

STATEMENT OF WORK
Design-Build Services
for
STABLE/ARENA REPLACEMENT
Meadowood Special Recreation Management Area
Lower Potomac Field Office
Fairfax County, VA

I. General:

The Bureau of Land Management (BLM) plans to develop facilities for the Meadowood Special Recreation Management Area involving a new Horse Stables with supporting facilities, Riding Arena and associated Site Improvements. These facilities will be located at 10406 Gunston Road, Lorton VA adjacent to existing facilities to result in a complete and operable facility.

II. Description of Work:

Summary: This Design-Build Task Order encompasses all Site Development Services, Design Services, and Construction Services necessary to complete the design and construction of the Stable Building, Arena and associated Site Improvements.

Anticipated services include: Site Development, Design Development, Construction Documents, Cost Estimates, Construction and Construction Administration. These tasks may require coordination with state, county and municipal, agencies. Because these are federal facilities on federal property, local building permits are not required other than required by utility and wastewater disposal.

Consideration shall be given to ongoing site activities including public interaction, horse boarding and current BLM activities on the site.

PROJECT REQUIREMENTS

Final product shall meet the latest Federally mandated energy and accessibility requirements ((IBC, IFB, IMC, UPC, NEC, NFPA, ADA-ABA Accessibility Guidelines, Energy Policy Act of 2005, Energy Independence and Security Act of 2007, BLM Sustainable Buildings Implementation Plan January 2010), and regulations. Code compliance shall be coordinated with the local municipalities for the anticipated year of construction. Services must comply with applicable laws, statutes, regulations and codes of regulating entities.

All final documents (one copy-drawings each print, specifications-cover) shall be signed and sealed (Virginia) by a licensed professional responsible for the design (Professional Engineer, Architect, Landscape Architect).

III. Deliverables:

A Government Furnished Items:

1.0 Geotechnical Scope of Services listing minimum requirements and reporting necessary for the geotechnical investigation.

2.0 BLM CADD-Drafting Standards with sheet templates.

3.0 MasterSpec specification masters with BLM header/footer format (if needed).

4.0 Drawing set (24- 11X17 sheets) with specifications, existing site plans with utility information, topography, Stable plan with sections and elevations and Arena plan with sections and elevations -in PDF and Auto CAD Format (2006-R4base).

B Contractor Furnished Items (DD&CD):

1.0 Geotechnical Investigation Test borings, or test pits, determinations of soil bearing values, including necessary operations for anticipating subsoil conditions. Minimum requirements as attached.

2.0 Utility Survey A full site survey (which is slightly dated) will be provided by BLM but the contractor shall verify all relevant information including updating and bringing current all utility information located within the project site plan.

3.0 Drawings: Sheet size: 11"x17" shall be "to scale" and legible when printed at that size
CADD Format: AutoCAD 2009 or later
Organization: BLM CADD-Drafting Standards
Binding: Wire-O Bound

4.0 Specifications: Sheet size: 8 1/2"x11"
Word processing Format: MS Word 2007
Organization: MasterSpec with BLM header and footer format
Binding: Wire-O Bound

5.0 Cost Estimates: Sheet size: 8 1/2"x11" or 11"x17"
Spreadsheet Format: Excel 2007
Binding: Wire-O Bound
Formats:
See Price Proposal Section

6.0 Design Calculations: Sheet size: 8 1/2"x11"

Binding: Wire-O Bound

Design Calculations shall include electronic files used to support the design

7.0 Life Cycle O&M Cost Estimate:

Sheet size: 8 ½"x11" or 11"x17 "

Word processing Format: MS Word 2007

Spreadsheet Format: Excel 2007

Binding: Wire-O Bound

Number of Copies:

Progress Submittals: (5) hard copies and (2) electronic copies on CD.

Final Submittal: (5) hard copies and (2) electronic copies on CD.

Electronic copies shall be provided on CD in both the original software file format (AutoCAD, MS Word, etc.) and PDF format. Drawings in AutoCAD and PDF format shall be organized into separate files for each discipline (Civil, Landscape, Structural, Architectural, Mechanical and Electrical). Specifications in MS Word and PDF format shall be in a single file and organized with separate folders (MS Word) and bookmarks (PDF) for each CSI division and each specification section.

Distribution:

Hard Copies:

(2) Copies to: BLM, NOC, Robert Welton

(3) Copies to: BLM, Liason, Jeff McCusker

Electronic Copies:

(1) Copy to: BLM, NOC, Robert Welton

(1) Copies to: BLM, Liason, Jeff McCusker

Construction Documents:

In addition to the above deliver (1) Stamped and Signed Set of Drawings and Specifications to: BLM, NOC, Robert Welton

C Contractor Submittals during Construction:

Changes from approved Construction Documents and supplemental information required shall be submitted as specified on the drawings-General Requirements.

IV. Schedule:

The following is provided as a guideline and maybe amended subject to negotiations.

Period of Performance: Aug 15, 2010 through Sept 1, 2011

Activity:	Duration	Time Span	Location
Design	3 ½ Months	Aug 15, 2010 – November 30, 2010	
Kick-Off Meeting- Program Review & Verification of Project Understanding	1 day	May occur prior to Aug 15.	Lorton, VA
Site Survey	2 weeks		
BLM 100% DD Review	2 weeks		
BLM 100% DD Review Meeting	1 day		Lorton, VA – A&E
Construction Documents	4 weeks		
BLM 100% DRAFT CD Review	2 weeks		
Respond to BLM	2 weeks		
BLM 100% CD Review Meeting	1 day		Lorton, VA – A&E
Final 100 % Submittal			
Construction	9 Months	Dec 1, 2010 – Sept 1, 2011	
Commissioning	1 weeks		
Adjustments/Corrections	2 weeks		
Occupancy			

Submittals: DD 100% Design Development Documents
 CD Final Construction Documents

Meetings: The contractor shall take the lead in the coordination and facilitation of all meetings and insure the attendance of the necessary disciplines and consultants. Contractor shall provide meeting minutes and written responses to review comments within one week of the meeting conclusion or receipt of comments.

V. Communication:

The cost of all communications, mailings, copying and reproductions initiated by the contractor in providing these services shall be included in the cost proposal without additional reimbursement. All routine correspondence shall be by email with attached electronic documents (PDF, Word, scan). Other correspondence may be by fax, overnight delivery or first class mail but paperless transmission is encouraged. Scheduled submittals (DD & CD) shall be delivered by courier or overnight mail service. Contractor shall establish an FTP site in addition to the standard means of communication

VI. Price Proposal Format:

The contractor's fee proposal shall be broken down into the following major efforts:

Design:

- 1.0 Design
 - 1.1 Project Orientation and Program Verification
 - 1.2 Geotechnical Investigation
 - 1.3 Design Development
 - 1.4 Construction Documents
- 2.0 Construction Administration Services

Construction:

- 3.0 Site Development
 - 3.1 Site-Septic
 - 3.2 Site-Power & Phone
 - 3.3 Site-Water
 - 3.4 Site Grading
- 4.0 Stable Facility
- 5.0 Arena
 - 5.1 Arena Facility

OPTIONS

- 5.2 Arena Horse Footing
- 6.0 Parking
 - 6.1 Grading/Base Material
 - 6.2 Paving, curb, walk and stripping
- 7.0 By Government Forces (NIC)
 - 7.1 Site-Drainage
 - 7.2 Site-Fencing & Gates
 - 7.3 Stable-Fencing & Gates

Design and Construction Budget Limitations and Priority Listing:

1.0 The Project shall be designed and constructed within a total budget of \$875,000 or less.

2.0 Priority Listing: Contractor shall structure the price proposal in order of priority listed with all demolition, site preparation, support utilities and final grading, site work, landscaping, site utilities and infrastructure associated with each element and as shown on the drawings.

BASE BID (include design fees)

- 2.1 Horse Stable Facility-Complete including all site development associated with the structure and all fencing and gate demolition, relocation and construction.
- 2.2 Riding Arena-Complete.

OPTION 1 (include design fees)

- 2.3 Arena Horse Footing.

OPTION 2 (include design fees)
2.4 Visitor Parking grading & base material

OPTION 3 (include design fees)
2.5 Visitor Parking paving, curb, walk and stripping.

NOTE: OPTIONS may be awarded up to six (6) months after initial contract award subject to funding availability.

VII. Evaluation Criteria:

The contractor's proposal will be evaluated based on best value in accordance to the following:

- 1.0 Design (50%)
 - 1.1 Efficiency of design
 - 1.2 Serviceability/durability of materials
 - 1.3 Aesthetics
 - 1.4 Green building attributes
- 2.0 Cost (50%)

VIII. List of Contacts:

Contracting Officer (CO): FWS - TBD

Contracting Officer's
Representative (COR): Robert (Barry) Welton
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303-236-1162
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BLM Project Liaison/Inspector: Jeff McCusker
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