

**ATTACHMENT C**

**RFP - SCOPE OF SERVICES**

**Maternity Finish Upgrade**

**SLB 1st & 2nd floors**

Control Number: [Insert Control Number]

RFP Release Date: February 16th, 2022

RFP Due Date: March 4th, 2022

Richmond University Medical Center

355 Bard Avenue

Staten Island, NY 10310

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Construction

 The hospital is planning to upgrade interior finishes within 23 maternity patient rooms on floors 1 & 2 of the SLB building. To accomplish this, a phased room shut down will need to be initiated dependent on the patient census. The plan as of now is to close 4 contiguous patient rooms at a time which leads us to a total of 6 phases. Each phase is anticipated to last 2 weeks in duration.

Work within patient rooms is: (but not limited to, see architectural drawings for full scope

* + Remove patient room door and replace with new, re-use hardware
	+ Remove all patient room flooring & replace with vinyl plank flooring
	+ Patch all Gyp. Bd walls to receive new paint.
	+ Remove ceiling tiles, light fixtures, etc. and replace with new, ceiling grid to remain and receive coat of paint, any damaged grid components must be replaced in kind.
	+ Remove and replace all millwork, patient lockers, HVAC enclosures, etc.
	+ Remove all electrical outlets from headwall, bring circuitry back up to ceiling to feed new Amico headwalls. Medical gases to remain as is. Install Amico headwall system, purchased and supplied by RUMC. Contractor to receive delivery and coordinate installation.

Work within patient toilets is:

* + Strip all floor and wall tile from toilets, replace with new.
	+ Remove and replace all toilet fixtures, shower base & millwork with new.
	+ Replace all light fixtures, mirrors, grab bars.

 The maternity room interior upgrade is fundamentally a finishes change with no intended impact to building services requiring major shutdowns other than electrical circuitry which is conducted at the breaker panel serving the rooms.

1. **Specifications**
	1. Specifications are as noted on the architectural construction documents prepared by Stantec consulting services, dated 01-24-22
	2. Drawings:

C-000.01 Cover Sheet

A-000.00 Project Standards

A-001.00 Standard mounting heights

A-120.00 Demolition plan

A-130.00 Construction plan, door schedule

A-140.00 Reflected Ceiling plan

A-150.00 Power, Data, nurse call and FF&E plan

A-400.00 Fire stopping details

A-401.00 First floor typical A1 patient room and toilet room

A-402.00 First floor typical A2 patient room and toilet room

A-403.00 First floor typical B1 patient room and toilet room

A-404.00 First floor typical B2 patient room and toilet room

A-405.00 Second floor typical C1 patient room and toilet room

A-406.00 Second floor typical C2 patient room and toilet room

A-407.00 Second floor typical patient room and toilet room

A-408.00 First floor Typical enlarged toilet plans

A-409.00 Second floor typical enlarged toilet rooms

A-501.00 Millwork Details

A-502.00 Millwork Details

A-601.00 Finish Schedule

* 1. Headwall Drawings: Prepared by Amico - Richmond Hill, Ontario

#01 Room type 1 & type 2

#01.1 Room type 1 & type 2

#2 Room type 3

#2.1 Room type 3

#03 Room type 4

#03.1 Room type 4

* 1. Phasing floor plan - preliminary: Prepared by RUMC facilities department

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1. **Schedule Requirements**
	1. It is anticipated that each phase of 4 rooms will take 2 weeks.
2. **Fee Structure**
	1. Lump Sum
	2. All invoices must be submitted to Facilities Department no later than the 5th day of every month.
3. **List of Design/Construction Components**
	1. Architectural
		1. As delineated on architectural drawings
	2. Structural
		1. N/A
	3. Specification Writing
		1. N/A
	4. Cost Estimating
		1. N/A
	5. Construction Administration
		1. N/A
4. **Construction Enclosures**
5. Provide temporary partitions and ceilings to separate work areas from Owner-occupied areas, to prevent penetration of dust and moisture into Owner-occupied areas, and to prevent damage to existing materials and equipment
6. All enclosures must comply with RUMC infection control and life safety protocols.
7. Provide edge guard panels or equal sheet materials with closed joints and sealed edges with existing surfaces
8. Provide sticky mats as needed to remove construction dust/debris from travelling.
9. Provide negative air pressure as needed
10. Provide HEPA air scrubber filtration machines as needed. MiniForce II by Omnitec Design or equal.
11. All hospital return air ducts in or near work areas is to be temporarily blocked or screened off as required.
12. **Security**
13. All work areas must comply with RUMC Security protocols.
14. Access in and out of all designated work areas must be coordinated with Facilities Department.
15. **Infection Control**
16. *Richmond University Medical Center – Infection Control Risk Assessment – Matrix of Precautions for Construction & Renovation* will be provided.
17. All work areas must comply with RUMC Infection Control protocols.
18. **Life Safety**
19. *Richmond University Medical Center - Interim Life Safety Measures – Safety Manual* will be provided.
20. All work areas must comply with RUMC Life Safety protocols.
21. **Vehicular Access and Parking**
22. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles
23. Coordinate access and haul routes with governing authorities and Facilities Department.
24. Provide and maintain access to fire hydrants and oxygen storage tanks, free of obstructions.
25. Existing RUMC parking areas may not be used for contractor/vendor parking.
26. **Waste Removal**
27. Provide waste removal services as required to maintain the work area in clean and orderly condition.
28. Provide container with lids. Remove debris from site periodically.
29. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authority having jurisdiction