

SECTION 00 11 21
REQUEST FOR PROPOSAL TO DESIGN BUILD
NEW OUTPATIENT MENTAL HEALTH BUILDING
636-507
OMAHA VA MEDICAL CENTER

A. PART I - GENERAL

A1. Scope of Contract

Provide all labor, materials, tools and equipment, and design-build services necessary for design and construction of a project described here in other specific tasks as further defined by this Request for Proposal (RFP).

1. The scope of the Outpatient Mental Health (OMH) Building project at the Veteran's Administration Omaha campus in Omaha, Nebraska is to build a new 1-story building of approximately 22,393 sf. The design will address the need for good patient and staff flow and need for an overall improved patient experience.
 - a. Phasing: This design will be constructed in one phase.
 - i. The VA will entertain a second phase
 - ii. If weather and time permits, the VA's intent is to have the design builder issue an early underground, foundation and site work package in order to accelerate the construction of the building. It may consist of the following:
 1. Site grading
 2. MEP
 3. Foundations
 4. All MEP embeds installed
 - b. Sitework: The design will allow an increase of 20 parking spaces on the north side of the building between this OMH building and the new Fisher House.
 - c. MEP: The design will address the need for energy efficient lighting and mechanical systems.
2. The Design/Build Contractor is to provide documents (working drawings, specifications) to construct an Outpatient mental Health Building as detailed in both the narrative section and drawings supplied by Romanyk Consulting. The following potential disciplines shall be included as determined by the Design-Build Contractor: architectural, structural, civil, mechanical, plumbing, fire suppression, electrical, and security systems. The documents shall provide the necessary information to facilitate the successful construction of the new building. The services shall also include creating and maintaining a construction progress schedule, safety plans, construction cost estimates/budgets, shop drawings, samples, equipment, and construction inspections and testing; and the preparation and development of reports (regulatory) cost

estimates, and other related documents as necessary for the accomplishment of the proposed project.

3. The Design/Build Contractor shall procure all permits as required by federal, state, county and local authorities.
4. The Design/Build Contractor shall design, permit, and maintain all necessary soil and sedimentation control measures.
5. The following is a General Scope of Services:
 - A. Shutting down, disconnecting, and capping/making safe all utilities, including scheduling and coordinating with utility companies. Capping will occur within one foot inside the building property line. This is not restricted to electric, natural gas, steam energy distribution, water, storm water, sanitary sewer, phone, cable and fiber optic. The contractor shall remove any unused or abandoned utility infrastructure.
 - B. Restorations of all disturbed areas after compaction of structural fill in excavations shall be consist of four inches (4") of topsoil, grass seed and maintenance of such, until a lawn is established with a contractor installed underground irrigation system.
 - C. Site will be completely fenced off for the duration of the project and then the fences will be removed by contractor.
 - D. The Design-Build Contractor shall coordinate with the Contracting Officer and the Contracting Officer's Representative (COR).
6. The as-built drawings will be provided in both electronic auto cad and Adobe PDF format.

IT Comm Closet Scope of work

- a. The contractor shall submit an equipment submittal and room layout of the IT room for VA approval, prior to ordering or installing any materials in the comm room
- b. The contractor shall ensure the comm room has adequate cooling for the equipment being installed.
- c. Contractor to run all Cat 6a data cables within cable tray from each office and cube location, terminating in the IT Comm room in an orderly and neat fashion
- d. Each cable to be labeled on each end and tested for continuity
- e. The contractor shall provide 4 data racks capable of housing at least 4 patch panels, with room for another rack to house the adjacent switches
- f. Contractor provided patch panel and enough quantity for all installed cables. Black Box CAT 6a #JPM820A is a suggested option
- g. Contractor to provide PDU's for each rack
- h. Contractor shall provide a UPS to support the comm room equipment. To be specified at a later date.
- i. Panduit CAB Mgt part # WMPV45E is a suggested option for cable mgt.
- j. The contractor shall terminate and label each data cable to the back of each patch PNL, with the jumpers to the switch to be installed by others.
- k. The cables shall be connected in numerical order to the patch panel with cable mgt. being held to the highest priority.
- l. The contractor shall ensure the patch panels are labeled appropriately.
- m. The contractor shall ensure the comm room has adequate cooling for the equipment being installed.

- n. Please reference this link <https://www.cfm.va.gov/til/dguide/OIT-InfrastrucStdsTelecommSpaces.pdf>
 - i. Which describes details that the IT comm room requires as well as electrical branch circuit specifications
 - ii. For example, the room requires L21-30R for 30 A to power zone PDUs

7. VA Design Guides, Codes and References:

The Department of Veterans Affairs requires use of the latest editions of codes and standards for all VA facility construction and renovation projects. It is the contractor's responsibility to download any all VA specifications from the TiL, ensure it is the most up to date version and use this information to construct the VA project. The following list of specifications includes but is not limited to the specification that may be required to construct the project.

All requirements are located at: VA Directives, Design Manuals, Master Specifications and other guidance in the Technical Information Library (TiL) <http://www.cfm.va.gov/TIL/>.

The construction documents shall comply with the current editions of VA Design Guides and VA Design Manuals, VA Program Guides, VA Handbooks, and VA Master Specifications. The VA design references include the following:

- a. US Department of Veteran Affairs Architectural Design Manual,
- b. PG-18-13 VA Barrier Free Design Standard, Supplement to the Architectural Barriers Act Accessibility standards (ABAAS).
- c. VA Interior Design Manual for New Construction and Renovations of Hospitals and Clinics.
- d. Physical Security Design Manual for VA Life Safety Protected Facilities
- e. VA Signage Design Guide, dated December 2012.
- f. VA Site Development Design Manual
- g. VA Parking Design Guide
- h. VA HVAC Design Manual
- i. VA Plumbing Design Manual
- j. VA Fire Protection Design Manual
- k. VA Electrical Design Manual
- l. VA Lighting Design Manual
- m. VA Office if Information & Technology Design Guide
- n. VA Whole Building Commissioning Process Manual
- o. VA Seismic Design Handbook (H-18-8)
- p. VA National CAD Standard (NCS) Application Guide
- q. NFPA 10 Standard for Portable Fire Extinguishers
- r. NFPA 13 Installation of Sprinkler Systems

- s. NFPA 17A Standard for Wet Chemical Extinguishing Systems
- t. NFPA 24 Standard for the Installation of Private Fire Service Mains
- u. NFPA 70 National Electric Code
- v. NFPA 72 National Fire Alarm Code
- w. NFPA 80-2010, Standard for Fire Doors and Other Opening Protective Devices
- x. NFPA 99 Healthcare Facilities Code
- y. NFPA 101 Life Safety Code
- z. NFPA 291 Hydrant Flow Testing
- aa. NFPA 780 Standard for the Installation of Lightning Protection Systems.
- bb. NFPA 1141 Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas.
- cc. Illuminating Engineering Society of North America (IESNA), IESNA RP-28-2010, or Latest Edition.
- dd. American National Standard Latest Edition.
- ee. NFPA 220 Standard on Types of Building Construction
- ff. ASHRAE Standard 62.1
- gg. ASHRAE Standard 90.1, DOE Regulations, Codes, Standards & Executive Orders.
- hh. ASHRAE Standard 170
- ii. ASHRAE Handbook – HVAC Applications
- jj. VA Medical Center Projects, A/E Submissions Instructions for Minor and NRM Construction Program, dated November
- kk. ACI Standard 318, "Building Code Requirements for Reinforced Concrete".
- ll. American Concrete Institute, Latest Edition.
- mm. Structural steel design - "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings".
- nn. American Institute of Steel Construction, AISC, Latest Edition.
- oo. International Building Code", IBC, Latest Edition.

*** All members of the AE design team (prime contractor and any/all subcontracted AEs) contracted for the 2020 Project 636-507, Construct Outpatient Mental Health (reference Bridging documents) are prohibited from performing work under this contract as a part of the Design-Build Team. These include IMEG Corp., Terracon Consultant and Romanyk Consulting.**

A2. Definitions

- A. Design-Build (DB) as defined by the US 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): The services to be performed under this contract are subject to the general supervision, direction, control and approval of the Contracting Officer.
2. Contracting Officers 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. DB/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. 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. Proposed Schedule: The proposed period of performance for this project is 550 calendar days after the issuance of the Notice to Proceed (NTP). This time period includes 150 calendar days for design and 400 calendar days for construction. Listed below is a summary of the milestones throughout the design-build process.

Proposed Schedule (Calendar Days) -

1. NTP – D-Day
2. Project Kick-off and Design Initiated – D+10
3. 35% Submission – D+35
4. 35% Review by VA Complete – D+42
5. 65% Submission – D+75
6. 65% Review by VA Complete – D+82
7. 95% Submission – D+115
8. 95% Review by VA Complete – D+122
9. 100% Submission – D+140
10. 100% Submission Review by VA Complete – D+147
11. Submittals Begin – D+150
12. Construction NTP – D+170
13. Construction Completion – D+510

14. Commissioning – D+525

15. VA Acceptance – D+550

The proposed schedule is not accelerated and should not impact price. There is time built in the schedule for Government reviews and review meetings. If the time for review is not sufficient or a milestone is missed by the Government or the contractor, the schedule will shift to the right.

A4. Pre-Proposal Site Visit (Phase II)

- A. A pre-proposal site visit will be held during Phase II of the Design-Build Procurement process. All contractors selected for Phase II of the process will be invited to attend. The Phase II Notice to contractors will contain additional information regarding the site visit.

A5. Permit Requirements

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

A6. Certification & Accreditation (C&A) Requirements

- A. The C&A requirements do not apply, and a Security Accreditation Package is not required.

A7. Selection Criteria

- A. The Selection Criteria for this project can be found in the solicitation instructions to offerors.

B. PART II - RESPONSIBILITIES

B1. VA Team:

- a. The VA team is comprised of the VHA-PCAC Contracting Officer and Contract Specialist, 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 technical advice on specialized matters or on specific 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 because 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 and A-E 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 the D-B firm, not the construction subcontractors.
- c. At all times during performance of this contract and until the work is completed and accepted, the contractor shall directly superintend the work or assign and have on the worksite a competent superintendent who is satisfactory to the contracting officer and has authority to act for the contractor.
- d. 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 visit the site or ascertain the conditions at each site. In addition, the DB Team 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 (contract length).

C. PART III - PROPOSAL REQUIREMENTS

C1. General

- A. Refer to solicitation instructions to offerors for all Proposal Requirements.

D. PART IV - POST AWARD REQUIREMENTS

D1. Construction Document Preparation:

A. *Design Review Submissions:*

1. The Design-Build 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 US 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: civil, architectural, structural, mechanical, Electrical, plumbing etc.) to facilitate the start of construction.
3. All submission packages will be reviewed at (30%) and (95%) completion stages. The (95%) review submission packages will incorporate the final review comments from the (30%) 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 to the COR shall include 1 full size color, 5 half size hard color copy sets and a 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 COR.

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, the Chief Engineer, COR, 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. Review meetings will be conducted at the Omaha VA Health Care System, Engineering Service office (Room B618), located at 4101 Woolworth avenue, Omaha, NE 68105.
3. The DB team shall allow a minimum of Seven (7) 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. DB teams' receipt of comments from the VA, and PCAC Engineering either electronically, by fax, or by hard copy delivery.
 - d. The DB Team shall utilize an internet based electronic file sharing service such as submittal exchange to share information with the COR. DB Contractor to use and purchase licenses required to implement use of these systems.
4. Coordination of the review meeting schedules will be the responsibility of the COR 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 2019**.
2. The drawings included in the VA RFP will be available to the DB team in electronic format in **AutoCAD version 2019** for use in preparing the construction drawings. The user shall independently verify all information in the 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 Word and Adobe PDF.
4. The specifications included in the VA RFP shall be available to the DB team in electronic format in Microsoft Word, for use in preparing the construction specifications.
5. The construction record drawings shall be completed in AutoCAD and Adobe PDF.
6. Construction shop drawings are not required to be completed in AutoCAD and Adobe PDF.

D. *Professional Licensing:*

1. The DB A/E who prepares the construction documents shall be a professional architect or engineer licensed in the United States.
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 7 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 30% 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 grading and drainage plans, paving plans, utility plans, schedules calculations and details.

2. Landscape drawings including landscape plans, irrigation plan, 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. A water meter will need to be installed.
 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 dsystem plans and profiles, manhole piping plans, calculations and sections, equipment schedules, and details.
 9. Electrical drawings including site, floor and roof plans (power, lighting, and other systems), one-line diagrams, panel schedules, equipment schedules, light fixture schedules calculations and details
 10. Parking Control drawings including paving plans, schedules calculations and details for the parking fee collection/parking control system.
- 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:
 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 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 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 US 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 two (2) sets of the approved construction documents prepared by the DB Team to the COR.
- 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 COR.
- 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 COR all times.
- D. *Shop drawings and submittals* - The COR will 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 COR will recommend approval, disapproval, or other suitable disposition to the CO. The CO will have final approval authority. The COR will evaluate the submittals with reference to any companion submittals that constitute a system. When necessary, the COR 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 COR will review all prior submittals for related components of the system before acting on a single component. The COR may be required to hold joint reviews with the VA technical staff and /or the Chief Engineer on complicated system submittals. The COR will notify the CO 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

- A. 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 built drawings and specifications will be submitted in the same format required for the construction documents.
- B. The DB A/E shall create both a paper and electronic copy of all O&M manuals, as-builts, spare parts lists, warranty information and all other items contractor is required to turn over to VA prior to project completion.
- C. The DB team shall provide training on all systems in the new building as well as a complete building orientation to the VA operations and maintenance team.
- D. The DB contractor shall allow government project team 60-days to review as-built drawings, manuals, and other documents prior to final closeout. The DB contractor shall submit corrected resubmittal of as-built drawings, manuals, and other documents for backcheck until corrections have been made and accepted.

D4. Site Visits and Inspections

During the construction period the COR will make weekly visits to the project site or when requested by the Chief Engineer and CO. The CO may also request visits for special purposes. Only registered architects and engineers thoroughly familiar with the project may make these site visits. The CO has the prerogative to determine the professional discipline(s) required for

any visit. The COR shall observe the construction, advise the Chief Engineer and CO 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 CO within five (5) calendar following the site visit date.

The work defined in the DB RFP is deemed to be essential and is performed in unrestricted (non-COVID) areas of the hospital.

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