



Washington DC VAMC  
50 Irving ST NW  
Washington DC 20422

**STATEMENT OF WORK (SOW)**  
**UPDATE DOMESTIC WATER SYSTEMS FOR LEGIONELLA PREVENTION**  
**PROJECT # 688-15-018**

**CONTRACT TITLE.**

**Update Domestic Water Systems For Legionella Prevention.**

**DEFINITIONS:**

- a. VA: Veterans Affairs.
- b. COR: Contracting Officers Representative. VA employee of VAMC Facilities and Engineering Service officially assigned to act as a Project Manager and Inspector on behalf of VAMC and the Contracting Officer. COR shall be “First Point of Contact” on all matters concerning contract work for subject Project.
- c. DCMR: District of Columbia Municipal Regulations
- d. DOEE: Washington, D.C.’s Department of Energy and Environment
- e. ICRA: Infection Control Risk Assessment. An ICRA form must be filled out and signed by Infection Control personnel prior to any work – coordinate with COR.
- f. ILSM: Interim Life Safety Measures. Any series of Operational Actions taken to temporarily reduce hazards posed by Life Safety deficiencies which have been created by demolition, renovation, or construction works, and which are to remain in place and in effect for duration of Contract work.
- g. NFPA-NFC: National Fire Protection Association – National Fire Codes.
- h. NEPA; National Environmental Protection Act. An environmental law that requires all federal agencies to prepare environmental assessments (EAs) and environmental impacts statements (EISs) on any major construction project.
- i. NEC: National Electrical Code, NFPA – NFC Standard 70
- j. SDS: Safety Data Sheets.

- k. SWMP: Stormwater Management Plan. Required to be filled out and sent to DOEE along with submission of the application for the building permit in accordance with Title 21 DCMR
- l. PROVIDE: Whenever used throughout the Scope of Work, term “Provide” is to be understood to mean – Purchase newly manufactured; Furnish delivered to VAMC work site in protective containers; Secure from tampering or theft; and Install in accordance with Contract Scope of Work, Drawings, Specifications and Manufacturer’s Instructions all required items of administrative submittals, labor, demolition, construction, equipment items, and installation works for entirety of Contract.
- m. CONTRACT DOCUMENTS: Construction Drawings and Specifications distributed to bidders in hard copy or electronic format.

## **BACKGROUND.**

Legionellae is a naturally occurring waterborne bacteria which, when combined with heat/cooling machinery can be harmful to human health under specific conditions. Outbreaks of Legionella illness in the 1970’s were traced back to cooling towers and have since been found in all water systems with hot or cold tanks, recirculation loops, dead ends, heating and heat recovery equipment. As deaths increased over the years, detection and monitoring improved until Legionella was found in most water systems even, interestingly, car windscreen washer fluid.

The VA Medical Center in Washington DC has developed a survey and plan of action to mitigate the threat of Legionella to protect Veterans and staff as a preventative measure.

## **SCOPE.**

This Statement of Work relates to work required on the hot and cold water systems at the Veteran’s Affairs Medical Center in Washington DC (VAMCDC). Carry out the Construction/Renovation work shown on the documents enclosed in the Solicitation on Fedbizops.com, including documents prepared by Hammel, Green, and Abrahamson, Inc. according to the requirements therein.

The project consists of the addition of balancing valves, building automation system (BAS) connections, temperature monitors, water condition monitors, heat exchanger upgrades/replacement, recirculation pumps, blow-down valves, piping reconfiguration, piping insulation, remedial disinfection injection ports, new drinking water fountains, and selective system component demolition; throughout the facility. The work includes but is not limited to interior renovation of required demolition, existing plumbing, wall finishes and related Mechanical, Electrical and Plumbing work necessary for a complete system upgrade. Work shall include the removal of 1,400 existing aerators located throughout the facility.

Work shall be generally coordinated to limit the disruption to existing healthcare programs to provide cleaner water throughout the Hospital

Contractor shall provide a proposal including all the necessary materials, labor and equipment to complete all required construction work within all documented spaces.

Construction phasing is required based on direction given in Contract Documents. Final phasing approval should be required from COR.

The Medical center will be operational during construction work and Contractor shall propose a Safety/Infection Control Plan included in the Final Proposal for approval.

Construction work may be performed, if required, during non-clinical hours and to include evening and weekends to minimize impact to patients.

Asbestos abatement testing is in contract and will be the responsibility of the contractor per Contract Documents.

To keep the construction cost within budget and still meet the minimum programmatic needs alternates required in Contract Documents can be evaluated.

It is the responsibility of the Contractor to conduct site visits, verify existing conditions, quantities of materials, installation instructions of materials to be used, and discrepancies or conflicting requirements in the Statement of Work and/or Contract Documents before preparing the Final Proposal. Contract Documents (Construction Drawings and Specifications) take precedence and will govern over other distributed documents if any conflicts arise. Notify COR immediately for such discrepancies and/or conflicts.

It is also the responsibility of the Contractor to provide a Submittal Schedule for approval (for Product Data, Shop Drawings and Samples). It is required that the majority of the submittals should be approved before starting the construction work, based on construction sequence indicated in Construction Progress Schedule.

The Construction Progress Schedule/CPM schedule shall be submitted for evaluation/approval upon receipt of Notice to Proceed. The starting date of the schedule shall be the date the contractor receives the "Notice to Proceed".

The ending date shall be the original contract completion date. At a minimum, both dates shall be indicated on this schedule. The Construction Progress Schedule/ CPM schedule should include vendor lead times and be updated when changes occur.

The Contractor shall also provide a Cost Progress Schedule that indicates the anticipated installation of work versus the elapsed contract time, for the approval of the contracting officer. The actual percent completion will be based on the value of installed work divided by the current contract amount. The actual completion percentage will be indicated on the monthly progress report.

## **PERFORMANCE MONITORING**

The contractor's performance will be monitored by the COR, Infection Control Risk Assessment Office, as well as the Safety Office during the contract period. The COR will review the materials, workmanship, certification and expertise of the contractor and their sub-contractors to verify they are in compliance with the drawings/specifications of the contract documents and Construction Schedule. Non-compliance will require modification and/or replacement to meet the contract documents at the contractor's expense. There shall be 10% retainage amount from each payment request, to be paid in full at contract closeout.

Coordinate all administrative and construction requirements exclusively with or through assigned COR of VAMC, Facilities Management Service.

The Safety Office will review the operations and site construction conditions of the project to confirm that all Safety regulations relating to construction and healthcare facilities are being adhered to. Non-compliance may result in job-site shut down until compliance is met at the contractor's expense.

The contractor shall furnish to the COR each day a consolidated report for the preceding work day in which is shown the number of laborers, mechanics, foremen/forewomen and pieces of heavy equipment used or employed by the contractor and subcontractors. The report shall bear the name of the firm, the branch of work which they perform such as concrete, plastering, masonry, plumbing, sheet metal work, etc. The report shall give a breakdown of employees by crafts, location where employed, and work performed. The report shall also list materials delivered to the site on the date covered by the report.

Contractor will submit their Daily Report form to the COR for approval, prior to construction beginning.

## **SECURITY REQUIREMENTS**

The contractor will not require access to confidential systems. The security requirements and impact for this project have been identified in VA Handbook 6500.6 Appendix A. The C&A (Certification and Accreditation) requirements do not apply, and that a Security Accreditation Package is not required.

Upon receipt of Notice of Award and prior to attending the pre-construction conference where NTP will be issued, the successful bidder shall have submitted the attached Security Requirements documents. This process includes completion and submission of Background Investigation Request Worksheet to the VHA Service Center Personnel Security Office. Each contract employee is required to undergo a Special Agreement Check (SAC) background investigation which equates to being fingerprinted.

Upon successful completion of fingerprinting, all contract employees will be required to obtain a non-Personal Identity Verification (non-PIV) badge. Contractor staff working on site will be required to wear the badges at all times while on site.

Contractor will be required to immediately notify the Contracting Officer of any changes in staff performing work on site. Upon completion of the contract all identification badges must be returned to the Contracting Officer before final payment can be made. See attached Security Package for more information.

## **PERIOD OF PERFORMANCE.**

The construction period for this project is **547 calendar days** from Notice to Proceed (NTP).

- Monday to Friday and occasional Saturdays work as necessary for equipment transitions and phases.
- Work in an occupied space must be performed after hours, from 5:00 pm thru 6:00 am. Construction conditions must be cleaned and returned to office conditions at end of each construction shift to allow hospital functions to operate during normal working hours. Occupied spaces shall be returned to original condition at completion of every construction work shift.

## **DELIVERY SCHEDULE.**

<b>SOW Task #</b>	<b>Deliverable Title</b>	<b>Format</b>	<b>Number</b>	<b>Calendar Days After CO Start</b>
1	Daily Reports	Contractor-Determined Format/COR Approved	1 copy	Daily
2	Status Report/Meeting	Contractor-Determined Format/COR Approved	1 Copy to COR; 1 copy to CO	Bi-Weekly
3	Project Schedules	Contractor-Determined Format/COR Approved	1 Copy	Monthly
3	Submittals/Samples	Per Specifications	Per Specifications	Per Specifications
3	Construction Photos	Contractor-Determined Format/COR Approved	1 copy	Monthly
4	As-Built Drawings	Per Specifications	Per Specifications	14 Days after Completion

## **SUBMITTAL REQUIREMENTS.**

The Contractor shall furnish to the Contracting Officer, for his/her approval, an electronic, PDF version of all shop drawings, product data, Materials Safety Data Sheets (MSDS), and catalogue cuts, of all equipment furnished under this contract, before purchase, manufacture or construction. The Contracting Officer will examine these submittals and one copy will be returned to the Contractor if approved or for correction, if necessary.

The Contracting Officer shall return the submittals approved or disapproved within 10 business days after receipt.

Warranties and operating instructions are required at the completion of the Contract work per Specifications.

## **SAFETY PRECAUTIONS.**

- a. The Contractor shall comply with all applicable Federal, State and Local legal requirements regarding workers health and safety. The requirements include, but are not limited to, those found in Federal and State Occupational Safety and Health Act (OSHA) statutes and regulation, such as applicable provision of Title 29, Code of Federal Regulations (CFR) Parts 1910 and 1926. Contractor is solely responsible for following/complying with the legal requirements that apply to activities, and shall ensure safe and healthful working conditions for its employees.
- b. Contractor shall assume the responsibility to guard against causing fires and/or explosion and to protect Government Property, reference NFPA 241 and 29 CFR 1926.
- c. Follow Interim Life Safety Measures. Any series of Operational Actions taken to temporarily reduce hazards posed by Life Safety deficiencies which have been created by demolition, renovation, or construction works, and which are to remain in place and in effect for duration of Contract work. Provide interim life safety measures (ILSM) where fire protection, fire suppression or smoke/fire partitions will be shut down or rendered ineffective during construction. Coordinate with VA safety office through COR. ILSM must be posted outside work area at all times.
- d. The Contractor shall perform the work in a manner consistent with the area security and fire safety regulations especially with regard to exits and exit way access. Utility shutdowns shall not compromise security, communication or fire safety for occupants.
- e. No flammable liquids shall be stored or used in the Medical Center.
- f. The necessary number and appropriate types of portable fire extinguishers are required per National Fire Protection Association (NFPA) 10 and NFPA 41.

- g. The Contractor must obtain a burn permit from VA Safety Office prior to any cutting, welding and soldering. All permits shall be prominently displayed during all construction.
- h. All necessary precautions shall be taken by the contractor to prevent activation of any existing smoke detectors or sprinkler heads.

#### **INFECTION CONTROL RISK ASSESSMENT.**

- a. Follow all Infection Control Risk Assessment (ICRA) guidelines for dust control during all construction work. A construction dust "Risk Assessment" will be conducted by the Medical Center's Infection Control Personnel. Temporary "dust" barriers will be installed based on this assessment. Bi-weekly inspections of barriers and work areas will be conducted by Infection Control Personnel, Safety Manager, and COR to enforce implementation of risk assessment.
- b. Contractor shall provide negative air pressure and dust partitions in all areas of work to prevent dust from getting into patient and employee occupied areas.

#### **HAZARDOUS MATERIAL REPORTING.**

- c. The Contractor shall maintain hazardous inventories and safety data sheets (SDS) for all hazardous materials (as defined in CFR 1910.120, 40 CFR's 355, 370, & 372) to be stored on the construction site, and used at this Medical Center. Hazardous materials must be inventoried when received and when the project is completed.
- d. Hazardous Materials Inventories, Safety Data Sheets and Material Quantities used shall be submitted to the Contracting Officer for approval.
- e. In the event of a spill, Contractor shall immediately notify the Contracting Officer's Technical Representative as well as the Contracting Officer. The Contractor shall be solely responsible for the expense of any cleanup of such spill, and the cleanup shall be in accordance with the applicable provision of 40 CFR Part 761.
- f. Comply with EPA and DOEE requirements for demolition of structures containing lead paint, lead piping, or soldering. Comply with EPA and DOEE requirements for proper handling (such as bagging, sealing and recycling) Mercury-Containing Devices (may include but are not limited to thermometers, manometers, pressure stats, gauges, float or level controls, load meters, supply relays, phase splitters, and sink traps) per 40 CFR 273 and 20 DCMR or latest requirements.
- g. All hazardous waste expected as a result of renovation, demolition or construction activities (including but not limited to mercury-containing, fluorescent bulbs, electrical devices that contain PCBs) must be properly managed and disposed in

accordance with EPA and DOEE's 20 DCMR requirements per or latest requirements.

- h. In a hospital setting, mercury is commonly found in sink traps. Proper caution and use of PPE should be practiced when dismantling sinks which may contain mercury. Material should be collected and properly disposed of or recycled at the expense of the contractor. Records of proper disposal should be submitted to the COR and 410-642-2411 x5227 and maintained in the projects file.
- i. In accordance with EPA's 40 CFR and DOEE's 20 DCMR, the contractor as the generator of the waste is responsible for filling out, and signing any hazardous or non-hazardous waste manifests, and they will use their own EPA ID number.
- j. All hazardous chemicals that need to remain at the job site must be stored and handled from VA in accordance with EPA and DOEE requirements.

## **ENVIRONMENTAL PROTECTION.**

In order to provide for abatement and control of all environmentally hazardous materials arising from demolition and/or construction activities, the Contractor shall comply with all applicable environmentally hazardous material control and abatement and all applicable provisions of the Corps of Engineers' Manual EM 385-1-1, "General Safety Requirements" as well as the specific requirements stated elsewhere in the Contract Documents.

All hazardous and universal waste resulting from contractor demolition and construction shall be removed and properly disposed in accordance with 40 CFR 261 through 265, 40 CFR 273 and 40 CFR 279. Also, 20 DCMR 261 through 265, 273, and 279 by the contractor at no additional cost to the VA. This will include the disposal of ballasts, fluorescent bulbs, used oil, mercury switches and any hazardous material. Copies of disposal manifests must be provided to the COR.

Contractor must comply with Federal Executive Order 13514 and VA specifications by developing a waste management plan to divert demolition debris from the solid waste stream. See Specifications.



## **CONSTRUCTION REQUIREMENTS.**

1. Provide daily on-site project management to coordinate all building trades and provide liaison for construction and VA Project Engineering. General Foreman will be designated and be on-site at all times.
2. All equipment and materials shall be approved prior to being brought on job site.
3. Daily logs are required the following date of each day worked.
4. When using special keys for access to roof, mechanical and electrical areas, doors must be kept closed and locked while in such spaces.
5. OSHA and VA CONSTRUCTION SAFETY STANDARDS will be enforced. Contractor Foreman must have 30 hour OSHA Construction Safety course. Others: OSHA 10.
6. Contractor and any subcontractors, suppliers and anyone else in the contractor's employment cannot park in the VA garage. Contractor Parking and staging on site is limited, available parking is within half a mile via shuttle bus. Determined by the VA.
7. Contractor will maintain their own dumpster at an approved location for removal of waste materials. Are to be kept clean and tidy at all times.
8. Fire suppression service shall be continuation of existing services. It is anticipated that the existing utilities will be adequate for any new service, addition and/or remediation of the areas is not included unless otherwise specified in this Scope of Work or Contract Documents.
9. Electrical service shall be continuation of existing services. It is anticipated that the existing utilities will be adequate for any new service, addition and/or remediation of the areas is not included unless otherwise specified in this Scope of Work or Contract Documents.
10. Where cutting of existing surfaces or removal of existing finishes is required to perform the work under this contract, fill resulting openings, patch the surface and finish to match the adjacent existing surfaces. Holes, penetrations and other openings in rated walls caused by the demolition or new construction shall be filled with an approved fire stopping material. All other repairs to be within a reasonable timeline, consistent with ICRA. Catalog data on all fire stopping material to be used shall be submitted to the Contracting Officer Representative (COR) for review and approval prior to installation.
11. Do not disturb any wiring whose origin, function or utility are unknown without prior approval from the Contracting Officer Representative (COR).

12. The contractor shall protect and maintain all items indicated to be reused and existing conditions close to or beyond the work area.
13. The Contractor shall repair or replace any damage to the existing conditions caused by his actions. Repair and replacement of damaged conditions shall match the integrity of the adjacent area. All required work shall be provided at no additional cost to the Government.
14. The Contractor shall be responsible for all final paint and touch-up work which shall be completed after the installation of all systems and components.
15. The facility (VAMCDC) will be occupied and functioning during construction. Protect Government property, personnel and visitors at all times.
16. Work is to be performed as to not interfere with patient access at any time. Coordination of work hours shall be done with VAMCDC COR.
17. All Construction Work, Equipment and any Installation shall be warranted for a period of at least one (1) year from Substantial Completion approved date unless noted otherwise in individual Specification Sections. Substantial Completion shall be identified at such time that all Close Out deliverables (as described in Specifications) are provided and accepted by VAMCDC.

### **13. ACQUISITION CONSIDERATION.**

Desired award will be made on all contract work based on the lowest evaluated price of proposals exceeding the pass/fail evaluation factors listed below.

1. Contractor must furnish past performance information for at least three (3) Health Care projects similar in size and scope performed within the past five (5) years. The following information shall be provided for each project:
  - a. Project Title
  - b. Contract Number
  - c. Contract Value
  - d. Firm or Agency Name and Address
  - e. Firm or Agency POC Name, Phone and Email Address
  - f. A Narrative Describing the Work Performed
  - g. Firm or Agency Letter of Reference
2. Contractor must be certified with OSHA 30.
3. Contractor must have maintained minimum "VERY GOOD" CPARs rating within the past five years in order to be considered.

- End -