

PHILIPS

Change Order Proposal

Change Order Budget & Scope of Work

**Pre & Post Op area expansion for
Azurion 7 C20 System Future lab EP3 project
PWP ID# CL-2023-332**

Submitted By:
Philips North America LLC ("Philips")

For:
University Medical Center of Southern Nevada
Las Vegas, NV

March 29, 2024

Change Order Proposal

Summary

The purpose of this scope of work (“SOW”) is to define the extent of the engineering, procurement and contracting work required to complete the project described above. Anything not specifically included by mention in this description is excluded from the agreed upon SOW. In the event of a conflict between the work described in the SOW definition set forth below, and the supplemental documents attached to this Contracting Proposal, the SOW shall govern. The SOW should be thoroughly reviewed by all involved parties to ensure that all areas of concern are addressed, as the items described therein shall govern execution of the project described herein (“Project”). Additional items not addressed in this proposal may be included in the Project, but are subject to negotiation.

This proposal references **site drawing number: N-WES220374**
Room number: Pre & Post Op area expansion - Future EP Lab 3 project

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Change Order Scope of Work

Purpose:

Design/Build services as required to modify 2 existing Pre-Op / Post-Op rooms, and an adjacent Semi-Private Patient room area into an eleven (11) bed pre/post OP Recovery area to serve 3 Cath labs. It is assumed the design of the recovery suite and other surrounding spaces, will be undertaken at award, and that a final design is dependent on the owner’s needs, the final determined functional program of the spaces, and the acceptance/approval of construction drawings by state and/or local authorities.

Basis for the change:

Expansion of the existing Pre and Post-Op rooms is required to serve the addition of the new Cath lab.

Estimated durations:

- Design Documents – To be completed during design development for EP Lab 3
- Design review and submit for permit – To be completed during design development for EP Lab 3
- Plan check & permits – To be conducted during EP Lab 3 plan check
- Construction – 12 weeks and to be conducted during the construction of EP Lab 3

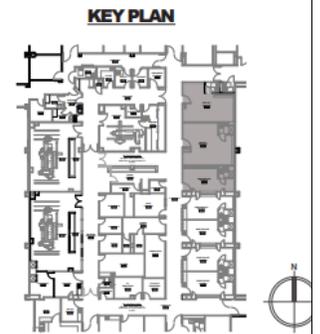
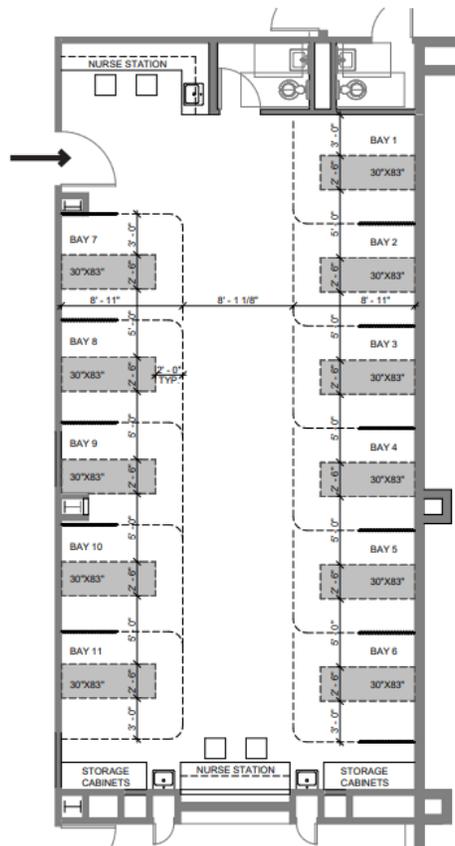
The Change Order is assumed to be conducted in 1 uninterrupted phase:

- **Construction:** (1 phase to be conducted during the construction of EP Lab 3)

Pricing and scheduling are to be re-evaluated at the conclusion of the Design Phase.

Change Order Scope of Work is based on the preliminary design criteria below:

- Demolition of existing room separation walls.
- Saw cutting and/or core-boring for new underground conduits / boxes and concrete patch/repair
- New nurse station areas and casework.
- Additional medical gas locations to accommodate the new suite layout.
- Additional nurse call system location to accommodate the new suite layout.
- Electrical renovations required to accommodate the new floor plan.
- Modifications to the existing HVAC system.
- New finishes (flooring, ceiling, cabinets and paint).



PRE-OP AND POST-OP - CONCEPTUAL LAYOUT

3RD FLOOR CATH LAB 3
1800 W. CHARLESTON BLVD., LAS VEGAS, NV 89102

0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12'

INHIT ARCHITECTURE
INNOVATIVE | INTELLIGENT | INTUITIVE
100 S. BOWLING BLVD. LAS VEGAS, NV 89101 | 702.735.2222 | WWW.INHITARCHITECTURE.COM

JULY 26, 2023

Scope of Work

DESIGN:

Division 01a – Architectural and Engineering

- All architectural and engineering work necessary to complete the change order described above will be conducted during the design phase of the Future EP Lab 3 project.

CONSTRUCTION:

Division 01 – General Requirements

- General Conditions for the Future EP Lab 3 project apply to this change order.
- An allowance for additional Payment, Performance and Warranty bonds is included.

Division 02 – Existing Conditions

- The installation of code compliant temporary partitions to secure areas, control dust, protect adjacent areas and equipment as required are included.
- The demolition and appropriate removal and disposal of all existing walls, floors, ceilings, finishes, foundations, roofing, structure, equipment and utilities as required to accommodate the new work. All items that are intended to be salvaged by the owner will be so noted and removed by the owner prior to the start of the demolition work.
- Demo existing walls as required for new layout per block plan attached.
- Demo existing casework as required.
- Demo existing doors/frames as required for new layout.
- Demo existing flooring throughout project area.
- Demo existing ceiling as required for the new layout.
- **This scope of work does not include the removal of any materials, including but not limited to asbestos, deemed hazardous by local authorities, the EPA, OSHA, or any other authority having jurisdiction over the work. If such materials are discovered at any time that the work is proceeding, the work will immediately cease, the owner will be notified, and the work will again proceed after the owner has removed all of the hazardous material from the job site.**

Division 03 – Concrete – N/A

Division 04 – Masonry – N/A

Division 05 – Metals

- Partition framing as required constructed of metal studs, including all necessary backing, kickers, headers, etc.
- The exterior of the existing construction will be left untouched.

Division 06 – Wood, Plastics and Composites

- Exact type, amount and locations of cabinetry, counters and millwork will be determined during design and will be specified in the construction documents however, it is assumed:
 - All cabinetry and counters are to be faced with plastic laminate at a minimum, all cabinetry and countertops to meet facility standards.
 - Furnish and install new solid surface counter at two nurses stations.
 - Furnish and install new p-lam storage case work in new recovery area.
 - Any other existing millwork located throughout the project that can be re-used without de-installation, may remain in existing condition and location at owner's discretion.

Division 07 – Thermal and Moisture Protection

- Patch roof if penetrations are required for any new HVAC equipment
- Any new construction shall have thermal insulation installed consistent with local standards and energy conservation standards.
- The existing construction shall have thermal insulation equal to the existing level of insulation wherever the existing insulation is disturbed by the work.
- Patch fireproofing where needed for new work.
- Exclude the repair of any non-compliant thermal or moisture protection found outside the area of work.

Division 08 – Openings

- Furnish and install one 4'0" x 7'0" entry door for the new recovery area. This will include door, frame and associated hardware.
- All door frames shall be welded steel frames of appropriate width and 7'0" high unless otherwise noted and meet facility standards.
- Doors and frames shall be fire rated as required, and must have labels applied by the manufacturer noting such rating.
- Hardware shall match existing, if applicable, or be commercial series if there is no existing to match. Keying of all hardware as directed by the owner is included.
- All required kick-plates, closers, hinges, stops, bumpers, guides, coordinators, etc, to meet facility standards are included.
- Ball bearing hinges, pivot hinges, continuous strip hinges and other heavy duty hardware as required for all specialty doors and openings are included.

Division 09 – Finishes

- All new construction partition framing shall have, at a minimum, 5/8ths inch thick gypsum wallboard applied to above finished ceiling height. Fire rated wallboard extending to the deck above shall be installed wherever appropriate in accordance with the applicable life-safety and building codes.
- All existing drywall and/or plaster construction disturbed by the work shall be patched, repaired or replaced as required with materials and construction type compatible with the existing construction.
- All new construction shall have interior finishes as follows: All ceilings shall be 2' x 2' washable or 2' by 4' acoustical panels in a "T" grid system, except bathroom, storage rooms, utility and exam or equipment rooms, which shall be 5/8ths inch thick gypsum board, finished and painted as required to meet facility standards.
- All walls shall be primed coat painted, and shall be final coat painted in no more than two different colors as selected by the owner from samples submitted by the material supplier.
- All floors shall receive commercial grade sheet goods to meet facility standards. All materials to be as selected by the owner from samples provided by the material supplier.

- All rooms with sheet vinyl shall be coved at sheet vinyl areas.
- All door frames shall be painted, all doors shall be painted to meet facility standards.
- All existing finishes disturbed by the work shall be patched, repaired or replaced as required with materials and construction type compatible with the existing construction.
- Furnish materials and labor to frame/drywall/finish as required for new layout. Include infill at existing patient entry doors, corridor windows.
- Furnish and install backing for new equipment and casework.
- Furnish and install drywall patch as required where removed for installation new casework in new nurse work area.
- Tape and top new interior drywall finishes (Level 4) where removed for new work, finish to match facility standard.
- Paint the walls and trim throughout project area with one (1) coat of primer (as needed) and two (2) coats of latex finish paint to match facility standard. Includes areas of corridor corner to corner where doorways to be infilled per block plan attached to cover.
- Furnish and install new Mannington Biospec with 6" cove throughout project area to match facility standard (approx. 1500 s.f.). Does not include moisture barrier.
- Furnish and install new acoustical ceiling with 2'x 4' tegular to match facility standard.

Division 10 – Specialties

- **INTERIOR SIGNAGE:** All existing interior signage that can be re-used will be re-located as needed. Owner is responsible for any new interior signage
- **ILLUMINATORS, FILM BINS, PASS BOXES, MISCELLANEOUS:** All existing illuminators, film bins, pass boxes and miscellaneous items will remain in existing condition and location without additions or modifications.
- **NEW WALL PROTECTION RAILS, WAINSCOTING AND CORNER GUARDS:** included in this proposal is no **(0)** lineal feet of wall rail made of acrovyn or similar material, one hundred twenty **(120)** lineal feet of wainscoting made of acrovyn or similar material, and four **(4)** corner guards made of acrovyn of similar materials, or
- Furnish and install eleven **(11)** cubicle curtains and tracks. These will be stationed at each patient bed for separation.
- **EXISTING WALL RAILS, WAINSCOTING AND CORNER GUARDS:** All existing wall rails, wainscoting and corner guards that can be re-used without de-installation are to remain in existing location and condition without additions or modifications.

Division 11 – Equipment – N/A

Division 12 – Furnishings – N/A

- The services of a professional interior designer are not included, nor are any furnishings, furniture, artwork, window treatments, miscellaneous accessories, etc.

Division 13 – Special Construction – N/A

Division 14 – Conveying Equipment – N/A

Division 21 – Fire Suppression

- Modify existing fire suppression system as required for new layout.
- All new fire protection work shall be tested for proper operation as required, witnessed by the appropriate authorities and owner's representative(s). 3 copies of all test reports shall be provided.

- It is assumed any non-code-compliant devices or conditions found, or any additions or upgrades to the existing fire sprinkler system as determined by the final design and/or approved construction documents are to be managed as a change order to the agreement.

Division 22 – Plumbing

- Furnish and install new ADA compliant stand-alone hand wash sinks with touchless battery-operated faucet. Assume to be located at same location as existing sink and include demo of existing sink in exam room.
- **Existing Medical Gas System work:**
 - Relocate existing med gas outlets located on existing patient suite walls. New medical gas connections will be provided at eleven patient bed locations.
- Includes an allowance for hot tap work IF the affected area cannot be isolated with existing med gas system valves.
- Medical Gas System work, (**for re-located gases only**) shall be purged and certified by qualified personnel. 3 copies of all testing and certifications are included. It is assumed existing gas and vacuum lines are currently code-compliant

Division 23 – Heating Ventilating and Air Conditioning

- It is assumed existing areas affected by the new construction shall have the existing heating, ventilating and air conditioning system ductwork, dampers, grilles and diffusers relocated as required and that the existing HVAC components are fully operational and functioning as designed. The capacity and operation of the existing HVAC system will be verified during the design process and if additional HVAC capacity is required or existing HVAC system components need to be repaired or replaced, a change order to the agreement for the additional work will be required.
- Any ductwork insulation disturbed by new construction shall be repaired or replaced.
- Any necessary control system modifications required due to the relocation activity are included.
- After completion of all HVAC work, a test and balance of the HVAC system(s) affected by the work shall be performed by a qualified independent testing agency certified for such work. Any rework required to bring the HVAC system (or portion of the system affected by the work) to within design specifications is included. 3 copies of all test reports are included.
- Includes demo of abandoned components above ceiling of project area.
- **IF SUPPLEMENTAL HVAC IS NEEDED:**
 - Demo existing VAV boxes and associated hydronic piping back to main lines.
 - Demo ductwork, grilles, exhaust duct back to trunk lines
 - Reconfigure ductwork from existing VAV boxes with associated hot water supply and return as needed

Division 26 – Electrical

- Includes any new raceway, wireways, trench duct (subject to approval), J-boxes boxes, conduits, wires, disconnects, etc.. as required for the purpose of the space
- All required circuit breakers, taps, sub-panels, etc. as required to be included.
- Furnish and install new emergency power outlets at the patient bed locations.
- Include lighting fixtures as required for this space. This includes all new dimmable 2 x 2 lighting throughout the space, and dimmable recessed down lights at the patient bed locations. This also includes dimmable switches to control lights.
- Furnish and install patient headboard lights at the patient bed locations.
- Include additional (20+/-) 120V hospital grade convenience outlets,
- Include all safe off electrical as required for demolitions.

- Includes power and connections for any new HVAC equipment (fan coils, humidifiers, etc..)
- Tie-in timing restrictions for all electrical system work are to be coordinated and conducted during normal working hours.

Division 27 – Communications

- Telephone equipment: Rough-ins and connections to be provided but new devices and existing devices to be re-used, shall be provided and installed by Hospital.
- Computer Networking equipment: Rough-ins and network drops to be provided but new devices and existing devices to be re-used, shall be relocated by Hospital
- Includes an allowance to modify existing Hill Rom Nurse Call system as required for new layout per block plan using UMC's preferred/proprietary vendor. This will include locations at eleven patient beds and two nurses stations.
- Include 8-12 additional data outlets with EMT stubbed above the ceiling with pull string, OR point-to-point conduit if required by UMC
- Includes an allowance for Data/Low voltage cabling work (install, connect, test/certify).

Division 28 – Electronic Safety and Security

- Assume all existing areas affected by the new construction work shall be protected by relocation of the existing fire detection and alarm system consisting of smoke detectors, heat detectors, strobes, horns, pull stations and control panel with tie-in to the fire protection system alarms and the existing fire alarm system as required
- All new fire detection and alarm system work shall be tested for proper operation as required, witnessed by the appropriate authorities and owner's representative(s). 3 copies of all test reports shall be provided.
- Includes and allowance for design and re-location/install work to the Honeywell Fire Detection/Alarm system using UMC's preferred/proprietary vendor.
- Access Controls (keypads, card readers and associated cabling work) are anticipated to be needed, but will be determined during design. Includes an allowance for access control devices at critical entry points using UMC's proprietary supplier. (devices, cabling, hookups, testing, etc..)

Division 31 – Earthwork – N/A

Division 32 – Exterior Improvements – N/A

Division 33 – Utilities – N/A

EXCLUSIONS

- **This scope of work does not include the removal of any materials, including but not limited to asbestos, deemed hazardous by local authorities, the EPA, OSHA, or any other authority having jurisdiction over the work. If such materials are discovered at any time that the work is proceeding, the work will immediately cease, the owner will be notified, and the work will again proceed after the owner has removed all of the hazardous material from the job site.**
- **Additional HVAC system components or capacity other than what is included in the description of work above.**
- **Repair or replacement of existing HVAC system components other than what is included in the description of work above.**
- **Conduit, wiring, connections and programming to the existing or future facility Building/Energy Management System is not included and is the responsibility of the customer.**
- Physicist provided radiation shielding design or post renovation testing.
- Floor or ceiling mounted radiation shielding.
- Work in a bio-hazardous, radioactive, toxic or other high risk environment.
- Work involving emergency power other than what is included in the description of work above.
- New utility power services, other than what is included in the description of work above.
- Networking to other modalities, other than what is included in the description of work above.
- Work outside of normal working hours other than what is included in the description of work above.
- Removal/relocation of existing equipment is not included other than what is included in the description of work above.
- The services of a professional interior designer are not included, nor are any furnishings, furniture, artwork, window treatments, miscellaneous accessories, etc.
- Vibration testing of the site of the site is not included, nor is any vibration remediation work.
- Sterile final cleaning/terminal cleaning is not included.

Cost Breakdown

Total Cost for this project is **\$ One Million Three Hundred and Three Thousand, Eight Hundred and NinetyFour Dollars (\$1,303,894.00)**.

The divisional breakdown in this Schedule of Values is a generalized statement of the Cost for the understood Scope of Work.

Division 01	General Requirements	\$227,551
Division 01a	Architectural & engineering work	\$51,922
Division 02	Existing Conditions/Site Work	\$61,308
Division 03	Concrete	\$0
Division 04	Masonry	\$0
Division 05	Metals	\$0
Division 06	Woods, Plastics, Composites	\$42,797
Division 07	Thermal & Moisture Protection	\$11,907
Division 08	Openings	\$16,304
Division 09	Finishes	\$73,822
Division 10	Specialties	\$28,722
Division 11	Equipment	\$0
Division 12	Furnishings	\$0
Division 13	Special Construction	\$0
Division 14	Conveying Systems	\$0
Division 21	Fire Suppression	\$16,381
Division 22	Plumbing	\$246,295
Division 23	HVAC	\$80,139
Division 26	Electrical	\$184,327
Division 27	Communications	\$141,405
Division 28	Electronic Safety and Security	\$121,014
Division 31	Earthwork	\$0
Division 32	Exterior Improvements	\$0
Division 33	Utilities	\$0

TOTAL PROJECT COST \$1,303,894.00

NOTE: THE QUOTED PRICE IS GOOD FOR 45 DAYS FROM THE PROPOSAL DATE

Anticipated Project Schedule/Duration

Estimated Date of Completion: To be completed during the construction of EP Lab 3

Philips Healthcare
Change Order Budget and SOW for Pre & Post Op area expansion
Azurion 7 C20 Future EP Lab 3 project. **PWP ID# CL-2023-332**
University Medical Center of Southern Nevada – Las Vegas, NV
August 29, 2023, Expires 45 Days From This Date



IN WITNESS WHEREOF, the parties have duly executed this Construction Proposal.

UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA

By: _____

Name: _____

Title: _____

Date: _____

IN WITNESS WHEREOF, the parties have duly executed this Construction Proposal.

PHILIPS HEALTHCARE, A DIVISION OF PHILIPS NORTH AMERICA

By: _____

Name: _____

Title: _____

Date: _____

Terms & Conditions

PHILIPS HEALTHCARE – CONTRACTING TERMS AND CONDITIONS

The Turnkey Azurion 7 C20 System Future Lab EP3 Project terms and conditions will govern the Pre & Post OP area expansion project change order.