

**SECTION 01 00 00  
GENERAL REQUIREMENTS**

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**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 structures, and furnish labor and materials and perform work as required by drawings and specifications.
- B. Visits to the site by Bidders may be made only by appointment with the Medical Center Engineering Officer.
- C. NA.
- D. NA
- E. All employees of general contractor and subcontractors shall comply with VA's security program and obtain a VA ID badge from VA police. See paragraph 1.35 below for ID badge process. Along with ID Badges all workers must be able to speak and understand English during construction. Construction areas as defined by the contract documents will be keyed to a construction core when Notice to Proceed is issued. Access to non-construction areas is limited to public areas only. Access needed outside of construction area (i.e., mechanical rooms) will be provided by COR or his/her representative upon written or verbal request.
- F. 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.
- G. Training:
  - 1. Beginning July 31, 2005, all employees of general contractor or subcontractors shall have the 10-hour OSHA certified Construction Safety course and or other relevant competency training, as determined by VA CP with input from the ICRA team.
  - 2. In addition to the 10-hour OSHA training, VA will provide site-specific training as determined by VA Competent Person with input from the VA's Infection Control Risk Assessment team. Coordination of this required training will be accomplished through the COR or Project Engineer. 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. All contractors, subcontractors, and vendors must receive this training to work at our facility. Failure to receive this training may cause debarment of contractor's staff until such training is accomplished.
  - 3. Submit training records of all such employees for approval before the start of work.
- H. Pre-Construction handout Dated August 2012

1. The contractor shall utilize this pre-construction packet as an orientation package to the SF VAMC facilities procedures and requirements for construction. This packet shall be reviewed by the contractor and utilized as tool to inform and educate their employees and their sub-contractors to the required procedures to be followed at the facility.

## 1.2 STATEMENT OF WORK

The intention of this project is to renovate the CLC kitchens on Ground and First Floors. First Floor Kitchen is primarily used for recreational and occupational therapy. Contractor shall furnish all labor, materials, and equipment needed to complete the work required. The contract duration shall be no more than 120 days.

Ground Floor Kitchen is primarily used for serving "restaurant style" meals for breakfast, lunch, and dinner. There are (5-6) Certified Nurse Assistants (CNA's), (3) nutrition staff, and (1-2) volunteers that are present during meal times. Meals are wheeled up from the Nutrition kitchen and are supplemented by eggs, toasted, sandwiches, and other foods that can be prepared on a griddle. There are three functions of interactions in the kitchen: Food Preparation, Serving Area, and Refreshments. The refreshment function is accessed by staff during non-meal times and used for snacks during recreational activities and special events. The requirements for these functions are below:

Food Preparation shall have all required power, mechanical, plumbing connections within the kitchen to accommodate

- Griddle and mobile table (stand) (VA provide; Contractor Install [VC])
- Cooking exhaust vent
- Dishwasher
- Deep sink
- Countertop for making sandwiches etc.
- Microwave
- Food warmer (existing) (VC)
- No upper cabinets
- Lower cabinets should have open shelves
- Folding Partition to be replaced by lockable sliding barn door

Serving area shall have all required power, mechanical, plumbing connections within the kitchen to accommodate

- Refrigerator (VC)
- Under counter freezer (existing) (VC)
- Upper shelving for mugs and coffee/tea supplies

Refreshments

- None

First Floor Kitchen is primarily used for recreational and occupational therapy (RT & OT). The renovated kitchen will be utilized by the residents to relearn food skills under the supervision of the therapists. All equipment, fixtures, and appurtenances shall be handicapped accessible. Kitchen shall have all required power, mechanical, plumbing within the kitchen to accommodate

- Wall oven
- Dishwasher
- ADA compliant sink
- Countertop heights should be 29" high and clear underneath for wheelchairs
- Microwave (preferable off counter) [VC]
- Lower cabinets should have open shelves
- Lockable pantry
- Existing refrigerator (VC)
- All appliances shall be residential type

The Contractor shall coordinate all phases of the project with the designated VA Contracting Officer's Representative (COR) to ensure that normal operations and patient care of the building will not be interrupted. To achieve this goal, the contractor must plan and execute all construction work with minimal down time. All shutdowns are to be accomplished on weekends.

Visits to the site by bidders may be made only by appointment with the VA COR. The contractor shall perform all field investigation required to adequately identify all site conditions including the existing piping system, the heat exchanger and electrical power required to complete the project be included in the bid (or cost proposal).

The project shall include complete demolition of two existing kitchens to include but not limited to casework, flooring, ceiling, electrical, mechanical, plumbing, drywall and ceramic tiles. Photos and schematic drawings are provided in Attachment 1 for your information. Contractor shall field verify conditions before start of work. Work shall be phased so that one kitchen is in operation while the other is under construction with First Floor Kitchen to be constructed first.

A. Ground Floor Kitchen Requirements:

1. Demolish drywall, accordion partition, casework, flooring, ceiling and plumbing fixtures.
2. Furnish and install moisture and mold-resistant glass mat gypsum wallboard products with moisture-resistant surfaces complying with ASTM C1658. Provide Level 4 finish. Provide primer and 2 coats of low VOC semi-gloss paint. Two (2) Paint colors will be selected by VA. Paint Manufacturers: Kelly Moore, Benjamin Moore, or Sherwin Williams.
3. Furnish and install casework per attached elevation drawing. Casework shall be high pressure laminate (HPL). Woodgrain finish selection to be determined and will be selected from the manufacturer's standard line.
4. Furnish and install ADA complaint ½ inch countertops and ¼ inch backsplash. Material shall be solid surface and finish selection to be determined and will be selected from manufacturer's standard line.
5. Furnish and install 8" deep minimum commercial kitchen sink. Sink shall be stainless steel single bowl (polished satin finish) with a

- pull out spray faucet. Basis of Design for sink are Elkay Model LSR2722PD and Elkay Model LKGT2041. All work shall include all associated piping, valves, connections, vents, traps, power conduits, wires, etc. to ensure a fully complete and useful system. Ensure mixing valves are in compliance with SF VAMC Standards
6. Furnish and install built-in microwave with proper ventilation around equipment. Microwave shall be at a minimum stainless steel finish with 1.6 cu ft capacity, 1200 watt of cooking power, with height of 13 inches and width of 21.75 inches. Coordinate with casework and built in oven to ensure equipment are centered. Manufacturers: KitchenAid, Whirlpool, and General Electric. Microwave and oven shall be the same manufacturer. All work shall include all associated piping, valves, connections, vents, traps, power conduits, wires, etc. to ensure a fully complete and useful system
  7. Provide all labor, equipment and material to relocate griddle on mobile table. Contractor to furnish and install electrical power and exhaust hood to this unit. Griddle electrical specification is 208V/60/1ph, 43.3 amp, 9000 watt. Electrical service shall meet at a minimum 208V/1ph, 50 amp to the specified electrical panel on the same floor. Exhaust Hood shall meet the code requirement for this type of equipment and shall utilize the nearest mechanical shaft to exhaust to the outside.
  8. Furnish and install residential dishwasher with dimensions of 34 inches cutout height, 24 inches of cutout width and 24 inches of cutout depth. Basis of Design for this dishwasher is KitchenAid Model # KDFE104DSS. Manufacturers: KitchenAid, Whirlpool, and General Electric. All work shall include all associated piping, valves, connections, vents, traps, power conduits, wires, etc. to ensure a fully complete and useful system
  9. Furnish and install residential exhaust hood and associated ductwork and controls in compliance with applicable standards and codes. Utilize the nearest duct chase to exhaust up to roof.
  10. Furnish all equipment, material and certification to abate asbestos containing materials (ACM). There are flooring and wall tiles that may have ACM.
  11. All new and existing components shall be seismically braced to meet current codes and standards.
  12. Work shall include insulation of all exposed piping and ductwork in accordance with industry standards.
  13. At the end of all construction, the contractor shall label all MEP in accordance with industry standards.
- B. First Floor Kitchen Requirements:
1. Demolish drywall, accordion partition, casework, flooring, ceiling, electrical fixtures and plumbing fixtures.

2. Furnish and install moisture and mold-resistant glass mat gypsum wallboard products with moisture-resistant surfaces complying with ASTM C1658. Provide Level 4 finish. Provide primer and 2 coats of low VOC semi-gloss paint. Two (2) Paint colors will be selected by VA. Paint Manufacturers: Kelly Moore, Benjamin Moore, or Sherwin Williams.
3. Furnish and install casework per attached elevation drawing. Casework shall be high pressure laminate (HPL). Woodgrain finish selection to be determined and will be selected from the manufacturer's standard line.
4. Furnish and install ADA complaint ½ inch countertops and ¼ inch backsplash. Material shall be solid surface and finish selection to be determined and will be selected from manufacturer's standard line.
5. Furnish and install ADA complaint residential kitchen sink. Sink shall be stainless steel single bowl (polished satin finish) with a pull out spray faucet. Basis of Design for sink are Elkay Model ECTSRAD25226BG and Elkay Model LKGT2041. All work shall include all associated piping, valves, connections, vents, traps, power conduits, wires, etc. to ensure a fully complete and useful system.
6. Furnish and install built-in microwave with proper ventilation around equipment. Microwave shall be at a minimum stainless steel finish with 1.6 cu ft capacity, 1200 watt of cooking power, with height of 13 inches and width of 21.75 inches. Coordinate with casework and built in oven to ensure equipment are centered. Manufacturers: KitchenAid, Whirlpool, or General Electric. Microwave and oven shall be the same manufacturer. All work shall include all associated piping, valves, connections, vents, traps, power conduits, wires, etc. to ensure a fully complete and useful system.
7. Furnish and install residential wall electric oven (20amp, 240 volts) with proper ventilation around equipment. Stainless Steel built in oven shall have at a minimum an interior height of 18 inches, interior width of 22 inches and interior depth of 19 inches. Coordinate with casework and built in microwave to ensure equipment are centered. Manufacturers: KitchenAid, Whirlpool, or General Electric. Microwave and oven shall be the same manufacturer. All work shall include all associated piping, valves, connections, vents, traps, power conduits, wires, etc. to ensure a fully complete and useful system
8. Furnish and install residential dishwasher with dimensions of 34 inches cutout height, 24 inches of cutout width and 24 inches of cutout depth. Basis of Design for this dishwasher is KitchenAid Model # KDFE104DSS. Manufacturers: KitchenAid, Whirlpool, or General Electric. All work shall include all associated piping, valves, connections, vents, traps, power conduits, wires, etc. to ensure a fully complete and useful system.
9. Furnish and install suspended acoustical ceiling system with 2ft x 2ft tiles. Suspended ceiling system shall match existing system

located on Ground Floor Dining Area (USG Mars ClimaPlus Ceiling).  
Manufacturer: USG or Armstrong,

10. Furnish and install all electrical work to support the above equipment. Provide GFCI receptacles in quantity as shown on drawing. Coordinate exact location with VA. Provide four (4) 2ft by 2ft LED direct / indirect light fixtures (minimum 4000 lumens, 120/277VAC) utilizing existing circuits / switches controls. Basis of Design is Cree ZR24-40L-35K-10V. Manufacturers: Cree, Lutron, or Lightolier.
11. Furnish all equipment, material and certification to abate asbestos containing materials (ACM). There are flooring and wall tiles that may have ACM.
12. All new and existing components shall be seismically braced to meet current codes and standards.
13. Work shall include insulation of all exposed piping and ductwork in accordance with industry standards.
14. At the end of all construction, the contractor shall label all MEP in accordance with industry standards.

C. Additional Requirements:

1. Attachment 1 and 2 are provided only as a convenience to the contractor. All bidders shall perform their diligent site investigations to verify the information presented in this Attachment before bidding in order to include the correct costs in their bid. Any deviation of the existing system from this attachment that may affect the work shall be the responsibility of the contractor. The as-built drawing to be submitted to the COR at the end of the project shall correctly reflect all the deviations observed by the contractor during his work execution.
2. All shutdowns to utilities shall be scheduled with minimum 21 days notice to COR to allow time to coordinate with the various departments. Shutdowns cannot last more than 4 hours.
3. Before beginning any demolition work, the Contractor shall survey the site and examine the drawings and specifications to determine the extent of the work. The contractor shall take necessary precautions to avoid damages to existing items to remain in place, to be reused, or to remain the property of the Medical Center; any damaged items shall be repaired or replaced as approved by the COR. The Contractor shall coordinate the work with all other work and shall construct bracing and supports as required. The Contractor shall ensure that the pipe hanger elements are not overloaded and shall be responsible for increasing supports or adding new supports as may be required as a result of any cutting, removal, or demolition work performed under this contract. Do not overload hanging elements. Provide new supports and reinforcement for existing construction weakened by demolition or removal works. Repairs, reinforcement, or replacement must have COR's approval.



### 1.3 SPECIFICATIONS AND DRAWINGS FOR CONTRACTOR

A. AFTER AWARD OF CONTRACT, one set of specifications and drawings (if applicable) will be furnished.

#### 1. Specification Table of Contents

Section	Description
01 00 00	GENERAL REQUIREMENTS
10 22 26.13	INTERIOR SLIDING BARN DOORS
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 00	COUNTERTOPS
Appendix 1	SCHEMATIC DRAWINGS
Appendix 2	STANDARDS AND FINISHES
	CONSTRUCTION SAFETY HANDBOOK

B. Requests for additional sets will be made by the Contractor's at their own expense.

### 1.4 CONSTRUCTION SECURITY REQUIREMENTS

#### A. Security Plan:

1. 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.
2. For working outside the "regular hours" as defined in the contract, The General Contractor shall give seven (7) 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.
5. Contractor shall adhere to all security standards regarding VA data. The C&A requirements do not apply, and a Security Accreditation Package is not required.

#### C. Guards:

NA.

D. Key Control:

1. The General Contractor shall provide duplicate keys and lock combinations to the COR 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 to make and install the permanent cores. See Section E and coordinate.

E. Lock Hardware:

1. Locking hardware for SFVA must be Class 1 ADA compliant.
2. Keyed cores must conform to the cylinders format currently in use which is Best 7-pin interchangeable **I/C small format 7 pin core**.
3. Although SFVA currently has both cylindrical and mortise door locks, all new locks shall be cylindrical type unless otherwise specified in the plans.
4. Exit hardware must also accept the Best core cylinders mentioned above. Additionally, it should be surface mounted not mortise. Vertical locking rods, when used, must also be surface mounted unless the internal rods are specified in the plans.
5. Following are acceptable lock hardware which SFVA have found to be very reliable:

Office Lock: Schlage ND53BD-626-RHO.

Function: Lock is always open on inside, locked by button on inside.

Storeroom Lock: Schlage ND80BD-626-RHO.

Function: always locked on outside, always open inside, key retracts Bolt.

Privacy Lock: Schlage ND40BD-626-RHO.

Function: Bathroom lock. Button locks from inside, coin or screwdriver unlocks. It cannot be left unlocked upon leaving room.

Passage Set: Schlage ND10S-626-RHO.

Function: Passage. Two levers, always unlocked.

Classroom Lock: Schlage ND70BD-626-RHO

Function: always open inside, Key lock and unlock outside.

6. For exit hardware, Von Duprin 99 series, surface mounted. Generally, storeroom function preferred; when hardware needs to be left unlocked it can be dogged down.

7. Mechanical combination locks where specified shall be Simplex Kaba P/N# 1021B-26D-41 which will comply with SFVA 7-pin BEST small format cylinders.
8. Where mortise locks are specified, they shall be Schlage L-series with lever handles, in brushed chrome finish (626).
9. Door closers shall be LCN heavy-duty or approved equivalent.

F. 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 can only be shared with those who have specific need to accomplish the project.
4. 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.
5. These security documents shall not be removed or transmitted from the project site without the written approval of Contracting Officer.
6. All paper waste or electronic media such as CD's and diskettes shall be shredded and destroyed in a manner acceptable to the VA.
7. Notify Contracting Officer and Site Security Officer immediately when there is a loss or compromise of "sensitive information".
8. 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.

G. Motor Vehicle Restrictions

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

- 2. Separate permits shall be issued for General Contractor and its employees for parking in designated areas only.

**1.5 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. Utilize the latest edition of each reference.

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

- E84-2008.....Surface Burning Characteristics of Building Materials

- 2. National Fire Protection Association (NFPA):

- 10-2006.....Standard for Portable Fire Extinguishers

- 30-2007.....Flammable and Combustible Liquids Code

- 51B-2003.....Standard for Fire Prevention During Welding, Cutting and Other Hot Work

- 70-2007.....National Electrical Code

- 241-2004.....Standard for Safeguarding Construction, Alteration, and Demolition Operations

- 3. Occupational Safety and Health Administration (OSHA):

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

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 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 and maintain temporary construction partitions to provide smoke-tight separations between construction areas the areas that are described in phasing requirements and adjoining areas. Construct partitions of gypsum board or treated plywood (flame spread rating of 25 or less in accordance with ASTM E84) on both sides of fire retardant treated wood or metal steel studs. Extend the partitions through suspended ceilings to floor slab deck or roof. Seal joints and penetrations. At door openings, install Class C, ¾ hour fire/smoke rated doors with self-closing devices.
  2. Install one-hour 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.
  3. Close openings in smoke barriers and fire-rated construction to maintain fire ratings. Seal penetrations with listed through-penetration firestop materials in accordance with Section 07 84 00, FIRESTOPPING.
- 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.
- H. Egress Routes for Construction Workers: Maintain free and unobstructed egress. Inspect daily. Report findings and corrective actions weekly to COR.
- 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. Standpipes: Install and extend standpipes up with each floor in accordance with 29 CFR 1926 and NFPA 241.
- L. Sprinklers: Install, test and activate new automatic sprinklers prior to removing existing sprinklers.
- M. 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. 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 Engineer.
- N. Smoke Detectors: Prevent accidental operation. Remove temporary covers at end of work operations each day. Coordinate with COR.

- O. Hot Work: Perform and safeguard hot work operations in accordance with NFPA 241 and NFPA 51B. Coordinate with COR. Obtain permits from facility Safety through COR at least 24 hours in advance. Designate contractor's responsible project-site fire prevention program manager to permit hot work.
- P. Fire Hazard Prevention and Safety Inspections: Inspect entire construction areas weekly. Coordinate with, and report findings and corrective actions weekly to COR.
- Q. Smoking: Smoking is prohibited in and adjacent to construction areas inside existing buildings and additions under construction. In separate and detached buildings under construction, smoking is prohibited except in designated smoking rest areas.
- R. Dispose of waste and debris in accordance with NFPA 241. Remove from buildings daily.
- S. Perform other construction, alteration and demolition operations in accordance with 29 CFR 1926.
- T. 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.
- U. Above Ceiling Permit: Contractors are restricted from working above ceiling without the required Above Ceiling Permit. This is required when working above any ceilings in the Medical Center outside of contained construction areas.
- V. Temporary Electrical: Contractors are not allowed to use power supplied by VA unless approved by COR. If approved, use and installations shall be in accordance with 29 CFR 1926, NFPA 241 and NFPA 70. At no time will VA approve temporary power connection from a critical electrical circuit.

#### **1.6 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 COR. 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 COR 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 COR, 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 shown on the drawings or as determined by the COR.
- E. Workmen are subject to rules of Medical Center applicable to their conduct. Execute work in such a manner as to interfere as little as possible with work being done by others. Keep roads clear of construction materials, debris, standing construction equipment and vehicles at all times.
- 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 four 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. Construction Safety Rounds: VA will perform Construction Safety Rounds weekly. Contractor superintendent or Contractor's Competent Person will be present during these safety inspections. COR will identify the date and time of these weekly inspections.
- H. Phasing: To insure such executions, Contractor shall furnish the COR with a schedule of approximate phasing dates on which the Contractor intends to accomplish work in each specific area of site, building or portion thereof. In addition, Contractor shall notify the COR two weeks in advance of the proposed date of starting work in each specific area of site, building or portion thereof. Arrange such phasing dates to insure accomplishment of this work in successive phases mutually agreeable to Medical Center Director, COR and Contractor, as follows:
- I. All buildings will stay occupied. Contractor shall take all measures and provide all material necessary to protect existing SFVA equipment and property in the areas affected by construction against contamination from construction dust and debris to ensure that Medical Centers

operations will not be hindered. Contractor shall permit access by VA personnel and patients through designated construction areas that must continue to serve as routes of access to affected areas and equipment; and coordinate all remodeling work in areas occupied by VA so that Medical Center operations will continue during the construction period.

- J. Construction Fence in exterior areas: Before beginning construction operation, Contractor shall install chain link construction fence system, 2.1m (seven feet) minimum height, around the entire construction area indicated on the drawings. Provide gates as required for access with necessary hardware, including hasps and padlocks. Fasten fence fabric to terminal posts with tension bands and to line posts and top and bottom rails with tie wires spaced at maximum 375mm (15 inches). Bottom of fences shall extend to 25mm (one inch) above grade. Remove the fence only upon concurrence by the COR.
- K. When a building is turned over to Contractor, Contractor shall accept entire responsibility therefore.
1. Contractor shall maintain a minimum temperature of 4 degrees C (40 degrees F) at all times, except as otherwise specified.
  2. Contractor shall maintain in operating condition all existing fire protection and alarm equipment. In connection with fire alarm equipment, Contractor shall make arrangements for pre-inspection of site with Fire Department or Company (Department of Veterans Affairs or municipal) whichever will be required to respond to an alarm from Contractor's employee or watchman.
- L. 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, 27 05 11 REQUIREMENTS FOR COMMUNICATIONS INSTALLATIONS and 28 05 11, REQUIREMENTS FOR ELECTRONIC SAFETY AND SECURITY INSTALLATIONS for additional requirements.
  2. Contractor shall submit a request to interrupt any such services to COR, in writing, 7 DAYS in advance of proposed interruption. Request shall state reason, date, exact time of, and approximate duration of such interruption.



3. Contractor will submit in writing all request for approval, 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.
- M. 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.
- N. 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. Wherever excavation for new utility lines cross existing roads, at least one lane must be open to traffic at all times.
  2. Method and scheduling of required cutting, altering and removal of existing roads, walks and entrances must be approved by the COR.
- O. Coordinate the work for this contract with other construction operations as directed by Resident Engineer. This includes the scheduling of traffic and the use of roadways, as specified in Article, USE OF ROADWAYS.
- P. CONTRACT WORK HOURS and FEDERAL HOLIDAYS:

Standard daily contract work hours at the San Francisco VA Medical Center (SFVAMC) are from 7:30 AM to 4:30 PM, Pacific Standard Time (PST), Monday through Friday, with the exception of Federal Holidays. The contractor shall submit to the Contracting Officer (CO) for approval, in writing, a notice of its desire to work during any period/hours other than the standard. Notice shall include a detailed description of the type of work to be performed and its location. These "non-standard" hours are referred to as "WHEN Hours" (Weekend-Holiday-Evening-Night). Notice/Request for

working in WHEN hours shall be submitted not less than three (3) working days prior to each period of work scheduled at times other than normal duty hours to include Federal holidays. Contractors are reminded that patients are generally asleep after 10:00 PM EST. Therefore, approval is subject to the availability of the project manager/COR, the type of work to be performed, the specific hours requested, and the anticipated noise level that will be generated by contractor activity. Under no circumstance will the contractor proceed without express written approval of the Contracting Officer. When weekend work is approved by the COR, work shall be limited to 8 am to 6 pm construction period weekends, any time out side of that window will be considered evening or night work and will require its own approval.

1. Work Phasing/Scheduling: Contractor shall work closely with the COR in developing a work schedule for contract performance. Simultaneous or transitional work on/between multiple facilities may be required. Advance coordination by the contractor is critical and required. **Note**, Concurrent work performance is anticipated on all line items for this project.
2. The work to be performed on this project will include occupied areas, however arrangements may be made so that the particular area may be blocked off during performance of work if feasible. The contractor shall notify the COR of intent to start work in any specific assigned area. The contractor shall coordinate the work of all activities whereby both the Government and the contractor can continue operations with the least possible interference and inconvenience.
3. The contractor is required to have a minimum of crews for work covered by this contract, and provide additional crew(s) as the work justifies. Each crew shall be capable of operating simultaneously and independently of the other crew(s).
4. The following is a list of Federal Holidays observed by all Federal Installations. Holidays falling on a Saturday will be observed on the preceding Friday. Holidays falling on a Sunday will be observed on the following Monday:
  - New Year's Day, January 1
  - Martin Luther King, Jr, 3rd Monday in January
  - Washington's Birthday, 3rd Monday in February
  - Memorial Day, Last Monday in May
  - Independence Day, July 4
  - Labor Day, 1st Monday in September
  - Columbus Day, 2nd Monday in September
  - Veterans Day, November 11
  - Thanksgiving Day, 4th Thursday in November
  - Christmas Day, December 25
5. No deliveries of construction equipment, materials, HVAC equipment, dumpsters (or pick up of dumpsters), cranes, concrete trucks, etc. before 7:30 am on the weekdays and 8 am on the weekends. Exception will be for oversize loads that require delivery before a certain

time due to permitting conditions, and shall require a minimum of 3 days' notice to the COR prior to arrival at SF VAMC. No contractor vehicles, delivery vehicle, cranes, concrete trucks, hauling trucks, etc. will be staged within 500 yards of the SF VAMC prior to driving onto SF VAMC grounds.

#### 1.7 ALTERATIONS

- A. Survey: Before any work is started, the Contractor shall make a thorough survey with the COR, of 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:
- 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 and/or Supply Representative 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.
- 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 Re-Survey 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. The Re-survey report shall list all damages 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.
- E. Construction Barriers:
- Barrier must be erected as a complete and continuous system. The system is to extend from the floor to above the ceiling to complete an actual airless barrier.
- F. Final Cleanup:

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.

- G. Disposal and Retention: 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 which 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 Resident Engineer.
  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.

#### **1.8 INFECTION PREVENTION MEASURES**

- A. Implement the requirements of VAMC's Infection Control Risk Assessment (ICRA) team. ICRA Group may monitor dust in the vicinity of the construction work and require the Contractor to take corrective action immediately if the safe levels are exceeded. This project is classified as Class III.
- B. Establish and maintain a dust control program as part of the contractor's infection preventive measures in accordance with the guidelines provided by ICRA Group. Prior to start of work, prepare a plan detailing project-specific dust protection 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.

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 RE 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.
- 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 Resident Engineer. Block off all 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 Resident Engineer. 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 1-1/2 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 Resident Engineer 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 Resident Engineer 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.

**1.9 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.
4. PCB Transformers and Capacitors: The Contractor shall be responsible for disposal of any existing Polychlorinated Biphenyl (PCB) transformers and capacitors. All transformers and capacitors shall be taken out of service and handled in accordance with the procedures of the Environmental Protection Agency (EPA) and the Department of Transportation (DOT) as outlined in Code of Federal Regulation (CFR), Titled 40 and 49 respectively. The EPA's Toxic Substance Control Act (TSCA) Compliance Program Policy Nos. 6-PCB-6 and 6-PCB-7 also apply. Upon removal of PCB transformers and capacitors for disposal, the "originator" copy of the Uniform Hazardous Waste Manifest (EPA Form 8700-22), along with the Uniform Hazardous Waste Manifest Continuation Sheet (EPA Form 8700-22A) shall be returned to the Contracting Officer who will annotate the contract file and transmit the Manifest to the Medical Center's Chief.
  - a. Copies of the following listed CFR titles may be obtained from the Government Printing Office:
    - 40 CFR 261.....Identification and Listing of Hazardous Waste
    - 40 CFR 262.....Standards Applicable to Generators of Hazardous Waste
    - 40 CFR 263.....Standards Applicable to Transporters of Hazardous Waste
    - 40 CFR 761.....PCB Manufacturing, Processing, Distribution in Commerce, and use Prohibitions
    - 49 CFR 172.....Hazardous Material tables and Hazardous Material Communications Regulations
    - 49 CFR 173.....Shippers - General Requirements for Shipments and Packaging
    - 49 CFR 173.....Subpart A General
    - 49 CFR 173.....Subpart B Preparation of Hazardous Material for Transportation
    - 49 CFR 173.....Subpart J Other Regulated Material; Definitions and Preparation
    - TSCA.....Compliance Program Policy Nos. 6-PCB-6 and 6-PCB-7

**1.10 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 required 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 COR.
- 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 COR may have the necessary work performed and charge the cost to the Contractor.

**(FAR 52.236-9)**

- C. For additional requirements on protecting vegetation, soils and the environment. Refer to Articles, "Alterations", "Restoration", and "Operations and Storage Areas" for additional instructions concerning repair of damage to structures and site improvements.

**1.11 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 Resident Engineer. 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 of Section 00 72 00, GENERAL CONDITIONS.

#### **1.12 PHYSICAL DATA**

NA

#### **1.13 PROFESSIONAL SURVEYING SERVICES**

NA

#### **1.14 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.

(FAR 52.236-17)

#### **1.15 AS-BUILT DRAWINGS**

- A. The contractor shall maintain two full size sets of as-built drawings which will be kept current during construction of the project, to include all contract changes, modifications and clarifications.
- B. All variations shall be shown in the same general detail as used in the contract drawings. To insure compliance, as-built drawings shall be made available for the COR'S review, as often as requested.
- C. Contractor shall deliver two approved completed sets of as-built drawings to the COR within 15 calendar days after each completed phase and after the acceptance of the project by the COR.
- D. Paragraphs A, B, & C shall also apply to all shop drawings.

#### **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. Temporary roads shall be constructed by the Contractor at Contractor's expense. 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.
- C. When certain buildings (or parts of certain buildings) are required to be completed in advance of general date of completion, all roads leading thereto must be completed and available for use at time set for completion of such buildings or parts thereof.

#### **1.17 PRECONSTRUCTION RISK ASSESSMENT**

For every construction project, the Contractor and the COR are required to perform a Pre-Construction Risk Assessment (PCRA). The contractor must submit the PCRA within 15 days from issuance of the Notice to Proceed

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

- A. Use of new 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.

#### **1.19 TEMPORARY USE OF EXISTING ELEVATORS**

Use of existing elevators for handling building materials and Contractor's personnel will be permitted subject to following provisions:

1. Contractor makes all arrangements with the COR for use of elevators.
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 inside surfaces of car enclosure walls.
  - c. Finish flooring.
3. Government will accept hoisting ropes of elevator and rope of each speed governor if they are worn under normal operation. However, if these ropes are damaged by action of foreign matter such as sand, lime, grit, stones, etc., during temporary use, they shall be removed and replaced by new hoisting ropes.
4. If brake lining of elevators are excessively worn or damaged during temporary use, they shall be removed and replaced by new brake lining.
5. 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.
6. Place elevator in condition equal, less normal wear, to that existing at time it was placed in service of Contractor as approved by Contracting Officer.

#### **1.20 TEMPORARY USE OF NEW ELEVATORS**

NA

**1.21 TEMPORARY TOILETS**

- A. Provide where directed, (for use of all Contractor's workmen) ample temporary sanitary toilet accommodations with suitable sewer and water connections; or, when approved by COR, provide suitable dry closets where directed. Keep such places clean and free from flies, and all connections and appliances connected therewith are to be removed prior to completion of contract, and premises left perfectly clean.
- B. Contractor may have for use of Contractor's workmen, such toilet accommodations as may be assigned to Contractor by Medical Center or COR. 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.

**1.22 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. The amount to be paid by the Contractor for chargeable electrical services shall be the prevailing rates charged to the Government. The Contractor shall carefully conserve any utilities furnished without charge.
- B. The Contractor, at Contractor's expense and in a workmanlike manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of electricity used for the purpose of determining charges. Before final acceptance of the work by the Government, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.
- C. 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.
- D. 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.
- E. 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.

- F. 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.
- G. 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.
- H. Fuel: Natural and LP gas and burner fuel oil required for boiler cleaning, normal initial boiler-burner setup and adjusting, and for performing the specified boiler tests will be furnished by the Government. Fuel required for prolonged boiler-burner setup, adjustments, or modifications due to improper design or operation of boiler, burner, or control devices shall be furnished by the Contractor at Contractor's expense.

### **1.23 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES**

- A. For the purposes of this contract, samples (including laboratory samples to be tested), test reports, certificates, and manufacturers' literature and data shall also be subject to Articles titled SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION (FAR 52.236-21) and, SPECIAL NOTES (VAAR 852.236-91). The following text refers to all items collectively as SUBMITTALS.
- B. Submit for approval all of the items specifically mentioned under the separate sections of the specification, with information sufficient to evidence full compliance with contract requirements. Materials, fabricated articles and the like to be installed in permanent work shall equal those of approved submittals. After an item has been approved, no change in brand or make will be permitted unless:
1. Satisfactory written evidence is presented to, and approved by Contracting Officer, that manufacturer cannot make scheduled delivery of approved item or;
  2. Item delivered has been rejected and substitution of a suitable item is an urgent necessity or;

3. Other conditions become apparent which indicates approval of such substitute item to be in best interest of the Government.
- C. Submittals shall be sent in sufficient time to permit proper considerations and approval action by VA. Time submissions to assure adequate lead time for procurement of contract-required items and allow at least 21 calendar days for VA review. Delays attributable to untimely and rejected submittals will not serve as a basis for extending contract time for completion.
  - D. Submittal drawings (shop, erection or setting drawings) and schedules, required for work of various trades, shall be checked before submission by technically qualified employees of Contractor for accuracy, completeness and compliance with contract requirements. These drawings and schedules shall be stamped and signed by Contractor certifying to such check.
    1. For each drawing required, submit one legible photographic paper and one electronic copy
    2. Reproducible shall be full size.
    3. Each drawing shall have marked thereon, proper descriptive title, including Medical Center location, project number, manufacturer's number, reference to contract drawing number, detail Section Number, and Specification Section Number.
    4. A space 120 mm by 125 mm (4-3/4 by 5 inches) shall be reserved on each drawing to accommodate approval or disapproval stamp.
    5. Submit drawings, ROLLED WITHIN A MAILING TUBE, fully protected for shipment.

#### **1.24 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.

#### **1.25 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.

#### **1.26 GOVERNMENT-FURNISHED PROPERTY**

- A. The Government shall deliver to the Contractor, the Government-furnished property shown on the Schedule.
- B. Equipment furnished by Government to be installed by Contractor will be furnished to Contractor at the Medical Center.
- C. Contractor shall be prepared to receive this equipment from Government and store or place such equipment not less than 90 days before Completion Date of project.
- D. Notify Contracting Officer in writing, 60 days in advance, of date on which Contractor will be prepared to receive equipment furnished by Government. Arrangements will then be made by the Government for delivery of equipment.
  - 1. Immediately upon delivery of equipment, Contractor shall arrange for a joint inspection thereof with a representative of the Government. At such time the Contractor shall acknowledge receipt of equipment described, make notations, and immediately furnish the Government representative with a written statement as to its condition or shortages.
  - 2. Contractor thereafter is responsible for such equipment until such time as acceptance of contract work is made by the Government.
- E. Equipment furnished by the Government will be delivered in a partially assembled (knock down) condition in accordance with existing standard commercial practices, complete with all fittings, fastenings, and appliances necessary for connections to respective services installed under contract. All fittings and appliances (i.e., couplings, ells, tees, nipples, piping, conduits, cables, and the like) necessary to make the connection between the Government furnished equipment item and the utility stub-up shall be furnished and installed by the contractor at no additional cost to the Government.
- F. Completely assemble and install the Government furnished equipment in place ready for proper operation in accordance with specifications and drawings.
- G. Furnish supervision of installation of equipment at construction site by qualified factory trained technicians regularly employed by the equipment manufacturer.

#### **1.27 RELOCATED EQUIPMENT OR ITEMS**

- A. Contractor shall disconnect, dismantle as necessary, remove and reinstall in new location, all existing equipment and items indicated by symbol "R" or otherwise shown to be relocated by the Contractor.
- 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 before under paragraph "Abandoned Lines".
- 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.

#### **1.28 STORAGE SPACE FOR DEPARTMENT OF VETERANS AFFAIRS EQUIPMENT [NOT USED]**

#### **1.31 CONSTRUCTION DIGITAL IMAGES**

- A. Provide a Construction Sign where directed by the COR. 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 COR.

#### **1.32 FINAL ELEVATION DIGITAL IMAGES [NOT USED]**

#### **1.33 HISTORIC PRESERVATION**

Where the Contractor or any of the Contractor's employees, prior to, or during the construction work, are advised of or discover any possible archeological, historical and/or cultural resources, the Contractor shall immediately notify the Resident Engineer verbally, and then with a written follow up.

#### **1.34 PARKING**

There will be no parking space on site available to the contractor for staging, container, debris box, or any motor vehicle.

**1.35 I.D. BADGES**

All workers are required to obtain a time-limited I. D. badge from the VA Police Service located on the ground floor of Building 203. This badge must be worn at all times when workers are on site.

**1.36 RADIOLOGY AND BIO SAFETY**

When required, training will be provided by the VA before work or surveying begins.

**1.37 CONSTRUCTION SCHEDULE**

- A. The Contractor shall develop a Construction Schedule demonstrating fulfillment of contract requirements, shall keep the schedule up-to-date as required in this Article, and shall utilize the schedule for coordinating and monitoring work under the Contract (including activities of subcontractors, vendors, and suppliers). The schedule shall be prepared in the format of a Gantt or Bar Chart, utilizing Microsoft Project or similar computer application, subject to approval by the COR.
- B. Within 10 calendar days after receipt of Notice to Proceed, the Contractor shall submit a complete Construction Schedule for review by the Contracting Officer. Submit one (1) electronic copy and if requested, provide three (3) hard copies. Within 10 calendar days of receipt of the Construction Schedule, the Contracting Officer or his representative will return the submittal with any comments or objections, and if appropriate, schedule a meeting with the Contractor for joint review, correction, or adjustment of the schedule. Within 14 calendar days after the later of the return of the submittal or the joint review meeting, the Contractor shall revise and submit one (1) electronic and three copies of the revised schedule for the Contracting Officer's approval.
- C. The Construction Schedule shall show construction activities in sufficient detail to monitor work progress, to support application and certificates for payment, and to coordinate submittal review, inspection, and other activities of the Resident Engineer and his consultants. As a minimum, it will contain the level of detail shown in the Sample Construction Schedule Drawing CS-1, which is a sample only, derived from a different project and not to be used as is for this project. Activities shall be identified by trade and nature of task, and shall show durations for the activity from allowable early-start and late-start to early-finish and late-finish, with graphic distinctions between these durations made by color or pattern.
- D. The Contractor shall update the Construction Schedule weekly, and shall submit an updated schedule with each payment request. Weekly job progress meetings shall be held on dates mutually agreed to by the Contracting Officer, or his representative, and the Contractor. An updated schedule shall be furnished by the Contractor to the VA at least two working days prior to the meeting. At the meeting, job progress will be reviewed to verify: actual start or finish dates for activities completed or in progress; remaining duration required to complete activities in progress or scheduled to start; and percentage complete

for activities in progress. Any changes required to the schedule due to discrepancies between actual job progress and the schedule shall be reported by the Contractor, reviewed, and submitted for approval to the Contracting Officer. Any corrective actions in terms of increased manpower, shift hours, work days, or other measures necessary to maintain phasing or contract completion dates shall be reported by the Contractor, reviewed, and included in proposed schedule changes.

- E. Contractor shall install and post the construction signs at the entrance to the construction area. Sign shall include the Contractor name, telephone number.

### 1.38 DAILY LOGS

- A. Permit and Daily Construction check list
- B. Workers present and work taking place during day at project.
- C. Egress Routes for Construction Workers should be inspected daily. Report findings and corrective actions weekly to the COR.

### 1.39 TB TESTING REQUIREMENTS

- A. The contractor shall be responsible for providing written documentation that all of his employees and subcontractor employees that will be working within the identified areas of the Medical Center have a PPD tuberculin skin test (TST Testing) for the purpose of Tuberculosis screening within the last 12 months prior to starting work at the San Francisco VA Medical Center. The contractor shall insure that those individuals keep current annual test results throughout the duration of the project. The contractor is responsible to insure these documents are kept current and are readily available for review upon request. The Contractor shall provide this written document to the Contracting officer (CO) or Contracting Officer's Representative (COR) naming their employees or subcontractor employees, the date they were tested and the PPD Skin Test results. Documentation of where the test was performed is also required. If the employee has never had a PPD Skin Test then a two-step skin test or an FDA approved Quantiferon blood test is required.
- B. If the employee or the subcontractor employee test results are positive or their PPD Skin Test has been found to be positive in the past, the contractor is required to also state in writing if the employee was treated for latent Tuberculosis with INH. If the employee is a new PPD Skin Test Converter, a Chest X-Ray is required with proper documented results. The identified areas at the San Francisco VAMC that require these documented tests and results as part of the contract are:

**Buildings 1 (Ground Floor only), Buildings 8, 200, 203, and 208.**

### 1.40 Construction and Demolition Debris Management

This project requires compliance with the City of San Francisco's Ordinance # 27-06 for managing construction and demolition debris, where at least 65% can be reused/recycled and diverted away from the landfill. Compliance with this City Ordinance can be accomplished through using a

registered transporter and registered facility for managing the construction/demolition debris. For more information, check out the following websites listed below:

**Link to General website:**

[http://www.sfenvironment.org/our\\_programs/interests.html?ssi=3&ti=5&ii=125](http://www.sfenvironment.org/our_programs/interests.html?ssi=3&ti=5&ii=125)

**The link to the City Ordinance:**

<http://www.sfenvironment.org/downloads/library/ondemolitionordinancefinal.pdf>

**Link to "registered transporter":**

[http://www.sfenvironment.org/downloads/library/cd\\_registered\\_transporters\\_102008.pdf](http://www.sfenvironment.org/downloads/library/cd_registered_transporters_102008.pdf)

**Link to "registered facility":**

<http://www.sfenvironment.org/downloads/library/registeredfacilities052108.pdf>

#### **1.41 SEASONAL INFLUENZA VACCINATION**

Seasonal influenza vaccination is the single best way to prevent the spread of influenza in healthcare settings. It is the policy of this Medical Center that any contractor working in buildings 8, 203, 208, 200 (defined as patient care areas) must show evidence of receiving a flu shot during the flu season or wear an ordinary loop mask while working within 6 feet of the breathing zone of any patient. The contractor will be responsible for insuring its employees have had these vaccinations while performing work between in patient care define areas between the dates of November 1<sup>st</sup> to March 31<sup>st</sup>. Flu vaccination can be done at an outside provider or in the VASF Occupational Health at no charge. Proof of vaccination must be shown to the Project Engineer prior to start of work using the self-certification form for each employee that will working in the defined patient care area at the SF VAMC during the defined timeline.

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