ARCHITECTURAL

1. GENERAL

A. This project will renovate the existing Kitchen in Building 2 on VA Wichita Campus. A major portion of the project work will be the coordination of the reuse/relocation of existing kitchen equipment as well as providing new kitchen equipment to meet the kitchen production requirements. There may be areas in the project that require asbestos remediation. These areas are to be identified and included in project estimates for this project. The project will include renovation work necessary to complete required renovations, including, but not limited to, demolition, new walls, new ceilings, lighting replacement, HVAC, plumbing, electrical upgrades, utility relocations, and new finishes.

2. SCOPE OF WORK

A. As defined by the Scope of Work:

- Design multiple deductive bid alternates into the construction documents equal to at least 10% of the total construction cost (Design Limitation) not including contingency. The base design must be fully functional with or without the alternates. Provide an itemized cost estimate associated with each deduct alternate. Bid deduct alternates will reflect the appropriate reduction in project completion time (days).
- Design in accordance with the most recent VA Master Specifications and Design Guides, applicable laws, regulations, standards, and guidelines.
- Thorough investigation of existing site conditions and location of existing utilities.
- Full facility design to include but not limited to architectural, structural, civil, sanitation, plumbing, HVAC, electrical, lighting, and fire protection.
- Architectural design to blend with and complement existing campus facilities.
- Design water supply piping to comply with most recent VA design requirements, including the Legionella Prevention program.
- Provide waste and ventilation piping.
- Provide structures and finishes, considering sanitation and durability, suitable for the space.
- Provide mechanical services to provide appropriate environmental controls and ventilation to space. All HVAC controls shall be integrated into the existing Building Management System.
- Project shall be phased to allow continuous operation of the medical center during construction. Provide phasing plan for work during construction.
- Adjacent areas must remain accessible during construction.
- Design construction barriers, including site boundaries, to maintain hospital access and services during construction.
- Renovated space must be complete and usable at project completion.
- Develop Scope of Work for the construction portion of the project.

B. Applicable Codes and Standards:

- VA Program Guide, PG 18-1 (Master Construction Specifications)
- VA Program Guide, PG 18-3 (Design & Construction Procedures)
- VA Program Guide, PG 18-4 (Standard Details)
- VA Program Guide, PG 18-5 (Equipment Guide List)
- VA Program Guide, PG 18-9 (Space Planning Criteria)
- VA Program Guide, PG 18-10 (Design Manual Reference)
- VA Program Guide, PG 18-13 (VA Barrier Free Design Standard)
- VA Program Guide, PG 18-14 (Room Finishes, Door, & Hardware Schedule)
- VA Program Guide, PG 18-15 (A/E Submission Requirements)
- A/E Submission Instructions, Minor Construction and NRM
- Barrier Free Design Guide
- Equipment Guide List
- Federal Accessibility Standards (ABA)
- Architectural Design Manual for Hospital/Clinical Addition Projects
- Transport Systems Design Manual for Hospital Projects
- Electrical Design Manual for Hospital Projects
- Manual for Preparation of Cost Estimates for Hospital Projects
- Fire Protection Design Manual
- HVAC Design Manual for Hospital Projects
- Interior Design Manual for Hospital Projects
- Plumbing Design Manual for Hospital Projects
- Sanitary Design Manual for Hospital Projects
- Structural Design Manual for Hospital Projects

3. EXISTING CONDITIONS