Statement of Work

Prescott Replace Steam Boilers
Project 649-22-104
Construction Services
Northern Arizona VA Health Care System

INTRODUCTION:

This requirement is for Construction Services for Project 649-22-107 "Replace Steam Boilers" at Northern Arizona VA Health Care System, Prescott, Arizona, 86313 in accordance with items specified herein. The contractor shall utilize the construction documents and specifications as prepared by RDC + EA, LLLP. This requirement is classified under construction as it calls for the alteration of real property.

BACKGROUND / DESCRIPTION OF WORK:

This project is to replace the three 50-year old facility boilers with new steam boilers, replace burners, remove all asbestos in the plant, replace controls and piping, replace header, PRV, valves and meters, correct LOTO issues, replace all cast iron fittings, replace deaerator, condensate and flash tanks and piping, replace compressors, replace heated combustion air intake with louvers, install automated water treatment system, re-roof the building adding railing, install HVAC split unit in office along with new double pane windows, modify control room to enable viewing of all boilers, upgrade motor control center's breakers, add security cameras and equipment surveillance cameras, construct a secure IT TR, install fire suppression, replace lighting, add card readers at the entrance doors, add emergency fuel shutoffs at the exit doors from the boiler room and the mezzanine and add an emergency staircase from the mezzanine to the outside.

Three temporary boiler trailers and one office trailer will be required as part of project scope. Temporary boilers will be transported as self-contained trailers (secure, weatherproof) units, housing water softener with brine tank, chemical treatment tank & pump, and a deaerating feedwater system with pumps. Elevated walkways/catwalks will be installed around office trailers and boilers. The temporary office trailer will house seven workstations and a restroom with toilet and sink; with line of sight of all boilers.

Site to be monitored by video recording and motion-activated or dusk-to-dawn lighting around the boiler enclosure. 8-foot-high chain link fencing will be installed to the West / North of the parking lot to maintain standoff of 50 feet. Bollards or Jersey barriers will be installed around temporary office and steam boiler trailers.

The laydown area will be located north-west of Building 111.

Building 111 is not listed on the National Register of Historic Places (NRHP), however it is located on in Fort Whipple Historic District. Although no changes inside the buildings need to be approved through the Arizona SHPO, all excavation work needs to be approved. All excavation work requires archeological monitoring, regardless of the depth, unless the area has been previously disturbed. However, this must be reviewed by SHPO prior to the start of the excavation. If monitoring is required the certification requirements for the monitor can be found at https://www.doi.gov/pam/asset-management/historic-preservation/pqs

Utility shutdowns and road closures that will affect other buildings will need to be planned with the COR and have at least 7 days of notification prior to the shutdown.

The construction will be performed in 1095 calendar days. This project was designed through awarded government Contract 36C25819D0050 Order 36C25821N0190 to the AE firm RDC + EA, LLLP.

CONSTRUCTION DOCUMENT:

Contractor shall furnish all labor, equipment, certification, supervision, and materials necessary to perform all operations in connection with this order. This requirement is classified under construction as it calls for the alteration of real property. Contractor shall perform work in strict accordance with the General Specifications, Statement of Work, Design, Schedule, and all other supporting documents for this contract to include, but not limited to, the following attachments:

- Refer to Solicitation for attachments.

SPECIFICATIONS:

A. The VA Master Construction Specifications contain work procedures and material requirements designed to meet regulatory compliance requirements. Whenever possible, the Master Construction Specifications shall be used as the basis for project designs.

- Refer to Solicitation for attachments.

B. A complete list of these specifications can be viewed at the following website: https://vatilms.va.gov/vatilms/landing-page# . Specifications which address EOSH requirements include, but are not limited to:

- Refer to Solicitation for attachments.

C. In the case of any differences, the specifications will govern over the drawings. Any discrepancies should be brought to the immediate attention of the Contracting Officer and COR for clarification. Any errors or omissions in the contract drawings or specifications must be provided promptly by the Contractor to the COR, but in no case later than the start of related work.

SPECIFIC REQUIREMENTS:

A. This project was designed through government contract. The contractor shall provide constructions services in accordance with the attached specifications and construction documents as prepared by AE firm RDC + EA, LLLP . Contract 36C25819D0050 Order 36C25821N0190.

B. This requirement will include, but not limited to preparation and/or performance for, submittals, change orders, field investigations, site visits, meetings and providing construction meeting minutes to the VA COR, staff interviews, phasing/scheduling, utility shut downs and other related information and services.

C. The contractor shall replace three steam watertube boilers, phasing project to minimize down time. The following is included in the scope.

1) Provide survey and field verification for boiler plant along with temporary boiler site / pads. Perform utility locating services prior to trenching for temporary boiler utility lines.
2) Install piping, utilities, drainage for two 250 BHP and one 200 BHP temporary steam boilers. Trailers will be fully enclosed piped, wired and contain all required boiler components. Test and commission temporary boilers. Prepare all necessary state / local permits for temporary boilers.
3) Remove all ACM from affected work areas; piping and lines.
4) Remove Northern plant wall window and plant catwalk to allow for removal of existing boilers and installation of new boilers.
5) After temporary boilers are operational and during low load summer months, remove three boilers and associated piping, tanks, and pumps.

6) Remove abandoned condensate vacuum pump system and associated condensate return piping.
7) Install replacement 1/3 - 2/3 PRV system.
8) Install replacement of boiler plant header isolation valves.
9) Install new combustion gas detector near roof, remove and relocate existing combustion and CO detectors.
10) Install new steam, feedwater, makeup, and natural gas metering.
11) Replace electrical generator sub tank with double walled sub tank.
12) Install new electrical MCC, panels and all associated circuits and equipment disconnects.
13) Install high efficiency LED lighting fixtures.
14) Remove local and central controls.
15) Install three new 300 BHP high pressure steam boilers with integral economizers, new deaerator, new condensate storage tank, two new condensate transfer pumps and three new chemical feeders.
16) Install individual boiler controls with associated LCD MMI in local panel. Include required safety device testing requirements. Include interface to existing BAS supervision.
17) Build control room bump-out. Install new operator work stations with software interface and graphics for all three boilers.
18) Change the boiler door swing.
19) Install wall and door tunnel.
20) Install E-stops on egress doors.
21) After boilers are online, proved third party certification of new plant safety devices. Fully test and commission boilers. Prepare all necessary state / local permits. Facilitate final inspection with state boiler inspector. Provide operator training for boilers and controls.
22) Remove rental boilers piping and electrical.

D. Perimeter: The temporary office and boilers will be located inside a fenced (8-foot) parking area surrounded by jersey barriers. Additionally, 8-foot-high chain link fencing will be installed to the West / North of the parking lot to maintain standoff of 50 feet.

E. Authorized Access: Boiler plant area is restricted to VA-approved personnel and licensed contractors. Unscreened vehicle are prohibited from parking within 50 feet and screened vehicles must maintain a standoff of 5 feet.

F. Signage: "Authorized Personnel Only," "Danger – High Temperature Equipment," and "Restricted Area" signs posted.

CONFORMANCE STANDARDS:

All design and construction accomplished pursuant to this contract shall comply with the latest edition of the following documents unless the contractor is directed otherwise by the Contracting Officer. Any exceptions shall be approved in writing by the Contracting Officer prior to construction startup.

1. VA Master Construction Specifications – VA Technical Information Library link: https://vatilms.va.gov/vatilms/landing-page#
2. Design and Construction Procedures
3. Standard Details
4. Steam, Heating Hot Water, and Outside Distribution System
5. Barrier-Free Design Guide
6. A/E Submission Instructions
7. Cultural Resources Management
8. Seismic (Structural) Design Requirements
9. Portable Fire Extinguishers
10. Installation of Sprinkler Systems
11. National Electric Code
12. National Fire Alarm Code
13. Installation of Air Conditioning and Ventilating Systems
14. Health Care Facilities
15. Life Safety Code
16. Construction, Alteration and Demolition Operations
17. International Building Code (for structural design criteria only)

18. ASHRAE Fundamentals Handbook
19. UL Fire Resistance Directory
20. OSHA Standards for General and Construction Industry VA Construction Standards
21. State and Local codes and guidelines (as applicable)

HOURS OF COVERAGE:

Normal hours of operation are Monday through Friday from 7:00 am to 4:30 pm PST time. Work is expected to be performed inside of normal hours of coverage unless requested or approved by the COR or his/her designee. Contractors will be allowed to work after hours and over the weekends to prevent inconveniences to hospital and facility staff during installation and testing. FMS staff will need to know ahead (14 days) of any shutdown, how long the anticipated shutdown or isolation periods will be, to properly inform NAVAHCS facility staff. This information will also be required in the event that Lockout Tagout procedures must be performed prior to any shutdown or isolation period.

A. Before commencement of work, the Contractor shall confer with the VHA COR and Contracting Office to agree on a sequence of procedures; means of access to premises and building. All work performed, to include delivery of materials and equipment, shall be made with minimal interference to Government operations and personnel.
B. Federal Holidays observed by Veterans Health Administration are:
    1. Federal Holidays are as follows:

New Year's Day	Independence Day
Birthday of Martin Luther King, Jr.	Labor Day
Inauguration Day	Columbus Day
Washington's Birthday	Veterans Day
Memorial Day	Thanksgiving Day
Juneteenth National Independence Day	Christmas Day

For actual dates observed, see the following link:
https://www.opm.gov/policy-data-oversight/pay-leave/federal-holidays/

IDENTIFICATION, PARKING, NO SMOKING, & VA REGULATIONS:

All contract employees will be required to have a security badge issued by the NAVAHCS VAPD prior to start of any work. Contractor shall contact the COR at least 72 hours prior to

the employee arriving on site for badge issuance. Contract employees must go to be Building 28 and show the VAPD an official form of ID (typically a driver's license) and they will be issued a badge. The contractor must provide the full legal name of the employee, along with how many weeks or months that are expected to be on site and (if they are a subcontractor) what company they work for. If the employee fails to provide some official form of identification they will not be given a badge and will be sent off the site.

It is the responsibility of the Contractor to park in the appropriate designated parking areas. Information on parking is available from the VA Police Section. VAHCS shall not invalidate or make reimbursement for parking violations of the Contractor under any conditions.

Smoking is strictly prohibited anywhere on the Veterans Affairs Health Care Facilities, to include main facility, and any other buildings at or on the premises. Possession of weapons is prohibited. Enclosed containers, including tool kits, shall be subject to search. Violations of VA regulations may result in citation answerable in the United States (Federal) District Court, not a local district, state, or municipal court.

INFORMATION SECURITY:

In accordance with Appendix A, Handbook 6500.6 Checklist blocks 7, the Certification and Accreditation requirements do not apply to this requirement, and Security Accreditation Package is not required. The nature of this requirement is technical; however, there is no information to be protected.

POINTS OF CONTACT AND PHYSICAL LOCATION:

Access to worksite shall be coordinated through COR.

COR will be appointed at time of award via COR Delegation Memo.

PERIOD OF PERFORMANCE:

Commencement of work shall begin within 10 days of receipt of written Notice to Proceed (NTP) and should last no longer than a duration of **1095 calendar days** after date NTP is issued.

SUBMITTALS:

A. Contractor shall submit all required material/shop drawing submittals to the Contracting Officer within 10 calendar days of award, or as agreed to by the Contracting Officer for approval. No materials shall be installed prior to approval via submittal exchange or other electronic transfer method.

B. All material submittals and shop drawings shall have the Project Title, Project Number, and Contract number clearly indicated.

C. Material submittals and shop drawings shall be checked and signed by the Contractor's Quality Control Manager prior to submission to the Government.

D. Submittals shall be legible and shall include all technical data needed to verify that the item meets requirements of listed specifications, and applicable codes.

E. Contractors shall utilize *Material Approval Submittal (or similar template)* for use as cover sheet when submitting to Government for approval. Forms shall be provided to contractor at post-award, pre-construction conference.

COMMENCEMENT, COMPLETION, AND PAYMENT FOR WORK:

A. The Contractor shall be required to commence work required at the time specified on the Notice to Proceed (NTP), execute the work, and complete the entire work not later than the completion time specified on the NTP. The time stated for completion shall include final cleanup of the premises. At the government's option, it may choose to specify a two-stage performance period. For example, separating material lead-time from construction days can considerably decrease the length of time occupied buildings are inconvenienced by construction.

B. Before commencement of work, the Contractor shall confer with the VA COR and Contracting Office to agree on a sequence of procedures; means of access to premises and building; space for storage of materials and equipment; delivery of materials and use of approaches; use of corridors, stairways, elevators, and similar means of communications; location of partitions, eating spaces, and restrooms for the Contractor employees; and the like. Delivery of materials and equipment shall be made with minimal interference to Government operations and personnel.

C. The Contractor shall be paid monthly upon submission of proper invoices for work completed. If the performance period exceeds 30 days and a progress schedule (approved by the Government) has been submitted, partial payment(s) may be authorized. Final payment shall be withheld until all discrepancies are corrected and as-built drawings are approved by the Government.

D. The contractor shall coordinate no less than **bi-weekly** progress meetings with the COR and/or Contracting Officer to discuss at a minimum; progression of work, projected progress versus actual progress, action items due from the contractor, submittals, invoicing, payroll submission and associated 1413's, change order request, RFI's, safety action items due from the government, and any other significant issues that require attention. The contractor also shall document the meeting minutes and forward a signed copy to the COR for concurrence of the

documentation. Copies of all minutes shall be forwarded to the Contracting Officer and COR. In the event of any discrepancies, the Contracting Officer or COR shall be notified immediately for clarification. Contractor shall use the *Meeting Minutes* form (or similar template) provided for use at the post-award, pre-construction conference.

ESTIMATED COST RANGE

Magnitude estimated price ranges are in accordance with (IAW) VAAR 836.204

MODIFICATIONS:

Modifications for this project shall be submitted to the assigned COR who shall then submit a formal request to the Contracting Officer (CO). Work, time, cost or scope changes are not allowed to commence prior to Contracting Officer's signed and/or written approval via fully executed Standard Form (SF) 30 modification.

ACRONYMS:

A. ABAAS - Architectural Barriers Act Accessibility Standard

B. ADAAG - Americans with Disabilities Act Accessibility Guidelines.

C. AIA - American Institute of Architects' AIA

D. CAC - Certified Asbestos Consultant

E. CADD - Computer Aided Design and Drawing

F. CO - Contracting Officer. The Federal employee who is warranted by the Government to enter into contracts on behalf of the Government and is the only person authorized to make changes to those contracts

G. COR - Contracting Officer's Representative. Individual designated by the CO to place orders, furnish technical guidance, advice, certify invoices, and provide general supervision of the work performed under the executed contract

H. EOSH - Environmental and Occupational Safety and Health

I. EPA - Environmental Protection Agency

J. FSE - Field Service Engineer

K. HIPAA - Health Insurance Portability and Accountability Act of 1996

L. ICRA - Infection Control Risk Assessment

M. IPRM - Information Protection Risk Management

N. ILSM - Interim Life Safety Measures

O. ISO - International Standards Organization

P. LBVAHCS - Long Beach VA Health Care System

Q. MOU - Memorandum of Understanding

R. NFPA - National Fire Protection Association

S. NTP - Notice to Proceed

T. OEM - Original Equipment Manufacturer

U. OSHA - Occupational Safety and Health Administration

V. SF - Standard Form

W. SME - Subject Matter Expert

X. SOW – Statement of Work

Y. TIL – Technical Information Library

Z. TWA - Time-Weighted Average

AA. VA – Veteran Affairs

BB. VAHCS – Veteran Affairs Health Care System

CC. VHA - Veterans Health Administration

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