

438-19-401- Repair Roofing, Building 5 Project

Statement of Work

Attachment A

Background

The Sioux Falls VA Health Care System has an aging infrastructure that requires upgrades for continued use. The existing roofing, gutters and flashing are failing and causing water to penetrate building. Water is damaging interior spaces and causing potential health hazards to patients and employees. See project limits below.

General Design Requirements

1. The Architect Engineer (AE) shall develop formal construction documents and submissions, to include construction cost estimates in accordance with the VA's master construction guidelines, outlined in the Technical Information Library (TIL), located here: <https://www.cfm.va.gov/TIL/spec.asp>.
2. The AE shall provide (1) full size and (1) half size hard copies of drawings along with a digital copy at each submittal period.
3. The Architect Engineer (AE) shall produce a set of record drawings at the completion of the project.
4. The A/E team shall have personnel experienced with historic building roofs who shall be responsible for designing a comprehensive roofing and waterproofing system.

Project Requirements

This Project shall include, at a minimum, the following:

1. A/E shall provide detailed initial inspection and written report of the project area detailing all areas of deficiency and recommendations on replacement and necessary repairs.
2. Contractor shall provide temporary waterproofing solutions and repairs to existing roof to minimize water infiltration in areas where construction will not immediately proceed and shall be maintained until work is completed.
3. Replace all Roofing, Gutters, Scuppers and Flashing on center portion of Building 5 as indicated on attached Map.
4. Repair or replace existing damaged roofing members and sheathing.
5. Install new ½" plywood roof sheathing and ice/water barrier materials on entire roof area.
6. Contractor shall provide a bid for the following roofing materials.
 - a. Stone coated steel shingles. Color and style shall simulate slate and have a minimum 50-year warranty. Samples shall be provided for approval.
 - b. Flashing. Shall match roofing material and provide a minimum 50-year service life.

- c. Gutters, scuppers and downspouts. These shall meet exact fit and finish material of the existing products. Replacement gutters shall have heat tape installed and controlled by Metasys building maintenance system. Samples shall be provided for approval.
7. Flashing may fall on an expansion joint. A/E shall verify that the proposed project can function to provide flashing and movement as necessary.
8. Masonry shall be tuckpointed where existing flashing is replaced and other adjacent areas where needed. Any damaged or deteriorated bricks shall be removed and replaced.
9. All capstone and other various architectural stone shall be inspected for cracking and repaired as needed. All joints shall be re-caulked. This includes the capstone on top of bump-outs at rooms 408 and 477.
10. Lightning protection system shall be evaluated and repaired per A/E recommendations.
11. Evaluate existing roofing penetrations and identify locations where louvers, vent pipes, goosenecks, and any other unused infrastructure that can be permanently removed during the construction project.
12. Provide fall protection and service equipment attachment systems to provide access for on-going window cleaning and building maintenance.
13. Contractor shall hire 3rd party inspection services. An inspector will be required to be on site whenever substantial work is being done. Inspector shall provide daily reports to VA COR.

VA Design Information

1. All required VA technical documents can available for use can be found on the VA website at <http://www.cfm.va.gov/til/>
 - a. The following documents will be used as a guide for the completion of this design project. Significant deviations from these guides must be approved by the Resident Engineer, and justified in writing:
 - i. A/E Submission Instructions
 - ii. Manual for Preparation of Cost Estimates for Hospital Projects
 - iii. Structural Design Manual for Hospital Projects
 - iv. VA Master Construction Specifications

A/E Site Investigation Requirements

1. Existing Drawings and Information: The A/E will be provided access to the VA's record drawings for past projects in the area of this project. These documents may not accurately reflect existing conditions, and are to be used as a guide only, verified by site investigation.
2. Methods and Extent of Site Investigations: The A/E is responsible for conducting sufficient site investigations to avoid 'unforeseen condition' type changes which would exceed 7% of the total construction cost for remodeling projects, or 5% for new construction. The A/E's investigation of field conditions shall be performed in a competent professional manner in accordance with the VA Design Manuals. All site investigations are to be coordinated with the facility to avoid disruption of hospital functions.

Fire Safety

1. Design shall follow the VA Fire Protection Design Manual.

Design Review Requirements

1. There will be two design review meeting including all major disciplines for the construction document phase (50% and 95%). This does not include initial visits to obtain user requirements from VA staff and visits described elsewhere in the contract.
2. All meetings will be arranged by the A/E, and the A/E will be responsible for recording data and producing prompt meeting minutes for distribution.

Proposed Schedule (calendar days):

1. Notice to Proceed – D-Day
2. Design Initiated – D+10
3. 50% Submission – D+40
4. 50% Review by VA Complete – D+45
5. 95% Submission –D+56
6. 95% Review Completed by VAMC – D+60
7. Documents Complete – D+70
8. Mobilization Complete – D+70
9. Submittals Complete – D+70
10. Construction Complete – D+270
11. Total Period of Performance – **270** calendar days