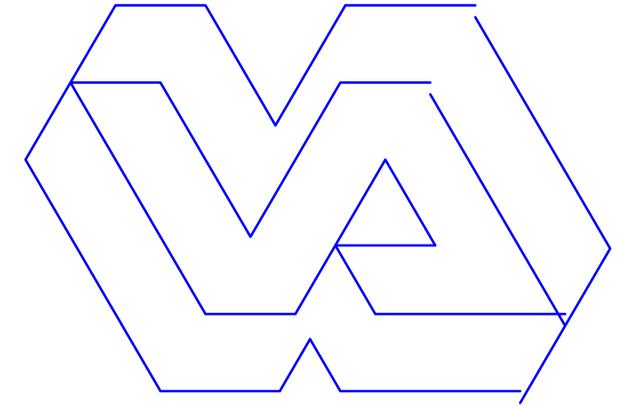
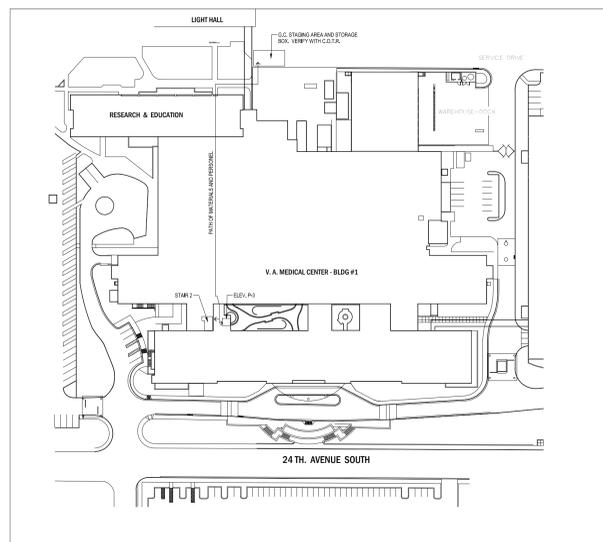


HALLS AND WALLS PH 5

Project No. 626A4-11-102
 Tennessee Valley Health Care System
 Nashville Campus
 March 20, 2013



NA GC SITE STAGING PLAN



Index of Drawings

GENERAL

1 OF 12 COVER SHEET/TVHS GEN. REQ./WORK CONSTRAINTS

Nashville ARCHITECTURAL

2 OF 12 NA GENERAL NOTES/LIMITS OF CONSTRUCTION
 3 OF 12 NA PART A NEW CONSTRUCTION/FINISH PLAN
 4 OF 12 NA PART B NEW CONSTRUCTION/FINISH PLAN
 5 OF 12 NA KEYNOTE CONCEPT DRAWINGS

General Requirements

- A. Contractor shall remove and properly dispose of debris and items being demolished.
- B. Materials, installation methods, routing, and exact locations of new items shall be coordinated with the Contractor Superintendent and COTR/interior designer prior to proceeding with work.
- C. Provide proper layout and support for work, including necessary structural design services and work. During construction, if layout or support is not detailed, noted, or specified, Contractor shall submit a viable layout plan or support detail to COTR/interior designer for approval.
- D. It is the Contractor's responsibility to thoroughly investigate the site to verify conditions (both exposed and concealed) prior to pricing the job, during design, & throughout construction. There should not be any unforeseen conditions.
- E. When installing utilities, priority shall be given to trades in the following order to prevent conflicts and optimize system installations: mechanical, plumbing, sprinkler, and electrical.
- F. Contractor shall not rely on scaled dimensions and measurements. Contractor shall take actual measurements in the field (for material takeoffs, etc.).
- G. Where items (architectural, equipment, fixtures, devices, etc.) are being removed, remove all appurtenances (associated architectural items, utilities, wire, conduit, pipe, etc) related or connected to (in, on, attached, or associated with) items indicated to be removed or demolished. Utilities shall be removed back to the source or active main / branch.
- H. Protect installed items, equipment, finishes, etc. Repair / replace / restore conditions that are damaged, marred, disturbed, etc., as a result of work. This includes (but is not limited to) patching holes in partitions after items are demolished, capping utilities after removing branches, etc.
- I. Materials shall resist flame spread and smoke generation.
- J. Contractor is responsible for coordinating between trades. Coordinate utilities, so they are installed in an orderly and uniform manner.
- K. Contractor shall design around, coordinate, and install all VA provided, expendable equipment.
- L. Contractor is responsible for designing around, coordinating, and installing all VA provided, non-expendable equipment. All building service equipment shall be provided by Contractor.
- M. Coordinate with manufacturers and vendors (VA and contractor) and comply with their instructions / recommendations, insure appropriate utilities and site preparation, etc. It is the Contractor's responsibility to coordinate with vendors (even VA vendors), incorporate vendor installations into their project schedule to meet construction completion, move, and occupancy dates for the successful/timely completion of the entire project as a whole.
- N. Contractor will remove and temporarily store existing equipment and furniture while work is being performed. Contractor is responsible for all temporary measures to enable work, including but not limited to coordination, moves, storage, disassembly / reassembly of modular casework and furniture, detour and construction signs, temporary barriers, negative air, infection control, etc.
- O. Design and construction shall minimize disruptions to medical center operations. Project shall be phased to maintain utility service to the medical center during construction. Suitable space/access for mechanical room equipment maintenance must be maintained throughout construction.
- P. Install Stainless Steel covers on any unneeded electric boxes coord. w/COR for exact locations (Approx. 50)
- Q. Remove Large Equipment Back Boxes/Cans: Abandon conduit in wall and patch wall; For example: Old Fire Annunciation Boxes
- R. Skim Coat Walls that are receiving finishes: Typical
- S. Sand and Repair all doorframes Typical
- T. Match Mismatched steel kick plates on corridor doors to match building standard 10" Typ. (Approx. 40)
- U. Remove and reinstall Corner Guard Surface mounted at 4" A.F.F. to 8"-0" A.F.F. Typical. See campus specific notes for new corner guards required
- V. Remove and reinstall bumper guard at 8" O.C. A.F.F. Typical: See campus specific notes for required new bumper guards required.
- W. Remove and reinstall handrail 2'-0" O.C. A.F.F. Typical. See campus specific notes for hand rails required.
- X. Field verify all floor plans to ensure accuracy. Finish Schedule and floor patterns provided for concept only and will be finalized by the interior designers during the Design Phase.

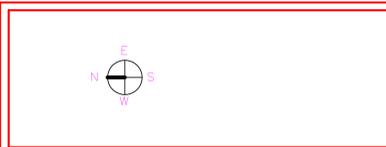
Typ. Work Cond./Constraints

- A. Contractor must request (in writing) access to a work area 2 weeks before the date they wish to commence work. If conditions prevent VA from turning over a requested work area, another area will be made available.
- B. Work shall be performed so as to minimize the disruptions to medical center operations / functions.
- C. The majority of work will have to be performed after hours and on weekends. Unless noted otherwise on the drawings or otherwise coordinated, the contractor shall assume that work will be performed from 6pm to 6am and on weekends (6pm Friday through 6 am Monday) and federal holidays. VA may grant the contractor permission to work outside these normal project hours (as requested on a case by case basis).
- D. The contractor is responsible for dividing the work into areas that can be returned to service after a single after hour shift or weekend shift. Work areas must be divided into manageable sizes that can be actively worked to completion. Once construction starts on an area, there shall be no lapse in work or days/shifts taken off until the area is complete. Sections/segments of a work area (including corridors) shall not appear to be settling (inactive); there shall be substantial progress made each day/shift. Coordinate areas of work with COTR. Contractor shall clean / polish the space and return it to normal VA operation before the next workday (before 6am Monday through Friday).
- E. Contractor shall conform to the VA Medical Center's Infection Control Policy (see General Requirements Section 01010). Contractor shall cover/bag supply diffusers, returns, and exhaust grilles. Contractor shall provide negative air machine(s) to insure each partitioned work space is negative. Contractor shall take the HEPA filtered negative air to the outside using flex duct. If the contractor cannot acquire outside access, or the flex run is greater than 75 feet, the contractor may flex the clean air to a general (non-medical treatment/suite) corridor.
- F. Contractor is responsible for all temporary measures & access (penetrations, patch back, window removal, rigid/sealed blank-offs, temporary barriers, etc.)
- G. The interior of the medical center shall not be left open or exposed to outside / exterior weather, elements, bugs, etc.
- H. Contractor is responsible for providing and maintaining all temporary, dust proof, partitions to segregate areas of work from surrounding areas, people, and VA property (furniture, supplies, equipment, etc.). Plastic / Poly (minimum 6 mil, black) will be permitted for short term work (not more than an evening or weekend). Hard, drywall & stud barriers will be expected for all other (longer duration) work.
- I. The contractor must not close-off or block more than 2 to 4 feet of a corridor, leaving 4 to 6 feet clear for VA traffic, unless closure of the corridor can be coordinated with a suitable detour route that doesn't jeopardize life safety, cause an unreasonable inconvenience to staff / visitor, cause an unreasonable disruption to medical center operations, or prevent VA employee or patient access. The contractor is responsible for providing and mounting typed temporary signage for detours or area closures. The verbiage must be approved by the VA COR/interior designer and printed on Jmatteboard or photo paper.
- J. As part of the work in each area, the contractor is responsible for clearing moving VA items, so that the new finishes can be installed. This includes temporary lifting of items to install new work, dismantling / disassembly, moving, storage, etc. Contractor shall restore each space to its original arrangement as part of the work. VA items includes, but is not limited to, items such as furniture, tables, bookcases, shelves, chairs, filing cabinets, modular / systems furniture, refrigerators, ice machines, microwaves, other non-medical equipment, etc. VA will empty and box the contents of lateral files, bookcases, and open shelves. VA will remove small desktop items, loose paperwork, personal items, phones, and computers/monitors/key boards.
- K. VA will allow the contractor to setup an exterior staging area. The contractor can place weather-tight, prefab, metal storage container(s) for the storage of supplies and VA items. Contractor storage for VA property must be climate controlled. If any contractor-owned items are outside the containers, the contractor must erect a minimum 5 foot (non-see-through) fence.
- L. Contractor is responsible for all cleaning and housekeeping. Each area shall be hospital clean before it is turned back over to the VA. Sheet vinyl and VCT must be cleaned and waxed (VCT / polished (sheet vinyl) according to the manufacturer's recommendations and to match adjacent similar VA areas. Carpet shall be vacuumed. No dust, streaks, marks, or residue shall be left on any surfaces. Final dusting shall be done using a HEPA vacuum.
- M. Due to floor drying times, VA understands that areas requiring thicker / self-leveling underlayment fill will require more than 1 evening or work shift to complete the work. The drying time will not affect the quick turnover of areas requiring only flash-patching &/or "leather finish" final skim coat. Wherever possible, VA will attempt to make provisions, so that these areas can be made available for more than 1 night or project work shift. However, work in these areas will most likely fall on weekends &/or holidays to minimize disruptions. Contractor shall request necessary successive work shifts/days within an area, upon request that area 2 weeks in advance. These issues will be dealt on an area by area basis as the work progresses.
- N. Prior to starting working on a new building or floor area, the contractor shall perform a space final inspection with the COTR and correct all punch list items.
- O. The TVHS campuses are full service medical centers offering a variety of inpatient, outpatient, and psychiatric care. Contractor shall plan and execute the work based on this occupancy.
- P. Contractor is completely responsible for insuring the safety of the visitors, staff, and patients (including psychiatry patients) during this project. Contractor shall take all necessary steps and provide all temporary measure to eliminate hazards and control risks, including but not limited to barriers, blockades, fences, tape, signs, ramps, railings, covers, etc.
 - 1) Temporary measures shall be coordinated with COTR and in place prior to demo/construction.
 - 2) Contractor shall not leave tools/equipment unattended.
 - 3) In unrestricted areas (i.e. locations accessible to patients, visitors, and non-engineering staff), contractor shall limit site supplies to manageable quantities of working materials that are actively being installed.
 - 4) Contractor is responsible for inspecting and maintaining proper safety measures and temporary provisions.
 - 5) Temporary measures shall prevent patient/staff/visitor access to construction areas, especially when construction sites are unattended.
 - 6) Do not significantly inhibit visitor/staff/patient traffic. Contractor shall maintain easily accessible routes to medical center services. Minimize affects of construction on walkways, pathways, routes, etc.

Revisions	Date



Tennessee Valley Healthcare System



Project Title:	Halls and Walls Ph 5	Date:	3-20-13
Project No.:	626-13-101	Project No.:	626-13-101
Approved By:	NA	Location:	NA
Checked By:	SS	Drawn By:	MW
Sheet Number:	1	Of	5

Department of Veterans Affairs