

STATEMENT OF WORK

Project 549-CSI-403

CRRC MH MODULAR BUILDING SITE PREP PROJECT

VANTHCS DALLAS, TEXAS 75216

I. GENERAL SCOPE OF WORK:

This will be a Joint venture with a Contractor and A/E firm that shall provide all labor, materials, tools and equipment necessary to design and install all utilities for tie-in to a modular building (provided by others). This will also include plumbing, sewer and storm drain lines, service conduits for IT (information technology) and fire alarm tie-ins to the main building. Enclosed is the enclosed Pacheco Koch specifications and conceptual drawings, the design foot print of the modular building outlining the general locations of the routing of utilities and associated minor site work. This will include but not limited to new electrical service from power lines, foundation pad, sidewalks, with a pedestrian sidewalk from northwest entry connecting to the main sidewalk adjacent to Lancaster Rd

The work will also include the design to provide electrical service for a metal building to be used for weld shop and other future technical learning areas. Currently it is a metal shell empty structure. Design team will develop a weld shop for vocational technical learning capable of having ten (10) students working at the same time. This area to be used will be 1000 square feet for the work bays. Additional space of approximately 200 sq. ft. will be used an ADA restroom with lighting a convenience outlet and a small office for an instructor/break area with lighting, electrical outlets for office approx. 144 sq. ft. Front roll up door to remain, ventilation and exhaust will be provided per OSHA and VA standards.

Steel frame located east of the Herzog building (currently used for wash bay) will be enclosed with R panels, and three roll up doors. It will be approximately 25' x 75'. The building is to have a 200 amp service. The building will have 110 volt outlets, located towards the front of building and energy conservation lighting. The building will have a 3'0 x 80" exterior metal door on the south side of structure.

The emergency preparedness building will be expanded to house emergency generators, lights and other equipment and supplies. This expanded area is to be connected to the existing building. The approximate dimension will be 100' x 40' and will have three 12' wide roll up doors with the end bay being open in front. The three additional bays will enclosed and air conditioned, the building is to be insulated with

insulation fiberglass batting or similar insulating material. This building will have a 400 amp service and its own meter.

II. BACKGROUND:

The project is located at 4900 S Lancaster Rd., Dallas, TX 75216. This is a Veterans Rehab and Resource Center. This area has multiple buildings on-site with aged utility services that need to be upgraded. All buildings currently served by one meter for electrical and other utilities.

STATEMENT OF PROJECT ACTIVITIES:

During construction period contractor shall be responsible of for protection of affected areas of building from damage due to weather conditions, soil erosion or run off.

Measures shall be taken so that no construction fill material or other material get into the storm drain system. The anticipated cost range for this project is between \$500,000 and \$1,000,000.

- The work will consist of the follow utilities to the modular building:
- Electrical Service Line runs from Lancaster Rd to the VA property. The service shall metered and service run within five (5) feet from modular building
- Plumbing line run with in five (5) feet for domestic water to feed the modular building for 3 water closets and 3 lavatories, drinking fountains, and other sinks per the existing modular building plan.
- Sewer lines run with five (5) feet of modular building. Storm drain pipe with in five (5) feet of the modular building.
- Two four (4) inch conduits shall be run from north east side of the Herzog building to with in five (5) feet of the modular building.
- Form and pour a concrete slab to support the modular building.
- Relocate entry fence (per the conceptual drawings) to allow pedestrian traffic, and vehicle traffic to keep from impeding the business of the rehabilitation center.
- Demolition shall take place with minimal disruption of traffic adjacent to the Herzog Building.

- Demolished concrete and removed earth shall be recycled. Reports of weight and deposition of all waste are to accompany the monthly progress payments.
- Contractor shall submit daily reports to the Resident Engineer (RE) Mon-Fri and any weekend days worked, for the duration of the construction.
- Demolition and construction shall meet VA Specifications and Texas Commission on Environmental Quality (TCEQ) Storm specifications/regulations for storm water systems.
- Contractor shall be responsible for relocating all utilities so they will not be under the final structure. All work shall be in accordance with VA specifications. All costs shall be included in the base bid. Utility relocations shall be coordinated with the respective utility companies prior to any demolition work being performed. Notify utility companies at least 48 hours prior to work. All utility relocation shall disruptions shall occur after normal business hours. Normal business hours are between 8:00am to 4:30pm Monday through Friday excluding Holidays.
- All site excavation shall be considered unclassified excavation.
- All sidewalks and egress areas shall comply with ADA accessibility requirement.

III. STATEMENT OF A/E TASKS:

- Contractor shall submit a proposed design and installation plans to VA for approval before proceeding. Plans and specifications review will be required at the 65% and 95% and 100%. Construction can begin after the approval of the 65% construction documents and specifications.
- Proposal shall include design and construction schedules
 - Proposal shall include a list of the design-build team members and consultants; and their qualifications, past experience, and past performance.
 - Proposal shall include a Quality Assurance/Quality Control plan and safety plan for design and construction.
 - To reduce design errors and omissions, the DB team shall develop and execute a design QC plan that demonstrates the project plans and

specifications have gone through a rigorous, thorough review and coordination effort. Proposal shall contain a detailed design QC plan describing each QC task that will be taken during the development of the various design submission packages and the name of the DB Team member responsible for QC. Upon design completion, each task shall be initialed and dated by the responsible DB Team member. A 100% completed design QC plan shall be submitted with the final construction document submission package.

- To reduce construction errors and monitor quality, the DB team shall develop and execute a construction QC plan. Proposal shall contain a detailed construction QC plan that lists the items of construction to be controlled and/or monitored and outlines the method of controlling and/or monitoring the quality for each item and the DB Team member responsible for QC. Items to be included at a minimum are: welds; connections, concrete, control joints, materials, and exterior facing and finishes. Upon completion of each construction item, it shall be initialed and dated by the responsible DB Team member. During construction, the updated plan shall be submitted weekly to the RE.
 - A. DB team shall comply with current VA specifications, guidelines, design alerts, manuals, details, criteria, instructions, procedures, standards, etc. Refer to the VA Technical Information Library at <http://www.cfm.va.gov/TIL/> or the VA Design Manual at <http://www.va.gov/facmgt/standard/manuals.asp>). When series standards are not available or are incomplete for a specific function/space, contractor shall apply the standards and guidelines of another series for that specific function or a similar function.
 - B. Compliance to these standards, National Fire Codes, International Building Codes, and OSHA Standards will be reflected in the completed design and construction documents. Refer to VA Construction Standard CD-30. **Conflicting criteria shall be brought to the attention of VA.**
 - C. Comply with current applicable state, local, & federal building codes as well as codes from other recognized authoritative bodies.