

**SECTION 01 00 00  
GENERAL REQUIREMENTS**

**TABLE OF CONTENTS**

1.1 GENERAL INTENTION .....	1
1.2 STATEMENT OF BID ITEMS .....	2
1.3 SHUTDOWNS .....	4
1.4 SPECIFICATIONS AND DRAWINGS FOR CONTRACTOR .....	4
1.5 CONSTRUCTION SECURITY REQUIREMENTS.....	4
1.6 ROOF AND VERTICAL WORKSAFETY.....	6
1.7 FIRE SAFETY.....	6
1.8 HAZARDOUS MATERIALS MANAGEMENT.....	8
1.9 OPERATIONS AND STORAGE AREAS.....	9
1.10 ALTERATIONS.....	12
1.11 INFECTION PREVENTION MEASURES.....	13
1.12 DISPOSAL AND RETENTION.....	16
1.13 PROTECTION OF EXISTING VEGETATION, STRUCTURES, EQUIPMENT, UTILITIES, AND IMPROVEMENTS.....	17
1.14 RESTORATION.....	18
1.15 LAYOUT OF WORK.....	18
1.16 USE OF ROADWAYS.....	19
1.17 TEMPORARY USE OF MECHANICAL AND ELECTRICAL EQUIPMENT.....	19
1.18 TEMPORARY USE OF EXISTING ELEVATORS.....	29
1.19 TEMPORARY TOILETS.....	21
1.20 AVAILABILITY AND USE OF UTILITY SERVICES.....	21
1.21 TESTS.....	22

1.22 INSTRUCTIONS.....	23
1.23 RELOCATED EQUIPMENT and ITEMS.....	24
1.24 HOURS OF WORK .....	24
1.25 PARKING.....	25
1.26 TUBERCULOSIS (TB) TESTING.....	25
1.27 TOBACCO USE .....	25
1.28 CONTRACTOR BADGES.....	25
1.29 CONSTRUCTION QUALITY CONTROL.....	26
1.30 WARRANTY MANAGEMENT.....	26
1.31 CONSTRUCTION SIGN.....	32
1.32 SAFETY SIGN .....	32
1.33 VA TRIRIGA CPMS.....	33

**SECTION 01 00 00**  
**GENERAL REQUIREMENTS**

**1.1 GENERAL INTENTION**

- A. Contractor shall completely prepare site for building operations, including demolition and removal of existing materials, and furnish labor and materials and perform work for the THE EXPANSION OF PARKING GARAGE B as required by drawings and specifications.

Durham VAMC patients and employees shall have access to the main east side entrance and exit on Existing Level 1 during normal working hours. Normal working hours are 7:30 AM to 6:00 PM, Monday through Friday with Federal Holidays and weekends excluded. Patients and employees shall park in LL1, L1, and L2 during normal working hours. L3 will open for the contractor to use and no patients and employees will be allowed to park in this level for the full duration of the project. Level 3 holds 103 spaces. Existing south side Level 2 entrance and exit point shall remain closed, while contractor is on-site. VA will need to ensure communication plan is working and all vehicles are out of the garage by 6:00 PM.

The contractor shall only perform work that may impact the regular operation of the garage for patients and employees during hours outside normal working hours. Re-striping of existing garage, removing existing light poles, new electrical, plumbing, striping and waterproofing new decks and elevator expansion work will need to be coordinated. Most of this work can be performed during the day or on weekends with limited interruptions. The contractor will have L3 to store materials and operate equipment. The contractor will have continuous use of South side Level 2 entrance and exit point.

The contractor may perform pre cast concrete installation from 6:00 PM to 7:00 AM Monday through Friday and 24 hours during weekends and Federal Holidays. The contractor will be in charge of opening and closing the chain link fence and gate to the garage. The contractor will need to plan the work to ensure the garage can open safely Monday through Friday at 7:30 AM. The contractor will need to clean daily.

- B. Offices of GUIDON DESIGN INC, 905 N CAPITAL ST. INDIANAPOLIS IN. 46204 [www.GuidonDesign.com](http://www.GuidonDesign.com) as Architect-Engineers, will render certain technical services during construction. Such services shall be considered as advisory to the Government and shall not be construed as expressing or implying a contractual act of the Government without affirmations by Contracting Officer or his duly authorized representative.
- C. All employees of general contractor and subcontractors shall comply with VA security management program and obtain permission of the VA police, be identified by project and employer, and restricted from unauthorized access.
- D. Prior to commencing work, general contractor shall provide proof that a OSHA certified "competent person" (CP) (29 CFR 1926.20(b)(2)) will maintain a presence at the work site whenever the general or subcontractors are present.
- E. Training:
1. All employees of general contractor and subcontractors shall have the 10-hour OSHA certified Construction Safety course, Asbestos awareness safety courses, and /or other relevant competency training, as determined by VA COR or Safety Office with input from the ICRA team.
  2. Supervisors of general contractor and subcontractors shall have the 30-hour OSHA certified Construction Safety course, ASHE Health Care Construction: Subcontractor Certification, ASHE Health Care Construction Workshop Certification and /or other relevant competency training, as determined by VA CP with input from the ICRA team.
  3. Submit training records of all such employees for approval before the start of work.

#### **1.2 STATEMENT OF BID ITEMS**

- A. ITEM I, BASE BID: Work includes general construction, alterations, roads, walks, grading, drainage, mechanical and electrical work, utility systems, elevators, water storage facilities, parking structure, necessary removal of existing structures and construction and certain other items.
- B. ALTERNATE NO. 1. DEDUCT ALL WORK (MATERIALS, EQUIPMENT, AND LABOR) ASSOCIATED INSTALLATION OF SILANE SEALER. SEE SHEET AS901, BID ALTERNATES, FOR A COMPLETE DESCRIPTION OF EACH BID ALTERNATE.

- C. ALTERNATE NO. 2. DEDUCT PROVIDING ANY THINSET BRICK AT EXTERIOR PRECAST PANELS, ALL SIDES. SEE SHEET AS901, BID ALTERNATES, FOR A COMPLETE DESCRIPTION OF EACH BID ALTERNATE.
- D. ALTERNATE NO. 3. DEDUCT PROVIDING RE-STRIPING OF EXISTING GARAGE LEVELS. SEE SHEET AS901, BID ALTERNATES, FOR A COMPLETE DESCRIPTION OF EACH BID ALTERNATE.
- E. ALTERNATE NO. 4. DEDUCT PROVIDING CONCRETE STRUCTURE ON LEVEL 6 BETWEEN COLUMN LINES 2 & 3, AND COLUMN LINES E & G. SEE SHEET AS901, BID ALTERNATES, DESCRIPTION OF EACH BID ALTERNATE.
- F. ALTERNATE NO. 5. DO NOT EXTEND ELEVATOR AND ASSOCIATED SHAFT TO LEVEL 6. DO NOT RELOCATE EXISTING ELEVATOR MOTOR EQUIPMENT OR EXTEND CABLES & SYSTEM TO PROVIDE FULLY FUNCTIONING ELEVATOR TO ALL LEVELS AS SHOWN ON SHEET AS251. REDUCE STAIR TOWER BY ONE LEVEL. SEE SHEET AS901, BID ALTERNATES, FOR A COMPLETE DESCRIPTION OF EACH BID ALTERNATE.
- G. ALTERNATE NO. 6. DO NOT PROVIDE CONCRETE STRUCTURE ON LEVEL 6 BETWEEN COLUMN LINES 1 AND 2 AND BETWEEN COLUMN LINES B AND H. REMOVE ONE FULL LEVEL FROM SCOPE AT TOP OF STRUCTURE IN THE INDICATED AREA. SEE SHEET AS901, BID ALTERNATES, FOR A COMPLETE DESCRIPTION OF EACH BID ALTERNATE.
- H. ALTERNATE NO. 7. DO NOT PROVIDE CONCRETE STRUCTURE ON LEVEL 6 BETWEEN COLUMN LINES 2 AND 3 AND BETWEEN COLUMN LINES G AND H AS SHOWN ON SHEET AP116. NO STRIPING OR PAVEMENT MARKINGS ARE TO BE INSTALLED IN THIS AREA. SEE SHEET AS901, BID ALTERNATES, FOR A COMPLETE DESCRIPTION OF EACH BID ALTERNATE. REMOVE ONE FULL LEVEL FROM SCOPE AT TOP OF STRUCTURE IN THE INDICATED AREA.
- I. ALTERNATE NO. 8. DO NOT PROVIDE CONCRETE STRUCTURE ON LEVEL 6 BETWEEN COLUMN LINES 1 AND 2 AND BETWEEN COLUMN LINES A AND B. REMOVE ONE FULL LEVEL FROM SCOPE AT TOP OF STRUCTURE IN THE INDICATED AREA, AS SHOWN ON SHEET AP116. NO STRIPING OR PAVEMENT MARKINGS ARE TO BE INSTALLED IN THIS AREA. REDUCE STAIR TOWER BY ONE LEVEL TO LEVEL 5. SEE SHEET AS901, BID ALTERNATES, FOR A COMPLETE DESCRIPTION OF EACH BID ALTERNATE.

### **1.3 SHUTDOWNS**

Contractor shall maintain all services to occupied portions of building, except as scheduled and approved by COR. To insure such executions, Contractor shall furnish the COR with a schedule of shutdown dates on which the Contractor intends to accomplish work on adjacent floors and areas. In addition, Contractor shall notify the COR two weeks in advance of the proposed date of starting work in each specific area or riser which will affect adjacent occupied areas.

### **1.4 SPECIFICATIONS AND DRAWINGS FOR CONTRACTOR**

- A. AFTER AWARD OF CONTRACT, digital PDF sets of specifications and drawings will be furnished.
- B. Additional sets of drawings may be made by the Contractor, at Contractor's expense.

### **1.5 CONSTRUCTION SECURITY REQUIREMENTS**

#### **A. Security Plan:**

- 1. Prior to start of work, prepare a plan detailing project specific security measures. The security plan defines both physical and administrative security procedures that will remain effective for the entire duration of the project.
- 2. The General Contractor is responsible for assuring that all sub-contractors working on the project and their employees also comply with these regulations.

#### **B. Security Procedures:**

- 1. General Contractor's employees shall not enter the project site without appropriate badge. They may also be subject to inspection of their personal effects when entering or leaving the project site or DURVAMC campus.
- 2. For working outside the "regular hours" as defined in the contract, The General Contractor shall give 3 business days notice to the Contracting Officer so that security arrangements can be provided for the employees. This notice is separate from any notices required for utility shutdown described later in this section.
- 3. No photography of VA premises is allowed without written permission of the Contracting Officer.
- 4. VA reserves the right to close down or shut down the project site and order General Contractor's employees off the premises in the event of a national emergency. The General Contractor may return to the site only with the written approval of the Contracting Officer.

C. Key Control:

1. The General Contractor shall provide duplicate keys and lock combinations to the Resident Engineer for the purpose of security inspections of every area of project including tool boxes and parked machines and take any emergency action.
2. The General Contractor shall turn over all permanent lock cylinders to the VA locksmith for permanent installation. See Section 08 71 00, DOOR HARDWARE and coordinate.

D. Document Control:

1. Before starting any work, the General Contractor/Sub Contractors shall submit an electronic security memorandum describing the approach to following goals and maintaining confidentiality of "sensitive information".
2. The General Contractor is responsible for safekeeping of all drawings, project manual and other project information. This information shall be shared only with those with a specific need to accomplish the project.
3. Certain documents, sketches, videos or photographs and drawings may be marked "Law Enforcement Sensitive" or "Sensitive Unclassified". Secure such information in separate containers and limit the access to only those who will need it for the project. Return the information to the Contracting Officer upon request.
4. These security documents shall not be removed or transmitted from the project site without the written approval of Contracting Officer.
5. All paper waste or electronic media such as CD's and diskettes shall be shredded and destroyed in a manner acceptable to the VA.
6. Notify Contracting Officer and Site Security Officer immediately when there is a loss or compromise of "sensitive information".
7. All electronic information shall be stored in specified location following VA standards and procedures using an Engineering Document Management Software (EDMS).
  - a. Security, access and maintenance of all project drawings, both scanned and electronic shall be performed and tracked through the EDMS system.

- b. "Sensitive information" including drawings and other documents may be attached to e-mail provided all VA encryption procedures are followed.

#### E. Motor Vehicle Restrictions

1. Vehicle authorization request shall be required for any vehicle entering the site and such request shall be submitted in writing 24 hours before the date and time of access. Access shall be restricted to picking up and dropping off materials and supplies.
2. See 1.25 Parking for parking restrictions.

#### 1.6 ROOF AND VERTICAL WORKSAFETY

Contractor is responsible for providing safe working conditions at all times. Work performed on roof and vertical elevations of building shall comply with OSHA regulations and VA Safety Office.

#### 1.7 FIRE SAFETY

- A. Applicable Publications: Publications listed below form part of this Article to extent referenced. Publications are referenced in text by basic designations only.

1. American Society for Testing and Materials (ASTM):

E84-2009.....Surface Burning Characteristics of Building Materials

2. National Fire Protection Association (NFPA):

10-2010.....Standard for Portable Fire Extinguishers

30-2008.....Flammable and Combustible Liquids Code

51B-2009.....Standard for Fire Prevention During Welding, Cutting and Other Hot Work

70-2011.....National Electrical Code

241-2009.....Standard for Safeguarding Construction, Alteration, and Demolition Operations

3. Occupational Safety and Health Administration (OSHA):

29 CFR 1926.....Safety and Health Regulations for Construction

4. VHA Directive 2005-007

- B. Fire Safety Plan: Establish and maintain a fire protection program in accordance with 29 CFR 1926. Prior to start of work, prepare a plan



detailing project-specific fire safety measures, including periodic status reports, and submit to COR and Facility Safety Officer for review for compliance with contract requirements in accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA AND SAMPLES Prior to any worker for the contractor or subcontractors beginning work, they shall undergo a safety briefing provided by the general contractor's competent person per OSHA requirements. This briefing shall include information on the construction limits, VAMC safety guidelines, means of egress, break areas, work hours, locations of restrooms, use of VAMC equipment, etc. Documentation shall be provided to the COR that individuals have undergone contractor's safety briefing.

- C. Site and Building Access: Maintain free and unobstructed access to facility emergency services and for fire, police and other emergency response forces in accordance with NFPA 241.
- D. Separate temporary facilities, such as trailers, storage sheds, and dumpsters, from existing buildings and new construction by distances in accordance with NFPA 241. For small facilities with less than 6 m (20 feet) exposing overall length, separate by 3m (10 feet).
- E. Temporary Construction Partitions:
  - 1. Install two-hour fire-rated temporary construction partitions as shown on drawings to maintain integrity of existing exit stair enclosures, exit passageways, fire-rated enclosures of hazardous areas, horizontal exits, smoke barriers, vertical shafts and openings enclosures.
  - 2. Close openings in smoke barriers and fire-rated construction to maintain fire ratings.
- F. Temporary Heating and Electrical: Install, use and maintain installations in accordance with 29 CFR 1926, NFPA 241 and NFPA 70.
- G. Means of Egress: Do not block exiting for occupied buildings, including paths from exits to roads. Minimize disruptions and coordinate with COR and facility Safety Officer.
- H. Egress Routes for Construction Workers: Maintain free and unobstructed egress. Inspect daily. Report findings and corrective actions weekly to COR and facility Safety Officer.
- I. Fire Extinguishers: Provide and maintain extinguishers in construction areas and temporary storage areas in accordance with 29 CFR 1926, NFPA 241 and NFPA 10.
- J. Flammable and Combustible Liquids: Store, dispense and use liquids in accordance with 29 CFR 1926, NFPA 241 and NFPA 30.

- K. Sprinklers: Install, test and activate new automatic sprinklers prior to removing existing sprinklers.
- L. Existing Fire Protection: Do not impair automatic sprinklers, smoke and heat detection, and fire alarm systems, except for portions immediately under construction, and temporarily for connections. Provide fire watch for impairments more than 4 hours in a 24-hour period. Request interruptions one week in advance, and coordinate with COR and facility Safety Officer. All existing or temporary fire protection systems (fire alarms, sprinklers) located in construction areas shall be tested as coordinated with the medical center. Parameters for the testing and results of any tests performed shall be recorded by the medical center and copies provided to the COR.
- M. Smoke Detectors: Prevent accidental operation. Remove temporary covers at end of work operations each day. Coordinate with COR and facility Safety Officer.
- N. Hot Work: Perform and safeguard hot work operations in accordance with NFPA 241 and NFPA 51B. Coordinate with COR. Obtain permits from facility Safety Officer at least 36 hours in advance. Designate contractor's responsible project-site fire prevention program manager to permit hot work.
- O. Fire Hazard Prevention and Safety Inspections: Inspect entire construction areas weekly. Coordinate with, and report findings and corrective actions weekly to COR and facility Safety Officer.
- P. Smoking: See section 1.27 Tobacco Use for smoking policy.
- Q. Dispose of waste and debris in accordance with NFPA 241. Remove from buildings daily.
- R. Perform other construction, alteration and demolition operations in accordance with 29 CFR 1926.
- S. If required, submit documentation to the COR that personnel have been trained in the fire safety aspects of working in areas with impaired structural or compartmentalization features.

#### **1.8 HAZARDOUS MATERIALS MANAGEMENT**

- A. Hazard Communication Program: Establish and maintain a Hazard Communication Program in accordance to the Occupational Safety and Health Administration (OSHA) regulations. Ensure staff have been properly trained on the hazardous materials that they will be brought on site as well as the location where the material safety data sheets (MSDSs) will be kept onsite. Ensure all MSDSs are provided and stored on site near the actual work area(s). MSDSs cannot only be available in an onsite trailer or office remote from the actual work site. All

containers of hazardous materials and wastes must be properly labeled and stored at all times.

- B. Control of Hazardous Dusts, Vapors, Mists, and Runoff: Every reasonable effort is to be made in the use of hazardous materials to prevent or at last minimize exposure to construction staff and others in adjacent areas, as well as to prevent entrainment in the central HVAC system, This applies to work performed both indoors as well as outdoors. Should a problem arise, work will have to be modified or suspended to eliminate or reduce the impact to workers and/or building occupants.
- C. Disposal of Hazardous Wastes: All hazardous wastes generated are to be properly stored and removed as soon as practical from the job site. Transportation and disposal of such wastes is to be in accordance with Environmental Protection Agency (EPA), Department of Transportation (DOT), and State and local regulations.
- D. Asbestos: The facility has asbestos containing materials (ACM). In the process of construction the contractor may come in contact with suspected ACM that has not yet been identified. If suspected ACM is noted, stop work immediately and notify the COR. Under no circumstances is work to continue. Failure to halt will result in work stoppage and possible citation from the EPA and/or OSHA.
- E. Lead: There are areas in the medical center where lead paint has been used. If lead paint is suspected contact the COR immediately.

#### **1.9 OPERATIONS AND STORAGE AREAS**

- A. The Contractor shall confine all operations (including storage of materials) on Government premises to areas authorized or approved by the Contracting Officer. The Contractor shall hold and save the Government, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance.
- B. Temporary buildings (e.g., storage sheds, shops, offices) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the Government. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- C. The Contractor shall, under regulations prescribed by the Contracting Officer, use only established roadways, or use temporary roadways

constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any Federal, State, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

- D. Working space and space available for storing materials shall be as determined by the COR.
- E. Workmen are subject to rules of Medical Center applicable to their conduct.
- F. Execute work so as to interfere as little as possible with normal functioning of Medical Center as a whole, including operations of utility services, fire protection systems and any existing equipment, and with work being done by others. Use of equipment and tools that transmit vibrations and noises through the building structure, are not permitted in buildings that are occupied, during construction, jointly by patients or medical personnel, and Contractor's personnel, except as permitted by COR where required by limited working space.
  - 1. Do not store materials and equipment in other than assigned areas.
  - 2. Schedule delivery of materials and equipment to immediate construction working areas within buildings in use by Department of Veterans Affairs in quantities sufficient for not more than two work days. Provide unobstructed access to Medical Center areas required to remain in operation.
  - 3. Where access by Medical Center personnel to vacated portions of buildings is not required, storage of Contractor's materials and equipment will be permitted subject to fire and safety requirements.
- G. Utilities Services: Where necessary to cut existing pipes, electrical wires, conduits, cables, etc., of utility services, or of fire protection systems or communications systems (except telephone), they shall be cut and capped at suitable places where shown; or, in absence of such indication, where directed by COR. All such actions shall be coordinated with the Utility Company involved:
  - 1. Whenever it is required that a connection fee be paid to a public utility provider for new permanent service to the construction project, for such items as water, sewer, electricity, gas or steam, payment of such fee shall be the responsibility of the Government and not the Contractor.

- H. Building will be occupied during performance of work but immediate areas of alterations will be vacated.
1. Contractor shall take all measures and provide all material necessary for protecting existing equipment and property in affected areas of construction against dust and debris, so that equipment and affected areas to be used in the Medical Centers operations will not be hindered. Contractor shall permit access to Department of Veterans Affairs personnel and patients through other construction areas which serve as routes of access to such affected areas and equipment. Coordinate alteration work in areas occupied by Department of Veterans Affairs so that Medical Center operations will continue during the construction period.
- I. Utilities Services: Maintain existing utility services for Medical Center at all times. Provide temporary facilities, labor, materials, equipment, connections, and utilities to assure uninterrupted services. Where necessary to cut existing water, steam, gases, sewer or air pipes, or conduits, wires, cables, etc. of utility services or of fire protection systems and communications systems (including telephone), they shall be cut and capped at suitable places where shown; or, in absence of such indication, where directed by COR.
1. No utility service such as water, gas, steam, sewers or electricity, or fire protection systems and communications systems may be interrupted without prior approval of COR. Electrical work shall be accomplished with all affected circuits or equipment de-energized. When an electrical outage cannot be accomplished, work on any energized circuits or equipment shall not commence without the Medical Center Director's prior knowledge and written approval. Refer to specification Sections 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS, for additional requirements.
  2. Contractor shall submit a request to interrupt any such services to COR, in writing, 48 hours in advance of proposed interruption. Request shall state reason, date, exact time of, and approximate duration of such interruption.
  3. Contractor will be advised (in writing) of approval of request, or of which other date and/or time such interruption will cause least inconvenience to operations of Medical Center. Interruption time approved by Medical Center may occur at other than Contractor's normal working hours.
  4. Major interruptions of any system must be requested, in writing, at least 15 calendar days prior to the desired time and shall be performed as directed by the COR.

5. In case of a contract construction emergency, service will be interrupted on approval of COR. Such approval will be confirmed in writing as soon as practical.
6. Whenever it is required that a connection fee be paid to a public utility provider for new permanent service to the construction project, for such items as water, sewer, electricity, gas or steam, payment of such fee shall be the responsibility of the Government and not the Contractor.
- J. Abandoned Lines: All service lines such as wires, cables, conduits, ducts, pipes and the like, and their hangers or supports, which are to be abandoned but are not required to be entirely removed, shall be sealed, capped or plugged. The lines shall not be capped in finished areas, but shall be removed and sealed, capped or plugged in ceilings, within furred spaces, in unfinished areas, or within walls or partitions; so that they are completely behind the finished surfaces.
- K. To minimize interference of construction activities with flow of Medical Center traffic, comply with the following:
  1. Keep roads, walks and entrances to grounds, to parking and to occupied areas of buildings clear of construction materials, debris and standing construction equipment and vehicles.
  2. Method and scheduling of required cutting, altering and removal of existing roads, walks and entrances must be approved by the COR.
- L. Coordinate the work for this contract with other construction operations as directed by COR. This includes the scheduling of traffic and the use of roadways, as specified in Article, USE OF ROADWAYS.

#### **1.10 ALTERATIONS**

- A. Survey: Before any work is started, the Contractor shall make a thorough survey with the COR areas of buildings in which alterations occur and areas which are anticipated routes of access, and furnish a report, signed by both, to the Contracting Officer. This report shall list by rooms and spaces:
  1. Existing condition and types of resilient flooring, doors, windows, walls and other surfaces not required to be altered throughout affected areas of building.
  2. Existence and conditions of items such as plumbing fixtures and accessories, electrical fixtures, equipment, venetian blinds, shades, etc., required by drawings to be either reused or relocated, or both.

3. Shall note any discrepancies between drawings and existing conditions at site.
  4. Shall designate areas for working space, materials storage and routes of access to areas within buildings where alterations occur and which have been agreed upon by Contractor and COR.
- B. Any items required by drawings to be either reused or relocated or both, found during this survey to be nonexistent, or in opinion of COR, to be in such condition that their use is impossible or impractical, shall be furnished and/or replaced by Contractor with new items in accordance with specifications which will be furnished by Government. Provided the contract work is changed by reason of this subparagraph B, the contract will be modified accordingly, under provisions of clause entitled "DIFFERING SITE CONDITIONS" (FAR 52.236-2) and "CHANGES" (FAR 52.243-4 and VAAR 852.236-88).
- C. Re-Survey: Thirty days before expected partial or final inspection date, the Contractor and COR together shall make a thorough re-survey of the areas of buildings involved. They shall furnish a report on conditions then existing, of resilient flooring, doors, windows, walls and other surfaces as compared with conditions of same as noted in first condition survey report:
1. Re-survey report shall also list any damage caused by Contractor to such flooring and other surfaces, despite protection measures; and, will form basis for determining extent of repair work required of Contractor to restore damage caused by Contractor's workmen in executing work of this contract.
- D. Protection: Provide the following protective measures:
1. Wherever existing roof surfaces are disturbed they shall be protected against water infiltration. In case of leaks, they shall be repaired immediately upon discovery.
  2. Temporary protection against damage for portions of existing structures and grounds where work is to be done, materials handled and equipment moved and/or relocated.
  3. Protection of interior of existing structures at all times, from damage, dust and weather inclemency. Wherever work is performed, floor surfaces that are to remain in place shall be adequately protected prior to starting work, and this protection shall be maintained intact until all work in the area is completed.

#### **1.11 INFECTION PREVENTION MEASURES**

- A. Implement the requirements of VAMC's Infection Control Risk Assessment (ICRA) requirements are discussed by the Construction Safety Sub-

Committee multidisciplinary team. Any member of the Construction Safety Sub-Committee may monitor dust in the vicinity of the construction work and require the Contractor to take corrective action immediately if the appropriate Infection Control precautions are not being followed.

- B. Establish and maintain appropriate Infection Control precautions as part of the contractor's infection preventive measures in accordance with the Infection Control Risk Assessment (ICRA) provided by Construction Safety Sub-Committee. Prior to start of work, prepare a plan detailing project-specific appropriate Infection Control measures, including periodic status reports, and submit to COR for review for compliance with contract requirements in accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA AND SAMPLES.
1. All personnel involved in the construction or renovation activity shall be educated and trained in infection prevention measures established by the medical center.
- C. Medical center Infection Control personnel shall monitor for airborne disease (e.g. aspergillosis) as appropriate during construction. A baseline of conditions may be established by the medical center prior to the start of work and periodically during the construction stage to determine impact of construction activities on indoor air quality. In addition:
1. The COR and VAMC Infection Control personnel shall review pressure differential monitoring documentation to verify that pressure differentials in the construction zone and in the patient-care rooms are appropriate for their settings. The requirement for negative air pressure in the construction zone shall depend on the location and type of activity. Upon notification, the contractor shall implement corrective measures to restore proper pressure differentials as needed.
  2. In case of any problem, the medical center, along with assistance from the contractor, shall conduct an environmental assessment to find and eliminate the source.
  3. Contractor shall prevent dust and debris from entering exterior mechanical air intakes. Provide screening and dust collection system to capture dust.
  4. Fume hood exhaust is located on roof tops. Contractor shall not obstruct or limit the discharge of exhaust systems.
- D. In general, following preventive measures shall be adopted during construction to keep down dust and prevent mold.



1. Dampen debris to keep down dust and provide temporary construction partitions in existing structures where directed by COR. Blank off ducts and diffusers to prevent circulation of dust into occupied areas during construction.
2. Do not perform dust producing tasks within occupied areas without the approval of the COR. For construction in any areas that will remain jointly occupied by the medical Center and Contractor's workers, the Contractor shall:
  - a. Provide dust proof one-hour fire-rated temporary drywall construction barriers to completely separate construction from the operational areas of the hospital in order to contain dirt debris and dust. Barriers shall be sealed and made presentable on hospital occupied side. Install a self-closing rated door in a metal frame, commensurate with the partition, to allow worker access. Maintain negative air at all times. A fire retardant polystyrene, 6-mil thick or greater plastic barrier meeting local fire codes may be used where dust control is the only hazard, and an agreement is reached with the COR and Medical Center.
  - b. HEPA filtration is required where the exhaust dust may reenter the breathing zone. Contractor shall verify that construction exhaust to exterior is not reintroduced to the medical center through intake vents, or building openings. Install HEPA (High Efficiency Particulate Accumulator) filter vacuum system rated at 95% capture of 0.3 microns including pollen, mold spores and dust particles. Insure continuous negative air pressures occurring within the work area. HEPA filters should have ASHRAE 85 or other prefilter to extend the useful life of the HEPA. Provide both primary and secondary filtrations units. Exhaust hoses shall be heavy duty, flexible steel reinforced and exhausted so that dust is not reintroduced to the medical center.
  - c. Adhesive Walk-off/Carpet Walk-off Mats, minimum 600mm x 900mm (24" x 36"), shall be used at all interior transitions from the construction area to occupied medical center area. These mats shall be changed as often as required to maintain clean work areas directly outside construction area at all times.
  - d. Vacuum and wet mop all transition areas from construction to the occupied medical center at the end of each workday. Vacuum shall utilize HEPA filtration. Maintain surrounding area frequently. Remove debris as they are created. Transport these outside the construction area in containers with tightly fitting lids.
  - e. The contractor shall not haul debris through patient-care areas without prior approval of the COR and the Medical Center. When,

approved, debris shall be hauled in enclosed dust proof containers or wrapped in plastic and sealed with duct tape. No sharp objects should be allowed to cut through the plastic. Wipe down the exterior of the containers with a damp rag to remove dust. All equipment, tools, material, etc. transported through occupied areas shall be made free from dust and moisture by vacuuming and wipe down.

- f. Using a HEPA vacuum, clean inside the barrier and vacuum ceiling tile prior to replacement. Any ceiling access panels opened for investigation beyond sealed areas shall be sealed immediately when unattended.
- g. There shall be no standing water during construction. This includes water in equipment drip pans and open containers within the construction areas. All accidental spills must be cleaned up and dried within 12 hours. Remove and dispose of porous materials that remain damp for more than 72 hours.
- h. At completion, remove construction barriers and ceiling protection carefully, outside of normal work hours. Vacuum and clean all surfaces free of dust after the removal.

E. Final Cleanup:

- 1. Upon completion of project, or as work progresses, remove all construction debris from above ceiling, vertical shafts and utility chases that have been part of the construction.
- 2. Perform HEPA vacuum cleaning of all surfaces in the construction area. This includes walls, ceilings, cabinets, furniture (built-in or free standing), partitions, flooring, etc.
- 3. All new air ducts shall be cleaned prior to final inspection.

**1.12 DISPOSAL AND RETENTION**

A. Materials and equipment accruing from work removed and from demolition of buildings or structures, or parts thereof, shall be disposed of as follows:

- 1. Reserved items which are to remain property of the Government are identified by attached tags or noted on drawings or in specifications as items to be stored. Items that remain property of the Government shall be removed or dislodged from present locations in such a manner as to prevent damage which would be detrimental to re-installation and reuse. Store such items where directed by COR.
- 2. Items not reserved shall become property of the Contractor and be removed by Contractor from Medical Center.

3. Items of portable equipment and furnishings located in rooms and spaces in which work is to be done under this contract shall remain the property of the Government. When rooms and spaces are vacated by the Department of Veterans Affairs during the alteration period, such items which are NOT required by drawings and specifications to be either relocated or reused will be removed by the Government in advance of work to avoid interfering with Contractor's operation.

#### **1.13 PROTECTION OF EXISTING VEGETATION, STRUCTURES, EQUIPMENT, UTILITIES, AND IMPROVEMENTS**

- A. The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed and which do not unreasonably interfere with the work required under this contract. The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during contract performance, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.
- B. The Contractor shall protect from damage all existing improvements and utilities at or near the work site and on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. The Contractor shall repair any damage to those facilities, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.
- C. Refer to FAR clause 52.236-7, "Permits and Responsibilities," which is included in General Conditions. A National Pollutant Discharge Elimination System (NPDES) permit is required for this project. The Contractor is considered an "operator" under the permit and has extensive responsibility for compliance with permit requirements. VA will make the permit application available at the (appropriate medical center) office. The apparent low bidder, contractor and affected subcontractors shall furnish all information and certifications that are required to comply with the permit process and permit requirements. Many of the permit requirements will be satisfied by completing construction as shown and specified. Some requirements involve the Contractor's method of operations and operations planning and the Contractor is responsible for employing best management practices. The affected activities often include, but are not limited to the following:

- Designating areas for equipment maintenance and repair;
- Providing waste receptacles at convenient locations and provide regular collection of wastes;
- Locating equipment wash down areas on site, and provide appropriate control of wash-waters;
- Providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials; and
- Providing adequately maintained sanitary facilities.

#### **1.14 RESTORATION**

- A. Remove, cut, alter, replace, patch and repair existing work as necessary to install new work. Except as otherwise shown or specified, do not cut, alter or remove any structural work, and do not disturb any ducts, plumbing, steam, gas, or electric work without approval of the COR. Existing work to be altered or extended and that is found to be defective in any way, shall be reported to the COR before it is disturbed. Materials and workmanship used in restoring work, shall conform in type and quality to that of original existing construction, except as otherwise shown or specified.
- B. Upon completion of contract, deliver work complete and undamaged. Existing work (walls, ceilings, partitions, floors, mechanical and electrical work, lawns, paving, roads, walks, etc.) disturbed or removed as a result of performing required new work, shall be patched, repaired, reinstalled, or replaced with new work, and refinished and left in as good condition as existed before commencing work.
- C. At Contractor's own expense, Contractor shall immediately restore to service and repair any damage caused by Contractor's workmen to existing piping and conduits, wires, cables, etc., of utility services or of fire protection systems and communications systems (including telephone) which are indicated on drawings and which are not scheduled for discontinuance or abandonment.
- D. Expense of repairs to such utilities and systems not shown on drawings or locations of which are unknown will be covered by adjustment to contract time and price in accordance with clause entitled "CHANGES" (FAR 52.243-4 and VAAR 852.236-88) and "DIFFERING SITE CONDITIONS" (FAR 52.236-2).

#### **1.15 LAYOUT OF WORK**

- A. The Contractor shall lay out the work from Government established base lines and bench marks indicated on the drawings; and, shall be responsible for all measurements in connection with the layout. The Contractor shall furnish, at Contractor's own expense, all stakes,

templates, platforms, equipment, tools, materials, and labor required to lay out any part of the work. The Contractor shall be responsible for executing the work to the lines and grades that may be established or indicated by the Contracting Officer. The Contractor shall also be responsible for maintaining and preserving all stakes and other marks established by the Contracting Officer until authorized to remove them. If such marks are destroyed by the Contractor or through Contractor's negligence before their removal is authorized, the Contracting Officer may replace them and deduct the expense of the replacement from any amounts due or to become due to the Contractor.

#### **1.16 USE OF ROADWAYS**

- A. For hauling, use only established public roads and roads on Medical Center property and, when authorized by the COR, such temporary roads which are necessary in the performance of contract work. When necessary to cross curbing, sidewalks, or similar construction, they must be protected by well-constructed bridges.
- B. When new permanent roads are to be a part of this contract, Contractor may construct them immediately for use to facilitate building operations. These roads may be used by all who have business thereon within zone of building operations. Surfaces should be refinished prior to project completion.

#### **1.17 TEMPORARY USE OF MECHANICAL AND ELECTRICAL EQUIPMENT**

- A. Use of newly installed mechanical and electrical equipment to provide heat, ventilation, plumbing, light and power will be permitted subject to compliance with the following provisions:
  - 1. Permission to use each unit or system must be given by COR. If the equipment is not installed and maintained in accordance with the following provisions, the COR will withdraw permission for use of the equipment.
  - 2. Electrical installations used by the equipment shall be completed in accordance with the drawings and specifications to prevent damage to the equipment and the electrical systems, i.e. transformers, relays, circuit breakers, fuses, conductors, motor controllers and their overload elements shall be properly sized, coordinated and adjusted. Voltage supplied to each item of equipment shall be verified to be correct and it shall be determined that motors are not overloaded. The electrical equipment shall be thoroughly cleaned before using it and again immediately before final inspection including vacuum cleaning and wiping clean interior and exterior surfaces.
  - 3. Units shall be properly lubricated, balanced, and aligned. Vibrations must be eliminated.

4. Automatic temperature control systems for preheat coils shall function properly and all safety controls shall function to prevent coil freeze-up damage.
  5. The air filtering system utilized shall be that which is designed for the system when complete, and all filter elements shall be replaced at completion of construction and prior to testing and balancing of system.
  6. All components of heat production and distribution system, metering equipment, condensate returns, and other auxiliary facilities used in temporary service shall be cleaned prior to use; maintained to prevent corrosion internally and externally during use; and cleaned, maintained and inspected prior to acceptance by the Government. Boilers, pumps, feedwater heaters and auxiliary equipment must be operated as a complete system and be fully maintained by operating personnel. Boiler water must be given complete and continuous chemical treatment.
- B. Prior to final inspection, the equipment or parts used which show wear and tear beyond normal, shall be replaced with identical replacements, at no additional cost to the Government.
- C. This paragraph shall not reduce the requirements of the mechanical and electrical specifications sections.

#### **1.18 TEMPORARY USE OF EXISTING ELEVATORS**

- A. Use of existing elevators for handling building materials and Contractor's personnel will be permitted subject to the following provisions:
1. Contractor makes all arrangements with the COR for use of elevators. The COR will ascertain that elevators are in proper condition and determine hours of use.
  2. Contractor covers and provides maximum protection of following elevator components:
    - a. Entrance jambs, heads soffits, and threshold plates
    - b. Entrance columns, canopy, return panels, and the inside surfaces of car enclosure walls.
    - c. Finish flooring
  3. If brake lining of elevators are excessively worn or damaged during temporary use, they shall be removed and replaced by new brake lining.

4. All parts of main controller, starter, relay panel, selector, etc., worn or damaged during temporary use shall be removed and replaced with new parts, if recommended by elevator inspector after elevator is released by Contractor. Cost of elevator inspector to be borne by the Contractor if replacement is recommended by the elevator inspector.
5. Place elevator in condition equal, less normal wear, to that existing at time it was placed in service of Contractor as approved by the Contracting Officer.

**1.19 TEMPORARY TOILETS**

- A. Contractor may have for use of Contractor's workmen, such toilet accommodations as may be assigned to Contractor by Medical Center. Contractor shall keep such places clean and be responsible for any damage done thereto by Contractor's workmen. Failure to maintain satisfactory condition in toilets will deprive Contractor of the privilege to use such toilets.

**1.20 AVAILABILITY AND USE OF UTILITY SERVICES**

- A. The Government shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract.
- B. Contractor shall install meters at Contractor's expense and furnish the Medical Center a monthly record of the Contractor's usage of electricity as hereinafter specified.
- C. Heat: Furnish temporary heat necessary to prevent injury to work and materials through dampness and cold. Use of open salamanders or any temporary heating devices which may be fire hazards or may smoke and damage finished work, will not be permitted. Maintain minimum temperatures as specified for various materials:
  1. Obtain heat by connecting to Medical Center heating distribution system.
    - a. Steam is available at no cost to Contractor.
- D. Electricity (for Construction and Testing): Furnish all temporary electric services.
  1. Obtain electricity by connecting to the Medical Center electrical distribution system. The Contractor shall meter and pay for electricity required for electric cranes and hoisting devices, electrical welding devices and any electrical heating devices providing temporary heat. Electricity for all other uses is available at no cost to the Contractor.

E. Water (for Construction and Testing): Furnish temporary water service.

1. Obtain water by connecting to the Medical Center water distribution system. Provide reduced pressure backflow preventer at each connection. Water is available at no cost to the Contractor.
2. Maintain connections, pipe, fittings and fixtures and conserve water-use so none is wasted. Failure to stop leakage or other wastes will be cause for revocation (at COR's discretion) of use of water from Medical Center's system.

F. Steam: Furnish steam system for testing required in various sections of specifications.

1. Obtain steam for testing by connecting to the Medical Center steam distribution system. Steam is available at no cost to the Contractor.
2. Maintain connections, pipe, fittings and fixtures and conserve steam-use so none is wasted. Failure to stop leakage or other waste will be cause for revocation (at COR's discretion), of use of steam from the Medical Center's system.

#### **1.21 TESTS**

- A. Pre-test mechanical and electrical equipment and systems and make corrections required for proper operation of such systems before requesting final tests. Final test will not be conducted unless pre-tested.
- B. Conduct final tests required in various sections of specifications in presence of an authorized representative of the Contracting Officer. Contractor shall furnish all labor, materials, equipment, instruments, and forms, to conduct and record such tests.
- C. Mechanical and electrical systems shall be balanced, controlled and coordinated. A system is defined as the entire complex which must be coordinated to work together during normal operation to produce results for which the system is designed. For example, air conditioning supply air is only one part of entire system which provides comfort conditions for a building. Other related components are return air, exhaust air, steam, chilled water, refrigerant, hot water, controls and electricity, etc. Another example of a complex which involves several components of different disciplines is a boiler installation. Efficient and acceptable boiler operation depends upon the coordination and proper operation of fuel, combustion air, controls, steam, feedwater, condensate and other related components.
- D. All related components as defined above shall be functioning when any system component is tested. Tests shall be completed within a



reasonably short period of time during which operating and environmental conditions remain reasonably constant.

- E. Individual test result of any component, where required, will only be accepted when submitted with the test results of related components and of the entire system.

#### **1.22 INSTRUCTIONS**

- A. Contractor shall furnish Maintenance and Operating manuals and verbal instructions when required by the various sections of the specifications and as hereinafter specified.
- B. Manuals: Maintenance and operating manuals (four copies each) for each separate piece of equipment shall be delivered to the COR coincidental with the delivery of the equipment to the job site. Manuals shall be complete, detailed guides for the maintenance and operation of equipment. They shall include complete information necessary for starting, adjusting, maintaining in continuous operation for long periods of time and dismantling and reassembling of the complete units and sub-assembly components. Manuals shall include an index covering all component parts clearly cross-referenced to diagrams and illustrations. Illustrations shall include "exploded" views showing and identifying each separate item. Emphasis shall be placed on the use of special tools and instruments. The function of each piece of equipment, component, accessory and control shall be clearly and thoroughly explained. All necessary precautions for the operation of the equipment and the reason for each precaution shall be clearly set forth. Manuals must reference the exact model, style and size of the piece of equipment and system being furnished. Manuals referencing equipment similar to but of a different model, style, and size than that furnished will not be accepted.
- C. Instructions: Contractor shall provide qualified, factory-trained manufacturers' representatives to give detailed instructions to assigned Department of Veterans Affairs personnel in the operation and complete maintenance for each piece of equipment. All such training will be at the job site. These requirements are more specifically detailed in the various technical sections. Instructions for different items of equipment that are component parts of a complete system, shall be given in an integrated, progressive manner. All instructors for every piece of component equipment in a system shall be available until instructions for all items included in the system have been completed. This is to assure proper instruction in the operation of inter-related systems. All instruction periods shall be at such times as scheduled by the COR and shall be considered concluded only when the COR is satisfied in regard to complete and thorough coverage. The Department of Veterans Affairs reserves the right to request the removal of, and

substitution for, any instructor who, in the opinion of the COR, does not demonstrate sufficient qualifications in accordance with requirements for instructors above. Instructions and training of VA personnel must be videotaped and provided to the VA on DVD, if requested by the COR.

#### **1.23 RELOCATED EQUIPMENT AND ITEMS**

- A. Contractor shall disconnect, dismantle as necessary, remove and reinstall, all existing equipment and items affected by construction.
- B. Perform relocation of such equipment or items at such times and in such a manner as directed by the COR.
- C. Suitably cap existing service lines, such as steam, condensate return, water, drain, gas, air, vacuum and/or electrical, whenever such lines are disconnected from equipment to be relocated. Remove abandoned lines in finished areas and cap as specified herein.
- D. Provide all mechanical and electrical service connections, fittings, fastenings and any other materials necessary for assembly and installation of relocated equipment; and leave such equipment in proper operating condition.
- E. Contractor shall employ services of an installation engineer, who is an authorized representative of the manufacturer of this equipment to supervise assembly and installation of existing equipment, required to be relocated.
- F. All service lines such as noted above for relocated equipment shall be in place at point of relocation ready for use before any existing equipment is disconnected. Make relocated existing equipment ready for operation or use immediately after reinstallation.

#### **1.24 HOURS OF WORK**

Durham VAMC patients and employees shall have access to the main east side entrance and exit on Existing Level 1 during normal working hours. Normal working hours are 7:30 AM to 6:00 PM, Monday through Friday with Federal Holidays and weekends excluded. **The contractor may perform pre cast concrete installation from 6:00 PM to 7:00 AM Monday through Friday and 24 hours during weekends and Federal Holidays.** The contractor will need to plan the work to ensure the garage can open safety Monday through Friday at 7:30 AM. The contractor shall only preform work that may impact the regular operation of the garage for patients and employees during hours outside normal working hours. Most of this work can be performed during the day or on weekends with limited interruptions. See Section 1.1 GENERAL INTENTION for more information.

#### **1.25 PARKING**

No construction related vehicles will be permitted to park at the Medical Center. Parking for construction workers may be available at a parking facility located approximately 2 blocks West of the Medical Center. Parking passes for the off-site parking can be obtained from the COR. Parking is limited and not guaranteed by VA.

#### **1.26 TUBERCULOSIS (TB) TESTING**

The contractor shall provide written certification that all contract employees assigned to the work site have had a pre-placement tuberculin screening within 90 days prior to assignment to the worksite and been found to have negative TB screening. Contractors will be required to show documentation of negative TB screening for any additional workers who are added after the 90-day requirement before they will be allowed to work on the work site. Per contract, TB screening will be required for renewal every year after the first submission. This screening can be a medical screening from your provider, the Center of Disease Control (CDC) and Prevention and two-step skin testing or a Food and Drug Administration (FDA) -approved blood test. Contract employees manifesting positive TB screening must be examined according to current CDC guidelines prior to working on the VHA property.

If the employee is found without evidence of active (infectious) pulmonary TB, a statement documenting examination by a physician must be on file with the employer (construction contractor), noting the employee with a positive tuberculin screening is without evidence of active (infectious) pulmonary TB.

If the employee is found with evidence of active (infectious) pulmonary TB, the employee would require treatment with a subsequent statement to the fact on the file with the employer before being allowed to return to work on VHA property.

#### **1.27 TOBACCO USE**

The Contractor shall be permitted to smoke or use tobacco products only in the designated smoking shelter. The Contractor is not permitted to smoke within their vehicles, the patient smoking shelter or anywhere on campus other than the employee smoking shelter, no exceptions. Smoking and spitting can be punishable if a violation occurs. Electronic vapor devices of any kind are not permitted inside the Hospital and shall be considered a tobacco product for the purposes of this section.

#### **1.28 CONTRACTOR BADGES**

All contractors shall submit for PIV badges no less than 21 days prior to starting work. Contractor shall request badge applications from the COR. All contractors shall wear their badge so that easily viewed at all times while on-site unless determined unsafe during temporary activities. If PIV badges are not provided by the VAMC, then the

contractor shall provide them. It is required that the badges be photo ID badges, laminated, showing company and employee name with and expiration date no more than 12 months away.

#### **1.29 CONSTRUCTION QUALITY CONTROL**

##### **A. QC PROGRAM REQUIREMENTS**

- B.** Establish and maintain a QC program as described in section 01 45 00 QUALITY CONTROL FOR MINORS.

#### **1.30 WARRANTY MANAGEMENT**

##### **A. Warranty Management Plan**

Develop a warranty management plan which contains information relevant to the clause Warranty of Construction. At least 30 days before the planned pre-warranty conference, submit 1 set of the warranty management plan. Include within the warranty management plan all required actions and documents to assure that the Government receives all warranties to which it is entitled. The plan must be in narrative form and contain sufficient detail to render it suitable for use by future maintenance and repair personnel, whether tradesmen, or of engineering background, not necessarily familiar with this contract. The term "status" as indicated below must include due date and whether item has been submitted or was accomplished. Warranty information made available during the construction phase must be submitted to the Contracting Officer for approval prior to each monthly pay estimate. Assemble approved information in a binder and turn over to the Government upon acceptance of the work. The construction warranty period will begin on the date of project acceptance and continue for the full product warranty period. A joint 4 month and 9 month warranty inspection will be conducted, measured from time of acceptance, by the Contractor, Contracting Officer and the Customer Representative. Include within the warranty management plan, but not limited to, the following:

Roles and responsibilities of all personnel associated with the warranty process, including points of contract and telephone numbers within the organizations of the Contractors, Subcontractors, manufacturers or suppliers involved.

Furnish with each warranty the name, address, and telephone number of each of the guarantor's representatives nearest to the project location.

Listing and status of delivery of all Certificates of Warranty for extended warranty items, to include roofs, HVAC balancing, pumps, motors, transformers, and for all commissioned systems such as fire protection and alarm systems, sprinkler systems, lighting protection systems, etc.

A list for each warranted equipment, item feature of construction or system indicating:

1. Name of item.

2. Model and serial numbers.
3. Location where installed.
4. Name and phone numbers of manufacturers or suppliers.
5. Names, addresses and telephone numbers of sources of spare parts.
6. Warranties and terms of warranty. Include one-year overall warranty of construction, including the starting date of warranty of construction. Items which have extended warranties must be indicated with separate warranty expiration dates.
7. Cross-reference to warranty certificates as applicable.
8. Starting point and duration of warranty period.
9. Summary of maintenance procedures required to continue the warranty in force.
10. Cross-reference to specific pertinent Operation and Maintenance manuals.
11. Organization, names and phone numbers of persons to call for warranty service.
12. Typical response time and repair time expected for various warranted equipment.
13. The Contractor's plans for attendance at the 4 and 9 month post-construction warranty inspections conducted by the Government.
14. Procedure and status of tagging of all equipment covered by extended warranties.
15. Copies of instructions to be posted near selected pieces of equipment where operation is critical for warranty and/or safety reasons.

B. Performance Bond

The Contractor's Performance Bond must remain effective throughout the construction period.

In the event the Contractor fails to commence and diligently pursue any construction warranty work required, the Contracting Officer will have the work performed by others, and after completion of the work, will charge the remaining construction warranty funds of expenses incurred by the government while performing the work, including, but not limited to administrative expenses.

In the event sufficient funds are not available to cover the construction warranty work performed by the Government at the

Contractor's expense, the Contracting Officer will have the right to recoup expenses from the bonding company.

Following oral or written notification of required construction warranty repair work, respond in a timely manner. Written verification will follow oral instructions. Failure of the Contractor to respond will be cause for the Contracting Officer to proceed against the Contractor.

C. Pre-Warranty Conference

Prior to contract completion, and at a time designated by the Contracting Officer, meet with the Contracting Officer to develop a mutual understanding with respect to the requirements of this section. Communication procedures for Contractor notification of construction warranty defects, priorities with respect to the type of defect, reasonable time required for Contractor response, and other details deemed necessary by the Contracting Officer for the execution of the construction warranty will be established/ reviewed at this meeting. In connection with these requirements and at the time of the Contractor's quality control completion inspection, furnish the name, telephone number and address of a licensed and bonded company which is authorized to initiate and pursue construction warranty work action on behalf of the Contractor. This point of contact will be located within the local service area of the warranted construction, be continuously available, and be responsive to Government inquiry on warranty work action and status. This requirement does not relieve the Contractor of any of its responsibilities in connection with other portions of this provision.

D. Contractor's Response to Construction Warranty Service Requirements

Following oral or written notification by the Contracting Officer, respond to construction warranty service requirements in accordance with the "Construction Warranty Service Priority List" and the three categories of priorities listed below. Submit a report on any warranty item that has been repaired during the warranty period. Include within the report the cause of the problem, date reported, corrective action taken, and when the repair was completed. If the Contractor does not perform the construction warranty within the timeframes specified, the Government will perform the work and back-charge the construction warranty payment item established.

First Priority Code 1. Perform onsite inspection to evaluate situation, and determine course of action within 4 hours, initiate work within 6 hours and work continuously to completion or relief.

Second Priority Code 2. Perform onsite inspection to evaluate situation, and determine course of action within 24 hours, initiate work within 72 hours and work continuously to completion or relief.

Third Priority Code 3. All other work to be initiated within 7 work days and work continuously to completion or relief.

The "Construction Warranty Service Priority List" is as follows:

Code 1 - Life Safety Systems

Fire suppression systems.

Fire alarm system(s) in place in the building.

Code 1 - Air Conditioning Systems

Recreational support.

Air conditioning leak in part of building, if causing damage.

Air conditioning systems not cooling properly.

Code 1 - Doors

Overhead doors not operational, causing security, fire, or safety problem.

Interior, exterior personnel doors or hardware, not functioning properly, causing a security, fire, or safety problem.

Code 3 - Doors

Overhead doors not operational.

Interior/exterior personnel doors or hardware not functioning properly.

Code 1 - Electrical

Power failure (entire area or any building operational after 1600 hours).

Security lights

Smoke detectors

Code 2 - Electrical

Power failure (no power to a room or part of building).

Receptacle and lights (in a room or part of building).

Code 3 - Electrical

Street lights.

Code 1 - Gas

Leaks and breaks.

No gas to family housing unit or cantonment area.

Code 1 - Heat

Area power failure affecting heat.

Heater in unit not working.

Code 2 - Kitchen Equipment

Dishwasher not operating properly.

All other equipment hampering preparation of a meal.

Code 1 - Plumbing

Hot water heater failure.

Leaking water supply pipes.

Code 2 - Plumbing

Flush valves not operating properly.

Fixture drain, supply line to commode, or any water pipe leaking.

Commode leaking at base.

Code 3 - Plumbing

Leaky faucets

Code 3 - Interior

Floors damaged.

Paint chipping or peeling.

Casework.

Code 1 - Roof Leaks

Temporary repairs will be made where major damage to property is occurring.

Code 2 - Roof Leaks

Where major damage to property is not occurring, check for location of leak during rain and complete repairs on a Code 2 basis.



Code 2 - Water (Exterior)

No water to facility.

Code 2 - Water (Hot)

No hot water in portion of building listed.

Code 3 - All other work not listed above.

E. Warranty Tags

At the time of installation, tag each warranted item with a durable, oil and water resistant tag approved by the Contracting Officer. Attach each tag with a copper wire and spray with a silicone waterproof coating. Also, submit two record copies of the warranty tags showing the layout and design. The date of acceptance and the QC signature must remain blank until the project is accepted for beneficial occupancy. Show the following information on the tag.

Type of Product/Material	
Model Number	
Serial Number	
Contract Number	
Warranty Period From/To	
Inspector's Signature	
Construction Contractor	
Address	
Telephone Number	
Warranty Contact	
Address	

Telephone Number	
Warranty Response Time Priority Code	
WARNING - PROJECT PERSONNEL TO PERFORM ONLY OPERATIONAL MAINTENANCE DURING THE WARRANTY PERIOD.	

**1.31 CONSTRUCTION SIGN**

- A. Provide a Construction Sign where directed by the Resident Engineer.  
All wood members shall be of framing lumber. Cover sign frame with 0.7 mm (24 gage) galvanized sheet steel nailed securely around edges and on all bearings. Provide three 100 by 100 mm (4 inch by 4 inch) posts (or equivalent round posts) set 1200 mm (four feet) into ground. Set bottom of sign level at 900 mm (three feet) above ground and secure to posts with through bolts. Make posts full height of sign. Brace posts with 50 x 100 mm (two by four inch) material as directed.
- B. Paint all surfaces of sign and posts two coats of white gloss paint. Border and letters shall be of black gloss paint, except project title which shall be blue gloss paint.
- C. Maintain sign and remove it when directed by the Resident Engineer.
- D. Detail Drawing of construction sign showing required legend and other characteristics of sign is shown on the drawings.

**1.32 SAFETY SIGN**

- A. Provide a Safety Sign where directed by Resident Engineer. Face of sign shall be 19 mm (3/4 inch) thick exterior grade plywood. Provide two 100 mm by 100 mm (four by four inch) posts extending full height of sign and 900 mm (three feet) into ground. Set bottom of sign level at 1200 mm (four feet) above ground.
- B. Paint all surfaces of Safety Sign and posts with one prime coat and two coats of white gloss paint. Letters and design shall be painted with gloss paint of colors noted.

- C. Maintain sign and remove it when directed by Resident Engineer.
- D. Standard Detail Drawing Number SD10000-02(Found on VA TIL) of safety sign showing required legend and other characteristics of sign is shown on the drawings.
- E. Post the number of accident free days on a daily basis.

#### **1.33 VA TRIRIGA CPMS**

VA contractors, selected by award to perform work, are required to get access to the VA TRIRIGA CPMS. The TRIRIGA CPMS is the management and collaborative environment that the VA uses for all Major, Minor and Non-Recurring Maintenance (NRM) projects within the Office of Construction & Facilities Management (CFM), Veterans Health Administration (VHA), National Cemetery Administration (NCA), and the Veterans Benefits Administration (VBA).

The contractor is solely responsible for acquiring access to the VA TRIRIGA CPMS.

To gain access to the VA TRIRIGA CPMS the contractor is encouraged to follow the licensing process outline as specified below:

- A. Requirement: TRIRIGA is the management and collaborative environment that VA uses for all construction projects. VA requires its contractors to procure TRIRIGA access as part of the cost of performance for a VA construction related contract.
- B. Access Request and Payment can be made through the following URL

<https://valicensing.oncfi.com/>

Inquiries or to request additional services, contact the following:

Craig Alsheimer, Federal Account Manager

Computerized Facility Integrations, LLC

18000 West Nine Mile Road

Suite 700

Durham VAMC  
Expand Parking Garage  
Durham, NC 27705

December 31, 2014  
Bid Set  
Project No. 246-13-C-0126

Southfield, MI 48075

Email: [calsheimer@gocfi.com](mailto:calsheimer@gocfi.com)

Phone: 248-557-4234 Extension 6010; 410-292-7006

C. Process:

1. Once the contractor has been notified by VA of the award and a unique contract number, the contractor can enter a request for access to TRIRIGA at URL <https://valicensing.oncfi.com/>
2. CFI will process the request for access and payment. CFI will create the USER ID and a password. Security provisions required to align the contractor to the Contract Number will be entered and an email will be generated and submitted to the requestor.
3. CFI will also provide standard terms and conditions related to the transaction and use agreement.

END OF SECTION