

## STATEMENT OF WORK

### GENERAL INFORMATION

1. Title of Project: Building 5 Halls and Walls Phase II
2. Scope of Work: The Sioux Falls VA Health Care System located at 2501 W. 22<sup>nd</sup> Street, Sioux Falls, SD 57105, has a requirement for replacement of flooring, wallcovering, ceiling grid, ceiling tile, LED lighting, vinyl base trim, doors, wall protection, crash guards, handrails, privacy curtain tracks, and new casework in Building 5, Intensive Care Unit and Endoscopy Unit. The contractor shall provide all resources necessary to accomplish the deliverables described in this statement of work (SOW), except as may otherwise be specified. This project is broken into two phases
3. Period of Performance: 360 Calendar Days from receipt of Notice to Proceed. This includes 180 calendar days for material submittal and ordering processes and 180 days to complete all work.

### PHASE I: 4<sup>TH</sup> FLOOR ENDOSCOPY, BUILDING 5

1. Work to be Completed: Demolition of existing flooring, floor preparation and replacement flooring. Wall covering removal, replacement wall covering, wall protection and paint. Removal of existing handrails/crash rails and replacement. Demolition of existing, provision of and installation of new ceiling grid and ceiling tiles. Demolition of old doors and provision and installation of new impact resistant vinyl wrapped doors Demolition of existing, provision and installation of new lighting following areas on Fourth Floor, Building 5 (see attached drawings):
  - Contractor shall remove existing doors and furnish and install approximately 19 new impact resistant vinyl wrapped (20 minute rated interior doors) and 2 (1.5-hour fire rated doors). See attached fourth floor door plan showing which doors will be replaced. Contractor shall reference attached finish schedule and door specification attachments. Door replacement includes door only, no frames or hardware. Contractor is required to reuse existing door hardware. Install existing hardware on new doors and ensure functionality. If existing door had a window the new door ordered should match and have a window, VA to confirm window placement through submittal process. Contractor shall measure and verify all door sizes, match existing swing and door details. Contractor shall also ensure existing hardware will function on new door and verify they have ordered the correct fire rating prior to ordering and installation. In addition, contractor shall sand and repaint all door frames for each door being replaced. Paint specification and color in attached finish schedule.
  - Contractor shall provide demolition, removal, and floor preparation for flooring. Contractor shall provide and install flooring for all corridors and waiting rooms as identified in attached ground floor drawings and finish schedule. See attached finish schedule for flooring specifications.
  - Contractor shall demolish existing and provide and install vinyl base trim. See attached finish schedule for product specifications.
  - Contractor shall demolish all existing wall covering, remove adhesive and prepare walls for new wall covering, paint or wall protection as indicated in attached drawing and

finish schedule. Contractor shall demolish existing wall covering, repair walls as required, including major wall repair if existing wall covering does not remove well, skim coat if required and provide new vinyl wall covering and paint or install new wall covering as required on attached finish schedule

- Contractor shall provide and install wall protection as identified on attached drawing. Wall protection shall be 48” from floor base trim. Contractor shall provide and install wall protection trim to top of wall protection, trim shall be 2”. See attached finish schedule for wall protection specifications.
- Contractor shall sandblast and repaint approximately 14 steam vent covers in all rooms. See attached finish schedule for color specifications.
- Contractor shall demolish existing casework in all alcoves as shown in drawings. Casework shall be removed and walls repaired, contractor to install wall protection 48” from floor with trim and paint from wall protection to ceiling. Stainless steel corner guards shall be installed on alcove corners.
- Contractor shall demolish windowsills and window coverings. Contractor shall provide and install new window sills and window coverings in accordance with attached finish schedule. Contractor to measure and verify all sizes of window coverings and sills prior to ordering and installation.
- Contractor shall remove existing corner guards and provide and install stainless steel corner guards. See attached drawing for corner guard locations. All corner guards must run from floor to ceiling. Corner guard specifications are located on attached finish schedule. Corner Guards shall be installed above floor base.
- Contractor shall demolish all existing crash rail and handrail.
- Contractor shall provide and install approximately crash guard as identified in attached drawing and finish schedule. Crash guards shall be installed with the top of the rail 12 inches from floor.
- Contractor shall provide and install handrail in accordance with attached finish schedule and drawings. Hand rails shall be installed with top of handrail 36” from the floor.
- Contractor shall demolish existing, replace, and install (2\*4) new LED light fixtures, in all corridors and waiting rooms identified in attached lighting replacement plan. Also see attached LED light specifications. Contractor will verify sizes and dimensions of all light fixtures to be replaced prior to replacement.

## 2. Phase I Endoscopy Work Area:

- Corridors: 483
- Nursing Station: 419 and Alcoves in Corridor 483
- Patient Recovery Rooms: 415, 416, 417, 418, 424, 425,426
- Patient Recovery Bathrooms: 415A, 417A, 424A, 426A
- Soiled Utility Room: 420
- Exam Room: 421
- Procedure Rooms: 422, 423

3. Phase I Timeline: Contractor shall verify that all needed supplies are available onsite prior to commencing work in the space. All work in phase one shall be completed within 60 days from start of work in this area. An additional 14 days shall be allotted for punch list and final cleaning of the space after completion of the work.

## **PHASE II: 3<sup>rd</sup> FLOOR INTENSIVE CARE UNIT, BUILDING 5**

1. Work to be Completed: Demolition of existing flooring, floor preparation and replacement flooring. Wall covering removal, replacement wall covering, wall protection and paint. Removal of existing handrails/crash rails and replacement. Demolition of existing, provision of and installation of new ceiling grid and ceiling tiles. Demolition of old doors and provision and installation of new impact resistant vinyl wrapped doors Demolition of existing, provision and installation of new lighting Third Floor, Building 5 (see attached drawings):
- Contractor shall remove existing doors and furnish and install approximately 15 new impact resistant vinyl wrapped (20 minute rated interior doors) and 5 (1.5-hour fire rated doors). See attached fourth floor door plan showing which doors will be replaced. Contractor shall reference attached finish schedule and door specification attachments. Door replacement includes door only, no frames or hardware. Contractor is required to reuse existing door hardware. Install existing hardware on new doors and ensure functionality. If existing door had a window the new door ordered should match and have a window, VA to confirm window placement through submittal process. Contractor shall measure and verify all door sizes, match existing swing and door details. Contractor shall also ensure existing hardware will function on new door and verify they have ordered the correct fire rating prior to ordering and installation. In addition, contractor shall sand and repaint all door frames for each door being replaced. Paint specification and color in attached finish schedule.
  - Contractor shall provide demolition, removal, and floor preparation for flooring. Contractor shall provide and install flooring for all corridors and waiting rooms as identified in attached ground floor drawings and finish schedule. See attached finish schedule for flooring specifications.
  - Contractor shall demolish existing and provide and install vinyl base trim. See attached finish schedule for product specifications.
  - Contractor shall demolish all existing wall covering, remove adhesive and prepare walls for new wall covering, paint or wall protection as indicated in attached drawing and finish schedule. Contractor shall demolish existing wall covering, repair walls as required, including major wall repair if existing wall covering does not remove well, skim coat if required and provide new vinyl wall covering and paint or install new wall covering as required on attached finish schedule
  - Contractor shall remove existing corner guards and provide and install stainless steel corner guards. See attached drawing for corner guard locations. All corner guards must run from floor to ceiling. Corner guard specifications are located on attached finish schedule. Corner guard shall be installed above the floor base.
  - Contractor shall demolish all existing crash rail and handrail.

- Contractor shall provide and install approximately crash guard as identified in attached drawing and finish schedule. Crash guards shall be installed with the top of the rail 12 inches from floor.
- Contractor shall provide and install handrail in accordance with attached finish schedule and drawings. Handrails shall be installed with top of handrail 36" from the floor.
- Contractor shall demolish existing, replace, and install (2\*4) new LED light fixtures, in all corridors and waiting rooms identified in attached lighting replacement plan. Also see attached LED light specifications. Contractor will verify sizes and dimensions of all light fixtures to be replaced prior to replacement.
- The contractor will be responsible for removing and reinstalling handrails and crash rails during installation of wall paneling. Contractor shall be responsible to reinstall all wall mounted items that must be removed during installation of wall paneling.
- Contractor shall demolish existing casework in all alcoves as shown in drawings. Casework shall be removed, and walls repaired, contractor to install wall protection from floor base to ceiling with trim and paint from wall protection to ceiling. Stainless steel corner guards shall be installed on alcove corners.
- Contractor shall sandblast and repaint approximately 15 steam vent covers in all rooms. See attached finish schedule for color specifications.
- Contractor shall demolish all existing flooring and tile around sinks in patient restrooms on attached drawing. Contractor shall install new tile on floor and on walls from floor to ceiling. Tile design and specifications can be found in attached finish schedule. Contractor shall install VA provided mirror, toilet paper dispensers, paper towel, glove dispensers and grab bars.
- Contractor shall provide and install crash guard on as identified in attached drawing and finish schedule. Crash guards shall be installed with the top of the rail 12 inches from floor.
- Contractor shall provide and install handrail in accordance with attached finish schedule and drawings. Hand rails shall be installed with top of handrail 36" from the floor.
- Contractor shall demolish windowsills and window coverings. Contractor shall provide and install new window sills and window coverings in accordance with attached finish schedule. Contractor to measure and verify all sizes of window coverings and sills prior to ordering and installation.
- Contractor shall replace ceiling mounted (2\*4) LED lights and 6" LED can lights. See attached lighting replacement plan.
- Contractor shall provide digital printed rigid wall protection decorative panels for the wall covering in the corridor. Printed decorative panels will be provided and installed by the contractor. The VA interior designer will send digital prints to contractor for printing purposes. Contractor will measure verify panel sizes with subcontractor. Contractor shall include cost of printing, provision and installation as part of this contract. Panels to be installed from base of floor trim to ceiling.

## 2. Phase II Intensive Care Unit Work Area:

- Corridors: 394A, 394B

- Nursing Stations: 322 and Alcoves in Corridor 394A and 394B
  - Waiting Rooms: 328
  - Patient Rooms: 315, 316, 317, 318, 319, 320, 321, 323
  - General use Rooms: 309, 310
3. Phase II Timeline: Contractor shall verify that all needed supplies are available onsite prior to commencing work in the space. All work in phase two shall be completed within 60 days from start of work in this area. An additional 14 days shall be allotted for punch list and final cleaning of the space after completion of the work.

## **GENERAL REQUIREMENTS**

1. For every task, the contractor shall identify in writing all necessary subtasks (if any), associated costs by task, along with associated sub-milestone dates. The contractor's subtask structure shall be reflected in the technical proposal and detailed work plan.
2. All written deliverables shall be phrased in layperson language. Statistical and other technical terminology shall not be used without providing a glossary of terms.
3. The contractor shall provide the COR with bi-weekly written progress reports throughout the project's duration. The progress report shall cover all work completed during the preceding two weeks and shall present the work to be accomplished during the subsequent period. This report shall also identify any problems that arose, along with a statement explaining how the problem was resolved. This report shall also identify any problems that have arisen but have not been completely resolved, with an explanation.
4. Contractor during submittal process shall submit a mock up demonstration drawing that shows all wall products and hang locations to ensure proper heights are done for wall covering, base, handrail and crash rail. This shall be approved prior to work starting.
5. Contractor will deliver flooring and adhesives in original wrappings and packages clearly labeled with manufacturer's name or brand, type and color, production run number and date of manufacture.
6. Materials from containers which have been distorted, damaged, opened or are beyond manufacturer's shelf life prior to installation will be rejected.
7. Storage of materials in areas designated by the COR at the Sioux Falls VA Healthcare System is permitted at the contractor's risk. The storage and its security must be provided by the contractor. Storage areas must be approved by the COR.
8. Material and adhesives shall condition to room temperature for a minimum of 48 hours before starting the installation.

9. The contractor shall use adhesives, and underlayment recommended by the floor material manufacturer.
10. Adhesives shall comply with applicable regulations regarding toxic and hazardous materials Green Seal (GS-36) for commercial adhesive.
11. Low-VOC adhesives and materials shall be used during the installation process.
12. Adhesives shall be applied uniformly with no bare spots.
13. Edge strips shall be located under center line of doors unless otherwise shown
14. Resilient edge strips shall be set in adhesive.
15. Edge strip shall butt to touch along tile edge where tile edge is exposed.
16. Edge strips shall bevel from maximum thickness to minimum thickness for flush joint unless shown otherwise.
17. The contractor shall remove any existing carpet, tile, vinyl flooring and base trim prior to installation of floor covering.
18. Contractor shall return to the government any material stock left over after job completion to the government for storage as owners stock/government property. This includes, flooring, base, wall covering, trim, wall covering, handrails and crash rails.

## **ATTACHMENTS**

Attachment 1: Drawing Package

Attachment 2: Interior Design Finish Schedule

Attachment 3: Specifications