

IL CONSTRUCTION PERFORMANCE WORK STATEMENT

Home Upgrade for Mission Hills, CA - [REDACTED]

1.0 SPECIFIC REQUIREMENTS.

1.1 Location of Work: The work will be performed at Mission Hills, CA.

1.2 Period of Performance: The period of performance is 187 calendar days from receipt of Notice to Proceed (NTP). This includes the submittal review process, acquiring permits, ordering and receiving materials, working time, and project closeout.

1.3 Work Hours: Work is to be performed from 8:00 am to 5:00 pm, Monday through Friday excluding Federal Holidays. Exceptions must be requested in writing and may only be approved by the Contracting Officer.

2.0 SCOPE OF WORK

The Contractor shall provide all labor, tools, equipment, materials and supervision to perform the work indicated in this Performance Work Statement (PWS). The tasks provided under this contract consist of, but are not limited to the tasks listed. The Contractor shall provide all ancillary tasks and materials necessary to provide a complete, useable space.

2.1 Background: Title 38 of the United States Code, (U.S.C.), Section 3120, is the statutory authority for the Secretary of Veterans Affairs to provide programs of independent living services and assistance in various geographic regions of the United States. Under this authority, the Veterans Benefit Administration may enter into contracts to provide services, to include construction, to primary residences when deemed medically necessary to maximize independence in daily living.

The intent of this project is to improve the Veteran's living conditions. The scope of this project providing is several changes to the Veteran's home with goals of making the home safer and more accessible for the Veteran. Providing a new concrete landing, wheelchair lift, exterior light and key locking sliding glass door at the rear of the home in the dining room will allow the veteran to park in their garage and access the home from this door easier and safer. The current garage length forces the Veteran to off load their wheel chair in the elements before closing the garage door; by extending the garage 8 feet and providing an exterior light they will be safer. Installing a concrete landing, wheelchair lift, exterior light and hard surface pathway at the Veteran's bedroom exit will allow for emergency egress from the home. Currently the carpeting within the home is a burden to maneuver on in a wheelchair. Replacing the carpet with a hard surface will solve this issue. The existing front concrete path and gate are too narrow for wheel chair access to the street; by replacing them with proper width items emergency egress to the front street will be possible. Due to the Veteran's condition there are medical devices that require electrical power. Providing a whole home backup generator would mitigate potential medical risks and reduce or possibly eliminate the need for the Veteran to be relocated for power outages.

2.2 General Construction Activities: Alterations include architectural, concrete, framing, electrical, lighting, flooring, roofing, stucco, mechanical(lifts) and pavers.

2.3 Specific Construction Activities:

2.3.1 Existing Conditions

1. The home and lot are in fair condition with no anticipated repairs needed prior to construction.

2.3.2 Install Glass Sliding Door With Locking Mechanism In The Dining Room

1. Remove existing sliding glass door (approximately 10' x 6'-8") see Photo #2
2. Provide and install new energy efficient sliding glass door with screen to match existing door in style and size. New door must be key lockable from the outside and have a suitable threshold for handicap accessibility and ADA compliant handle.
3. All penetrations, thresholds and/or openings to the exterior shall be weather tight.

2.3.3 Remove Existing Metal Ramp

1. Remove existing metal ramp on north side of landing (see Photo #2 & #3). Ramp is to be reused by the homeowner after removal. Store dismantled ramp on the premises, as directed by the homeowner. Verify with homeowner the location where the ramp is to be stored.

2.3.4 Install a Concrete Landing and Wheelchair Lift at the Dining Room Exit

1. Construct a concrete landing approximately 6'-6" x 6'-6" in size with code compliant steps and painted handrail (see attached sketches for possible concept). Match existing front door ramp concrete and railing. Provide structural steel and drill/pin to existing concrete where possible to eliminate vertical or horizontal separation between surfaces taking into account for prolonged wheel chair use and knowing the site is within a seismic zone.
2. Provide and install a residential wheelchair lift with a 700lb. minimum lifting capacity and back-up battery operation on existing concrete patio. Install lift per manufacture's recommendations/specifications complete with all equipment, wiring and weather resistant connections.

2.3.5 Build Garage Extension 20' Wide By 8' Deep

1. Extend the existing garage by 8' to the east to provide the veteran with access to their vehicle. Match all existing finishes both exterior and interior including but not limited to concrete roofing/shingles (30 year min.), siding/stucco, trim and paint (verify all matches with home owner). See photos #4-6 and attached sketches for possible concept. Include 36" rear exit weather tight door. Provide structural steel and drill/pin to existing concrete where possible to eliminate vertical or horizontal separation between surfaces taking into account for prolonged wheel chair use and knowing the site is within a seismic zone.
2. Footings, piers, hold downs, posts, beams, brackets and trusses shall be structurally designed to take into account all current codes/conditions. The trusses are to full span the garage, as any mid span posts would impede the disabled Veteran's access their vehicle.
3. Include basic interior electrical within the extension area including outlets. Exact location to be verified by home owner.

4. Insulate and side interior walls to match existing interior finish (un-painted). Leave ceiling open and un-insulated (matching existing).
5. Provide and install 16 linear feet of garage shelving (8' each wall) on the north and south walls within the garage. Verify with home owner exact location (east wall shall be without shelving to provide access around the vehicle).
6. The main garage electrical is an old open air 3 line feed that is attached to the side where the extension is to occur. Therefore it must be upgraded/changed as part of the garage expansion (see Photo #4).

2.3.6 Install a Concrete Landing and Wheelchair Lift At The Master Bedroom Exit

1. Construct a concrete landing approximately 5' x 5' in size with code compliant steps and painted handrail (see attached sketches for possible concept). Match existing front door ramp concrete and railing. Provide structural steel and drill/pin to existing concrete at all joints to eliminate vertical or horizontal separation between surfaces taking into account for prolonged wheel chair use and knowing the site is within a seismic zone
2. Provide and install a residential wheelchair lift with a 700lb. minimum lifting capacity and back-up battery power on a 4" thick concrete pad approximately 6'8" x 5'-0. Install lift per manufacture's recommendations/specifications complete with all equipment, wiring and weather resistant connections.
3. Build patio cover over landing and wheelchair lift (see sketches for possible concept). Match all existing exterior finishes including but not limited to, roofing, siding/stucco, trim and paint (verify all matches with home owner), see photos #7-8. Finished design must maintain proper attic ventilation. Provide gutter and downspout directing the water away from the home.
4. Patio roof structure shall meet all current city building codes, seismic zones and wind loads.
5. Remove existing concrete (approx. 40 sq. ft.) and install 2 3/8" thick patio pavers the entire length of the south side of the home (approx. 190 sq. ft., see sketches for possible concept). Compact and prepare subgrade (3/4 minus with sand top) appropriately for site and soil conditions under all areas where pavers are laid. Verify final color and style with home owner.
6. For all hard surface installations design final slope to provide proper drainage away from the home.

2.3.7 Build Front Walkway and Gates

1. Remove existing front yard old concrete (approx. 85 sq. ft.).
2. Compact and prepare subgrade (3/4 minus) appropriately for site and soil conditions under all areas where concrete is to be poured.
3. Contractor shall pour a 54" wide (min.) 4" thick concrete walkway from the side yard Veteran's bedroom emergency exit to the front yard gate at public sidewalk (approximately 47 linear feet with tie-in) (see existing condition photo #9-10) see attached sketches. Surface and color of concrete to match existing front door ramp (standard brushed concrete). Provide structural steel and drill/pin to existing concrete at all joints to eliminate vertical or horizontal separation between surfaces taking into account for prolonged wheel chair use and knowing the site is within a seismic zone. Construct to provide proper positive drainage using pipes if necessary.
4. Contractor shall not dispose of or dump any extra concrete on the site unless contained and disposed of properly off site.

5. At back yard gate between pool and Veteran's bedroom exit contractor shall provide and install in existing gate a pool safety lock that is handicap accessible
6. Contractor shall replace and install new front yard wrought iron 48" wide gate to match existing wrought iron fencing (see Photo #10). Closure and latching mechanisms shall be handicap accessible.
7. Contractor shall install a new wrought iron gate at southeast corner of home matching front yard fencing. Closure and latching mechanisms shall be handicap accessible.

2.3.8 Install Hard Surface Flooring in Living Room, Side Sitting Room, Dining Room & Kitchen

1. Remove existing carpeting (approximately 660 sq. ft.).
2. Provide and install tile flooring over wood system subfloor. This flooring shall match and tie into the existing flooring in the hallway (see photo #11), which is "Marazzi Montagna Collection 6"x24"glazed porcelain tile". Verify match with home owner prior to installation.
3. Install tile flooring per manufacture's specifications.
4. Match existing grout style/color and seal grout
5. Transitions shall be flush between flooring types. Verify transitions with home owner prior to installation.
6. Provide a non-visible repair or replace any base board damaged during install.

2.3.9 Install Exterior Lighting at Each Landing and One at the Garage Extension Doorway

1. Contractor shall provide and install a total of 3 LED motion sensor lights with switches. One light shall be located near the dining room exit, another light shall be located near the Veteran's bedroom exit and the final light shall be over the garage exit door in the back yard. Install lights per manufacture's recommendations/specifications complete with all equipment, wiring and weather resistant connections.

2.3.10 Install Whole House backup natural gas generator

1. Provide and install a natural gas powered backup generator, matching the existing home's electrical service amperage and approximately 20 KW capacity to power the whole home (Contractor's electrical engineer to accurately size it to the home's loads requirements).
2. Contractor is to provide and install a Smart transfer switch and maintenance/accessory kit with installation.
3. Location to meet electrical codes and manufacture's specifications/recommendations; final location to be approved by the home owner. Suggested location to be on north side of home due to limited space near existing electrical service which is on the southwest corner.
4. Make all necessary connections to the existing electrical service according to local power company, city and governing body codes, regulations and inspections.

2.4 Concept Sketches: See attached concept sketches for illustration of some of the work to be performed.

1. Top View
2. Dining Room Exit
3. Veteran's Bedroom Exit

2.5 Photos: See attached photos.

3.0 SUBMITTALS

The contractor shall provide all submittals directly to the Contracting Officer. All submittals shall be electronic for documentation purposes to all the following email addresses Len.Wisneski@va.gov, jorge.molina@va.gov, s.mccabe@cdeinc.org; c.ruscher@cdeinc.org. A letter of transmittal from the Contractor to the Government shall be included with all submittals. When requested or when electronic submittal is not possible physical submittals shall be mailed to the Contracting Officer's Representative as noted at Civil Design & Engineering Inc. 618 E. Route 66, Flagstaff, AZ 86001, 928-552-9287. Please label outside of packages with the appropriate VA contract number and include a letter of transmittal. No work shall begin onsite until all submittals are received and approved by the VA.

3.1 Project Management Plan (PMP): The Contractor shall submit one electronic copy of the PMP in PDF format to the Contracting Officer for review and approval within ten calendar days after receipt of award. The Government will approve or provide comments why the PMP was not approved within five business days after receiving the PMP. If required, the Contractor shall submit the revised PMP within two business days of receiving the PMP comments. The Contractor shall submit updates to the PMP within three business days of any changes. Maintain copies of all PMP documents at the project site throughout the project.

Components included in the PMP are:

- 3.1.1 Contractor Approach: Contractor shall provide a narrative description of the contractor's plan for accomplishing the project. Narrative shall describe the contractor's plan for the project including methodologies and material descriptions for major elements of the work (framing, roofing, flooring, HVAC, electrical, plumbing, etc.). The approach should reflect sufficient detail to demonstrate the contractor's understanding of the project and their evaluation and mitigation of any potential risk areas. Contractor shall also provide sketches and/or shop drawings as necessary to communicate the contractor's planned approach.
- 3.1.2 Project Schedule: Submit proposed Project Schedule showing all project milestones and dates for Government reviews and inspections. Contractor shall schedule and complete the work as to maintain the shortest reasonable amount of disruption to the Veteran. Consider overlapping/scheduling work items and trades where practical. Work is to be performed from 8:00 am to 5:00 pm, Monday through Friday excluding Federal Holidays. Exceptions must be requested in writing and may only be approved by the Contracting Officer. Ordering materials with lead times and scheduling for inspections must be accounted for during the planning and construction of the project.
- 3.1.3 Project directory: Submit a list identifying key participants including the Contractor's Project Manager, Superintendent, and primary subcontractors. Directory shall include personnel title, address, telephone number, cell phone number, and email address.

- 3.1.4 Quality Control Plan: Submit a viable, documented plan for self-monitoring of the project process quality. VA will perform random Quality Assurance inspections throughout the duration of the project to assure quality throughout all aspects of construction.
- 3.1.5 Site Specific Safety Plan: Submit safety plan relevant to the project particularly with regards to keeping the occupants of the house safe.
- 3.1.6 Waste Management Plan (WMP): Submit a plan for disposal or recycling of demolition materials. Recycle and/or salvage at least 50% of construction and demolition materials. Calculations can be done by weight or volume, but must be consistent throughout the project. NOTE: Contractor shall not use the Veteran's building waste removal system for any debris associated with the project.

3.2 Product Submittals: The Contractor shall submit for VA approval all product submittals prior to use of any materials on the jobsite. All submittals shall first be electronic (photo emailed of the item) for documentation purposes to all the following email addresses Len.Wisneski@va.gov, jorge.molina@va.gov, s.mccabe@cdeinc.org; c.ruscher@cdeinc.org. A letter of transmittal from the Contractor to the Government shall be included with all submittals.

Submit two (2) copies of all product materials, one to remain on the job site until the project is complete and one mailed to the Contracting Officer's Representative as noted at Civil Design & Engineering Inc. 618 E. Route 66, Flagstaff, AZ 86001, 928-552-9287. Please label outside of packages with the appropriate VA contract number. No work shall begin onsite until all submittals are received and approved by the VA.

- 3.2.1 Sliding glass door & garage exit door cut sheets
- 3.2.2 Wheelchair lift cut sheets
- 3.2.3 Shingle/roofing cut sheets
- 3.2.4 Exterior light fixture cut sheets
- 3.2.5 Generator cut sheets
- 3.2.6 Smart transfer switch cut sheets
- 3.2.7 Floor tile & grout cut sheets
- 3.2.8 Gate cut sheets
- 3.2.9 Paver cut sheets
- 3.2.10 Stucco sample match and cut sheet
- 3.2.11 Paint MSDS and sample match/color book

3.3 Project Close Out Submittals: Final payment will not be made until all close out submittals are complete.

- 3.3.1 A Release of Claims (ROC) must be completed by the prime contractor and all first tier subcontractors. Submit one electronic copy of each release to the Contracting Officer. The Government will withhold a minimum of 10% of the contract amount until all releases are completed. The prime contractor may list

the outstanding contract balance on the release. Subcontractors may have no claims listed.

- 3.3.2 One year warranty letter covering contractor's materials and workmanship for the entire project. Contractor shall provide VA with all manufacturer or labor warranties that cover periods exceeding the 1-year warranty period, one (1) electronic and one (1) paper copy of each warranty.
- 3.3.3 Operation and Maintenance (O&M) Manuals. The Contractor shall provide one electronic and one paper copy of O&M manuals within five days of project completion.
- 3.3.4 Copy of all permits/permissions obtained for the work as mandated by local/state agencies. Contractor shall provide one electronic and one paper copy of all permits/permissions.
- 3.3.5 Waste Management Report. The contractor shall provide a report detailing the amount and types of materials recycled during the project. The report should detail actual activities against planned activities in the Waste Management Plan.

4.0 GENERAL REQUIREMENTS.

4.1 Security – The contractor shall ensure that all personnel (including subcontractors) assigned to perform work associated with the tasks described in this PWS have been screened through standard employment background checks. The contractor shall provide proof of these screenings upon request by the Contracting Officer. All contractor personnel must be identified with a picture ID provided by the employer and must prominently display said ID at all times while on-site. Contractor provided ID shall include, at a minimum, the employer name, employee name, and employee picture.

4.2 Photography: Any photos taken by the contractor of the Veteran's home shall not include the Veteran or any occupants of the home. Photographs shall not include any information that could be considered Personally Identifiable Information (PII) including license plates, addresses, names, telephone numbers or other information that might identify the Veteran or any occupants of the home. Contractor shall treat photographs related to this project as sensitive information. All photos shall be destroyed at the end of the project and a memo confirming this shall be required prior to final payment. If the security photos are compromised in any way the contractor is required to notify the VA immediately.

4.3 Building Access: Contain activities to affected spaces within the house. Contractor personnel shall not access portions of the Veteran's home not directly involved or necessary to the work at hand.

4.4 Disruptions. Minimize disruptions to home occupants to the maximum extent practicable. This includes no loud radios playing, courteous language and professional demeanor, and appropriately ventilating space for noxious odors.

4.5 Daily Cleanup. Contractor personnel shall clean the area and remove dirt and debris from worksite, at a minimum, at the end of each work period. The Contractor shall provide waste removal for all construction debris.

4.6 Parking: The project is a rural site with ample area, confirm with the Home Owner for appropriate location parking. Always keep disturbance of land to a minimum and do not park on or disturb previously undisturbed land.

4.7 Deliveries: Deliveries made to the work site must be received by contractor personnel.

4.8 Storage and Staging of Materials: The project is a rural site with ample area, confirm with the Home Owner for appropriate location of storage and staging. Always keep disturbance of land to a minimum and do not park on or disturb previously undisturbed land.

4.9 Paint: Any and all paint repairs shall match existing wall finishes in color, sheen and texture. There shall be no sags, orange peels, or blemishes on repaired or new painted surfaces. There shall be suitable break lines in keeping with a professional application. Provide proper protection of adjacent materials to prevent unwanted paint on non-painted items. Contractor shall be responsible to remove paint spatters on non-painted items.

4.10 Low Pollutant Emitting Materials: The following shall be low-emitting materials for this project: adhesives, sealants, cleaners, paints, stains, coatings, composite wood products, and furnishings.

4.11 Energy Efficient Products and Equipment: All materials, products, and equipment being installed which fall into a category covered by the ENERGY STAR® program must be ENERGY STAR® labeled. All materials, products, and equipment being installed which fall into a category covered by the Federal Energy Management Program (FEMP) designated energy efficient products program must be FEMP designated. All electronic products and equipment being installed which fall into a category covered by the EPEAT® program must be EPEAT® registered.

4.12 Water Efficient Products and Equipment Requirements: All products and equipment being installed must be water-efficient, when available. All materials, products, and equipment being installed which fall into a category covered by the U.S. Environmental Protection Agency's (EPA) WaterSense® program must be WaterSense® labeled or meet or exceed WaterSense® program performance requirements.

4.13 Minimize Toxic and Hazardous Materials: Minimize use and release of toxic and hazardous chemicals and materials, including toxic chemicals, hazardous substances, ozone-depleting substances, and other pollutants that may result in significant harm to human health or the environment.

4.14 Recycled Content: Any products being installed or used that are listed on EPA's designated list must meet or exceed EPA's recycled content recommendations when the products meet VA's performance requirements are available at a reasonable cost.

4.15 Utilities. Usual water and electric service will be provided to the Contractor at no cost. Contractor shall take all necessary steps to ensure that energy and water conservation policies and practices are in use. Contractor shall be responsible for excessive use of utilities and shall reimburse the Veteran for any excessive use e.g. water left on, broken pipes, etc.

4.16 Protection of Existing: The Contractor shall provide all engineering controls to protect all areas being worked on from migration of dirt, dust, over spray and over brushing, and shall

return all areas (including existing HVAC ductwork) to the original condition. The Contractor shall provide all labor, material, and equipment necessary for the protection of personnel, furnishings, equipment, or building structure from damage. The Contractor shall replace or repair to the original condition any items damaged due to work performed under this contract, at no additional cost to the Government.

4.17 Demolition Salvage.

4.17.1 Removed items not indicated to be reused or retained by the Government become the property of the Contractor and shall be removed from the site.

4.17.2 Salvage value, if any, of removed items shall be reflected in the bid.

4.17.3 The Government is not responsible for any loss or damage to materials, supplies, tools, or equipment on the site, including materials in which salvage value may have been reflected in bid.

4.17.4 Storage or sale of excess salvable material on the site is prohibited.

4.18 Meetings:

4.18.1 Pre-Construction Meeting: VA will host a meeting to review contractual, technical issues, objectives of the project, and communication protocols. This meeting will include discussions of schedules, submittal dates, and establish all further points of contact prior to commencement of work. This meeting will be scheduled within ten working days from the award date of the contract.

4.18.2 Progress Meetings: The Contractor shall be available to meet with the Contracting Officer, Contracting Officer's Representative (COR) and/or Construction Manager (CM) upon request to present deliverables, discuss progress, exchange information and resolve emergent technical problems and issues. The Contractor shall keep VA informed, through regular meetings or reports, onsite discussions and/or emails of progress and potential problems concerning the project. The Contractor is required to keep an open dialog with the CM, particularly in areas relating to schedule slippage or any potential conflicts regarding project standards. The Contractor is required to bring such matters to the attention of the CM as soon as he/she is aware of the issues.

4.19 Close Out Requirements: All items under this paragraph must be completed prior to submitting the final invoice for payment.

4.19.1 Final Cleaning: Clean each surface or unit to the condition expected in a normal, commercial cleaning and maintenance program. Comply with manufacturer's instructions.

4.19.2 Construction Debris, Contractor Tools, Equipment, and Materials: All debris, tools, equipment, and materials shall be removed from the jobsite.

4.19.3 Punch list: Contractor shall submit punch list to CM at least five business days prior to scheduled completion of project. Upon receipt of the punch list, VA will inspect the jobsite. Based on the Contractor's punch list and VA's inspection, VA

will provide the Contractor with any additions or comments within two business days.

4.19.4 100% Completion of all punch list items.

4.19.5 Submission of all required close-out submittals as referenced in Section 3.3 of this PWS.

5.0 APPLICABLE REGULATIONS, CODES, MANUALS, ETC.

The contractor is solely responsible for obtaining all required permits and permissions from the local and/or state agencies as required by local codes/regulations. Any required drawings, plans, specifications, or paperwork required by the local codes/regulations shall be the responsibility of the contractor. The contractor shall perform the work in accordance with the following:

5.1 International Building Code, Current Version.

5.2 Uniform Mechanical Code, Current Version.

5.3 National Electrical Code, NFPA 70, Current Versions.

5.4 National Fire Protection Association 101 (NFPA) Life Safety Code, 1991, Current Version.

5.5 Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines, Current Versions.

5.6 Occupational Health and Safety Administration (OSHA) Part 1926

5.7 Applicable state/local codes and regulations including but not limited to the following;

- 2013 California Building Standards Code (aka, the CA Codes or Title 24). These standards include the California Building, Electrical, Plumbing, Mechanical, and Energy Codes, and Disabled Access Regulations contained in Title 24 of the California Code of Regulations.