SAN MIGUEL FIRE & RESCUE

# STATION 14 FLOORING PROJECT

## INVITATION FOR BIDS ("IFB") - SCOPE OF WORK

3255 Helix Street, Spring Valley, California 91977

PROJECT INTENT: Remove existing carpet/VCT and base, prepare the existing concrete slab, and provide a finished polished concrete flooring system with new black rubber wall base and required transitions. Work shall be scheduled and coordinated to maintain normal fire station operations and accommodate firefighter work and sleep/rest periods.

## 1. PROJECT OVERVIEW

San Miguel Fire & Rescue is inviting bids from qualified flooring/concrete polishing contractors to complete the Station 14 Flooring Project. The work consists of removal of existing carpet and VCT in the identified interior areas, preparation and polishing of the existing concrete slab, installation of new black rubber wall base, and installation of required flooring transitions. The selected contractor shall provide the labor, supervision, equipment, materials, disposal, and incidentals necessary to complete the flooring work described below.

## 2. ESTIMATED PROJECT QUANTITIES

| Item | Work Component | Approx. Quantity |
|---|---|---|
| 1 | Polish existing concrete / areas exposed after flooring removal | 2,529 SF |
| 2 | Remove and dispose of existing VCT | 292 SF |
| 3 | Remove and dispose of existing carpet | 2,277 SF |
| 4 | Remove and dispose of existing wall base | 792 LF |
| 5 | Furnish and install new black rubber wall base | 792 LF |
| 6 | Furnish and install flooring transitions | 26 LF |

*Quantities are approximate and are provided for bid comparison. Contractor shall field-verify dimensions and existing conditions before submitting a bid.*

## 3. DETAILED SCOPE OF WORK

The work shall include, at a minimum, the following:

- Field verify all areas included in the project and coordinate the work limits with the District before mobilization.
- Remove existing carpet in the project areas, including tack strips, adhesives, fasteners, and other materials associated with the existing flooring system.
- Remove existing VCT in the project areas, including adhesive and related flooring materials.
- Remove existing wall base in areas receiving new base. Remove residual adhesive and prepare wall surfaces sufficiently for installation of the new base.
- Legally haul away and dispose of all flooring demolition debris generated by the contractor.
- Mechanically prepare the existing concrete slab as normally required for polishing, including removal of flooring adhesive/residue and localized preparation necessary to achieve a serviceable finished surface.
- Grind, hone, densify, and polish the exposed concrete using a commercial polished concrete system appropriate for an interior fire station. Contractor shall identify the proposed final grit/finish level and products in its bid.
- Patch minor holes and surface defects directly associated with removal of the existing flooring when reasonably necessary to complete the polished finish. Significant slab repair, extensive patching, moisture remediation, or other concealed conditions are not part of the base scope and shall not be performed without prior written District authorization.
- Furnish and install new 4-inch black rubber wall base throughout the project areas where existing base is removed, unless otherwise directed by the District.
- Furnish and install compatible transitions/reducers at changes in flooring material, doorways, and other locations required to provide a complete and safe installation.

- Remove contractor-generated debris and perform routine cleanup of the immediate work areas at the completion of the work in each scheduled area. Final professional cleaning of the station will be performed separately by the District and shall not be included in the contractor's bid.

## 4. POLISHED CONCRETE PERFORMANCE / FINISH EXPECTATIONS

- The finished floor shall provide a clean, durable, professional appearance suitable for an active fire station. The District understands that existing concrete may contain natural variation, cracks, previous penetrations, staining, aggregate variation, or other characteristics that remain visible after polishing.
- The contractor shall identify any areas where existing slab conditions are expected to materially affect the finished appearance before proceeding with final polishing.
- The completed floor shall be smooth and cleanable without creating an unreasonably slippery walking surface under normal interior use.
- Products shall be installed in accordance with manufacturer requirements. Provide basic product and maintenance information at project completion.

## 5. WORK SCHEDULING AND FIRE STATION OPERATIONS

- Station 14 is an active, continuously operating fire station staffed 24 hours a day. The contractor shall plan and sequence the work so the project can proceed efficiently while allowing firefighter crews to maintain normal station operations, including established sleep and rest periods.
- Contractor shall coordinate the timing of work, daily access, work areas, temporary room closures, and noise-producing activities with the District's project representative. Particular attention shall be given to grinding, demolition, and other high-noise activities that could interfere with firefighter sleep/rest periods.
- Contractor shall maintain safe pedestrian access and shall not block apparatus response routes, station exits, or required life-safety access. Emergency response capability shall be maintained at all times.
- Contractor shall coordinate in advance with the District when specific rooms or areas must be cleared or temporarily taken out of service and when those areas may be returned to normal use.
- Work is anticipated during mutually agreed daytime hours. The District and contractor will coordinate the daily work schedule to minimize disruption to station operations and crew sleep/rest periods. After-hours work is not required unless separately approved by the District.

## 6. DUST, NOISE, AND SITE PROTECTION

- Concrete grinding and polishing equipment shall use integral or connected dust-collection systems appropriate for the work.
- Provide reasonable temporary protection at active work areas to limit migration of construction dust into occupied portions of the station.
- Protect adjacent walls, doors, cabinets, fixtures, equipment, and finished surfaces from damage caused by the contractor's operations.
- Coordinate with the District regarding nearby HVAC supply or return openings before grinding and polishing. Any HVAC isolation or system adjustments will be coordinated with District personnel.
- Any damage caused by the contractor shall be repaired or replaced at the contractor's expense.

## 7. FURNITURE, EQUIPMENT, AND OWNER COORDINATION

- The District will relocate movable furniture, appliances, and District equipment from scheduled work areas. Contractor shall provide reasonable advance notice identifying the areas that must be cleared and the anticipated timing of the work.
- Moving or storage of District furniture, appliances, lockers, or equipment is not part of the contractor's base scope.
- Coordinate work sequencing with the District so affected areas can be cleared before work begins and returned to service as soon as practical after completion.

## 8. UNFORESEEN CONDITIONS AND CHANGE WORK

If significant concealed slab conditions are discovered after flooring removal, the contractor shall document the condition and notify the District before performing work beyond normal preparation. Additional work requires prior written District authorization.

## 9. PROJECT CLOSEOUT

- Remove contractor equipment, temporary barriers, unused materials, and debris from the site.
- Perform routine cleanup of contractor-generated dust and debris in the immediate work areas. Whole-station janitorial or professional post-construction cleaning is excluded and will be performed separately by the District.
- Provide care and maintenance instructions, product information, and applicable warranties.
- Complete punch-list corrections identified by the District before final acceptance.

## 10. MANDATORY JOB WALK / SITE VISIT

Attendance at the District-scheduled pre-bid job walk/site visit is mandatory for all bidders. Each bidder must attend the job walk and sign the official District sign-in sheet. Bidders that do not attend and sign the official sign-in sheet will not be eligible to submit a bid. The mandatory job walk will provide bidders the opportunity to verify approximate quantities, site access, work scheduling constraints, existing flooring conditions, wall base conditions, transitions, visible slab conditions, and the operational requirements of an active fire station. The IFB will identify the date, time, meeting location, and District contact for the mandatory job walk.