

SECTION 01 00 00
GENERAL REQUIREMENTS

1.1 SAFETY REQUIREMENTS

Refer to section 01 35 26, SAFETY REQUIREMENTS for safety and infection control requirements.

1.2 GENERAL INTENTION

A. Contractor must completely prepare site for building operations, including demolition and removal of existing structures, and furnish labor and materials and perform work to renovate existing Wards 2 and 2B in Main Building 1 for in-patient medical surgical units. This project converts existing Wards 2 and 2B into a new Unit with single, bariatric and non-bariatric, patient rooms. Project renovates approximately 14,000 square feet. Work is accomplished in multiple phases and requires coordination with occupied operations in spaces alongside, above, and below the project area, to modify and/or install new engineering systems. HVAC systems receive replacement and rebalancing. Electrical branches are separated per NEC and new electrical panels installed. Demolition and renovation require window replacement, patient normal and bariatric rooms, meds rooms, storage, nurse stations, lighting, ceiling, floors, doors and hardware, interior finishes, bedside computers, televisions, nurse call system, mechanical, electrical, plumbing, phasing, commissioning, sustainable design, and other features not described herein, but denoted in drawings and specifications.

The Contractor must furnish all management, supervision, labor, material, equipment, tools, supplies, parts, and related services, in accordance with Statement of Work (SOW), drawings, and specifications to be a complete and working system. Electronic copies of drawings and specifications to this work will be furnished by VA upon Contractor's written request to the Contracting Officer (CO) or Contracting Officer's Representative. Hard copies of SOW, Drawings, and Specifications are Contractor's responsibility and expense. Contractor is responsible to verify existing and new dimensions, locations, measurements, and quantities. This project is located on the Main Campus of the Veterans Healthcare System of the Ozarks (VHSO) at 1100 North College Avenue, Fayetteville, AR.

- B. Visits to the site by Bidders may be made only by appointment with the Medical Center Contracting Officer and Contracting Officer's Representative.
- C. Offices of Harrell Design Group, PC, as Architect-Engineers, will render certain technical services during construction. Such services will be considered as advisory to the Government and will not be construed as expressing or implying a contractual act of the Government without affirmations by Contracting Officer or Contracting Officer's Representative or duly authorized representative.
- D. All employees of General Contractor and Subcontractors must comply with VA security management program and obtain permission of the VA police, be identified by project and employer, and restricted from unauthorized access.

1.3 STATEMENT OF BID ITEM(S)

- A. ITEM 1; GENERAL CONSTRUCTION: The contractor shall provide all necessary tools, labor, materials, equipment, permits, license, and supervision for "Renovate Med Surge Inpatient Wards," project number 564-17-140, located at the Veterans Healthcare System of the Ozarks in Fayetteville AR, in accordance with the drawings and specifications. Work includes, but is not limited to, interior renovation, window replacement within project limits (second floor window replacement only), general demolition, construction, plumbing, structural, HVAC, electrical, and fire protection.
- B. ITEM 2; DEDUCT ALTERNATE 1: Perform all work as stated in Bid Item 1, except replace base bid patient lift fixed rails flush-mounted into ceiling grid with surface-mounted, fixed rails.
- C. ITEM 3; DEDUCT ALTERNATE 2: Perform all work as stated in Bid Item 2, except remove base bid, dialysis boxes and associated plumbing work from 2B's patient rooms.
- D. ITEM 4; Not Used.
- E. ITEM 5; DEDUCT ALTERNATE 4A, 4B, 4C, 4D: Perform all work as stated in Bid Item 3, except:
 - 4A. Substitute plastic laminate for solid surface wall protection in soiled utility and meds rooms.
 - 4B. Replace base bid, reveal-edge ceiling tiles (AT-1) with flush, non-reveal-edge, acoustical ceiling tiles (AT-2).

- 4C. Replace base bid, antimicrobial copper, cabinet hardware, electrical switch, plate covers and outlet plates with 304 stainless steel covers and plates.
- 4D. Remove vertical, fire-retardant treated marine-grade plywood from behind cementitious backer board in all patient showers and their adjacent, adjoining patient shower wall; see partition suffix type T1 on drawing GI501. In place of the removed, marine-grade plywood, use 5/8" moisture-resistant, impact-resistant gypsum wall board.
- F. ITEM 5; DEDUCT ALTERNATE 5: Perform all work as stated in Bid Item 5, except remove Phase 2 work in its entirety associated with Ward 2. Note that Phase 1 work occurring within Ward 2 remains in base bid and is not removed from scope.
- G. ITEM 6; DEDUCT ALTERNATE 6: Perform all work as stated in Bid Item 6, except remove booster pump and associated work.

1.4 SPECIFICATIONS AND DRAWINGS FOR CONTRACTOR

- A. Drawings and contract documents may be obtained from the website where the solicitation is posted. Additional copies will be at Contractor's expense.

1.5 CONSTRUCTION SECURITY REQUIREMENTS

- A. Security Plan:
 - 1. The security plan defines both physical and administrative security procedures that will remain effective for the entire duration of the project.
 - 2. The General Contractor is responsible for assuring that all Subcontractors working on the project and their employees also comply with these regulations.
- B. Security Procedures:
 - 1. General Contractor's employees must not enter the project site without appropriate badge. They may also be subject to inspection of their personal effects when entering or leaving the project site.
 - 2. Before starting work the General Contractor must give one week's notice to the Contracting Officer or Contracting Officer's Representative so that security arrangements can be provided for the employees. This notice is separate from any notices required for utility shutdown described later in this section.
 - 3. No photography of VA premises is allowed without written permission of the Contracting Officer or Contracting Officer's Representative.

4. VA reserves the right to close down or shut down the project site and order General Contractor's employees off the premises in the event of a national emergency. The General Contractor may return to the site only with the written approval of the Contracting Officer or Contracting Officer's Representative.

C. Key Control:

1. The General Contractor must provide duplicate keys and lock combinations to the Contracting Officer's Representative (COR) or Contracting Officer's Representative for the purpose of security inspections of every area of project including tool boxes and parked machines and take any emergency action.
2. The General Contractor must turn over all permanent lock cylinders to the VA locksmith for permanent installation. See Section 08 71 00, DOOR HARDWARE and coordinate.

D. Document Control:

1. Before starting any work, the General Contractor/Subcontractors must submit an electronic security memorandum describing the approach to following goals and maintaining confidentiality of "sensitive information".
2. The General Contractor is responsible for safekeeping of all drawings, project manual and other project information. This information must be shared only with those with a specific need to accomplish the project.
3. Certain documents, sketches, videos or photographs and drawings may be marked "Law Enforcement Sensitive" or "Sensitive Unclassified". Secure such information in separate containers and limit the access to only those who will need it for the project. Return the information to the Contracting Officer or Contracting Officer's Representative upon request.
4. These security documents must not be removed or transmitted from the project site without the written approval of Contracting Officer or Contracting Officer's Representative.
5. All paper waste or electronic media such as CD's and diskettes must be shredded and destroyed in a manner acceptable to the VA.
6. Notify Contracting Officer, Contracting Officer's Representative, and Site Security Officer immediately when there is a loss or compromise of "sensitive information".

7. All electronic information must be stored in specified location following VA standards and procedures using an Engineering Document Management Software (EDMS).
 - a. Security, access and maintenance of all project drawings, both scanned and electronic must be performed and tracked through the EDMS system.
 - b. "Sensitive information" including drawings and other documents may be attached to e-mail provided all VA encryption procedures are followed.

E. Motor Vehicle Restrictions

1. Vehicle authorization request will be required for any vehicle entering the site and such request must be submitted 24 hours before the date and time of access. Access must be restricted to picking up and dropping off materials and supplies.
2. A limited number of (2 to 5) permits will be issued for General Contractor and its employees for parking in designated areas only.

1.6 OPERATIONS AND STORAGE AREAS

- A. The Contractor must confine all operations (including storage of materials) on Government premises to areas authorized or approved by the Contracting Officer or Contracting Officer's Representative. The Contractor must hold and save the Government, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance.
- B. Temporary buildings (e.g., storage sheds, shops, offices) and utilities may be erected by the Contractor only with the approval of the Contracting Officer or Contracting Officer's Representative and must be built with labor and materials furnished by the Contractor without expense to the Government. The temporary buildings and utilities will remain the property of the Contractor and must be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer or Contracting Officer's Representative, the buildings and utilities may be abandoned and need not be removed.
- C. The Contractor must, under regulations prescribed by the Contracting Officer or Contracting Officer's Representative, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer or Contracting Officer's Representative. When materials are transported in prosecuting the work,

vehicles must not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any Federal, State, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor must protect them from damage. The Contractor must repair or pay for the repair of any damaged curbs, sidewalks, or roads.

(FAR 52.236-10)

- D. Working space and space available for storing materials must be as determined by the COR.
- E. Workmen are subject to rules of Medical Center applicable to their conduct.
- F. Execute work to interfere as little as possible with normal functioning of Medical Center as a whole, including operations of utility services, fire protection systems and any existing equipment, and with work being done by others. Use of equipment and tools that transmit vibrations and noises through the building structure, are not permitted in buildings that are occupied, during construction, jointly by patients or medical personnel, and Contractor's personnel, except as permitted by COR where required by limited working space.
 - 1. Do not store materials and equipment in other than assigned areas.
 - 2. Schedule delivery of materials and equipment to immediate construction working areas within buildings in use by Department of Veterans Affairs in quantities sufficient for not more than two work days. Provide unobstructed access to Medical Center areas required to remain in operation.
 - 3. Where access by Medical Center personnel to vacated portions of buildings is not required, storage of Contractor's materials and equipment will be permitted subject to fire and safety requirements.
- G. Utilities Services: Where necessary to cut existing pipes, electrical wires, conduits, cables, etc., of utility services, or of fire protection systems or communications systems (except telephone), they must be cut and capped at suitable places where shown; or, in absence of such indication, where directed by COR. All such actions must be coordinated with the COR:
 - 1. Whenever it is required that a connection fee be paid to a public utility provider for new permanent service to the construction project, for such items as water, sewer, electricity, gas or steam,

payment of such fee must be the responsibility of the Government and not the Contractor.

H. Phasing:

The Medical Center must maintain its operation 24 hours a day 7 days a week. Therefore, any interruption in service must be scheduled and coordinated with the COR to ensure that no lapses in operation occur. It is the Contractor's responsibility to develop a work plan and schedule detailing, at a minimum, the procedures to be employed, the equipment and materials to be used, the interim life safety measure to be used during the work, and a schedule defining the duration of the work with milestone subtasks.

To ensure such executions, Contractor must furnish the COR with a schedule of approximate phasing dates on which the Contractor intends to accomplish work in each specific area of site, building or portion thereof. In addition, Contractor must notify the COR two weeks in advance of the proposed date of starting work in each specific area of site, building or portion thereof. Arrange such phasing dates to ensure accomplishment of this work in successive phases as indicated on the drawings.

- I. Building 1 will be continuously occupied during performance of work, although the immediate areas of work will be vacated.

Contractor must take all measures and provide all material necessary for protecting existing equipment and property in affected areas of construction against dust and debris, so that equipment and affected areas to be used in the Medical Centers operations will not be hindered. Contractor must permit access to Department of Veterans Affairs personnel and patients through other construction areas which serve as routes of access to such affected areas and equipment. These routes whether access or egress must be isolated from the construction area by temporary partitions and have walking surfaces, lighting etc. to facilitate patient and staff access. Coordinate alteration work in areas occupied by Department of Veterans Affairs so that Medical Center operations will continue during the construction period.

- J. When a building and/or construction site is turned over to Contractor, Contractor must accept entire responsibility including upkeep and maintenance therefore:

1. Contractor must maintain a minimum temperature of 65 degrees F at all times and a maximum of 75 degrees F at all times, except as otherwise specified.
 2. Contractor must maintain in operating condition existing fire protection and alarm equipment. In connection with fire alarm equipment, Contractor must arrange pre-inspection of site with Fire Department or Company (Department of Veterans Affairs or municipal) whichever will be required to respond to an alarm from Contractor's employee or watchman.
- K. Utilities Services: Maintain existing utility services for Medical Center at all times. Provide temporary facilities, labor, materials, equipment, connections, and utilities to assure uninterrupted services. Where necessary to cut existing water, steam, gases, sewer or air pipes, or conduits, wires, cables, etc. of utility services or of fire protection systems and communications systems (including telephone), they must be cut and capped at suitable places where shown; or, in absence of such indication, where directed by COR.
1. No utility service such as water, gas, steam, sewers or electricity, or fire protection systems and communications systems may be interrupted without prior approval of COR. Electrical work must be accomplished with all affected circuits or equipment de-energized. When an electrical outage cannot be accomplished, work on any energized circuits or equipment must not commence without a detailed work plan, the Medical Center Director's prior knowledge and written approval. Refer to specification Sections 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS for additional requirements.
 2. Contractor must submit a request to interrupt any such services to COR, in writing, 7 days in advance of proposed interruption. Request must state reason, date, exact time of, and approximate duration of such interruption.
 3. Contractor will be advised (in writing) of approval of request, or of which other date and/or time such interruption will cause least inconvenience to operations of Medical Center. Interruption time approved by Medical Center may occur at other than Contractor's normal working hours.
 4. Major interruptions of any system must be requested, in writing, at least 15 calendar days prior to the desired time and must be performed as directed by the COR.

5. In case of a contract construction emergency, service will be interrupted on approval of COR. Such approval will be confirmed in writing as soon as practical.
6. Whenever it is required that a connection fee be paid to a public utility provider for new permanent service to the construction project, for such items as water, sewer, electricity, gas or steam, payment of such fee must be the responsibility of the Government and not the Contractor.
- L. Abandoned Lines: All service lines such as wires, cables, conduits, ducts, pipes and the like, and their hangers or supports, which are to be abandoned but are not required to be entirely removed, must be sealed, capped or plugged at the main, branch or panel they originate from. The lines must not be capped in finished areas, but must be removed and sealed, capped or plugged in ceilings, within furred spaces, in unfinished areas, or within walls or partitions; so that they are completely behind the finished surfaces.
- M. To minimize interference of construction activities with flow of Medical Center traffic, comply with the following:
 1. Keep roads, walks and entrances to grounds, to parking and to occupied areas of buildings clear of construction materials, debris and standing construction equipment and vehicles.
 2. Method and scheduling of required cutting, altering and removal of existing roads, walks and entrances must be approved by the COR.
- N. Coordinate the work for this contract with other construction operations as directed by COR. This includes the scheduling of traffic and the use of roadways, as specified in Article, USE OF ROADWAYS.

1.7 ALTERATIONS

- A. Survey: Before any work is started, the Contractor must make a thorough survey with the Contracting Officer's Representative of areas of building in which alterations occur and areas which are anticipated routes of access, and furnish a report, signed by all three, to the Contracting Officer or Contracting Officer's Representative. This report must list by rooms and spaces:
 1. Existing condition and types of resilient flooring, doors, windows, walls and other surfaces not required to be altered throughout affected areas of building.
 2. Existence and conditions of items such as plumbing fixtures and accessories, electrical fixtures, equipment, venetian blinds,

- shades, etc., required by drawings to be either reused or relocated, or both.
3. Must note any discrepancies between drawings and existing conditions at site.
 4. Must designate areas for working space, materials storage and routes of access to areas within buildings where alterations occur and which have been agreed upon by Contractor and COR.
- B. Any items required by drawings to be either reused or relocated or both, found during this survey to be nonexistent, or in opinion of COR, to be in such condition that their use is impossible or impractical, must be furnished and/or replaced by Contractor with new items in accordance with specifications which will be furnished by Government. Provided the contract work is changed by reason of this subparagraph B, the contract will be modified accordingly, under provisions of clause entitled "DIFFERING SITE CONDITIONS" (FAR 52.236-2) and "CHANGES" (FAR 52.243-4 and VAAR 852.236-88).
- C. Re-Survey: Thirty days before expected partial or final inspection date, the Contractor and COR together must make a thorough re-survey of the areas of buildings involved. They must furnish a report on conditions then existing, of resilient flooring, doors, windows, walls and other surfaces as compared with conditions of same as noted in first condition survey report:
1. Re-survey report must also list any damage caused by Contractor to such flooring and other surfaces, despite protection measures; and, will form basis for determining extent of repair work required of Contractor to restore damage caused by Contractor's workmen in executing work of this contract.
- D. Protection: Provide the following protective measures:
1. Wherever existing roof surfaces are disturbed they must be protected against water infiltration. In case of leaks, they must be repaired immediately upon discovery.
 2. Temporary protection against damage for portions of existing structures and grounds where work is to be done, materials handled and equipment moved and/or relocated.
 3. Protection of interior of existing structures at all times, from damage, dust and weather inclemency. Wherever work is performed, floor surfaces that are to remain in place must be adequately

protected prior to starting work, and this protection must be maintained intact until all work in the area is completed.

1.8 DISPOSAL AND RETENTION

- A. Materials and equipment accruing from work removed and from demolition of buildings or structures, or parts thereof, must be disposed of as follows:
1. Reserved items which are to remain property of the Government are identified by attached tags as items to be stored. Items that remain property of the Government must be removed or dislodged from present locations in such a manner as to prevent damage which would be detrimental to re-installation and reuse. Store such items where directed by COR.
 2. Items not reserved will become property of the Contractor and be removed by Contractor from Medical Center at Contractor's expense.
 3. Items of portable equipment and furnishings located in rooms and spaces in which work is to be done under this contract must remain the property of the Government. When rooms and spaces are vacated by the Department of Veterans Affairs during the alteration period, such items which are NOT required by drawings and specifications to be either relocated or reused will be removed by the Government in advance of work to avoid interfering with Contractor's operation.

1.9 PROTECTION OF EXISTING VEGETATION, STRUCTURES, EQUIPMENT, UTILITIES, AND IMPROVEMENTS

- A. The Contractor must preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed and which do not unreasonably interfere with the work required under this contract. The Contractor must only remove trees when specifically authorized to do so, and must avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during contract performance, or by the careless operation of equipment, or by workmen, the Contractor must trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer or Contracting Officer's Representative.
- B. The Contractor must protect from damage all existing improvements and utilities at or near the work site and on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. The Contractor must repair any damage to those

facilities, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer or Contracting Officer's Representative may have the necessary work performed and charge the cost to the Contractor.

(FAR 52.236-9)

- C. Refer to Section 01 57 19, TEMPORARY ENVIRONMENTAL CONTROLS, for additional requirements on protecting vegetation, soils and the environment. Refer to Articles, "Alterations", "Restoration", and "Operations and Storage Areas" for additional instructions concerning repair of damage to structures and site improvements.
- D. Refer to FAR clause 52.236-7, "Permits and Responsibilities," which is included in General Conditions. A National Pollutant Discharge Elimination System (NPDES) permit is required for this project. The Contractor is considered an "operator" under the permit and has extensive responsibility for compliance with permit requirements. VA will make the permit application available at the (appropriate medical center) office. The apparent low bidder, contractor and affected Subcontractors must furnish all information and certifications that are required to comply with the permit process and permit requirements. Many of the permit requirements will be satisfied by completing construction as shown and specified. Some requirements involve the Contractor's method of operations and operations planning and the Contractor is responsible for employing best management practices. The affected activities often include, but are not limited to the following:
 - 1. Designating areas for equipment maintenance and repair;
 - 2. Providing waste receptacles at convenient locations and provide regular collection of wastes;
 - 3. Locating equipment wash down areas on site, and provide appropriate control of wash-waters;
 - 4. Providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials; and
 - 5. Providing adequately maintained sanitary facilities.

1.10 RESTORATION

- A. Remove, cut, alter, replace, patch and repair existing work as necessary to install new work. Except as otherwise shown or specified,

do not cut, alter or remove any structural work, and do not disturb any ducts, plumbing, steam, gas, or electric work without approval of the COR. Existing work to be altered or extended and that is found to be defective in any way, must be reported to the COR before it is disturbed. Materials and workmanship used in restoring work, must conform in type and quality to that of original existing construction, except as otherwise shown or specified.

- B. Upon completion of contract, deliver work complete and undamaged. Existing work (walls, ceilings, partitions, floors, mechanical and electrical work, lawns, paving, roads, walks, etc.) disturbed or removed as a result of performing required new work, must be patched, repaired, reinstalled, or replaced with new work, and refinished and left in as good condition as existed before commencing work.
- C. At Contractor's own expense, Contractor must immediately restore to service and repair any damage caused by Contractor's workmen to existing piping and conduits, wires, cables, etc., of utility services or of fire protection systems and communications systems (including telephone) which are not scheduled for discontinuance or abandonment.
- D. Expense of repairs to such utilities and systems not shown on drawings or locations of which are unknown will be covered by adjustment to contract time and price in accordance with clause entitled "CHANGES" (FAR 52.243-4 and VAAR 852.236-88) and "DIFFERING SITE CONDITIONS" (FAR 52.236-2).

1.11 PHYSICAL DATA - NOT USED

1.12 PROFESSIONAL SURVEYING SERVICES

- A. A registered professional land surveyor or registered civil engineer whose services are retained and paid for by the Contractor shall perform services specified herein and in other specification sections. The Contractor shall certify that the land surveyor or civil engineer is not one who is a regular employee of the Contractor, and that the land surveyor or civil engineer has no financial interest in this contract.

1.13 LAYOUT OF WORK

- A. The Contractor shall lay out the work from Government established base lines and bench marks, indicated on the drawings, and shall be responsible for all measurements in connection with the layout. The Contractor shall furnish, at Contractor's own

expense, all stakes, templates, platforms, equipment, tools, materials, and labor required to lay out any part of the work. The Contractor shall be responsible for executing the work to the lines and grades that may be established or indicated by the Contracting Officer. The Contractor shall also be responsible for maintaining and preserving all stakes and other marks established by the Contracting Officer until authorized to remove them. If such marks are destroyed by the Contractor or through Contractor's negligence before their removal is authorized, the Contracting Officer may replace them and deduct the expense of the replacement from any amounts due or to become due to the Contractor.

(FAR 52.236-17)

- B. Establish and plainly mark center lines for each stair and corner of column lines and/or addition to each existing building, and such other lines and grades that are reasonably necessary to properly assure that location, orientation, and elevations established for each such stair structure are in accordance with lines and elevations shown on contract drawings.
- C. Following completion of general mass excavation and before any other permanent work is performed, establish and plainly mark (through use of appropriate batter boards or other means) sufficient additional survey control points or system of points as may be necessary to assure proper alignment, orientation, and grade of all major features of work. Survey shall include, but not be limited to, location of lines and grades of footings, exterior walls, center lines of columns in both directions, major utilities and elevations of floor slabs:
 - 1. Such additional survey control points or system of points thus established shall be checked and certified by a registered land surveyor or registered civil engineer. Furnish such certification to the COR before any work (such as footings, floor slabs, columns, walls, utilities and other major controlling features) is placed. Contractor's registered surveyor is required to perform and show on the survey drawing

the underground utility locating and ground penetrating radar (GPR) to determine locations of the underground utilities.

- D. During progress of work, and particularly as work progresses from landing to landing and connects to floors and roofs, Contractor shall have line grades and plumbness of all major form work checked and certified by a registered land surveyor or registered civil engineer as meeting requirements of contract drawings. Furnish such certification to the COR before any major items of concrete work are placed. In addition, Contractor shall also furnish to the COR certificates from a registered land surveyor or registered civil engineer that the following work is complete in every respect as required by contract drawings.
1. Lines of each building and/or addition.
 2. Elevations of bottoms of footings and tops of floors of each building and/or addition.
 3. Lines and elevations of sewers and of all outside distribution systems.
- E. Whenever changes from contract drawings are made in line or grading requiring certificates, record such changes on a reproducible drawing bearing the registered land surveyor or registered civil engineer seal, and forward these drawings upon completion of work to COR.
- F. The Contractor shall perform the surveying and layout work of this and other articles and specifications in accordance with the provisions of Article "Professional Surveying Services".

1.14 AS-BUILT DRAWINGS

- A. The Contractor must maintain two full size sets of as-built drawings which will be kept current during construction of the project, to include all contract changes, modifications and clarifications.
- B. All variations must be shown in the same general detail as used in the contract drawings. To ensure compliance, as-built drawings must be made available for the COR review, as often as requested.

- C. Contractor must deliver two approved completed sets of "as-built" drawings in electronic versions of scanned PDF's and editable AutoCad files to the COR within 15 calendar days after each completed phase and after the acceptance of the project by the COR.
- D. Paragraphs A, B, & C also applies to all shop drawings.
- E. Prior to project close out, Contractor to furnish "As Built" drawings to include (but is not limited to) electrical, plumbing, mechanical, and architectural.

1.15 USE OF ROADWAYS

- A. For hauling, use only established public roads and roads on Medical Center property and, when authorized by the COR, such temporary roads which are necessary in the performance of contract work. Temporary roads must be constructed and restoration performed by the Contractor at Contractor's expense. When necessary to cross curbing, sidewalks, or similar construction, they must be protected by well-constructed bridges.
- B. When new permanent roads are to be a part of this contract, Contractor may construct them immediately for use to facilitate building operations. These roads may be used by all who have business thereon within zone of building operations.
- C. When certain buildings (or parts of certain buildings) are required to be completed in advance of general date of completion, all roads leading thereto must be completed and available for use at time set for completion of such buildings or parts thereof.

1.16 COR'S FIELD OFFICE - NOT USED

1.17 TEMPORARY USE OF MECHANICAL AND ELECTRICAL EQUIPMENT

- A. Use of new installed mechanical and electrical equipment to provide heat, ventilation, plumbing, light and power will be permitted subject to written approval and compliance with the following provisions:
 - 1. Permission to use each unit or system must be given by COR in writing. If the equipment is not installed and maintained in accordance with the written agreement and following provisions, the COR will withdraw permission for use of the equipment.
 - 2. Electrical installations used by the equipment must be completed in accordance with the drawings and specifications to prevent damage to the equipment and the electrical systems, i.e. transformers, relays, circuit breakers, fuses, conductors, motor controllers and their overload elements must be properly sized, coordinated and adjusted.

Installation of temporary electrical equipment or devices must be in accordance with NFPA 70, National Electrical Code, (2014 Edition), Article 590, *Temporary Installations*. Voltage supplied to each item of equipment must be verified to be correct and it must be determined that motors are not overloaded. The electrical equipment must be thoroughly cleaned before using it and again immediately before final inspection including vacuum cleaning and wiping clean interior and exterior surfaces.

3. Units must be properly lubricated, balanced, and aligned. Vibrations must be eliminated.
 4. Automatic temperature control systems for preheat coils must function properly and all safety controls must function to prevent coil freeze-up damage.
 5. The air filtering system utilized must be that which is designed for the system when complete, and all filter elements must be replaced at completion of construction and prior to testing and balancing of system.
 6. All components of heat production and distribution system, metering equipment, condensate returns, and other auxiliary facilities used in temporary service must be cleaned prior to use; maintained to prevent corrosion internally and externally during use; and cleaned, maintained and inspected prior to acceptance by the Government.
- B. Prior to final inspection, the equipment or parts used which show wear and tear beyond normal, must be replaced with identical replacements, at no additional cost to the Government.
- C. This paragraph must not reduce the requirements of the mechanical and electrical specifications sections.
- D. Any damage to the equipment or excessive wear due to prolonged use will be repaired replaced by the Contractor at the Contractor's expense.

1.18 TEMPORARY USE OF EXISTING ELEVATORS

- A. Contractor is allowed the use of existing service elevators as defined in spec section 01 00 00 GENERAL REQUIREMENTS part 1.34.N.13. Outside type hoist may be used by Contractor for transporting materials and equipment with COR approval.

1.19 TEMPORARY USE OF NEW ELEVATORS - NOT USED

1.20 TEMPORARY TOILETS

- A. Contractor may have for use of Contractor's workmen; such toilet accommodations as may be assigned to Contractor by Medical Center.

Contractor must keep such places clean and be responsible for any damage done thereto by Contractor's workmen. Failure to maintain satisfactory condition in toilets will deprive Contractor of the privilege to use such toilets.

1.21 AVAILABILITY AND USE OF UTILITY SERVICES

- A. The Government must make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. The amount to be paid by the Contractor for chargeable electrical services will be the prevailing rates charged to the Government. The Contractor must carefully conserve any utilities furnished without charge.
- B. The Contractor, at Contractor's expense and in a workmanlike manner, in compliance with code and as satisfactory to the Contracting Officer or Contracting Officer's Representative, must install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of electricity used for the purpose of determining charges. Before final acceptance of the work by the Government, the Contractor must remove all the temporary connections, distribution lines, meters, and associated paraphernalia and repair restore the infrastructure as required.
- C. Contractor must install meters at Contractor's expense and furnish the Medical Center a monthly record of the Contractor's usage of electricity as hereinafter specified.
- D. Heat: Furnish temporary heat necessary to prevent injury to work and materials through dampness and cold. Use of open salamanders or any temporary heating devices which may be fire hazards or may smoke and damage finished work, will not be permitted. Maintain minimum temperatures as specified for various materials:
 - 1. Obtain heat by connecting to Medical Center heating distribution system.
 - a. Steam is available at no cost to Contractor.
- E. Electricity (for Construction and Testing): Furnish all temporary electric services.
 - 1. Obtain electricity by connecting to the Medical Center electrical distribution system. The Contractor must meter and pay for electricity required for electric cranes and hoisting devices, electrical welding devices and any electrical heating devices

providing temporary heat. Electricity for all other uses is available at no cost to the Contractor.

F. Water (for Construction and Testing): Furnish temporary water service.

1. Obtain water by connecting to the Medical Center water distribution system. Provide reduced pressure backflow preventer at each connection as per code. Water is available at no cost to the Contractor.
2. Maintain connections, pipe, fittings and fixtures and conserve water-use so none is wasted. Failure to stop leakage or other wastes will be cause for revocation (at COR's discretion) of use of water from Medical Center's system.

G. Fuel: Natural and LP gas and burner fuel oil required for boiler cleaning, normal initial boiler-burner setup and adjusting, and for performing the specified boiler tests will be furnished by the Government. Fuel required for prolonged boiler-burner setup, adjustments, or modifications due to improper design or operation of boiler, burner, or control devices must be furnished and paid by the Contractor at Contractor's expense.

1.22 NEW TELEPHONE EQUIPMENT

The Contractor must coordinate with the work of installation of telephone equipment by others. This work must be completed before the building is turned over to VA.

1.23 TESTS

- A. As per specification section 23 05 93, TESTING, ADJUSTING, and BALANCING FOR HVAC the Contractor must provide a written testing and commissioning plan complete with component level, equipment level, sub-system level and system level breakdowns. The plan will provide a schedule and a written sequence of what will be tested, how and what the expected outcome will be. This document will be submitted to Contracting Officer's Representative for approval prior to commencing work. The Contractor must document the results of the approved plan and submit for approval with the "as-built" documentation.
- B. Pre-test mechanical and electrical equipment and systems and make corrections required for proper operation of such systems before requesting final tests. Final test will not be conducted unless pre-tested.
- C. Conduct final tests required in various sections of specifications in presence of an authorized representative of the Contracting Officer or

Contracting Officer's Representative. Contractor must furnish all labor, materials, equipment, instruments, and forms, to conduct and record such tests.

- D. Mechanical and electrical systems must be balanced, controlled and coordinated. A system is defined as the entire system which must be coordinated to work together during normal operation to produce results for which the system is designed. For example, air conditioning supply air is only one part of entire system which provides comfort conditions for a building. Other related components are return air, exhaust air, steam, chilled water, refrigerant, hot water, controls and electricity, etc. Another example of a system which involves several components of different disciplines is a boiler installation. Efficient and acceptable boiler operation depends upon the coordination and proper operation of fuel, combustion air, controls, steam, feedwater, condensate and other related components.
- E. All related components as defined above must be functioning when any system component is tested. Tests must be completed within a reasonably period of time during which operating and environmental conditions remain reasonably constant and are typical of the design conditions.
- F. Individual test result of any component, where required, will only be accepted when submitted with the test results of related components and of the entire system.

1.24 INSTRUCTIONS

- A. Contractor must furnish Maintenance and Operating manuals (hard copies and electronic) and verbal instructions when required by the various sections of the specifications and as hereinafter specified.
- B. Manuals: Maintenance and operating manuals and one compact disc (four hard copies and one electronic copy each) for each separate piece of equipment must be delivered to the COR coincidental with the delivery of the equipment to the job site. Manuals must be complete, detailed guides for the maintenance and operation of equipment. They must include complete information necessary for starting, adjusting, maintaining in continuous operation for long periods of time and dismantling and reassembling of the complete units and sub-assembly components. Manuals must include an index covering all component parts clearly cross-referenced to diagrams and illustrations. Illustrations must include "exploded" views showing and identifying each separate item. Emphasis must be placed on the use of special tools and

instruments. The function of each piece of equipment, component, accessory and control must be clearly and thoroughly explained. All necessary precautions for the operation of the equipment and the reason for each precaution must be clearly set forth. Manuals must reference the exact model, style and size of the piece of equipment and system being furnished. Manuals referencing equipment similar to but of a different model, style, and size than that furnished will not be accepted.

- C. Instructions: Contractor must provide qualified, factory-trained manufacturers' representatives to give detailed training to assigned Department of Veterans Affairs personnel in the operation and complete maintenance for each piece of equipment. All such training will be at the job site. These requirements are more specifically detailed in the various technical sections. Instructions for different items of equipment that are component parts of a complete system, must be given in an integrated, progressive manner. All instructors for every piece of component equipment in a system must be available until instructions for all items included in the system have been completed. This is to assure proper instruction in the operation of inter-related systems. All instruction periods must be at such times as scheduled by the COR and will be considered concluded only when the COR is satisfied in regard to complete and thorough coverage. The Contractor must submit a course outline with associated material to the COR for review and approval prior to scheduling training to ensure the subject matter covers the expectations of the VA and the contractual requirements. The Department of Veterans Affairs reserves the right to request the removal of, and substitution for, any instructor who, in the opinion of the COR, does not demonstrate sufficient qualifications in accordance with requirements for instructors above.

1.25 GOVERNMENT-FURNISHED PROPERTY

- A. The Government will deliver to the Contractor, the Government-furnished property shown on the drawings.
- B. Equipment furnished by Government to be installed by Contractor will be furnished to Contractor at the Medical Center.
- C. Storage space for equipment will be provided by the Government and the Contractor must be prepared to unload and store such equipment therein upon its receipt at the Medical Center.

- D. Notify Contracting Officer or Contracting Officer's Representative in writing, 60 days in advance, of date on which Contractor will be prepared to receive equipment furnished by Government. Arrangements will then be made by the Government for delivery of equipment.
1. Immediately upon delivery of equipment, Contractor must arrange for a joint inspection thereof with a representative of the Government. At such time the Contractor must acknowledge receipt of equipment described, make notations, and immediately furnish the Government representative with a written statement as to its condition or shortages.
 2. Contractor thereafter is responsible for such equipment until such time as acceptance of contract work is made by the Government.
- E. Equipment furnished by the Government will be delivered in a partially assembled (knock down) condition in accordance with existing standard commercial practices, complete with all fittings, fastenings, and appliances necessary for connections to respective services installed under contract. All fittings and appliances (i.e., couplings, ells, tees, nipples, piping, conduits, cables, and the like) necessary to make the connection between the Government furnished equipment item and the utility stub-up must be furnished and installed by the Contractor at no additional cost to the Government.
- F. Completely assemble and install the Government furnished equipment in place ready for proper operation in accordance with specifications and drawings.
- G. Furnish supervision of installation of equipment at construction site by qualified factory trained technicians regularly employed by the equipment manufacturer.

1.26 RELOCATED EQUIPMENT ITEMS - REVIEW SOW FOR REQUIREMENTS

1.27 STORAGE SPACE FOR DEPARTMENT OF VETERANS AFFAIRS EQUIPMENT - REVIEW SOW FOR REQUIREMENTS

1.28 CONSTRUCTION SIGN - NOT USED

1.29 SAFETY SIGN - NOT USED

1.30 PHOTOGRAPHIC DOCUMENTATION - NOT USED

1.31 FINAL ELEVATION DIGITAL IMAGES - NOT USED

1.32 HISTORIC PRESERVATION

Where the Contractor or any of the Contractor's employees, prior to, or during the construction work, are advised of or discover any possible

archeological, historical and/or cultural resources, the Contractor must immediately notify the COR verbally, and then with a written follow up.

1.33 VA TRIRIGA CPMS

VA Contractors, selected by award to perform work, are required to get access to the VA TRIRIGA CPMS. The TRIRIGA CPMS is the management and collaborative environment that the VA uses for all Major, Minor and Non-Recurring Maintenance (NRM) projects within the Office of Construction & Facilities Management (CFM), Veterans Health Administration (VHA), National Cemetery Administration (NCA), and the Veterans Benefits Administration (VBA). The Contractor is solely responsible for acquiring access to the VA TRIRIGA CPMS.

To gain access to the VA TRIRIGA CPMS the Contractor is encouraged to follow the licensing process outline as specified below:

A. Requirement: TRIRIGA is the management and collaborative environment that VA uses for all construction projects. VA requires its Contractors to procure TRIRIGA access as part of the cost of performance for a VA construction related contract.

B. Access Request and Payment can be made through the following URL

<https://valicensing.oncfi.com/>

Inquiries or to request additional services, contact the following:

Craig Alsheimer, Federal Account Manager

Computerized Facility Integrations, LLC

18000 West Nine Mile Road

Suite 700

Southfield, MI 48075

Email: calsheimer@gocfi.com

Phone: 248-557-4234 Extension 6010; 410-292-7006

C. Process:

1. Once the Contractor has been notified by VA of the award and a unique contract number, the Contractor can enter a request for access to TRIRIGA at URL <https://valicensing.oncfi.com/>
2. CFI will process the request for access and payment. CFI will create the USER ID and a password. Security provisions required to align the Contractor to the Contract Number will be entered and an email will be generated and submitted to the requestor.
3. CFI will also provide standard terms and conditions related to the transaction and use agreement.

1.34 STATION-SPECIFIC STATEMENT OF WORK (SOW) REQUIREMENTS

- A. Any provision or partial provision of the Contract drawings, specifications, documents or requirements that is not consistent with this SOW, Drawings, and Specifications is null and void only to the extent of the inconsistency. All other provisions or partial provisions of the Contract drawings, specifications, documents, or requirements must remain in full force and effect.
- B. Information Technology (IT) security requirements Certification and Accreditation Authorization (C&A) of the Contractor system: The C&A requirements do not apply and a Security Accreditation Package is not required.
- C. Safety must be the Contractor's highest priority. Refer to spec section 01 35 26, SAFETY REQUIREMENTS. Refer to and observe NEPA requirements, latest edition.
- D. This project is a turn-key operation for the work as described. Drawings, and Specifications are a complete and working system.
- E. VHSO facility is operational during the period of performance of this contract. Operations include, but are not limited to, mechanical and electrical systems.
- F. Contractor must furnish and submit for Contracting Officer or Contracting Officer's Representative (COR) approval no later than 20 calendar days after notice to proceed (NTP) a project schedule (including phasing control plan if applicable) that incorporates requirements set forth in this SOW, Drawings, and Specifications and meets the requirements of the VHSO. The Project Schedule and or Phasing plan must contain provisions to include, but not limited to staging all equipment and materials ahead of closing the affected patient care areas and working extended hours to meet the requirement. For additional requirements, see spec section 01 32 16.15 PROJECT SCHEDULES (SMALL PROJECTS - DESIGN/BID/BUILD) part 1.5.A, and remainder of spec section.
- G. Contractor's work must be conducted in a manner and during hours presenting the least amount of disruption to the VHSO facility.
- H. Prior to the start of job site activities, the Contractor and COR will conduct a site survey to identify and review specific work and differing site conditions. See spec section 01 00 00 GENERAL REQUIREMENTS part 1.7.
- I. Period of Performance: **420 continuous calendar days.**

- J. VHSO utilities and work areas may not be immediately available and the Contractor must be flexible in the project schedule at no additional cost to VHSO.
- K. Building materials, equipment, tools, and supplies must not be unattended within the work area. When working in common areas, there must be a minimum of 2 individuals in proximity of the job site to ensure that building materials, equipment, tools, and supplies are inaccessible to patients or others.
- L. Warranty: Contractor must guarantee workmanship for a period of one (1) year after VA-COR provides written Final Acceptance of work. Contractor must furnish a minimum 1-year parts and labor warranty on equipment, components, and materials furnished and any manufacturer's warranty greater than one (1) year. Emergency service must be available 24 hours per day. The Contractor must respond to on-site to emergency calls within two (2) hours of notification. The Contractor must have the issue(s) corrected or a plan in place (awaiting parts) within four (4) hours of arrival at job site. Any temporary repairs must be approved by the VHSO Chief of Engineering or designated representative.
- M. Electrical
1. Wiring must be installed in accordance to the latest edition of the National Electric Code (NEC), drawings, and specifications at time of installation.
 2. Wiring except fixture whips must be enclosed in EMT conduit, unless noted otherwise on drawings or Statement of Work (notify COR if there is a discrepancy). Fixture whips and conduit must be installed properly per NEC with compression fittings. Electrical termination(s) must be constructed and installed in accordance to manufacturer's installation instructions and as noted herein.
- N. Contractor Access and Activities
1. Contractor must comply with the VHSO security management program.
 2. Contractor cannot enter the work site without VHSO-issued Identity Badge. VA may inspect Contractors' personal effects when workers enter and/or leave project site and VHSO property. Contractor Superintendent must escort Contractor employees to Engineering (Building 37) to obtain badge(s). The Contractor must maintain a log of Employee Names, Badge ID Numbers, Start Date(s), Departure Date(s), ID Lost Date(s), and ID Return Date(s). Contractor must furnish to VA Updated Badge Log weekly or as directed by COR.

Contractor's Superintendent must return to COR all badges on day of departure of employee from project. Contractor's Superintendent must return all remaining badges at project closeout to COR. Lost Badges must be reported immediately to the COR and documented on badge log. Contractor is responsible for a \$100.00 fee to be paid to VA for each lost or unreturned badge.

3. The Contractor's Superintendent may check out a key to access mechanical and electrical rooms as project requires. Contractor Superintendent must check out and return a key at Engineering (Building 7-A) daily, and the key cannot leave VHSO property. The Contractor's Superintendent must notify the COR when a key is lost. The Contractor is responsible for a \$3,500.00 fee payable to VA Fayetteville for each lost or unreturned key.
4. Supervision: Contractor must provide qualified supervisor(s), on site during work activities to supervise continuously. Contractor supervisor must not engage in any direct trades' labor. The Contractors' supervision must be responsible for quality control and ensure systems are constructed as complete and working.
5. (VHSO) Property Access Regular Business Hours: Work by the Contractor must be completed as specified in the SOW under General, except work that will interfere with normal operations must be coordinated and approved prior to or on advance of designated time by the COR with affected VHSO departments and accomplished during designated maintenance times, as noted otherwise herein, as requested and approved by the COR for special circumstances.
6. Work Hours: Contractor to coordinate work hours with COR prior to start of construction and be depicted on the submitted schedule, for COR approval.
7. Safety: Safety is the Contractor's highest priority. The Contractor is solely responsible for compliance with Federal, State, Local OSHA regulations, latest edition of NEC, latest edition of NFPA 70E, and 01 35 26 Safety Requirements specification. The Contractor must furnish and have in place Personal Protective Equipment (PPE), including but not limited to safety signage, cones, barricades, to protect the safety of VHSO patients, employees, visitors, volunteers, tenants and others. Contractor is not be permitted to work without proper PPE and VA may ask Contractors without PPE to leave job site. Contractor must furnish required safety items and

wear required PPE. Work must be conducted in a manner and at work times which present the least disruption to the VA healthcare facility.

8. Contractor must not render out-of-service any required utility, fire protection, or security system without written permission of the COR. If a utility, fire protection, or security system is not functioning at the end of a work period without written permission of the COR, then the Contractor must restore the system(s) to working order prior to leaving the job site or must furnish an around-the-clock watch until the system is functioning properly. If the Contractor fails to do so, the Contractor must reimburse the Government for any costs incurred by the VHSO to provide around-the-clock watch and or repair the system(s).
9. Vehicles and Construction equipment: Contractors' keys to unattended vehicles and equipment must be removed and vehicles locked.
10. Material Storage and Staging: The Contractor must submit in writing a request for storage or staging of materials, equipment, tools, and supplies. The Contractor's written request must be submitted to the COR for approval a minimum of seven (7) business days prior to the storage or staging so there is time to review and notify the impacted parties. Contractor must have prior written authorization by the VHSO for storage or staging of Contractor supplied materials and equipment. No storage must commence until written approval and authorization of the Contractor's request is provided by the COR. Contractor stored materials may need to be relocated because of interference with VHSO scheduled activities. Relocation of Contractor's office trailers, dumpsters, storage containers and construction materials must be by the Contractor and at no additional expense to the Government. Contractor's exterior storage units must be labeled with weather-resistant signage stating Project Title, Contractor Name, Emergency Contractor Contact Information.
11. Tools: Contractor must furnish materials, equipment, and tools to include, but not limited to ladders and supplies to complete Contractor's work.
12. Unloading and Parking: No materials or equipment are permitted delivery through front entry. Contractor to use Employee entrance - only for loading and unloading. Do not leave vehicle(s) unattended. Contractor parking on VHSO property is limited to availability of

designated Contractor parking. Contractor must have prior written approval of on-site Contractor parking from COR.

13. Elevators: Contractor must use COR-designated freight elevators and protect elevator cabs and controls during periods of use. Contractor must not exceed elevator weight limits. Designated elevator(s) and usage times are not to interfere with VHSO activities.
14. Radios and Mobile Devices: Contractor must use mobile devices at low volume or outside. Contractor must not converse in hallways and/or near patient areas. AM/FM radios and other media producing devices cannot be used in VHSO buildings.
15. Noise: Contractor must coordinate and schedule construction noise making activities with the COR. For any noise making work activities, the Contractor must furnish a written request to the COR for COR approval a minimum of seven (7) business days prior to construction noise making activities. The COR will schedule and provide written authorization to proceed three (3) business days in advance of the proposed activity. Refer to spec section 01 57 19, TEMPORARY ENVIRONMENTAL CONTROLS, for sound deadening requirements during construction.
16. Infection Control:
 - a. Contractor is to develop a phasing and Infection Control Risk Assessment (ICRA) that incorporates requirements of 01 00 00 General Requirements specification to meet the requirements of the VHSO. For continuous construction work activities with durations seven days or less, Contractor must install and create temporary dust barriers with the follow products: ZipWall® ZIP POLES FOUR PACK (Includes 4 Spring Loaded Steel Zip Poles, 4 GripDisk™ Slide Stoppers, 2 standard zippers, 1 carry bag) or equal, construction film must be white, fire retardant polyethylene, antistatic, 12 x 100 Ft x minimum 6 mil thickness, imprinted with fire retardant labeling. Zippers must be straight or curved heavy duty ZipWall® Zippers or equal. For continuous construction activities with durations exceeding seven days, Contractor to construct ICRA barrier walls.
 - b. Sticky mats to be installed at each entrance and exit to job area. Use STICKY MAT Flat Store Clean Mat or equal, tacky mat, white, 24 x 45-inch minimum. Construction traffic through the facility must be coordinated with the COR. Construction workers,

materials, and clothing must be transported through the hospital dust free. Any dusty, dirty, odorous or wet materials must be transported in sealed, clean bags. Traffic routes are proposed by Contractor and approved by COR.

- c. Dust Proofing and Cleaning: Contractor must cover furnishings and equipment with plastic or clean drop cloth. Contractor(s) must furnish HEPA vacuum cleaner(s), cleaning tools, and tacky mats at each entrance to the work zone. Contractor must not use brooms.

17. Fire Alarm: Dust and smoke producing activities will activate the buildings' fire alarm. For Contractor work activities, the Contractor must determine if the fire alarm system needs to be bypassed. Contractor is responsible for 24 hr fire watch in the areas where coverage is removed or disabled. Contractor is responsible to coordinate with the COR and Electronic Technician for temporary removal and restoration of fire protection coverage. After hours supervision of the fire alarm panel is required at Contractor's expense. The Contractor is responsible for completion and submission of a written Fire Alarm Bypass Request. The Contractors' written request must be submitted for COR approval and if approved by COR, then the COR must furnish a written authorization to proceed three (3) business days in advance of any proposed work activity. If the fire alarm system requires any deactivation, it must be reactivated the same day before the Contractor leaves the job site to ensure that the fire alarm system is functioning properly. If the fire alarm system is not functioning properly, the Contractor must restore the fire alarm system to working order prior to leaving the site or furnish an around-the-clock fire watch until the fire alarm system is functioning properly. The Contractor is liable for costs incurred by the VHSO to furnish the fire watch and or to repair the fire alarm system.

18. Hot Work: Contractor must perform and safeguard hot work operations in accordance with NFPA 241 and NFPA 51B. Contractor must coordinate hot work with the COR. Contractor must obtain Hot Work permits from COR at least forty-eight (48) hours in advance for any work or operation involving open flame or producing heat or sparks, burning, welding, or a similar operation that is capable of initiating fires or explosions. This work includes but is not limited to processes such as arc welding, oxygen-fuel gas welding, open-flame soldering,

brazing, thermal spraying, oxygen cutting, arc cutting, chipping, grinding, heat treating, sand blasting, torch-applied roofing, and chemical welding.

19. Fire and Smoke Barrier Penetration: Contractor must perform, maintain, and safeguard the integrity of smoke and fire barriers in accordance with NFPA 101, NFPA 80, and NFPA 90A. Contractor penetrations in barriers must be repaired in an approved manner (filled with the designated and approved flame-retardant filler) as soon as feasible after the work has been completed.
20. Energized Circuit Work: Contractor must coordinate circuit work with the COR. Contractor must obtain Energized Circuit Work permit from COR at least seven (7) workdays in advance, when an electrical shut down is required. Contractor must perform, maintain, and safeguard the integrity of the VHSO electrical systems and must follow procedures around energized equipment in accordance with NFPA 70E standards including but not limited to, donning proper personal protective equipment (PPE). VHSO electrician or electrical engineer must monitor work. Contractor must use safety equipment to include but not be limited to 12-calorie arc flash suits with hoods and 5KV gloves. No exits will be blocked. Personnel without proper PPE are prohibited within the working area around live electrical panels with cover(s) removed.
21. Utility interruption: Contractor must submit, in writing, Utility Interruption Request(s) in advance to the COR. The Contractor's written utility interruption request must be submitted to the COR for written approval a minimum of seven (7) business days prior to the work activity. Work must be scheduled in advance to allow maximal time for VA to schedule a utility interruption. Work activities requiring shutdowns must not commence until written approval and authorization of the Contractor's request is provided by the COR seventy-two (72) hours prior to the utility interruption. There may be times when a utility interruption request is denied because of insufficient lead-time or interference with ongoing VHSO activities. In this case, work activities must be rescheduled, at no additional expense to the Government.
22. Disposal: The Contractor must submit written request(s) for disposal of any government-owned materials, equipment, or property in 5 calendar days advance to the COR for COR approval. Contractor must

remove and properly dispose construction debris, materials, equipment, and substances from this project and the VHSO property daily into the Contractor-supplied containers. Construction debris created from the project must not be disposed at the job site, in VHSO dumpsters, or on VHSO property. Contractor Disposal of construction debris, materials, equipment, and substances from the project must be in accordance with applicable Federal, State, Local and environmental laws, rules or regulations. Contractor must ensure and furnish appropriate documentation to the CO that all hazardous waste handlers, haulers, and disposal facilities are properly licensed. The Contractor must furnish shipping manifest and documentation of proper disposal of any construction debris, materials, equipment, and substances from the project prior to final payment. Contractor must return the work site to the condition in which work commenced, at Contractor's expense.

23. Fumes: The Contractor must schedule fume-producing work activities including but not limited to painting or heat-produced fumes after regular business hours and request written approval by the COR prior to the fume-producing work activity. Contractor must be responsible for ventilation necessary to exhaust and prevent fumes from entering adjoining areas, outside air intake ductwork, and re-entering the VHSO healthcare facilities at no additional expense to the Government.
24. Training: Training must be provided to applicable VHSO personnel. The Contractor must provide training for users of installed systems. Training must include an agenda and instruction manual in electronic form. Contractor must provide user and administrator training to VHSO officials and VHSO Engineering personnel, with four (4) to eight (8) hours of on-site training. Coordination and scheduling for training must be determined after contract award. Training must be hands-on and include on site, physical demonstrations.
25. Photography: Contractor must not photograph any patients, personnel, visitors, and others on VHSO property. For photography, Contractor must be escorted by VHSO personnel to take job site related photos. Contractor photography must be requested through and coordinated by COR.

26. Structural members must not be cut or altered without written authorization of Contracting Officer or Contracting Officer's Representative.
27. Contractor must make every reasonable effort to protect VHSO property from damage.
28. Items remaining in place that are damaged or defaced by the Contractor must be restored by the Contractor to their existing condition at no additional expense to the Government.
29. The Contractor must provide adequate protection for VHSO property before any construction activities occur. Contractor-moved items must be returned by the Contractor to original locations and conditions as work is completed at no additional expense to the Government.
30. The Contractor will coordinate work of different trades so that interference between mechanical, electrical, architectural, and structural work, including existing services, will be avoided and constructed within the limits indicated for operation, repair, removal, maintenance, and testing of equipment. Utilities, including but not limited to conduit, ducts, and pipes, must be arranged to ceiling slab, walls, and columns to take up a minimum footprint of space. Conduit, ducts, pipes, and equipment must not interfere with intended use of eyebolts and other lifting devices.
31. Contractor to locate existing utilities in area(s) of work and utilities to remain in place. For utilities to remain, Contractor to furnish adequate means of support and protection. Any property including but not limited to electrical, natural gas, medical gas, communication and utility lines, landscaping, walkways, roads, and curbs damaged during the project will be repaired or replaced by Contractor, at no additional expense to the Government. Walls, ceilings, floors, furniture, etc., will be protected from damage from water, staining, or falling debris created during any construction activities of the project including but not limited to coring and sawing process(es) at the Contractor's expense. Areas must be cleaned after coring, sawing, and other construction activities by the Contractor, at no additional expense to the Government.
32. No unauthorized work shall be initiated without prior written approval of VA-COR. The CO must approve any request, or proposal for

changes in project scope or additional requirements, in writing prior to the Contractor proceeding with any work. Contractor work changes accomplished without CO prior written approval will be done at the Contractor's risk and expense. Contractors must visit the job site and facility to determine nature and location of the work to be performed and local conditions affecting the work. Failure to visit must not relieve the Contractor of responsibility for properly estimating the difficulty and/or cost of successfully performing the work. Contractor will comply with applicable Federal, State, and Local laws, codes, regulations, and ordinances. Additionally, the Contractor must obtain permits and licenses required by applicable Federal, State, Local laws, codes, regulations, and ordinances.

33. Work to be in accordance with best practices of building trades involved and in accordance with the intent of the SOW, Drawings, and Specifications.
34. Work within designated Mental Health Behavioral Inpatient Units:
Above ceiling work occurs within the occupied, 1A inpatient behavioral unit. In complement to safety requirements stated on the drawings, workers must observe safety precautions as follows:
 - A. Tools and equipment: do not leave exposed and accessible to patients. Pack up and remove from 1A Unit after each work session.
 - B. Spotter: provide spotter outside zipwall areas to prevent patients from entering.
 - C. Designated areas of work: Phasing drawings indicate areas of work. After work sessions, attach 5/8" fire retardant plywood to cover exposed ceiling work. Use security-type fasteners.
 - D. Coordinate: coordinate daily work with Contracting Officer's Representative.
 - E. Duration: work can only occur during hospital's daytime hours of operation. If patients become agitated, the Contracting Officer will require work activities to temporarily cease until notice to continue is issued.
 - F. Safety and Respect: Safety is the highest priority, but respect is greatly appreciated. Patients are friendly and may engage workers in light conversation. While performing work activities, workers are expected to show compassion, sincerity, and respect to all patients, including, but not limited to, 1A inpatient behavioral health patients.

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