

**SCOPE OF WORK
MEDICAL FACILITIES REPAIR & RENEWAL PROGRAM
CONTRACT W912DY-1X-D-00XX
TASK ORDER XXXX**

**CONVERT BENNETT CLINIC BLDG 420 INTO SOLDIER CENTERED MEDICAL HOME
FORT HOOD, TEXAS
DMLSS #14HOOD038
P2 #454424
12 November 2015**

1.0 GENERAL

1.1 Task Order Title: Convert Bennett Health Clinic Bldg 420 into Soldier Centered Medical Home, Fort Hood, Texas.

1.2 Procedure for Award: The award for services under this Scope of Work (SOW) will be limited to the priced services identified in the Contract Line Items (CLINs) in the Task Order and its modifications. In the event of a conflict between this paragraph and any other term or provision in this SOW, this paragraph 1.2 will prevail.

2.0 DESCRIPTION

2.1 Project Description and Purpose: The objective of this project is to renew and expand Bennett Health Clinic, Bldg 420, on Fort Hood, Texas, to convert operations from serving a beneficiary population into those comprising a Soldier Centered Medical Home (SCMH) initiative. This project will be a total renovation and expansion of Bennett Health Clinic. The SCMh mission is focused on the needs of the soldier to improve and enhance individual and unit medical readiness by utilizing the Patient Centered Medical Home (PCMH) multi-disciplinary healthcare team approach, consisting of primary care, behavioral health, clinical pharmacy, physical therapy, nutrition care, and nurse case management, combined into a model of integrated, comprehensive, and proactive care. The building footprint shall be expanded by approximately 2,000-2,500 square feet (sf) to house the physical therapy unit from current clinic services. The building addition is classified as Unspecified Minor Construction using O&M funding, and as such is subject to the \$1M (formerly \$750K) congressional statutory construction funding limitation for new work. Costs to build the expansion must not exceed this limit.

The Contractor shall provide a turnkey temporary transition space facility to seamlessly maintain clinic services and operations while Bldg 420 renovation is underway. Once the transition space is functional and occupied, the Contractor will have complete access to Bldg 420 to execute the renovation work. All costs associated with the transition space, including site development and utilities, are classified as Repair ('K') work. The SCMh clinic and transition space Programs for Design (PFDs), the Project Room Contents Report (PRCR), and other Government-furnished information has been posted to *ProjNetSM* in the *Filer* module and is available to the Contractor for bid/design/construction purposes.

2.1.1 Programming Space: The clinic PFD indicates approximately 36,378 gross sf, using a building factor of 1.31. The actual construction building factor may differ based on current industry standards; i.e., the programmed and actual square footage figures will vary. The Contractor shall identify and submit differences from the programmed and actual design requirements by room codes in a designated floor plan with the 65% Work Plan submittal. The transition space PFD indicates that approximately 25,000 net sf (not including circulation and mechanical spaces) is needed; transition gross square footage shall be determined by the final layout test/fit of transition space PFD requirements.

2.1.2 The Contractor shall provide all labor, materials, and equipment necessary to safely complete the activities described in this Task Order in accordance with (IAW) this SOW, the provisions of the Division 01 Specifications of the primary contract, and all applicable Federal, state, and Installation regulations, codes, and standards. The Contractor shall determine the need for/level required, and shall implement/install temporary construction measures necessary to adequately and safely separate the construction zones from surrounding buildings. To facilitate this renovation, the Contractor shall: conduct a Site Investigation and provide a Site Investigation Report; conduct a Hazardous Materials (hazmat) Survey and provide a survey report; produce a Type 3 Work Plan for both the Contractor-provided transition facility and the new SCMH clinic; and provide all construction services needed to complete the project.

2.2 Existing Conditions: This information is provided for informational purposes only; the Contractor is responsible for verifying all existing conditions prior to development of the Work Plan.

2.2.1 General: Bennett Health Clinic, Bldg 420, is located at 31st Street and Battalion Avenue on Fort Hood, Texas. The one-story clinic was constructed in 1997 and contains about 30,290 sf. The facility is classified as Business Occupancy and serves as an outpatient clinic for active-duty service members and their families. Minor renovations that expanded the pharmacy and the physical therapy department were completed in 2005. With completion of this project, the facility will be classified as New Business Occupancy. The Plant Replacement Value (PRV) of the building is currently estimated at approximately \$19.7M.

2.2.2 Architectural: The primary building finishes include VCT flooring, vinyl sheet, high-traffic carpet squares, ceramic tiles, and terrazzo flooring. Existing interior wall construction is gypsum wall board supporting a combination of painted metal and solid wood doors hung on painted metal hollow frames. The ceiling consists of both 2' x 2' and 2' x 4' acoustical ceiling tiles with gypsum ceilings in bathrooms.

2.2.3 Structural: The exterior envelope of the facility consists of brick. The structure has a steel frame with columns and joists, and concrete over a crawl space lies under most of the building. The superstructure is metal decking with joists, with an insulated built-up roof with black EPDM sloping to roof drains. The roof has six skylights. Various attempts have been made over the years with smaller repair projects to correct multiple leaks but they have persisted. Exterior windows are double-paned glass set in steel frames. The main storefront entrance vestibule is on the west side of the facility and receives direct afternoon sun, which traps heat and creates an uncomfortable environment for patrons.

2.2.4 Electrical: Electrical service is supplied from an exterior pole-mounted transformer to a main 480V/800A safety switch, which is located in the main mechanical room. Electrical distribution consists of the main switchboard, motor control center, a step-down transformer, and additional distribution and branch circuit panel boards located in the communication and electrical rooms throughout the building. There is no dedicated emergency or standby power provided to this facility.

2.2.5 Lighting: Lighting throughout the space consists of 2' x 4' fluorescent T8 lamp fixtures with acrylic lenses and electronic ballasts in most areas. Exit lights are LED type with battery backup. Emergency lighting consists of wall-mounted battery units which have exceeded their rated life expectancy.

2.2.6 Mechanical: Mechanical equipment is housed in a mechanical room accessed from the outside. The building is heated and cooled by a stand-alone unit (separate from the Installation).

2.2.6.1 Heating, Ventilation and Air Conditioning (HVAC): Capacities mentioned herein are estimates based on past information. Conditioned air is supplied by an 80-ton air-cooled screw compressor located outside the mechanical room which provides chilled water to two pumps. Two gas, electrically-fired

boilers provide hot water to one large forced-air air handling unit for distribution throughout the building via terminal units controlled by wall-mounted thermostats. The system is controlled with *LonWorks*. The building is monitored at the main hospital but there is no control capability. The current boilers have exceeded their rated life expectancy and require replacement.

2.2.6.2 Plumbing: Domestic water is supplied to the facility mechanical room from the main Installation water supply. Hot water is provided by an 80-gallon gas-fired water heater. The building has cast iron sanitary wastewater piping connected to the Installation sewer system. Plumbing fixtures include vitreous china toilets, urinals, wall-mounted lavatories, floor-mounted mop sinks in housekeeping closets, and emergency eyewash stations.

2.2.6.3 Fire Notification & Suppression: The entire building is monitored by a stand-alone fire alarm panel with a Monaco transmitter, and is protected by a wet-pipe sprinkler system. Alarm initiating devices include pull stations and smoke and heat detectors; notification devices include audio-visual horns and strobes. Hand-held, wall-mounted dry chemical fire extinguishers are stationed throughout the building.

2.2.7 Communications: Communication service enters the building in Room #1076 through the above-ceiling space; cables are distributed above suspended ceilings to offices and workstations via conduit, stubs, cable trays, and J-hooks, with multiple-paired copper and fiber optic terminations to equipment. Existing telephone equipment consists of punch-down blocks located in Room #1076. Network cables are a mix of Cat-5 and Cat-6 fiber optic lines; equipment includes racks and patch panels.

2.2.8 Signage: Existing building signage, if present, is in deteriorating conditions and must be replaced.

2.2.9 Medical Gas: The clinic does not have medical gas service currently installed, but there is a storage closet for compressed gas cylinders.

2.3 Description of work to be considered during Task Order execution includes, but is not limited to the following:

2.3.1 General: The Contractor shall provide a complete design to convert by renewing and expanding Bennett Health Clinic into a Soldier Centered Medical Home facility. Required work includes, but is not limited to: demolition and hazmat abatement, MEP, structural, architectural, communications, fire alarm and protection, mass notification, nurse call, queuing system, public address, AT requirements, and transition space. A non-inclusive furniture and equipment inventory has been uploaded to *ProjNetSM Filer* for Contractor use. This list shall be used as a guide for required furniture and equipment to be either re-used in the transition space, sent to storage, transferred to the installation DRMO, or disposed of. After construction is completed, any specifically pre-identified items shall be transferred to the new SCMH and the remainder shall be turned into DRMO or otherwise disposed of as directed by Facility Management. Transition scheduling and coordination will be managed by the CRDAMC Initial Outfitting and Transition Officer, Mr. Todd Hampton, (254) 287-9033. The Contractor shall schedule 45 days after BOD for continued transition space use to allow time for the Government to install furnishings in the newly renovated space.

2.3.1.1 Photograph Record: The Contractor shall maintain a photographic record of the work progression stages throughout the renewal to assist in visualizing what construction occurred in the event of a facility audit. The Contractor shall take photos of the same spaces from the same angles and locations for each phase of work, and shall provide a floorplan indicating as such for the pictures for identification. Photo labeling is at the Contractor's discretion. The documentation shall include photographs of the infrastructure before the walls and ceilings are closed up and at final stage/completion, etc. The photo catalog shall be submitted electronically on a CD with the closeout documentation at the conclusion of the project.

2.3.2 Architectural

2.3.2.1 New partitions shall be 5/8-inch type X gypsum board supported on 20-gauge steel studs, 16 inches on the center (at a minimum) and/or IAW UL requirements. Demolition of existing partitions and floor surfaces is expected to involve significant asbestos and lead-based paint, which shall require abatement. All floor areas shall be made level IAW existing guidelines for renovated space. Failed and failing finishes shall be replaced with new architectural finishes throughout the area.

2.3.2.2 Interior Finishes: The Contractor shall provide finishes IAW MEDCOM Interior Design palettes and specifications. The Contractor shall provide room finish schedules and color boards IAW MEDCOM color specifications. Finishes and materials shall be provided in the Structural Interior Design (SID) palette.

2.3.2.3 Doors: All interior doors shall be solid wood, pre-hung on new metal frames, rated as required, with kick plates on the corridor side. Door hardware shall be provided by the Contractor and shall be keyed on a master system with interchangeable cores, Best type, 7-pin, A-keyway. Two (2) cylinder change keys and five (5) blanks per lock shall be turned over to Facility Management at least 60 days prior to construction completion.

2.3.2.4 Fire Extinguisher: The Contractor shall furnish and install fire extinguishers and cabinets IAW NFPA codes and standards.

2.3.2.5 Architectural Barriers Act (ABA): The work performed under this Task Order must comply with ADA/ABA Accessibility Guidelines for Buildings and Facilities as published in the Federal Register, July 23, 2004 and amended August 5, 2005, as applicable.

2.3.2.6 Signage: The Contractor shall furnish and install new signage to include directions, fire extinguisher signs, fire escape plans, fire extinguishers and department/staff identifications. Interior signage must comply with all ABA/ADA and NFPA requirements and current CRDAMC standards. All signage must be coordinated with and approved by Facility Management prior to installation.

2.3.3 Antiterrorism (AT) Requirements: The Contractor shall ensure this project meets and complies with all AT standards as applicable IAW UFC 4-010-01: *DoD Minimum Antiterrorism Standards for Buildings* (latest issuance at time of Task Order award); this shall be clearly documented in the Contractor's proposal, SIR, and Work Plan. The Work Plan shall clearly state the applicable explosive weights and levels of protection required by UFC 4-010-01, and shall confirm that the minimum standards for the applicable level of protection are satisfied IAW the UFC. Compliance with AT requirements is mandatory for new construction and renovation/repair projects as applicable when thresholds are triggered IAW UFC 4-010-01 §1-8; the Installation cannot waive AT requirements without higher authorization. Transition space facilities being provided for less than five years are exempt from AT compliance.

2.3.4 Exterior: The Contractor shall identify, document and design or specify repair of failing exterior walls regarding codes and regulations. The Contractor shall evaluate existing windows and exterior doors to determine if they comply with AT requirements. If AT-compliant windows are not required, the Contractor shall replace existing windows with new energy-efficient units. The storefront vestibule can be incorporated into the design to provide an aesthetic overflow waiting space by creating an atrium. The Contractor shall install new, visually aesthetic low-maintenance landscaping around the facility. The Contractor shall modify the building exterior and adjacent parking areas as needed to meet AT requirements.

2.3.5 Subsidence repair: The area between Bldgs 420 and 421 (to the west) has become problematic

over the years with flooding and standing water. Building 421 is slated to be demolished, but as part of this Task Order the Contractor shall a flooding/standing water problem which occurs at the front entrance around Bldg 420.

2.3.6 Structural: The Contractor shall properly repair any cracks/damages/penetrations to existing building structure and walls that could compromise the facility air barrier integrity IAW with all NFPA requirements for fireproofing with an application method approved by Facility Management. The primary structure, support walls, and floor are intended to remain intact unless replacement is deemed necessary. Except where necessary for code, safety, seismic, or AT requirements, the Contractor shall place new doors and windows in existing openings so that minimal structural upgrade is necessary and the existing floor structure is unchanged. Any other structural work required to meet projected loads shall be performed as necessary.

2.3.6.1 Roof System: The Contractor shall replace the existing flat roof system, to include insulation and vapor barriers, with a 90 mil white EPDM (to include new addition) per UFC guidelines. This shall include parapets, gutters, flashings, and curbs. Roof shall be designed to alleviate water ponding. Skylights may be incorporated into the design, or other feature(s) for LEED enhancement. Existing barrel roof system at entryway shall remain, however contractor shall replace gutter and check existing metal roof for any defects and repair if necessary.

2.3.7 Electrical: The Contractor shall provide complete electrical service in the project to include all wiring, conduit, outlets, switches, breakers, disconnects, and feed connection as necessary. Electrical service shall be in compliance with the latest codes and standards. Emergency power is not required. A staff panic duress pushbutton system shall be installed to alert staff when assistance is needed. The duress button shall be installed in the main reception area. Each panel specified shall provide 20% spare capacity.

2.3.8 Mechanical

2.3.8.1 HVAC and Controls: The Contractor shall replace the AHU, ATUs, and ductwork serving the building. The new systems shall be energy-efficient, and humidity and temperature controlled, while meeting all criteria, codes, and demands. The Contractor shall install two AHUs to provide conditioned air, with the load split between them. The Contractor shall install new ductwork and two-inch FSK insulation. The Contractor shall replace the boilers and air-cooled chiller with new units that are properly sized for the renewed facility. All chilled and hot water pumps and associated piping shall be replaced; new items shall be sized with appropriate load calculations for the new configuration and expansion.

The Contractor shall install all new controls and equipment. Digital controls and energy management shall include, but are not limited to: space humidity sensors; humidity control at the air handler; a roof-mounted static pressure sensor as a backup to AHU pressure control; individual control of return, outside, and relief dampers on the AHU; supply air temperature sensors on all VAVs/ATUs; room occupancy detectors; and outside air temperature and a carbon dioxide sensor in the return air for IAQ monitoring and control. Isolation valves shall be located on the AHU for maintenance purposes. Flow sensors in the AHU coil and properly placed freeze stats shall be installed. All digital controls shall be compatible with the CRDAMC monitoring system and shall be able to be controlled as well as monitored.

2.3.8.2 Testing, Adjusting, and Balancing (TAB): The Contractor shall test and balance air and hydronic systems using a firm certified for TAB by the Associated Air Balance Council (AABC), National Environmental Balancing Bureau (NEBB), or the Testing, Adjusting, and Balancing Bureau (TABB). The Contractor shall hire an independent third party TAB contractor directly, not through a subcontractor. The TAB shall be performed IAW the standard under which the TAB firm's qualifications are approved; i.e., AABC MN-1, NEBB TABES, SMACNA HVACTAB, etc. All TAB Standard protocols are mandatory. The TAB Standard provisions (including qualifications for TAB firm and specialist, instrument calibration,

checklists, report forms, etc.) shall be used to complete Task Order commissioning requirements. Where the instrument manufacturer calibration recommendations are more stringent than those listed in the TAB Standard, the Contractor shall adhere to the manufacturer's recommendations. All quality assurance provisions of the TAB Standard are part of this Task Order, including performance guarantees. For systems or components not addressed in the TAB Standard, the TAB specialist shall develop TAB procedures. Where new protocols pertinent to commissioning of this project have been adopted by the governing body of the TAB standard, those protocols shall be mandatory.

2.3.8.3 Commissioning: The Contractor shall commission all (100%) HVAC systems, controls, and equipment IAW ASHRAE Guidelines 0 and 1.1 and LEED, as required for LEED Enhanced Commissioning, but do not use the sampling techniques discussed in these Guidelines. The Commissioning Authority (CxA) shall be hired as an independent third party, and shall not be an employee of the Prime or any other subcontractor on the project, including the design firm, and shall be certified as CxA by AABC, NEBB, or TABB as described in Guideline 1.1. The CxA shall report directly to the Government during commissioning activities.

2.3.8.4 Plumbing: The Contractor shall install new plumbing fixtures as specified per JSN and listed in the PRCR. All plumbing shall be installed IAW the latest codes and standards. Shut-off valves shall be installed IAW code requirements to include additional branch valves. Branch valves shall be identified with red and blue labels. Labels shall be positioned so they can be easily located from the exterior of the finished material (i.e., ceiling grid for overhead applications, etc). Proper label placement is on the lower side of the pipe if the employee has to look up to the pipe location; on the upper side of the pipe if the employee has to look down; or directly facing the employee is on the same level as the pipe. Labels shall be located near the valves. The minimum requirement for drain/waste/vent (DWV) piping is hub-less cast iron with 4-band "husky" bands. Piping shall be hard copper type L. Pro-press is allowed for use but will need to have shut-off valves installed upstream of any fitting. If solder is used instead of Pro-press, all joints shall be sweat joints (tiger/slip or compression fittings will not be allowed) and shall be cleaned of excess flux. Hangers shall be galvanized saddles, at the appropriate distance per IPC. All new and existing supply piping shall be insulated with a minimum of ¾-inch fiberglass insulation or equivalent approved by Facility Management. All piping shall be marked with industry standard stencil sizes and colors. The hot water heater shall be replaced with a new efficient unit.

2.3.9 Medical Gas: Medical gas service is not required; however, the Contractor shall include a storage closet properly designed to house gas cylinders in the floorplan.

2.3.10 Advanced Metering Data Management System: The Contractor shall furnish, install, and commission advanced electrical and gas meters that shall be integrated into the Fort Hood base-wide Johnson Controls Metasys Utility Monitoring and Control System (UMCS) which serves as the foundation for the advanced metering data management system (MDMS). The intent of this action is to fulfill the metering requirements of the Energy Policy Act of 2005 and the Energy Independence and Security Act of 2007. These meters shall provide facility data to permit use as a management tool to achieve goals established by the Acts. Secondly, the meters shall provide essential data to a centralized data system to identify those facilities that consume energy resources in excess of comparative standards.

All metering hardware and software equipment shall be provided to allow full integration into the Metasys to allow the system to manage, store, manipulate, trend, and graphically present the data. The Contractor shall include all disconnects, mounting hardware, enclosures, wiring and conduit, and safety equipment as required and appropriate to complete the task and provide fully functioning meters reporting to the meter data management system. The Contractor shall provide all wiring and conduit required to connect the new meter to the communication point of contact in the building (the LAN, CS panel, communication switch, and RF equipment for FT-10 extension, etc.) that will allow transmission of the metering data to the UMCS. An approved Building Level Devices specification list has been uploaded to *Filer* for Contractor

use.

2.3.11 Fire Alarm/Protection: The Contractor shall install a complete fire alarm/notification system, and a protection/suppression system in the renewed SCMH IAW the latest codes and standards for New Business Occupancy classification. The alarm shall be an audible-visual notification system with pull-stations, smoke detectors, etc. The Contractor shall install a new Monaco BT-XM system with the latest graphics; new fire alarm panels shall be fully-addressable. The system shall relay alarm signals to the Fort Hood Fire Department.

A new wet-pipe sprinkler system shall be installed in the facility (and the transition building if applicable). A fire protection design analysis shall be provided at the first submittal IAW UFC 3-600-01. A NICET level IV installer or registered FPE is required to determine sprinkler pipe, head size, and placement IAW UFC 3-600. The Contractor shall provide shop drawings IAW UFC 3-600 by a NICET level IV installer or registered FPE. The Contractor shall provide certification for NICET level IV or FPE as a separate submittal. Fire suppression piping shall not be used at any time as a means of support for, or attachment to, communications cabling, piping, ductwork, or any other installed material.

2.3.12 Fire Extinguisher: The Contractor shall furnish and install fire extinguishers and cabinets IAW NFPA codes and standards.

2.3.13 Mass Notification: The Contractor shall install a new, complete mass notification system throughout the SCMH. The mass notification system shall be tied into the fire alarm.

2.3.14 Video Surveillance: The Contractor shall install a video surveillance system in the pharmacy, to cover each pharmacy servicing window and the general workspace for pharmaceutical mixing and storage area. Each surveillance camera shall require an Encoder single-port BNC input for analog video RS422/485, a decoder single-port 1XBNC for analog video output RS232/485. Cabling shall be routed to the communications room and patched into a panel to send the feed to the Provost Marshall's Office located in the main hospital.

2.3.15 Communications: The Contractor shall install a new communication system IAW all codes and regulations, to include new data/fiber and inside cabling requirements. Main connectivity from the utility manhole to the communications closet shall remain and be reused. Communication rooms are considered sensitive areas, and per UFC 4-510-01 §7-7.2 they require continuous cooling to remain in operation; therefore, appropriate backup/redundant service shall be provided to assure continuity of air conditioning in the event of primary air conditioning equipment failure.

2.3.15.1 Voice/Data Lines: The Contractor shall install new fiber (data) and copper (voice) receptacles, drops, and cables to support the new expanded SCMH. The Contractor shall route new multi-mode fiber/data and copper/voice cables from existing fiber and copper feed lines serving the communications room, and route the fiber/data cable in the new communications room to a fiber distribution box. The Contractor shall route the copper cable/voice to a communication rack and terminate to an RJ45 patch panel. Communications switches shall be CISCO 3750 X48 port, including a 1 GB network module and a transceiver module in order to communicate with the Fort Hood Network Enterprise Center. All cabling shall be installed from the communications room via cable trays for main runs with one-inch conduit from the trays to outlets. All horizontal cables between the room outlets and the communications room patch panels shall be universal (either voice or data). Copper cables shall have blue jackets for data and white jackets for voice. The Contractor shall install a 1500 VA, rack-mounted UPS or combination of units capable of supporting switches for a minimum duration of three hours in the event of a power failure. The Contractor shall install a new SmartServer 2.0 energy management system to monitor utilities. All penetrations shall be fire-stopped with an appropriately rated, applied, and approved product. Sleeve size must be taken into consideration to accommodate future expansion of data and voice drops.

2.3.15.2 Nurse Call: The Contractor shall install a new, complete tone-visual nurse call system IAW all codes and regulations. The system shall include emergency pull-cord stations, zone devices, and a main enunciator located at the reception area.

2.3.15.3 CATV: The Contractor shall install a new fully functional CATV system in rooms identified in the Government-furnished information as requiring a television.

2.3.15.4 Public Address System: The Contractor shall install a complete system IAW all codes and standards.

2.3.15.5 Queuing System: A new queuing system (*Qmatic* or approved equal) shall be installed in the pharmacy area. The Contractor shall provide the most current system software and laptop; laptop shall be located in the pharmacy.

2.3.16 Energy Conservation: The new building, including the envelope, HVAC systems, service water heating, power, and lighting systems shall meet the mandatory provisions and the prescriptive path requirements of ASHRAE 90.1-2010. Building systems shall be designed to meet the minimum requirements of ANSI/ASHRAE/IESNA Standard 90.1-2010, having an energy consumption at least 30% below that of a baseline building. The Contractor shall comply with requirements of the Energy Policy Act of 2005; any studies or reports needed shall be included with the Work Plan.

Interim and Final Design submittals which address energy consuming systems, (heating, cooling, service hot water, lighting, power, etc.) must include calculations which demonstrate and document (a) the baseline energy consumption for the facility or facilities under contract, that would meet the requirements of ASHRAE 90.1-IP; and (b) the energy consumption of the facility under contract utilizing the materials and methods required by this construction contract. The calculation methodology utilized for this documentation and analysis shall follow the guidelines set forth in Appendix G of ASHRAE 90.1-IP, with the exception that receptacle and process loads can be omitted from the calculation. This calculation shall address all energy consuming systems in a single integrated methodology. Individual calculations for heating, cooling, power, lighting, and power systems, etc., will not be acceptable.

The Contractor shall utilize Energy Star® or Federal Energy Management Program (FEMP)-designated equipment, materials, and products for this project to the extent practicable. NEMA PREMIUM type motors that conform to NEMA MG 1, with a minimum Class F insulation system shall be chosen when selecting integral sized electric motors. Motors with efficiencies lower than the NEMA Premium standard may only be used in unique applications that require a high constant torque speed ratio (e.g., inverter duty or vector duty type motors that conform to NEMA MG 1, Part 30 or 31).

2.3.17 Transition Space: The Contractor shall provide temporary transition space to house existing clinic services and functions at expected capacity throughout the duration of the clinic renovation. The transition space shall include a double-entry door to facilitate equipment installation into the building. The Contractor shall prepare and submit a Type 3 Work Plan for the transition space at 65%, 100%, and CFR milestones, separate from the Work Plan. The transition space Work Plan shall be submitted separately and in advance of the clinic renewal Work Plan - the intent is to have the transition space design approved before the clinic design is completed, so that transition construction can begin and the space is ready to commence operations by the time the clinic CFR Work Plan is accepted by the Government. The ultimate goal is to minimize clinic downtime due to the transitioning process.

The Contractor shall move clinic operations into the transition facility before construction commences. Limited transition services for files and miscellaneous lab equipment will be required out of the transition space into the newly completed SCMh after the repair action is completed. After hours and weekend work

to facilitate the moves should be anticipated. The Contractor shall maintain the transition space for the duration of the project, and then remove it from the Fort Hood grounds and restore the site at the end of the project.

2.3.17.1 Transition Design Elements: Finishes shall be as provided by the manufacturer; additional submittals are not required for pre-installed finishes. The Contractor shall provide all equipment and utility service (electric, water, sewer, communications, data, etc.) connections to the transition facility and shall make all equipment connections and hookups within the building. Table 6-1 of ASHRAE 170 shall be used for Minimum Filter Efficiencies for transition spaces instead of Appendix A of UFC 4-510-01. The Fort Hood Department of Public Works (DPW) and the Fire Marshal will inspect installation of the transition facility and its utility connections.

2.4 Construction Project Signs: The Contractor shall provide a construction project sign package IAW EP 310-1-6a.

2.5 Resident Management System: The Government will use the Resident Management System (RMS) for Windows to assist in monitoring and administration of this Task Order. The Contractor shall use the Construction Contractor Module of RMS, referred to as Quality Control System (QCS), to record, maintain, and submit various information throughout the Task Order duration IAW the Division 01 Specifications. At a minimum, all invoices shall be submitted to the Government through QCS.

2.6 Liquidated Damages: Liquidated damages (LDs) will be assessed for the Task Order IAW the primary contract. The Contractor shall pay LDs to the Government at a rate of \$920 per calendar day of Contractor at-fault delay past the Period of Performance end date specified in the Task Order, until the work has been completed and accepted by the Government.

2.7 Technical Criteria and References: Technical criteria for the above-described work shall be as defined in the primary contract, using the latest editions of codes, regulations, standards, and guidelines. The Contractor shall comply with all applicable and relevant UFC and other design criteria. Particular requirements are highlighted below, but this list is by no means inclusive of all criteria applicable to this project.

- EP 310-1-6a: *Sign Standards Manual, Vol 1*
- EP 310-1-6b: *Sign Standards Manual, Vol 2 – Appendices*
- CEHNC 1110-1-1: *Engineering Guidance Design Manual*, Dec 2013
- Memorandum from the Office of the Assistant Chief of Staff for Installation Management: *Sustainable Management of Waste in Military Construction, Renovation, and Demolition Activities*, 6 February 2006.
- *Installation Information Infrastructure Architecture (I3A) Implementation Guide*, Version 3, dated July 2008

3.0 SERVICES TO BE PERFORMED: Services listed shall be IAW the Division 01 Specifications of the primary contract except as amended herein. All specification items in the Division 01 Specifications are required under this Task Order, with required design elements listed below.

3.1 Sustainable Design: This Task Order shall comply with the requirements of UFC 1-200-02, *High Performance and Sustainable Building Requirements*. New Construction, New Addition, and Major Renovations as defined in this UFC shall comply with Chapters 1, 2, 5, & 6. Minor Renovations, O&M, Sustainment, Restoration, and Modernization as defined in this UFC shall comply with Chapters 1, 3, 5, & 6. This project shall be designed to achieve US Green Building Council (USGBC) certification at the *Leadership in Energy & Environmental Design* (LEED) Silver® level (50-59 points earned) or higher, using

LEED v4 BD+C. In addition, the Contractor shall register the project with USGBC, prepare a complete LEED certification application package, apply for the certification on behalf of the US Army, and work with the USGBC as needed to review and/or revise documentation IAW USGBC guidance as needed to obtain the certification. The Contractor shall be responsible for all fees and costs related to the LEED certification process.

3.2 Site Investigation & Report: The Contractor shall conduct an SI and prepare a SIR for the project which describes the existing facility conditions and include a functional layout plan detailing affected areas and the work needed to complete the renewal. The SIR shall include all items required in Section 01 11 00, inclusive of but not limited to the following information: a description and labeled photographs of existing conditions; a description of renovation work to be performed; and an explanation of how any existing conditions could significantly impact the project. Where entire building systems (HVAC, fire alarm/suppression, etc.) are not being repaired or replaced, the report shall identify integration/compatibility requirements/issues related to the system's functional operation, and shall describe any additional repairs/upgrades beyond the scope of this Task Order that should be performed to obtain full code compliance.

3.2.1 Prior to the site investigation, the Contractor shall conduct a pre-site visit teleconference with key representatives of the organizations identified in the Submittal List contained in this SOW. The Contractor shall use the Pre-site Visit Checklist to determine the minimum requirements of the meeting. The Pre-Site meeting conference call shall be arranged by the Contractor with all required Government representatives for the presentation of the Contractor's deliverables identified in the Pre-Site Visit Checklist prior to the site visit. After the site investigation, the SIR shall be provided in Adobe® Acrobat® (*.pdf) format. In addition to the specific requirements of Section 01 11 00, the SIR shall include the information listed below.

- Historical summary of the building detailing age, construction type, and major repair history; gross square footage of the building, square footage affected by repair, and square footage of any new construction.
- Identification and descriptions of failed or failing building systems.
- Functional initial layout drawing of the space, determined during the SI, and a revised PFD for both the clinic space and the transition space, shall be presented at the end of the SI for review/validation/finalization and acceptance by the Government and included in the SIR.
- Transition requirements.
- Estimated construction start and end dates.
- LEED Target Plan, to identify project elements where credits needed to attain the minimum LEED Silver rating design requirement may be solicited.

3.3 Hazardous Materials Survey: The Contractor shall provide a hazmat survey of the existing clinic, and shall provide a findings report to the Government no later than with the 100% Work Plan submittal. If hazardous materials are found to be present, abatement will be included via a modification to the Task Order.

3.4 Work Plan: The Contractor shall prepare a Type 3 Work Plan, in 65%, 100%, and CFR submittals, that adequately meets the requirements for the work described in the SOW, the SIR, and other programming documentation provided by the Government. The Work Plan shall provide all documents necessary to execute the work described in this SOW IAW the Division 01 specs of the primary contract except as amended herein. The *ProjNetSM Dr. Checks* module shall be used to review submittals and document Government and Contractor responses.

3.4.1 Paper and electronic copies of the Work Plan shall be provided as shown in the Submittal List below. The Work Plan shall include all drawings in AutoCAD® 2010 and *.pdf formats at a minimum

(AutoCAD® Architectural Desktop Release 3.3 is the preferred format). The Contractor shall ensure that all CAD digital files and data are delivered with the electronic drawings (blocks, cells, reference files, base files, etc.). Drawing revisions shall be clearly indicated in the appropriate blocks. All CAD files shall comply with the latest published version of the A/E/C CAD Standard published by the CAD/BIM Technology Center. The standard is available online at <https://cadbim.usace.army.mil/CAD>.

3.4.2 Equipment Planning Requirements

3.4.2.1 Log Cat A equipment shall be procured by the Contractor and Log Cat C items will be procured by the Government. If the Log Cat C equipment requires utilities, the Contractor shall provide a sample cut sheet of the Log Cat C equipment for which the Work Plan utility requirements were based on.

3.4.2.2 The Work Plan shall provide the utility connections and layout for the equipment per UFC 4- 510-01 – Design: Medical Military Facilities.

3.4.2.3 The Contractor shall provide cut sheets of all equipment which will be provided by the Contractor as part of the Work Plan submittal. Catalog cut sheets shall be located all together under one signal tab in the report. Where multiple selections exist on a sheet, the Contractor shall clearly delineate the selection. The Contractor shall also include the identification of the item on the catalog cut sheet to match the drawing identifier.

3.4.2.4 Equipment and furniture shall be IAW the MIL STD HDBK 1691 and identified in the Work Plan by joint schedule number (JSN).

3.4.3 Reliability Centered Maintenance (RCM): Real Property Installed Equipment (RPIE) procured by the Contractor for this Task Order shall follow the MEDCOM RCM purchasing specifications (uploaded to *Filer*). The intent is to meet industry best practice standards for installation, testing, and commissioning of equipment for items being maintained under RCM standards. The Contractor's design shall ensure that equipment is placed with ease of maintenance and technology use such as vibration testing, operating vibration limits, mechanical IR, motor circuit analysis testing, oil sampling, etc., in mind.

3.4.4 Structural Interior Design (SID): The Contractor shall submit an SID package with the 65% Work Plan submittal. Each set of boards shall include samples of colors and finishes of interior surfaces, such as walls, floors, and ceilings. The samples shall be presented on 8 x 10½ inch boards (modules), with a maximum spread of 24 x 31½ inches for foldouts. Modules shall be designed to fit in a standard loose-leaf, three-ring binder. Where special finishes such as architectural concrete, carpet, or pre-finished textured metal panels are required, samples not less than 12 inches square shall be submitted with the board.

3.4.5 A LEED Registered Project Checklist and lifecycle cost analysis shall be completed and submitted as part of the Work Plan.

3.5 Medical Repair/Renewal (MRR) Action: The Contractor shall complete the repair work IAW this Task Order SOW, the Government-accepted Work Plan, and the Division 01 Specifications of the primary contract. All work shall be completed in a professional manner IAW all Installation, State, and Federal codes and laws.

3.6 Pre-Construction Conference: IAW Division 01 Specifications.

3.7 Project Schedule: The schedule shall be submitted IAW Section 01 32 01.00 10. The schedule shall clearly identify the critical path, and the Contractor shall regularly advise the USACE Project Manager, the CRDAMC Facility Project Manager, and the MEDCOM Project Integrator of any events that

could impact the critical path.

3.8 Construction Submittals: All submittals shall be reviewed by the Contractor's Designer of Record or Quality Control Specialist and stamped for approval IAW Section 01 33 00.05 20 prior to submission to the Government. This requirement is inclusive of any shop drawings, product data, samples, design data, test reports, certificates, manufacturer's instructions, manufacturer's field reports, operation and maintenance data, and closeout submittals.

3.9 System/Equipment Testing: The Contractor shall perform system and equipment testing IAW Section 01 78 02.00 10 for major building systems, including but not limited to public address, nurse call, fire alarm/protection, communications, HVAC, and electrical. Testing plans shall be submitted 30 days prior to the planned performance of the test. Submission of the plans and the performance of the testing shall be line items on the project schedule. Final work acceptance will not be issued until all system/equipment testing has been completed and accepted by the Government.

3.10 Operational and Maintenance Documents: The Contractor shall provide all data for utility equipment installed in the project in the Defense Medical Logistics Support System (DMLSS) format or a compatible database format provided by the Government. The building systems and equipment shall be considered "complex" for the purposes of applying the requirements of ER 25-345-1. Following Government review of the O&M documents, any revisions made by the Contractor shall be clearly indicated as such and shall indicate the unique comment number that they are intended to address. The Technical Concept Narrative (TCN), the Design Master Equipment List (DMEL), the Construction Specifications for O&M documentation, and the training requirements described in ER 25-345-1 shall be included in the Work Plan.

3.11 Training: Training for equipment and major building systems shall be provided as necessary according to Section 01 78 02.00 10. Systems to be addressed include but are not limited to public address, nurse call, fire alarm/protection, communications, and HVAC. The training plan shall be submitted for Government acceptance 90 days prior to the planned performance of the training. Submission of the training plan and performance of the training shall be line items on the project schedule. All audio/visual (A/V) training shall be submitted on DVD.

3.12 Invoices: The Contractor shall prepare and submit payment invoices in QCS IAW Section 01 30 00. During the construction phase, the Contractor shall obtain percentage completion agreement in signature by the Facility Management staff, the Government QA representative, or onsite COR prior to invoice submission for payment. The requested payments shall be separated based on the CLINs, and then also separated based on K, L, and/or M work under each CLIN as applicable. The requested payment estimate shall correspond to the updated schedule submittal required by Section 01 32 01.00 10. An updated schedule shall be attached to each invoice.

3.13 As-Built Drawings: The Contractor shall prepare a set of final architectural drawings for the project IAW Section 01 78 02.00 10 in AutoCAD® format or as otherwise specified. The Contractor shall ensure that all CAD digital files and data (blocks, external reference files, base drawing files, and an Excel spreadsheet of all standard layering used within the submitted drawings) are delivered with the electronic drawings to the Government. Drawings shall be in scaled format and shall represent one floor each. The Contractor shall prepare drawings using the Government layering system to update As-Built drawings. The Contractor shall leave red-lined drawings at the facility. Drawings shall be provided in both CAD (*.dwg) and Adobe® Acrobat® (*.pdf) formats.

3.14 DD Form 1354: The Contractor shall prepare the data for the DD Form 1354, Transfer and Acceptance of Military Real Property, IAW Section 01 33 10.05 20 of the Div 01 Specifications. UFC 1-300-08 provides criteria needed to complete the form. The form is available online at:

3.15 Project Management and Coordination: Prior to Work Plan acceptance, the Contractor shall obtain all approvals necessary from outside agencies (e.g., environmental, historical, etc.) to complete the project. The Contractor shall ensure all subcontractors comply with and adhere to the project schedule, and shall coordinate all site visits in advance with the Government. The Contractor shall coordinate all activities with Facility Management personnel prior to beginning work in order to minimize disruptions to normal facility operations. Any outage request that requires DPW assistance (e.g., water supply to building, etc.) must be submitted via email to Facility Management for approval at least 14 days prior to the requested outage date; any requests submitted less than 14 days prior will be disapproved and have to be rescheduled at the Contractor's expense.

3.16 Prime Contractor On-Site Personnel: The Contractor shall provide a minimum of two on-site personnel to perform the duties of a Site Superintendent, Construction Quality Control Manager (QCM), and Site Safety and Health Officer (SSHO). Dual-hatting of these duties is allowed; however, triple-hatting is NOT permitted. The QCM and SSHO responsibilities CANNOT be assigned to the same person. The Superintendent, QCM, and SSHO must be direct employees of the USACE HNC MRR MATOC Prime Contractor.

4.0 DOCUMENT AND RENEWAL SCHEDULE: The Contractor shall perform the work IAW with the schedule shown below. Durations listed below are calendar days and shall be incorporated into the Contractor's schedule at time of Task Order award, with the elapsed number of days to be counted from the previous schedule/submittal event. The Contractor's project schedule shall be sequential beginning with issuance of Notice of Award and shall incorporate the timeframes listed below. The Contractor should propose a reasonable date for NTP from the date of Task Order award, based on its anticipated provision of bonds to the Government and including 10 working days for review and acceptance of the Contractor's Abbreviated Accident Prevention Plan. The Government will perform a review of each submittal as received. Technical design disagreements between the Government and Contractor shall be documented and tracked in *ProjNetSM Dr Checks* reviews until satisfactory resolution is achieved. Comment and issue resolutions on each Government submittal review shall be incorporated into the next design submittal due from the Contractor. A design submittal review teleconference or face-to-face meeting with stakeholders may be required to resolve more difficult or complicated issues. If such a conference or meeting is deemed necessary by the Government, the Contractor shall coordinate conference and meeting details with the USACE Project Manager, CRDAMC Facility Management, and any Service Command personnel as needed.

<u>Submittal/Event</u>	<u>Due Date</u>
Notice of Award	TBD
Receipt of Bonds/Approved AAPP*	TBD
Task Order Notice To Proceed (NTP)	TBD
Site Investigation Start.....	TBD
Site Investigation Report w/LEED Target Plan.....	TBD
65% Transition Space Work Plan*	TBD
End Government Review of 65% Transition WP.....	21 days
100% Transition Space WP*	TBD
End Government Review of 100% Transition WP.....	21days
CFR Transition Space Work Plan*	TBD
End Government Review of CFR Transition Space WP	TBD
65% SCMH Work Plan	TBD
End Government Review of 65% SCMH WP.....	21 days
100% SCMH Work Plan	TBD
End Government Review of 100% SCMH WP.....	21 days

Quality Control Plan*	TBD
Accident Prevention Plan*	TBD
CFR SCMH Work Plan	TBD
End Government Review of CFR SCMH WP.....	21 days
Renewal Action Start.....	TBD
Renewal Action Substantial Completion	TBD
Punchlist Inspection.....	7 days
Punchlist Correction	14 days
Final Cleaning and Beneficial Occupancy Date (BOD)	7 days
Transition Operations into SCMH.....	45 days
Closeout Documentation Submittal	21 days
End Government Review of Closeout Documentation.....	7 days
Government Acceptance of Project	3 days
Final Invoice Submitted by Contractor.....	30 days
Government Payment of Final Invoice/Project Completed	30 days
Transition Space Removed	60 days post-BOD
Transition Site Restored	90 days post-BOD

Note: Documents (*) shall be submitted separate from the renewal Work Plan. Transition Work Plan submission dates are not sequential with SCMH Work Plan submission dates. Approval of final APP by USACE Safety Office is required BEFORE Contractor may mobilize for renewal action start. Contractor shall submit APP for USACE review/acceptance in a timely manner so as not to delay construction commencement - suggested time is NLT six weeks prior to anticipated construction start.

5.0 POINT OF CONTACT AND SUBMITTALS

5.1 MEDCOM Regional Health Command – Central: Mr. Marc Juarez, RHC-C Project Integrator, (210) 295-2027.

5.2 Carl R. Darnall Army Medical Center: Ms. Patti Irvin, Facility Engineer, (254) 288-8955.

5.3 USACE Project Manager: Mr. Seon Farris, Huntsville Center, (256) 895-1615.

5.4 USACE Technical Manager: Mr. John Crow, Huntsville Center, (256) 895-1872.

5.5 Submittals: The Contractor shall provide the indicated number of submittal copies (both paper and electronic) to the following agencies:

Agencies		Submittal Documentation & Quantities								
		Abbreviated APP	Final APP	Quality Control Plan	Site Visit/PreCon/Progress Reports & Documents	Design Submittals (SIR, Work Plans)	Full-Size Drawings	18" x 24" Drawings	Construction Submittals	Closeout Documentation
a	US Army Corps of Engineers Documents Control Attn: CEHNC-ISM (Ms. Gail Wilbur) 4820 University Square Huntsville, AL 35816 Ph: (256) 895-1526 E-mail: gail.e.wilbur@usace.army.mil	1 B E	2 CD	E	--	2 CD	--	2 B	1 B	1 CD
b	US Army Corps of Engineers Attn: CEHNC-ISM, Mr. Seon Farris 4820 University Square Huntsville, AL 35816 Ph: (256) 895-1615 E-mail: seon.c.farris@usace.army.mil	E	E	E	E	1 CD	--	--	E	E
c	Defense Health Agency Attn: Ms. Ann McPeters 7700 Arlington Blvd, Suite 5147 Falls Church, VA 22042 Ph: (703) 681-8245 Email: ann.p.mcpeters.ctr@mail.mil	--	--	--	--	1 CD	--	--	--	--
d	Defense Health Agency Facilities Division, OSD-HA Attn: Mr. Thomas Freeman 7700 Arlington Blvd, Suite 5147 Falls Church, VA 22042 Ph: (703) 681-8242 Email: thomas.a.freeman20.ctr@mail.mil	--	--	--	--	1 CD 1 SID	--	--	--	--
e	Region Health Command – Central Attn: Mr. Marc Juarez 4070 Stanley Road, Suite 121 Fort Sam Houston, TX 78234 Ph: (210) 295-2027 E-mail: marc.h.juarez.civ@mail.mil	--	--	--	E	1 CD	--	1 B	--	E
f	Carl R. Darnall Army Medical Center Attn: Facility Management (Ms. Patti Irvin) 36000 Darnall Loop Fort Hood, TX 76544-4752 Ph: (254) 288-8955 E-mail: patti.d.irvin.civ@mail.mil	--	--	--	E	3 CD 1 SID	1 B	2 B	E	2 CD
Notes: E = Email copy (if file too large then send CD). B = Bound paper copy (e.g., spiral, report binder, etc). CD = Electronic files on Compact Disc. Design CD submittals shall include drawings in both *.dwg and *.pdf formats. SID = Structural Interior Design package, color boards, samples, etc.										

6.0 GOVERNMENT FURNISHED INFORMATION

6.1 All available Government-furnished information related to this project has been posted to the *ProjNetSM Filer* module. It may be accessed by searching on the project title or the project ID number: **454424**. Uploaded files include:

- Existing As-built Drawings
- SCMH Program for Design (PFD) & Project Rooms Content Report (PRCR)
- DPW Site Assessment Form
- Equipment & Furniture Inventory
- Transition Space PFD and Location Map
- MEDCOM Utility Management Specifications
- MEDCOM RCM Purchasing Specifications
- MEDCOM Checklists, Monthly Report Info, Closeout Survey

6.2 Bidder Inquiry: The key for the *ProjNetSM Bidder Inquiry* module for this project is: **C74SSZ-RG79EZ**.

7.0 ADDENDUMS: None.