

# **WISCONSIN DEPARTMENT OF VETERANS AFFAIRS**



## **Request for Architectural and Engineering Services**

**Flooring Replacement – Ainsworth 2<sup>nd</sup> Floor,  
Marden Multipurpose Room  
Wisconsin Veterans Home - King**

**January 2014**

**DFD Project No. 14L1P**

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## **Project Background and Purpose**

The Wisconsin Veterans Home at King (Home) serves the long term care needs of 721 aged and disabled veterans and their eligible dependents. The Home was established in 1887 by the Grand Army of the Republic. The Home has grown and developed over the past 127 years.

Ainsworth Hall second floor is dedicated to the care of members with Alzheimer's and dementia. This population has a high incidence of incontinence. Over the past 20 years the Flotex flooring, similar to carpet, has been compromised by incidents of incontinence. It is the one area on campus that generates "urine-smell" comments from visitors, members and staff due to the absorbent nature of the Flotex. A DFD project was completed in 2013 which replaced the Flotex on first floor with resilient flooring and has been very successful.

The Marden Activities Center was constructed in 1971. The wood parquet floor in the multipurpose room is original to the building. The tiles are adhered to a concrete floor which has an open space below it. As a result humidity and age have damaged and loosened tiles causing safety concerns. During humid weather, some of the tiles raise up as much as a ¼" causing a tripping hazard. The floor has been sanded once and some of the tiles are now only 3/8" thick. It cannot withstand another sanding

## **Project Description**

This project will replace all the flooring on the second floor of Ainsworth Hall, approximately 15,060 square feet and in the Marden multipurpose room, approximately 2,100 square feet. ACM is assumed in the mastic under the wood parquet flooring. The project will include design by an AE, all labor and materials for the removal of the existing flooring, preparation of the existing floor surface for new flooring, and material to complete the work. It will also include new vinyl cove base throughout the project.

The flooring replacement in Ainsworth will be limited to only 2 or 3 member rooms at a time. Special accommodations will need to be made as all of 2<sup>nd</sup> floor is occupied.

## **Scope of Services**

All services shall be in accordance with DSF's "[POLICY AND PROCEDURE MANUAL FOR ARCHITECTS/ENGINEERS & CONSULTANTS](#)" (Version in effect at the time of execution of the AE Professional Services Agreement.).

**Scope and Deliverables:**

- Provide flooring options for the project that are appropriate for health care applications. The new flooring in Ainsworth will be a decorative commercial grade resilient flooring designed for health care use and safety in mind. A commercial grade plank flooring will be installed in the Marden multipurpose room.
- Develop Preliminary and Final design documents for removal of existing flooring, preparation of floors and installation of new flooring and cove base.
- The consulting team shall provide construction oversight and administration services for the flooring project.

**Consultant Qualifications**

The consulting team should have experience within the last 5 years in the design and construction of flooring for a health care facility. A/E’s should clarify this experience in their letter of interest by describing the project scope, size, construction value, date completed. A/E’s should also indicate, where possible, Prime and sub-consultant team members, and the experience of sub-consultants with similar projects.

**Proposed Project Schedule**

AE Selection	Dec 2014
Preliminary Design Submittal	Apr 2015
SBC Authorization	Jun 2015
Final Design Submittal	Aug 2015
Bid Opening	Oct 2015
Construction Start	Feb 2016
Substantial Completion	Feb 2017

**Preliminary Project Budget**

Construction	\$
Asbestos Abatement	\$
Contingency	\$
AE Fees	\$
DFD Fees	\$
<b>Total Preliminary Project Budget</b>	<b>\$300,000</b>

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