

Complete Construction of 1st and 2nd floors of building 405

676-18-107 (C)

STATEMENT OF WORK
Tomah VA Medical Center

I. GENERAL:

This project will build/fill-in the 1st and 2nd floors of building 405 in accordance with plans and specifications. The construction space has been roughed in under the construct 75 bed MHR RTP 676-322 B405 project. The shell space, approximately 15,000 square feet, is to be completed with heating, air conditioning, electrical wiring, plumbing, fire and life safety, communication systems, and new finishes. The general contractor is responsible for installing building systems in general and up to the connection point with existing utilities. The contractor shall be responsible for testing and balancing the entire building system's mechanical, electrical, plumbing and other systems serving the space while not impacting the adjoining building spaces.

Contractor shall perform demolition as necessary on the following systems/features to facilitate the construction of the 1st and 2nd floors: mechanical, electrical, fire suppression, fire alarm, slab on grade concrete, windows, and applied fire proofing. Existing utilities are present and pass through each of the two floors; some re-routing and reconnection will be necessary to support new construction.

Once the space is completed with electrical, mechanical, plumbing and interior finishes, the entire mechanical system will require commissioning. This includes test and balance (TAB) of the entire building's air and water systems, new fan coil units and fan coil unit ventilators, existing water-to-water heat pumps (optimize control sequence), existing air handler, humidifier, and heat recovery wheel, and associated building loop pumps.

Retrofit approximately 28 courtyard windows to receive a third pane of glazing, on the interior side, and integral blinds. Existing perimeter windows demonstrate intent and desired outcome.

The entire facility shall receive new signage throughout (1st, 2nd & 3rd floors). Signage design and execution is detailed in the project specifications.

Provide and integrate electrical metering system to existing building automation system at electrical service entrance. Integrate existing water service meter into building automation system.

Provide additional servers (2) in support of the campus wide cctv system. Existing servers are located in building 408, and the new servers shall be fully integrated into the existing system. Increased capacity is required to support the additional cameras being added to the system via this project.

Replace 3 existing communication closet doors (wooden) with hollow metal doors. Provide appropriate door hardware and integrate into existing PACS system. Add additional controllers, enclosures, card readers, and power supplies as necessary to support the retrofit.

II. ADDITIONAL REQUIREMENTS

- A. Normal working hours are 7:00 am to 4:30 pm,
- B. Contractor shall be permitted to use the elevators to transport equipment and supplies outside normal business hours, provided that the elevator remains available to patients and is kept free of construction debris and dust.
- C. Contractor and sub-contractors may not use public restrooms.
- D. Contractor shall provide Activity Hazard Awareness risk assessment and Safety Plan,
- E. Contractor shall be required to comply with the General Requirements, Specification 01 00 00,
- F. Work shall be scheduled as materials are approved, available, delivered on site and ready for installation and shall be installed according to the manufacturer's instructions and according to the specifications. Submittal requirements include:
 - 1. Material Data Sheets (MDS) for all hazardous materials to be used/kept on the contract site,
 - 2. Manufacturer's literature, hardware, access controls, and installation/operation instructions,
- G. The contractor shall provide labor and material necessary to complete the work as shown in the plans and specifications.
- H. The contractor shall provide marked up drawings and prepare As-Built drawings.
- I. Provide for the safety of all employees, contractors, visitors and others involved with the project site.
- J. Provide detailed construction schedule for minimal interference with VA operations.
- K. Perform and follow up on final inspection. Develop punch list for corrective action. Conduct a detailed inspection including mechanical/electrical spaces, ceiling and chase cavities, and all support areas covered by the contract. Develop punch lists and monitor corrective actions.
- L. Contractors shall be required to obtain, wear, and return VA Contractor badges.

III. Bid deducts:

Bid alternate 1

Omit the retrofit of the courtyard windows with integral blinds and the third pane of glazing as described in SOW.

Omit the procurement and installation of facility signage as described in the SOW.

Omit the procurement and installation and integration of water and electrical metering as described in the SOW.

III. Time Line(s):

The period for construction activities is desired to meet the following calendar day schedule:

Deduct(s) not exercised

T₁ = Notice To Proceed

T₁ + 15days = Pre-construction Kick-Off Meeting scheduled, including all sub-contractors,

T₁ + 40 days = Submittals and review. Order, transport and delivery of materials.

T₁ + 210 days = 50% complete,

T₁ + 350 days = 100% complete and all systems tested and balanced,

T₁ + 370 days = Punch List complete and facility turned over for beneficial occupancy,

T₁ + 390 days = Delivery of marked up drawings for preparation of As-Built drawings, and project closeout.

The period for construction activities is desired to meet the following calendar day schedule:

Deduct 1 exercised

T₁ = Notice To Proceed

T₁ + 15days = Pre-construction Kick-Off Meeting scheduled, including all sub-contractors,

T₁ + 40 days = Submittals and review. Order, transport and delivery of materials.

T₁ + 175 days = 50% complete,

T₁ + 320 days = 100% complete and all systems tested and balanced,

T₁ + 340 days = Punch List complete and facility turned over for beneficial occupancy,

T₁ + 360 days = Delivery of marked up drawings for preparation of As-Built drawings, and project closeout

END OF DOCUMENT