

Project Number: 528A5-18-505

B3, Renovate Prosthetics

As of August 31, 2018

## **B3, Renovate Prosthetics** **PROJECT SCOPE**

### **GENERAL PROJECT WORK SCOPE DESCRIPTION**

#### **Existing Conditions:**

The Canandaigua VAMC is located at 400 Fort Hill Avenue, Canandaigua, NY 14424. The layout is a campus with more than 30 buildings located on over 150 acres. Normal working hours are Monday – Friday 8:00am – 4:30pm. Building 3 houses numerous functions including the prosthetics clinic. This renovation will take place in the existing prosthetics space on the ground (G) floor and in the temporary prosthetics space on the ground (G) floor of building 6.

#### **Scope of Work:**

The scope of this project is to renovate rooms 11A (existing prosthetics and sensory aid services Chief office), room 11 (the existing prosthetics waiting room), room 11B (the existing prosthetics exam room), and room 10 (the existing prosthetics storage room). Modifications will be made to rooms 8E and 9 in the building 6 basement. These modifications will be completed prior to construction start in B3. Following renovation of 8E and 9 occupants, equipment, and materials will be relocated from building 3 to building 6. The contractor is to allow two to four weeks for this move to occur prior to starting work in building 3. Once notified that the move is complete, the contractor will remobilize to begin construction in 5 working days. The contractor is to dispose of any materials (to include lockers) left in the spaces when turned over to the contractor. All items remaining in the room when it is turned over to the contractor are to be removed and disposed of in accordance with regulations.

It is the contractor's responsibility to perform a site visit to gather all necessary information prior to bidding to ensure that a completely renovated facility is provided. Once award is made further utility analysis should be completed as required to complete the project and should not be limited to access to existing plans, data review of pertinent VA documentation, and site investigation. The contractor shall pre-coordinate work with the COR. The facility is occupied by personnel including patients on 3A (first floor). Special precautions are to be taken to ensure that air and waste materials are handled and disposed of properly and in accordance with regulations. If debris is removed through the tunnel, the contractor shall ensure the tunnel is cleaned of tracked, dust, etc. Off-hour work may be required in order to minimize impact to services provided in the facility and will be at the COR's discretion.

The contractor will provide all necessary labor, materials, and supervision to execute the work detailed in the construction documents. The contractor will be required to submit a proposed asbestos remediation plan to the VA prior to work start. This plan will include copies of necessary certifications and an outline of procedures that will be followed including personal protective equipment that will be worn. Refer to specifications and submittal section of this project scope for additional submittal information. The work must be accomplished by a team that includes a certified asbestos remediation specialist and must be in accordance with the specifications and all regulations. Placement of the shower and decontamination unit will be in coordination with the COR. Negative air pressure is to remain in place until post remediation asbestos results for the area are returned negative, the room is deemed clear and the contractor has gained approval from the COR. This negative air is to be redundant in case one air filtration unit fails. Until the room is deemed clear, the

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contractor is required to be able to respond to emergencies within 30 min. The contractor is to place a digital manometer in each room to ensure negative pressure is maintained throughout the project. The location of the manometer will be decided in coordination with the COR. The VA will procure a third party sampling and testing company to monitor the asbestos remediation.

Once abatement is complete, 1 hour fire rated construction barriers must be installed for the project duration. The construction barrier is to be finished and have no exposed studs, screws, etc.

The contractor is to clean, charge, and return to service all HVAC units, condensers, etc. found in the space and that service the space.

Lead based paint is not anticipated on the project; however the contractor is required to perform an inspection of any area that shall be disturbed for lead based paint. If an issue area is identified, the COR is to be notified prior to proceeding. Asbestos floor tile and mastic is present and is to be abated under this project. Asbestos heat shields may be present in the area and are to be abated under the project. Any additional issues identified are to be brought to the CORs attention before proceeding.

Work done under this project must comply with the provided infection control risk assessment (ICRA) including negative air pressure through the use of a HEPA filter and complete isolation of the area including sealing of the area with duct tape. All work area exits are to be HEPA vacuumed and damp mopped with a detergent solution at the end of each daily work shift. The work space is to remain locked and secured at all times.

Work includes, but is not limited to:

#### **Asbestos Abatement**

- Abate all flooring in rooms 11A, 11, and 11B. and 10. Remove any and all floor materials applied to the slab, only concrete to remain post abatement.
- Abate any heat shields discovered behind the radiators

#### **Demolition**

- Remove existing door/frame between rooms 11 and 11B
- Remove the sink and associated lines to the main in room 10
- Demolish all ceiling tiles, ceiling grid, lighting, and cove base
- Demolish and cap off old cooling system lines throughout the space.
- Remove all radiators
- Remove portion of wall between 11 and 11B to create countertop height work space

#### **Construct**

##### **Temporary prosthetics location**

- Install walls, doors and doorframes in 8E and 9 as shown. Walls are to be floor to deck. Remove any plaster ceiling in the space and reroute any utilities as required in coordination with the COR.
- Patch, finish, and repaint throughout rooms 8E and 9 from floor to ceiling including all openings in accordance with the schedule of finishes
- Install electrical outlets and data as shown on the drawings
- Install sink as shown on the drawings
- Install evaporator and condenser as shown on the drawings

##### **Permanent prosthetics location**

- Install new luxury vinyl tile and 6" rubber resilient base throughout

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- Build new wall and doorway in room 11 as shown on the drawings
- Install new countertop, partition, built-in drawers and countertop between rooms 11C and 11B as shown on the drawings
- Install framed opening between rooms 11C and 11B
- Install new ceiling tiles, ceiling grid and 2' x 2' LED lighting
- Repaint entire area from floor to ceiling including all openings
- Install two new STC 45 rated doors.
- Install electric automatic door opener and all associated supporting runs and opening buttons.
- Cap off and build out all radiator connections as shown in the drawings
- Install split systems units in rooms 11A, 11, and 11B. Location is to be in coordination with the COR. Condensate lines are to be worked such that they are tied into the drainage system. No leaking is to occur following this install.
- Provide electrical service to support the following:
  - Room 11A
    - New electrical circuit to support: two additional outlets near the work bench to support smaller items such as heat guns which have a typical electrical load of 120V, 60Hz, 4.5amp
    - New electrical circuit and dedicated outlet to support: Fume hood
      - 110V, 1ph
    - New electrical circuit to support: Double drum sander 5005-1
      - Single phase, 60Hz, 115 or 230 VAC
    - New electrical circuit to support: Sutton grinding machine
    - New electrical circuit to support: Trautman Bench Carver 2500/60
      - 115V, 60Hz
  - Room 10
    - New electrical circuit to support new wheelchair storage system
  - Room 11B
    - Install electrical as shown.
  - Room 11C
    - Install electrical outlet to support wall mounted television. Exact location to be coordinated with the COR.
- Provide data as shown on the drawings. This includes all items including the run from the IT closet to providing a usable outlet.
- Venting
  - Provide 4" exhaust line from fume hood
  - Provide ventilator as shown on the drawings.
  - The contractor is to provide shop drawings for all venting prior to work start.
  - Install VA provided small flammable cabinet with outside ventilation

### **Code requirements:**

The installed system must, at a minimum, be in accordance with all applicable codes including Veterans Affairs standards which can be found at <https://www.cfm.va.gov/til/>. This will include, but not be limited to: Department of Veterans Affairs Design Manuals, VA Publications, and Construction Standards, National Fire Protection Code (NFPA), Life Safety Code, Underwriters

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Laboratory (UL), International Building Code IBC, National Electric Code (NEC), the VA Information Security Handbook 6500.6, Occupational Health and Safety (OSHA), and Environmental Protection Agency (EPA) requirements (to include Mold Remediation in Schools and Commercial Buildings). All work will be completed by certified individuals. All abatement will be in compliance with NYSCR 56.

**Reference documents:** B3 asbestos survey report

**Specifications:** Please see attached.

**General Requirements:**

- A. The contractor shall review the contract documents for conflicts. Where conflicts exist work shall not proceed until the COR has been notified and has given direction.
- B. Where incidental work is required to accomplish work shown on the drawings, this work is implied and shall be included as part of the base bid.
- C. Prior to any work commencing in an area, the contractor shall notify the COR of his intention to work in the area and shall schedule a walkthrough with the COR to determine existing conditions.
- D. After the work, the existing work areas shall be returned to their original state before final approval shall be given. After the completion of construction, the contractor shall completely clean all surfaces of construction debris. All surfaces shall be wiped clean of dust, including fixtures, window sills, door frames, etc.
- E. The contractor shall ensure that all utility lines are marked prior to external work commencing. This work cannot be done through 811 as they do not do markings on federal property, but must be done by an independent marking agency secured by the contractor.
- F. The contractor shall provide a minimum of two (2) hardcopies of operating and service manuals for each device/material installed as part of the project.
- G. The contractor shall receive all deliveries of materials, equipment, tools, or other goods off of station, and bring them to the job site. The Canandaigua VA shall not accept deliveries for project purposes.
- H. The contractor shall not proceed with any on-site work until the completion of the submittal process or approval to proceed from the CO and COR without completion of the submittal process. Not less than 14 calendar days shall be planned for COR review of each submittal. Re-submittals shall be provided as required by the COR, and shall be treated as a new, separate submittal.
- I. Any non-lead time materials will only be paid for when installed.
- J. Any items identified as punch list items will be fixed prior to project closeout.
- K. Special care will be taken to secure tools and construction equipment during construction as this facility has patients living in it and have patients who utilize the courtyard gardens.
- L. Work cleanliness must be adhered to throughout the project.
- M. Sounds and vibrations must be kept to a minimum to avoid patient disruption. The COR reserves the right to stop work if sound and vibrations are impacting patient living or veteran care.
- N. All construction areas, excavations, or storage areas shall be enclosed by chain link **fencing** or its equivalent that completely secures the perimeter of the space and is capable of resisting a 50 lb. horizontal force applied at the top or bottom of the fence without more than 1 foot horizontal deflection at any point.

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The fence shall be 6'-0" high minimum, and shall be secured at all times. All dumpsters will be surrounded by fencing.

- O.** All **existing data/voice cabling** that is not disturbed shall be protected in place. Any data/voice cabling that is required to be disconnected or otherwise disturbed during construction shall be replaced in its entirety with new data/voice cabling from the data closet to the wall jack. All abated or disconnected cable is to be removed.
- P.** VHA requirements for legionella prevention as detailed in the plumbing design manual shall be followed for this project.
- Q.** Identify on the as-builts where **asbestos** was abated, identifying what was abated. When asbestos abatement is done, notify the COR who will work with the proper personnel to updated the main asbestos plan.
- R.** The contractor shall warranty all work for 1 year from the date of acceptance (to include the build out in Building 6) unless otherwise specified. Warranty shall include any labor or parts necessary to ensure complete functionality. The contractor is responsible for ensuring all installed and/or constructed items are fully operations in Building 6 for the duration of the project plus the 1 year warranty period following acceptance.

### **Submittals:**

Submittals are required for all items outlined in the specification. The contractor shall prepare and submit an excel spreadsheet listing all submittals required. The worksheet shall be submitted by the contractor and reviewed and re-submitted as necessary.

### **Project Duration:**

The total project duration for this project is not to exceed 180 calendar days from the notice to proceed (this does not include the VA move time from B3 to B6). This includes all processes starting with submission and approval of all submittals and ending with final punch list completion.