

## STATEMENT OF WORK

Project No. 528A8-17-802  
Petroleum Storage Tank Vault Repairs

### 1. PROJECT DESCRIPTION

The existing Petroleum Storage Tank Vault (Tank Vault) at the Stratton VA in Albany, NY was constructed in the late 1940's as part of the original hospital construction. It is a  $\pm 4,700$  square feet, subsurface concrete room containing eight nominal 20,000 gallon steel petroleum storage tanks. As part of routine maintenance of the structure, various items require attention that are more fully described below and are in shown in detail on the accompanying plans and specifications.

#### The Scope of Work includes:

1. Repair spalled concrete on the interior roof that occurs primarily around access hatches. This work includes cleaning and repairing exposed reinforcing steel where necessary.
2. Grout/seal other roof penetrations that occur primarily around vent piping.
3. Repairing the interior door sill at the entrance door from the boiler plant.
4. Repair/grout/seal a pipe chase in the corner of the vault.
5. Clean and paint a portion of a steel storage tank. The existing paint has been tested and found to be positive for lead.
6. Raise the elevation of the access hatches on the roof and add grout to prevent water ponding.
7. Clean the concrete roof and repair surface cracking as shown on the plan.
8. Coat the entire roof with epoxy-based primer and top coat.
9. Clean the gap area between the adjacent sidewalk, steps and concrete pads and fill with elastomeric sealant.

Background: The Samuel S. Stratton VA Medical Center was constructed in the late 1940's based upon plans by Green & James, Architects & Engineers, Buffalo, New York and Eggers & Higgins Architects & Engineers, New York, New York dated December 10, 1947. The Tank Vault was constructed to house and provide fuel to the boiler plant (Building 4) that serves the Main Hospital (Building 1). The tanks are no longer the primary source of fuel for the boiler plant. However, they do provide an emergency source should the primary source become unavailable, which is why the VA continues to maintain not only the vault but the tanks as well.

One of the tanks is no longer used. The others contain either fuel oil for the boiler plant, which is adjacent to the vault, or diesel fuel. The roof is reinforced concrete with the top being at exterior grade. The concrete floor of the tank vault is approximately 20 feet below grade. Steel catwalks run the length of the tanks and are  $\pm 7'-7"$  below the roof.

The vault is structurally in good condition and no significant structural work is included in this scope of work. The intent of this work is to ensure that the Tank Vault continues to be structurally sound.

The main hospital and ancillary buildings and services shall remain operational throughout the project. The hospital emergency generators are adjacent to the project and must be protected during the project. Roadway closures will not be permitted at any time or for any reason except with the written approval of the COR.

## 2. REFERENCES

Perform all work necessary to affect the repair/maintenance items as shown on the attached drawings and further defined in the project specifications. As part of the close-out documentation, provide as-built drawings in Adobe PDF or AutoCAD format.

## 3. ADDITIONAL INFORMATION

The contractor shall provide all labor, supervision and materials necessary to perform the work as indicated in this scope of work, project specifications and drawings. The contractor shall make every effort to maintain the existing conditions that are not part of the project. In addition to following "FAR 52.236-9, Protection of Existing, Structures, Equipment, Utilities and Improvements" the contractor shall remove or alter existing work in such a manner as to prevent injury or damage to any portions of the existing work, which is to remain. The contractor shall repair or replace portions of the existing work, which have been altered or damaged during construction operations to match existing or adjoining work, as approved by and at no cost to the government. At the completion of operations, existing work shall be in a condition equal to or better than that which existed before new work started.

The Contractor shall verify all existing conditions on the site and in the facility infrastructure that the proposed project may affect before the commencement of any construction. This includes but is not limited to, verifying the location and elevations of existing utilities, verifying site items as shown on the project drawings and taking appropriate field measurements. The government will not be held responsible for bidding errors made or the failure to adequately inspect the job site for existing conditions, dimensions or to fully review manufacturer's information related to the project. All bidders are strongly encouraged to inspect the job site prior to submitting bids.

All discrepancies between the drawings, specifications and manufacturer's recommendations shall be brought to the attention of the Contracting Officer's Representative prior to the commencement of work. The Contractor shall abide by the Scope of Work regardless of whether or not a manufacturer calls for the task, level of preparation, etc. in question. The only exception is where the Contracting Officer agrees in writing that the item or task specifically voids a manufacturer's warranty and may be omitted. A credit for the work not performed may be due the government in such circumstances at the discretion of the Contracting Officer.

All drawings notated with "install, replace, provide or new" infer that the contractor is responsible for providing all materials and labor associated to complete that task or phase of the project as well as the project overall.

The Contractor is to be aware that the interior of the Tank Vault is a non-permit required confined space and shall plan the work accordingly. The Contractor is responsible for informing subcontractors of the confined space requirements and for incorporating confined space entry requirements into their Safety Plan.

#### 4. SCHEDULES

The work shall be substantially complete within 120 days of the Notice to Proceed unless otherwise agreed to in writing with the Contracting Officer. Provide the government with a development and construction project time line that includes but is not limited to submittal submission dates, start of construction, milestones, completion of construction, performance testing and final hand over to government for occupancy that is less than or equal to 120 days.

Rescheduling of any activities shall be done at no cost to the government unless negotiation and authorization of the rescheduled activity has been agreed upon by the government. Notify the Contracting Officer's Representative at least 72 hours prior to starting demolition work, minor utility shut downs, large deliveries or any event that may impact the normal operations of the facility.

#### 5. CONTRACTOR PERFORMANCE

Use good construction practices and standards in completing all work. All work shall be performed by laborers that are fully versed and experienced in the trade that they are employed to do. Coordination with the government, of project progress and scheduled items, shall be a regular occurrence, initiated by the Contractor.

The VA's project Contracting Officer's Representative shall govern all work done during the project duration. The Contractor will immediately correct any work that the Contracting Officer's Representative deems unacceptable or not in accordance with the plans or specifications.