

CONSTRUCTION PERFORMANCE WORK STATEMENT

INSTALL STAIR LIFT, RENOVATE BATHROOM, PAVE PARKING AREA, AND REPLACE ENTRANCE DOOR

1.0 SPECIFIC REQUIREMENTS

Location of Work: The work will be performed in Fairmont, WV

Period of Performance: The period of performance is 90 calendar days from receipt of Notice to Proceed (NTP). This includes the submittal review process, ordering and receiving materials, working time, and project closeout

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.

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.

Installation of a stair lift:

- Install a stair lift with a 90 degree turn to the right near the top of the stairs.
- Install new electrical circuit to power the stair lift as needed.

Renovation of the downstairs bathroom:

- Reframe bathroom doorway to be ADA compliant and install new left hand door
- Remove all bathroom plumbing fixtures and flooring
- Remove baseboard heating unit and secure wire in a new junction box
- Install new ADA approved roll-in shower in place of tub
- Install ADA compliant toilet
- Install ADA compliant pedestal sink
- Install non slip floor tile
- Install new framing and wall surfacing as needed for shower install
- Re-route 3-switch electrical box right of the sink to the side of the new shower framing
- Repair or replace drywall, baseboards, and trim as needed
- Caulk and paint as needed

Installation of Paved Parking Area:

- Regrade current parking area to prepare for install of concrete
- Install concrete parking area per specifications below
- Revise current drain pipe and drain system that runs under the parking area as needed to accommodate current drainage system and any new flow off of the new parking area.

Installation of New Entrance Door:

- Remove existing entrance door and reframe as needed
- Install new ADA compliant entrance door with stationary sidelites to provide equivalent lighting as existing doorway

General Construction Activities

Alterations include, minor framing, plumbing, electrical, flooring, drywall, trim restoration, grading, and general carpentry.

Specific Construction Activities

Contractor shall conduct field survey and verify all areas, quantities and dimensions: Coordinate all prefabricated material such as prefabricated shower with manufactures data and dimensions, stair lift specifications and dimensions. Submit specifications and samples of all material; stair lift specifications and dimensions; plumbing fixtures; doors, sink, finishes and paint color to Owner for review and approval before ordering and installing.

Contractor to provide all labor; fixtures, equipment and material; miscellaneous material; permits as required; and insurance required to provide a complete project. All work shall be subject to inspection by the local code official or representative of the funder and the Owner as required.

Contractor is responsible to ensure that all mechanics and laborers are employees of insured companies who have commercial insurance and workman's compensation. Contractors shall provide insurance policy providing additional names insured, naming the Owner, the Veterans Affairs Administration (VA - funder) and the Construction Monitor designated by the VA and Owner to provide project oversight. All wages and salaries, wages and benefits paid by the Contractor and his Subcontractors of any tier to all employees shall be according to Prevailing Wage.

All demolition and construction work will be coordinated with the Vocational Counselor assigned to the veteran for this project.

Contractor shall provide necessary floor and wall protection and remove debris and tools on a daily basis so that the home can be used by the Owner during the construction.

Should any conflict occur in the Contract Drawings and the Performance Work Statement (PWS), the Contractor shall be deemed to have bid on the most expensive way of doing the Work unless he/she has asked for and obtained a written decision from the VA-funder resolving the conflict prior to the bid close date.

Stair Lift

Install a stair lift on the left side of the stairway as viewed from the lower floor. The track shall be anchored to the stair treads as opposed to being anchored to the wall. The track shall make a 90 degree right turn near the top of the stairs. The track must not interfere with the operation of back door adjacent to the stairway.

Stairway dimensions as shown on the attached drawings are as follows:

- Stairway includes 12 risers and 11 treads, with the last two treads being winder stairs to accommodate the 90 degree turn to the right through the doorway to the upper floor.
- The risers range from 8 5/8" to 8 3/4" , stair treads range from 9" to 9 1/8" in depth
- The stairwell is 43"wide
- The doorway at the top of the stairs is 35 1/2"wide
- The back door on the upper level is 25" from the top step.

The stair lift must be capable of handling the steep incline, as the current construction does not meet code.

Contractor shall install a new circuit breaker and electrical line to service power to the stairlift.

Bathroom Renovation

The overall dimension of the bathroom is 79" deep and 111.25" wide. The bathroom is currently equipped with a toilet, sink, and bath tub. The current door is 30" wide with a right hand swing.

Remove the existing door and reframe the opening to accommodate a 34" wide door with a left hand swing. Install new door and associated hardware. Reuse the existing door handle unless it is not compatible with the new door.

Remove all bathroom plumbing fixtures and flooring and arrange for proper disposal. Remove the baseboard heating unit as it cannot be operated safely with a left hand door swinging in adjacent to the heater. Install a junction box for the wiring to the baseboard heater and secure the wiring and install a solid cover for the box.

Install new ADA approved roll-in shower in place of tub. Frame a new wall at the plumbing end of the shower to accommodate securing the shower on three sides. Shower must be ADA compliant with a bench and adequate grab bars, and the inside dimensions of the shower must measure a minimum of 30" x 60".

Install ADA compliant toilet and associated grab bars. The toilet must range from 17" – 19" in height.

Install ADA compliant pedestal sink. The sink must be a minimum of 30" wide, 19" deep and no higher than 34", with knee space a minimum of 27" high.

Install non slip floor tile.

Install new mildew resistant drywall above the shower and repair/replace drywall as needed around the new door frame and opening to the living room.

Replace baseboards and trim as needed. Caulk baseboards and paint walls and trim.

Contractor shall submit example products with specifications for approval.

Paved Parking Area

The current parking area is at the end of a gravel driveway and terminates at a concrete slab porch opposite of the entrance door to the house. The driveway and parking area slope down from the road toward the house. A drainage gutter has been installed on the right side of the driveway that leads to a 6"-diameter HDPE drain pipe that runs under the parking area and resurfaces on the left side of the parking area. The driveway continues to the left of the parking area on a moderately steep grade to a garage approximately 40 - 50 ft from the parking area.

Remove gravel to lower the grade to accommodate a concrete slab. Ensure the newly graded surface has a minimum of 4" gravel base, prior to pouring concrete. The new parking slab shall be designed to prevent runoff from entering the porch slab, by sloping or installation of a drain grate. The change in grade from the parking area to porch must also allow a wheel chair to navigate the transition from parking area to porch slab. See ADA requirements for door thresholds as a guide for this transition (maximum of 1/4" vertical face, and maximum of 1/2" total height difference between surfaces, with beveled slope of 1:2) and ADA requirements for maximum slopes on surfaces (1:12). After grading, reinstall the HDPE pipe and tie in any new drain grates into the system.

The paved parking area shall meet ADA standards to accommodate a wheel chair-equipped full size van, which will require a width of 16 feet. The parking depth shall be a minimum of 18'. The maximum allowed slope is 1:12.

Entrance Door

The current doorway is a double French Door, with both doors able to freely swing. The right side latches by engaging a pin into the floor and the top door jam, which cannot be performed by the veteran. The other door operates normally with a knob. The current rough opening is 72" wide x 81" high. The existing door should be removed and replaced with a left hand swing standard 36" wide door with windows. The remaining area in the opening should be filled with one or two stationary sidelites.

Contractor shall reframe the rough opening as needed to accommodate the new door; however utilizing the available space is preferred to allow for maximum light into the living area. Glass panes in the door should be no lower than 12" and the lower 10" of the door shall be a flat / smooth surface.

Install new door handle.

3.0 SUBMITTALS

The contractor shall provide all submittals directly to the Contracting Officer. All submittals shall be electronic where possible. Product submittals shall be sent to the Contracting Officer or Contracting Officer's Representative (If appointed one). No work shall begin onsite until all submittals are received and approved by the VA.

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.

Project Schedule: Submit proposed Project Schedule showing all project milestones and dates for Government reviews and inspections.

Project Directory: Within 5 Days after receipt of notice to proceed, 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.

4.0 WASTE MANAGEMENT

Dispose or recycle 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.

5.0 ALTERNATES

None.

6.0 PROJECT CLOSE-OUT SUBMITTALS

Final payment will not be made until all close out submittals are complete.

A Release of Claims (ROC) must be completed by the prime contractor and all first tier subcontractors (if

applicable). 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.

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.

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.

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.

7.0 GENERAL REQUIREMENTS

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 shall have a picture ID.

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.

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.

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.

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.

Parking: Contractor shall coordinate parking through the assigned VRC who will coordinate with the veteran for parking near or on site OR Limited on street parking is available for the contractor. Contractor shall carpool to ensure minimum disruption to neighborhood.

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

Storage and Staging of Materials: If storage and staging is required, it must be coordinated through the VRC.

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.

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.

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.

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.

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.

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.

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.

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.

Demolition Salvage: 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. Salvage value, if any, of removed items shall be reflected in the bid. 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. Storage or sale of excess salvable material on the site is prohibited.

Meetings:

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.

Progress Meetings: The Contractor shall provide weekly status by COB on Wednesday to Dennis.Rogers4@va.gov. Briefly discuss progress, exchange information and resolve emergent technical problems and issues. The Contractor shall keep VA informed, of any onsite discussions and/or emails of progress and potential problems concerning the project. The Contractor is required to keep an open dialog

with the Contracting Officer and the VRC, 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 Contracting Officer as soon as he/she is aware of the issues.

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

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

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

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. 100% Completion of all punch list items. Submission of all required close-out submittals as referenced in Section 6.0 of this PWS.

8.0 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 (**use Current Versions**):

- VA Pamphlet 26-13
- Uniform Mechanical Code
- National Electrical Code, NFPA 70
- National Fire Protection Association 101 (NFPA) Life Safety Code, 1991
- Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines
- Occupational Health and Safety Administration (OSHA) Part 1926

9.0 CANCELLATION OF SERVICES

The Government reserves the right to cancel whole or in part services or the entire task order. Cancellation will be communicated and executed by issuance of a supplemental agreement/modification to the Task Order in accordance with the terms and conditions contained therein.

10.0 INSURANCE

Required Insurance: The Contractor shall, at its own expense, provide and maintain during the entire performance of this contract, at least the kinds and minimum amounts of insurance required in the Schedule or elsewhere in the contract

(a) Workers' compensation and employer's liability. Contractors are required to comply with applicable Federal and State workers' compensation and occupational disease statutes. If occupational diseases are not compensable under those statutes, they shall be covered under the employer's liability section of the insurance policy, except when contract operations are so commingled with a contractor's commercial operations that it would not be practical to require this coverage. Employer's liability coverage of at least \$100,000 shall be required, except in States with exclusive or monopolistic funds that do not permit workers' compensation to be written by private carriers. (See 28.305(c) for treatment of contracts subject to the Defense Base Act.)

(b) General liability.

(1) The contracting officer shall require bodily injury liability insurance coverage written on the comprehensive form of policy of at least \$500,000 per occurrence.

(2) Property damage liability insurance shall be required only in special circumstances as determined by

the agency.

11.0 HOLIDAYS

New Year's Day, Birthday Martin Luther King Jr., Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, & Christmas Day.