

Scope of Work
Hunter Holmes McGuire VA Medical Center
Richmond Virginia
Project Name — Renovate Offices in 2B, 2D, 4A, & 5A.
Project Number # 652-19-901

Overview: Contractor shall provide all equipment, labor, materials and supervision as necessary to renovate rooms 2B-156, 157, 159, 159A,160, 2D-107-108, 4A-134 & 4A-137 and 5A-114-115 in Bld.500 by removing all existing work stations and adding new work stations and offices. R&R carpet. Remove toilets and sinks and all ceramic wall and floor tile in bathrooms in 5A-115 and 2B-156. Remove existing fluorescent ceiling and wall mounted fixtures. Patch and paint all wall and ceiling surfaces. Remove and abate asbestos containing mastic in 4A-133, 4A-137, and 5A-114. This work is to comply with current VA standards for hospital construction and patient care.

Description of Work: Remove metal patient wall lockers in main room and lockers that go through the wall by the bathroom into the main hallway all of which will require asbestos abatement in 2D-107 and 5A-114. Remove toilet, sink and wall in bathroom and reconfigure as an exam room in 5A-114. Remove sink with Formica counter top and replace sink only with new smaller wall mounted ceramic sink in 5A-114. Remove and replace carpet. Add data drops, for phone, computer, and electrical service to support the 11 new workstations in 2B-156/157 & 159/160, 2D-107 and 5A-114. Remove all fluorescent light fixtures and replace with LED light fixtures. Install and plumb new sinks and automatic faucets in 5A-115 and 4A-133.

Requirements Items: The project design includes the following items specified below and/or specified on construction drawings:

Office Renovations

- A. Rooms 4A-133 (234 sq. ft.), 4A-137 (232 sq. ft.), 5A-114 (290 sq. ft.) 2B-156, 157, 159, 159A,160 (506 sq. ft., and 2D-107 (875 sq. ft.) will require abatement of asbestos containing floor mastic square footage is approximate and rooms 2D-107 and 5A-114 will require abatement of asbestos containing caulking around wall lockers that are being removed.. Contractors will be responsible for Provide 3rd party testing for asbestos testing and construction of all negative pressure containment areas for the asbestos abatement following www.cfm.va.gov/TIL/spec/028211.docx

- B. Remove existing vinyl composition tile (VCT) and carpet tile flooring. The floors will be made free of any defects and will be patched and leveled prior to placement of new carpet and vinyl plank flooring. Rooms 2B-156, 157, 159, 159A, 160, and 4A-134 & 4A-137. and will have new carpet installed and rooms 2D-107, 5A-114, and 5A-115 will have vinyl plank flooring installed. The following material standards or approved equivalent will be used for carpet: Mannington, Entwined Collection, Series: Ramie, Color: Broom. Vinyl Plank Standard - Traverse, Boardwalk Collection, #TVW 1010, Dark Cherry and the standard for Vinyl Cove Base – Johnsonite, #49 Beige as annotated in construction drawings. Paint colors to be determined.
- C. Remove all existing ceramic wall and floor tiles in rooms 2D-107, 5A-115, and 2B-156, 157, 159, 160. Infilling removed wall tile with 5/8" sheetrock and infill removed ceramic floor tile and mortar bed with concrete level with the existing floor to have a smooth transition for new carpet and vinyl plank flooring.
- D. In Room 2D-108 patch, repair, and paint walls and ceiling. Re-grout ceramic tile floor.
- E. Remove all existing bathroom walls, doors & frames and existing plumbing fixtures in 2B-157 and 2B-160 and remove only wall with bathroom door and frame and partial wall between lockers and bathroom in 5A-114.
- F. Level floor after removal of ceramic floor tile and VCT and install vinyl plank flooring newly created patient care area in 2D-107, 5A-114 and 5A-115.
- G. After demolition of the bathrooms remove door frame and door from room 2B-156 and 2B-159 infill with 3 1/2", 20-gauge metal framing and 5/8" sheetrock for 2B-156 and for 2B-159 encased opening with metal framing and sheet rock to create open entrance to hallway and rooms. Build new walls with 3 1/2", 20-gauge metal framing and 5/8" sheetrock and install 5 new 3-0 x 7-0 plastic laminate doors with metal door frames per construction drawings.
- H. In rooms 2B-156-160 remove all curtain track and patient lift rails mounted to ceilings. Remove and cap all medical gas lines, plumbing supply and drain lines.

- I. In rooms 2B156-160 install 2' x 2' suspended ceiling grid with 2 x 2 lay-in troffer CREE ZR24M-40L-40K-10V-FD LED fixtures or VHA approved equivalent with wiring and switches as dictated by code and/or identified on construction drawings.
- J. Install 4 T-stat controlled 6"- DDC-VAV boxes with reheat box connected to existing duct-work to control HVAC with a 24"x 24" supply grill and 6"x 6" return grill in the suspended ceiling grid for rooms #1-2B-156, #2-2B-157, #3-2B-159, and rooms #4-2B-159A & 2B-160 to be regulated by a single 6"- DDC-VAV box with reheat box controlled by with T-stat in room 2B-159.
- K. In rooms 2B156-160 relocate existing fire suppression sprinkle heads to new locations in the suspended ceiling as indicated in the construction drawings.
- L. In rooms 4A-133 and 137 Construct walls and replace flooring with vinyl plank flooring in Conference room and in the two new offices. In 4A-133 ECHO Lab Exam Room install welded sheet vinyl flooring. Split lights into single pole switch from 3-way switch to separate lights. Add one new return and supply to rooms to provide adequate heating, ventilation and air conditioning. Disconnect and remove sink in room 4A-133. Remove plumbing hardware from the wall where sink was located. Place new auto eye sink in exam room after wall is installed.
- M. Patch and repair walls and ceilings prior to painting rooms 2B-156/157-159/160, 2D-107, 4A-133/137 and 5A-114. All walls and ceilings shall be painted as dictated on the finishes page of construction drawings.
- N. Install new 2' x 4' CREE ZR24M-40L-40K-10V-FD light fixture with Surface Mounted Kit for a 2 x 4 troffer CREE SMK-ZR24 enclosed surface mount LED troffer lights with wiring and switches as dictated by code and/or identified on construction drawings 4 ea. in 2D-107, 2 ea. in 5A-114, 1 in 5A-115 exam room.
- O. Install 4" vinyl cove base after all painting is completed and new carpet and vinyl plank flooring has been installed.
- P. Install electrical service and data drops for phone, computer, lighting and electrical service in rooms 2B156, 2B157, 2B-159 and 2B-160, 2D-107 and 5A-114 to correspond with locations for proposed work stations as annotated in construction drawings.
- Q. Install portion of patient privacy curtain track removed from main room on ceiling at the front of newly created patient exam room in 5A-114 to be able to hang a curtain for patient privacy.

- R. In room 2D-107 remove the two sections of existing patient privacy curtain ceiling track from the area where the new work stations are going to be installed and place one section on the ceiling where the third exam bed will be placed after removal of shower and existing walls per the drawings.
- S. Paint Information: (VA Standard, no exceptions) Sherwin Williams, Series Harmony (No VOC), Latex paint. Wall Paint: SW6140 Moderate White, SW6107 Nomadic Desert. Accent paint color for each area to be determined. All Rooms shall have one accent wall. Accent wall shall be the wall across from the entrance door. Paint Finish for Exam Rooms/Offices: Walls: Eggshell, Trim: Semi-Gloss. Paint Finish for Corridors/Bathrooms: Walls: Semi-Gloss Trim: Semi-Gloss
- T. Flooring standards for carpet Mannington, Entwined Collection, Series: Ramie, Color: Broom. Vinyl Plank Standard -Traverse, Boardwalk Collection, #TVW 1010, Dark Cherry and the standard for Vinyl Cove Base – Johnsonite, #49 Beige. Welded Sheet Vinyl: Mannington Commercial, Series Intersect, Color PD113 Exemplar.
- U. The sink and faucet standards for the two new sinks in 5A-115 and 4A-133 are as follows. American Standard, Lucerne, 1-hole wall mount. American Standard # 0356421.020 with a Chicago Faucet # 116.221.AB1.

Completion Time: Construction is anticipated to be completed in 120 days after the notice to proceed.

General Requirements Items: The project design includes and the following bid items:

- A. After hours abatement and removal of asbestos containing VCT adhesive and floor tile.
- B. Expansion joint repair work.
- C. Floor leveling compound used to repair sub-straight imperfections.
- D. Full stage negative pressure containment area.
- E. HEPA filtered air exchangers vented to HVAC return duct work.
- F. All asbestos materials to be bagged, labeled and disposed of in accredited land fill.
- G. Asbestos waste manifest to be provided for every disposal.
- H. Test sample of new materials to be placed after remediation for 48-hour adhesion test.

Period of Performance: Completion time, to include lead time, abatement, installation and inspection, is anticipated to take one hundred and twenty (120) days after the notice to proceed.

Additional notes:

Contractor shall field verify all measurements, material quantities, and site conditions prior to submitting a bid.

Contractor is responsible for maintaining building life safety standards prescribed through an Interim Life Safety Measure risk assessment permit requirement issued prior to any work beginning.

Contractor is responsible for dust control during demolition and during hauling operations when traversing through the medical center. Contractor shall comply with Infection Control Risk Assessment permit requirements issued prior to any work beginning.

Contractor shall coordinate with COR for waste removal. All waste shall be removed at the end of each day. Contractor shall remove and dispose of waste in accordance with VA Specification 01 74 19 Construction Waste Management, (<https://www.cfm.va.gov/TIL/spec/017419.doc>)

All contractors shall complete safety training with Richmond VAMC Safety team prior to work beginning. Contractor must comply with all requirements of VA Specification 01 35 26, Safety Requirements. (<http://www.cfm.va.gov/TIL/spec/013526.docx>)

Contractor must comply with all requirements of VA Specification 02 92 13.19 Asbestos floor tile and mastic abatement www.cfm.va.gov/TIL/spec/02821319.docx

Contractor shall store all materials offsite and only bring materials to be installed the same day to the project site.

Contractor shall coordinate delivery, storage, and handling of all materials with the COR to designated prepared areas to minimize site storage time, impact to the hospital, and potential damage to stored materials, unless project has a specified lay down area.

Contractor shall protect all existing equipment, utilities, structures, etc. to remain. When the space is turned over to the contractor, the contractor will be responsible for repairing all damage within the construction site.

If any damage is noticed prior to starting work that may be misconstrued as damage caused by the contractor, the COR shall be notified immediately, and the damage documented as existing prior to beginning demolition.

Contractor is responsible for removing, storing and reinstalling any wall mounted items.