

**SOW**  
**REQUEST FOR PROPOSAL TO DESIGN BUILD**  
**HIGH TECH/HIGH COST SITE PREPS CD AND LD FY18**  
**PROJECT #: 596A4-CSI-102**  
**VA MEDICAL CENTER LEXINGTON KENTUCKY, COOPER (CD) AND**  
**LEESTOWN DIVISION (LD)**

**1. Scope of Contract**

Provide all labor, materials, tools and construction equipment, and design-build services necessary for design and construction of a project described herein and other specific tasks as further defined by this request for proposal (RFP). Moderate to heavy construction will be anticipated. Site Preps CD and LD FY18 designs and constructs architectural, MEP, fire protection, nurse call, patient lift, general carpentry, radiation exposure standards, infection control, asbestos, and structural components to six (6) existing individual rooms containing various radiology equipment. The radiology equipment being replaced has been purchased on separate contracts. These separate contracts also include costs for removal of old equipment and installation of like size and parameter new equipment. The contractor will be responsible for coordinating schedules with each individual OEM for installation and removal of the equipment. Each individual room with a detailed work scope follows in sections 2 through 6. Five individual OEM attachments will follow this SOW.

**2. Digital Radiology , LD, Building 1, Rooms 134 and 137**

Siemens, YSIO / YSIO MAX SYSTEM

The Siemens cutsheet package is for two YSIO DR rooms (LD 134 and LD 137) and are site specific, as required by Siemens.

All walls will receive new PPG paint with color defined by VAMC at a later date

Floors to remain as existing with complete sections replaced if alignment with new equipment exposes imperfections.

Control room to remain as existing.

Update light fixtures to LED

Work cannot be done concurrently or while room 140 is out of service

Design team will evaluate facility infection control policy and determine applicable risk level for construction team/contractor adherence.

Design team will evaluate ceiling configuration and determine applicable replacement or repair to be completed during construction

Design team will evaluate attached asbestos print, as well as facility records to determine if abatement will be required during construction

Design team will provide physicist radiation reports pre and post construction

### **3. Digital Fluoroscopy LD, Building 1, Room 140**

Siemens, LUMINOS AGILE / AGILE MAX SYSTEM

The Agile RF room (LD 140) has a site specific and a general drawing with it.

All walls will receive new PPG paint with color defined by VAMC at a later date

Floors to remain as existing with complete sections replaced if alignment with new equipment exposes imperfections.

Control room to remain as existing.

Update light fixtures to LED

Work cannot be done while rooms 134 and 137 are out of service

Design team will evaluate facility infection control policy and determine applicable risk level for construction to adhere to

Design team will evaluate ceiling configuration and determine applicable replacement or repair to be completed during construction

Design team will evaluate attached asbestos print, as well as facility records to determine if abatement will be required during construction

Design team will provide physicist radiation reports pre and post construction

### **4. Computed Tomography (CT), CD, Room B-152**

GE, Revolution CT

All walls will receive new PPG paint with color defined by VAMC at a later date

Replace entire floor in both the CT room and CT control room with the low maint. (non-VCT) flooring to match existing rooms.

Update light fixtures to LED.

The casework is to remain as is.

In the preliminary drawing, item 4 (the power distribution unit) will need to be relocated as this is the changing area with a curtain and bench located here.

Design team will evaluate the condition of the leaded metal doors determine if they need to be replaced

Evaluate condition of injector arm and determine movement to a central location in the room

Work cannot be done while room B-153 is out of service

Design team will evaluate facility infection control policy and determine applicable risk level for construction to adhere to

Design team will evaluate ceiling configuration and determine applicable replacement or repair to be completed during construction

Design team will evaluate attached asbestos print, as well as facility records to determine if abatement will be required during construction

Design team will provide physicist radiation reports pre and post construction

## **5. Magnetic Resonance Imaging (MRI), CD, Room E-120**

Phillips, Ingenia 1.5T Omega

The design team will determine if the MRI will need to be moved South to better center in the room and away from casework that will remain on North wall.

All walls will receive new PPG paint with color defined by VAMC at a later date

The entire floor inside the MRI suite will require replacement to the low maintenance (non-VCT) flooring.

Replace existing can lights in MRI room with LED.

Existing casework will be resurfaced with a new laminate or replaced

The design team will evaluate door access and swing direction determine if relocation or replacement of a Level III glass door is required

The design team will need to confirm the roof opening size and location- as the existing roof was reframed 5 +/- years ago

Evaluate condition of injector arm and determine movement to a central location in the room

The design team will need to verify if any above ceiling or overhead mounted equipment needs redesign and relocation design and details

Provide a temporary 1.5T MRI mobile unit to be located on the back dock of the facility

Design team will evaluate facility infection control policy and determine applicable risk level for construction to adhere to

Design team will evaluate ceiling configuration and determine applicable replacement or repair to be completed during construction

Design team will evaluate attached asbestos print, as well as facility records to determine if abatement will be required during construction

Design team will provide physicist radiation reports pre and post construction

Design team will work with OEM with coordinating schedule and logistics of the crane and rigging that the OEM will provide during construction

## **6. PET/CT, CD, Room B-153**

GE, Discovery MI DR PET with Revolution Evo CT

All walls will receive new PPG paint with color defined by VAMC at a later date

Replace entire floor in the PET/CT room with the low maint. (non-VCT) flooring to match existing rooms.

Update light fixtures to LED.

The design team will evaluate door access and swing direction determine if relocation or replacement of a Level III glass door is required

Evaluate condition of injector arm and determine to a central location in the room

The design team will determine if the enclosed equipment room in corner can be removed

Work cannot be done while room B-152 are out of service

Provide a temporary PET/CT mobile unit to be located on the back dock of the facility

Design team will evaluate facility infection control policy and determine applicable risk level for construction to adhere to

Design team will evaluate ceiling configuration and determine applicable replacement or repair to be completed during construction

Design team will evaluate attached asbestos print, as well as facility records to determine if abatement will be required during construction

Design team will provide physicist radiation reports pre and post construction

## **7. Tentative Schedule**

The anticipated design time is 90 days. The design team will submit a CPM schedule for approval with a 10 week minimum time of equipment delivery as a part of each area and its associated equipment.

## **8. Cost Range**

The anticipated cost range for this project is between \$1 million and \$2 million.

## **9. Design Requirements**

1. The DB team shall design in accordance with VA standards and guides as found at <http://www.cfm.va.gov/TIL/> including, but not limited to, VA design manuals, VA design guides, standard specifications, and related VA directives, and mechanical requirements.
2. The DB team shall design in accordance with professional design standards including, at a minimum, the following codes, requirements, and standards of the following organizations: National Fire Protection Association (NFPA), Underwriters Laboratories (UL), Factory Mutual (FM), American Society of Mechanical Engineers (ASME), American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE), International Building Code (IBC), Kentucky Building Code.

Other applicable codes and requirements of related organizations shall also be considered in design.

**10. 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 will be divided into multiple review submission packages. The VA will review as many as two (2) package submissions (examples: demolition, work external to facilities in the following disciplines – civil, architectural, structural, mechanical, HVAC, electrical, plumbing – and work internal to facilities in the following disciplines - civil, architectural, structural, mechanical, HVAC, electrical, plumbing) to facilitate the start of construction.
3. All submission packages will be reviewed at (50%) and (99%) completion stages. The (99%) review submission packages will incorporate the final review comments from the (50%) 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 4 hard copy sets (2 full size; 2 half size) and 1 set on a 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/COR and others as determined 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 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 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 2018 dwg format AND pdf format.
2. The drawings included in the VA RFP will be available to the DB team in electronic format in AutoCAD version 2018 for use in preparing the construction drawings. Since data stored on electronic media can deteriorate undetected or be modified at will, the CAD drawing files are provided without warranty or obligation on the part of the VA 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 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 CAD 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 2010.
4. The construction record drawings shall be completed in AutoCAD version 2018 dwg format and pdf format.

5. Construction shop drawings are not required to be completed in AutoCAD version 2018.

D. Professional Licensing:

1. The DB 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 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 99% review cycle for the final package to be submitted by the DB team. The VA will have 10 business 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 50% and 99% 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, as decided during review or other meetings. The construction drawings shall include a coordinated set of the following for all external to building and internal to building areas affected by the project work:

1. Structural drawings including foundation plans, framing plans, schedules, and details, including general notes and all calculations.
  2. 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.
  3. Fire protection drawings including floor and roof plans, riser diagrams, equipment schedules, and details, including general notes calculations and all related calculations.
  4. Plumbing drawings including floor and roof plans, riser diagrams equipment schedules, plumbing fixture schedules, and details, including general notes, and all related calculations.
  5. 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
  6. 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:
  - a. Zoning laws:
  - b. Environmental and erosion control regulations; and
  - c. 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 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.

**11. Project Close-Out**

The DB team shall comply with the requirements in the specifications sections GENERAL CONDITIONS, Section 00 72 00, and GENERAL REQUIREMENTS, Section 01 00 00, for submission of final RFP Record Drawings, manuals, and other documents as noted. Required Record Drawings and specifications will be submitted in the same format required for the construction documents.

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