



**VA MEDICAL CENTER  
SAN DIEGO**

**PROJECT SCOPE OF WORK  
BID/BUILD**

**PROJECT:  
664-14-121**

**Medical Air Compressors and Suction System Upgrade**

Provide services to include all tools, labor, materials, and supervision necessary to construct all applicable demolition, lead abatement, walls, partitions, fire protection system modifications, security system modifications, controls, mechanical and electrical work and other services necessary for **Project 664-14-121, to provide Replacement Medical Air Compressors & Suction Systems Upgrade, at Building - 2 and Mechanical Room B251 Building - 1, at VA Medical Center, San Diego, CA.**

1. The project will be constructed under a single, lump-sum bid for all the work shown in the documents for all the work shown in the documents prepared by Schwab Engineering & Management as noted in the table below.
  - DEDUCTIVE BID ALTERNATE #1**, All work as described in the Base Bid except **delete the provision and installation of the three (3) roof mounted oil cooler units (designated OCU1, OCU2, and OCU3) and associated controls shown in the OIL COOLER UNIT SCHEDULE on sheet P-4001 of the drawings, and delete the provision and installation of the three (3) oil circulating pumps (designated OCP1, OCP2, and OCP3) shown in the OIL CIRCULATING PUMP SCHEDULE on sheet P-4001 of the drawings.** The existing oil cooling system, roof mounted oil coolers and controls, oil circulating pumps, and related piping will be maintained as existing equipment. (see table below.)
  - DEDUCTIVE BID ALTERNATE #2**, All work described in Deductive Alternate Number 1 except **delete the provision and installation of the three (3) medical vacuum pumps (designated MV1, MV2, and MV3) shown in the NEW TRIPLEX MEDICAL VACUUM EQUIPMENT SCHEDULE on sheet P-4001 of the drawings, and delete the provision and installation of the 400 gallon receiver tank (designated MVR1) shown in the MEDICAL AIR, CONTROL AIR AND MEDICAL VACUUM RECEIVER TANK SCHEDULE on sheet P-4001 of the drawings.** The existing 25hp medical pumps, controller, monitoring alarms and 900 gallon receiver to remain (see table below.)
2. All work shall be constructed and phased to limit disruptions to the existing medical center. Existing 480 V, 3 phase electrical panel will be available to the contractor for redundancy of systems being removed. Project site and overall medical campus has very limited laydown areas. Project should be executed with close coordination and just in time delivery of materials.
3. Contractor will furnish all necessary materials, labor, tools, and equipment to accomplish this project. Responsibilities include all designated work per VA San Diego Engineering Services plans and specifications, and all subsequent amendments issued including but not limited to:
  - a. Contractor to provide phasing of new work including but not limited to all associated back-up systems for providing scope of all work in the dwgs and specs for the assurance that systems redundancy remains.
  - b. Demolition of existing walls, roof membrane, interior fencing, plumbing, electrical, etc. as shown in the dwgs and specs.

- c. Construct new and/or temporary walls, roof membranes and finishes, mechanical, plumbing, electrical and all other systems required for a complete project as shown in the dwgs and specs.
  - d. Work closely with VA Engineering Service staff to coordinate all work within the existing building.
4. Contractor's work and responsibility shall include all necessary planning, scheduling, programming, administration, and management necessary to provide all construction and related services as required. Contractor shall conduct the work in strict accordance with the contract and all applicable Federal, State, and local laws, regulations, codes, or directives. Contractor shall insure that all work provided meets, or exceeds the scope of work, the project plans, and the contract specifications.
  5. Before commencement of work, the Contractor shall confer with the VA COR and agree on a sequence of procedures and phasing; means of access to premises and building; space for storage of materials and equipment; delivery of materials and use of approaches; use of corridors, stairways, elevators, and similar means of communications; location of partitions, eating spaces, and restrooms for the Contractor employees; and the like. Delivery of materials and equipment shall be made with a minimum of interference to Government operations and personnel.
  6. The contractor shall comply with all EPA, OSHA, and VA criteria. This includes energy management requirements and infection control requirements. The San Diego VAMC is a smoke free campus to include the designated construction site.
  7. The Contractor shall take all precautions to ensure that no damage will result from his operations to private or public property. All damages shall be repaired or replaced by the Contractor at no cost to the Government.
  8. The Contractor shall be responsible for providing all work site protective barriers and site control devices. This includes, but is not limited to: barriers protective tapes, and protective signage. The Contractor shall be responsible for providing all necessary traffic control as required for each specific task/delivery work order, at no additional cost to the VA.
  9. At the beginning of the project, the Contractor project superintendent and alternate shall sign in at Building 1 to obtain visitors badges, barriers and keys.

**10. Project Phasing:**

DESCRIPTION:	Contract Duration (Days):
<b>Construction of all work described in the plans and specs.</b>	
- Construction Time	380
<b>TOTAL DURATION:</b>	<b>380</b>

**11. Project Bid Options:**

DESCRIPTION:	Period of Performance (Days):
<b>Base Bid</b> – All work described in the construction documents (including but not limited to drawings. Specifications, addenda and contract documents) prepared by Schwab Engineering & Management.	<b>380 (Total)</b>
<b>Deductive Alternate #1</b> – All work as described in the Base Bid except delete the provision and installation of the three (3) roof mounted oil cooler units (designated OCU1, OCU2, and OCU3) and associated controls shown in the OIL COOLER UNIT SCHEDULE on sheet P-4001 of the drawings, and delete the provision and installation of the three (3) oil circulating pumps (designated OCP1, OCP2, and OCP3) shown in the OIL CIRCULATING PUMP SCHEDULE on sheet P-4001 of the drawings. The existing oil cooling system, roof mounted oil coolers and controls, oil circulating pumps, and related piping will be maintained as existing equipment.	<b>350</b> calendar days if deductive option is exercised.

<p><b>Deductive Alternate #2</b> – All work described in Deductive Alternate Number 1 except delete the provision and installation of the three (3) medical vacuum pumps (designated MV1, MV2, and MV3) shown in the NEW TRIPLEX MEDICAL VACUUM EQUIPMENT SCHEDULE on sheet P-4001 of the drawings, and delete the provision and installation of the 400 gallon receiver tank (designated MVR1) shown in the MEDICAL AIR, CONTROL AIR AND MEDICAL VACUUM RECEIVER TANK SCHEDULE on sheet P-4001 of the drawings. The existing 25hp medical pumps, controller, monitoring alarms and 900 gallon receiver to remain.</p>	<p><b>350</b> calendar days if deductive option is exercised.</p>
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