

**SCOPE OF WORK
CONSTRUCT TRINKA DAVIS 12 BED CLC
PROJECT #508-349
ATLANTA VA HEALTHCARE SYSTEM**

A. PART I - GENERAL

A1. Scope of Contract

A. **Base Bid:** The Contractor shall provide all labor, materials, and equipment to accomplish the Trinkka Davis 12 Bed CLC project per construction drawings and specifications. The project shall be accomplished per contract drawings numbered 508-349, specification number 508-349. In addition to the work expressed in the bid documents this work includes:

1. Existing Condition

- a. There is a concrete drive, lined with parking stalls, routed from Martin Drive to the canopy drop off area on the north side of the main building. Two turnarounds are along the drive, located near the northwest and northeast corners of the building. The proposed location for the new building is in the northwest corner of the Trinkka Davis VAMC campus, where the western turnaround is currently located.
- b. Currently, the north side of the existing building is primarily used by staff. Patients utilize the surface lot and garage on the south side of the building and use the main entrance on the south face of the building as well.
- c. The existing site has a concrete drive with parking stalls and a turnaround. The turnaround is bordered with a concrete sidewalk and curb gutter, as well as a dozen small to mid-sized trees. The turnaround has mulched, landscaped island. Site lighting aligns the turnaround and parking area. A dumpster pad surrounded by bollards is located on the west side of the concrete drive.
- d. The drive and turnaround slope slightly to the west. To the west of the turnaround, there is a grass hill that drops down in elevation 7-feet at approximately 25% slope. There is a 3-foot hill to the north of the parking stalls as well. The base of the hill has dense brush, trees, and a decorative metal fence along the property limits. The property limits on the north and west

side of the site are screened with dense vegetation, consisting of shrubs and trees.

- e. The stormwater on site is collected by storm inlets on the west side of the project site. The storm sewer is routed off the project site in sewers ranging from 26-inch to 36-inch diameter, discharging to a detention pond on the north side of campus. This detention pond discharges the overflow north off campus into a culvert underneath Almon Rd.
- f. The soils on site are primarily fill soils that are silty sand and sandy silt.
- g. The existing site is not in compliance with the VA Security Manual, as vehicular movement can get within the Live Safety 25-foot offset required for the existing building. The turnaround, parking stalls and drive, as well as the covered drop off area to the west of the project area currently allows for cars to travel, load, as well a park within this required offset.
- h. A topographic survey was conducted by TerraMark Land Surveying, Inc. in May 2023. As-builts of the main building were also utilized.
 - i. Site lighting poles and decorative bollards with lighting are within the project area. Electrical conduits for lighting are routed from the east and loop the turnaround. There is an electrical box on the north side of the drive, near the existing canopy.
 - ii. A stormwater curb inlet is on the west side of the turnaround. A 36-inch diameter corrugated metal storm sewer, conveying collected runoff from the south of the building, runs along the west and north side of the site. The sewer is routed to a retention pond on the north side of campus. The topographic survey was unable to locate this sewer, however, the sewer is identified in the as-builts of the main building's construction.
 - iii. There is a water line running through the middle of the project area, routed to a fire hydrant on the north side of the drive, near the existing canopy.
- i. The site is not within the floodplain, per FIRM Flood Insurance Rate Map 13045C0258D There are no known wetlands, invasive species, or endangered species within the project area.

- j. A Geotechnical Engineering Report by Terracon Consultants, Inc. in June 2023 indicates that the soils on site are primarily fill soils that are silty sand and sandy silt. Groundwater was observed 14 to 16-feet below grade.
 - k. An Infiltration Testing Report by Terracon Consultants, Inc. in August 2023 indicates that the soils at the project site have a saturated hydraulic conductivity (Ksat) value ranging from 0.43 to 1.07 inches/hour and soils in the detention pond have a saturated hydraulic conductivity (Ksat) value of 0.84 inches/hour.
 - l. The project will follow the requirements and guidelines of the following documents:
 - i. Manual for Erosion and Sediment Control in Georgia 2916 Edition by Georgia Soil and Water Conservation Commission (GSWCC)
 - ii. Georgia Stormwater Management Manual 2016 Edition Volumes 1 and 2
 - m. Per these documents, the design is required to meet one of two requirements: retain the first 1.0 inch of rainfall on site; or, treat the first 1.2-inches of rainfall with BMPs to remove at least 80% of the calculated average annual post-development TSS loading from the site.
 - n. The site is within Lake Carroll Village and zoned as C-2 General Commercial.
 - i. Per the City of Carrollton Unified Development Ordinances Section 4.02.01, the required minimum setback from the property line to the wall of the building is to be a minimum of 15-feet for side yards and rear yards.
 - ii. The adjacent properties to the north and west of the project site include residential properties. Per the City of Carrollton Unified Development Ordinances Section 4.07.05, a buffer is required. An acceptable buffer is a minimum 20-feet wide landscaped buffer. Another acceptable buffer is a minimum 10-feet wide landscaped buffer and an opaque fence or barrier at least 6-feet in height.
2. Demolition:

- a. Full-depth asphalt, present in the parking lot and the roundabout, will be completely removed after saw cutting the existing pavement section.
- b. Concrete curb and gutter sections within the parking lot and the roundabout will undergo saw cutting and subsequent removal.
- c. The demolition will involve the complete removal of a concrete sidewalk located on the south-east side of the roundabout. The sidewalk will be sawcut and cleared.
- d. The removal of vegetation, including the root ball, is planned for areas outside the roundabout and the parking lot. Additionally, a 6-foot-tall decorative metal fence on the north side of the parking lot and the building will be taken down.
- e. All five site lighting fixtures positioned around the parking lot and the roundabout will be removed as part of the demolition process.
- f. Electrical conduit, originating from the north-east corner of the parking lot, encircling the roundabout, and extending into the building, will be entirely removed.
- g. A concrete post barricade with lighting situated on the south-east side of the roundabout, along with another concrete post barricade west of the Dumpster Pad, are both scheduled for demolition.
- h. The demolition plan includes the removal of the concrete pad located within the dumpster pad area.
- i. The fire hydrant situated on the north-east side of the parking lot will be removed.
- j. The water line, running from the north-east to the south-west of the parking lot and roundabout, will be dismantled and taken away.
- k. Signs located at the start and end of the roundabout, as well as above the sidewalk on the east side of the roundabout, will be taken down.
- l. The detectable warning strip, located just before the sidewalk on the south side of the parking lot, will be removed.
- m. The demolition process involves the removal of a storm structure situated south of the dumpster pad, just before the roundabout starts. Additionally, the attached storm sewer will be removed.

The existing storm structure on the west side will also be dismantled.

3. New Site Work

- a. The proposed site work includes a new concrete drive and turnaround on the east side of the building. The turn around will have one accessible parking stall and one standard parking stall. To the west of the drive, there is an access drive that is routed to the building's ambulance dock. This access drive will have gate arms at the entrance and the exit of the drive.
- b. Concrete sidewalk is to be installed along the east and south side of the new building, as well as along the western side of the existing main building, tying into the sidewalk by the existing loading dock.
- c. A new dumpster pad will be installed to the northeast of the turnaround. The dumpster pad will be surrounded by an opaque fence.
- d. The City of Carrollton's setback requirements will be met by 20-foot vegetation buffers or 10-foot vegetation buffers in addition to an opaque fence. An opaque fence will be installed on the north side of the site along the property limits, replacing the metal decorative fence. A 10-foot vegetation buffer will be installed north of the turnaround and dumpster pad. The northwest and west side of the building will have a 20-foot vegetation buffer. Existing vegetation in addition to new trees and shrubs will be utilized to meet this requirement.
- e. A 6-foot-tall decorative metal fence will be installed on the north and southwest sides of the building, restricting access to the back side of the building. A gate will be installed on both fences.
- f. A retaining wall will be installed on the north side of the turnaround and dumpster pad. The retaining wall will be up to 4.5 feet tall. A decorative metal fence will be installed along the retaining wall perimeter.
- g. The existing drive and curb and gutter location on the north side of the existing building allows vehicles to drive within the 25-foot offset of the existing main building. The proposed work will tie back into this curb and gutter location. However, the proposed work will maintain the 25-foot offset for the new

building per the Life Safety requirements. The proposed site work will reduce the extents of where vehicles can drive within this offset of the existing building.

- h. Turnaround with an island is navigable to single unit passenger vehicles. Larger vehicles will not be able to navigate the turnaround without making multiple maneuvers. The dumpster pad can be accessed by a single unit 30-ft long truck to back up to the pad. However, 30-ft long trucks or larger cannot navigate the turnaround or ambulance access; these vehicles must reverse the concrete drive.
- i. The new building and relocated fire hydrant are accessible by firetruck. Due to space limitations, the turnaround is not sufficiently sized for the fire truck to turnaround; the truck will have to reverse 234-feet before utilizing the existing turnaround on the northeast side of the existing building. This reverse exceeds that allowable 150-feet reverse distance per the 2018 IFC. A discussion with the Carrollton County Fire Department Fire Marshal determined that this is acceptable due to space constraints.

4. Water Supply

- a. a. An existing hydrant is located on the north side of the access drive. This hydrant will be removed and replaced by a fire hydrant to the northwest, to accommodate the new turnaround and dumpster pad location. The fire water line is to be rerouted along the north and west side of the new building, tying back into the existing water line on the southwest side of the new building. A water main is routed to this hydrant around the west side of the existing building. This water line will be relocated around the new building. The fire and domestic water service for the new building will be tapped off this line. Fire Protection and domestic water testing indicate that there is sufficient capacity for this new service.

5. Sanitary Sewer

- a. No existing sanitary sewers were identified on the northwest side of the building. The existing sanitary sewers on the south and west side of the existing building are too shallow for the new service to be tied into by gravity flow. The building will have a new sanitary lateral routed to Almon Rd. A manhole will be

installed to intercept the new service and existing 8" VCP line. The invert elevation for this sewer is available at the downstream manhole. It is required to field verify the existing sanitary sewer's invert at the location of the new manhole.

6. Storm Drainage System/Management

- a. The existing stormwater on site is collected by curb inlets and routed to a storm sewer that discharges into a detention pond located on the north side of the campus. The detention basin has a control structure that discharges a controlled flow into the Carrollton municipal stormwater system.
- b. Stormwater calculations are required to determine the impact of the project on the stormwater system and to determine the impact of the project to the downstream basin. The existing detention system is sufficiently sized to address quality and quantity performance of the stormwater discharging from the project area. Infiltration testing within the basin allows for infiltration and storage to meet the following requirements listed below.
- c. The project is a redevelopment of an existing site, as the land disturbing activity is approximately 1.2 acres. There are 12 Stormwater Management Standards that are required, per the Georgia Stormwater Management Manual 2016 Edition Volumes 1 and 2. A summary of the stormwater management performance requirements include:
 - i. Retain the first 1.0 inch of rainfall on the site, or the remaining runoff from the 1.2-inch rainfall event must be treated by BMPs to remove at least 80% of the calculated average annual post-development TSS loading from the site. The design accomplished the first requirement of capturing and retaining the first 1.0 inch of rainfall on site.
 - ii. The post-development discharge rate is to be controlled to the predevelopment rate for the 2-year through the 25-year return frequency storm events. ICPR was utilized to calculate the discharge rates. An underground stormwater storage and infiltration system is proposed to accomplish these discharge rate requirements.
 - iii. The 100-year, 24-hour storm event must be controlled and/or safely conveyed by maintaining existing 100-year floodplain or ensuring floodplain is adequately sized.

- iv. A downstream peak flow analysis of the watershed downstream of the site where the area of the site comprises 10% of the total drainage area. The 25-year, 24-hour storm flows cannot increase at the outlet. Due to limitations of available downstream capacity information, the design ensures that the downstream peak flow is reduced.

d. Phasing Plan

- i. The site is only accessible from the east, so the work will be constructed from west to east.
- ii. The sidewalk along the west side of the existing building is to be constructed first, as once the building is constructed this side of the building will have limited access.
- iii. Site demolition and utility relocation is required prior to the construction of the building. Utilities routed along the west side of the building shall be installed before the building is constructed to ensure access. Staging will be located on the turnaround and parking aisles along the north side of the existing building, east of the project site.

e. Erosion and Sediment Control

- i. The disturbed area is approximately 0.67 acres. The hills on the west and north side of the site are vulnerable to erosion due to their steep grade. Protecting these hills with erosion control methods is important. Erosion control blankets, inlet protection, and silt fences will be utilized to protect the site from erosion. A construction entrance located on the east side of the site will be utilized to prevent vehicles from transporting soil offsite.

7. Scope of work additional information:

- a. More specific information related to the construction scope can be found in the contract bid documents.

8. Additional project specific notes:

- a. Items not noted as to be demolished shall be protected from damage. Any damage not caused by the owner or deemed to be normal wear shall be corrected by the contractor with no additional time and/or money.
- b. Temporary construction items such as dust walls, safety barriers, etc. shall be the responsibility of the contractor. Obtain approval from VA staff prior to the installation of such temporary construction.
- c. Coordinate with the VA COR prior to performing shutdowns of electrical power systems, HVAC equipment, chilled water systems, and fire suppression systems for modifications and tie-ins.

9. Phasing: Refer to drawings for phasing information.

A3. Tentative Schedule:

Contract award*	D
Pre-construction conference	D+10
Notice to Proceed	D+14
Construction start	D+30
Construction completion	D+730

A. Schedule Objectives - The anticipated substantial completion of this project is 730 days after "Notice to Proceed" (NTP).

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