

STATEMENT OF WORK

**PREPARED FOR US DEPARTMENT OF VETERANS AFFAIRS
VOCATIONAL REHABILITATION AND EMPLOYMENT**

INDEPENDENT LIVING (IL)

HAMBURG, NEW YORK

STATEMENT OF OBJECTIVES (SOO):

Purpose: To complete work that accommodates the Veterans access to the first floor of existing home. Add second egress to home.

Scope or Mission: The intent of the construction project is to allow veteran to enter and exit the home independently, access bathroom facilities independently and have accessible living quarters by creating a bedroom addition with an accessible in suite bathroom, modifying existing entrance to be wheelchair accessible and otherwise eliminating barriers to mobility throughout the home.

Building Specifications: Residential Ranch

Background: The Veteran is permanently wheelchair bound and unable to access many parts of the residence due to barriers in the home. Veteran currently lives in a basement room with no access to the main floor of the home.

Performance Objectives:

Create wheelchair accessible entrance at rear entrance to home and to new addition. Complete work in existing portion of home.

Allow access into existing part of home.

Operating Constraints: (Independent Living (IL))

Part 1- SUMMARY OF WORK:

1.01 Work to be covered by Contract:

- **REAR ENTRANCE LIFT:**
 - Remove existing pavers at rear entrance to existing deck.
 - Remove existing wooden stairs from deck to yard.
 - Prepare existing deck for new ramp and decking to access new addition.
 - Install outdoor wheelchair lift at deck for access to new addition.
 - Install wood platform with wood ramp for wheelchair to addition.
 - Install new sidewalk from new ramp to existing driveway.

- **BEDROOM/LAUNDRY ROOM RENOVATIONS:**
 - Remove remainder of existing ceiling and floor finishes as required for new layout of existing bedroom.
 - Remove temporary plywood sheathing from openings for window and sliding door.
 - Install 1 (ea) swing door to existing bedroom.
 - Install 1(ea) bi-fold door for closet in bedroom.
 - Install 1(ea) new 36" pocket door for laundry area.
 - Install 1(ea) new window for existing bedroom.
 - Install 1(ea) French sliding door in addition.
 - Install new gypsum wallboard for ceiling and walls as necessary in bedroom and laundry area.
 - Paint new ceilings and walls above with latex paint in bedroom and laundry area.
 - All plumbing per plan and Town Code.
 - Modify existing HVAC ductwork as required for renovation layout.
 - Modify existing electrical such as lighting, switches and devices as required for renovation layout.

Part 2 - GENERAL REQUIREMENTS:

1.01 Schedule of values and Construction Schedule

- A. Contractor will be required to provide a Construction Schedule and Schedule of Values, broken down into line items for the various parts of work. The order of items shall follow the order of the outline specifications contained in this SOW.
 - 1. Upon request by the VA / VRE, the Contractor shall support the respective line item values with data that will substantiate their correctness.
 - 2. Each item shall include a directly proportional amount of the Contractor's overhead and profit. For all items, break down the value into:
 - a. The cost of materials, delivered and unloaded, including overhead and profit.
 - b. The total cost of installation, including all labor burden, payroll taxes, overhead, and profit.

1.02 Application for payment

- A. Requirements to be provided by the Department of Veteran Affairs Vocational Rehabilitation and Employment office under separate cover.
- B. Omit sales tax from the bid amount (VA VRE will provide Tax Exemption Certificate to successful bidder).

1.03 Change order proposal procedures

- A. Requirements to be provided by the Department of Veteran Affairs Vocational Rehabilitation and employment office under separate cover.

1.04 Project management and coordination

- A. Contractor shall attend a pre-construction conference held on site with the VA VRE, CM and Architect (if applicable) prior to the start of construction. Agenda to include:
 1. Certificate of insurance submittal
 2. Construction schedule submittal
 3. Approved installer certificates (if applicable) submittal
 4. Material safety and data sheets submittals
 5. Record drawings submittal
 6. Subcontractors and material suppliers list submittal
 7. Review documents, resolve errors or omissions or inconsistencies
 8. Establish material handling and storage and use of Veteran's facilities
 9. Review Veteran's requirements for security, personnel identification, parking assignments
 10. Review temporary needs to power, phone, water, heat and ventilation, sanitary
 11. CM and VA VRE access to the work
 12. Frequency, time and location of meetings
 13. Definition of project completion (including for each phase)
 14. Recording of minutes of meetings
 15. Payment applications and process

1.05 Work supervision

- A. The Contractor shall assign a person who shall have full authority to direct all aspects of the work. Such person shall be on site at all times during work.

1.06 Submittals

- A. The Contractor shall submit the following items prior to the pre-construction conference:
 1. Construction schedule
 2. Schedule of values
 3. Certificates of Insurance
 4. Copies of required building permits

1.07 Temporary Facilities and Controls

- A. As required to meet project requirements described herein and including:
 1. Temporary utilities
 2. Temporary protection
 3. Temporary toilet facilities
 4. Storage
 5. Daily cleaning
 6. Refuse disposal
 7. Safety

1.08 Project closeout procedures

- A. Final cleaning
- B. Final inspection
- C. Closeout submittals
 1. Record drawings
 2. Operating and maintenance instructions
 3. All required warranties

4. Affidavit of release of liens
5. Affidavit of payment of debts and claims
6. Manufacturer's warranty inspection reports (if applicable)

1.09 Contractor Requirements

- A. Registered with General Services Administration System for Award Management (SAM).
- B. Labor wages per Davis Bacon Wage Determinations.
- C. Insurance requirements as defined US Department of Veterans Affairs Vocation Rehabilitation and Employment

ESTIMATE NOTES / ASSUMPTIONS

1. BASED ON CONCEPTUAL SKETCHES, FIELD OBSERVATIONS AND US DEPARTMENT OF VETERANS AFFAIRS VOCATIONAL REHABILITATION AND EMPLOYMENT STATEMENT OF OBJECTS (SOO).
2. NEW YORK STATE COMMERCIAL WAGE RATES FOR ERIE COUNTY.
3. CONSTRUCTION START AND COMPLETION WITHIN 30 DAYS OF NOTICE TO PROCEED.
4. NORMAL WORKING HOURS AND CONDITIONS;
EXCLUDES ANY PREMIUM FOR CONDENSED CONSTRUCTION SCHEDULE.
5. SINGLE PRIME DESIGN-BUILD CONTRACT (COMPETITIVELY BID).
6. PREMISES WILL BE OCCUPIED DURING CONSTRUCTION.
7. ENTIRE PROJECT BEING BID AT ONE TIME.
8. EXCLUSIONS:
 - CONSTRUCTION MANAGER FEES (IF APPLICABLE)
 - NO PROVISIONS FOR UNSTABLE SOILS
 - ROCK OR BELOW GRADE OBSTRUCTION EXCAVATION (IF REQUIRED)
 - ASBESTOS AND HAZARDOUS MATERIALS ABATEMENT (IF APPLICABLE)
 - FURNITURE, FIXTURES AND EQUIPMENT (FF&E)
9. EXPLANATION OF MARKUPS:
 - a. GENERAL CONDITIONS MARKUP INCLUDES CONTRACTOR'S:
 - i. PROJECT PERSONNEL FOR SUPERVISION AND PROJECT MANAGEMENT
 - ii. MATERIAL STORAGE
 - iii. SUBMITTALS
 - iv. CONTINUOUS AND FINAL CLEAN-UP
 - v. MOBILIZATION I DEMOBILIZATION
 - vi. BUILDER'S RISK INSURANCE
 - vii. PERMITS
 - viii. SAFETY
 - b. OVERHEAD AND PROFIT MARKUP INCLUDES CONTRACTOR'S:
 - i. HOME OVERHEAD AND SPACE LEASING (OFFICE)
 - ii. UTILITIES
 - iii. OWNER'S AND OFFICERS
 - iv. MANAGEMENT
 - v. ACCOUNTING
 - vi. vi. SECRETARIAL I CLERICAL
 - vii. FURNITURE
 - viii. TELEPHONE SYSTEM
 - ix. OFFICE SUPPLIES
 - x. COMPUTER SYSTEMS

- xi. COPY I FAX MACHINES
- xii. INSURANCE
- xiii. PROFIT
- c. CONTINGENCY
 - i. DESIGN AND CONSTRUCTION CONTINGENCY
- d. DESIGN-BUILD DESIGN FEES
 - i. ARCHITECTURAL AND ENGINEERING DRAWINGS AS REQUIRED FOR PERMITS AND CONSTRUCTION
 - ii. SERVICES INCLUDE:
 - 1. PREPARATION OF CONSTRUCTION DOCUMENTS (DRAWINGS, SPECIFICATIONS, PROJECT MANUALS)

DESCRIPTON	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 2 - SITEWORK

SITE PREP

Rear lift and sidewalk

- o Remove existing brick pavers and dispose 60 SF
- o Remove stairs at deck 1 LS
- o Excavate for sidewalk leading from new lift
- o to existing driveway 4 CY
- o Dispose of excavated materials off-site 4 CY
- o Miscellaneous removals 1 LS

PAVINGS AND WALKS

4" concrete sidewalk with 6x6 6/6 welded wire mesh, 6" stone base, edge forms, finish, cure, and protect

125 SF

LANDSCAPING

Restore lawn area from new construction with new topsoil, seed and mulch (including front ramp area, addition area and rear lift sidewalk area)

1 LS

TOTAL - DIVISION 2 - SITEWORK

TOTAL - DIVISION 2 - SITEWORK SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 2 - DEMOLITION

Addition	
Remove existing floor finishes in bedroom area	105 SF
Remove drywall at ceilings in bedroom area	105 SF
Remove closet walls with sliding doors	1 LS
Remove railings from existing deck for extension of deck to new addition	4 LF
Remove temporary plywood sheathing from opening for window and sliding door	1 LS
Miscellaneous removals	1 LS
Dispose of debris (per dumpster)	1 EA

TOTAL – DIVISION 2 – DEMOLITION

TOTAL – DIVISION 2 – DEMOLITION SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 6 – WOOD AND PLASTICS

MISCELLANEOUS

Wood casings

- Swing door 1 EA
- Pocket door 1 EA
- Bi-fold doors 1 EA
- Sliding French door 1 EA

Deck additional (back of house)

- Re-frame existing wood deck at Addition (per location) 1 EA
- 4" X 4" wood posts set in concrete 2 EA
- New wood deck walkway/ramp to tie into existing deck 90 SF

Wood stairs for deck to backyard 1 LS

Miscellaneous wood blocking 1 LS

TOTAL – DIVISION 6 – WOOD AND PLASTICS

TOTAL – DIVISION 6 – WOOD AND PLASTICS SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 7 - THERMAL & MOISTURE PROTECTION

Vinyl siding including associated trim Addition	400 SF					
Infill for window demo	15 SF					
Patch existing siding around new addition	1 LS					

DIVISION 7 - THERMAL & MOISTURE PROTECTION

DIVISION 7- THERMAL & MOISTURE PROTECTION SAY

DESCRIPTON	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 8 - OPENINGS

Pre-hung six-panel wood door including hardware
 - 3'-0" x 7'-0" 1 EA

Two-panel bi-fold door with hardware
 - 3'-0" x 7'-0" 1 PR

36" pocket door with hardware
 - 3'-0" x 7'-0" 1 EA

Double hung vinyl clad wood window
 -36" x "54" 1 EA

French sliding aluminum and glass door, frame
 and hardware
 - 6'-0" x 7'-0" 1 EA

DIVISION 8 - OPENINGS

DIVISION 8 - OPENINGS SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 9 - FINISHES

FLOORS

Carpet floors
 - Existing bedroom 15 SY

Linoleum floor
 - Laundry room 36 SF

Wood base
 - Existing bedroom and laundry room 58 LF

WALLS

1/2" gypsum wallboard at interior partitions
 - Bedroom and laundry room 224 SF

- Infill 15 SF

Paint Walls 239 SF

CEILINGS

Gypsum wallboard at ceilings
 - Existing bedroom and laundry room 171 SF

Paint Ceilings 171 SF

MISCELLANEOUS

Stain doors and trim to match existing 1 LS

TOTAL – DIVISION 9 – FINISHES

TOTAL – DIVISION 9 – FINISHES SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 10 – SPECIALTIES

Closet shelving 1 LS

Shower curtain with rod 1 EA

TOTAL - DIVISION 10 - SPECIALTIES

TOTAL - DIVISION 10 - SPECIALTIES SAY

		MATERIAL		LABOR		
DESCRIPTON	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	TOTAL

DIVISION 14 – LIFTS

Wheel chair lift – outdoor at deck 1 LS

TOTAL – DIVISION 14 – LIFTS

TOTAL – DIVISION 14 – LIFTS SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 22 – PLUMBING

36" x 60" barrier free shower with grab bars and fixtures. 1 EA

Rework plumbing piping to new laundry 1 LS

TOTAL – DIVISION 22 – PLUMBING

TOTAL – DIVISION 22 – PLUMBING SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 23 – HVAC

Rework existing supply and returns including
 New registers in bedroom and laundry room 1 LS

TOTAL – DIVISION 23 – HVAC

TOTAL – DIVISION 23 – HVAC SAY

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	

DIVISION 26 – ELECTRICAL

Rework and add new fixtures, outlets in existing bedroom and laundry room	1 LS					
Branch circuits for lighting and devices (12/2 RX)	80 LF					
Install outdoor GFI outlet and power connection to outdoor lift	1 LS					

TOTAL – DIVISION 26 – ELECTRICAL

TOTAL – DIVISION 26 – ELECTRICAL SAY

