

## Statement of Work

### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

**PROJECT:** Flooring Replacement Phase 1

**PURPOSE:** This project will entail replacing the sub-flooring and floor with floor self-leveler and an INTERLOCKING Luxury Vinyl Plank floor respectively. The design will be based on the Office of Construction and Facilities Management guidelines for a hospital environment. Any underlying problems or necessary deviations from the contract must be told to the Contracting Officer Representative (COR) PRIOR to proceeding with the contract or risk withheld payment.

**DEPARTMENT:** Facilities Engineering Service CVAMC, Coatesville, PA

**JUSTIFICATION:** Throughout multiple locations of the CVAMC, carpet remains within multiple locations. This carpeting has become a health hazard by exceeding its lifespan with excessive traffic causing a vast decomposition and creating airborne dust fibers which can be inhaled. Most of the locations of this carpet are within basement spaces. Over the years ad hoc offices were created and carpet was installed. This facility has multiple hydronic heat, steam, chiller, and water pipes which have broken over the years causing water to rest in the carpeted spaces. Add to this scenario hydraulic water pressure from under the concrete, leaking walls below grade, etc., and this creates an extensive mold habitat. The amount of maintenance to combat visible mold is extensive, but the invisible mold throughout carpeted area is a more concerning threat. This will cause sickness in healthy employees and serious complications in prone employees as well as patients.

All newer VA, Joint Commission, national, and international healthcare facility guidelines stress the importance of hygiene, maintenance, and sustainability. This is confirmed with Planetree design parameters as cited throughout VA Design Guides. In order to comply with health, welfare, and hygiene standards, abide by sustainability and maintenance criteria, and to comply with Planetree and VA Design Guides, this must be a priority.

**REQUIREMENTS:** Contractor shall have knowledge of all aspects pertaining to this statement of work and shall perform as per specifications as outlined in Master Construction Specifications

Contractor shall:

1) Provide all labor, tools, materials, quality supervision, etc. required to replace approximately 17,128 square feet of existing flooring materials including sub-base preparation and cove base.

The contractor shall be mindful of their surroundings due to the fact that this project is located in a high traffic area of the building of the building. Contractor shall be aware of where all their workers are at all times as well as make sure that no tools or equipment are left unattended in the construction area.

Contractor shall make sure that the construction work does not impede on any normal employee and patient traffic patterns during normal working hours (between 7:00am – 4:30pm). Portions of this project must be conducted after-hours. Due to the high traffic area, the contractor shall complete a substantial amount of the work after hours and with extensive coordination with the Contracting Office Representative (COR).

## Statement of Work

### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

Work shall begin within 10 days of contract award and completed within 90 days of contract award.

2) Contractor is responsible to verify all site conditions prior to performing any work. Contractor shall follow all Guidelines and Standards, applicable to the task, as described in the Construction Safety Standards and Master Construction Specifications all available on the VA Technical Information Library.

3) Flooring: The flooring replacement will occur in six buildings which are throughout the CVAMC campus. SUBMITTALS MUST BE approved by CO/COR prior to commencing work. Submittals will consist of detailed materials cut-sheets detailing manufacturers specifications, warranties, recommendations, installation and maintenance instructions, etc.

## Statement of Work

### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

**Building One** will consist of removing the carpet at the first fire door west of the main entrance to building one and continue west until the T of the executive offices and continue throughout the remainder of the T's corridor only. This area is approximately 1050 square feet. The existing subfloor will be properly scraped, prepared, primed, leveled and underlayment to manufacturer's specification for installation of the new plank flooring. Approximately 300 linear feet of cove base will be removed and replaced with a 6" cove base as approved by submittals to the COR. The subfloor will be leveled for adhering qualities and proper level. A Luxury Vinyl Plank will be installed approximately 48 inches by 6 inches and must be interlocking with the appropriate underlayment sheeting as required by the manufacturer. Selection of the flooring colors shall be approved by the COR and Contracting Officer of the CVAMC. Floors shall be interlocking vinyl plank, low maintenance, 10 year commercial warranty. Floors shall be installed in a directional pattern if appropriate.

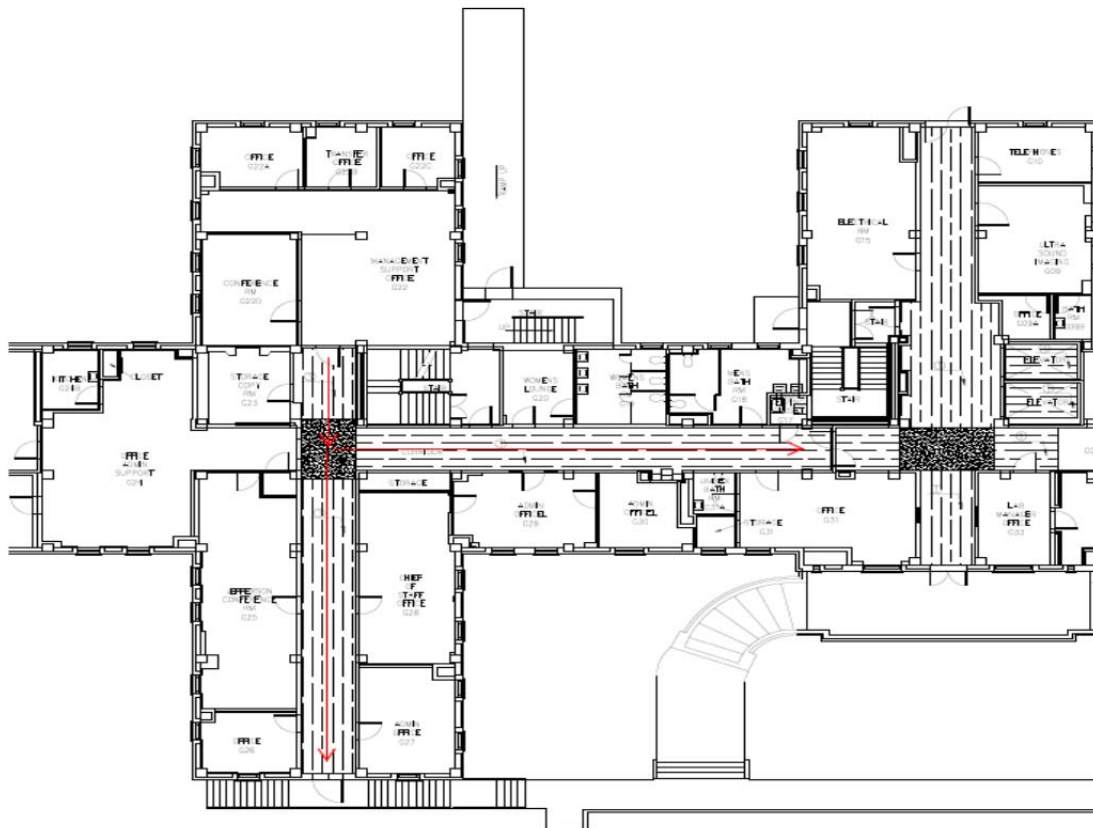


Table 1 Building 1 Executive Suite Hallways

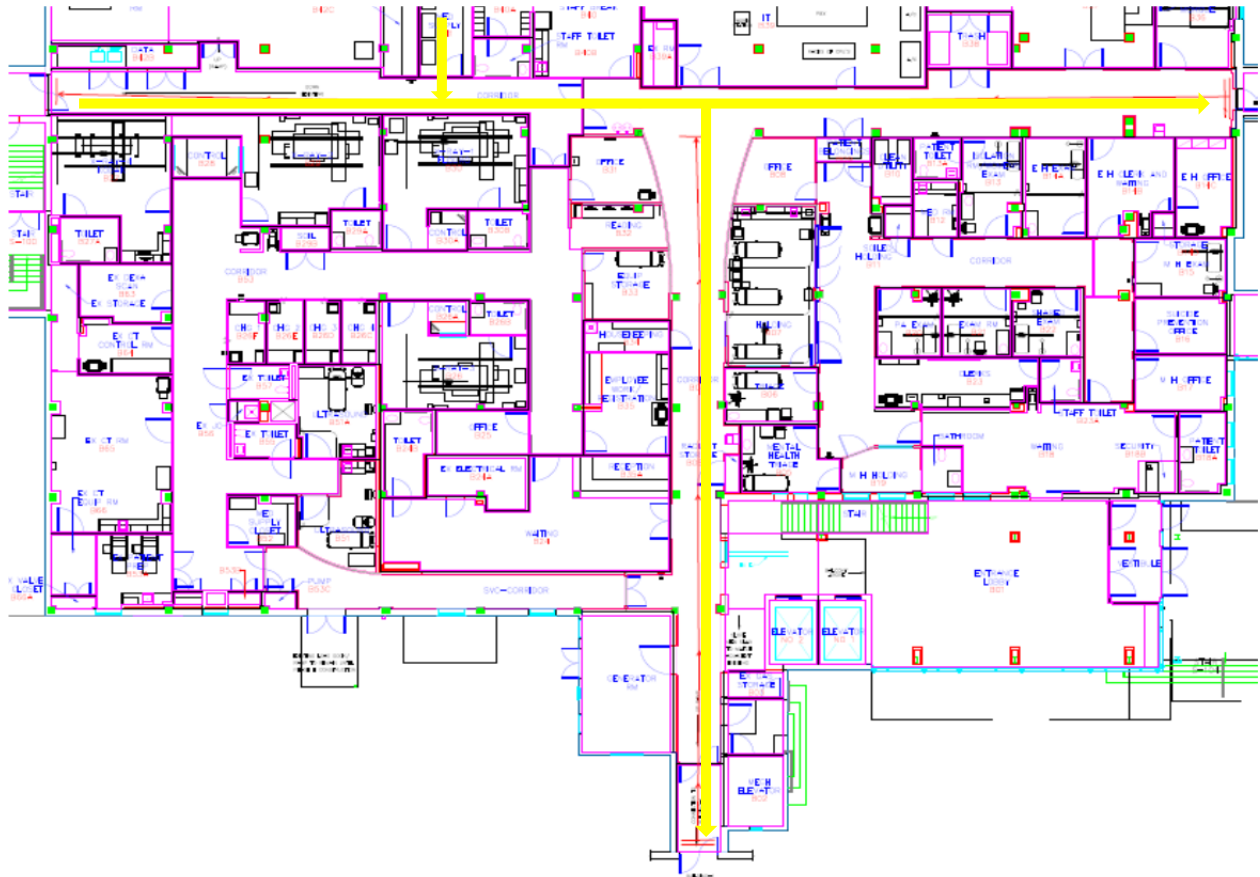
## Statement of Work

### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

**Building Three** will consist of removing the 18" x 12" gray vinyl tile throughout the hallway from the Building 1 fire door north through building 3 to the T then left and right of the T for the remainder of this type of tile to include the medical supply storage closet room B41-3 for a total of approximately 2250 square feet. The existing subfloor will be properly scraped, prepared, primed, leveled and underlayment to manufacturer's specification for installation of the new plank flooring. Approximately 580 linear feet of cove base will be removed and replaced with a 6" cove base as approved by submittals to the COR. The subfloor will be leveled for adhering qualities, underlayment and proper level. A Luxury Vinyl Plank will be installed approximately 48 inches by 6 inches and must be interlocking with the appropriate underlayment sheeting as required by the manufacturer. Selection of the flooring colors shall be approved by the COR and Contracting Officer of the CVAMC. Floors shall be interlocking vinyl plank, low maintenance, 10 year commercial warranty.



**Table 2 Building 3 Basement Hallways**

## Statement of Work

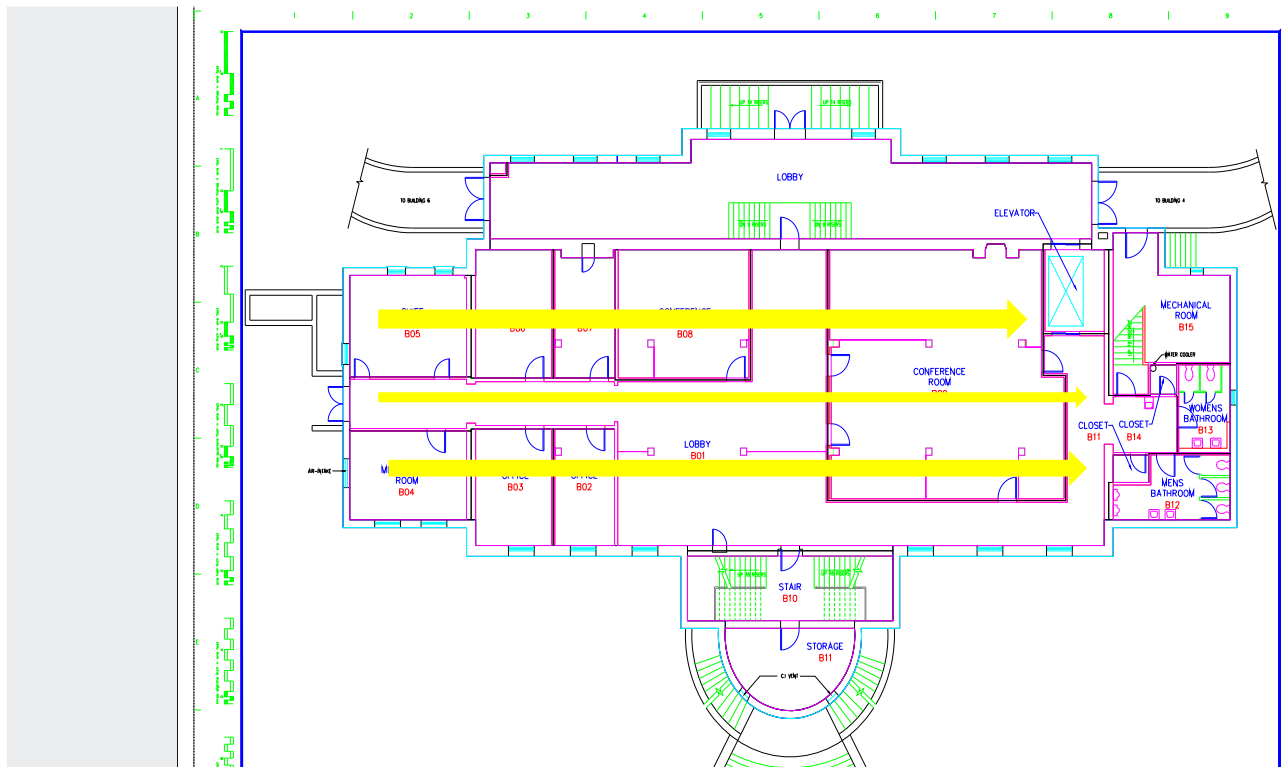
### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

##### **Building 5 Basement**

This will consist of removing the carpet in the entire common area to include offices, conference room, foyers, elevator lobby, and hallways for approximately 5400 square feet. The existing subfloor will be properly scraped, prepared, primed, leveled and underlayment to manufacturer's specification for installation of the new plank flooring as in buildings 1 and 3. A Luxury Vinyl Plank will be installed approximately 48 inches by 6 inches and must be interlocking with the appropriate underlayment sheeting as required by the manufacturer. Selection of the flooring colors shall be approved by the COR and Contracting Officer of the CVAMC. Floors shall be interlocking vinyl plank, low maintenance, 10 year commercial warranty. A new black 6 inch cove base will be installed. Appropriate transition strips will be supplied and installed.



**Table 3 Building 5 Volunteer Services Basement**

## Statement of Work

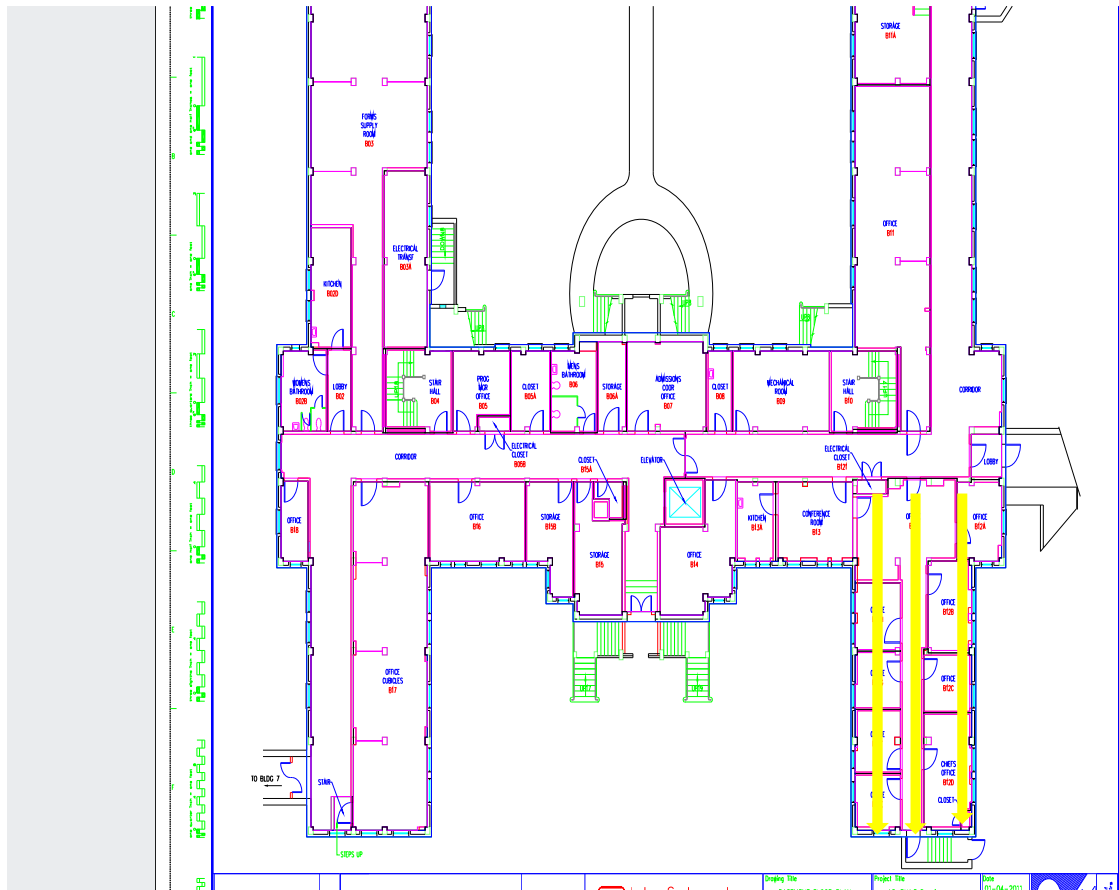
### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

##### **Building 6 Room B12 Basement**

This will consist of removing the carpet in the entire common area to include reception, offices, foyers, and hallways for approximately 2280 square feet. The existing subfloor will be properly scraped, prepared, primed, leveled and underlayment to manufacturer's specification for installation of the new plank flooring as in buildings 1 and 3. A Luxury Vinyl Plank will be installed approximately 48 inches by 6 inches and must be interlocking with the appropriate underlayment sheeting as required by the manufacturer. Selection of the flooring colors shall be approved by the COR and Contracting Officer of the CVAMC. Floors shall be interlocking vinyl plank, low maintenance, 10 year commercial warranty. A new black 6 inch cove base will be installed. Appropriate transition strips will be supplied and installed



**Table 4 Building 6 Room B12 Basement Logistics Suite**

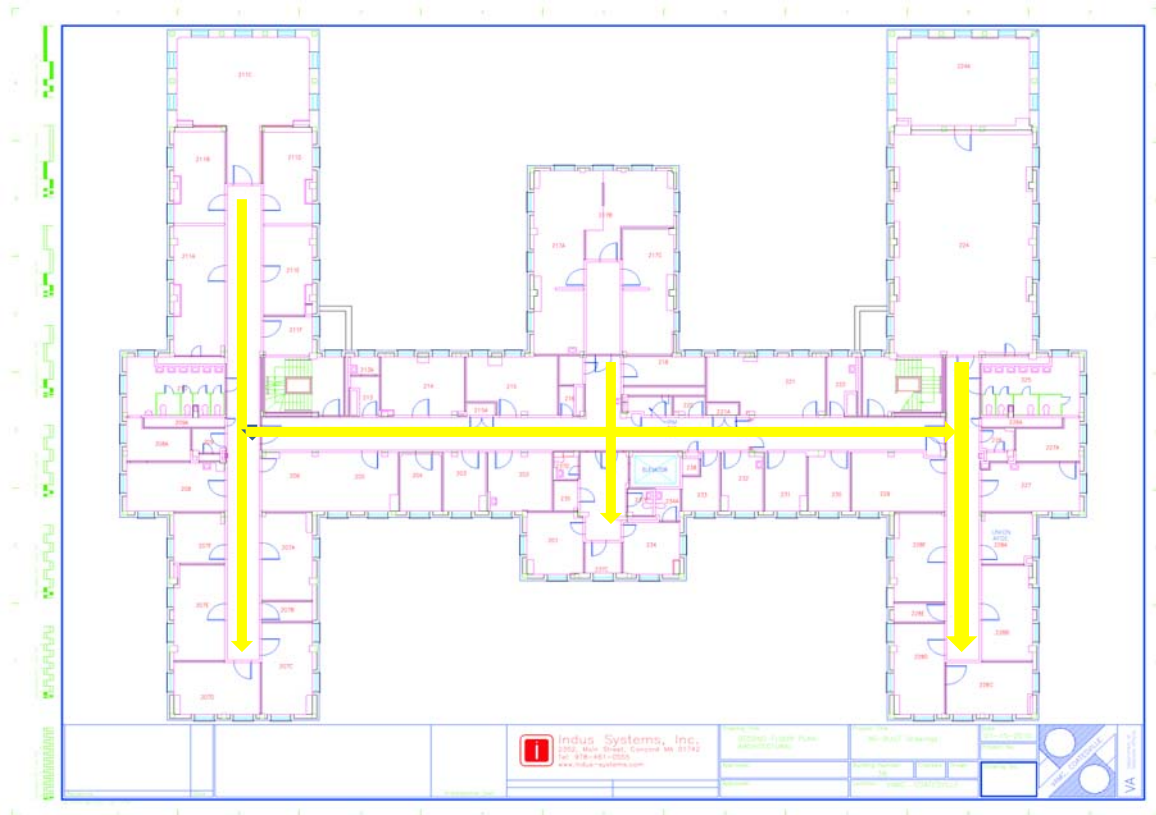
## Statement of Work

### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

**Building 38 Second Floor Hallways** This will consist of removing the carpet in the entire common area to include foyers, elevator lobby, and hallways for approximately 3300 square feet. The existing subfloor will be properly scraped, prepared, primed, leveled and underlaid to manufacturer's specification for installation of the new plank flooring as in buildings 1 and 3. A Luxury Vinyl Plank will be installed approximately 48 inches by 6 inches and must be interlocking with the appropriate underlayment sheeting as required by the manufacturer. Selection of the flooring colors shall be approved by the COR and Contracting Officer of the CVAMC. Floors shall be interlocking vinyl plank, low maintenance, 10 year commercial warranty. The existing cove base consists of a permanent masonry faux type painted black and is 5.5 inches high. A new black 4 inch cove base will be installed and the existing cove base will be painted to the existing VA color. Appropriate transition strips will be supplied and installed.



**Table 5 Building 38 Second Floor Hallways**

# Statement of Work

## Coatesville Veterans Affairs Medical Center (CVAMC)

### Flooring Replacement Phase 1

June 22, 2017

#### Building 39 Room B06 Basement

This will consist of removing the carpet in the entire common area to include offices, conference room, foyers, and hallways for approximately 3000 square feet. The existing subfloor will be properly scraped, prepared, primed, leveled and underlayment to manufacturer's specification for installation of the new plank flooring as in buildings 1 and 3. A Luxury Vinyl Plank will be installed approximately 48inches by 6 inches and must be interlocking with the appropriate underlayment sheeting as required by the manufacturer. Selection of the flooring colors shall be approved by the COR and Contracting Officer of the CVAMC. Floors shall be interlocking vinyl plank, low maintenance, 10 year commercial warranty. A new black 4 inch cove base will be installed. Appropriate transition strips will be supplied and installed.

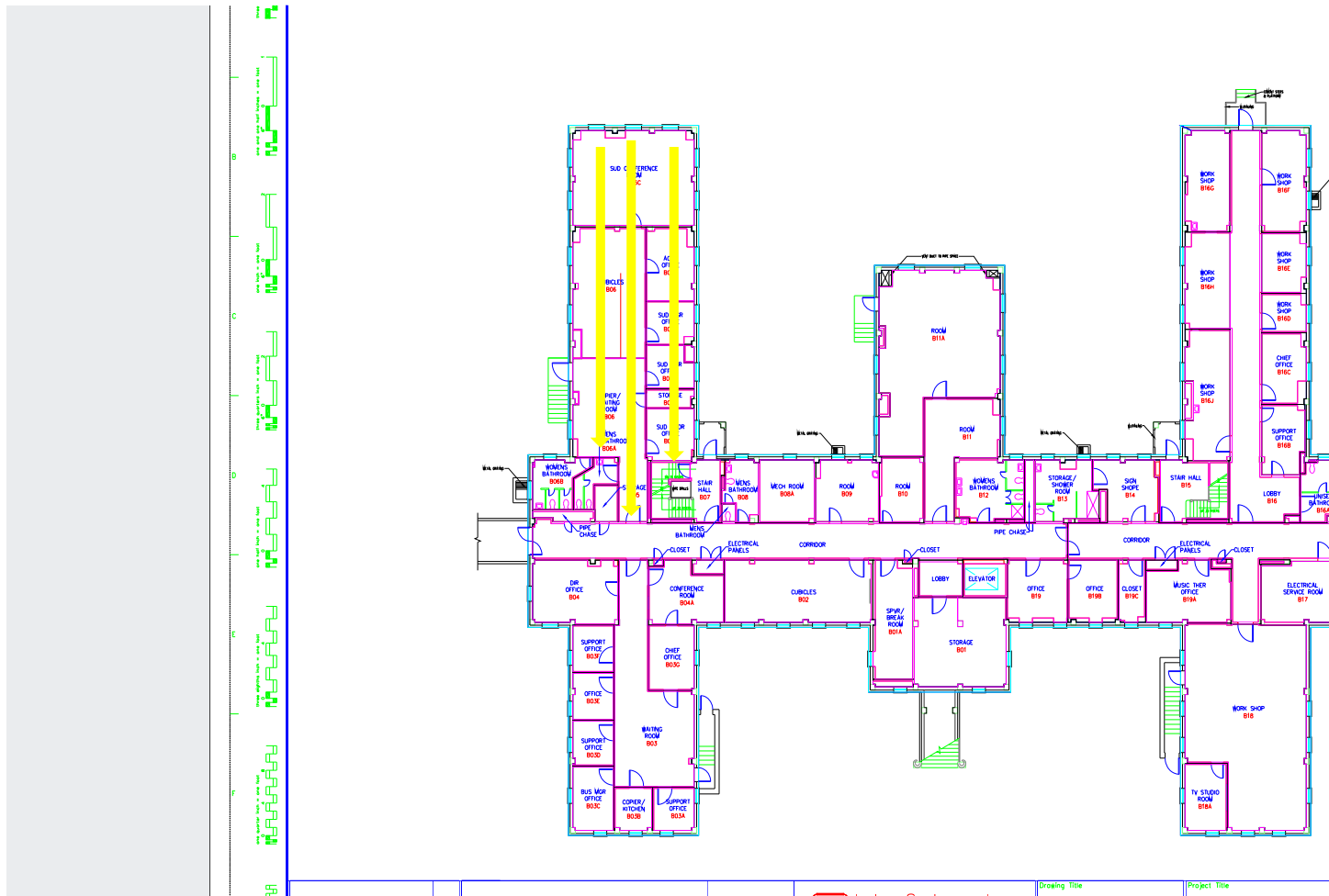


Table 6 Building 39 Room B06 Mental Health Suite



## Statement of Work

### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

No installation shall commence until all products are submitted for review and approved by the COR. This floor will not include an integral cove base. Existing rubber cove base will be replaced. All flooring shall be installed in the proper directional pattern if applicable. Appropriate transition strips will be installed throughout where necessary. Minimum standards of workmanship shall be adhered to.

Extensive and compatible sub-floor preparation will include removal of old floor and sub-base where required, install new subfloor repairs and/or level, seal, and warranty for three years. Per the manufacturer's specifications, the proper transition strips will be installed between different types of flooring. Caulk where necessary. The maximum size of gaps in material is ¼ inch.

4) Walls and painting: The current wall material meets impact resistant requirements. The contractor is to keep the wall as is. The contractor is responsible to make any repairs or patching necessary if the walls show damage from the contractors. The contractor shall paint all patching on walls and ceilings according to VA guidelines and recommendations where applicable with the project. The contractor shall protect adjacent structures and equipment. Contractor is responsible to repair all other damages caused during this project. The contractor will paint cove base if required to match existing VA integral cove base.

5) Infection and Dust Control: The contractor shall build temporary Infection Control Risk Assessment (ICRA) SOLID barriers at entrances and plastic sheeting in compliance with NFPA 701 as fire retardant yet still allow a functional traffic flow or coordinate this work for after-hours in these sections. The contractor shall use a HEPA air filtration device at all times properly sized for the sealed square footage. HEPA devices shall exhaust to the exterior away from pedestrian traffic and in a safe manner. The contractor shall dispose of all residues off site in strict accordance with all applicable Federal, State and Local regulations and log those quantities with recycle receipts to turn in to the COR for record. The contractor shall ensure work site is properly cleaned up when work is complete. Contractor shall use walk-off mats and replace as necessary. Contractor will follow all OSHA safety regulations.

6) Safety and Security: The contractor must provide (2) forms of identification, one of which must be a photo I.D.(i.e. a valid driver's license) and will be required to pass a security background check prior to being granted permission to enter the CVAMC facility. The contractor shall acquire temporary contractors ID card daily from the Operators office in building one and it shall be visibly worn daily. The contractor shall verify completion of a Patient Safety, Privacy, and Tool Safety class prior to the start of construction as provided by the Contracting Officer Representative (COR). Contractor shall display CVAMC temporary badge at all times.

The contractors shall verify that a safety class has been completed as supplied by the COR. The contractors work shall be inspected by the COR and the Safety Committee to be in accordance with safety standards to ensure there are no sharp corners or edges, tamper-proof screws, etc.

The location of this project is often in the high-traffic hallways of the Coatesville VAMC, which means that the contractor shall be aware at all times of all of the contracted workers as well as all of the equipment and tools that will be used during the project in order to provide maximum patient safety. The contractor respects at all times the rules applicable to patient privacy and safety.

## Statement of Work

### Coatesville Veterans Affairs Medical Center (CVAMC)

#### Flooring Replacement Phase 1

June 22, 2017

#### **MINIMUM STANDARDS OF WORKMANSHIP**

All work shall be performed in compliance with all Federal, State and Local laws and regulations. In addition, work will meet equipment's manufacturer specifications and generally accepted industry standards of good workmanship. All waste materials shall be disposed of by the contractor in compliance with Federal State and Local laws and regulations. Contractors will retain receipts for quantities of material removed for recycling purposes.

No work may proceed by the contractor until all material cut sheets are submitted to the COR for approval. COR will review and submit to Contracting Officer. No work may proceed until Contracting Officer authorizes. The COR is not authorized to issue a Notice to Proceed.

#### **SITE VISIT**

A site visit will be conducted with potential offerers in order to visually compare existing rooms with future project, visually confirm appliances and materials to be used in comparison with existing appliances and materials in order to avoid mistaken installation practices. The reference materials listed below will be cited and confirmed on site with all perspective offerers. Offerers will receive a briefing on parking, facilities, and patient safety prior to submitting a bid in the event that the proposal will be affected by hospital procedures.

Point of Contact (POC) and COR for this action is [Thomas.Bucci@VA.gov](mailto:Thomas.Bucci@VA.gov) or 610-384-7711 x3218 and [Elizabeth.Morin@va.gov](mailto:Elizabeth.Morin@va.gov) x4202

#### **REFERENCES**

- Standard Details PG 18-4
- VA Space Planning Criteria 18-9 for applicable common areas
- Room Finishes, Door and Hardware Schedule 18-14
- VA Master Specification Lists 09 06 00
- Mental Health Environment of Care Checklist
- Design Manuals 18-10
- Master Construction Specification 18-1