

**SECTION 00 11 21****DESIGN BUILD SPECIFICATIONS****PROJECT NO. 516-11-134****RENOVATE PATIENT WARD BUILDING 100 4A****BAY PINES VA HEALTHCARE SYSTEM****BAY PINES, FLORIDA****A. PART I - GENERAL****A1. Scope of Contract**

This project is located at the Bay Pines VA Healthcare System, Bay Pines, Florida. Provide all services, labor, materials, tools, equipment, and supervision necessary for reviewing and updating an existing design and all construction to renovate approximately 14,250 square feet of area to provide a patient privacy compliant, fully handicap accessible, state-of-the-art inpatient facility in Building 100 on the campus of Bay Pines VAHCS.

This project will review, evaluate and update the full A/E design that was completed previously for this project in 2013, and redesign a section of approximately 1300 square feet to comply with new VA privacy requirements. The project shall include updating the previous abatement plans to ensure the assessment and abatement of any hazardous materials affecting the work site (including asbestos and mold). The relocation of mechanical, electrical, plumbing and communication equipment as necessary shall be included. All materials and finishes must meet performance requirements contained in VA Master Construction Specifications.

- A. The design-build contractor shall provide all technical design services, supervision, labor, materials, tools and equipment necessary for a complete engineering and construction project as follows:
  - 1. This project includes the renovation of patient ward 4A of the 4<sup>th</sup> floor of Building 100 to create a new layout for the ward.
    - a. The relevant floor space on the 4<sup>th</sup> floor of Building 100 consists approximately 14,250 square feet of area, which will all be renovated at once with no phasing.

- b. The contractor will be provided with 100% drawings and specifications previously completed for Ward 4A. The Design team is to review the existing 100% documents and update the existing design to meet the needs of the VA, including the following.
      - i. The approximately 1300 square foot area that is shown as the “Step Down Unit” on the 2013 Design will be altered to contain four-bedroom suites instead, using the same layouts for typical single and double bedroom units in use on the opposite side of the ward. This will include alterations to the room layouts and all impacted utilities.
      - ii. The design portion of this project will also involve the re-design of utilities impacted by this change and the verification of the designed utility sizing for the entire project. All utilities in the ward will be evaluated to ensure sizing meet VA requirements.
      - iii. This project will include balancing the existing AHU and adjusting and confirming the operability of each air control item. It will also include adding independent temperature and humidity controls and VAV boxes to Rooms 4A120 and 4A121 and adding independent humidity controls to Rooms 4A148 and 4A149.
      - iv. The design of the emergency lighting is to be altered so that the lights are on the Critical Branch for electricity instead of using battery backups as listed in the 2013 Design.
      - v. This project will include design and construction of a vapor barrier to seal exterior walls and prevent moisture intrusion. References in the 2013 Design to the vapor barrier being part of a separate project are to be removed and the barrier included in this project.
      - vi. Four connection points for portable dialysis will be added, consisting of water supply and drains for reverse osmosis machines.
    - c. All areas found to contain asbestos, mold, or other hazardous materials are to be properly abated and the materials removed according to all relevant requirements and regulations. Proper isolation procedures, testing, air monitoring, and other aspects of remediation are to be included.
- 2. The design-build technical design team shall be responsible for identifying, coordinating and scheduling all necessary electrical, mechanical and plumbing shut-offs. All shut-offs, during construction, shall be scheduled to minimize impact on other departments within the VA facility. Typically, a minimum notice of two weeks is required to arrange utility shut-offs.
- 3. The design-build team shall be responsible for meeting safety and infection control requirements including, but not limited to, providing negative air conditions within the work site, isolating the work site with 1-hour fire rated construction barriers built with drywall on both sides of metal studs, ensuring that any plastic sheeting or zipper doors are made with fire retardant materials, and following all regulatory safety codes and standards.

4. The design-build technical design team shall closely coordinate with VA engineering, clinical, and maintenance staff in developing the schematic design and final construction drawings. Prior to initiating construction activities, the design-build design team shall receive written approval (signed construction drawings) from the VA.
5. The Design-Builder shall follow all VA Design Manuals, National CAD Standard Details, Facilities Procedures, state and local codes, and VA Master Specifications as appropriate and as directed by VA Project Manager for the specific project. All master specifications and design manuals are available on-line at the Office of Construction and Facilities Management website: <http://www.cfm.va.gov/til/>
6. The Design-Builder shall include investigations in the proposal. All necessary site visits will be scheduled a minimum of five working days ahead of time through the Bay Pines VAHCS Engineering Department. Each contractor will be required to wear a VA furnished ID badge always while working at the facility.
7. The Contractor will be required to retain an external Certified Independent Third-Party Safety Professional or Professional Credential (CITP) consultant for the design of the above project. The Certified Independent Third-Party Safety Professional or Professional Credential (CITP) consultant will review the design of the above project to verify compliance with the National Fire Protection Agency (NFPA) codes, State and local building codes, OSHA, and Life Safety Codes, etc.
8. All Design-Build Contractor discussions with the Medical Center personnel concerning project requirements will be arranged by and participated in, by appropriate VA Engineering and Contracting personnel. The contractor shall participate, when required with appropriate COTR and other designated individuals in the presentation of the design submissions.
9. Architectural: It is the responsibility of the Design-Builder to design and construct all necessary renovations to change the function of the designated space.
10. ASBESTOS SURVEY AND ABATEMENT:
  - a. ~~An Asbestos survey of suspect materials within the boundaries of construction shall be performed.~~
  - b. All identified ACM within the boundaries of construction shall be abated and disposed of in accordance with the governing codes of this Contract.

11. Work shall be coordinated with the COR to ensure that they are able to maintain functionality at all times.
12. Submit completed Contract Documents for review by the VAMC Bay Pines engineering staff and its consultants before commencing any Construction activities.
13. All work that is required for this project shall, at a minimum, comply with all established VA, NFPA, NEC, handicapped accessibility, State and Local Building Codes, Miami-Dade hurricane wind requirements and VA Bay Pines Material standards. Materials that apply under this standard include A/C Controls, Plumbing Fixtures, Door Hardware, Electrical Hardware, and Fire Safety Equipment.
14. Contractor shall utilize green building materials and energy star products where applicable.
15. All work shall be in accordance with attached plans and specifications.
16. The design and construction of this project shall not exceed 455 calendar days from Notice to Proceed with 90 days allotted for design and 365 days allotted for construction.
17. The VA is negotiating for a "Turn-Key" procurement, which shall include all work. The VA shall not accept any offers that disclaim parts of the required work to make the unit complete and ready for use.
18. The Design-Build A/E team is to perform Value Engineering to maintain the project within the approved budget.

## **A2. Definitions**

- A. Design-Build (DB) 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: The services to be performed under this contract are subject to the general supervision, direction, control and approval of the Contracting Officer.
  2. Project Manager: The Contracting Officer's representative responsible for administering contracts under the immediate direction of the Contracting Officer.
  3. Contracting Officer's Representative (COR): The Contracting Officer's authorized representative at the construction site. When more than one COR is assigned to a construction project one is designated as being in-charge and is called the "Senior COR". The COR is responsible for protecting the Government's interest in the execution of the construction contract work. His duties include

surveillance of all construction work to assure compliance with the contract documents, interpretation of the contract documents, approval of changed work, approval of all submittals, samples, shop drawings, etc. The COR may issue change orders to the Contractor within the limitations set forth in his delegation of authority from 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 DB team.
  6. AE: This term, as used herein, refers to the Architect-Engineer firm(s) that are a part of the DB team, also referred to as DB/AE.
  7. RFP/AE: The firm(s) directly hired by the VA for the preparation of the RFP Documents and to provide other technical assistance to the VA.
- B. Selection Procedure - During the review of offers the VA may ask for additional information. The VA may initiate action to award a contract at any point after review of the offers. Therefore, offers should reflect the offeror's best terms both from a technical and cost standpoint. See **FAR 52. 215-1, Instructions to Offerors - Competitive Acquisition (Jan 2004)**.
- C. Tentative Schedule: See Solicitation
- D. Schedule Objectives - The anticipated completion of this project is 455 days after "Notice to Proceed" (NTP). The proposed schedule may be shorter than this, see Part III, C3, 3c.

**A3. Cost Range**

The anticipated cost range for this project is between \$5million and \$10million.

**A4. Pre-Proposal Conference**

See Solicitation

**A5. Reserved**

**A6. Selection Criteria and Weightings**

See Solicitation

**B. PART II - RESPONSIBILITIES**

**B1. Reserved**

**B2. Design-Build Team:**

- A. The DB team includes all J/V partners, consultants and sub contractors to the one firm. The DB 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 DB 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 DB Team A/E and contractor are one and the same firm (not a J/V) those consultants shall be subcontractors of DB 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 DB Team's responsibility to complete the documents and construction in a manner consistent with the intent of the RFP documents within the required time period (contract length).

**C. PART III - PROPOSAL REQUIREMENTS**

**C1. General**

See Solicitation

**C2. Proposal Revisions (FAR 52.215-1)**

See Solicitation

**C3. Technical Proposal Requirements**

See Solicitation

**D. PART IV - POST AWARD REQUIREMENTS**

**D1. Construction Document Preparation:**

**A. Design Review Submissions:**

1. The Design-Build Team A/E (DB 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%), (70%) and (95%) completion stages. The (95%) review submission packages will incorporate the final review comments from the (70%) 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 DB Team.
4. Each review submission package shall include 5 hard copy sets and 3 set on CD-ROM. 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, RFP A/E, VA 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 RFP A/E, VA Staff and DB team members as appropriate for the specific package to be reviewed and others. The DB team members will each allow for (1) full day for each

discipline/package design review meeting. DB team management will be present at each review meeting.

3. The DB team shall allow a minimum of ten (10) working days for each review cycle. A cycle includes:
  - a. The VA's receipt of the design review submission package.
  - b. The review meeting.
  - c. DB 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 RFP AE) and the DB Team Project Manager (for the DB 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 AutoCAD version 2016
2. The drawings included in the VA RFP will be available to the DB team in electronic format in AutoCAD version 2016 for use in preparing the construction drawings. Since data stored on electronic media can deteriorate undetected or be modified without the RFP Architect/Engineer's knowledge, the CADD drawing files are provided without warranty or obligation on the part of the RFP Architect/Engineer 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 RFP Architect Engineer 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 Word 2016
4. The specifications included in the VA RFP shall be available to the DB team in electronic format in Microsoft Office Word 2016, for use in preparing the construction specifications. Since data stored on electronic media can deteriorate undetected or be modified without the RFP Architect/Engineer's knowledge, the CADD version 2000 drawing files are provided without warranty or obligation on the part of the RFP Architect/Engineer 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 RFP Architect Engineer 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 AutoCAD version 2016.
6. Construction shop drawings are not required to be completed in AutoCAD version 2016.

D. Professional Licensing:

1. The DB A/E firm who prepares the construction documents shall be a professional architect or engineer licensed in the state of Florida.
  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 DB 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 DB team for approval by the VA after completion of the 95% review cycle for the final package to be submitted by the DB team. The VA will have 5 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%, 75%, 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 DB 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 IV, D2 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 DB 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. Landscape drawings including demolition plans, landscape plans, plant schedule and list, special landscape elements, proposed materials to be used for each special landscape element, calculations and details.
  3. Structural drawings including foundation plans, framing plans, schedules, and details, including general notes and all calculations.
  4. 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.
  5. Fire protection drawings including floor and roof plans, riser diagrams, equipment schedules, and details, including general notes calculations and all related calculations.



6. Plumbing drawings including floor and roof plans, riser diagrams equipment schedules, plumbing fixture schedules, and details, including general notes, and all related calculations.
  7. 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.
  8. Outside steam distribution drawings including demolition plans, system plans and profiles, manhole piping plans, calculations and sections, equipment schedules, and details.
  9. 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
  10. 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 DB team shall consider all requirements (other than procedural requirements) of:
    - I. 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 DB 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 DB 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 DB 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, including RFP A/E, 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 DB 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 DB 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. Within 2 weeks of receipt of Notice to Proceed, the DB Team will submit a detailed QA/QC plan describing each QA/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 QA/QC.
    - a. Upon its completion each task shall be initialed and dated by the responsible DB Team member.
    - b. A 100% completed QA/QC plan shall be submitted with the final construction document submission package.

**D2. Construction Period Submittals**

- A. The DB contractor shall distribute a total of 20 sets of the approved construction documents prepared by the DB Team to the VA and RFP AE, as directed by the VA Project Manager.
- B. Other submittals - The DB team shall submit test results, certificates, manufacturer's instructions, manufacturers field reports, etc. as required by the VA RFP specifications, to the VA R/E.

- C. Project record drawings - The DB 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 VA COR at all times.
- D. Shop drawings and submittals - The DB A/E shall check government furnished and/or the DB 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 DB A/E shall recommend approval, disapproval, or other suitable disposition to the VA RE. The VA RE will have final approval authority. The DB AE shall evaluate the submittals with reference to any companion submittals that constitute a system. When necessary, the DB A/E will request the DB Construction Contractor to submit related components of a system before acting on a single component. Should this procedure be inappropriate, the DB A/E shall review all prior submittals for related components of the system before acting on a single component. The DB A/E may be required to hold joint reviews with the VA technical staff and /or the RFP AE on complicated system submittals. The DB A/E shall notify the VA COR (RE) 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 DB team shall comply with the requirements in FAR 4.804 Closeout of Contract Files, 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 DB A/E shall make weekly visits to the project site. 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 DB 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 (RE) within three work days following the site visit date.

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