



GEORGIA
HEALTHCARE
GROUP

TBILISI/GEORGIA
SUNSTONE HOSPITAL
GENERAL REQUIREMENTS
EVEX-SUNSTONE-KAR-SPC-001

15 June 2021 – Rev.00

Employer

Evex Healthcare Group – TBILISI/GEORGIA

prepared by



Independent Fire Safety and Fire Protection Consultant:
KARINA Design, Consultancy and Training Services
Ltd.Co.

Çetin Emeç Boulevard Lisbon St. No : 37/4 A.Öveçler 06460 Ankara
/Turkey

Flora Residence No:1512 Ataşehir Istanbul / Turkey

tel. : +90-312-472 62 88 fax : +90-312-472 62 89

e-mail : info@karina.gen.tr url : <http://www.karina.gen.tr>

TECHNICAL SPECIFICATIONS

1. Project Description

- 1.1. Georgian healthcare Georgia Healthcare Group - Evex (hereinafter referred to as Employer) owns and operates several healthcare facilities throughout the Georgia. In conjunction with loan agreement IFC (International Finance Corporation), Employer initiated a series of improvement works in order to enhance Life & Fire Safety precautions within its healthcare facilities.
- 1.2. One of the major healthcare facilities of Employer is Sunstone Hospital Tbilisi. It is an old building which was built during the Soviet Russian Republic period and being used as a hospital more than two years. The structure of the hospital is multidisciplinary and almost all medical disciplines are covered. It has over 12 Clinics and Departments, 47 surgery wards and 16 operating theaters. The Hospital has 306 beds totally adapted to the individual needs of the patients
- 1.3. This work intends to improve current buildings fire protection features and solely covers Fire & Life Safety related construction and system renewals.
- 1.4. Major improvement subjects in accordance with the improvement program will be as follows:
- Fire & smoke Confinement Works: This work mainly consists of providing and/or repairing fire and/or smoke compartments throughout the building. The intent is to achieve proper fire compartments at each floor and at same floor. Therefore, fire stopping at each floor level (i.e., closing the gaps at floor level), enclosing vertical openings, forming sleeping units and the corridors as separate smoke compartments and providing additional fire & smoke barriers between sleeping units are the main constituents of the work.
 - Providing illumination & Means of Egress Marking: Current building lacks emergency illumination and emergency exist marking features. Therefore, this work intends to provide these features throughout the building.
 - Providing Smoke Control System for exit Enclosure: In accordance with the adopted fire strategy smoke control features for staircases will be provided.
 - Improving Fire Alarm System: In order to achieve a fast response to a probable fire condition fire detection & alarm system will be improved, either by some certain corrections or either by some certain additions.
 - Improving Manual Fire Fighting System: Manual water based firefighting features within staircases and for the exterior part of the building will be provided.
 - Providing Fire Water Supply System: As a complementary element to manual firefighting features fire water supply system will be provided.
 - Manual intervention & Housekeeping: In order to enhance fast response features a master key system will be established for all doors of building.

1.5. Location

The work is located at the Caucasus Medical Centre ("CMC") which is a prime location in the north-east of Tbilisi. The exact location will be shown by Contracting Officer.

1.6. Contract Documents

The drawings and technical specifications listed in Annex-1 accompany this specification and are a part thereof.

Referenced publications will not be furnished. If necessary, immediately check provided drawings and notify the Contracting Officer of any discrepancies.

Bill of Quantities provided within this work package is for information only. It is contractor's responsibility to review the drawings and the work intents listed above in conjunction with technical specification and to provide a complete proper work and systems in conformance with these documents. For any discrepancy or deficiency that has been detected by contractor shall be notified prior to the tender stage. Contractor is responsible from a proper installation to serve the intended purpose definitely.

1.7. Work Rescheduling

Allow for a maximum of 10 calendar days in the construction schedule where construction activity is prohibited due to healthcare operations. Where other construction activities are permitted impose a further allowance for 5 calendar days in the schedule, of excavation and subsurface activity abeyance.

Normal duty hours for work are from 09:00 a.m. to 17:00 p.m., Monday through Friday. Requests for additional work requires written approval from the Contracting Officer 3 days in advance of the proposed work period.

1.8. Occupancy Of Premises

Building(s) will be occupied during performance of work under this Contract. Occupancy notifications will be posted in a prominent location in the work area.

Before work is started, arrange with the Contracting Officer a sequence of procedure, means of access, space for storage of materials and equipment, and use of approaches, corridors, and stairways.

1.9. Existing Work

In addition to EVEX-SUNSTONE-KAR-SPC-002 Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements:

- Remove or alter existing work in such a manner as to prevent injury or damage to any portions of the existing work which remain.
- Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as approved by the Contracting Officer. At the completion of operations, existing work must be in a condition equal to or better than that which existed before new work started.

1.10. On-Site Permits

1.10.1. Utility Outage Requests and Utility Connection Requests

Schedule work to minimize outages. For utility outages and connections required during the execution of work that affect existing systems, schedule outside the regular working hours or on weekends, as approved by the Contracting Officer. Schedule utility outages and connections to minimize disruptions to the Employer. No additional payment will be provided for utility outages and connections required to be performed outside the regular work hours.

Submit requests for utility outages and connections in writing to the Contracting Officer for approval at least 3 calendar days in advance of the time required. In each request, state the system involved, area involved, approximate duration of outage, and the nature of work involved.

1.10.2. Borrow, Excavation, Welding, and Burning Permits

ACTIVITY	SUBMISSION DATE
Borrow Permits	5 calendar days prior to work
Burning Permits	No burning is permitted within site or in building
Excavation & Demolition Permits	2 calendar days prior to work
[Welding Permits]	2 calendar days prior to work for outside the building. No welding is allowed within building.

Burning of trash or rubbish is not permitted on project site. Comply with requirements for burning of trash or rubbish, as established by the Authority having Jurisdiction at other sites.

1.11. Location Of Underground Utilities

Obtain digging permits prior to start of excavation, and comply with Installation requirements for locating and marking underground utilities. Contact local utility locating service a minimum of 48 hours prior to excavating, to mark utilities, and within sufficient time required if work occurs on a Monday or after a Holiday. Verify existing utility locations indicated on contract drawings, within area of work. Identify and mark all other utilities not managed and located by the local utility companies. Scan the construction site with Ground Penetrating Radar (GPR), electromagnetic, or sonic equipment, and mark the surface of the ground or paved surface where existing underground utilities are discovered.

Verify the elevations of existing piping, utilities and any type of underground obstruction not indicated, or specified to be removed, that is indicated or discovered during scanning, in locations to be traversed by piping, ducts, and other work to be conducted or installed. Verify elevations before installing new work closer than nearest manhole



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or other structure at which an adjustment in grade can be made.

1.12. Notification Prior to Excavation

Notify the Contracting Officer at least 48 hours prior to starting excavation work.

1.13. Salvage Material And Equipment

Items designated within the drawings, technical specifications and by the Contracting Officer to be salvaged remain the property of the Employer. Segregate, itemize, deliver and off-load the salvaged property at the storage area located within the construction site.

Provide a salvage plan, listing material and equipment to be salvaged, and their storage location. Maintain property control records for material or equipment designated as salvage. Use a system of property control that is approved by the Contracting Officer. Store and protect salvaged materials and equipment until disposition by the Contracting Officer.

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