

Statement of Work

Retro-fit Lighting to LED in Bldg. 520 Courtyard and Exterior Walkways.

1. TITLE

Retro-fit Lighting to LED in Bldg. 520 Courtyard and Exterior Walkways.

2. GENERAL SCOPE

VA Palo Alto Health Care System (VAPAHCS) Palo Alto Division Building 520 presently has florescent type lighting installed in the ingrade ground lighting fixtures located in the exterior of the building and walkways. The broken LED lights surrounding the art piece in the courtyard needs to be replaced with fixtures and casings re-set due to moisture and water penetration.

The contractor shall provide all photometric analysis, supervision, labor, materials, tools, equipment, and construction services necessary for the retrofitting of the existing lighting in Building 520's recessed ground exterior lighting from florescent type to LED type. Contractor shall work with a LED manufacturing representative to select the size and number of LEDs and total wattage, in order to assure that the retrofit provides the necessary lighting levels for the exterior, walkways and courtyard of the building (per the VA Design Guide) at the lowest possible wattage. A photometric layout shall be provided, with the light submittal, to demonstrate that the post-retrofit light output for all affected areas will meet the VA's design guide requirements, over the life of the lamp. LED lights and drivers shall be of high quality and meet the performance criteria laid out below in the detailed Construction notes. All light fixtures, casing and housing must be moisture and water resistant and weather proof.

Fixture count and configuration is described below because existing fixtures are not shown on all the plan and diagrams. It is the intent of the VA to retro-fit all exterior ingrade ground lighting in Building 520 and to replace the broken lights in the courtyard. The numbers included here are estimates and shall be **the responsibility of the contractor to verify**, prior to providing pricing. General up-light and façade by the front entrance of Bldg. 520, (25) fixtures. Wall wash on front columns of the building, (6) fixtures. Walkways around the courtyard, (28) fixtures. Light surrounding the art piece, (8) fixtures. Lights in the courtyard (45) fixtures. Photos, plan and diagrams are included with this scope of work.

3. GENERAL CONDITIONS AND DEFINITIONS

- a) COR: Contracting Officers Representative. COR shall be "First Point of Contact" on all matters concerning technical work for subject Project. Officially assigned to act as Project Manager and Inspector on behalf of VAPAHCS and Contracting Officer.
- b) Coordinate all administrative and construction requirements exclusively with or through assigned COR, neither discuss contract work with, nor take any directives concerning contract work from any person other than COR unless specifically permitted and authorized to do so.

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- c) ILSM: Interim Life Safety Measures: Any series of Operational Actions taken to temporarily reduce Hazards posed by Life Safety deficiencies which have been created by demolition, renovation, or construction works, and which are to remain in place and in effect for duration of Contract work.
- d) Provide interim life safety measures (ILSM) where fire protection, fire suppression or smoke/fire partitions and egress from an area will be shutdown or rendered ineffective during construction. Coordinate with VA safety office through VA COR. ILSM must be posted outside work area at all times.
- e) PROVIDE: Whenever used throughout Scope of Work, term "Provide" is to be understood to mean -Purchase newly manufactured; Furnish delivered to VAPAHCS work site in protective containers; Secure from tampering or theft; and Install in accordance with Contract Scope of Work, Drawings, Specifications, and Manufacturer's Instructions all required items of administrative submittals, labor, demolition, construction, equipment items, and installation works for entirety of Contract.
- f) All electrical work such as pulling-in of wires and cables, circuit-breaker work, installing electrical devices and disconnect switches, working in electrical panels, and making of all electrical connections shall be performed by journeymen electricians, licensed in the State of California, known and formally documented to be qualified in and experienced in electrical work.
- g) Coordinate all utility shutdowns with VA COR.
- h) Remove all debris and clean work site daily.

Note: All work will be performed between the hours of 7:00am to 4:30pm on weekdays. Alternate hours can be approved by the COR with 48 hours notice **with no increase in costs to the bid award amount.** Weekend, holiday, or alternate shift work needs to be approved by the COR with 48 hours notice **with no increase in costs to the bid award amount.** Phasing schedule shall reflect the work hours for VA approval. This install will most likely involve some scheduled work outside of normal business hours.

Construction Notes:

- 1) All construction and repair work shall correspond to VA approved drawings, specifications, and this scope of work.
- 2) Contractor shall provide all photometric design layouts, labor, materials, tools, and equipment to install replacement LED lights.
- 3) Retrofit solution must utilize existing surface mounted fixture housing. It is not the intent of the VA to replace the entire housing.

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- 4) Contractor shall collaborate with LED manufacturing representative to provide a photometric analysis and develop a photometric design layout to select the appropriate options for the replacement LED light, such as drive current, number of LEDs, lumen output, color temperature, and power requirement. LED light selected shall provide the appropriate luminance level for the application, sufficient target contrast, and high uniformity of surface luminance. This layout shall be submitted to the VA COR for approval.
- 5) LED lamp selected shall include a minimum 5 year warranty, by the manufacture, to include LED boards and driver.
- 6) Selected LED shall be capable of maintaining required illumination for the courtyard, walkways and art piece, over the life of the lamp.
- 7) Light shall achieve at least 70 lumens/watt efficiency.
- 8) Contractor shall provide wiring diagram for retrofit lighting.
- 9) Contractor shall provide in-service training for VA maintenance staff.

4. REPORTING REQUIREMENTS

- a. Oral or e-mail updates as required by the COR and the Administrative Point of Contact.
- b. A final review of the product before installation
- c. Electronic and hard copy of manuals.
- d. Final presentation including executive review on completed package and overview of product features.

5. PLACE AND PERIOD OF PERFORMANCE, WORK DAYS AND TRAVEL

Place of Performance: VA Palo Alto Division, 3801 Miranda Avenue, Palo Alto, California 94304

Period of Performance: The period of performance shall be 60 days from the receipt of the Notice to Proceed.

6. ADMINISTRATIVE POINT OF CONTACT

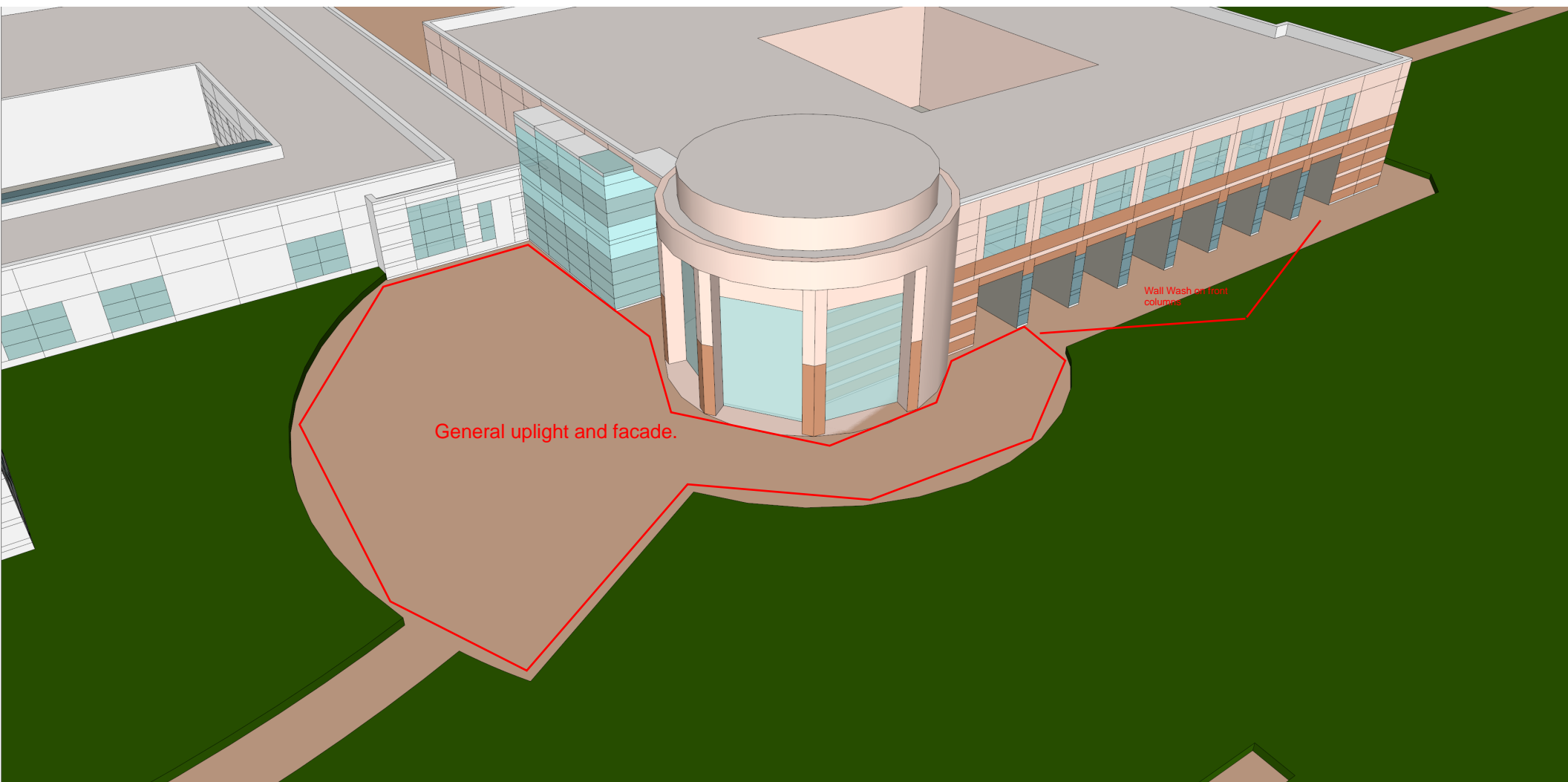
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General uplight and facade.

Wall Wash on front
columns

