



# Department of Veterans Affairs

VA Medical Center  
1201 NW 16<sup>th</sup> Street  
Miami, FL 33125

## **STATEMENT OF WORK (SOW) FOR DESIGN-BUILD SERVICES**

June 15, 2018

**Project Title: DB Construct 500 Space Parking Garage**  
**Project Number: 546-132**

### **I. GENERAL INFORMATION**

Work is to be performed for the Veterans Health Administration at the Medical Center in Miami, Florida.

This project will construct a parking garage on the main medical campus the Bruce W. Carter Miami VA Medical center. The parking garage will be able to accommodate 500 spaces net. This will include the design and construction including the necessary security measures, cameras, lighting, plumbing, fencing, pavement markings or other items considered superior and available at the time of construction and or design to construction a fully functional garage. This project involves design and construction (Design/Build) of a garage parking with a capacity of 500 stalls with safety fences for fall protection in upper levels and security monitoring system at the main hospital. The design and construction of the garage shall be expandable to accommodate for future expansion of the garage up to 750 spaces.

The construction will take place on government owned land at the Medical Center Campus or auxiliary parking area. The Contractor will need to provide a cost proposal based on the Scope of Work.

### **II. SCOPE OF WORK**

#### **1. General Requirements:**

Provide all labor, materials, tools and equipment, and design-build services necessary for design and construction of the project described below and other specific tasks as further defined by this SOW. Both design and construction services are parts of this project. The contractor will hire a Certified Independent Third-Party Safety Professional (CITP) for

the review of the design documents for compliance with national and local codes, standards, federal and state regulations. The CITP review will be documented by stamped/ sealed drawings by a registered professional engineer from the state of Florida.

Work includes, but is not limited to:

Professional services (geotechnical, civil, structural, mechanical, electrical, plumbing, and architectural), general demolition and construction, interior and exterior alterations, mechanical and electrical work, control and communications, utility systems and necessary removal of existing structures.

## **2. Project Requirements:**

The scope of work for this project consists of furnishing, installing, and removing the following:

- The design of a parking garage to be able to accommodate no less than 500 parking stalls net with expendable capability of up to 750 stalls.
- The design needs to include at least two elevators and three stairwells for ingress / egress for pedestrian access to meet ADA and safety code requirements.
- The design needs to include all life safety items but not limited to fire sprinklers, fire alarm, lighting, and security surveillances cameras to match existing MIA VA Police. These items need to be compatible and tied to the existing Miami VA system. The current parking lot has emergency remote stations that need to be relocated.
- The design needs to include the following items as plumbing and electrical to be tied to existing MIA VA utilities.
- The design needs to include the following finish: parking stall striping, signage, paint, and perimeter landscaping.
- The garage shall also include 3 charging stations for electrically powered vehicles, with either vehicle specific or universal charging connection for most electric vehicles.
- The design shall include installation of security cameras based upon the existing system. Pelco / Delphi One Systems Corp 7311 N.W. 12th Street #16 Miami, Florida 33126 (786-258-1359) or equal.
- The design shall include fire sprinklers, and fire alarm system based upon the existing systems. Typical limited coverage areas as defined by NFPA and the VA FPDM. SimplexGrinnell or equal.
- The loading for the new garage with two elevators to be around 300 amps at 480 volts. The spare breaker (Square D) 400 amps/480 v located at the 3<sup>rd</sup> floor Utility Building.
- No emergency power required
- Follow the VA's crane safety plan/guidebook by the Capital Asset Team. Please provide a copy of the noted VA Crane Safety Plan/Guidebook.
- Only two design submission (50 and 100) % are required.

- No gate control necessary
- Suicide fencing – two stairwells instead of three.
- Need to post permits in accordance with MVAMC Safety Office and Infection Control Department.
- Use a consultant for conducting Risk Analysis and to provide any previous Risk Analysis on the A/E.
- The cameras need to be Pelco or equal between 10 to 12 per floor and needs to be tie-in to the existing VA Police System. Also, each floor needs to have pole or wall mount call system w/strobe. The VA Police utilize the model Connectivity-A144 by EKNO Supply
- The existing green areas or landscaping damaged by the PG construction needs to be replaced after construction is done.
- Under Section A.4 Design Build Statement of Work, Part III Design and Document Requirement, Subsection 3d Design Review Submissions it refers to providing 3 hard copy sets of drawings for each review submission package. Provide full sets.
- No fire watch required apply only inside the Building
- Notify the COR and cc the CO of any activity outside the working hours. A VA representative should be always present.
- An independent third-party reviewer (PE FL licensed) is mandatory.
- The site location is the NW corner of the West Parking Lot.
- All Physical Security Guidelines, including building setbacks for blast design to be incorporated into the design.
- Work performed inside comm. rooms need to be supervised by VA IT personal
- The latest Pelco not less than 2 MP, b- provide PZT and a VA Police Rep (Officer Valdez) will provide locations. The new system needs to match existing system and needs to be installed by a Lenel certified tech, f- the cameras should be including on the design.
- The Master Construction Specification site is <https://www.cfm.va.gov/til/spec.asp>
- No permitting required.

### **III. DESIGN AND DOCUMENT REQUIREMENT**

#### **1.Design Requirements - Compliance with codes and standards.**

- a) Project design shall be in compliance with applicable standards and codes described in VA Program Guides and design materials included or referenced in the solicitation materials
- b) In the design of new building and alteration work under this contract, the DB team shall consider FBC, DERM and Federal Regulation requirements as well as VA TIL specs requirements.
- c) The DB team shall provide prompt, written notification to the Contracting Officer concerning conflicts with, or recommended deviations from codes, laws, regulations, standards, and opinions of review officials as described above. No work altering OR increasing the scope of this contract shall be undertaken prior to receipt of written approval from the Contracting Officer.

- d) The DB contractor AE team shall be responsible for performing all necessary inspections, geotechnical survey and site survey visits as required to successfully complete the scope of this project.
- e) The VA has a limited amount of documentation on existing construction and remodeling work at this facility. This documentation is available to the DB contractor in its original format for their use on this project. The VA assumes no liability for any of the documentation provided to the DB contractor on this project; the DB contractor assumes all liability and risk in using and relying on this information in the preparation of the RFP, development of the construction design and execution of the construction work. The DB contractors AE Team shall field verify VA furnished drawings to insure A&E design is accurate. It is the DB Contractor A&E Team's responsibility to determine existing conditions and to base the design on this information
- f) Contractor shall follow the latest VHA Construction Safety Guidebook as well as the Capital Asset Management Guidebook. Construction can raise potential safety and health risks; therefore, it is critical that proper safety procedures are followed. Up-front planning is critical. Safety and Infection Control staff should be involved during the design phase of construction projects to minimize any potential hazards as a result of construction. Planning should include any Interim Life Safety Measures (ILSM) that may need to be put in place due to construction impact.
- g) G) Contractor shall have a Safety Manager, and a competent person that can address a Safety Plan to be submitted in the specifications, and monitor safety conditions throughout the entire design build process.
- h) 10% bid deduct alternates shall be designed into this project and must be specifically detailed on the submittals.

## **2. Design Review Meetings:**

- a) A review meeting to resolve design issues, will be held for each design review package submitted. The meeting will include discussion of VA comments on functional relationships, technical peer review comments (by others) and safety procedures during construction.
- b) Participants will include VA Staff and DB team members as appropriate for the specific package to be reviewed and others.

## **3. Design Review Submissions:**

- a) The Design-Build Team A/E (DB A/E) shall prepare and submit complete construction documents for review and approval by the VA in accordance with standard professional practice and prevailing codes.
- b) All submission packages will be reviewed at **(50%)** and **(100%)** completion stages. Each subsequent review submission packages will incorporate the previous review comments. If any package is not complete for the required stage a post review may be required the cost of which will be at the expense of the DB

Team. The (100%) set of drawings will be the final set of drawings that will be used for construction and stamped by engineer and architect of record.

- c) The project design phase will consist of **150** days.
  - (1) From the Notice to Proceed, DB contractor shall submit 50% drawings within **60** calendar days. The VA will have **10** calendar days to review the drawings and return them to the DB contractor.
  - (2) DB contractor shall submit 100% drawings which incorporates the VA comments from the 50% submission within **60** calendar days. The VA will have **10** calendar days to review the drawings and return them to the DB contractor. The DB contractor then will submit a final set of drawings for construction within **10** calendar days.
- d) Each review submission package shall include 3 hard copy sets and 3 CAD sets on CD-ROM. The package will include an index of drawings (by sheet number and title). specifications (by section number and title) submitted, and estimated cost estimates broken down by labor and materials, markups, etc. The packages shall be send to the Contracting Officer.
- e) Upon Contractor review of the VA Technical Information Library (**TIL**) Specifications and Design Guidelines associated with the Project Scope of Work, the Contractor shall be responsible to prepare and submit for Government review and acceptance a full set of specifications (3 hard copies, 3 electronic), specific to the project, from the Master Specifications located in the TIL. The Specifications shall be contractor modified to include VA Guidelines and Code requirements consistent with NFPA, IBC, FBC, FGI Guidelines for Design and Construction of Health Care Facilities, 2010 edition,
- f) In addition to the Project Specific Specifications, the Contractor shall submit a binder of product cut sheets, MSDSs, and all required Contract submittals.
- g) A review cycle consists of:
  - (1) The VA's receipt of the design review submission package.
  - (2) The review meeting,
  - (3) DB teams receipt of comments from the VA, either electronically, by fax, or by hard copy delivery.
- h) Coordination of the review meeting schedules will be the responsibility of the VA Project Manager/COR (for the VA) and the DB Team Project Manager (for the DB Team).
- i) Contractor will be responsible to submit as-build CAD drawings at the end of the project reflecting the new floor layout changes to the VA Engineering office as part of the close out documents.

#### **4. Electronic Media:**

- a) Design review submission drawings and final Construction Document submission drawings will be executed in electronic format AutoCAD version 2016 or backwards compatible format.
- b) Design review submission specifications, final Construction Document submission specifications and other 8 1/2 by 11 formatted material will be executed in electronic format Microsoft Word
- c) The specifications included shall be available to the DB team in electronic format in Microsoft Word, for use in preparing the construction specifications.
- d) The construction record drawings shall be completed in at least AutoCAD version 2016 and backward compatible format. Designer/contractor will submit an AUTOCAD copy (as build drawings) after the completion of the project and before closing out to the VA for engineering records and update tracking purposes.
- e) Construction shop drawings are not required to be completed in AutoCAD.

#### **5. Professional Licensing:**

- a) The DB A/E who prepares the construction documents shall be a professional architect and /or engineer licensed in the state in which the design work is completed.
- b) The professional seal indicating such license by the state shall appear on the final construction documents. The architect / engineer whose seal is shown will be known as the Architect / engineer of Record. The DB A/E shall certify compliance with the VA RFP and all applicable codes.

#### **6. Approved Construction Documents:**

- a) The final construction document submission package will be submitted by the DB team for approval by the VA after completion of the 100% review cycle for the final package to be submitted by the DB team. The VA will have 15 days to take approval action.
- b) The final construction documents submission package will include a full set of construction documents including all disciplines/packages.
- c) The final construction documents submission package will incorporate all VA supplied comments from the earlier submission package reviews and will comply with the VA requirements.
- d) If the final construction documents submission package is not complete a post submittal may be required, the cost of which will be borne by the DB Team.

#### **7. Construction Drawing Preparation:**

Mandatory material and equipment schedules and details may be indicated either on the drawings or in the specifications, at the option of the DB team. The construction drawings shall include a coordinated set of the following (if applicable to the project).

- a) Structural drawings including framing plans, schedules, and details including general notes and all calculations.
- b) Architectural drawings including floor plans, elevations, wall sections, reflected ceiling plans, and other details.
- c) Fire protection including general notes calculations and all related calculations.
- d) Control drawings providing sequence of operation for all equipment.
- e) Electrical drawings including site demolition plans, site, floor and roof plans (power, lighting, and other systems), one-line diagrams, panel schedules, equipment schedules, light fixture schedules calculations and details
- f) Asbestos abatement drawings including site demolition plans and floor plans indicating asbestos abatement method.

## **8. Construction Specifications:**

Project specifications shall include specifications for all products, materials, equipment, methods, and systems shown on the construction drawings in accordance with standard professional practice and the VA requirements. The specification submitted for review shall include:

- 1. The name of the manufacturer, the product name, model number, or other identification as appropriate to clearly identify the product that will be used in the construction of the project;
- 2. Other data as appropriate to clearly identify the product that will be used in the construction of the project i.e. shop drawings, product data, and samples as required by the VA documents; and
- 3. The required stamp of the licensed architect or engineer of record will be considered as certification of compliance with the project's requirements.

## **9. VA Master Specifications Sections related to the project:**

Primary Engineering and Technical Disciplines: Division 01, Division 02 Existing Conditions, Division 03 Concrete, Division 05 Metals, Division 07 Thermal and Moisture Protection, Division 08 Windows and Doors, Division 09 Finishes, Division 10 Specialties, Division 14 Conveying Equipment, Division 21 Fire suppression, Division 22 Plumbing, Division 26 Electrical, Division 27 Communication, Division 28 Electronic Safety and Security, Division 31 Earthwork. This is not all inclusive and others may apply.

## **IV. CONSTRUCTION REQUIREMENTS**

Contractor shall follow the latest VHA Construction Safety Guidebook as well as the Capital Asset Management Guidebook:

- 1. Develop a plan detailing project specific fire-safety measures.
- 2. Develop a plan detailing project specific interim life safety measures for all phases of

- constructions.
3. Maintain site and building access free and unobstructed to facility emergency services.
  4. Separate temporary facilities from existing buildings and new construction by appropriate distances.
  5. All temporary construction partitions must meet fire-safety requirements.
  6. Temporary heating and electrical installations must comply with OSHA 1926, NFPA 241 and NFPA 70.
  7. Means of egress shall not be blocked.
  8. Egress routes for construction workers must be maintained free and unobstructed.
  9. Contractor furnished fire extinguishers must be provided and maintained in construction areas and in temporary storage areas.
  10. Flammable and combustible liquids must be stored, disposed and used in accordance with OSHA 1926, NFPA 241 and NFPA 30.
  11. All Hazardous materials shall be disposed of in accordance to VA TILT Specs Requirements.
  12. DB Contractor shall be responsible for compliance with DERM requirements.
  13. Existing fire protection must not be impaired. Provide fire watch for impairments more than four (4) hours in a 24-hour period.
  14. Prevent accidental smoke detector operation.
  15. Perform Hot Work in accordance with NFPA 241 and NFPA 51B.
  16. Maintain all construction permits visible and updated as required by the MVAMC Safety Office and Infection Control Department.
  17. Prohibit smoking in and adjacent to construction areas.
  18. Dispose of waste and debris from buildings DAILY.
  19. Follow all additional requirements as specified in the MVAMC Construction Policy.

## **V. SCHEDULING, PHASING AND WORKING HOURS**

1. All work in areas involved shall be scheduled with the VA Engineering COTR. Work shall be scheduled for proper execution to completion of this contract.
2. Hours of Work: The contractor will perform work from 7:00 am – 3:30 pm Monday thru Friday. No work shall be performed during U.S. Federal Holidays. Normal duty hours are 7:00 am – 3:30 pm Monday thru Friday except, U.S Federal Holidays which include New Year's Day, Martin Luther King, Jr. Day, George Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, and Christmas Day, or any other day specifically declared by the President of the United States to be a national holiday.
3. All shutdowns involving temporary impairment of utilities shall be requested in writing to the MVAMC COTR two (2) weeks in advance. The following list addresses the kind of shutdowns or service interruptions that shall require advanced notice:
  - a) Electrical Systems shutdown including Normal or emergency Power.
  - b) Chill Water Shutdowns: HVAC, Chillers and Boiler/ Steam Generation.
  - c) Fire Suppression Systems: Sprinkler shutdowns lasting over four (4) hours require notification and concurrence from the VISN Safety office. Fire Alarm work shall



be conducted by Simplex.

4. Parking due to the nature of this project parking will be limited on site, therefore the prime contractor will be required to secure offsite parking for both prime and sub-contractors performing work on this project.
5. Cranes: Prior to crane arriving on site contractor shall submit: Crane maintenance logs, crane operator's license, drawings showing crane's operational and exclusion zone. All documents shall be revised and approved by the MVAMC Safety Office prior to scheduling the work. And follow the latest VHA Construction Safety Guidebook as well as the Capital Asset Management Guidebook with regards to crane safety.

## **VI. PROJECT DURATION**

1. Project's design and construction MUST be completed in no more than **515** days from Notice to Proceed.
2. Contractor shall submit a Critical Path Method (CPM) schedule for BOTH Designs phase and Construction phase with estimated dates and itemized cost of work to the Contracting Officer for review and approval before Notice to proceed.

## **VII. QUALIFICATIONS**

1. The DB Contractor AE shall be licensed in the State of Florida.
2. The contractor and all contractor employees must have taken the OSHA Certified 30/ 10-hour construction safety course and show documented proof. The contractor shall designate a "competent person" in accordance with 29 CFR 1926. 32(f) which states, "One who is capable of identifying existing and predictable hazards in the surroundings or working conditions which are unsanitary, hazardous or dangerous to employees and who has authorization to take prompt corrective measures to eliminate them". The contractor shall instruct each of his employees in the recognition and avoidance of unsafe conditions and the regulations applicable to this work environment to control or eliminate any hazards or other exposure to illness or injury.
3. Additionally, the contractor shall comply with the following requirements:
  - a. Develop a plan detailing project specific fire-safety measures.
  - b. Maintain site and building access free and unobstructed to facility emergency services.
  - c. Separate temporary facilities from existing buildings and new construction by appropriate distances.
  - d. All temporary construction partitions must meet fire-safety requirements.
  - e. Temporary heating and electrical installations must comply with OSHA 1926, NFPA 241 and NFPA 70.
  - f. Means of egress shall not be blocked.
  - g. Egress routes for construction workers must be maintained free and unobstructed.
  - h. Contractor furnished fire extinguishers must be provided and maintained in construction areas and in temporary storage areas. Extinguishers shall be raised two feet off the floor.

- i. Flammable and combustible liquids must be stored, disposed and used in accordance with OSHA 1926, NFPA 241 and NFPA 30.
- j. Existing fire protection must not be impaired. Provide fire watch for impairments more than four (4) hours in a 24-hour period. Notify the COR and VA Fire Inspector if these conditions are expected or occur.
- k. Prevent accidental smoke detector operation.
- l. Perform Hot Work in accordance with NFPA 241 and NFPA 51B.
- m. Maintain all construction permits visible and updated as required by the MVAMC Safety Office and Infection Control Department.
- n. Prohibit smoking in and adjacent to construction areas.
- o. Dispose of waste and debris from buildings DAILY.
- p. Follow all additional requirements as specified in the MVAMC Construction Policy.

## **VIII. QUALITY ASSURANCE / QUALITY CONTROL**

- 1. To reduce design errors and omissions, the DB team shall develop and execute a QA/QC plan that demonstrates the project plans and specifications have gone through a rigorous, thorough review and coordination effort.

## **IX. GOVERNMENT FURNISHED INFORMATION**

All available record drawings will be provided upon request to the DB Contractor. They should not however, be considered “as-built”. These drawing files are provided without warranty or obligation as to the accuracy or information contained in the files. All information in the files shall be independently verified by the user. Any user shall agree to indemnify and hold the VA harmless from all claims, damages, losses, and expenses, including, but not limited to, attorney fees arising out of the use of the Computer Aided Design and Drafting (CADD) drawing files.

## **X. RESOURCES**

All designs shall comply with applicable sections of VA standards and publications, and all references therein. Ensure that construction documents comply with the latest edition of these VA construction and design standards. VA standards can be found on the World Wide Web at <http://www.cfm.va.gov/TIL/>. VA publications and standards shall include but shall not be limited to:

- a) Office of Construction & Facilities Management Site Map:  
<http://www.cfm.va.gov/sitemap.asp>
- b) The Technical Information Library (TIL): <http://www.cfm.va.gov/TIL/>
- c) TIL - Master Construction Specifications: <http://www.cfm.va.gov/til/spec.asp>
- d) Office of Construction & Facilities Management:  
<http://www.cfm.va.gov/index.asp>
- e) VA Office of Facilities Management citations of the AIA design standards found on the world wide web at <http://cfm.va.gov.TIL/>

- f) Other design and construction standards and publications that shall be applied to this work includes, but are not limited to:
  - (1) National Fire Protection Association (NFPA) Codes & Standards - [www.nfpa.org](http://www.nfpa.org)
  - (2) OSHA Rules and Regulations
  - (3) Florida Building Code (FBC) latest edition
  - (4) Life Safety Code (NFPA 101) latest edition
  - (5) The Joint Commission (TJC) Accreditation manual (latest edition)
- g) Applicable sections of the VA Master Construction Specifications will be prepared by the Architect/Engineer, including all the necessary adaptations.
- h) Cost estimates shall be developed in strict conformance with VA's Manual for Preparation of Cost Estimates & Related Documents for VA Facilities (March 8, 2011). <http://www.cfm.va.gov/til/dManual/dmCost.pdf>
- i) Guidelines for Design and Construction of Health Care Facilities, Latest Edition, published by The Facilities Guidelines Institute (FGI). <http://www.fgiguideines.org/>
- j) Other resources:
  - (1) Contracting Office, **Contracting Officer**
  - (2) Contracting Officer Representative, **COR**
  - (3) Current record drawings for the affected areas of the building.

## **XI. DEFINITIONS AND ACRONYMS:**

1. Design-Build (DB): as defined by the Department of Veterans Affairs (DVA) is the procurement by the Government, under one contract, with one firm (which may be a joint venture) for both design and construction services on a specific project.
2. Contracting Officer (CO): The services to be performed under this contract are subject to the general supervision, direction, control and approval of the Contracting Officer.
3. Project Manager (PM)/Contracting Officers Representative (COR): The Contracting Officer's representative responsible for administering contracts under the immediate direction of the Contracting Officer.
4. Design Build Contract: This term, as used herein, refers to the Contract(s) to perform the design and construction of the project.
5. Contractor: This term, as used herein, refers to the contractor under this contract.
6. A/E: This term, as used herein, refers to the Architect-Engineer firm(s) that are a part of the DB team, also referred to as DB A/E.
7. Design-Build Team A/E: This term, as used herein, to refer to the entire Design-Build Team (Contractor, A/E and any sub-contractors) all inclusive.

8. Pre-Construction Risk Assessment (PRCA): Used to identify potential risks associated with the renovation, construction and some maintenance & repair activities and to develop risk mitigation strategies to minimize these risks. Prior to beginning work this assessment will be completed.
9. Interim Life Safety Measures (ILSM): Measures that are instituted to compensate for significant hazards posed by existing life safety (fire) code deficiencies or construction/renovation activities.
10. Certified Independent Third-Party Safety Professional (CITP): Certified Independent Third-Party Safety Professional for the review of the design documents for compliance with national and local codes, standards, federal and state regulations.
11. Facilities Condition Assessment (FCA): Is an industry term that describes the process of a qualified group of trained industry professionals performing an analysis of the condition of a group of facilities that may vary in terms of age, design, construction methods, and materials
12. Competent Person (CP): One who can identify any existing and predictable hazards in the surroundings or working conditions which are unsanitary, hazardous, or dangerous to employees, and who has authorization to take prompt corrective measures to eliminate them.