UWMC 7NE NURSING UNIT UPGRADE

Pre-Bid Meeting Presentation- 01/05/2021

Introduction

7NE is a 30-bed acute care inpatient unit serving adults with medical oncology diagnosis, undergoing immunotherapy treatment, or receiving a Blood or Marrow Transplant. Care provided includes initial diagnosis through end of life care. All 30 rooms are single occupancy with adjoining bathrooms and showers. Two rooms, 7224 and 7242 have reverse airflow capability. The air is HEPA filtered with 15 air exchanges per hour. Two rooms, 7218 and 7220, are lead lined.

- The total project area is approximately 18,000 square feet.
- Refresh finishes in 30 patient rooms on 7NE including flooring replacement, painting and installation of wall mounted accessories.
- Refresh finishes throughout corridors, waiting and staff areas.
- Renovate the reception area including new partitions, finishes, power and lighting.
- Electrical work includes the addition of power and communication devices throughout patient rooms and staff areas.
- Mechanical work includes:
  - Installation of a cooling unit in the IDF room; Allowance #3
  - Relocation of the master medical gas panel; Allowance #4
  - Removal of a drinking fountain and installation of an ice machine; Alternate #3
- The Contractor is responsible for scheduling and coordinating work by the Owner which will include preventative maintenance in patient rooms, installation of relites in patient room doors, construction of a new reception station, refinishing of corridor handrails and installation of patient lifts.
- The Owner will have exclusive access to patient rooms every Monday to perform Preventative Maintenance work throughout the duration of the Project. The Contractor will be responsible for scheduling his own work so as not to interfere with the Owner’s work performed in patient rooms.
- The Work will be executed in four sequential phases as identified on the drawings. Phase 1-3 complete by August 1st 2021. Phase 4 complete by Sep 24th 2021.
- Ongoing patient care activities and access to legal exits must be maintained in areas adjacent to construction activities and in all other patient care areas at all times.
- Infection prevention and control measures will be required for the duration of the project.
- Noise Restrictions: adjacent spaces in the building will be occupied throughout construction. Working Hours: 8:00 am – 7:00 pm.
- Loading/Unloading: All deliveries to the site should be scheduled in advance with the Owner’s representative. The only available loading dock is AA Dock with scheduled delivery times between 7 AM and 2 PM. After 2 PM, all deliveries to the AA Dock will be on a first come, first served basis.
- Parking: Parking at the UW Medical Center is limited. Refer to Section 01 50 00 – Temporary Facilities and Controls for more information regarding parking availability.
- Contractor will be required to coordinate shutdown activities with Owner and participate in a weekly coordination meeting that will include all Contractors and vendors invited by the Owner.
Replace finishes in Staff Report.

MED Room-7221E

Replace finishes in MED room. UW will replace center island.

UW will replace center island.

Replace B Hallway finishes. UWMC will remove handrail, refinish and re-install. Typical all hallways.

8 Patient rooms in B Hallway

B Hallway

B Hallway Phase 1

MED Room-7221E
10 Patient Rooms in C Hallway

Replace C Hallway finishes. UWMC will remove handrail, refinish and re-install.

Replace Family Consult Room finishes.

All Patient Room (Airborne Infection Isolation Patient Room).

Alternate# 2 Replace flooring in soiled utility rooms.

Typical corridors at each patient room entry. UW will add relites to existing patient room doors in A and C Hallways.

C Hallway Phase 2
UWMC 7NE Nursing Unit- Phase 3

- Fill continuous decorative recess in walls on patient room side of hallway typical. Prepare for paint.
- Alternate# 2: Replace flooring in soiled utility rooms.
- Replace finishes in Staff Support.
- Replace A Hallway finishes. UWMC will remove handrail, refinish and re-install.
- All Patient Room (Airborne Infection Isolation Patient Room).

A Hallway Phase 3
AII Patient Room (Airborne Infection Isolation Patient Room).

Alternate# 2

Replace flooring in soiled utility rooms.

UWMC 7NE Nursing Unit- Phase 4-Core
UWMC 7NE Nursing Unit- Phase 4.0

Existing 7NE Reception & Nurse Station

General Contractor
Remove the existing casework.
Replace Nurse station finishes, construct partitions.
Install power/comm/lighting.

UWMC
Install new casework

Phase 4.0

New MED Gas panel location.

Relocate Existing MED Gas Master Panel - Allowance #4

Provider Workroom
Replace finishes in Provider Workroom.
Install sliding door and Bell Niche. Relocate MED Gas Master PVanel.

Bell Niche example (7SE Unit)
Service Elevator Lobby

Replace lobby flooring and paint. No more than one elevator down at a time. UWMC will replace sprinkler heads.

Phase 4.1
UWMC 7NE Nursing Unit- Phase 4.2

- Replace lobby flooring and paint.
- Install cooling in IDF room - Allowance #3
Phase 4.3

Replace Hallway flooring and paint.

Alternate #3
Remove drinking fountain. Plumbing and piping to remain. Enlarge alcove to accommodate new cabinet and icemaker.
Phase 4.4

Replace floor finishes in waiting area & lobby and paint. UWMC will replace sprinkler heads.
Replace floor finishes and paint. Remove, store and rehang all wall hung items.

Alternate#1
Remove floor tile and base tile. Replace GWB at base.

UWMC will perform preventative maintenance and install patient lifts on Mondays.

Remove and re-install wall mounted items.

Typical Patient Toilet
Remove upper shelf and light fixture.

Typical Foot Wall

Typical Head Wall
MEP SCOPE HIGHLIGHTS

MEP permits are responsibility of Contractor.

MEP scope consists of new and revised devices and equipment, on existing systems. Take care to selectively demolish and protect items to remain or be reinstalled.

Accommodate concurrent work by UWMC within project areas.

Ceiling areas are congested.

EXISTING ELECTRICAL PANEL LOCATIONS

- Provide new breakers indicated on panel schedules
- Provide power studies required prior to ordering breakers and disconnects
- Plan adequate lead time for shutdown requests and coordination with Ops and Maintenance (3-4 weeks)

ELECTRICAL DEVICE REVISIONS, SELECTIVE DEMOLITION

- Power receptacles, comm drop rough-in, lighting, fire alarm, nurse call wiring, sync clock wiring
- 99% gut and replace nurse station core drills for power and data casework mounting wire mold for power and data
- Limited scope in other areas (patient rooms, ante rooms, med's rm, consult room, hallways, waiting area)

MECHANICAL SCOPE AND POWER TO SUPPORT

(Covered by Allowance. Refer to specs and Appendix A for more details.)

- Provide new FCU
- Relocate gas alarm panel
- Relocate sprinkler head
- ALTERNATE: replace drinking fountain with ice maker
ALTERNATE SCOPE

New ice maker to replace existing drinking fountain: Provide power and plumbing connections (tie to existing)
Demo plans show demo of existing undershelf fixture from footwall of every 7NE patient room.

NEW LIGHT FIXTURES. NEW OCC SENSORS. NEW LIGHT SWITCHES. TIE INTO EXISTING CIRCUITS AND CONTROL WIRING.

Plan adequate lead time for light fixtures, field verification, and circuit/voltage tracing.
SYSTEM SCOPE HIGHLIGHTS:

- NEW FA DEVICES.
- RELOCATED AND/OR REINSTALLED: FA DEVICES, NURSE CALL DEVICES, SYNC CLOCKS, PAGING SPEAKER.
- TIE INTO EXISTING SYSTEMS.
- SYNC FA STROBES.
- MOUNTING IN CASEWORK OR CONCEALED WITHIN CONSTRUCTION.

See arch plans for remove/reinstall sync clocks (same location) in all patient rooms.
See arch plans and Mech specs for sprinkler scope (relocate 1 head)
COMMUNICATIONS TELE/DATA SCOPE HIGHLIGHTS:

STATION DROPS (ROUGH-IN ONLY)

- Each location: Double gang backbox, 1" CONDUIT with pull string to cable tray.
- core drills for power and data casework mounting
- wire mold for power and data
### INTERIOR RENOVATION

**Project:** UWMC 7NE Nursing Unit Upgrade

**Location:** University of Washington Medical Center

**Description:**
- **Panel:** MEP
- **Date:** 12/28/2020
- **Panel Number:** 207310

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**Unique Notes:**
- All items shall be in accordance with the approved drawings and specifications.

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**Notice to Contractors:**

**Location:** University of Washington Medical Center 7th Floor - Northeast Seattle, WA

**Description:**
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pre-bid virtual walk
1/5/2021
Stantec MEP

uwmc
7NE
nursing unit upgrade
University of Washington Medical Center
UW Medicine

CONSTRUCTION DOCUMENTS
12/28/2020
207310

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MEP

7NE Nurse Station
and flanking halls,
ltg ctrl, medgas
6NE above ceiling work for core drills and conduit routing

pre-bid virtual walk
1/5/2021
Stantec MEP