

CONSTRUCTION PROCUREMENT PACKAGE

CONSTRUCTION SERVICES FOR FY12 IMPROVEMENTS PROJECT



U.S. DEPARTMENT OF VETERAN AFFAIRS

VA ECHS Medical Center (MS FMS/138)

Denver, Colorado

Project Number

554-12-803

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1.0 Procurement Request

See electronic submittal from approving official.

2237 Transaction Number: _____

2.0 Approved Project Application

See appendix for Approved Project Application

3.0 Sole Source

Not Applicable

4.0 Statement of Work (SOW)

Project Title: FY12 IMPROVEMENTS

Project No.: 554-12-803

Scope

The contractor shall provide all technical design services including architectural, mechanical, electrical plumbing and interior design as well as construction services including labor, tools, equipment and materials required to complete the following VA scope requirements:

Bariatric Shower Seating:

Contractor to remove the existing shower seating in select patient rooms, demolish damaged ceramic tiles (app 5 sqf in each) and install new tiles to match existing finishes. The patient areas include rooms 5B131, 5C120, 5C121 and 5C126.

Also, in patient rooms 5D106A, 4D114A and 4D122A, the contractor shall remove the existing shower seating, demolish damaged ceramic tiles (app 5 sqf in each), install new tiles to match existing and purchase and install new hospital grade bariatric shower seating rooms with the required concealed backing. Replace water resistant drywall at selective demolition locations.

Phasing: Contractor to only take one patient room on one floor out of service at a time. Provide a 7 day notice to COTR so coordination and patient relocation can be made with nursing staff.

5c107 Bathroom Shower Fix:

Contractor to repair plumbing issues in 5c107 bathroom shower. Shower is currently inoperable. Contractor will remove tile as needed to access plumbing piping (approximately 16 sqf). Contractor to remove and install new shower fixtures. Contractor to paint, patch and repair drywall and ceramic tile as needed. Match existing finishes. Coordinate plumbing work with VA FMS plumbers.

Phasing: Work to be completed during business hours.

2c100 and 2c129 Kitchen Area ADO:

Contractor to install a new automatic door opener (ADO) at kitchen door entrances from both the east and west directions. Contractor to design, purchase, coordinate and install new equipment and related

electrical work. Contractor to paint, patch and repair concrete and drywall wall areas impacted by the new equipment installation. Contractor to modify door hardware and install new as needed to accommodate new ADO door function.

Phasing: Work to be completed during business hours.

Card Readers Supply/Storage Rooms:

Contractor to purchase and install new HID card readers in supply/storage rooms including rooms 5A135B, 4B138A, 5C104, 173-38, 4D129 and 5D129. Contractor to coordinate all work with VA Police and FMS electricians. Card readers shall read PIV badges as well as interface with current VA Lenel card reader system. Contractor to modify door hardware and doors and install new to accommodate card reader function. Hardware may include, but is not limited to electrical strikes. Contractor to patch, paint and repair areas impacted by construction.

Phasing: Work to be completed during business hours. Any work deemed disruptive by staff shall be completed after hours.

Emergency Department Security Enforcement:

Contractor to install new ballistic paneling and windows in interview rooms 1A120A, 1A120B, 1A120C and 1A120D. Contractor to install approximately 150 sqf feet of wall paneling in each room and provide reinforcement necessary to accommodate additional load. Contractor to replace each existing interview room window with new ballistic window. Contractor to modify door hardware to provide new privacy lock sets.

Contractor to install new ballistic paneling and windows in nurse triage rooms 1A115 and 1A116. Contractor to install approximately 32 sqf of wall paneling in each room and provide structural reinforcement necessary to accommodate additional load. Contractor to replace existing shared window with new ballistic window.

Contractor to install new ballistic automatic sliding door in corridor C1A8A. Remove existing sliding door. Reinforce wall to accommodate additional load imposed by the ballistic door. Contractor to coordinate electrical and functional requirements with VA Police and FMS electricians.

Phasing: Work to be completed during business hours. Any work deemed disruptive by staff shall be completed after hours. Phase work as to only take one interview or nurse triage room out of service at a time as not to disrupt business operations.

8c137 Firm C Reconfiguration:

Contractor to reconfigure 8C137 Check-In desk to provide an additional ADA work space/counter for administrative staff. Work includes removing the reception area's south-west entry door and providing a new entry (including door and hardware, etc) on the west facing concrete wall. Contractor to provide new built-in ADA work surface/counter, wall, ceiling, flooring work, patching and painting and roll down lockable metal gate. Contractor to install new data and electrical ports. Contractor to also coordinate installation of new duress button. Contractor to make fire sprinkler modifications if sufficient coverage is not accomplished. Coordinate communication and power efforts with VA OIT and VA electricians and duress button with VA Police and BioMedical Engineering. Contractor to provide manpower to move furniture and equipment to temporary location where staff will be working and will provide manpower to relocate items to 8c137 upon completion of construction work.

Contractor to install a new 5'x 2' (approximate) partition gypsum wall between windows 1 and 2 to minimize privacy and noise issues. Contractor to patch and paint as needed. Match existing finishes.

Phasing: Work to be completed during business hours except for new entry door on the west wall shall be performed on the weekend because of noise concerns.

2C109 Bathroom ADO:

Contractor to install a new automatic door opener (ADO) at 2C109 bathroom door. Contractor to design, purchase, coordinate and install new equipment and related electrical work. Contractor to coordinate electrical and power requirements with VA FMS electricians. Contractor to paint, patch and repair drywall wall areas impacted by the new equipment installation. Contractor to modify door hardware and install new hardware as needed to accommodate new ADO function.

Phasing: Work to be completed during business hours.

Bldg 24 Modifications:

Contractor to remove existing door, frame, hardware, etc between rooms 61 and 62 and install new complete wall. Contractor to repair, patch and paint. Contractor to provide services to relocate furniture and equipment that will result from room modification after construction is complete.

Contractor to remove existing plexi glass window and patch, paint and repair framing. Contractor to install new roll down lockable metal gate. Demolish and reconfigure wall as needed to accommodate new gate. Modify sprinkler system as needed to accommodate new gate. Coordinate all related work, such as ceiling work, etc.

Phasing: Work to be completed during business hours

Pharmacy Modifications:

Contractor to provide new gypsum board wall partition in 1c100C. Configure wall at the appropriate height as to minimize modifications to the lighting and HVAC systems. Contractor to patch, repair and paint new and existing areas (only affected by construction) and install new wall base. Contractor to provide manpower to move VA equipment and furniture to reconfigure room as a result of new wall construction. Contractor to provide one new electrical outlets and one new data/voice outlets and will coordinate work and requirements with VA OIT and FMS electricians. Contractor to make modifications to the sprinkler system to provide sufficient coverage if affected by new wall construction.

Phasing: Work to be completed during business hours.

130-38 Shower Modifications:

Contractor to modify shower flooring to prevent water run-off into areas in bathroom. Contractor to demolish approximately 1" of concrete floor (app. 20 sqf area), pour new concrete flooring and slope new concrete floor to drain. Contractor to repair and replace existing tile affected by the demolition and install new tile at the base of the shower accommodate new flooring. Install a new drain and new plastic liner for waterproofing.

Phasing: Work to be completed during business hours.

Design Criteria

Contractor shall determine phasing to ensure the least disruptive construction schedule and design the work accordingly:

- Specifications will be developed using the standard VA specifications. Additional VA design criteria can be obtained at <http://www.cfm.va.gov/TIL/>.
- The drawings shall be produced using industry standard details and VHA CADD Deliverable Guidelines, on a VA provided title block. All drawings will be standard, scaled, e-size (30" x 42") drawings or half size drawings. Contractor will be provided with architectural background drawings in AutoCAD 2010. Design/Build A/E shall confirm in the field, actual as-built conditions.
- Contractor to provide phasing and coordination on any utility shutdowns.
- Contractor is responsible for survey of existing conditions. Any drawings provided shall be used only as a guide and all information must be confirmed by Design/Build A/E.
- Contractor to stamp drawings as to which review (65%, 95%, or Construction). Also, note on review drawings "NOT FOR CONSTRUCTION"

Design Codes and Standards

Contractor must complete design drawings in accordance with the most current edition of the following codes:

- VA PG-18-1, Master Construction Specifications (<http://www.cfm.va.gov/til/spec.asp>)
- VA PG -18-3 VA Design and Construction Procedures
- VA PG-18-4 Standard Details
- VA PG-18-10 VA Design Manuals
- VA PG-18-15 A/E Submission Requirements
- National Fire Protection Association Codes (NFPA)
- VA HVAC Design Criteria and Electrical Design Manual
- International Building Code (IBC)
- OSHA Standards
- National Electrical Code (NEC)
- EPA
- ASHRAE
- And all other application industry codes and VA requirements

Environmental Assessment

Dependent upon discovery of Lead based paint or Asbestos containing materials during construction, the construction contractor is required to stop all work and contact the COTR if any are discovered or suspected.

Asbestos Survey and Analysis

It is not presumed that the flooring contains ACM, but immediately notify the VA COTR in the event that ACM is discovered during demolition.

Hazardous Waste

Hazardous waste brought onto site shall be listed on a Hazardous Waste Inventory form and submitted to COTR prior to construction. Hazardous materials shall be properly disposed of off VA Medical Center property.

NEPA Compliance

NEPA requires an Environmental Impact Analysis (EIA) to be performed during planning phase of construction projects. The results of the EIA are as follows: Categorical Exclusion (CATEX): *"Construction within 5 foot line of the facility consistent with present use."*

ICRA

An ICRA is an Infection Control Risk Assessment. A preliminary assessment was performed dated 2.4.11. Refer to drawings and technical specifications to determine risk level and appropriate measures. The use of construction barriers, plastic, will be required through each phase.

A dust permit will be required. However, temporary dust partitions and hard wall barriers will be created to ensure no cross-contamination between area of work and the VA Medical Center.

ILSM

An ISLM is an Interim Life Safety Measure will be put in place by the Safety department prior to commencement of work. The use of construction barriers, plastic, will be required through each phase. Ensure appropriate measures such as directional and informational signage are utilized.

5.0 List/Description of Bid Items and associated completion times

All construction services shall be completed in 190 calendar days from receipt of Notice to Proceed (the performance period shall not include the lead time for equipment).

Design services will be completed in 10 weeks.

Construction services will be completed in 17 weeks.

Phasing and Scheduling of Bid Items:

Design time allotted to be as following:

- | | |
|--|----------|
| • VA receives 65% working drawings and specifications | 4 weeks |
| • Comments by VA back to Contractor | 5 weeks |
| • VA receives 95% working drawings and specifications | 7 weeks |
| • Comments by VA back to Contractor | 8 weeks |
| • VA receives 100% working drawings and specifications | 10 weeks |
| • Construction Period Begins | 10 weeks |
| • Construction Period Ends | 27 weeks |

Multiple phases will be required during this project to ensure staff can continue operations during business hours.

Work shall be performed during business hours, 7:30a – 4:00p. All work considered disruptive to staff, will be performed after business hours.

6.0 Electronic Specifications and Drawings

See appendix for Technical specifications and Drawings

7.0 Specifications of Guarantee Period Services

The guarantee period begins after acceptance of construction services. The guarantee period shall continue, at minimum, one year after acceptance or as otherwise noted in specifications.

8.0 Contractor Trade