

PROJECT INFORMATION

Date of Issue: June 18th, 2010

Project: Building 200, Floor 3 Tenant Space
200 Medical Parkway

Owner: Chesapeake Regional Medical Center
736 Battlefield Blvd
Chesapeake, VA

Bid Due: July 7th, 2010, 4:00PM EST

Attn: Mr. Terrence Leo
Ph: 757.312.3074
Email: terrence.leo@chesapeakeregional.com

Walk through: TBD

Projected Commencement Date:
August 1st, 2010

Projected Schedule Duration
45 Calendar days after commencement

Information Provided

Existing Floor plan dated 1/1/05
Demolition Plan dated 6/17/10
Floor Finish Plan dated 6/17/10
Floor Plan dated 6/17/10
Copy and Break Room sketch dated 6/17/10
IT Storage Room and Work Room sketch dated 6/17/10
FTE Office plan dated 6/17/10
CRMC Construction Standards dated 3/8/10

BID FORM

The Contractor agrees to provide material, labor, supervision, and equipment as required to complete the construction of the interior tenant space as described herein and associated documents for the lump sum cost, including the allowances listed below, of:

Numeric: \$ _____ US Dollars

Written: _____ US Dollars

Allowances

The flowing allowances will be adjusted to reflect the actual cost plus an agreed markup. These amounts shall be included in the base bid pricing:

1. Permit fees. \$2,000.00

Alternates

The following alternates shall be accepted and rejected at the discretion of the Owner. The cost for these alternates is not included in the base bid pricing. See the description below for more information.

1. None

Signed: _____ Date: _____

Please print name:

The following is a more detailed description of the Scope of the Work and is provided for bidding purposes.

Division 01- General

General Notes

1. Comply with federal, state and local codes and regulations
2. Execution of AIA contract for Design Build Services including all applicable terms and conditions
3. The building is occupied during normal working hours; the contractor shall include off-hours work to perform work that impedes normal building operations. At a minimum, coring, floor grinding and abrading, hoisting of material, utility shut down, and work in other tenant spaces, shall be performed off hours.
4. The contractor shall survey the existing building after demolition with the Owner to verify the existing conditions of the base building.
5. The contractor shall notify the Owner immediately if hazardous material is suspected and suspend work until testing is complete.
6. The Owner has the right to reject any and all bids at its sole discretion.
7. Value engineering is encouraged but is not be included in the base bid proposal sum.

Professional Services (Design- Build)

1. The Contractor will provide drawings for permit including architectural and associated engineering drawings if required for permit. The design and permit process are to be included in the project schedule.

Permit and Fees

1. Submit and obtain permit. Note, the permit fee shall be included as an allowance in the base bid. The Owner shall reimburse the contractor for the actual cost of the building permit and related fees. Specialty trade permits such license verification, HVAC, low voltage, electrical, roofing, fire alarm, security permits are to be included in the Contractor pricing and will not be reimbursed.
2. See allowance schedule for permit fee.

General conditions

1. Full time, on site supervision
2. Dumpsters and disposal
3. Mobilization, temporary fencing, scaffolding, staging, maintenance of traffic and pedestrian protection, signage.
4. Temporary facilities including phone, office, copiers, furniture, fax computer, usage charges, set up fees.

5. Temporary lighting and electrical facilities. Electrical usage cost to be paid by the Owner
6. Temporary water facilities, water usage cost provided by the Owner.
7. Temporary toilets. Use of the existing core bathrooms by the contractor is not allowed.
8. Equipment required to perform the work
9. Temporary dust partitions as required to segregate the work from public and other tenant spaces
10. Warranties and guarantees
11. Printing, blueprinting and postage
12. Insurance
13. Hoisting to floor 3
14. CRMC construction standards are included as a guideline

Allowances

The following allowances will be adjusted to reflect the actual cost plus an agreed markup. These amounts shall be included in the base bid pricing:

1. Permit fees- \$2,000.00

Alternates

1. None

Division 2- Demolition

1. Demolition includes removal of material from the site and legal disposal same. The Contractor retains salvage rights to all demolished material.
2. Provide protection of existing building, mechanical systems, and adjacent spaces as required.
3. Remove flooring throughout
4. Remove walls as shown on the attached demolition plan
5. Remove wallpaper (see Div 9- Finishes). For the purposes of bidding, assume all walls have wallpaper to be removed.
6. Remove all casework
7. Remove existing ceiling tile
8. Remove sinks in exam rooms including associated plumbing, cap as required by code. Note, for the purpose of bidding, all toilet rooms will remain as toilet rooms, no demolition of toilet rooms is included
9. Remove frames, doors and hardware as shown. Remove window frames and glass as shown
10. Remove mechanical, electrical and plumbing work associated with demolition work only; the mechanical, electric and plumbing systems are considered to be existing to remain unless noted otherwise (see allowance schedule for work to the existing MEP).

11. Removal of flooring mastic and adhesive in its entirety to prepare for new floor covering

Division 3- Concrete

1. Patch from removal of floor drains (if required)

Division 4- Masonry

Division 5- Steel

Division 6- Carpentry

Rough Carpentry

1. Blocking to be fire treated
2. Surface mounted blocking at new millwork is acceptable at existing walls
3. New wire rack shelving in IT Help Desk storage room
4. Coat rack in IT Help Desk space (see sketch)
5. Plywood backer board in communication/ data closet

Finish Carpentry

1. Built-in bookshelf at PI/PS Director office (see sketch)
2. Base and upper cabinets at lounge/ break room (see sketch)
3. Shelving in IT Help Desk Work Room (see sketch)
4. Millwork in IT Help Desk storage room (see sketch)

Division 7- Roofing

1. Patch roof for new penetrations as required.

Division 8- Openings

1. New office doors as shown
2. New double glazed wood doors at conference room entry
3. Frames, doors and hardware match the existing tenant space

Division 9- Finishes

1. Metal stud framing, insulation and gypsum board partitions as shown. Partitions to extend from the floor to the underside of ceiling unless noted otherwise. Provide additional bracing in walls to the structure above for proper support of partitions.
2. Patch stairwell wall due to installation of new 1" conduit for fiber optic on floors 1, 2 and 3.
Note, the work on floor 2 needs to be performed after normal working hours

3. Remove existing wallpaper, level 5 skim coat walls to prepare for new paint. Note, for bid purpose, assume all walls have wallpaper to 9'0" AFF
4. Remove and replace the existing ceiling tile, including minor repair to the existing ceiling grid.
5. Patch existing acoustical ceiling at demolished walls. New paint at all walls, including exterior perimeter.
6. New carpeting as shown. Include floor preparation as required by the carpet manufacturer.
7. New VCT flooring in bathrooms, and copy/ break room as shown. Include floor preparation as required by the VCT manufacturer
8. Acoustic ceiling tile to be Armstrong Cortega or equal
9. VCT to be Tarkett #2027 "Almond Multi", accent by submittal
10. Carpeting to be Collins and Aikman Infinity, Color #55002 "Napa Valley"
11. Rubber wall base to be Johsonite #49 "Beige"
12. Paint to be Duron color CW030W, "Apple Peel" or equal, trim and accent by submittal
13. Plastic laminate to manufacturer standards color from Formica

Division 10- Specialties

1. 1" blinds at typical perimeter offices
2. Black out shade at conference room
3. New toilet accessories in bathrooms: toilet paper holder, mirror, paper towel dispenser.

Division 11- Equipment

1. Refrigerator in break room (OFOI)

Division 12- Furnishings

Division 13- Special Construction

Division 14- Conveyance

Division 15- Mechanical

Plumbing

1. New sink in break area including rough in, Chicago faucets, and sink
2. Ice line for refrigerator in break room
3. Garbage disposal in break room sink
4. Plumbing demolition as shown

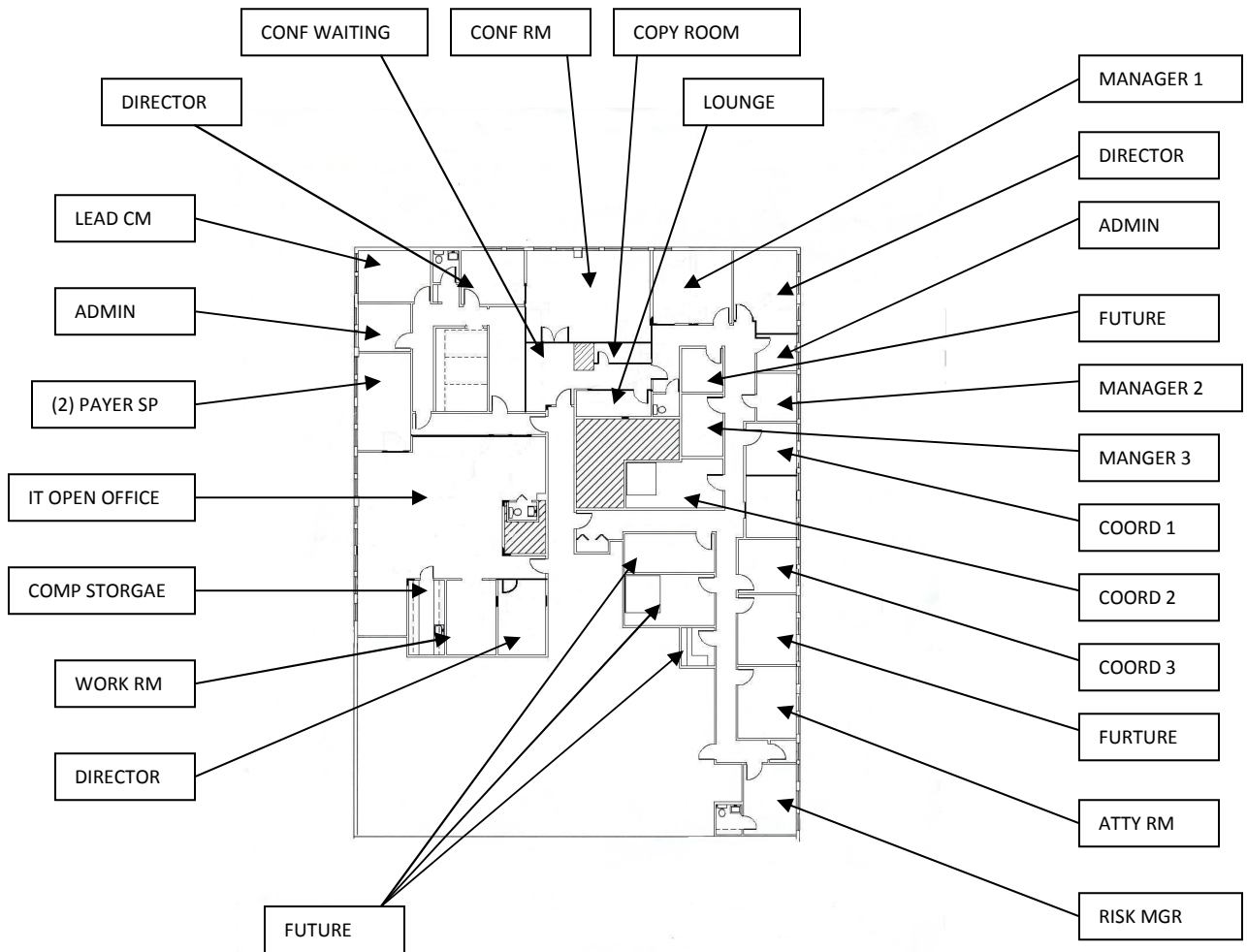
HVAC

1. Relocate diffuser to accommodate new layout of walls. Note that existing diffusers are pneumatic controlled slot diffusers.
2. Relocation of (6) thermostats due to new layout

Division 16- Electrical

1. Electrical demolition at removed walls
2. Power in new communications closet
3. Power for laptop conference room
4. Power in ceiling for projector in conference room
5. Power for smart board in conference room in wall mounted recessed receptacle box
6. (3) data drops in conference room
7. New 1" empty conduit for fiber optic cable with pull string from floor 1 communications closet to floor 3 communications closet as shown. Closet on floor 1 is directly below floor 3 closet. Assume the vertical length of the conduit to be no more than 30 vertical feet. Run conduit through adjacent stairway partition, core flooring and firestop as required. Work to be performed during off hours in floor 2 tenant space. Fiber optic cabling to be OFOI.
8. (8) new recessed can lights and dimmer switch in conference room
9. Re-label panels as required
10. Add new switches to control lighting to accommodate new layout
11. Power for new refrigerator in break room
12. Power and data for copier in break room
13. (4) duplex receptacles above counter in break room
14. (2) duplex receptacles above counter for fax machines in copy room
15. Relocate (30) 2x4 light fixtures to accommodate new layout
16. (10) new duplex receptacles in new partitions
17. (10) new duplex receptacles in IT Help desk area
18. Home runs as required due to additional power requirements
19. Fire alarm work as required
20. Power for garbage disposal in break room sink
21. Fire stopping penetrations of fire rated partitions

FTE PLAN FOR 3S



**CHESAPEAKE GENERAL HOSPITAL
CONSTRUCTION STANDARDS
March 8, 2010**

General

1. Clean VCT with an industrial strength cleaner and provide three coats of wax using Butcher's "High Noon." Do not seal.
2. The Hospital is occupied 24/7 with convalescing patients. Include noise abatement in all work efforts.
3. No mercury bearing instruments are to be procured or installed.
4. Provide a "ventilation plan" anytime the use of odor producing materials is ongoing. Examples of these materials include: paint, glue, floor adhesive, wallpaper adhesive, etc. The ventilation plan will address positively directing all fumes to the outside to ensure staff and patients are not exposed to same.
5. Provide a dust control plan for work in any hospital area. The plan should include maintaining a negative pressure on the area, tacky mats at all entrances, frequent sweeping or damp mopping, and sealing or filtering return air plenums.
6. The Interim Life Safety Measures shall be posted. (ILSM) consists of the following actions:
 1. Ensuring free and unobstructed exits. Personnel receive additional training when alternative exits are designated. Buildings or areas under construction must maintain escape routes for construction workers at all times. Means of exiting construction areas are inspected daily.
 2. Ensuring free and unobstructed access to emergency services and for fire, police, and other emergency forces.
 3. Ensuring fire alarm, detection, and suppression systems are in good working order. A temporary but equivalent system shall be provided when any fire system is impaired. Temporary systems must be inspected and tested monthly.
 4. Ensuring temporary construction partitions are smoke tight and built of noncombustible or limited combustible materials that will not contribute to the development or spread of fire.

5. Providing additional fire-fighting equipment and training personnel in its use.
6. Prohibiting smoking according to EC.5 throughout the organization's buildings, and in and adjacent to construction areas.
7. Developing and enforcing storage, housekeeping, and debris removal practices that reduce the building's flammable and combustible fire load to the lowest feasible level.
8. Conducting a minimum of two fire drills per shift per quarter.
9. Increasing hazard surveillance of buildings, grounds, and equipment, with special attention to excavations, construction areas, construction storage, and field offices.
10. Training personnel to compensate for impaired structural or compartmentalization features of fire safety.
11. Conducting organizationwide safety education programs to promote awareness of LSC[®] deficiencies, construction hazards, and ILSM.
12. Implements, documents, and enforces appropriate interim life safety measures (ILSM) as determined by the organization.

Architectural

7. Ceiling tile: Armstrong Cortega 770.
8. Cove base - Johnsonite 1/8" CB-49.
9. Floor tile - 1/8" Tarket expressions #2027, Almond multi. Accent colors may vary.
10. Paint – Duron #CW030W Apple Peel. Trim ICI #1242 Lake Shore.
11. Locksets - Corbin Russwin. Series 3600 Extra Heavy Duty.
12. Traditionally we have specified Institutional Products Corp. for wall protection and handrails and corner guards, however, we would like to try purchasing Acrovyn products because Premier buying group recently negotiated a contract with them that allows

us to purchase at a reasonable price, particularly smaller volume replacement parts..

13. An "I" channel track should be used to hang cubicle curtains.
14. Use only fire treated wood for any "backing".
15. Provide "sloping" tops for all cabinets so that inadvertent storage will not violate fire codes.
16. Provide door protection if cart or bed traffic goes to room.
17. We have been using Tremco as our roofing contractor under a Premier Buying Group contract and they are our provider of choice for roof related work.
18. Basnight Land and Lawn peforms the grounds maintenance at the hospital and they are our provider of choice for any grounds related work.

Electrical

19. Try to keep conduit runs above 6" of ceiling tile. Place conduit as high as possible. Install maintainable devices low enough to reach with a 6' ladder. If conduit are to be abandoned remove from work area.
20. All wiring should be run in EMT or rigid conduit, except final connections to lighting or equipment. Flexible conduit may be used inside existing walls or where a rigid conduit is clearly impractical.
21. Electric or piping runs that penetrate walls - patch same day with an approved fire stop- not when job is complete.
22. Provide access to any inspection or maintainable device, equipment etc. - access or door to be of adequate size to work on device.
23. Include a demonstration of the operation of all electrical components.
24. Use Armstrong Electric unit humidifiers - same as in AHU-8 humidifiers.
25. Nurse Call: Hill Rom

26. Provide Electrical panel circuit ID by rooms' final use, i.e., not construction numbers or identification.
27. Detectors and pull stations cannot be added or deleted to fire alarm system without a "PROM" burn in the pyrotronics software.
28. Provide nylon cover plates - ivory or red to match receptacles (no brown).
29. Anytime emergency power is provided, use red receptacles and covers.
30. Do not install any emergency lights with batteries, unless specifically required by code. Identify any emergency light with a battery to maintenance for inclusion in their PM program.
31. Identify all receptacles with panel number and breaker number.
32. Maintain hospital wiring color code on all circuits.
33. Electrical panel covers shall not be left off overnight.
34. Electrical panel cards shall not be removed from the vicinity of the panel.
35. Electrical contractors to coordinate/use Hillard for fire alarm work (telephone: 460-2671).
36. All electric disconnects, breakers, panels, etc. to be "Square D" where ever possible.
37. Provide "exit signs" "PEX L3 RW" furnished by Maddux Supply unless new ones are already there. No substitutes.
38. Lighting shall be fluorescent electronic ballast using T8 bulbs. Other lighting to be energy efficient.

Mechanical

39. Provide Chicago faucets with high goose neck and paddle levers.
40. Provide Sloan Flushometers.
41. Hot water in perimeter areas should be piped to the return system.

42. Medical gas and vacuum outlets: Only Medaues Quick Disconnect.
43. Provide clean out access such as cleanouts and Y's on all commodes and sinks.
44. Use Armstrong Electric unit humidifiers - same as in AHU-8 humidifiers.
45. Try to keep pipe runs above 6" of ceiling tile. Place pipes as high as possible. Install valves, and other maintainable devices low enough to reach with a 6' ladder. If pipes are to be abandoned remove from work area.
46. If piping runs penetrate walls - patch same day with an approved fire stop- not when job is complete.
47. Provide access to any inspection or maintainable device, equipment etc. - access or door to be of adequate size to work on device.
48. Include a demonstration of the operation of all components.
49. Use Trane DDC controls.
50. Piping colors and stenciling:

CW SUP.....	DARK BLUE
CW RET.....	LIGHT BLUE
HW SUP.....	ORANGE
HW RET.....	ORANGE
DHW.....	LIGHT GREEN
DCW.....	DARK GREEN
HWR.....	LIGHT GREEN
CHWS.....	DARK BLUE
CHWR.....	LIGHT BLUE
SPRINKLER.....	RED
MEDICAL GAS:	
OXYGEN.....	DARK GREEN
VACUUM.....	WHITE
NITROUS OXIDE..	DARK BLUE
NITROGEN.....	LIGHT BLUE

(UNINSULATED PIPING)
(STENCIL EVERY 10 FEET)