

**STATEMENT OF WORK FOR PROPOSAL FOR  
BSL-3 LAB HVAC-CONSTRUCTION  
Project No. 671-14-711**

**Description:**

Provide all labor, materials, supplies, tools and equipment, supervision and construction services necessary for the installation and operation of air handle for the BSL-3 Lab. All necessary testing and commissioning is required. Work includes: replacing the existing air handler with a new air handler, tying into existing duct work and into existing electrical. Project also provides for all the necessary tie-in points to existing infrastructure.

A site visit will be conducted at 7400 Merton Minter, Engineering Department-Ground Level, San Antonio, Texas 78229. All numbers are approximate. Contractor needs to verify all amounts. If there is a discrepancy in the amounts provided and or any condition affecting work shall be brought to the attention of the VA Representative before proceeding with the work.

**I. Site 1: VA Audie Murphy Hospital, San Antonio, TX**

**Description of Services:**

1. Demolition and new work of Architectural, Mechanical, Plumbing and Electrical as required as per the drawing and specification all work will be done at the Audie L. Murphy Memorial Veterans Hospital First Floor Interstitial San Antonio, Texas. All demolition work and phasing shall be coordinated with Maintenance and Operations, and COR in order to maintain operational status on all equipment.
2. Architectural, Mechanical, Plumbing and Electrical remodeling of areas for new equipment. As noted on the drawing for the demolition and installation; replace one (1) Air Handler on the (1<sup>st</sup>) Floor Interstitial, Zone F at ALMD. Project will demo Air handler AHU 1-3. Test and balance will be done after installation of new unit. Project will include controls for VFD's, sensors, electrical motorize outer dampers and DDC chill water control and all attached system components for a complete and operational system. This unit is original to the facility expansion and is approximately eleven (11) years old, serving the BSL-3 Lab. Replacing the unit and will improve the life and reliability of the unit as well its ability to control the outside air flow that directly affect the temperature and humidity within the BSL-3 Lab.
3. All existing conditions are to be verified in the field not taken from as built drawings. This includes architectural, mechanical, plumbing, and electrical. Electrical is to include circuit tracing of existing to the remodeled. Mechanical is to include existing CFM reading area.
4. All Mechanical, Plumbing, and Electrical plans shall follow all codes set forth by NFPA.
5. Provide a complete comprehensive set of As Built drawings on any deviation from the design construction documents and turn the As Built to the VA after the job is completed.
6. General Contractor to follow VA procedure Master Construction Specification Index (PG-18-1).
7. The General Contractor shall follow the Construction phases of contract administration for project to include ILSM (Interim Life Safety Measures).

8. All work is to be in accordance with the Life Safety Codes having jurisdiction (hospitals ICRA and ILSM procedures and practices) and all phasing during construction is to be shown on plans.

**GENERAL REQUIREMENTS:**

1. Contractor shall provide the necessary equipment and hardware to replace and secure new AHU1-3 to include but not limited to, screws, nuts, bolts, duct connections, and filters. Contractor shall use A-E Design as reference for all unit specs and locations.
2. All construction debris shall become property of the contractor and shall be disposed off the VA property as per local and federal regulations.
3. Demolition debris shall be recycled to the best ability of the contractor. Reports of weight and deposition of all waste are to accompany the monthly progress payments
4. The contractor shall provide, construct, and maintain barriers, signs and negative air, whenever applicable, in accordance with the VA Infection Control (IC) standards. Site shall be secured at all times preventing unauthorized entry.
5. Construction sign and copy of IC posted on it. All IC and dust control measures necessary measures shall be implemented at all times when working in the building.
6. All fire and smoke wall penetrations shall be fireproofed according to corresponding wall rating. These shall be through a sleeve and sealed with fire barrier compound to be approved by VA.
7. All construction and installation work shall comply with VA specifications for material and workmanship, NEC, NFPA and all applicable city, county, state, and federal regulations and codes and OSHA standards. See VA web-site: "<http://www.cfm.va.gov/contract/>" for VA Criteria and "<http://www.cfm.va.gov/til/spec.asp>" for VA Guide Specifications.
8. Demolition and renovation shall take place with minimal disruption to adjacent work spaces and traffic flow. All applicable site demolition performed as part of this project, such as walls, pavement, concrete, grass, etc, shall be restored to original condition.
9. All incidental work associated with the installation and construction works on the exterior and interior of the building shall be included in the base bid.
10. Care must be taken to protect all existing utilities. Any damage to existing utilities shall be immediately notified to VA Representative and repaired to its original condition.
11. All work shall be in accordance with VA specifications. All costs shall be included in the base bid. All work shall be coordinated with the VA prior to any demolition work being performed.
12. Contractor will coordinate all work with existing work/conditions.
13. Contractor will provide all trades necessary to the renovation of these areas. This includes, but is not limited to: electrical, fireproofing penetrations, and construction work.
14. Electrical conduits to be rigid, EMT and all electrical connections shall be certified.
15. Refer to Infection control permit attached and Interim Life Safety Measure implementation. These measures have to be implemented throughout the construction.
16. Conduct work as to interfere as least as possible with facility operations. All coordination for utilities shutdown shall be coordinated 72 hours prior to event with VA representative.

**PERIOD OF PERFORMANCE:** 120 days

**INFORMATION SECURITY:**

*Information Systems Officer, Information Protection:* The contractor will not have access to VA Desktop computers nor will they have access to online resources belonging to the government while conducting services.

*Privacy Officer:* The contractor will not have access to Patient Health Information (PHI) nor will they have the capability of accessing patient information during the services provided to the VA.

*Records Manager:* There will be no federal records created, maintained, used or dispositioned with this contract; regardless of format [paper, electronic, etc.] or mode of transmission [e-mail, fax, etc.].