

Domestic Hot Water and Hot Water Reheat Improvements 671-12-723
South Texas Veterans Health Care System, Audie L. Murphy Hospital, San Antonio, Texas

Project Narrative

This document outlines the proposed work for the Audie Murphy VA Hospital Hot Water Improvement project. The Audie Murphy VA Hospital was constructed in 1973 and continues to operate with the original HVAC hot water recycling and domestic hot water systems. This project consists of the demolition and construction of a new HVAC hot water recycling system as part of the base bid with an additive to include the domestic hot water system as well as an additive to perform a full asbestos and lead-based paint abatement in mechanical room M003.

Base Bid Item 1: The existing HVAC hot water recycling system contains two tube and shell heaters, one of which is not functioning. Under this project the existing system will be removed and two new heat exchangers installed. The new heat exchangers will immediately provide the redundant capacity which is lacking with the current system as one heat exchanger is non-operational. In addition to the redundant capacity the new system will also provide gains in efficiency through normal usage and with the installation of a new flash steam recovery pit. The construction of the HVAC hot water recycling system will occur during the summer months as this is when the peak loads are at a minimum. In addition, all asbestos containing materials will be removed within the limits of the Base Bid project scope. All materials removed during the abatement process will be replaced with non-asbestos containing materials as per the specifications.

Additive Bid Item 1: Hot water is critical to providing patient care. A major goal for this project is to keep the hot water system operational through the construction process in an effort to ensure the uninterrupted delivery of hot water throughout the hospital. To accomplish this goal the new domestic hot water system will be constructed in the location of the existing silver ion system. The silver ion system will be relocated to accommodate construction. This method will ensure only a short downtime of several hours to allow the final connections of piping to be made. This downtime will be coordinated with the VA Hospital staff. Since domestic hot water demand remains fairly constant, the construction can occur at any time in the year. In addition, all asbestos containing materials will be removed within the limits of the Additive Bid Item 1 project scope. All materials removed during the abatement process will be replaced with non-asbestos containing materials as per the specifications.

Additive Bid Item 2: Provide asbestos abatement in all areas not pertaining to Base Bid and Additive Bid Item 1 in Mechanical Room M003. All materials removed during the abatement process will be replaced with non-asbestos containing materials as per the specifications.

General Requirements for Privacy Information:

Information Systems Officer, Information Protection: The contractor will not have access to VA Desktop computers nor will they have access to online resources belonging to the government while conducting services.

Privacy Officer: The contractor will not have access to Patient Health Information (PHI) nor will they have the capability of accessing patient information during the services provided to the VA.

Records Manager: There will be no federal records created, maintained, used or dispositioned with this contract; regardless of format [paper, electronic, etc.] or mode of transmission [e-mail, fax, etc.].

Specific Bid Requirements:

Base Bid Item 1: HVAC Hot Water Recycling System

Phase 1

- Perform asbestos abatement as per specifications.
- Demolish non-functioning, existing shell and tube heat exchanger and replace with new shell and tube heat exchanger.
- Steam piping shall be hot tapped upstream of the existing pressure reducing valves.
- Condensate piping shall be installed and routed to the condensate collection pit.
- Demolish existing non-functioning redundant horizontal condensate pumps.
- Demolish and replace existing reheat water filtration system in new location.

Phase 2

- Demolish remaining existing shell and tube heat exchanger and associated steam piping and condensate piping.
- Install new shell and tube heat exchangers in same location.
- Demolish existing steam pressure reducing valves and infrastructure.
- Demolish and install new condensate receiver, with flash steam recovery unit.

Additive Bid Item 1: Domestic Hot Water System

Phase 1

- Perform asbestos abatement as per specifications.
- Relocate silver ion generator.
- Install new heat exchanger on floor in location of silver ion generator.
- Hot tap piping to integrate solar hot water into new heat exchanger.
- Then demolish existing domestic hot water heat exchangers.
- Relocate piping and pumps as required.

Phase 2

- Install 2nd and 3rd heat exchangers for domestic hot water in location of existing hot water heat exchangers.
- Integrate solar hot water into 2 new heat exchangers.
- Existing pressure reducing valves to remain in place.

Additive Bid Item 2: Full Abatement of M003

Phase 1

- Establish required containment.

Phase 2

- Perform abatement as per specifications