated in Drawing 2 to extend wall from wall to deck and fire caulk any conduct and ductwork crossing the wall. The wall shall be constructed to meet

NFPA 101 requirements. The door indicated in the drawing shall be a Class C door and hardware and meet the NFPA 101 requirements.

- b. Work shall include, but may not be limited to dust protection, partial demolition and repairs. In the event of work requiring cutting, drilling of whole or any other modification applied to existing structures, contractor shall repair all alterations and restore to initial condition including patching/sealing, priming and painting to restore to initial condition. Contractor will execute measures to ensure least amount of disruption to operation of the facility and visitors safety.
- c. The following site prep items shall be addressed (but are not limited to): Contractor will be required to provide barrier for dust control if needed. Contractor shall ensure that work is done in a manner as to cause the least impact on the operation of the facility.
- d. The Contractor shall remove and dispose of all trash/debris from the work area to a location designated by the Contractor. This location shall not be on the facility grounds.
- e. Visitors and staff will continue to occupy the facility where equipment will be installed. The Contractor shall coordinate work with facility administration and the project manager to minimize disruption of daily facility operations.

1. SAFETY PRECAUTIONS:

- a. The Contractor shall comply with all applicable Federal, State and local requirements regarding workers' health and safety. The requirements include, but are not limited to, those found in Federal and State Occupational Safety and Health Act (OSHA) statutes and regulations, such as applicable provisions of Title 29, Code of Federal Regulations (CFR), Parts 1910 and 1926. The Contractor is solely responsible for determining the legal requirements that apply to activities, and shall ensure safe and healthful working conditions for its employees.
- b. In the performance of this contract, the Contractor shall take such safety precautions as necessary to protect the lives and health of the occupants of the building. Fire and safety deficiencies, which exist and are part of the responsibility of the Contractor, shall be immediately corrected. If the Contractor fails or refuses to correct deficiencies promptly, the COR may issue an order stopping all, or any part, of the work. The Contractor shall comply with applicable Federal, State, and local safety and fire regulations and codes, which are in effect during the performance period of the contract. The Contractor personnel shall follow applicable facility policies concerning fire/disaster programs. The Contractor shall perform the work in a manner consistent with the area security and fire safety regulations especially with regard to exits and exit way access. Utility shutdowns shall not compromise security, communication or fire safety for occupants.
- c. No flammable liquids shall be stored or used in the medical center.

- d. The necessary number and appropriate types of portable fire extinguishers are required per National Fire Protection Agency (NFPA) 10 and NFPA 241.
- e. The Contractor shall receive from the COR a permit for all cutting, welding, and soldering. All permits shall be prominently displayed during all construction.
- f. All necessary precautions shall be taken by the Contractor to prevent accidental operation of any existing smoke detectors or sprinkler heads.

2. HAZARDOUS MATERIAL REPORTING:

- A. The Contractor shall maintain hazardous material inventories and material safety data sheets (MSDS) for all hazardous materials (as defined in CFR 1910.120, 40 CFR's 355, 370, and 372) to be stored and used on this Medical Center. Hazardous materials shall be maintained for the project duration, and for the calendar year (ending on December 31<sup>st</sup>).
- B. Hazardous Materials Inventories, Material Safety Data Sheets and material quantities used shall be submitted to the Contracting Officer for approval.
- C. In the event of a spill, Contractor shall immediately notify the Contracting Officer Technical Representative as well the Contracting Officer. The Contractor shall be solely responsible for the expense of any cleanup of such spill, and the cleanup shall be in accordance with the applicable provisions of 40CFR Part 761, and all applicable provisions of the Corps of Engineers' Manual EM 385-1-1, "General Safety Requirements".

3. ENVIRONMENTAL PROTECTION

The Contractor shall comply with all applicable environmentally hazardous material control and abatement and all applicable provisions of the Corps of Engineers' Manual EM 385-1-1, "General Safety Requirements" as well as the specific requirements stated elsewhere in the Contract Documents.

- 4. AUTHORIZED SERVICE: Only those services specified within are authorized under this contract. Before permitting any service or repairs of a non-contract nature, the Contracting Officer must be advised of the reasons for this additional work. The Contractor is cautioned that only the Contracting Officer or his/her designee may authorize additional service or repairs that are outside of the scope of this contract and that reimbursement shall not be made unless prior authorization is obtained.
- 5. REMOVAL OF EQUIPEMENT: Government property shall not be removed from the station without a signed Property Pass. This property pass may be obtained, after removal is authorized by the Contracting Officer or COR. Equipment shall not be removed by the contractor from the Government site for minor repairs. The contractor assumes full responsibility for the equipment while it is off-site, including not only the repair of the equipment, but also any loss or damage to the equipment while off-site or in transit.

6. CHANGES: The Contractor is advised that only the Contracting Officer, acting within the scope of the contract has the authority to make changes which affect the contract in terms of quality, quantity, price or delivery.

In the event the Contractor effects any such change at the direction of any person other than the Contracting Officer, the change shall be considered to have been made without authority and no adjustment shall be made in the contract price to cover any increase in costs incurred as a result thereof.

7. CONTRACTOR'S RESPONSIBILITY:

- a. The Contractor shall maintain personal liability and property damage insurance prescribed by the laws of the Federal Government. He/she shall take all precautions necessary to protect persons and property from injury or damage during the performance of this contract. He/she shall be responsible for any injury to himself/herself, his/her employees, or others, as well as for any damage to personal or public property that occurs during the performance of this contract that is caused by him/her or his/her employees fault or negligence.
  - b. Contractor shall comply with all VA safety standards, manufacturers/industry standards, FDA, OSHA, TJC and the latest edition of NFPA-99.
8. VA POLICY: Possession of weapons is prohibited. Enclosed containers, including tool kits, are subject to search. Violations of VA regulations may result in citations answerable in the United States (Federal) District Court.
9. REFUSAL OF CONTRACTOR PERSONNEL: The Government reserves the right to accept or reject Contractor's staff for the rendering of services. Complaints concerning Contract Personnel performance or conduct shall be dealt with by the Contractor, and/or the COR with the final decision made by the Contracting Officer.
10. SMOKING POLICY: Smoking is not permitted within or around the VA, except in designated areas.
11. TRAVEL: Any and all travel costs incurred by the Contractor, including lodging are included in the total cost of this contract.
12. SHIPPING: The total contract price is inclusive of any and all costs incurred by the Contractor to deliver the new equipment purchased to the location of installation.
13. HOURS OF SERVICE: Normal hours of coverage will be Monday through Friday from 7:30am to 4:00pm, Pacific Standard Time, excluding federal holidays. All service/repairs will be performed during stipulated hours of coverage unless requested or approved by Engineering Service.

14. FEDERAL HOLIDAYS: The contractor is not required to provide service on the following Federal holidays, nor will the Contractor be paid for these holidays.

The following Federal holidays are observed by the Federal Government:

New Year's Day	1 January
Martin Luther King's Birthday	Third Monday in January
President's Day	Third Monday in February
Memorial Day	Last Monday in May
Independence Day	4 July
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans Day	11 November
Thanksgiving Day	4th Thursday in November
Christmas Day	25 December

15. **PERIOD AND PLACE OF PERFORMANCE**:

VASDHS, ASPIRE Center 2121 San Diego Avenue, San Diego 92110

## APPENDIX A- EXIT SIGN