

Project #621-14-135 Renovate Building 8 Environment and Condition Deficiencies

Description of Work:

Base Offer and Alternates

A. Base Offer:

The contractor shall furnish all equipment, materials, labor, supervision, and quality control to perform work for VA Project #621-14-135 "Renovate Building 8 Environment and Condition Deficiencies" at the James H Quillen VA Medical Center, Mt. Home, TN, in accordance with the information as graphically indicated on "Construction Documents" drawings dated March 31, 2015, and Specifications Volume I of III, Volume II of III and Volume III of III dated March 31, 2015. Work includes, but is not limited to, general construction, renovations, roadways and walks, minor grading and drainage, mechanical, electrical, plumbing, utility systems, and the necessary removal of existing construction. When completed, all systems as graphically indicated and verbally described on the drawings and specifications shall be coordinated and fully functional. The construction time allocated for completion of the work is 540 calendar days.

B. ALTERNATE #1:

Work for Alternate #1 is the same as the Base Offer, except for Deducts specified as Alternate #1, which includes:

Remove all associated site work except for the concrete ramps, sidewalks, and the existing tree removal adjacent to the existing chiller as shown on Sheets CD-1, CDS-1, CU-1, and CL-1 & GS008. The construction time allocated for completion of the work is 510 calendar days.

C. ALTERNATE #2

Work for Alternate #2 is the same as the Base Offer and includes Alternate #1, except for Deducts specified as Alternate #2, which Includes:

Replace all light-emitting diodes (LED) light fixtures with fluorescent light fixtures as depicted on Sheet E002. The construction time allocated for completion of the work is 510 Calendar Days.

D. ALTERNATE #3

Work for Alternate #3 is the same as the Base Offer and Includes Alternate #1 and Alternate #2, except for Deducts specified as Alternate #3, which Includes:

All existing soffit wood brackets are to remain. Sand, caulk, and finish paint all existing soffit wood brackets. The construction time allocated for completion of the work is 480 Calendar Days.

E. ALTERNATE #4:

Work for Alternate #4 is the same as the Base Offer and includes Alternate #1, Alternate #2 and Alternate #3, except for Deducts specified as Alternate #4, which Includes:

ARCHITECTURAL- Complete demolition work and abatements as shown on AD100, and AD111 for the basement floor. Complete the patching and repairing of all floor systems and exterior walls only as shown on AE100. Omit all work associated with proposed interior wall partitions, ceilings, flooring, doors, and finishes with the exception of proposed work associated with the enclosure of but not limited to mechanical, electrical, IT, Elevator, and Telephone rooms as necessary for the proper function and code compliance of floors above as shown on AE100 & AE100A.

PLUMBING- Complete demolition work and abatements as shown on PD100 for the basement floor. Omit all piping, plumbing fixtures, and associated systems not required for the proper function and code compliance of floors above.

MECHANICAL- Complete demolition work and abatements as shown on MD100 for the basement floor, the new VAVs, ductwork, piping, and controls shall be deleted as indicated in the construction documents. No fans shall be installed for the battery charging room and locker room.

ELECTRICAL- Complete demolition work and abatements as shown on ED100 for the basement floor. Omit all electrical work on the third level with the exception of: Provide the complete electrical distribution system including panelboards, and feeders for both the normal, and emergency systems. Provide all Life Safety related systems. Provide scheduled lighting, wiring devices, and branch circuit distribution in the essential equipment rooms to be constructed. Provide the telecommunications infrastructure including IT rooms, complete structured cabling (copper and fiber), cable tray to the extent that it will not interfere with finishing operations to be completed at a later date, horizontal cabling, devices, security components (card readers and cameras) essential for operations. Throughout unfinished areas, install a quantity of 24, 4-foot, 2-lamp fluorescent strip fixtures with wire guards. Install and circuit with adequate occupancy sensors to available breaker in the Life Safety panelboards. The construction time allocated for completion of the work is 420 Calendar Days.

F. ALTERNATE #5:

Work for Alternate #5 is the same as the Base Offer and includes Alternate #1, Alternate #2, Alternate #3, and Alternate #4, Except for Deducts specified as Alternate #5, which Includes:

ARCHITECTURAL- Complete demolition work and abatement as shown on AD103 for the third floor. Complete the patching and repairing of all floor systems and exterior walls only as shown on AE103. Omit all work associated with proposed interior wall partitions, ceilings, flooring, doors, and finishes with the exception of proposed work associated with the enclosure of but

not limited to mechanical, electrical, IT, Elevator, and Telephone rooms as necessary for the proper function, and code compliance of floors below as shown on AE103 & AE103A

PLUMBING- Complete demolition work and abatements as shown on PD103 for the third floor. Omit all piping, plumbing fixtures, and associated systems not required for the proper function, and code compliance of floors below.

MECHANICAL- Complete demolition work and abatement as shown on MD103 for the third floor. The new VAVs, ductwork, piping, and controls shall be deleted as indicated in the construction documents.

ELECTRICAL-Complete demolition work and abatements as shown on ED103 for the basement floor. Omit all electrical work on the third level with the exception of: Provide the complete electrical distribution system including panelboards, and feeders for both the normal and emergency systems. Provide all Life Safety related systems. Provide scheduled lighting, wiring devices and branch circuit distribution in the essential equipment rooms to be constructed. Provide the telecommunications infrastructure including IT rooms, complete structured cabling (copper and fiber), cable tray to the extent that it will not interfere with finishing operations to be completed at a later date, horizontal cabling, devices, security components (card readers and cameras) essential for operations. Throughout unfinished areas, install a quantity of 24, 4-foot, 2-lamp fluorescent strip. The construction time allocated for completion of the work is 390 Calendar Days.