

**Nebraska-Western Iowa Health Care System –  
Omaha, NE  
Statement of Work and Project Details**

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**Building 8 Restrooms,  
MOVE! Clinic, and  
Ultrasound Remodels**



STATEMENT OF WORK

- I. GENERAL SCOPE OF WORK:** The VA Nebraska Western Iowa Health Care System has a requirement to remodel the men's and women's restrooms in Building 8, widen doorways in the MOVE! clinic on the third floor, remodel the men's and women's restrooms in Ultrasound on the second floor and renovate various reception areas throughout the campus. Work includes general construction, alterations, demolition, plumbing, electrical, and certain other items. The Contractor must provide all labor, materials, tools, and equipment necessary for demolition, construction, and installation according to the plans and specifications for this project. Construction shall be completed NLT 120 calendar days the Notice to Proceed.

**A. PURPOSE OF PROJECT:**

- i. The purpose of this contract is to remodel the men's and women's restrooms in Building 8, widen doorways in the MOVE! clinic on the third floor, remodel the men's and women's restrooms in Ultrasound on the second floor, and replace various reception areas throughout the campus. All work shall be limited to the areas designated in the plans at the VA Nebraska-Western Iowa Health Care System – Omaha campus, 4101 Woolworth, Omaha, Nebraska 68105 (the VA).

**B. GENERAL DESCRIPTION:**

- i. Building 8 Restrooms
  1. One restroom must remain open during construction.
  2. The open restroom must be unisex during construction.
  3. Remove all fixtures, furniture, partitions, flooring, ceiling, and wall coverings down to stud-level.
  4. Remove and replace restroom entry door and frame according to drawings and specifications.
  5. Modify/install any plumbing and electrical to supply the new fixtures.
  6. Install flooring and ceiling according to drawings and specifications.
  7. Install walls and wall coverings/paint according to drawings and specifications.
  8. Install fixtures, partitions, furnishings, and signage according to drawings and specifications.
- ii. MOVE! Clinic
  1. Offices must be accessible during construction.
  2. Remove existing doors and frames according to drawings and specifications.
  3. Widen door openings according to drawings and specifications.
  4. Install doors and frames according to drawings and specifications.
  5. Install flooring to match existing conditions.
- iii. Ultrasound Restrooms
  1. Area must remain accessible during construction.
  2. Remove all fixtures, furniture, partitions, flooring, ceiling, and wall coverings down to stud-level.
  3. Remove and replace restroom entry door and frame according to drawings and specifications.
  4. Modify/install any plumbing and electrical to supply the new fixtures.
  5. Install flooring and ceiling according to drawings and specifications.
  6. Install walls and wall coverings/paint according to drawings and specifications.
  7. Install doors/frames, fixtures, partitions, furnishings, and signage according to drawings and specifications.
- iv. Reception Areas
  1. All work shall be done during night and weekends. Remodel areas as listed below. All cabinetry shall comply with ABA standards. Work includes replacing countertops.

Replace flooring and base in areas indicated below. Areas requiring abatement are specified below. Cabinetry shall meet ABAAS with respect to countertop overhang, height, and toe kick. The newly constructed reception areas will match the existing cabinetry footprint and be similar in appearance as those provided for in the new ambulatory care center. Cabinetry work surfaces shall be solid surface, Zodiac, Smokey Topaz. Remaining finishes of cabinetry shall be laminate and color shall be selected by the government. Cabinetry shall not include built in drawers, as drawers will be freestanding and provided by the government. Where new flooring is required as a result of the removal of cabinetry, replace flooring/base as shown below. Work shall include matching surrounding walls, trim, etc. The following areas shall be included in the deduct:

2. 1<sup>st</sup> Floor, One Stop Shop, Lobby 1330. Modify existing reception counter center low portion to meet ABA/ABAAS standards with adequate overhang.
3. 2<sup>nd</sup> Floor, Heart Station/Cardiology, Room 2109. Modify reception counter to meet ABA/ABAAS standards. All floor/base shall be Lees Serenity, Transformative, GT324 and Johnsonite 31 Zephyr base. No asbestos present.
4. 2<sup>nd</sup> Floor, Replace flooring and base from double doors outside of Room 2543 through 9 & 10 elevator lobby with Mannington, Amtico, Wood, Vintage teak AROW 7600. No asbestos present. Accent plank is not required in this area.
5. 5<sup>th</sup> Floor, Pulmonary/Respiratory/Sleep Lab, Reception, Room 5700. Replace reception counter to meet ABA/ABAAS standards. Asbestos Abatement containing non-friable Category 1, Residual Black Flooring Mastic. Replace flooring as described below in paragraph 8 of this section.
6. 7<sup>th</sup> Floor, Hematology/Oncology, Reception, Rm 7700. Replace reception counter to meet ABA/ABAAS standards. Replace flooring with plank flooring behind reception counter along with remaining flooring as shown below in paragraph 8 of this section. Replace base.
7. 7<sup>th</sup> Floor, Infusion/Oncology Wing. Replace reception counter to meet ABA/ABAAS standards. Asbestos is not present. Replace flooring in areas within Infusion suite with heat welded sheet vinyl, Mannington, Realities, Maple Grove, Maple 5621.
8. Building 8, Reception, Replace reception counter to meet ABA/ABAAS standards. Patch carpet as needed with material provided by the government.
9. Replace corridor flooring on 5/6/7 floors in corridors not previously replaced with plank flooring. Flooring shall match existing plank flooring installed on east side (inpatient) of floors. Plank product shall be Mannington, Amtico, Wood, Vintage Teak, AROW 7600 for primary color, accent flooring shall be Mannington, Amtico, Maple AROW 6840. An abatement will be required on 5<sup>th</sup> floor where flooring will be replaced from double doors near 5418 to double doors adjacent to 5704/5706 (Asbestos containing non friable category 1 residual black hallway flooring mastic). A flooring abatement (Asbestos containing non friable category 1 residual black hallway flooring mastic) will be necessary for entire corridor run on 6<sup>th</sup> floor where flooring is being replaced. On 7<sup>th</sup> floor, a flooring abatement (Asbestos containing non friable category 1 residual black hallway flooring mastic) from double doors near 7416 to west wall of 7421.
10. Asbestos abatement and air monitoring shall be performed by a qualified individual.
  - v. Remove all debris from VA property, and provide waste reports to VA.
  - vi. Prime Contractor supervisor must be on site while work is being performed.
  - vii. Prior to work commencing, Contractor must check-in with Engineering, Room B618.
  - viii. Dust created during construction must be contained and prevented from leaving the work area.

- ix. Maintain a clean working site.
- x. Perform all work during nights and weekends.
- xi. Contractor shall follow all security protocols.

C. **BASE BID:**

- 1. Cost for demolition and haul-off.
- 2. Cost for installing doors and frames.
- 3. Cost to modify/install plumbing and electrical.
- 4. Cost to install new flooring, ceiling, walls, and wall coverings.
- 5. Cost to install fixtures, partitions, and furnishings.
- 6. Cost for asbestos abatement and air monitoring, which shall be listed as separate line items in the bid.
- 7. Cost for work outside of normal business hours (Monday – Friday, 7:00 AM – 4:30 PM).
- 8. Bid summary shall include a breakdown of each item to be used in construction.

**II. REQUIRED SERVICES:**

- A. **SUBMITTALS:** The following shall be submitted to the contracting officer for review:
  - i. Written summary of all tests, inspections and results conducted by the general or subcontractors.
  - ii. Phasing plan, safety plan, and cost-loaded construction schedule, 2 weeks prior to work beginning.
  - iii. Waste report for all material removed from the site.
- B. **PERMITS:** Contractor is responsible for all necessary permits at no additional cost to the government. All site utility locating services will be provided by the Contractor at no additional cost to the government.
- C. **TESTING, INSPECTION AND APPROVAL:** Contractor is responsible for all necessary testing, inspections and approvals required by local enforcing authorities and in accordance with Construction Specification Institute's master specifications in order to produce a warranted product without additional cost to the government. All site utility locating services will be provided by the Contractor.
- D. **CONSTRUCTION PERFORMANCE STANDARD:** Contractor is solely responsible for construction quality that will result in a final product meeting the following conditions:
  - 1. Standard one-year contractor's warranty as administered by this contract.
  - 2. Additionally, no visible surface defects during this period.

**III. ESSENTIAL REFERENCES FROM THE VA:**

A. **ATTACHED:**

- 1. General Requirements
- 2. Site Plan and Details

B. **All applicable city, state and national codes and standards shall be followed to**

**include, but not limited to:**

1. VA Master Construction Specifications (PG-18-1)
2. International Building Code, All Chapters
3. OSHA Standards
4. NFPA 101 Life Safety Standards
5. VA Accessibility Standards

**C. POINTS OF CONTACT:**

1. The VA – COR, Zach Hergenrader, Omaha, *NE*; 402-995-4449;  
[Zachary.Hergenrader@va.gov](mailto:Zachary.Hergenrader@va.gov)

# Records Management Language for Contracts Required

The following standard items relate to records generated in executing the contract and should be included in a typical Electronic Information Systems (EIS) procurement contract:

1. Citations to pertinent laws, codes and regulations such as 44 U.S.C chapters 21, 29, 31 and 33; Freedom of Information Act (5 U.S.C. 552); Privacy Act (5 U.S.C. 552a); 36 CFR Part 1222 and Part 1228.
2. Contractor shall treat all deliverables under the contract as the property of the U.S. Government for which the Government Agency shall have unlimited rights to use, dispose of, or disclose such data contained therein as it determines to be in the public interest.
3. Contractor shall not create or maintain any records that are not specifically tied to or authorized by the contract using Government IT equipment and/or Government records.
4. Contractor shall not retain, use, sell, or disseminate copies of any deliverable that contains information covered by the Privacy Act of 1974 or that which is generally protected by the Freedom of Information Act.
5. Contractor shall not create or maintain any records containing any Government Agency records that are not specifically tied to or authorized by the contract.
6. The Government Agency owns the rights to all data/records produced as part of this contract.
7. The Government Agency owns the rights to all electronic information (electronic data, electronic information systems, electronic databases, etc.) and all supporting documentation created as part of this contract. Contractor must deliver sufficient technical documentation with all data deliverables to permit the agency to use the data.
8. Contractor agrees to comply with Federal and Agency records management policies, including those policies associated with the safeguarding of records covered by the Privacy Act of 1974. These policies include the preservation of all records created or received regardless of format [paper, electronic, etc.] or mode of transmission [e-mail, fax, etc.] or state of completion [draft, final, etc.].
9. No disposition of documents will be allowed without the prior written consent of the Contracting Officer. The Agency and its contractors are responsible for preventing the alienation or unauthorized destruction of records, including all forms of mutilation. Willful and unlawful destruction, damage or alienation of Federal records is subject to the fines and penalties imposed by 18 U.S.C. 2701. Records may not be removed from the legal

custody of the Agency or destroyed without regard to the provisions of the agency records schedules.

10. Contractor is required to obtain the Contracting Officer's approval prior to engaging in any contractual relationship (sub-contractor) in support of this contract requiring the disclosure of information, documentary material and/or records generated under, or relating to, this contract. The Contractor (and any sub-contractor) is required to abide by Government and Agency guidance for protecting sensitive and proprietary information.