

Z1DA--528A8-19-804 REPLACE OR CHILLERS

Buyer: 242-NETWORK CONTRACT OFFICE 02 (36C242)

Description:

STATEMENT OF WORK

Project No. 528A8-19-804

Stratton VAMC Replace OR Chillers

January 07, 2022

PROJECT DESCRIPTION

The Stratton VA Medical Center (VAMC) located at 113 Holland Avenue, Albany, New York was constructed in the late 1940 s. Two air cooled chillers are currently used to provide backup cooling for critical AHUs at the Albany VAMC including OR, PACU, and ICU. The goal of the project is to improve the reliability of this backup chilled water system by replacing these chillers and making related modifications to the piping and control systems. In addition, the chilled water coils in OR AHU-1 will be replaced to provide improved dehumidification capability. More detailed information can be found in the accompanying plans and specifications.

BIDDERS SHOULD BE AWARE THAT THE CONTRACT REQUIRES THAT THE A PHASED CONSTRUCTION APPROACH BE EMPLOYED WITH RESTRICTIONS ON ALLOWABLE TIMING OF CERTAIN CONSTRUCTION ACTIVITIES AND SYSTEM DOWNTIME.

It is highly recommended that bidders perform a site visit to confirm what is shown on the drawings.

The Scope of Work generally includes:

1. Removal of existing chillers, remote air cooled condensers, and chilled water pumps
2. Installation of two new chillers and remote air cooled condensers. (Nominal 100 tons each)
3. Installation of two new chilled water pumps
4. Dunnage and roofing work for air cooled condensers
5. New refrigerant piping
6. Limited amounts of new chilled water piping
7. Replacement of existing shutoff valves for chillers, pumps, AHUs, and OR CHW system loop
8. New refrigerant monitoring controls and alarms
9. New CHW coil(s) for OR AHU-1 (existing to be removed)
10. Associated GC work
11. Pipe Insulation.
12. New makeup water connection
13. Flow meters.
14. Variable frequency drives for chilled water pumps.
15. New and modified DDC controls. Controls must be compatible with existing central plant chiller optimization system and existing Automated Logic Controls.
16. Electric Distribution for chillers, pumps, condensers, motors, VFDs, controls.
17. Start up, Commissioning, test and balance.
18. Deduct Alternates: Any reference to Deduct Alternates on the drawings should be interpreted to mean that the scope of work identified under any given deduct alternate will actually be included in the base bid. The following scope items are therefore included in the base bid Scope of Work:
Replacement of chilled water coils (and related work) in OR AHU -1

Enlargement of cased opening to facilitate coil replacement for OR AHU-1 (as shown on SF-111)
Installation of two (2) 8 automatic valves in cross over piping between OR chilled water loop and main building chilled water loop

Background: The Samuel S. Stratton VA Medical Center was constructed in the late 1940 s. A central chiller water system serves the main hospital with a satellite OR chilled water system serving certain critical AHUs (OR 1 + OR 2, PACU, and ICU) to comply with a VA mandate for backup and emergency cooling.

The OR chilled water system is served by emergency power and is available 24/7/365 but normally only operates when the outside air temperature (OAT) exceeds 50F and the central plant is offline. The central plant chilled water (CHW) system normally operates continuously between April 1 and Nov 30 (depending on weather) and is offline from Dec 1 through March 30.

The need for continuous cooling for the ORs will dictate when and for how long certain construction activities can occur. The OR AHU must remain operational 24/7 and can only be shut down or have restricted cooling capability for limited times with written permission, in advance, from the project COR. A shutdown to replace the OR AHU chilled water coil will be limited to a maximum of 55 hours at any given occurrence (Friday, 5 PM to Sunday, Midnight). If the OAT is projected to be greater than 40F on the following Monday, the chilled water coil must be piped and filled and have sufficient automatic control of flow to allow OR occupancy by midnight Sunday as well.

The GC work associated with replacement of the chilled water coil will be restricted to nights and weekends to avoid disturbing the ORs which are located directly above the wall requiring the enlarged opening.

Similar restrictions (including advance written approval from the project COR) and phasing requirements for the replacement of the OR chillers, pumps, and other system components are detailed in the design drawings. In general, all work that would affect the chilled water piping is limited to periods when the OAT is projected to be below 40F for the duration of the outage. The CHW system must be filled and available for operation whenever the OAT > 45F. Chiller and pump replacements are only permitted between April 1 and Nov 30 with one OR chiller and one associated pump required to be available at all times during that window.

Unrestricted access to the VAMC and ancillary buildings by patients, visitors and staff must be maintained at all times throughout the project. No VAMC access point will be permitted to be closed off at any time without prior written approval of the project Contracting Officer's Representative (COR). Roadway closures also will not be permitted at any time or for any reason except with the written approval of the project COR.

COVID 19 prevention measures for contractors may be in place and, if so, must be adhered to during the entire construction project. This requires screening of all contractor personnel and entrance through a main building entrance portal. All contractors must be screened daily and may not work on site without being screened. Screening at the main entrance may be required every time an individual leaves and re-enters the building. Out of state contractors/individuals (including those who have recently travelled out of state) may be subject to a more rigorous screening (including testing) procedure. While working on site, contractors must follow NY State guidelines for PPE (e.g. masks) and social distancing. Extra costs of any kind due to the COVID 19 procedures (including loss of productivity) must be included in the contractors bid. Failure to adhere to the COVID 19 procedures may result in the VA denying access to the VA site for up to 2 weeks for the offending individual. NOTE: THE ABOVE COVID PROCEDURES ARE SUBJECT TO CHANGE.

REFERENCES

The work required under this contract is shown on drawings prepared by MillerRemick, LLC entitled Replace OR Chillers dated December 22, 2020 and further defined in the project specifications of the same date.

3. **ADDITIONAL INFORMATION** The contractor shall provide all labor, supervision and materials necessary to perform the work as indicated in this scope of work, project specifications and drawings. The contractor shall make every effort to maintain the existing conditions that are not part of the project. In addition to following FAR 52.236-9, Protection of Existing, Structures, Equipment, Utilities and Improvements the contractor shall remove or alter existing work in such a manner as to prevent injury or damage to any portions of the existing work, which is to remain. The contractor shall repair or replace portions of the existing work, which have been altered or damaged during construction operations to match existing or adjoining work, as approved by the COR and at no cost to the government. At the completion of operations, existing work shall be in a condition equal to or better than that which existed before new work started.

The Contractor shall verify all existing conditions on the site and in the facility infrastructure that the proposed project may affect before the commencement of any construction. This includes but is not limited to verifying the location and elevations of existing utilities, verifying site items as shown on the project drawings, and taking appropriate field measurements. The government will not be held responsible for bidding errors made or the failure to adequately inspect the job site for existing conditions, dimensions or to fully review manufacturer's information related to the project.

All discrepancies between the drawings, specifications and manufacturer's recommendations shall be brought to the attention of the Contracting Officer prior to the commencement of work. The Contractor shall abide by the Scope of Work regardless of whether or not a manufacturer calls for the task, level of preparation, etc. in question. The only exception is where the Contracting Officer agrees in writing that the item or task specifically voids a manufacturer's warranty and may be omitted. A credit for the work not performed may be due the government in such circumstances at the discretion of the Contracting Officer.

All drawings notated with install, replace, provide, or new infer that the contractor is responsible for providing all materials and labor associated to complete that task or phase of the project as well as the project overall.

SCHEDULES

The work shall be substantially complete no later than 202 calendar days after notice to proceed.

Rescheduling of any activities shall be done at no cost to the government unless negotiation and authorization of the rescheduled activity has been agreed upon by the government. Notify the Contracting Officer's Representative at least 72 hours prior to starting demolition work, minor utility shutdowns, large deliveries or any event that may impact the normal operations of the facility.

CONTRACTOR PERFORMANCE

Construction needs to be completed in a workmanlike manner in accordance with industry best practice and standards. All work shall be performed by laborers that are fully versed and experienced in the trade that they are employed to do.

Coordination with the government for project progress updates and scheduled items shall be a regular occurrence, initiated by the Contractor. Construction progress meetings shall be held weekly at a day and time agreed to with the Contracting Officer's Representative, unless otherwise agreed to. The Contractor will provide the previous week's meeting minutes to all attendees, including any edits required by the Contracting Officer's Representative, at least 24 hours prior to the meeting. A submittal schedule will be provided and updated at each meeting indicating the status of all submittals.

The VA's project Contracting Officer's Representative shall govern all work done during the project duration. The Contractor will immediately correct any work that the Contracting Officer's Representative deems unacceptable or not in accordance with the plans or specifications at no additional cost to the government.

Country:

United States

Published date:

Apr 01 2022

Deadline:

May 05 2022

Contact:

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Link:

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