SCOPE OF WORK
CONSTRUCT "REPLACE CARPET - B2, B28, B1-1, AND B29"
PROJECT #656-26-201
ST CLOUD VA HEALTH CARE SYSTEM

A. PART I – GENERAL

1. Base Project:

The Contractor shall furnish all labor, materials, tools, and equipment necessary to remove existing flooring and install new resilient flooring and base in occupied healthcare facilities with minimal disruption, improving durability, infection control, safety, and maintainability. Work shall comply with FAR, VAAR, VA, ICRA standards, and SCVAHCS requirements. Locations include Building 2 (Floors 1 & 2), Building 28, Building 1 (Floor 1), and Building 29. Estimated approximate quantities: ~approximate 31,212 sq. ft. carpet removal and vct installation; Floor leveling and subsurface work shall be estimated to include all areas of vct install with an average approximate depth of correction of ¼" , levelness is required to be 1/4" in 10'~approximately 7,702 linear ft. of new 6″ cove base (Tarkett Johnsonite Tradition Wall Base, Style 80, Color: Fawn CB); ~400 linear ft. transition strip (Tarkett Johnsonite 80 Fawn). Contractor shall field-verify all quantities and conditions prior to installation; any discrepancies must be reported to the COR immediately. No substitutions for specified products without CO approval. Work shall be performed in full accordance with the technical specifications including, but not limited to: Sections 00 01 15, 01 33 23, 01 35 26, 01 45 00, 01 57 19, 01 74 19, 02 41 00, 02 82 13.19, 07 84 00, 09 05 16, 09 65 19, 09 68 00 (demo only), and 09 91 00 (touch-up painting). The Contractor shall execute all work in accordance with the VA provided phasing drawings and written direction, including the sequencing for Buildings 2, 1, 28, and 29. No deviations from the approved phasing shall occur without written approval from the COR and CO. Each building shall be fully completed before mobilizing to the next building, unless otherwise directed in writing.

Contractor pricing shall reflect complete execution of all work required to install VCT, carpet tile and vinyl base in the locations identified within the contract documents. The contractor shall be a reasonable and prudent bidder anticipating conditions typically found in historic buildings from the 1923 era. Substrate corrections shall be expected as required.

Provide complete flooring replacement, including all labor, materials, equipment, abatement, installation, and incidentals. Perform abatement of asbestos-containing mastic per VA Specification Section 02 82 13.19, Asbestos Floor Tile and Mastic Abatement, in full compliance with VA, OSHA, EPA, state, and local requirements (abatement, disposal, air monitoring, containment, clearance). Include all associated patching, substrate preparation, protection, disposal, and coordination to return the area to fully serviceable condition. Asbestos Abatement is required in (2) locations in the basement of building 28. Dayshift and night shift is required for this work. See the plan for additional details.

Buildings B2, B28, B1, and B29 shall constitute the Base Bid. Contractor pricing shall reflect complete execution of all work within each respective building as a single complete base bid. Deduct alternates shall not be utilized. If the Government determines that scope must be reduced, any such reduction will be handled as a descope after award through written direction by the Contracting Officer.

FORM FM-10.03A Construction Scope of Work (SOW-A) is located on SharePoint under the Forms/Policy/Publication tab at the top of the page.

2. Work includes, but is not limited to:

a. Demolition:

1. Remove carpet, padding, tack strips, adhesives, and transitions.
2. Protect adjacent finishes and fixtures.
3. Dispose of materials per federal, state, local, and VA requirements.
4. Demolition shall comply with Section 02 41 00 – Demolition, as modified for flooring-only work.
5. Within each phase complete demolition of carpet within the entire phase within 1 work shift. Prior to demoing the carpet vacuum the existing carpet with a hepa vacuum. Enclose the demo'd carpet in poly prior to leaving the construction zone/room/area.

b. Contractor shall use only the VA designated loading/unloading locations:

• B2 – Southwest of main door at the B1/B2 sidewalk split
• B1 – West end near CT mobile pad
• B29 – Northwest of B48 near the corridor access doors.
• B28 – North side between B28 and Building 111

Contractor shall remove from the VA site and dispose of all equipment and materials not scheduled to be reused. Material staging and waste containers shall be located only in the Contractor Lot see the plans for more details. No on site parking, long term staging, or equipment storage is permitted outside the designated area. Contractor allotted two 30-minute windows to load/unload; one in the morning and one in the evening.

c. Asbestos

1. **Asbestos / Hazardous Materials (Exhibit B Areas in B28 Basement):**

a. Exhibit B identifies ACM locations (e.g., mastic beneath floor tile/carpet; multiple rooms with ACM mastic; ACM floor tile/mastic in select rooms/corridors; pipe insulation/debris in ceiling penetrations/crawlspaces). Contractor shall review Exhibit B prior to demolition/flooring removal and coordinate required abatement per VA Spec 02 82 13.19. Do not disturb identified ACM until all required abatement, containment, notifications, and clearances are completed. Where adhesive removal/abatement impacts painted wall finishes, prepare/repair/paint surfaces to match existing finish conditions (Sherwin-Williams color match; VA standards). No additional cost unless authorized in writing by the CO.

Va access to B28 Room 5 and room 31 shall be maintained. Review the construction plan for details as B28 is a mix of day shift and night shift work. All ACM abatement shall strictly follow Section 02 82 13.19. Flooring work in B28 will be adjacent to ACM that will not be abated under this project. The contractor shall not disturb existing acm not identified to be abated.

d. Contractor trade(s) anticipated.

1. The contractor is responsible for the labor skill mix to perform according to the contract documents. Provide appropriate trades to perform flooring removal/installation, asbestos abatement, painting, electrical, general labor and other work required in the contract documents.

Contractor Supervisor
Contractor Supervisor/Superintendent may also serve as the Site Safety Officer. The superintendent of this project may supervise other projects on St Cloud Va campus, but must be on campus and inspect the jobsite multiple times per workday for contract compliance, ICRA, construction safety. The superintendent shall be onsite any time a contractor is working on this contract onsite (including deliveries).

e. Specify any contractor furnished and/or VA furnished equipment.

1. **Contractor-Furnished / VA-Furnished Equipment:**

a. Contractor furnishes all tools/equipment/materials necessary to complete the work.

2. **Government Furnished Property (GFP):** none.

f. New construction consists of but is not limited to:

1. Install Armstrong Fortress White VCT (no substitutions without CO approval), including substrate preparations.
2. Install Tarkett Johnsonite Traditional Wall Base, 6″, Style 80, Color: Fawn CB (no substitutions without CO approval).
3. Provide Tarkett Johnsonite 80 Fawn transition strips at material/elevation changes (no substitutions without CO approval).
4. Ensure tight seams, smooth transitions, and proper alignment.
5. Contractor shall perform all substrate moisture and pH testing per ASTM F2170, ASTM F1869, and ASTM F710, as specified in Section 09 05 16.

Nurse Station Flooring Requirements
Nurse stations in B1, B29 and the perimeter part of B2 shall remain in place and shall not be fully disassembled. B2 nurse station has 2 electrified cubicles that require temporary removal, temp storage and reinstallation by the contractor. See the plans for more details.

The basis of design is:
• Remove salvage for reinstall the lower panels, temporarily lift sections of the nurse station to install flooring beneath; support existing utilities and structures to remain.
• Remove existing flooring, prep substrate as needed.
• Provide carpet tile under nurse stations using Shaw Contract Ground Spaces Collection (24x24, non directional, medium to dark color range). Seven (7) non returnable samples shall be provided for stain testing. Final color selection shall be coordinated with VA.
• Carpet tiles shall be installed to the edge of the existing nurse station. Install transition strips between carpet tile and adjacent vct.
• Lower nurse station, reinstall panels.

6. **Cove Base Height Variations (areas as applicable):**

a. When the removed cove base is taller than the new base and removal exposes adhesive/discoloration/unfinished wall surfaces above the new base height, prepare and paint affected wall areas to achieve uniform appearance. Match existing Sherwin-Williams paint colors; perform prep/priming/painting per manufacturer recommendations and VA standards. No additional cost to the Government unless approved in writing by the CO. Wall finish touch-up shall be performed as required after cove base removal or damage from flooring operations in accordance with Section 09 91 00 – Painting (Touch-Up Only).

7. **Occupied Space Coordination:**

a. Maintain access to patient care areas, offices, corridors, and egress paths according to the contract documents. Perform disruptive work during off-hours as required per the contract documents. Provide temporary barriers, signage, icra protections, daily safety inspections, daily quality inspections and other work required by the contract documents.

8. **Infection Control & Safety:**

B2, B1 ICRA

B2-2 Second Floor, First Floor, B1 First Floor:

During Demolition:

Provide critical barriers as identified within the contract documents. Barriers shall extend to the ceiling above. Ceilings shall be maintained in the construction site to prevent dust from entering above ceiling space. All barriers shall be dust tight. The contractor shall not allow construction dust to leave the construction zone/area/room.

Provide an active means to control airborne dust from dispersing into occupied areas and/or water mist surface to control dust.

Ensure worker clothing is clean and free of visible dust before leaving the work area.

Remove, isolate or protect the air diffusers (supply and return) to protect the hvac system from dust and reduce air turbulence.

Seal doors to prevent dust migration

Contain all trash and debris in work area. Perform daily cleaning and disposal of trash (covered) from work area using an identified exit route.

Any equipment, tools, or materials removed from the work area must be in sealed containers and/or cleaned of dust and debris prior to removal from the area.

Prior to demoing the carpet vacuum the existing carpet with a hepa vacuum. Enclose the demo'd carpet in poly prior to leaving the construction zone/room/area.

Nonporous/smooth and cleanable containers (with hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area.

Install sticky (dust collection) mat at entrance of contained work area. Change sticky mat when visibly soiled.

Maintain .01 inches/water gauge negative pressurization of the entire workspace by use of HEPA exhaust air systems directly outside through existing windows. Install a differential pressure sensing device to continuously monitor and document negative pressure requirements. “Ball in the wall” devices or similar are not permitted.

Seal door to prevent dust from leaving the construction area during demo. Demo, roll, and enclose the demo’d carpet in 6mill polly within the work zone. Hepa vacuum substrate of work area and workers clothing and shoes prior to removing the enclosed carpet from the work area/room. Remove sealant from door once dust is cleaned up. Remove debris from the construction zone/area/room according to the construction documents.

After Demolition is Complete “New Work”:

Provide critical barriers as identified within the contract documents. Barriers shall extend to the ceiling above. Ceilings shall be maintained in the construction site to prevent dust from entering above ceiling space. All barriers shall be dust tight. The contractor shall not allow construction dust to leave the construction zone/area/room.

Provide an active means to control airborne dust from dispersing into occupied areas and/or water mist surface to control dust.

Ensure worker clothing is clean and free of visible dust before leaving the work area.

Remove, isolate or protect the air diffusers (supply and return) to protect the hvac system from dust and reduce air turbulence.

Seal doors to prevent dust migration

Contain all trash and debris in work area. Perform daily cleaning and disposal of trash (covered) from work area using an identified exit route.

Any equipment, tools, or materials removed from the work area must be in sealed containers and/or cleaned of dust and debris prior to removal from the area.

Nonporous/smooth and cleanable containers (with hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area.

Install sticky (dust collection) mat at entrance of contained work area. Change sticky mat when visibly soiled.

HEPA Vacuum site daily.

B28 ICRA

Demolition Non ACM abatement areas:

Provide an active means to control airborne dust from dispersing into occupied areas and/or water mist surface to control dust. HEPA air scrubber.

Prior to demoing the carpet vacuum the existing carpet with a hepa vacuum. Enclose the demo’d carpet in poly prior to leaving the construction zone/room/area.

Nonporous/smooth and cleanable containers (with hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area.

Demo, roll, and enclose the demo’d carpet in 6mill poly within the work zone. Hepa vacuum substrate of work area and workers clothing and shoes prior to removing the enclosed carpet from the work area/room. Remove debris from the construction zone/area/room according to the construction documents.

Ensure worker clothing is clean and free of visible dust before leaving the work area.

Demolition ACM abatement areas:

Provide starc wall system or equal at areas of acm abatement. This barrier is additional to the primary, secondary and any other barrier required in division 2 82 13.19 and according to ACM abatement requirements within the State of Minnesota. Barriers shall extend to the ceiling above. Ceilings shall be maintained in the construction site to prevent dust from entering above ceiling space. All barriers shall be dust tight. The contractor shall not allow construction dust to leave the construction zone/area/room. Remaining ICRA requirements per 02-82-13.19, and ACM abatement requirements within the state of Minnesota.

Provide an active means to control airborne dust from dispersing into occupied areas and/or water mist surface to control dust.

Ensure worker clothing is clean and free of visible dust before leaving the work area.

Remove, isolate or protect the air diffusers (supply and return) to protect the hvac system from dust and reduce air turbulence.

Seal doors to prevent dust migration

Contain all trash and debris in work area. Perform daily cleaning and disposal of trash (covered) from work area using an identified exit route.

Any equipment, tools, or materials removed from the work area must be in sealed containers and/or cleaned of dust and debris prior to removal from the area.

Prior to demoing the carpet vacuum the existing carpet with a hepa vacuum. Enclose the demo'd carpet in poly prior to leaving the construction zone/room/area.

Nonporous/smooth and cleanable containers (with hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area.

Install sticky (dust collection) mat at entrance of contained work area. Change sticky mat when visibly soiled.

Provide means to treat the air within the construction space such as a HEPA air filter during work.

Provide an anteroom into each ACM abatement area.

Ensure workers comply with ppe requirements and remove soiled ppe outer wear prior to existing the work zones. Shoe covers must be worn within the work zone and removed prior to exiting the work zone.

After Demolition is Complete "New Work":

Provide an active means to control airborne dust from dispersing into occupied areas and/or water mist surface to control dust.

Ensure worker clothing is clean and free of visible dust before leaving the work area.

Remove, isolate or protect the air diffusers (supply and return) to protect the hvac system from dust and reduce air turbulence.

Seal doors to prevent dust migration

Contain all trash and debris in work area. Perform daily cleaning and disposal of trash (covered) from work area using an identified exit route.

Any equipment, tools, or materials removed from the work area must be in sealed containers and/or cleaned of dust and debris prior to removal from the area.

Nonporous/smooth and cleanable containers (with hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area.

Install sticky (dust collection) mat at entrance of contained work area. Change sticky mat when visibly soiled.

HEPA Vacuum site daily. Building 28 corridors will be used daily. The contractor shall ensure that the work zone is safe for VA use before and after each contractor shift. The contractor shall leave no material,

tools, etc between shifts nor unsecure during work. Install half the floor at a time to keep a walk path from the central elevators to the east. See work shift requirements in the construction plan.

B29 ICRA

During Demolition:

Provide critical barriers as identified within the contract documents. Barriers shall extend to the ceiling above. Ceilings shall be maintained in the construction site to prevent dust from entering above ceiling space. All barriers shall be dust tight. The contractor shall not allow construction dust to leave the construction zone/area/room. Use existing walls and doors as critical barriers.

Provide an active means to control airborne dust from dispersing into occupied areas and/or water mist surface to control dust.

Ensure worker clothing is clean and free of visible dust before leaving the work area.

Remove, isolate or protect the air diffusers (supply and return) to protect the hvac system from dust and reduce air turbulence.

Seal doors to prevent dust migration

Contain all trash and debris in work area. Perform daily cleaning and disposal of trash (covered) from work area using an identified exit route.

Any equipment, tools, or materials removed from the work area must be in sealed containers and/or cleaned of dust and debris prior to removal from the area.

Prior to demoing the carpet vacuum the existing carpet with a hepa vacuum. Enclose the demo'd carpet in poly prior to leaving the construction zone/room/area.

Nonporous/smooth and cleanable containers (with hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area.

Install sticky (dust collection) mat at entrance of contained work area. Change sticky mat when visibly soiled.

Maintain .01 inches/water gauge negative pressurization of the entire workspace by use of HEPA exhaust air systems directly outside through existing windows.

Seal door to prevent dust from leaving the construction area during demo. Demo, roll, and enclose the demo'd carpet in 6mill polly within the work zone. Hepa vacuum substrate of work area and workers clothing and shoes prior to removing the enclosed carpet from the work area/room. Remove sealant from door once dust is cleaned up. Remove debris from the construction zone/area/room according to the construction documents.

After Demolition is Complete "New Work":

Provide critical barriers as identified within the contract documents. Barriers shall extend to the ceiling above. Ceilings shall be maintained in the construction site to prevent dust from entering above ceiling space. All barriers shall be dust tight. The contractor shall not allow construction dust to leave the construction zone/area/room. Use existing walls and doors as critical barriers.

Provide an active means to control airborne dust from dispersing into occupied areas and/or water mist surface to control dust.

Ensure worker clothing is clean and free of visible dust before leaving the work area.

Remove, isolate or protect the air diffusers (supply and return) to protect the hvac system from dust and reduce air turbulence.

Seal doors to prevent dust migration

Contain all trash and debris in work area. Perform daily cleaning and disposal of trash (covered) from work area using an identified exit route.

Any equipment, tools, or materials removed from the work area must be in sealed containers

and/or cleaned of dust and debris prior to removal from the area.

Nonporous/smooth and cleanable containers (with hard lid) must be used to transport trash and debris from the construction areas. These containers must be damp-wiped cleaned and free of visible dust/debris before leaving the contained work area.

Install sticky (dust collection) mat at entrance of contained work area. Change sticky mat when visibly soiled.

HEPA Vacuum site daily.

Temporary Construction Barriers

Contractor shall furnish and install prefabricated modular wall and door systems to separate construction areas from occupied spaces. Barriers shall be dust tight, fully gasketed, lockable using a Best 7 pin core, and designed for healthcare renovation environments. Systems shall be STARC or equal. Disregard statements in specifications requiring drywall or wood 1 hour rated barriers. These prefabricated systems are required in B2, B1 and B28. See the construction plan for more details.

B29, B2, B1 have areas requiring use of existing doors and walls. See the construction plan for more details.

B2 nurse station, waiting room, B1 nurse stations/reception require 6 mill poly as temporary barrier. See construction plan for more details.

1. **Protection of Patients, Staff, and Property:**

a. Maintain clean and safe environment; daily cleanup required. Do not block corridors, exits, or fire protection equipment. Contractor is responsible for any damage to VA property.

Furniture Handling Requirements

B2, B1 furniture (excludes nurse station areas) shall be removed from each phase area by the Va and relocated outside the building (not into adjacent rooms) prior to flooring work. The contractor is responsible for nurse station furniture coordination, see plan and construction documents (this sow) for more details. Contractor shall coordinate with VA staff for removal timing but remains responsible for ensuring areas are fully cleared before phase commencement.

Contractor Tools and Security

No contractor tools, materials, or equipment shall be left unattended within construction zones or in occupied spaces at any time.

Housekeeping / Turnover Durations Between Phases

The Contractor shall adhere to required housekeeping turnover durations between phases, allowing VA Housekeeping the following minimum timeframes prior to release of the next construction phase:

• B2 Floor 2 – 7 business days between each of five phases
• B2 Floor 1 – 5 days (phase 1), 5 days (phase 2), 7 days (phase 3), 5 days (phase 4), 1 weekend (phase 5), 5 days (phase 6)
• B1 Floor 1 – 3 business days between each of four phases, plus 3 days prior to commencement of contractor work.

B2 Floor 2 – Hatched Areas
The two identified hatched areas on B2 Floor 2 shall be completed in 4 hour work periods on weekend afternoons (Saturday, noon–4 PM), classified as occupied construction. Work shall occur concurrently with an active phase and shall not extend the overall project duration.

Work Hours Requirements
Contractor shall perform work during nights, weekends, or off hours when required to maintain safe patient operations, including but not limited to:

- Building 2 second floor (except hatched area) weekday work 8am-430, hatched area (see construction plans) weekend work in 4.5 hr work shifts 12pm – 4:30p.
- Building 2 First floor day work, waiting room and 2 phase nurse station weekend work. East side nurse station and waiting room cannot be completed at the same time.
- B1 Floor 1 – All contractor work during week day 8am – 430pm
- B28 – See construction plan. ACM areas require weekday (8am-430p) and night work (5pm-1:30am), corridor work night work (5pm-1:30am).
- B29 Room 6 – All work in one weekend Friday 6pm – Sunday 4pm.

i. Project Scope Adjustments:

No project deducts or deduct alternates are included. Any Government-directed scope reduction will be handled after award through written direction by the Contracting Officer.

j. Other:

1. **Additional No-Cost Allowance (Facility-Wide Use):**

a. Include, at no additional cost to the Government, allowance for: up to 500 sq. ft. of demolition, disposal of existing vct or carpet, subsurface prep including leveling compound, additional VCT flooring; 150 lf of 6″ cove base; 90 lf of transition strip. Conditions: materials must match Section 2.3 specs (Armstrong Fortress White VCT; Tarkett Johnsonite 80 Fawn CB base; 80 Fawn transitions); work may occur anywhere within SCVAHCS deemed necessary by the COR; VA will provide at least ten (10) business days notice prior to execution; the additional 500 sq. ft. shall not require asbestos abatement; all work shall comply with infection control, safety, and requirements in this SOW.

2. **Exhibit B: Identification of Asbestos-Affected Areas (B28 Basement):**

a. Refer to Exhibit B (Exhibit B_656-26-201_3-5-2026) for specific ACM locations and follow all abatement coordination and paint restoration requirements stated above under Asbestos / Hazardous Materials.

4. **Period of Performance (PoP):**

a. Defined in contract; work begins on Notice to Proceed (NTP); no changes without written CO authorization. Period of Performance is 575 calendar days

5. **Inspection & Acceptance:**

a. COR will inspect work; acceptance based on compliance with SOW, manufacturer requirements, and contract documents.

6. **Warranties:**

a. Manufacturer warranties for flooring, base, and transition; minimum one-year workmanship warranty. Refer to specifications for VA required warrantees.

7. **Standards & Regulations:**

a. FAR, VAAR; VA Infection Control policies; OSHA; NFPA Life Safety Code; local SCVAHCS requirements. Contract Documents.

8. **Points of Contact:**

a. Contracting Officer (CO): As identified in the contract.
b. Contracting Officer's Representative (COR): As identified by the CO.

A. Anticipated Schedule:

Contract award	D
Kickoff Meeting	D+ 7
Notice to Proceed	D+ 10
Submittals Submissions	D+ 10
Badging Submissions	D+ 10
Mobilization	D+ 73
Construction Start	D+ 76
Construction Complete	NTP+ 575

The anticipated substantial completion of the project is 564 calendar days after Notice to Proceed (NTP), consistent with the maximum contract duration (POP) of 575 calendar days.

B. Cost Range

The anticipated cost range for this project is between $500,000 and $1,000,000.

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