

# Scope of Work – R2

Revised 2/15/2024

**Project Number:** 437-22-101

**Project Title:** Refurbish Elevators and Replace Controls

**Scope of Work:** Construction work shall include, but shall not be limited to providing all materials, labor, equipment, etc. to provide a complete and coordinated construction project for Fargo VA Health Care System project 437-22-101, Refurbish Elevators and Replace Controls in accordance with the attached contract documents and this Scope of Work (SOW). All work shall comply with federal, state and local codes and requirements, NFPA (LSC, NEC, etc.), UBC, UPC, etc. If there are conflicts between the codes, contact the VA CO and the VA COR for resolution.

Work shall involve, but shall not be limited to, following Fargo VA Pre-Construction Risk Assessment requirements (sample PRCA and the associated requirements are located in the project specifications). Prior to beginning work, the Superintendent shall contact the VA COR about obtaining a PCRA for the work area(s). Once the PCRA is completed by VA staff, a copy will be provided to the General Contractor to follow. PCRA infection control and safety items shall be installed prior to the beginning of construction work by the general contractor or any subcontractors. The construction work shall address all interim life safety measures (ILSM) and all other applicable requirements for patient/visitor safety to ensure corridors and exit routes are not impeded for evacuation or life safety. The construction contractor will be responsible to maintain the proper evacuation routes for life safety and ensure that any necessary construction barriers will be constructed to meet the required fire-rating for the corridor or exit path construct.

The “Refurbish Elevators and Replace Controls” project number 437-22-101 shall consist of infrastructure replacement and improvements as well as aesthetic improvements to elevator controls, elevator cabs and the lobbies. The construction project shall include, but shall not be limited to:

1. Demolition (removal) of existing elevator finishes, equipment, and all associated components, in the locations outlined on the bid documents. No on-site disposal will not be supplied by the VA and contractor shall remove all demolished materials and packaging for new materials.
2. Repair/replace/refurbish existing elevators control equipment, existing computer controls, programming, electronics/mechanical control equipment, switchgear, elevator drive equipment, mechanicals/controls for door operators, door tracks, door hangers, door lock equipment, etc.
3. Repair/replace/refurbish existing elevators control interface panels in each elevator cab and at each floor that the elevators stop at.
4. Repair/replace/refurbish existing elevators cab interior finishes. This project shall replace/upgrade all hard surfaces and cab infrastructure including:
  - a. Floors, walls, ceilings, doors
  - b. Lighting

c. Railings, padding/protection for service elevators, etc.

Commissioning, start-up, and operational inspection of all systems shall be provided as called for in the project specifications and per the included documentation specifically for the commissioning and inspection of the elevators as follows:

- 1) 437-22-101 Elevator Commissioning-Inspection
- 2) insp\_guide\_electric\_elevators
- 3) insp\_guide\_for\_hydraulic\_elevators

Fire seal **ALL** penetrations, new or existing, within the construction space that pass through any walls, floors or roof decks. Caulk all joints, seams, etc. as noted in the contact documents.

The Contractor shall maintain an on-site set of as-built redline construction notes/drawings to be turned over to the Design Team upon project completion.

A submittal register shall be developed by the A/E and provided within the project specifications as an attachment to specification 01 33 23 Shop Drawings, Product Data and Samples. At a minimum the following columns or headings shall be included: Specification Number and Title, Submittal Number, Description, Supplier or Manufacturer, Date Expected, Submittal Received Date from General Contractor, Review By A/E (Date Sent To, Date Received, Date Reviewed and Returned, Action [A, AAN, RR]), Remarks. Specification 01 33 23 shall be edited so that it references Submittal Exchange (or other similar product) shall be utilized for this project and paid for by VA through a separate VA contract if the VISN 23 CAM approves of its use. If the VISN 23 CAM does not approve, the submittal process shall be handled manually and with the submittal register.

Normal work hours are considered 8:00am to 4:30pm Monday – Friday, excluding weekends and federal holidays. To negate any interruptions of patient services, the contractor or sub-contractors may be required to work outside these hours for certain tasks that cannot take place during regular patient services hours. Any work scheduled on site outside of normal working hours must be scheduled with the VA COR.

Phasing plans shall be followed to ensure continuous operation of all services under this project, as well as access to existing building(s), elevators, stairwells, corridors, etc. Phasing shall ensure patient service, department staff activities, etc. downtimes are kept to a minimum. All elevator shut-downs and re-routing plans of patients/visitors/staff shall be coordinated with the VA COR and approved prior to implementing or proceeding with work.

Duration: 546 days after the Notice to Proceed (NTP) is issued based on the following:

Task Order Award	D
Pre-Construction Conference	D+14
Notice to Proceed	D+14

Construction Start	D+28
Construction Completion	D+546

**MAGNITUDE OF CONSTRUCTION**

The anticipated cost range for this project is between \$1,000,000 and \$5,000,000.

**COVID 19 Precautions for Fargo VAHCS**

Contractors shall adhere to the hospital's requirement for the wearing of masks and Personal Protective Equipment (PPE). Contractors are held to the same standards as employees. The Contracting Officer's Representative (COR) will be the point of contact for COVID precaution information.

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