U.S. Department of Veterans Affairs
Veterans Health Administration
New Jersey Health Care System

New York/New Jersey Health Care VA Care Network
New Jersey Health Care System
385 Tremont Avenue | East Orange, New Jersey 07018-1023
151 Knollcroft Road | Lyons, New Jersey 07939-5001
https://www.newjersey.va.gov/

STATEMENT OF WORK

LYONS CAMPUS BUILDING 10 TELECOM ROOM

April 2026

I. **BACKGROUND:** The VA New Jersey Health Care System (VANJHCS) needs to remediate the telecom room on the Lyons campus in Building 10 to restore the space to a safe, non-hazardous environment for employees. Building 10 on the Lyons Campus, Telecom Room 116, has a significant amount of mold growth throughout the space. This condition is impacting on daily operations and poses a health risk to all employees working in the area. The Lyons Building 10 telecom/server room houses all the facility's telecommunications infrastructure, including internet circuits, and telephone systems. Addressing mold issues in this room is essential to protect critical equipment and maintain operational continuity. Timely remediation will help prevent disruptions that could directly impact patient care.

II. **SCOPE:** The Contractor shall provide all labor, supervision, materials, equipment, supplies, sanitized, disinfected, and labeled containers, transportation, facilities, supplies, and waste manifests. Containment and setup will be established prior to remediation. All affected surfaces will be cleaned and treated with an antimicrobial solution, followed by through wipe-down of all surfaces throughout the impacted area. The above ceiling needs to be cleaned as well as any electrical panels need to be cleaned. Please note the telecom equipment, any power, or cooling source cannot be shut down as these items are critical equipment. After cleaning, encapsulation will be applied as needed. Once final air clearance testing is completed and results are confirmed negative, all contaminants will be removed and properly disposed of.

Mold Remediation:
The source of the mold at this present time is unknown. An initial assessment needs to be conducted to identify the source of the mold problem. The mold is present throughout the entire telecom server room, including in the equipment, walls, windows, and ceilings. Please note that the steam leak is being addressed by VANJHCS staff. The any other source of the mold must be identified to completely resolve the issue.

Before any physical removal begins, establishing safety and containment protocols is essential to prevent mold spores from spreading to unaffected areas. Personal protective equipment (PPE) must be worn to protect the eyes, skin, and respiratory system from mold fragments and airborne spores. A minimum N95 respirator is required, though a half-face respirator with P100 filters offers superior protection, along with non-vented goggles and disposable gloves.

The work area should be sealed off using thick, six-mil plastic sheeting secured with duct tape to create a containment zone. This barrier must cover all doorways, openings, and any HVAC supply or return vents within the affected room. Isolating the air handling system is a

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prerequisite before disturbing the mold colony. Additionally negative air pressure must be employed. Please note the cooling in the telecom room cannot be shut down without jeopardizing the equipment.

Spray entire affected areas, potentially the entire room, where it is exposed with mold, with Sporicidal Disinfectants to kill any existing bacteria. Once it is completed the entire surface where it is cleaned, will be HEPA vacuumed and thoroughly cleaned with Antimicrobial Coatings and Cleaners to inhibit future mold growth (Sporicidal & Microbicide).

The core purpose of this project is to physically eliminate the mold and all colonized materials, and not to simply chemically treat the surface. For porous materials like drywall, ceiling tiles, insulation, and carpeting, mold hyphae grow deep into the structure, making surface cleaning ineffective. These absorbent materials cannot be salvaged and must be removed, double-bagged in heavy plastic, and discarded according to local waste regulations. This will include plaster and mesh walls. Please note these walls will need to be reestablished as per VA requirement codes for the purpose of the room. Walls will need to be either sheet rock or plaster depending on the VA codes, taped, spackled and painted.

Clean-up Procedure:
Once all cleaned, the affected areas will be painted with a binding encapsulant with the active ingredient microband, to assure proper antimicrobial protection.

Post-Remediation Structural Repair and Moisture Control:
Once cleaning is complete and the affected area is dry, the containment can be dismantled, and structural repairs can begin. This involves replacing removed building materials, such as sections of drywall, insulation, baseboards, or subflooring. Confirm that the moisture content of wood framing and subfloors is below threshold before installing new materials, as sealing in moisture will lead to immediate mold recurrence.

The most effective action for long-term prevention is identifying and eliminating the original source of moisture that allowed the mold to grow.

Work should be completed within 30 days.

III. **APPLICABLE PUBLICATIONS:** The contractor shall be responsible for complying with all publications, including but not limited to those identified below, in effect at the time of the proposal and all future updates:

- 29 CFR 1910.134, Respiratory Protection Standard (OSHA)
- 29 CFR 1926, Construction Industry (OSHA)
- 29 CFR 1926.417 and 1926.702, Lockout Tag-out (OSHA)
- 29 CFR 1910.1200, Hazard Communication Standard (OSHA)
- Mold Remediation in Schools and Commercial Buildings [EPA 402-K-01-001, Reprinted September 2008]; and
- All applicable local codes, regulations, and standards for the state of New Jersey.

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IV. **CONTRACT COVERAGE and SPECIFICATIONS:** The following steps must be taken during the project, including, but not limited to:

- The area will be isolated by signs (Mold remediation is in progress).
- The entrance to the area will be sealed and a pop-out decontamination unit will be attached to the entrance.
- The panel in the area will be deenergized and lock-out/tag-out procedures will be implemented.
  - The contractor will place their lock at the main source to this panel in conjunction with VANJHCS electrician so that the source will not be energized without prior knowledge.
- Once the source to the panel has been isolated. The contractor will mist the mold damaged areas to remove all damaged sheet-rocks/plasters/if any insulation behind the walls.
  - The contractor's workers will wear suits and half-faced respirators with dual cartridge (magenta and VOC) during this process.
- The damaged sheet rocks/plasters/insulation will be broken to the manageable sizes and bagged. All bags will be wiped with a rag wetted with bleach prior to disposal in the garbage containers.
- Once the sheet rocks/plasters/any insulation have been removed, a visual inspection of the exterior walls will be done.
  - Photos will be taken to share with VANJHCS staff.
  - If possible, during the inspection, the contractor will investigate the source of exterior leakage.
- The exterior wall will be wiped cleaned using rags (wetted with either bleach or mold inhibitor solutions. There will be a drying process that includes 24 hours.
  - Safety Data Sheets will be provided to VANJHCS staff.
- Once drying period occurs, the entire wall will be sprayed with the mold inhibitor solutions and/or bleach again.
- Upon the completion of the work is approved, all 6-mil fire-retardant sheeting from floor/areas including removal of pop-up decontamination unit will be removed.
- The contractor's third-party will collect two to three wipe samples (48-hrs after the application of inhibitor to confirm "no mold growth").

V. **DISPOSAL AND SANITATION REQUIREMENTS:**

- Contractor shall use their environmentally sound methods of treating and destruction of wastes such as incineration and recycling or any other acceptable methods, in accordance with the US EPA and industry standards. Disposal shall be performed in such a manner as not to create conditions detrimental to public health or to constitute a public nuisance. The pick-up area where containers are placed shall be maintained in a clean, orderly, sanitary condition. Contractor furnished containers shall be kept neat, in clean and sanitary appearances, and repaired or replaced as necessary.
- Contractors should refer to the participating VA Healthcare System preferred disposal hierarchy when determining disposition of waste. This hierarchy consists of a) recycling,

b) fuel blending/ energy recovery, c) incineration (Part B permitted incinerators), or d) treatment (neutralization, stabilization) and/or landfill. A detailed description of the VA Healthcare System disposal hierarchy is available from the Contracting Officer's Representative (COR).

- Contractor shall comply with all applicable federal, state, and county regulations on workers' safety standards and related training.

VI. **SAFETY REQUIREMENTS:** The contractor shall exercise safety precautions, as deemed necessary by the Contracting Officer or his/her designee during the performance of the contract, in order to protect lives and health. The Contracting Officer/designee will notify the Contractor of any noncompliance with the foregoing provisions and advise the contractor of the action to be taken. After receipt of such notice, the Contractor shall immediately initiate corrective action. If the Contractor fails or refuses to comply promptly, the Contracting Officer may issue a stop-work order for all or any part of the work and hold the Contractor in default as provided elsewhere in this contract.

VII. **CONTRACTOR PERFORMANCE:**

- Work Practices and Standards: The Contractor shall have established standard operating procedures that will be followed while conducting normal hazardous waste management activities. This includes site safety and contingency procedures, strike contingency plan, operational procedures, site management structure, supplies, equipment practices, material sampling procedures, hazard assessment and categorization procedures, packing procedures, quality assurance procedures, procedures for gaining waste acceptance into a VANJHCS campus and project management procedures.
- Quality Assurance: The Contractor shall develop and maintain a quality program to ensure refuse and recycling services are performed in accordance with commonly accepted commercial practices. The Contractor shall develop and implement procedures to identify, prevent, and ensure non-recurrence of defective services. As a minimum, the Contractor shall develop quality control procedures.
- Handling: Appropriate handling of waste is essential for the safety of Government and Contractor's employees and cost containment. The contractor shall provide the employees training to ensure that established policies and procedures are followed.
- Waste Containers: The contractor shall provide all appropriate collection containers at no cost to the government. Waste Containers, Identifying Labels, and Markings shall meet applicable safety codes and regulatory requirements. The contractor shall maintain all containers and government facilities ensuring they are free of unpleasant odors, dirt, debris, and pests. Cleaning and decontamination of containers shall not be performed on Government property. Contractor shall provide manufacturer's specification and descriptive literature for approval. Waste containers shall be US EPA and/or US DOT approved.
- Reports/Tracking Documents:
- Subcontractors: The Government must approve all subcontractors prior to contract award. Offerors shall identify all services to be performed by subcontractors. 50%

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performance is required from the Prime and as required by subcontracting clause 52.219-14.

VIII. **IDENTIFICATION BADGE/UNIFORM:** Contractor personnel are required to wear ID badges during the entire time they are on VANJHCS campuses. ID Badges must have an identification picture and state the name of the individual and company represented. Contractor personnel shall contact the COR at each campus for procedures specific to that site.

- The Contractor shall be responsible for the administration and management of all aspects of this contract. This includes responsibility for all Contractor employees, subcontracts, agents, and anyone acting for or on behalf of the Contractor.
- The government is authorized to restrict the employment under the contract of any Contractor employee or prospective Contractor employee, who is identified as a potential threat to the health, safety, security, general well-being, or operational mission of the installation and its population.
- Contractor personnel shall present a neat appearance. Contractor personnel shall be easily recognizable while on the installation in conjunction with this contract. This shall be accomplished through the wear of distinctive clothing, overcoats, rain gear, or hats, bearing the company name or logo. The coloring or design of the items selected should be such that identifies personnel easily and quickly for reasons of safety and personal protection.
- Contractor's personnel are required to read, write, speak, and understand the English language, unless otherwise specified in this contract or agreed to by the Government.

IX. **PRIVACY AND SECURITY:**

- Contractors must have a VANJHCS staff member on site at all times as this is a restricted area.
- Contractors must sign the daily log in sheet.
- Contractors do not need and shall not be allowed access to any VANJHCS personnel or VANJHCS patients Personal Health Information (PHI) or Personally Identifiable Information (PII) in the performance of the requirements of this SOW. Additionally, the contractor does not need and shall not be allowed access to VANJHCS sensitive information in the performance of the requirements of this SOW.
- The contractor shall not connect contractor-owned IT devices (laptop computer or remote connection from a contractor system) to a VA internal trusted (i.e., non-public) network. Computer certification and accreditation requirements do not apply, and a security accreditation package is not required.
- Contractors, contractor personnel, subcontractors, and subcontractor personnel shall be subject to the same Federal laws, regulations, standards, and VA and VANJHCS Directives and Handbooks as VANJHCS personnel regarding information and information system security.

X. **PARKING:** Park only in areas designated by the COR or otherwise directed by VANJHCS Police and Security Service Personnel. The Contractor shall display on each of its vehicles the company

name in a manner and size that is clearly visible. The Contractor shall conform to the posted speed limits and parking restrictions set at each VANJHCS campus.

XI. **WORK INJURIES:** The VANJHCS' Emergency Room is available for emergency treatment of job-site injuries. If any employee is injured, the person may be taken directly to the Emergency Room, but the COR must be notified by the end of the following weekday and an injury report must be filed with the VA Police. Care will be rendered at the rates established by local procedures.

XII. **INDEMNIFICATION:** It is expressly agreed and understood by the Contractor and the VANJHCS that the Contractor agrees to indemnify the VANJHCS against all liabilities, claims, penalties incident to death, bodily injuries, destruction or damage to property, contamination of adverse effects on the environment or any violation of government laws, regulations or orders, caused in whole or part by the Contractor's breach of any term of this agreement or any negligent or willful act or omission of the Contractor, its employees or subcontractors in the performance of this contract.

XIII. **AUTHORIZED SERVICES:** Only those services specified herein are authorized under this contract. Prior to performing any service or repair on a non-contract nature, the Contracting Officer and the COR must be advised of the reasons for this additional work. The Contracting Officer or his/her designee in consultation with the COR may authorize the additional services or repairs under a separate purchase authorization. Reimbursement will not be made unless prior authorization is obtained.

XIV. **SMOKING POLICY:** VANJHCS prohibits smoking, vaping, and other forms of tobacco use at all its facilities across New Jersey to better treat and protect patients.

XV. **SAFETY DATA SHEETS (SDS):** The Contractor shall provide their employees with immediate access to SDS for all substances.

XVI. **CONTRACTOR EMPLOYEES**:

- The Contractor is responsible for providing fully knowledgeable, trained technicians that are competent to meet the contract requirements.
- The Contractor or its employees are responsible for their proper protection during bulking process. Attire and Personal Protective Equipment (PPE), including respirators has to be appropriate for the hazardous condition of lab- packing, lifting, carrying, pouring, blending, moving and loading hazardous and toxic substances in limited space. Contractor employees should be enrolled in a Medical Surveillance Program that meets the standards of 29 CFR 1910 at the expense of the Contractor. Contractor furnishes and ensures good condition of all PPE for Contractor employees.

XVII. **PENALITIES AND FINES:** The Contractor shall satisfy all applicable environmental and occupational safety regulatory agencies' requirements. In the event a regulatory agency

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assesses a monetary fine against the Government for violations caused by the Contractor, the contractor shall reimburse the Government for the amount of the fine.

XVIII. **FIRE ALARM TRIP CHARGE:** If Contractor triggers a fire alarm due to negligence, inattention, or failure to properly coordinate and request system shutdown, the Contractor will be charged for actual costs incurred for Government personnel responding to the alarm. The Contractor will be liable for losses associated with disruption of facility operations. In addition, the Contractor will reimburse the Government for any fines and other costs imposed by Government, external agency, Fire Department, City, County, or State.

XIX. **LIABILITY 28.307-2:**

- Workers' compensation and employer's liability: Contractors are required to comply with applicable Federal and State workers' compensation and occupational disease statutes. If occupational diseases are not compensable under those statutes, they shall be covered under the employer's liability section of the insurance policy, except when contract operations are so commingled with a contractor's commercial operations that it would not be practical to require this coverage. Employer's liability coverage of at least $100,000 shall be required, except in States with exclusive or monopolistic funds that do not permit workers' compensation to be written by private carriers. (See 28.305(c) for treatment of contracts subject to the Defense Base Act.)
- General liability:
  - The contracting officer shall require bodily injury liability insurance coverage written on the comprehensive form of policy of at least $500,000 per occurrence.
  - Property damage liability insurance shall be required only in special circumstances as determined by the agency.
- Automobile liability: The contracting officer shall require automobile liability insurance written on the comprehensive form of policy. The policy shall provide for bodily injury and property damage liability covering the operation of all automobiles used in connection with performing the contract. Policies covering automobiles operated in the United States shall provide coverage of at least $200,000 per person and $500,000 per occurrence for bodily injury and $20,000 per occurrence for property damage. The amount of liability coverage on other policies shall be commensurate with any legal requirements of the locality and sufficient to meet normal and customary claims.