

**CONSTRUCTION SCOPE OF WORK**  
**Project 593-17-101**  
**Finish 3<sup>rd</sup> Floor, Building No. 6**  
**VA Southern Nevada Healthcare System**

**DATE:** August 24, 2017

**PROJECT IDENTIFICATION**

Project Title: Finish 3<sup>rd</sup> Floor, Bldg. 6

Project Location: VA Southern Nevada Healthcare System (VASNHS)  
6900 N. Pecos Rd., North Las Vegas, NV. 89086

**PROJECT DESCRIPTION**

VASNHS is soliciting proposals to finalize construction on Rooms 3H313 and 3H319 on the 3<sup>rd</sup> Floor of the VASNHS Administration Building, Bldg. 6. All labor and material shall be supplied by the Contractor.

**OBJECTIVES**

The Contractor shall supply all labor and materials for constructing a multipurpose room (3H313) which will be primarily used as the Executive Conference Room and in times of need be activated and used as an Emergency Command Center for the Medical Center. Additionally, the contractor shall supply all labor and materials for the construction of a Medical Media Room (3H319). The Contractor shall provide a construction cost estimate and construction schedule for the construction of both rooms.

The contractor shall fulfill the following requirements of the Government:

1. Executive Conference Room / Emergency Command Center, Room 3H313.  
See attached drawings.
  - a. Provide HVAC ventilation and connect to existing ducts. A certified contractor shall test and balance the system after installation of new HVAC equipment.
  - b. Reconfigure and relocate to new ceiling grid all life safety equipment to NFPA, Life Safety Code Standards (e.g. fire alarm, fire smoke detectors, fire sprinklers, etc.)
    - i. Provide certification from a certified installer
  - c. Provide interior walls, doors and hardware
    - i. Walls shall meet or surpass the requirements of a conference room, with a minimum STC rating of 50.
    - ii. Demolition of existing door and placement of a new wall will be required in Hall 3H310L.
    - iii. Demolition of existing south wall and placement of a new door will be required in Room 3H314M.

- d. Provide electrical infrastructure, power and data, and lighting.
  - i. Electrical Infrastructure
    - 1. All system components must be terminated and tied per the Electrical Panel Schedule as shown on Sheet 13 of 13 of the drawing set.
    - 2. New power to tie into existing electrical panel in the existing electrical room, (i.e. Room 3H307) for all electrical supply for floor and wall outlets, HVAC, lighting, and electronic equipment (all of these components shall be refer to system components)
  - ii. Power and Data
    - 1. Floor, Power and Data will be routed through two (2) six (6) inch diameter cores, which shall be core-drilled and routed from the second (2<sup>nd</sup>) floor. Please see drawing for details. Each data and power set to have a minimum of:
      - a. Data Port (Cat-6), provide for four (4) jacks
      - b. Power Port, provide for four (4) outlets
    - 2. Wall, Power and Data to be installed every 8ft. on center, along the wall raised 18" above flooring, each data and power set to have a minimum of:
      - a. Data Port (Cat-6), provide for four (4) jacks
      - b. Power Port, provide for four (4) outlets
  - iii. Lighting
    - 1. All lighting to be LED
    - 2. All lighting to have an average maintained foot-candle power (fcp) at a minimum of 150, at thirty (30) inches (desk height) above finished floor (aff)
    - 3. Dimmer and switch shall be installed to allow the access and capability of dimming lights
    - 4. Install occupancy sensor in Room 3H313
- e. Flooring
  - i. Standard 2 feet by 2 feet anti-static (ESD) carpet tile to match existing carpet tile color in place at the VASNHS Administration Building.
- f. Ceiling
  - i. Installation of standard lay in acoustical ceiling to match existing ceiling tile in place at the VASNHS Administration Building
  - ii. Acoustical ceiling tile to have a minimum STC of 62.
- g. Blinds
  - i. Install manual/chain operated light proof roller blinds (Blackout Shades)
- h. Built-in Casework
  - i. Built-in Casework along the east wall to be built in and provide the capability, via access hatch or channel, for a typical power and data requirement.
  - ii. Casework shall to be three (3) feet in height and forty (40) feet in length.
  - iii. Have storage capability for radios, office supplies, tablets, laptops, etc.
  - iv. Provide and submit shop drawings for approval.

- END of Room 3H313 -

2. Medical Media Room, Room 3H319. See attached drawings.

- a. Provide HVAC ventilation and connect to existing ducts. A certified contractor shall test and balance the system after installation of new HVAC equipment.
- b. Reconfigure and relocate to new ceiling grid all life safety equipment to NFPA, Life Safety Code Standards (e.g. fire alarm, fire smoke detectors, fire sprinklers, etc.)
  - i. Provide certification from a certified installer
- c. Provide interior walls
  - i. Walls shall meet or surpass the requirements of a conference room, with a minimum STC rating of 50.
  - ii. Demolition of existing door and placement of a new wall will be required in Hall 3H320D.
- d. Provide electrical infrastructure, power and data, and lighting.
  - i. Electrical Infrastructure
    - 1. All system components must be terminated and tied per the Electrical Panel Schedule as shown on Sheet 13 of 13 of the drawing set.
    - 2. New power to tie into existing electrical panel in the existing electrical room, (i.e. Room 3H307) for all electrical supply for floor and wall outlets, HVAC, lighting, and electronic equipment (all of these components shall be refer to system components)
  - ii. Power and Data
    - 1. Wall, Power and Data to be off centered every 8ft. along the wall raised 18" above flooring, each data and power set to have a minimum of:
      - a. Data Port (Cat-6), provide for four (4) jacks
      - b. Power Port, provide for four (4) outlets
  - iii. Lighting
    - 1. All lighting to be LED
    - 2. All lighting to have an average maintained foot-candle power (fcp) at a minimum of 150, at thirty (30) inches (desk height) above finished floor (aff)
    - 3. Dimmer and switch shall be installed to allow the access and capability of dimming lights
    - 4. Install occupancy sensor in Room 3H319
- e. Flooring
  - i. Standard 2 feet by 2 feet anti-static (ESD) carpet tile to match existing carpet tile color in place at the VASNHS Administration Building.
- f. Ceiling
  - i. Installation of standard lay in acoustical ceiling to match existing ceiling tile in place at the VASNHS Administration Building
  - ii. Acoustical ceiling tile to have a minimum STC of 62.
- g. Blinds
  - i. Install manual/chain operated light proof roller blinds (Blackout Shades)

- END of Room 3H319 -

## INNOVATION

Requirements indicated are not intended to limit innovative service delivery of the Contractor. The government will consider variations from the Statement of Work, if the proposed change is within the schedule and budget limitations, meets the objectives for the project, and results in an improved outcome. The government may approve all proposed changes in the Statement of Work.

## GOVERNMENT PERSONNEL

### *Contracting Officer Representative*

Name:	Jonathan G. Sanchez, General Engineer (COR)
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### *Alternate Contracting Officer Representative*

Name:	Bernardo Borja, Engineering Technician (ACOR)
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## GOVERNMENT FURNISHED MATERIALS

The Government will provide the following materials to the contractor after contract award to assist with the project

ITEM	DATED	DESCRIPTION
01		Building 6 Drawings
02	FEBRUARY 2017	Concept Drawings

## **CONTRACTOR'S QUALITY ASSURANCE/QUALITY CONTROL**

To reduce construction errors and omissions, the construction team shall develop and execute a QA/QC plan that demonstrates the project plans and specifications have gone through a rigorous, thorough review and coordination effort.

Within **10 business days** after receipt of Notice to Proceed (NTP), the Construction team shall submit a QA/QC plan describing each task that will be taken during development of the various design submission packages of the project; name of Design team member responsible for QA/QC for Contracting Officer approval. Each task shall be initialed and dated by the responsible Design team member.

## **RISK CONTROL**

The VASNHS is an active hospital and therefore will require consideration to those areas with patients and staff.

The Contractor shall be responsible for the administration and management of all aspects of this SOW. This includes responsibility for all Contractor employees, subcontracts, agents, and anyone acting for or on behalf of the Contractor.

The Government is authorized to restrict the employment under the contract of any Contractor employee or prospective Contractor employee, who is identified as a potential threat to the health, safety, security, general wellbeing, or operational mission of the installation and its population.

Contractor personnel shall present a neat appearance. Contractor personnel shall be easily recognizable while on the installation in conjunction with this contract. This shall be accomplished through the wear of distinctive clothing, overcoats, rain gear, or hats, bearing the company name or logo. The coloring or design of the items selected should be such that identifies personnel easily and quickly for reasons of safety and personal protection.

Contractor's personnel are required to read, write, speak, and understand the English language, unless otherwise specified in this contract or agreed to by the Government.

All Contractor personnel are required to wear identification (I.D.) badges during the entire time they are on the VA grounds. I.D. badges shall have an identification picture, and shall state the name of the individual and the company they represent. The VA will issue an ID badge upon the completed fingerprinting process.

The parties agree that the Contractor's personnel working as a result of this contract shall not be considered VA employees for any purpose and shall be considered employees of the Contractor.

## SECURITY

Contractors do not need and shall not be allowed access to any VA personnel or VA patients Personal Health Information (PHI) or Personally Identifiable Information (PII) in the performance of the requirements of this SOW. Additionally, the contractor does not need and shall not be allowed access to VA sensitive information in the performance of the requirements of this SOW.

The contractor shall not connect contractor-owned IT devices (laptop computer or remote connection from a contractor system) to a VA internal trusted (i.e., non-public) network. Computer certification and accreditation requirements do not apply, and a security accreditation package is not required.

Contractors, contractor personnel, subcontractors, and subcontractor personnel shall be subject to the same Federal laws, regulations, standards, and VA Directives and Handbooks as VA and VA personnel regarding information and information system security.

## SITE VISITS

The Contractor shall visit the work site prior to commencing the construction to meet with the VASNHS. The Contractor shall survey the existing facility to the extent required to confirm existing products and equipment currently installed and when approved by the VA will reference existing materials and equipment to be matched in new construction.

## PERIOD OF PERFORMANCE

The Government expects to award a task order and issue a notice to proceed upon task order award. The project requires the tasks to be completed within **120 calendar days** after issuance of Notice to Proceed (NTP).

The Government requires a minimum of **fourteen (14) calendar days** to review the contractor's submittal(s) inclusive of all requirements (tasks) specified in this scope of work.

## APPLICABLE REFERENCES

The references listed below are not intended to be all inclusive. The Contractor shall ensure that all applicable references and/or standards are followed.

#	VA Standard Title/Section
1	Master Construction Specifications Index (PG-18-1)
2	VHA PROGRAM GUIDE (PG-18-3 Design and Construction Procedures)
3	National CAD Standard Details (PG-18-4)
4	Equipment Guide (PG-18-5)
5	Equipment Inspection Manual (Program Guide 7610.2)
6	Equipment Reference Manual (PG-18-6)
7	VA Handbook H-18-8, Seismic Design Requirements
8	Space and Facility Planning (PG-18-9) (Handbook 7610)
9	Design Manuals (PG-18-10)
10	Design Guides (PG-18-12)
11	Accessibility (PG-18-13)
12	Room Finishes, Door and Hardware Schedule (PG-18-14)
13	A/E Submission Instructions (PG-18-15)
14	A/E Design Submission Requirements (Submittal Guide PG-18-15)
15	Environmental Compliance Manual (PG-18-17)
16	Fire Protection Design Manual - Fourth Edition
17	VA Cost Estimating
18	Physical Security Design Manuals for VA Facilities - Mission Critical Facilities
19	VA Signage Design Guide
20	Sustainable Design and Energy Reduction Manual (Final Draft)
21	NATURAL DISASTERS NON-STRUCTURAL RESISTIVE DESIGN (formerly CD-54)
22	International Building Code 2012
23	National Electric Code – Latest Edition
24	VHA Directive 1061
25	VA Plumbing Design Manual
26	VA OHI Report No. 13-01189-267

## **☒ TASK A: PROJECT CONSTRUCTION SCHEDULE**

With each period of performance during the duration of the project, the Contractor shall provide a detailed Critical Path Method (CPM) or similar, estimated project construction schedule. The schedule shall include the tasks listings aligning with specifications to be performed during the construction phase and can include an estimated procurement schedule based on product lead times and project/installation requirements, if needed. Each task will be assigned a duration. When developing the schedule the contractor should account for conditions that would impede conventional construction means and methods such as alternate work hours and coordination requirements with the VASNHS. Typical task durations should be adjusted as necessary for working in a fully operational hospital. Every effort should be made to minimize the impact to patient services. The estimated construction schedule should be developed and provided to the COR as a MS Project document.

### **Deliverable After Contract Award**

The project construction schedule submittal shall include four (4) hardcopies and an electronic version with the schedule tasks. The contractor shall develop a format for the schedule and submit for government approval before completing the task.



## ☒ **TASK B: PROJECT CONSTRUCTION COST PROPOSAL**

The Contractor shall provide a project construction cost proposal to be submitted concurrently with each period of performance indicated above. The proposal shall follow requirements indicate in the VA Manual for Preparation of Cost Estimates. At a minimum, the cost shall include:

- Labor, materials and equipment costs
- Material installation, handling and shipping costs
- Equipment product costs, as applicable
- Equipment installation, handling and shipping costs, as applicable
- Ground area finishes selections, as applicable
- Quantity Estimates for each equipment type, as applicable

When developing the cost proposal the Contractor should account for conditions that would impede conventional construction means and methods such as alternate work hours and coordination requirements with the VASNHS. Costs should be adjusted as necessary for working in a fully operational hospital. Every effort should be made to minimize the impact to patient services. Cost estimates should be provided to the COR as a MS Excel workbook.

### **Deliverable After Contract Award**

The project construction cost proposal submittal shall include four (4) hardcopies and an electronic spreadsheet with the estimate items. The Contractor shall reference sources for the costs. The Contractor shall develop a format for the estimate and submit for Government approval before completing the task.