

SECTION 00 11 21
REQUEST FOR PROPOSAL TO DESIGN-BUILD

A. PART I - GENERAL

A1. Scope of Contract

Provide all labor, materials, tools equipment, design and construction services necessary to complete the design and subsequent construction of the project described herein and other specific tasks as further defined by this request for proposal (RFP).

A. Project Number: 664-501

B. Project Title: Relocate & Expand Prosthetics

C. Project Location: 3350 La Jolla Village Dr, San Diego, CA 92161

D. Scope of Work:

The project encompasses the remodel of various areas of the Northeast portion of Building #1 on the existing VA San Diego Medical Center campus as shown/described on the 65% drawings and specifications (See Solicitation VA701-16-R-0077 and all Attachments) prepared by VA Engineering Services.

The VA does NOT warrant or otherwise guarantee that no deviation will occur based on the contractor's efforts to develop the final documents. The project will be developed and constructed under a single, lump-sum Design-Build (D-B).

Description of the Design Scope of work:

The contractor shall conduct review, analysis and further development of the 65% design bridging documents prepared by VA Engineering Services and subsequent preparation of final design/construction drawings and specifications to construct the project within budget. Work will include consulting with VA Engineering Service and applicable VA user groups required to adequately finalize the scope of work and produce the construction documents to the satisfaction of the parties.

NOTE: The 65% documents represent ONLY an initial/general scope on which the D-B contractor may prepare a proposal. The VA does NOT warrant or otherwise guarantee that no deviation will occur based on the contractor's efforts to develop the final documents.

The design shall consist of a thorough review and verification of facility record drawings, as-built drawings, and field investigations necessary to determine actual conditions, and interviews with appropriate engineering and using service personnel (VA Design Team).

The D-B team shall meet with VA staff to review present use of exterior areas for the functions involved, develop site plan and conceptual drawings to meet user identified needs, check validity against VA planning criteria and/or against general industry practices where no specific VA criteria is applicable.

The D-B team shall perform egress analysis of North West quadrant, First floor, Building 1 area as it relates to project area remodel. The design shall follow all applicable codes including but not limited to IBC, NFPA, ADA, etc.

The site is to be located within the boundaries of the property owned by the federal government and be planned with VA coordination and logically placed to support VA master campus plan. Include soils engineering and geotechnical analysis as required to determine applicable foundation and excavation design requirements based on the site improvement location.

Description of the Construction Scope of work:

Provide services to include but not limited to all tools, labor, materials, and supervision necessary to construct all applicable demolition, new construction, hazardous material abatement, fire protection system modifications, security system modifications, utility system modifications (mechanical, plumbing, and electrical), and any other related construction necessary for **Project 664-501, Relocate and Expand Prosthetics** in Building #1 at VA Medical Center, San Diego, CA. Construction shall be in accordance with the VA approved specifications and drawings developed by the design build contractor.

All work shall be designed, constructed and phased to limit disruptions to the existing medical center. Project site and overall medical campus has very limited laydown areas. Project should be executed with close coordination and just-in-time delivery of materials. Ideally, all items

would be included in construction budget. If not, some project elements may be omitted as option items.

Contractor will furnish all necessary materials, labor, tools, and equipment to accomplish this project. Responsibilities include all work per VA San Diego Engineering Services plans and specifications, and all subsequent amendments issued including but not limited to:

Demolition and/or replacement of existing site structures, signage, fencing, roadways, sub-surface plumbing, electrical, etc. shall be included in the scope of work.

Construct new and/or temporary barriers, walkways, finishes, mechanical, plumbing, electrical and all other systems required for a complete project.

Work closely with VA Engineering Service staff to coordinate all work on the existing property.

Contractor's work and responsibility shall include all planning, scheduling, programming, administration, and management necessary to provide all construction and related services as required. The Contractor shall conduct the work in strict accordance with the contract and all applicable Federal, State, and local laws, regulations, codes, or directives. The Contractor shall insure that all work provided meets, or exceeds the scope of work, the project plans, and the contract specifications.

Before commencement of work, the Contractor shall confer with the VA Contracting Officer's Representative (COR) and agree on construction barrier plan; a sequence of procedures; means of access to site and building(s); space for storage of materials and equipment; delivery of materials and use of approaches; use of existing exterior walkways, roads, and driveways or similar means of communications; location eating spaces and restrooms for Contractor employees; and the like. Delivery of materials and equipment shall be made with a minimum of interference to Government operations and personnel.

The contractor shall comply with all EPA, OSHA, and VA construction & safety regulations. This includes energy management requirements and infection control requirements. The San Diego VAMC is a smoke free campus to include the designated construction site.

The Contractor shall take all precautions to ensure that no damage will result from his operations to private or public property. All damages shall be repaired or replaced by the Contractor at no cost to the Government.

The Contractor shall be responsible for providing all work site protective barriers and site control devices. This includes, but is not limited to: barriers protective tapes, and protective signage. The Contractor shall be responsible for providing all necessary traffic control as required for each specific task/delivery work order, at no additional cost to the VA.

At the beginning of the project, the Contractor project superintendent and alternate shall sign in at Building 1 to obtain visitors badges, barriers and keys.

E. Scope of work common to all tasks is to:

1. Where equipment, temporary installations, ingress/egress restrictions or any other consideration is necessary for infection control purposes such requirements and associated drawings and specifications shall be provided.
2. Provide shop drawings and demolition/installation and operating instructions as appropriate
3. Dispose of old removed parts and components after checking with VA staff if any should be retained by VA as replacement parts.
4. Clean up, return affected work areas to original condition.

F. General Drawing Submission Requirements: Shop Drawing Submission Requirements are available on the internet at the following address: <http://www.cfm.va.gov/>. As-built drawings for the Medical Center are available. (note: these drawings are not completely accurate. A/E shall verify existing conditions.) All drawings will be prepared with the VA Standard Title Block and Border. The current VA CAD software is Autodesk Autocad 2014. The A/E and any sub-consultants shall prepare

drawings using the VASD Electronic Discipline Standard Files as follows: VASD Pen Table (.ctb) file, VASD Drawing Template (.dwt) file, and VASD Title block (.dwg) file, to be provided by VASD Engineering Service, upon request. All line work is to be consistent with the layers assigned by the VASD layering standard (.pdf), provided by VASD Engineering Service, upon request. Sheet layouts shall be tabbed into a single CAD (.dwg) file and are to be submitted via e-transmit in order to maintain reference links. Individual sheet files exported from Revit to CAD shall maintain VASD Electronic Discipline Standards listed above. The A/E component of the D-B team shall provide space planning, conceptual, schematic, design development, construction drawings, details, and specifications, as applicable for the project. Drawings shall be in Autocad format on 30" x 42" size 'E' sheets. All Work to be transferable by means of CD Rom, PDF Format, and Internet. The entire sheet of information is to be provided upon submission(s). Construction drawings shall be prepared separating all plan views e.g. demolition/new, by appropriate discipline and coordinated to minimize changes during the construction phase. Construction details, exterior elevations and appropriate schedules are required e.g. signage schedule, planting schedule, etc. All dimensions are to be in Standard English format. In addition, at final 100% construction drawing delivery a composite cad file of all disciplines is to be created via insert binding. All disciplines are to be aligned on top of a common reference point i.e. cross grid. This file will adhere to the VA Layer assignments with all relative construction notes being removed and will be exploded with no x-references or layers other than the VA Layer Assignment attached. Final payment will be retained until approval of this file. The final design shall conform to the latest editions of the Uniform Building Code, AIA Guidelines for Design and Construction of Hospital and Healthcare Facilities, Zone 4 Seismic Requirements, all local regulatory requirements, and VA criteria. In addition, the latest edition of the National Fire Codes (A compilation of National Fire Protection Association Codes, Standards, Recommended Practices, and Manuals) is adopted for the design of all fire safety features. Fire protection features not included in the National Fire Codes shall be designed in accordance with the requirements of the latest edition of the Uniform Building Code (International Conference of Building Officials). Variances are made to the adopted codes where specific

requirements have been adopted by the VA and are called for in the VA Construction Standards or design criteria documents. Up to date information is available via the web at: <http://www.cfm.va.gov/cfm/TIL/>. Each individual file on a DVD shall be named by numbers corresponding **to the construction documents (i.e. the specs shall be named 00 11 22, 33 44 55, etc. and the drawings shall be E1, E2, etc.) and the final AutoCAD/specifications files shall be exactly as submitted in the final submission.**

G. Incorporated References: The following Department of Veterans Affairs, Office of Construction and Facilities Management, information is incorporated within the Scope of Work by reference, and can be found on the VA web site at <http://www.cfm.va.gov/> Master Specifications; Design Guides; Design Manuals; Standard Details; Design Alerts; and Quality Alerts.

A2. Definitions

- A. Design-Build (D-B) as defined by the Department of Veterans Affairs (VA) is the procurement by the Government, under one contract, with one firm or Joint Venture (JV) for both design and construction services for a specific project.
- 1. Contracting Officer (CO): A person with the authority to enter into, administer, and/or terminate contracts and make related determinations and findings. The term includes certain authorized representatives of the contracting officer acting within the limits of their authority as delegated by the contracting officer. "Administrative contracting officer (ACO)" refers to a contracting officer who is administering contracts. "Termination contracting officer (TCO)" refers to a contracting officer who is settling terminated contracts. A single contracting officer may be responsible for duties in any or all of these areas.
- 2. Contracting Officer's Representative (COR): The Contracting Officer's written designation of a representative responsible for administering contracts under the immediate direction of the Contracting Officer. For the purposes of this contract the term "COR" will be used herein.
- 3. Technical Monitor (TM): This term, as used herein, refers to the person(s) assisting the COR in administering contracts under the immediate direction of the Contracting Officer.

4. Design-Build Contract: This term, as used herein, refers to the Contract(s) to perform the design and construction of the project.
5. Contractor: This term, as used herein, refers to the contractor under this contract or the D-B team. The contractor or D-B team is solely responsible for the management (planning, supervision, and contract coordination), design, and (professional) services and installation (including all labor, equipment, materials, tools, and inspections) to meet the requirements of this contract.
6. Architect-Engineer (A/E): This term, as used herein, refers to the A/E firm(s) that is a part of the D-B team, also referred to as D-B A/E.
7. Project Management: The contractor shall provide an individual in the capacity of a contractor project manager. The contractor project manager shall have legal (on-site signature) authority to represent the Contractor. The Project Manager shall be the initial point of contact for coordinating with the VA.

B. Period of Performance - The anticipated completion of this project is 690 calendar days after issuance of the "Notice to Proceed" (NTP).

A3. Permit Requirements

- A. The D-B Contractor is responsible for obtaining all permits and approvals necessary to complete the project, prior to starting Construction.

A4. Selection Criteria (Applies only to the Solicitation)

B. PART II - RESPONSIBILITIES

B1. VA Team

- A. The VA team is comprised of the VHA-PCAC Contracting Officer, the COR who will be located at the construction site and VA Medical Center staff.

B2. Use of Advisors

- A. Contractors are advised that VA contractor personnel may assist the Government during the Government's evaluation of Proposals. The persons shall be authorized access to only those portions of the proposal and discussions that are necessary to enable them to provide specific technical advice on specialized matters or on particular problems. These individuals will be required to protect the confidentiality of any specifically identified trade secrets and/or privileged or confidential commercial or financial information obtained as a result of their participation in this evaluation. They shall be expressly

prohibited from scoring, ranking or recommending the selection of a Vendor.

B3. Design-Build Team:

- A. The D-B team includes all J/V partners, consultants and sub contractors to the one firm. The D-B team shall provide Architectural and Engineering disciplines for the preparation of construction documents, and construction contractor capabilities for construction of the project.
- B. If the D-B Team A/E and contractor are a J/V (not one and the same firm) engineering and other technical consultants shall be subcontractors of the J/V Architect - not the Design-Build construction contractor or sub-contractors. If the D-B Team A/E and contractor are one and the same firm (not a J/V) those consultants shall be subcontractors of D-B firm not the construction subcontractors.
- C. The RFP documents are intended to define existing conditions, certain required items, and design parameters to be included in the project. It is the contractor's responsibility to visit the site or ascertain the conditions at each site. In addition, the Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, the existing conditions, certain required items, and design parameters to be included in the project. It is the D-B Team's responsibility to complete the documents and construction in a manner consistent with the intent of the RFP documents within the required period of performance.

C. PART III - PROPOSAL REQUIREMENTS

PHASE I - REMOVED FROM CONTRACT (Applies for solicitation only.)

C1. General

D. PHASE II - REMOVED FROM CONTRACT (Applies for solicitation only.)

D1. General

E. PART IV - POST AWARD REQUIREMENTS

E.1

A. Design Review Submissions:

- 1. The Design-Build Team A/E (D-B A/E) shall prepare and submit complete construction documents for review and approval by the VA in accordance with standard professional practice, the Department of Veterans Affairs RFP (VA RFP), and prevailing codes.

2. The documents may be divided into multiple review submission packages. The VA will review as many as six (6) package submissions (examples: demolition, civil, architectural, structural, mechanical, Electrical, plumbing etc.) to facilitate the start of construction.
3. All submission packages will be reviewed at (35%), (65%), 95% and at the completion of the construction document process (100%). The (100%) review submission packages will incorporate the final review comments from the (95%) review. If any package is not complete for the required stage a post review may be required the cost of which will be borne by the D-B Team.
4. Each review submission package shall include five (5) hard copy sets and three (3) sets on DVD Disk. The package will include an index of drawings (by sheet number and title) and specifications (by section number and title) submitted. The packages will be distributed to the VA Project Manager, the VA Medical Center, COR and others as determined to be appropriate by the VA Project Manager.

B. Design Review Meetings:

1. A review meeting to resolve design issues will be held for each design review package submitted. The meeting will include discussion of VA comments on functional relationships and technical peer review comments (by others).
2. Participants will include VA Staff and D-B team members as appropriate for the specific package to be reviewed and others. The D-B team members will each allow for one (1) full day for each discipline/package design review meeting. D-B team management will be present at each review meeting.
3. The D-B team shall allow a minimum of thirty (30) calendar days for each review cycle. A cycle includes:
 - a. The VA's receipt of the design review submission package.
 - b. The review meeting.
 - c. D-B teams receipt of comments from the VA, either electronically, by fax, or by hard copy delivery.
4. Coordination of the review meeting schedules will be the responsibility of the VA Project Manager (for the VA) and the D-B Team Project Manager (for the D-B Team). See section H. Quality Assurance/Quality Control.

C. Electronic Media:

1. Design review submission drawings and final Construction Document submission drawings will be executed in electronic format // Refer to page 4, General Drawing Submission Requirements //
2. The drawings included in the VA RFP will be available to the D-B team in electronic format in // CADD 2014 Version // for use in preparing the construction drawings. Since data stored on electronic media can deteriorate undetected or be modified without the COR's knowledge, the CADD drawing files are provided without warranty or obligation on the part of the COR as to accuracy or information contained in the files. The user shall independently verify all information in the files. Any user shall agree to indemnify and hold the COR harmless from any and all claims, damages, losses, and expenses including, but not limited to, attorney's fee arising out of the use of the CADD drawing files.
3. Design review submission specifications and other 8 1/2 by 11 formatted material and final Construction Document submission specifications and other 8 1/2 by 11 formatted material will be executed in electronic format //Microsoft Office 2010, Word 6.0., PDF transferrable via internet and/or e-mail // Various sections tailored to VA San Diego may pertain to this project and are provided by VASD Engineering Service, upon request. Sections not developed as VA standards shall be prepared by the A/E using the Un-edited Specification in the CSI format. Specifications will be clearly printed double sided on 8 1/2" x 11" white bond paper front & back for each section suitable for reproduction. Specifications will consist of the general and technical provisions. Specifications shall be in courier new 10 font.
4. The specifications included in the VA RFP shall be available to the D-B team in electronic format in //Microsoft Office 2010, Word 6.0 PDF//, for use in preparing the construction specifications. Since data stored on electronic media can deteriorate undetected or be modified without the VA's knowledge, the CADD 2014 Version drawing files are provided without warranty or obligation on the part of the VA as to accuracy or information contained in the files. The design builder shall independently verify all information in the files and shall agree to indemnify and hold the VA harmless from any and all claims, damages, losses, and expenses including, but not limited to, attorney's fee arising out of the use of the electronic files.

5. The construction record drawings shall be completed in // Refer to page 4, General Drawing Submission Requirements //.

6. Construction shop drawings are not required to be completed in // Refer to page 4, General Drawing Submission Requirements //.

D. Professional Licensing:

1. The D-B A/E who prepares the construction documents shall be a professional architect or engineer licensed in the state in which the design work is completed.
2. The professional seal indicating such license by the state shall appear on the final construction documents. The architect whose seal is shown will be known as the Architect of Record. The D-B A/E shall certify compliance with the VA RFP and all applicable codes.

E. Approved Construction Documents:

1. The final construction document submission package will be submitted by the D-B team for approval by the VA after completion of the 95% review cycle for the final package to be submitted by the D-B team. The VA will have 20 calendar days to take approval action.
2. The final construction documents submission package will include a full set of construction documents including all disciplines/packages.
3. The final construction documents submission package will incorporate all VA supplied comments from the earlier 35% and 65% and 95% submission package reviews and will comply with the VA RFP.
4. If the final construction documents submission package is not complete a post submittal may be required the cost of which will be borne by the D-B Team.
5. The approved final construction documents include such details that the project can be constructed and will be used for construction of the project.
6. See PART V, E2 CONSTRUCTION PERIOD SUBMITTALS for Approved Construction Document distribution.

F. Construction Drawing Preparation - Mandatory material and equipment schedules and details may be indicated either on the drawings or in the specifications, at the option of the D-B team. The construction drawings shall include a coordinated set of the following:

1. Civil engineering drawings including demolition plans, grading and drainage plans, paving plans, utility plans, schedules calculations and details.

2. Structural drawings including foundation plans, framing plans, schedules, and details, including general notes and all calculations.
 3. Architectural drawings including floor plans, building elevations, building sections, wall sections, reflected ceiling plans, stair details, toilet and bath details, door schedules and details, window schedules and details, room finish schedules, auto transport and other details.
 4. Fire protection drawings including floor and roof plans, riser diagrams, equipment schedules, and details, including general notes calculations and all related calculations.
 5. Plumbing drawings including floor and roof plans, riser diagrams equipment schedules, plumbing fixture schedules, and details, including general notes, and all related calculations.
 6. HVAC drawings including floor and roof plans, one-line flow diagrams, equipment schedules, and details, including general notes and all related calculations. Also provide sections for mechanical equipment rooms and sequence of operation for all HVAC equipment.
 7. Electrical drawings including site demolition plans, site, floor and roof plans (power, lighting, and other systems), one-line diagrams, panel schedules, equipment schedules, light fixture schedules calculations and details
 8. Asbestos abatement drawings including site demolition plans and floor plans indicating asbestos abatement method.
- G. Construction Specifications - Project specifications shall include specifications for all products, materials, equipment, methods, and systems shown on the construction drawings in accordance with standard professional practice and the VA RFP. The specification submitted for review shall include:
1. The name of the manufacturer, the product name, model number, or other identification as appropriate to clearly identify the product that will be used in the construction of the project;
 2. Other data as appropriate to clearly identify the product that will be used in the construction of the project i.e. shop drawings, product data, and samples as required by the VA RFP documents; and
 3. The required stamp of the licensed architect or engineer of record will be considered as certification of compliance with the RFP requirements.

H. Design Requirements - Compliance with codes and standards.

1. Project design shall be in compliance with applicable standards and codes described in VA Program Guides and design materials included or referenced in the solicitation materials.
2. See Section E. Approved Construction documents, above, for required inclusion of design review comments.
3. In the design of new building and alteration work under this contract, the D-B team shall consider all requirements (other than procedural requirements) of:
 1. Zoning laws:
 2. Environmental and erosion control regulations; and
 3. Laws relating to landscaping, open space, minimum distance of a building from the property line, maximum height of a building, historic preservation, and esthetic qualities of a building. Also similar laws, of the State and local political division, which would apply to the building if it were not to be constructed or altered by the U.S. Government.
4. The D-B team shall consult with appropriate officials of the Federal, state, and political subdivision, and submit plans under the rules prescribed by those reviewing authorities. The A/E and VA shall give due consideration to the recommendations of the referenced building officials. VA will also permit inspection by the officials described above during the construction period in accordance with the customary schedule of inspections in the locality of the building construction. Such officials shall provide VA with a copy of the schedule before construction begins or give reasonable notice of their intention to inspect before conducting an inspection.
5. The D-B team shall provide prompt, written notification to the Contracting Officer concerning conflicts with, or recommended deviations from codes, laws, regulations, standards, and opinions of review officials as described above. No work altering the scope of this contract shall be undertaken prior to receipt of written approval from the Contracting Officer.
6. No action may be brought against the D-B Team or VA and no fine or penalty may be imposed for failure to carry out any of the previously described recommendations of Federal, state, or local officials. VA and its contractors, shall not be required to pay any

amount for any action taken by a state or political division of a state in carrying out functions described in this article, including reviewing plans, carrying out on-site inspections, issuing permits, and making recommendations.

7. The D-B team shall advise the Contracting Officer of any variances with the applicable Department of Labor, Occupational Safety and Health Standards, for occupancy requirements.

I. Quality Assurance/Quality Control:

1. To reduce design errors and omissions, the D-B team shall develop and execute a QA/QC plan that demonstrates the project plans and specifications have gone through a rigorous, thorough review and coordination effort.
2. See ATTACHMENT 3 for QA/QC requirements.

E2. Construction Period Submittals

- A. The D-B contractor shall distribute a total of 5 sets of the approved construction documents prepared by the D-B Team to the VA as directed by the COR.
- B. Other submittals - The D-B team shall submit test results, certificates, manufacturer's instructions, manufacturers' field reports, etc. as required by the VA RFP specifications, to the COR.
- C. Project record drawings - The D-B team will maintain a set of construction documents (field as-built drawings) to record actual construction changes during the construction process as required by the RFP specifications. The project record drawings will be available for review by the COR at all times.
- D. Shop drawings and submittals - The D-B A/E shall check government furnished and/or the D-B construction contractor's shop drawings, detail drawings, schedules, descriptive literature and samples, testing labor-laboratory reports, field test data and review the color, texture and suitability of materials for conformity with the RFP Documents and construction documents. The D-B A/E shall recommend approval, disapproval, or other suitable disposition to the COR. The COR will have final approval authority. The D-B A/E shall evaluate the submittals with reference to any companion submittals that constitute a system. When necessary, the D-B A/E will request the D-B Construction Contractor to submit related components of a system before acting on a single component. Should this procedure be inappropriate, the D-B A/E shall review all prior submittals for related components of the system

before acting on a single component. The D-B A/E may be required to hold joint reviews with the VA technical staff on complicated system submittals. The D-B A/E shall notify the COR in writing of any and all deviations from the requirements of the construction documents that he has found in the submittals.

D3. Project Close-Out

The D-B team shall comply with the requirements in the "General Conditions", listed in the solicitation, and "General Requirements", provided in attachment 2, for submission of final RFP as built drawings, manuals, and other documents as noted. Required as built drawings and specifications will be submitted in the same format required for the construction documents.

D4. Site Visits and Inspections

During the construction period the D-B A/E shall make weekly visits to the project site when requested by the COR. The COR may also request visits for special purposes. Only registered architects and engineers thoroughly familiar with the project may make these site visits. The COR has the prerogative to determine the professional discipline(s) required for any visit. The D-B A/E shall observe the construction, advise the COR of any deviations or deficiencies or solutions to issues discussed. A site inspection report which includes the purpose of the inspection, items reviewed, deficiencies observed, recommendations and additional actions required, shall be furnished to the COR within three calendar days following the site visit date.

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