

**SCOPE OF WORK**  
**CONSTRUCT “REPAIR/UPGRADE BOILER HOUSE SYSTEMS”**  
**PROJECT #656-19-310**  
**ST CLOUD VA HEALTH CARE SYSTEM (VAHCS)**  
Last Revised: December 14, 2020

**A. GENERAL**

**1. Base Project:** Contractor shall furnish all labor, materials, tools and equipment required to Repair/Upgrade Boiler House Systems. All work completed in accordance with the specifications and contract drawings. Work includes general construction not all inclusive for demolition, relocation of existing utilities, alterations, site utilities, architectural, structural, mechanical and electrical work. This work will be performed while the boiler house is in operation with limited steam outages. Specific work is listed below:

- a. Painting and lead paint remediation: Work includes painting the boiler house ceiling and walls including the remediation of lead paint in preparation for items b, c, and d. Ceiling purlins contain lead-based paint which won't be abated. They will be cleaned of paint flakes and then covered with sheet metal, then painted.
- b. General construction: Work includes general construction, alterations, roofing repair, necessary removal of existing structures and construction, and certain other items, including construction of a new electrical room.
- c. Electrical Work: Work includes all labor, material, equipment and supervision to perform the required electrical construction work on this project, including replacement of the electrical switchboard, building transformer and standby generator. Rental of a portable generator is required to perform the electrical work. Two automatic transfer switches and a manual transfer switch will be installed. High bay lighting will be replaced with LED fixtures.
- d. Mechanical Work: Work includes all labor, material, equipment and supervision to perform the required mechanical construction work on

this project including replacement of boiler make-up air system with steam/water systems and cooling of electrical and generator rooms.

**2. Deducts:**

- a. DEDUCT ALTERNATE NO.1 (Base Bid less Alternate No.1): Retain existing emergency generator in lieu of removing the existing generator and providing a new generator. Existing dampers and controls would remain.
- b. DEDUCT ALTERNATE NO.2 (Base Bid less Alternate Nos. 1, 2): Retain existing transformer in lieu of removing the existing transformer and providing a new transformer. A new termination box at the transformer is still required.
- c. DEDUCT ALTERNATE NO.3 (Base Bid less Alternate Nos. 1, 2, 3): Retain existing make-up air unit in lieu of removing the existing make-up air unit and replacing it with a new make-up air unit. Existing steam controls would remain.
- d. DEDUCT ALTERNATE NO.4 (Base Bid less Alternate Nos. 1, 2, 3, 4): Retain existing electrical switchboard in lieu of removing existing switchboard and providing new switchboards. New electrical room would still be constructed, and new transfer switches installed.

**3. Work includes** but is not limited to:

- a. Contractor shall remove from the VA site and dispose of all equipment and materials not scheduled to be reused.
- b. No asbestos abatement is anticipated. Lead paint does not have to be removed other than removing surface flakes before covering and painting.
- c. Contractor trades anticipated: general, architectural, mechanical and electrical.
- d. Contractor furnished and/or VA furnished equipment: contractor to provide a portable generator for electrical load switchover during limited steam outages.

- e. Sequence of work, off-hours or major shutdowns are anticipated and shall be closely coordinated with the plans, and the COR.

**B. COVID 19.**

Contractors shall adhere to the hospital's requirement for the wearing of cloth masks and Personal Protective Equipment (PPE). Contractors are held to the same standards as employees. The VA does NOT provide the contractors PPE or cloth masks.

**C. Schedule.**

Completion of this project is **306 calendar days** after Notice to Proceed (NTP).

**D. Magnitude of Construction.**

The anticipated cost range for this project is between \$2,000,000 and \$4,000,000.

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