



100% Construction Documents

(For Construction)

EHRM Training and Admin Space Support

Project Number: 657A4-21-702

PROJECT SYNOPSIS

John J. Pershing VA Medical Center

Poplar Bluff, Missouri

June 23, 2022



SYNOPSIS

GENERAL PROJECT

SCOPE

This project shall renovate rooms 0045, 5054, 5025 and 5025A in Building 1 to meet the needs of EHRM Admin and Training Spaces, as well as, include all power and network runs required for a fully integrated smart conference room system. Adequate power, networking and other technology (TVs, projectors, etc.) must be provided to meet the facility's needs.

Rooms 5025 and 5025A shall be demolished in their entirety and rebuilt in the existing footprint to become one conference/training space (5025) of approximately 1400sq.ft. dividable by moveable partition walls into four rooms.

Construction Contractor shall provide 10% overages in all materials specifications. Construction Contractor shall include programmed maintenance schedules for all equipment in the Operations and Maintenance (O&M) manuals.

SPECIAL CONDITIONS

Demolition of rooms 5025/5025A and any noise producing construction shall only take place during the hours of 5PM to 8PM, Monday - Friday. Any deviations shall be requested 14 days prior to the activity and must receive COR approval.

Crane work will be required to transport debris and construction materials to the 5th floor renovation areas. Contractor shall be responsible for implementing a Lift Plan, as part of the Accident Prevention Plan (APP), to ensure the safety of persons on the ground as well as providing protection for buildings and VA property.

STRUCTURAL

OVERVIEW

The structural component of this project consists of constructing a new meeting space (5025) on the roof of the existing building, adding and replacing AHUs and adding moveable partitions in spaces.

BUILDING CODES:

- 2018 International Building Code
- ASCE 7-16 – "Minimum Design Loads for Buildings and Other Structures"

LOAD CRITERIA:

As noted on drawings.

SUPERSTRUCTURE:

For the meeting space addition on the roof we will use structural steel framing and metal deck. There are two existing concrete columns that will be used and the new steel columns will be centered on the existing concrete columns in other places. At the junction of the existing structure the new steel framing will “tie” into the existing concrete framing. All existing members will be checked for capacity.

- The steel will be A992 Grade 50 ksi.
- The metal deck will be 1 ½” Type B 20 gage roof deck.
- Existing concrete members that require additional capacity will be strengthened using carbon fiber reinforcing.

Steel framing suspended from the existing concrete structure will be used for the moveable partitions.

ARCHITECTURAL

OVERVIEW

Conference room 45A: Renovations will include the demolition of existing finned tube radiators, flooring, ceiling system, access control and door hardware. Additionally, a new operable partition and a new secondary egress/ingress door will be installed.

Conference room 5025/A: These rooms will be completely demolished from the building (flooring, walls, ceiling, roof) and a new 1400 sq. ft. conference/training space will be constructed in its place. A new operable partition wall system will be installed.

Conference room 5054: Renovations will include the demolition of existing finned tube radiators, flooring, ceiling system, access control and door hardware.

The design for each room allows for maximum occupancy per code. Furnishings can be flexed as needed for training purposes and to accommodate any distancing requirements as a result of pandemic threats, such as COVID.

Asbestos and mold is known to be present within the renovation area

Existing Life Safety is not expected to be affected by the new construction.

MECHANICAL

Conference room 45A: Air is being rebalanced in the room and distributed evenly between the two sides of the room if the partition wall is in use.

Conference room 5025/A: The existing mechanical system is to be demolished and replaced with a new roof top unit. The new unit will be connected to existing heating and chilled water.

Ductwork will be installed on the roof and taken to four new VAV boxes to serve each partitioned area. The VAV boxes will be connected to existing heating hot water.

Conference room 5054: Existing fan coil units will be demolished and replaced with a new roof top unit. New unit will be connected to existing heating hot water and will use a DX coil for cooling.

ELECTRICAL

Conference room 45A: Remove light fixtures. Provide new LED fixtures on four (4) dimmable switch legs. Remove power and data devices. Provide new power and data outlets on walls, power, and data floor boxes throughout, and A/V rough-ins on walls.

Conference room 5025/A: Remove light fixtures. Provide new LED fixtures on four (4) dimmable switch legs. Remove power and data devices. Provide new power and data outlets on walls, power, and data floor boxes throughout, and A/V rough-ins on walls. Provide power to new rooftop unit serving this area.

Conference room 5054: Remove light fixtures. Provide new LED fixtures on four (4) dimmable switch legs. Remove power and data devices. Provide new power and data outlets on walls, power, and data floor boxes throughout, and A/V rough-ins on walls. Provide power to new rooftop unit serving this area.

CONSTRUCTABILITY SEQUENCE

Note: The constructability sequence is a working list, subject to change, used to assure that the project plans and specifications can be constructed using standard construction methods, materials and techniques and that the Contractor is provided clear, concise information that can be used to prepare a competitive, cost-effective bid. Further review of the 100% Construction Documents will be conducted prior to issuance of the final signed/sealed set.

Phase I: Mobilization

1. Contractor to obtain all necessary permits.
2. Install ground level construction fencing around construction area.
3. Design and install overhead protection at all exterior exit-ways, over existing buildings and all other VA property.
4. Position dumpster and set up debris chutes.
5. Position crane. Coordinate removal of existing roof top unit, demolition of room 5025, hoisting of steel for new 5025 construction, and hoisting of new roof top units. Crane will remain in place for duration of the project.
6. Provide alternate power for lights and power tools.

7. Position work lights in construction area for afterhours work.
8. Install negative pressure ICRA barriers inside hospital outside of the construction area.
9. Verify interior and adjacent areas of work are clear of VA property.
10. Provide temporary ventilation and conditioning of rooms served by existing 5th floor roof top unit (corner offices).

Phase II: Demolition

1. Disconnect power and low voltage cabling to area to be demolished.
2. Disconnect lighting and provide temporary lighting in constructions areas.
3. Contractor to maintain insulation on chilled water supply/return piping on roof.
4. Contractor to verify circuiting to demolished equipment.
5. Remove existing mechanical equipment serving room 5025 and 5054.
6. Remove existing steam radiators in room 045, 5025, and 5054. Abate.
7. Demolish non-structural wall components.
8. Remove doors and frames.
9. Remove flooring materials. Abate.
10. Remove ceiling components.
11. Demolish roof components.
12. Demolish structural components.

Phase III: New Work

1. Construct building structure as indicated in the construction documents.
2. Construct building envelope as indicated in the construction documents.
3. Install mechanical, electrical and fire protection equipment as indicated in the construction documents.
4. Install Interior finishes as indicated in the construction documents.
5. Complete punch list and ensure finished spaces are cleared of construction materials.