

## **Scope of Work**

### **Ground Floor Elevator Lobby Enhancements & Cab Upgrades**

**Canandaigua, VA Medical Center,  
400 Fort Hill Avenue  
Canandaigua, NY 14424**

## **1.0 EXISTING CONDITIONS**

The Canandaigua VAMC is a campus facility with many (more than 30) buildings located on over 20 acres. Many of the facility buildings are included on the historic register. Many buildings are considered historic, and where necessary the renovations will comply with the requirements of the NYS SHPPPO.

### **1.1 DESCRIPTION**

Renovations are required to enhance wayfinding and provide more durable interior finishes on the ground floor elevator lobbies in buildings 1, 3, 4, 5, 6, 7, 8, 9, 33, 34, 36, & 37 throughout the Canandaigua VA Medical Center 400 Fort Hill Avenue, Canandaigua NY 14424. The existing VCT flooring at the ground floor elevator lobbies in B 3, 7, 8, & 9 will be replaced with flexible terrazzo tiles. The VCT is adhered to reinforced concrete slab and previous sampling detected ACM throughout the tile and mastic. Interior walls in all noted ground floor elevator lobbies will be renovated to include removals & relocation of some wall mounted devices and installation of new high impact wall coverings, applied anodized aluminum ground floor level and building markers, painting, solid surface running trim, new wall base and corner guards will be installed. The elevator cabs in Buildings 3, 4, 5, 6, 7, 8 & 9 will be upgraded to provide more reliable operation, improve safety & operating efficiency and new interior finishes. In addition to elevator cab finishes new LED lighting & stainless steel handrails will be installed and attachable protective wall pads provided. The elevator cab flooring in Buildings 1, 4, 5, 6, 8, 9, 33, 34, 36 & 37 will be replaced with resilient sheet flooring. The requirements for this project are listed below. It is incumbent upon the potential bidder to investigate the site for any items required for this project not listed here. This document provides an overview of the work and other pertinent items affecting the scope of work. The plans, specifications, existing conditions and balance of the Contract Documents must be consulted for the entire project content.

### **1.2 GENERAL**

A. The contractor shall provide all labor, supervision and materials necessary to perform the work as indicated in this scope of work, specifications and drawings.

B. The contractor is responsible for all 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 and installation instructions of all systems. All bidders are strongly encouraged to inspect the job site prior to submitting bids.

C. Any existing features disturbed by the contractor during the performance of this contract shall be restored to similar or better condition by the contractor at the contractors' expense.

D. All discrepancies between drawings, specifications and manufacturer's recommendations shall be brought to the attention of COR prior to commencing work.

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

F. The VAMC Project COR shall govern all work done during project duration. The contractor will immediately correct any work which the Project COR deems unacceptable or not in accordance with plans and/or specifications.

G. The contractor will be required to follow the requirements of an **Infection Control Risk Assessment (IRCA)**. (Attached)

H. The period of performance of this contract will be 360 days from the date of notice to proceed.

I. Work is to be completed during evening hours (Monday through Friday, 8PM to 6AM) unless written approval is received from COR.

J. Station safety, operation, traffic and pedestrian flow shall be unimpeded by the access staging, deliveries and activities.

K. The contractor shall provide storage for all items not located in the project area in non-VAMC facilities. The VAMC will not receive or store any items in the scope of work. The contractor shall be responsible for any item of scope delivered to the VAMC.

L. Remove all debris from the site and dispose within codes and regulations.

M. Provide HEPA filtered negative air exhausted outside the building for project spaces throughout the work. Daily or more frequent changes of tack mat surfaces are required.

N. Isolate each portion of the work area from access by non- authorized VA personnel and Veteran populations. Provide a UL fire rated temporary construction partition system (poly) as required by ICRA. Phase the removals, prep and installation of all flooring in such a way as to not completely close off any of these areas from 24 hour access and use. Prior to any work commencing in an area, the contractor shall notify the COR of his intention to work in the area and shall schedule a walkthrough with the COR to determine existing conditions. Complete each lobby flooring and elevator cab flooring work within 2-weeks' time in order to minimize disruptions.

- O. Provide temporary building utility services during shut down conditions necessary for construction. Service shut downs are allowed only during VAMC non-working hours and contingent on approval by the COR.
- P. All equipment shall be designed and installed to achieve effective mechanical service and ease of access and maintenance with conformance to spare parts and standard equipment systems in use at the Canandaigua VA facility.
- Q. The Contractor shall perform site inspections prior to the bid and include all work necessary to identify service routing to suit field conditions and complete the work.
- R. After the completion of construction, the contractor shall completely clean all surfaces of construction debris. All surfaces shall be wiped clean of dust, including fixtures, window sills, door frames, etc.
- S. The contractor shall provide a project schedule in accordance with the specifications. The schedule will outline the order of work completion for all required items.
- T. Sounds and vibrations must be kept to a minimum to avoid patient disruption.

## **2.1 Ground Floor Elevator Lobbies-Buildings 1, 3, 4, 5, 6, 7, 8, 9, 33, 34, 36, 37 Requirements**

- A. Provide general renovations for architectural features and finishes including but not limited to architectural features, electrical, mechanical, paint, acoustic ceiling repairs, floors, plaster, wall protection and limited graphics. Replace and upgrade existing finishes.
- B. The contractor shall update weekly a shop drawing log & submittal schedule on an Excel spreadsheet conveyed to the COR. Prior to mobilization the spreadsheet shall be submitted containing a listing of all items for subsequent submittal.
- C. The contractor shall provide the means and methods to fully comply with construction related Site Safety requirements and Infection Control procedures.
- D. The contractor's Project Manager shall hold weekly status and coordination meetings with the COR at a site location designated by the VA.
- E. The contractor will be required to patch and paint all walls and door frames on the ground floor elevator lobby of each building. (Approx. 350 square feet floor space and 3 door frames) All painted walls will require a minimum of 2 coats of even coverage and two coats of "VA Bronze" Sherwin Williams Pro-Industrial water-based catalyzed epoxy coatings on door frames.
- F. Any areas requiring sanding must be enclosed with a fire-proof poly barrier and must have negative air filtration for dust mediation from the floor to the ceiling. All poly surfaces must be sealed to ensure dust does not migrate to areas outside of the enclosure.

- G. The contractor will be required to prep surfaces and install high impact wallcoverings and stainless steel corner guards on the ground floor elevator lobby of each building.
- H. The contractor will be required to remove any signage, artwork, displays or any other wall-mounted items from the areas requiring wall finishes. Existing handrails, electrical devices, security devices, fire protection devices or other wall mounted items shall be removed and/or relocated to fulfill the intent of the documents. If removal of items affects system operation (e.g. fire alarm system), the contractor will coordinate with the COR prior to removal so that any interim life safety measures required can be implemented prior to work start. Any items in close proximity to walls such as benches, display cases and other items will be required to be moved away from the walls prior to patchwork or new finish installation. The contractor will be required to reinstall all wall-mounted items and move items back in place that had been removed for painting purposes. All items shall be covered and stored in safe locations by contractor to avoid damage. Any damage to items will be repaired/replaced to the discretion of the COR at the expense of the contractor.
- I. Any areas requiring sanding must be enclosed with a fire-proof poly barrier for dust mediation from the floor to the ceiling. All poly surfaces must be sealed to ensure dust does not migrate to areas outside of the enclosure. Flooring will also require a poly barrier to reduce potential spills/stains on adjacent areas. The contractor may use "wet sponge" finishing on patches to reduce/potentially eliminate the need for enclosure with prior approval of COR.
- J. Prior to removal of poly barriers, the enclosed areas must be vacuumed with a HEPA filtration and wet mopped to avoid dust exposure outside of work areas. Barriers must be in place at all times during construction activities and removed prior to normal business hours unless prior approvals are confirmed with COR.
- K. The contractor shall provide and install a total of twelve (12) ¼" thick x 9.75 " high anodized aluminum ground floor marker "G" and eleven (11) ¼" thick x 9.75 " high anodized aluminum building # /location markers at each elevator lobby.
- L. The contractor will provide a means to mitigate odor from paints, glues, stains etc. so staff and patients are not affected.
- M. All trash removal containers must be sealed when transporting construction waste to an outside container daily.
- N. All paint used by the contractor must be tinted & mixed by the VA Paint Shop to ensure color consistency and correct formulations for future repairs. The Contractor will be required to use

the same type of base paints by manufacturer that the VA uses in inventory. Sherwin Williams Harmony paint line with low VOC for all bases/wall coatings is the standard paint in inventory currently.

- O. The contractor will provide a one year warranty for any defects by workmanship and/or manufacturer defects in work from date of acceptance from the VA.
- P. The contractor shall provide a minimum of two (2) hardcopies of operating and service manuals for each device installed as part of the project.
- Q. All color selections will be made by the VA Interior Designer prior to award of contract.
- R. Remainder per drawings and specifications.

### 3.1 Elevator Cab Upgrades- Buildings 3, 4, 5, 6, 7, 8 & 9 Requirements

A. The contractor will be required to furnish and install new interior cab finishes as follows:

- **Interlocking Panels:** Provide patented interlocking panel joint system. As each layer is installed in the cab, the next layer hides the screws from the layer below. Unlike traditional hanging panels, no clips or hardware other than the provided screws, are necessary. Provide satin stainless steel for layers 2 & 3 and plastic laminate (TBD) for layers 4 & 5. Not all cab interiors will have the same plastic laminate color/texture.
- **Top Cap:** Once all the panels are securely mounted into the cab shell, the walls are finished with an aluminum top cap. This piece features an integrated pad hook channel, which eliminates the visual nuisance and the added cost of having pad buttons installed on the panels. Provide all vinyl pads with pre-attached pad hooks. Constructed with rugged polyester thread throughout and matching, heavy duty vinyl bindings on all edges.
- **Ceilings: Frame Ceiling:**
  - This ceiling style is lightweight and energy efficient. The brushed aluminum ceiling frame is divided into six sections (nine for larger elevators); each section contains an aluminum eggcrate diffuser. Provide LED light kit, fixtures and trash guard.
- **Reveals:** Stainless reveals provide a sophisticated finish to the cab interior.
- **Pre-attached Handrails and Bumpers:** All handrails and bumpers are pre-attached and through-bolted from the factory. Handrails are mounted 32" above the floor, and meet or exceed ADA specifications. Standard handrails returned ends for added safety and durability, and set screws for access. Provide 2" satin stainless flat bar handrails typical. Bumpers are mounted 12" above the floor; provide 4" flat bar bumpers to the back wall of each cab except Building 4 which has front and back doors.
- **Toe Kicks:** Stainless steel toe kicks (layer 1) prevent damage to the interior surface material by providing a small buffer zone at the bottom of the cab. Just above the toe kicks are the

aluminum toe kick binders that protect the bottom edge of the panels. This binder is what the first panel (layer 2) rests in, and provides the ventilation necessary to meet elevator code.

- **Flooring:** All cabs except for Building 3 & 7 will require removal of existing flooring and installation of new resilient sheet flooring.
  - **Panel Binder:** For cabs with side opening doors, the visible panel edges near the door(s) are protected with aluminum panel binders. The angle on the panel binder will deflect any objects that may otherwise damage the panels.
- B. During construction & installation contractor must install barriers for safety to keep the general public from entering the construction area. The COR will be required to approve all barriers and installation timeframes for each elevator cab upgrade.