

Scope of Work for Construction
Building 145 Library Renovation for Fort Meade, SD
Project Number: 568-22-101

A. GENERAL INTENTIONS:

Construction activities shall include, but are not limited to, build three 1-hour door-fire barriers, for construction, remove and replace large HVAC diffusers, PVC fire sprinkler lines, wallpaper where applicable, sand and stain the window trim, demo the carpet, demo the ceiling grid and tiles. The finished project will provide 11 touchdown spaces, a sitting area, updated storage room, and two updated training areas for employees. This is an operational Veterans Affairs (VA) hospital, and all construction work will be planned and executed to minimize impacts to daily operations.

- Building 145 2nd floor Library room 228 is an administrative area with exam rooms and treatment rooms in the surrounding hallway.
- The Contractors bid shall include- Demolition and removal of existing large HVAC diffusers, PVC fire sprinkler lines, wallpaper, and carpet. Building and removing, at the end of the project, three temporary 1-hour fire rated doors, for construction. Replace the fire sprinkler lines with black schedule 40 steel pipe, replace the ceiling grid and new tiles, build metal framed wall 6" above the suspended ceiling (tape/texture/paint). Install floor cove moldings, light drywall compound skim coat over tile walls with a level 5 drywall finish, and install LVT.

B. GENERAL BUILD REQUIREMENTS:

1. Contractor shall provide all supervision, labor, materials, equipment, and incidentals necessary to accomplish Work Elements and requirements outlined in this Scope of Work (SOW).
2. Contractor shall comply with the VA Fire Protection Manual, the National Fire Protection Association (NFPA 13) and (NFPA 101) as outlined in the SOW and all specifications attached to this solicitation. The most stringent specification requirements shall apply.
3. Tobacco use of any kind is not permitted on the campus grounds of VA Black Hills Health Care System (BHHCS) by Veterans, family and visitors, volunteers, contractors, and sub-contractors.
4. Where equipment, temporary installations, ingress/egress restrictions or any other consideration is necessary signage in such areas shall be provided by Contractor.
5. The Contractor shall visit the project site to investigate and field-verify all information shown on VA-provided material (As-Builts, etc).
6. The Contractor shall confine all staging, stockpiling and construction activities within the anticipated construction area. Contractor shall coordinate proposed staging and stockpiling areas with the COR for approval.
7. Contractor shall comply with all applicable records management laws and regulations, as well as National Archives and Records Administration (NARA) records policies, including but not limited to the Federal Records Act (44 U.S.C. chs. 21, 29, 31, 33), NARA regulations at 36 CFR Chapter XII Subchapter B, and those policies associated with the safeguarding of records covered by the Privacy Act of 1974 (5 U.S.C. 552a). These policies include the preservation of all records, regardless of form or characteristics, mode of transmission, or state of completion.
8. The Contractor is required to obtain the Contracting Officer's approval prior to engaging in any contractual relationship (sub-contractor) in support of this contract requiring the disclosure of information, documentary material and/or records generated under, or relating to, contracts. The Contractor (and any sub-contractor) is required to abide by Government and Fort Meade

guidance for protecting sensitive, proprietary information, classified, and controlled unclassified information.

9. The Contractor shall not retain, use, sell, or disseminate copies of any deliverable that contains information covered by the Privacy Act of 1974 or that which is generally protected from public disclosure by an exemption to the Freedom of Information Act.
10. Fort Meade owns the rights to all data and records produced as part of this contract. All deliverables under the contract are the property of the U.S. Government for which Fort Meade shall have unlimited rights to use, dispose of, or disclose such data contained therein as it determines to be in the public interest. Any Contractor rights in the data or deliverables must be identified as required by FAR 52.227-11 through FAR 52.227-20.

C. **WORK ELEMENTS** The Contractor shall provide Construction services for all requirements, which include, but are not limited to:

1. **Demolition-** See drawings
 - i. Contractor shall remove, from Ft Meade property, each large, oversized diffusors and replaced with 2 smaller diffusors.
 1. The oversized diffusors will be disposed of by the contractor.
 - ii. Contractor shall remove existing ceiling grid, support, and replace equipment items located in the ceiling, as needed during construction i.e., lights, speakers, and wireless access point.
 - iii. Contractor shall remove existing Fire sprinkler PVC lines, from Ft Meade property, and replace with black schedule 40 steel pipe with the same ID as the PVC pipe being replaced. The lines shall be changed from the main trunk line located in the hallway in accordance with the NFPA 13 and 101.
 1. The fire sprinkler work shall be conducted by a certified/ licensed contractor.
 - iv. Contractor shall remove existing wallpaper and cove base on the walls, from Ft Meade property.
 - v. Contractor shall remove existing carpet; razor scrap the existing glue and prep the floor as stated below from Ft Meade property. Glue may contain black mastic material, no Asbestos abatement needed as seen at this time.
2. **Construction-** See drawings:
 - i. Contractor shall install 1 hour fire rated barrier doors:
 1. The Chiro room door (228B) will need a, temporary, 5/8" sheet rock, type X or equivalent, mounted to the outside of the door and sealed with a fire-retardant sealer to maintain the 1-hour fire barrier. Once the construction is completed the door frame shall be touched up, cleaned, and painted once the sheet rock is removed.
 2. The Touchdown room door (228E) will need a, temporary, 5/8" sheet rock, type X or equivalent, mounted to the outside of the door and sealed with a fire-retardant sealer to maintain the 1-hour fire barrier. Once the construction is completed the door frame shall be touched up, cleaned, and painted once the sheet rock is removed.
 3. The main door (227) by the elevator shall be constructed from metal framing and sealed with a fire-retardant sealer, to include a fire rated door and frame, supplied by the VA. 5/8" sheet rock, type X or equivalent, shall be placed on both sides of the metal framing to create the fire barrier. Once the construction is completed the metal framed wall and door frame shall be removed, touched up, cleaned, and painted.

- ii. Contractor shall install new 2' x 2' ceiling grid, and all new tiles throughout the project. Tiles shall be Armstrong-Optima Tegular 2'x2' tiles or approved equal.
- iii. Contractor shall install new Diffusors as shown in the drawings, connected with a 6" flexible pipe. The Diffusors shall be manufacturer- Titus, 2'x2' Helios Solar powered variable air volume diffuser or approved equal.
- iv. Contractor shall install new fire sprinklers (TYCO 3131 Quick Response Head, or approved equal), replacing the PVC lines with black schedule 40 steel pipe and supports as needed, from the main trunk line located in the hallway, in accordance with the NFPA 13 through the project area as shown on the drawings. Contractor shall run the new lines next to the old lines while they are still in service. The final connection and running the lines through the wall need to be completed in coordination with the VA fire department with at least a 2-day notice. Contractor shall tie into the trunk line, secure the area around the tie in, in the middle of the hallway, and ensure the system is operational before the end of each day. The work shall be performed as to reduce the down time of the main sprinkler line for the building.
 - 1. The fire sprinkler work shall be conducted by a certified/ licensed contractor.
 - 2. The transitions through the block wall into the hallways shall be sealed with a 1-hour fire-retardant sealer.
- v. Contractor shall install new metal framed walls, with 5/8" sheet rock, type X or equivalent, as shown on the drawings.
 - 1. Contractor shall coordinate with the VA electricians, who will run the new power and data through the new walls.
 - 2. The contractor will be required to finish the walls to a level 4 drywall finish, after the power and data has been ran and tied in.
 - o The contractor shall provide and install the outlet covers on the finished walls.
- vi. Contractor shall apply a thin layer skim coat of drywall compound to cover the existing tile and provide a level 5 drywall finish as shown on the drawings.
 - 1. There will be some minor wall repairs such as anchor and screw holes, throughout the project.
- vii. Contractor shall install new base cove material, 6" traditional charcoal cove rubber base by Tarkett, or approved equal.
- viii. Contractor shall provide, prepare, primer and paint with, P1 (Sherwin Williams Kilim Beige SW 6106) and P2 (Sherwin Williams Refuge SW 6228), (or approved equal) as shown on drawings.
- ix. Contractor shall sand, prep, and stain (Minwax-English Chestnut 233 Wood Finish Oil Stain, or approved equal), the windows as shown on the drawings.
- x. Contractor shall provide and install new LVT flooring; LVT-1 Mohawk Explorer's Forest New Silhouette, Tile size 7"x 48", wear layer 20 mil, (or approved equal) as shown on the drawings.
 - 1. Before the installation of the new LVT the contractor shall prepare the floor to manufacturer's recommendations.

D. POST AWARD REQUIREMENTS:

- 1. Project kick-off meeting: The Contractor shall plan for an on-site project kick-off meeting with VA staff to walk the site, review drawings.

E. PROPOSED SCHEDULE (CALENDAR DAYS):

- 1. From Notice to Proceed the Period of Performance is 90 days.

End of SOW