

SCOPE OF WORK
“CONSTRUCT/REPLACE BUILDING 50 MECHANICAL ELECTRICAL AND
PLUMBING SYSTEMS BASEMENT”
PROJECT #656-19-309
ST CLOUD VA HEALTH CARE SYSTEM

A. PART I – GENERAL

1. **Base Project:** The Contractor shall furnish all labor, materials, tools and equipment required to accomplish the Construct/Replace Building 50 Mechanical Electrical Plumbing Systems Basement project per construction drawings and specifications. This project shall be accomplished per 100% construction drawings and 100% construction specifications. This project involves, but is not limited to, replacement of aging and end-of-life HVAC systems in the basement of Building 50 with current technology and in accordance with the current VA design standards. This equipment includes, but is not limited to chillers, air handlers, heat exchangers, convectors, VAV’s, controls, lighting, steam condensate piping, flash tanks, domestic water piping, pumps.

2. **Deducts:**
 - a. There are no prescribed deducts to this project.

3. **Work includes,** but is not limited to:
 - a. Demolition: Demolition will involve assemblies as indicated on the contract documents, shop drawing coordination and as required for means and methods for coordination of new assemblies.
 - b. Contractor shall remove from the VA site and dispose of all equipment and materials not scheduled to be reused.
 - c. The following trades are anticipated to work on site:
 - a. Architects and Engineers
 - b. Construction Supervisor
 - c. Structural and hole boring
 - d. Pipefitters/Plumbers
 - e. HVAC

- f. Electrical
- g. Ceiling installers
- d. Contractor will furnish all equipment necessary to complete project. VA will not furnish any equipment to for this project.
- e. Construction consists of but is not limited to: Sub-basement and basement levels of Building 50. Some construction activities also on the first, second and attic levels of Building 50.
- f. Contractor to expect the majority of work during business hours, with limited work prior to business hours, off business hours, and weekend work during this contract. The contractor is required to plan their means and methods and their scheduled work according to the contract documents.
- g. Contract working hours are 8:00 AM to 4:30 PM Monday through Friday, excluding Federal Holidays.
- h. Contractor shall include off hours time based on impact to healthcare operations. Unless specifically indicated on the construction documents, all utilities shall remain operational during VA business. Contractor shall plan accordingly.
- i. This project requires special attention to phasing, scheduling, off-hours work, maintaining construction barriers including Infection Control Risk Assessment (ICRA) requirements, coordinating work with VA occupied and unoccupied space, and protecting existing conditions.

B. Anticipated Schedule:

| | |
|-----------------------------|---------------------|
| Contract award* | D |
| Pre-construction conference | D+21 calendar days |
| Badging Process | D+69 calendar days |
| Notice to Proceed | D+70 calendar days |
| Construction start | D+75 calendar days |
| Construction completion | D+315 calendar days |

The anticipated substantial completion of this project is 245 calendar days after “Notice to Proceed” (NTP).

C. Cost Range

The anticipated cost range for this project is between \$2,000,000 and \$5,000,000.

--- E N D ---