

Project Title: Arena/ Stable Investigation
Project Location: Meadowood Special Recreation Management Area (SRMA)
Date: November 19, 2010

A. GENERAL:

In accordance with the terms and conditions of the BPA, the Architect/Engineer (A/E) shall perform the work of this call order for the Bureau of Land Management (BLM) as described below.

The BLM seeks professional A/E services to:

- conduct an initial investigative site visit to assess life safety conditions of the existing facility
- investigate the electrical & mechanical systems
- evaluate the structural integrity of the building and safely accessible portions of the roof based on initial visual inspection
- provide recommendations to remedy deficiencies identified in the evaluation

It is intended that the initial site visit will also serve as a scoping exercise for a later more detailed evaluation which may be required.

The Barn/Stable building (104ft wide by 248ft long) was constructed in 1976 and consists of a light gage metal siding applied to wood framing with horse stalls located along the perimeter of the two long sides with adjacent isles for access which are each about 13 feet wide. The complex has stalls for about 48 horses, with an office area, toilet room, mechanical room for pumps, two horse washing bays and an overhead mister system for dust suppression. The arena, located in the center of the building, has double trusses at eight foot centers which clear span approximately 60 feet. The arena is approximately 190 feet long, with a platform area at one end. Behind the platform is a set-up area which takes up the remainder of the barn at approximately 40 feet in length.

These facilities are located at 10406 Gunston Road, Lorton VA 22079.

B. REPORT IMPERATIVES

1. Constraints:

The A/E representative shall contact the designated BLM field employee (Jeff McCusker) to arrange access to the site. The A/E representative will be accompanied by BLM personnel and possibly members of the public and users of the facility.

This investigation is being undertaken for an extremely controversial project. The BLM desires that the inspection process be as transparent as possible to users of the facility and the general public, who will be notified and may be present during the inspection. BLM staff will try to manage observers so that the inspection and safety is not impeded in any way, but allows for as much observation and sharing of information as possible as the inspection proceeds.

2. Codes/Standards:

All services performed under this call shall be performed in accordance with applicable codes, accepted industry standards and under the direct supervision of a professional engineer with a valid state license.

The A/E shall utilize Risk Analysis and Value-based decision-making methodology to formulate the basis of their recommendations in a report.

3. Quality Control:

The A-E is responsible for Quality Control which includes ensuring the technical accuracy, completeness, and correctness of the inspection report.

C. SCOPE OF TECHNICAL SERVICES:

1. Visits and/or Meetings:

The A/E representative/s shall visit and inspect the site of the project as necessary during the preparation and accomplishment of the work. No follow-up meetings with BLM personnel and/or the public are anticipated under this call order.

2. Submission Requirements (reports/documents):

An inspection report shall be prepared, listing life safety concerns and code deficiencies.

The report shall include the results/findings of the investigation study with a table of contents, executive summary, signature sheet of evaluator reviewer with a State PE Seal, introduction, general remarks, site investigation, recommendation/s, annotated photos showing location taken, and appendices (references, calculations, evaluation checklists, summary data sheet, deficiencies, drawings, any other data, etc.)

3. Estimate:

Not required.

D. DELIVERABLES:

1. Report:

The final report shall be submitted in electronic format via email to jeff_mccusker@blm.gov in a locked PDF format as well as in Microsoft (MS) Word/Excel in files less than 5 mb. All other information should be scanned and included on a compact disk.

The submittal will be reviewed by appropriate BLM personnel to evaluate content and adequacy. Review comments, if any, from the BLM will be consolidated and returned to the A/E.

2. Future Work:

The A/E shall submit a draft scope of work, including an estimate, demonstrating the estimated amount of work that will be required to prepare a detailed building evaluation, including:

Identify structural elements in the buildings to include, but not limited to, load bearing walls/elements, post and beam structures, if any, tension members, etc. Identify any other unique characteristics that may impact or be needed for future design and/or corrective measures

The structural engineer shall verify:

- Structural load bearing system and lateral stability
- Load capacity of roof(s) and supporting members
- Condition assessment of buried wood posts & estimated bearing capacity
- Evaluation of exterior metal walls and roofs, including openings and ventilation
- All electrical, plumbing and mechanical components
- ADA requirements

The report shall include the results/findings of the investigation study with a table of contents, executive summary, signature sheet of evaluator, project manager and reviewer with a Virginia PE Seal, introduction, general remarks, site investigation, recommendation/s, annotated photos showing location taken, and appendices (references, all calculations, evaluation checklists, summary data sheet, deficiencies, drawings, any other data, etc.)

BLM shall provide:

- Copy of the Existing Conditions Drawings (PDF files)
- Copy of Alternatives for Arena/Stable Rehabilitation

E. PERFORMANCE PERIOD:

It is anticipated that the work for this call would occur as soon as possible.

Total time performance shall not exceed	40 days from NTP
• Site investigation trip	NLT 10 days from NTP
• Submission of report	NLT 10 days from investigative trip
• BLM review and comment	NLT 10 days from submission of report
• Resubmission, if applicable,	NLT 10 days from review and comment

Note: days are calendar days

F. FEE & PAYMENT:

The A-E's price proposal for this call order shall be prepared in the format to clearly delineate the various phases of work as identified in Section C (Scope of Technical Services) of this SOW.

All services, supplies, materials (except those specified to be furnished by the Government), plant, labor, superintendence and travel costs and expenses necessary to perform the work and render the data and report required under this contract are included in the lump sum price of this contract.

Payment shall be made in a lump sum following completion of the investigative trip and submission of the report (10% retainage will be withheld pending review of the report).

G. CONTACTS:

BLM Project Liaison:

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