

## **SCOPE OF WORK:**

### **Project 528A8-18-807 Fireproofing Repairs**

#### **Bldg. 1 VAMC Albany, NY**

The fireproofing material applied to the steel support structures have progressively worn away due to environmental conditions. The locations of this degradation are evident in all four mechanical rooms on the 11th floor and the second floor mechanical room (242). Loose/hanging fireproofing material on the roof decks and material that has already fallen off must be removed. If the area is small enough to not consider fully renovating the entire mechanical room, patchwork would be sufficient. The second floor mechanical room (242), 11B and 11C may only require patchwork. 11A and 11D are rooms of major deterioration with numerous areas of exposed steel roof deck; the two roof decks need to have all the existing fireproofing material removed completely cleaned. Fireproofing material must be applied to the whole roof deck for 11A and 11D. The columns and beams in all mechanical rooms have been repaired in the past and may not require much or any repair. If there are any deficiencies, repair by patchwork will likely be the best option unless an alternate option has been approved by the COR. All five mechanical rooms have been tested and approved by the VA's Safety Officer; none of the rooms contains asbestos/vermiculite.

**Please note:** The dimensions of the shaded areas shown on the drawings are approximations and may not accurately express the true dimensions, locations and quantity of concerned areas of the exposed roof decks. The Contractor will need to evaluate and measure the areas of concern to plan what work needs to be accomplished.

Approximate square footage of shaded areas of concern:

242 – 7.5  $ft^2$

11A – 2373.5  $ft^2$

11B – 34.8  $ft^2$

11C – 35.1  $ft^2$

11D – 2368.4  $ft^2$

The exposed steel structures must be cleaned of all particulates and a new layer(s) of fireproofing material must be spray-applied. Standards must be met in order to allow proper adhesion of the material to the steel surface and to provide the longest lifetime of the new material. Throughout the project, a third party will conduct testing and inspection procedures in order to evaluate the General Contractor's work. There will be three different tests per room. Once the damaged or missing (virtually bare) fireproofing material has been cleaned off the surfaces, the fireproofing inspector will conduct a pre-fireproofing inspection. After the new fireproofing material has been applied, the second test will

evaluate the material's thickness and density. Before the room can be finalized, the inspector will conduct an adhesion and pull test. The contractor must repair the sections of the new fireproofing material that the inspector had disrupted. Multiple samples will be taken (dependent on the square footage of the room).

**Please note:** The contractor is responsible for all associated costs for correcting any failed tests, re-application of fireproofing material and re-inspections due to failure.

The Contractor shall ensure that any areas disturbed during the project are brought back to original or better conditions as prior to this project. All required restorations and repairs to these areas shall include but not be limited to beams, columns, ceilings/roof decks. Contractor shall coordinate with VA COR to incorporate remediation measures to correct these deficiencies, repair of damages and necessary work.

Protection of the fireproofing material that is to remain is essential. The project must also be aware of the existing infrastructure inside the mechanical rooms. There is active electromechanical equipment inside each room, demolition and installation of new fireproofing material must not disturb the machines' operation. Keeping the areas clean is a top priority.

This project must work in conjunction with 528A8-17-841 Roof Improvements & Misc. That project will require entry through the 11th floor mechanical rooms in order to access the 10th floor roofs. Efforts can be coordinated by phasing the project; work can be done in different areas of the *Roof Improvements & Misc.* project at a given time. The final decision regarding coordination will be at the COR's discretion.

**Period of Performance:** The period of performance for this project is 180 calendar days from the Notice to Proceed.