

Scope of Work

Indian Health Services

Inscription House Health Center

Tonalea, AZ

19-unit Apartment Construction

Project No. NA23KA190Q7

1. PROJECT BACKGROUND:

- 1.1. The objective of this project is to construct an existing design of 19 unit apartment building to a new location while ensuring compliance with all applicable local building codes and regulations. The site adaptation will involve necessary adjustments to the architectural, structural, mechanical, electrical, and plumbing systems, as well as site-specific considerations for landscaping and parking.

2. SITE LOCATION:

- 2.1. 516 E Indian Rte 6290, Tonalea, AZ 86044

3. WORK COVERED BY CONTRACT DOCUMENTS:

- 3.1. The General Contractor (GC) shall furnish all personnel, material, services, and facilities to perform all work necessary described in construction drawings and specifications.
- 3.2. The technical attachments applicable to this project are provided in accordance with Section J.
- J02 iHouse Apt 01 Phase 4 BOD
 - J03 iHouse Apt 02 Phase 4 Drawings
 - J04 iHouse Apt 03 Phase 4 Specifications

4. PERIOD OF PERFORMANCE: 365 days

5. WORK HOURS:

- 5.1. All site work shall be performed between 8:00AM and 4:30PM, Monday through Friday. As authorized by Contracting Officer work outside of those hours shall be performed if approved to minimize disruptions to patient care services. Additional costs will be approved by the Contracting Officer before work is done

6. CONTRACTORS USE OF SITE AND PREMISES:

- 6.1. Restricted Use of Site: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this section.
- 6.2. Safety and security of the contractor's equipment will be the responsibility of the contractor.

7. SUBMITTALS:

- 7.1. The contractor will provide a complete schedule prior to issuance to Notice to Proceed (NTP).
- 7.2. The contractor submittals shall include shop drawings, product data, samples, facility user manuals, design submittals, inspection and testing reports, mock-ups, operation and maintenance manuals.
- 7.3. The contractor shall maintain copies of all submittals and their responses.

8. COORDINATION WITH OCCUPANTS:

8.1. Full Owner Occupancy: Owner will occupy site and adjacent room(s) during entire construction period. Coordination shall go through the COR during construction operations to minimize conflicts and facilitate owner usage. Perform the work so as not to interfere with owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

8.1..1. Maintain access to existing walkways, corridors, and other adjacent occupied or used rooms. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from COR and approval of authorities having jurisdiction.

8.1..2. Notify COR not less than 72 hours in advance of activities that will affect owner's operations.

9. WORK RESTRICTIONS:

9.1. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

9.1..1. Notify COR not less than two (2) days in advance of proposed utility interruptions.

9.1..2. Obtain COR written permission before proceeding with utility interruptions.

9.2. Noise, Vibration and Orders: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to the COR.

9.2..1. Notify COR not less than two (2) days in advance of proposed disruptive operations.

9.2..2. Obtain COR written permission before proceeding with disruptive operations.

9.2..3. Nonsmoking building: smoking is not permitted on the project site

9.2..4. Controlled substance: use of tobacco products and other controlled substance on the project site is not permitted

9.2..5. All construction debris and waste material shall be disposed off-site at an EPA approved facility. Dumpsters located at the facility are not available for contractors use. All material leaving site shall be covered to ensure proper transport.

10. Deliverables:

10.1. The time stated for completion shall include as-built drawings, O&M manuals, operational tests/reports/training/instructions, equipment lists, and final cleanup of the premises. Upon completion of the project, the contractor shall provide the following:

10.2. Training. Provide training to the Government staff which shall include mechanical equipment, electrical equipment and plumbing systems. Training shall include the equipment operations, maintenance, cleaning, and any other pertinent information relative to the systems installed. Scheduling of training sessions shall be coordinated through the COR.

10.3. O&M and Warranty. Furnish to the Government, two copies of operation and maintenance manual, parts list, local authorized dealer contact information, operational tests and reports, and warranty information for all materials and equipment installed on this project.

10.4. As-Built Drawings. Provide red-line documents and prepare as-built documents working with A/E firm. Contractor shall furnish the Government with two hard copy printouts of the as-built drawings, and provide one CD containing an electronic set of as-built drawings in AutoCAD, and one set of electronic specifications.

- 10.5. Other As-Built Documents. All other documents such as design analysis, catalog cuts, certification documents that are not available in native electronic format shall be scanned and provided in an organized manner in Adobe PDF format.

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