

STATEMENT OF WORK  
PROJECT NO. 573A4-18-602  
SITE UTILITY MASTER PLAN  
AT VA MEDICAL CENTER  
LAKE CITY, FL

Revised 6-19-18

## **1.1 Scope**

The following Statement of Work is an overview of the Veterans Affairs, North Florida/ South Georgia Veterans Health System, Lake City Medical Center project entitled “Site Utility Master Plan”.

An Architectural Engineering (A/E) contract for the development of a complete set of documents to develop a Site Utility Master Plan at the VA Medical Center in Lake City. The Complete Documents will include, but not be limited to As-built Drawings, Projection/Plan Drawings, Reports, and Independent Government Estimates. The following overview highlights the key aspects of the project:

1.1.1 Develop the utility master plan to include recommendations for new facilities as well as renovations to current facilities to enable the medical center to meet the projected space needs in the Strategic Capital Investment Proposal. All utilities shall be reviewed in terms of age, projected condition, and necessity of expansion to handle additional structures. Existing utilities and buildings which may be affected should be reviewed and tested for asbestos. These costs shall be included in estimates. The Plan drawings will be developed based on master plan building expansions, as well as addressing vulnerabilities found in the campus Physical Security Design Manual. Valves, manholes and other items will be proposed in locations which will afford the minimal interruption to systems when future buildings are brought on-line.

- A. Electrical service shall include review of ampacity for the entire campus, as well as additions; it will also include determination of where additional 480 volt service may be required and future separation of emergency branches. Relocations or additions to underground electrical distribution shall be incorporated.
- B. Water supply shall include domestic and those pipes deemed as non-potable. Pipes exceed life expectancy. New layout shall be shown with recommendations on service to each building, and pipe sizes. A new softener plant shall be considered and included if required. The piping layout must include ample means to isolate sections of the main distribution lines for repair.
- C. Sanitary/Storm sewer shall include review of existing systems and recommendations for replacement and upgrade.
- D. Chilled water shall review the current system production capacity and pipe sizes. Based on current and future loads, this study will determine if a new or additional plant is required and the best location.
- E. Steam shall include review of existing system and any relocations or additions as required.

1.1.2 The Drawings and Reports will address necessary disciplines including but not limited to; Site, Landscaping, Structural, Civil, Architectural, Mechanical, Plumbing, Life Safety, Signage, Electrical, Communication, Security, and Demolition. This will include the addressing the effects of new locations and removal of existing utilities.

1.1.3 A/E will be permitted to research the existing VA drawing files, but shall field verify all information gathered from the existing drawings. A/E shall provide all labor to determine and make copies of selected drawings.

1.1.4 A/E shall perform adequate utility verification to determine the horizontal and vertical location of existing utilities within the construction area. The accuracy must be verified by use of ground penetrating radar, vacuum evacuation, excavation or other means necessary. Piping, valves, and other critical items must be included for all systems. Areas which have been disturbed shall be placed back in a condition as near as possible to existing.

1.1.5 Each submission shall include drawings, reports and estimates for work proposed at that time. Review comments shall be incorporated into each subsequent submittal package.

1.1.6 A/E shall provide an Independent Certified Third Party (ICTP) Safety Professional or Professional Credentialed to provide the necessary design reviews for compliance with national and local codes, standards, and federal and state regulations; including Life Safety issues.

1.1.7 Design package will include recommendations for multiple phasing plans to minimize the impact of the project on the regular operation of the medical facility including impacts by utility shut downs, and interference with pedestrian, passenger vehicle, and delivery truck circulation.

1.1.8 Submissions shall be in accordance with the A/E Submission Instructions for Project No. 573A4-18-602.

## **1.2 Construction Period Services: N/A**

## **1.3 Certified Independent Third- Party Design Reviews (CITP)**

1.3.1 The design Architect/ Engineering (A/E) will hire a Certified Independent Third-Party (CITP) Safety Professional or Professional Credential to provide the necessary design reviews for compliance with national and local codes, standards, and federal and state regulations included but not limited to:

- ▶ OSHA Standards
- ▶ JCAHO Standards
- ▶ Handicap Accessibility Standards
- ▶ NFPA Codes

- ▶ National and Local Building Codes
- ▶ EPA Regulations
- ▶ Emergency Preparedness infrastructure vulnerabilities
- ▶ Security infrastructure vulnerabilities
- ▶ Others as applicable

Requirement for acquiring and incorporating a Certified Independent Third-Party (CITP) Safety Professional or Professional Credential review of design documents.

1.3.2 VA must comply with national and local codes, standards and regulatory requirements in order to comply with Public Law 100-678, Public Buildings Amendment Act of 1988 and Public Law 102-522, Federal Fire Safety Act of 1992. Like other federal agencies with real property and construction authority, VA acts as its own building and code enforcing official or as the “Authority Having Jurisdiction” (AHJ) for meeting code requirements. As such, the VA has overall responsibility of ensuring compliance with codes.

1.3.3 The design A/E will hire a CITP consultant(s) as necessary for the review of design documents for compliance with applicable national and local codes, standards, federal and state regulations. The Design A/E will take into consideration and incorporate all third-party consultant comments/recommendations into the design documents prior to advertising for a construction contract award.

1.3.4 Certified Independent Third-Party Professional or Professional Credential Review and Approval.

1.3.5 Project plans must have a signature block or a letter on third-party Company’s letterhead, a third party certified safety professional or professional credentials as applicable to the nature of review certifying and verifying the plans and specifications have been reviewed for compliance with applicable codes, standards and regulatory requirements. At the time of review, the CITP should identify all corrections necessary for the A/E to bring the design into compliance. The A/E is required to incorporate and make necessary corrections to the design to bring the design into compliance prior to the final design documents being issued for a construction contract award.

#### **1.4 Certified Industrial Hygienist (CIH)**

1.4.1 The A/E shall retain the services of a Certified Industrial Hygienist (CIH) to provide expertise in all aspects of identifying, assessing, and making recommendations concerning the management of asbestos and/or lead. Recommendations will be based on, but not limited to; field investigations, sampling, monitoring, laboratory analysis, review of specifications, drawings, etc. The CIH shall be a current member of the American Industrial Hygiene Association and maintain current certification on comprehensive practice. In addition, the CIH shall possess current licensure as asbestos / lead consultant as stipulated in Chapter 469 of Florida Statutes. Results obtained from these findings will be used by the A/E and CIH to finalize / complete drawings, phasing schedules and specifications which will specify the

location and proper procedures for the removal, storage, transportation, disposal, and/or safety precautions to be used when working with asbestos / lead substances. The CIH will coordinate his/her work with the A/E. The CIH's professional judgment and expertise will provide for a complete, thorough and safe construction contract.

1.4.2 This project has the potential to impact asbestos-containing materials (ACM) and/or lead. The area covered by the CIH investigation shall cover the affected area per the project description, as defined in section I of this A/E Statement of Tasks.

1.4.3 Furnish all necessary equipment, material and labor to obtain the services of a Certified Industrial Hygienist (CIH) to review A/E construction drawings and specifications for the subject project, to become familiar with specific work to be accomplished by contractor personnel and the locations of the work that may require asbestos / lead removal and disposal, etc. In reviewing these documents, the CIH will look closely at work which involves the removal or disturbance of asbestos and/or lead. Methods of identification of these materials shall consist of visual inspections of all areas, verifying all existing drawings and original construction specification and taking air and bulk samples of suspected asbestos and lead containing materials.

1.4.4 The A/E and CIH shall visit the project site to verify all information shown on plans and specifications prepared by the A/E and any other construction planning documents, which may form a part of a construction project. Those requirements indicated in the A/E Submission Instructions form a part of the A/E's and CIH's responsibilities. For the purpose of this task, an Industrial Hygienist is an individual meeting the requirements of a professional Hygienist as defined by the American Industrial Hygienist Association, certified by the AIHA and has demonstrated three years of successfully working on monitoring asbestos /lead removal projects and writing and/or revising contracts dealing with asbestos /lead abatement. Also the CIH should be a member of a professional organization, such as the National Asbestos Council, and have recently attended a short course in asbestos /lead contract work. The CIH's investigation of field conditions shall be determined with the aid of existing drawings, if necessary, with follow up and verification information with a survey.

1.4.5 The CIH will conduct investigate work to determine if asbestos / lead materials are present in the affected areas. Work shall be coordinated at least 7 days in advance, with the VA Industrial Hygienist.

Task 1: Visually inspect areas impacted by the project in order to identify ACM, PCB and/or lead. This will include the sampling of suspected ACM, PCB and/or lead in accordance with AHERA protocols for sampling and number of samples. Conduct interviews with station personnel and review building records available (Drawings and Specification) to assist in identifying of asbestos / lead containing material.

Task 2: Based on the results of Task 1, Develop a sampling strategy to:

Sample suspect ACM / lead using AHERA sampling protocols (i.e., develop homogeneous areas) and analyze for potential ACM by approved identification methods at a laboratory participating in the EPA Asbestos Bulk Sample Quality Assurance Program. Although asbestos fibers can be recognized through optical microscopy, precise identification of the type asbestos (e.g. –crocidolite, amosite and chrysotile) requires three additional methods of asbestos fiber identification, namely:

- Polarized Light Microscopy, as performed by a laboratory of recognized competence.
- X-ray Diffraction, if necessary, as a supplement to the polarized light microscopy.
- Electron Microscopy, if doubt persists following analysis by polarized light microscopy and x-ray diffraction.

A complete, written, signed and dated report of the results must be provided by the laboratory. The laboratory must report the following information for each sample submitted.

- Facility Identification
- Sample Identification
- Percentage of Asbestos Present
- Type of Asbestos Present
- Methods used to analyze the Sample
- Type of Other Fibrous Materials Present in the Sample

Analysis of samples will follow the AHERA requirements for analyzing samples of ACM / Lead from the same homogeneous area.

Task 3: After reviewing the sampling test analyses for asbestos / lead determine the most appropriate approach (removal, transportation or disposal) for managing ACM / PCB / Lead identified. If available data is not adequate, perform more sampling and testing and then proceed as above. The CIH will be required to provide professional judgment as to the number of additional samples required if any and this should be contained in the CIH's proposal.

Task 4: Prepare an exposure report reflecting the results of Tasks 1, 2, and 3. Detail in a report which areas are deemed "hazardous" requiring full protective measures during abatement. For each location include information of specific abatement action, cost of abatement and schedule for completion. Submit this document certified, signed and dated with a cover statement that reflects your findings and recommendations on the project and is in accordance with VA policy and best abatement practice of asbestos abatement is required.

Concurrently with the completion of Task 4 the A/E shall submit a CIH furnished detailed cost proposal to do Tasks 5 through 10 below.

Task 5: Design and specify appropriate techniques and approaches for the execution of work. This submission shall be thorough enough to provide a contractor clear and specific instructions

for locations, removing, transporting, disposing, phasing of work, work area preparation and insure maximum protection measures for himself/herself, visitors, patients, employees, or other personnel in or around the work site during the construction phase.

Determine for each typical case how the abatement will be accomplished including entry and exit facilities if required, toilet facilities and other measures that may be required. The CIH will insure that the Federal Register, OSHA, EPA, State of Florida and VA Standards are complied with in the removal, storage, transportation and disposal of asbestos and that the strictest requirements take precedence. The VA will provide the CIH with existing VA Circulars and specifications on asbestos removal. The CIH shall use his/her professional judgment in applying that appropriate warnings and the asbestos locations are identified for A/E inclusion drawings and develop the necessary specifications and certify both.

The schedule of completion or work for the Certified Industrial Hygienist Consultant is as follows: Tasks 1, 2, 3, and 4 at the 30% Design Development submittal plus the CIH's detailed cost proposal for Tasks 5.

Task 5 at the 95% Construction Documents Submittal plus detailed cost estimates for contractor asbestos removal.

## **1.5 Estimated Construction Cost: \$0**

### **1.6 Schedule (Calendar Days):**

1.6.1	Develop as-builts (30%)	60 days
1.6.2	VA 30% Review	14 days
1.6.3	Proposed Layouts (65%)	60 days
1.6.4	VA 65% Review	14 days
1.6.5	Layouts and All Details (95%)	45 days
1.6.6	VA 95% Review	14 days
1.6.7	Complete Study	30 days
1.6.8	Total Design Time	237 days