

**SCOPE OF WORK
REPLACE BASEMENT FLOORING
PROJECT #618-21-600
MINNEAPOLIS VA MEDICAL CENTER**

A. PART I - GENERAL

A1. Scope of Contract

A. **Base Bid:** The Contractor shall provide all labor, materials and equipment to accomplish the Replace Basement Flooring project per construction drawings and specifications. The project shall be accomplished per contract drawings and specifications numbered 618-21-600. This work includes, but is not limited to:

1. Demolition:

- a. Remove completely all existing floor finishes and adhesive down to the concrete slab as required to install new floor finish.
- b. The concrete surface must be free of old adhesive residues, curing compounds, sealers or any other contaminate. In various areas, there is noticeable bubbling under the existing flooring material. The VA has uncovered a few areas of bubbled flooring, and found it is old, hardened adhesive that was not properly removed from previous flooring installation. The VA COR must be onsite to inspect unveiled concrete subfloor prior to applying any underlayment or coatings.
- c. The concrete surface must be clean, absorptive, and smooth to prevent any surface irregularities.
- d. Remove the existing flash cove wall base and metal trim top cap. The existing wall must be free of old adhesive residues, sealers, debris or any other contaminate. Patch and repair holes, cracks, and other depressions to create a smooth surface for installation of new vinyl cove base.
- e. Flooring shall be removed in the following corridors: CB-1, CB-2, CB-3, CB-16, CB-31, CB-32, CB-32A, CB-52, CB-57, CB-58, CB-67, CB-68, CB-68A, CB-68C, and CB-76. Refer to the attached drawing for location of these corridors. Approximate area for each referenced corridor is indicated on the attached drawing. Field verification of approximate square footage is the responsibility of the contractor.
- f. Remove and store existing corner guards mounted on the walls along corridors noted in paragraph A1.A.1.e for reinstallation.

- g. Contractor shall remove from the VA site and dispose of all equipment and materials not scheduled to be reused. Owner retains right of first refusal on all items to be removed.

2. New construction consists of, but is not limited to:

- a. Provide subsurface preparations for floor finishes per specifications and floor manufacturer's requirements.
- b. Near the structural columns identified in the drawing, it is noticeable that there is inadequate leveling of the subfloor. It is required to meet surface levelness tolerance requirements that are provided in the specifications.
- c. After all subsurface preparations are completed, the VA COR must be onsite to inspect.
- d. Install resilient tile flooring per specifications and floor manufacturer's requirements.
- e. Apply 4 1/2" vinyl cove base to clean, free of debris wall and floor.
- f. Apply paint touch ups to the wall as needed above the newly installed cove base. Follow paint refinishing specifications.
- g. There must be a smooth, leveled surface transition between the new flooring and existing flooring. There are various types of transitions including but not limited to: VCT, vinyl sheet, rubber resilient flooring, ceramic tile, carpet and concrete. It is the responsibility of the contractor to field verify locations of mouldings required.
- h. Reinstall existing corner guards. Raise the guards so the bottom edge of corner guard is at the same height as the bottom of the existing lower wall protection component.
- i. Patch and apply paint touch ups to the wall as needed around the reinstalled corner guards. Follow paint refinishing specifications.

3. Additional project specific notes:

- a. Construction shall not begin until the flooring material has arrived at the VA medical center.
- b. Items not to be demolished shall be protected from damage. Any damage not caused by the owner or not deemed to be normal wear shall be corrected by the contractor with no additional time and/or cost.
- c. The public corridors will need to be renovated during off-hours (Monday – Friday evenings 5PM-5AM and on weekends, except as noted on drawings. This will require the construction to be done in multiple phases. The clinical spaces, including

Radiation Oncology (SV), MRI (BW-118), Nuclear Medicine (BV-124), Anticoagulation Clinic (BV-105), Prosthetics (BU-103), Lab and Evening blood draw (BB-144), and Pharmacy (BR-101) must always be accessible to patients. The phasing plan provided is a tentative plan and can be further discussed with contractor input. In phasing 1D and 4C, this must be a shared egress route.

- d. There are limited access areas adjacent to the corridors, including, but not limited to: Office of IT, IT closets, inpatient pharmacy, etc. The contractor will need to have an escort for these areas. The contractor must provide a two-week notice when they will be working in limited access areas so proper VA staffing can be coordinated.
- e. ICRA measurements shall be implemented during construction. All necessary infection control measures, including, but not limited to: temporary barriers, negative air with HEPA filter, walk-off mats, covering construction debris during transport, fire-resistant partitions, etc. ICRA requirements are detailed in the specifications.
- f. 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.
- g. Contractor shall follow all facility PPE and safety requirements concerning COVID-19.

4. Schedule: Throughout the entire project, only off-hours work is permitted.

A2. Tentative Schedule (Calendar Days):

Contract award*	D
Pre-construction conference	D+7
Notice to Proceed	D+12
Submittal Period which includes anticipated lead time for flooring material (90 days)	D+102
Construction start	D+102
Construction completion	D+192

A. Schedule Objectives - The anticipated substantial completion of this project is 180 calendar days after “Notice to Proceed” (NTP).

A3. Cost Range

The anticipated cost range for this project is between \$250,000 and \$500,000.

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