

STATEMENT OF WORK DESIGN BUILD SERVICES

Project Name

Project Number TBD

Month 00, 2023

Highlighted areas to be updated per project type

A. INTRODUCTION & BACKGROUND

Project Name is a Bureau of Indian Education/ grades(ie:K-8)/beds(ie:40 bed dorm) school located 00 miles east of City, State, and 00 miles north of State Highway 00 on Indian Route 00 on the Enter Name Nation. Project Name is operated by the Bureau of Indian Education. The school serves 100% Native American students from 9 of the 11 districts on the reservation. Project Name provides Native American youth the opportunity for a quality education. Project Name strives to provide an effective learning place so that students will eventually take their rightful place as participating members of their community. Project Name vision includes providing a safe and healthy environment disciplined by adherence to Native American cultural values and practices whenever possible. All staff members are active lifelong learners, enabling them to work effectively with our students and their tribes, parents, and communities.

B. OBJECTIVES

The objective of this project is to provide design build services in accordance with your Indefinite-Delivery Indefinite-Quantity (IDIQ) contract until completion of the following:

- i. Provide all labor, materials, equipment, and support services to deliver a turn-key constructed facility in accordance with this Statement of Work (SOW).
- ii. Provide a full range of design build services for the construction of the Project Name. The Design Build Contractor shall start design using the provided documents listed in section C below through 100% design acceptance by IA. Services also include Value Engineering and LEED services. Upon each design submittal review, a detailed cost estimate shall be provided.
 - i. The Design Build Contractor shall provide A-E design services for the preparation of drawings and specifications for the project scope. Design services shall be provided in accordance with Indian Affairs Safety and Health Adopted Codes, Policy and Mandatory Standards, Division of Safety and Risk Management, Safety: Health and Accessibility Design Guidelines for Architects, Engineers and Design Firms and the 2007 BIA Facilities Design Handbook.
 - iii. All drawings and specifications shall be prepared by licensed professional Architects and Engineers. All work will be completed by or under the direct supervision of architects and engineers for each discipline registered in Arizona. All required A-E stamps will be Arizona registrations.
 - iv. Contractor shall ensure that they stamp the final drawings with the stamp of the licensed professional responsible for the preparation of the respective drawings.

- v. The contractor will construct facilities at the **Project Name** in accordance with approved A&E designs, drawings, and specifications. The A-E remains fully responsible for determining the standards and provisions cited below are updated and accurate with local codes and environmental requirements. Any such conflicts between the website and the identified standard or provisions shall be brought to the attention of the Contracting Officer (CO) requesting direction.

C. SCOPE

The purpose of this project is to design and construct with cultural considerations outlined in the Planning Documents and Design Intent Guidelines, a new **00,000 gross square foot K-8 school** that serves **125 students/occupants** and **the renovation of building 0000**. **Renovation of building 0000 will result in a 0000 GSF Facilities Maintenance Facility, 500 sf of general storage and covered parking space**. The design and construction shall be in accordance with the attached:

- ii. Program of Requirements (POR)
- iii. Planning Document (PD)
- iv. Design Intent Guidelines
- v. Conceptual Design
- vi. 2007 Facilities Design Handbook
- vii. 2007 School Facilities Space Templates
- viii. Division of Safety and Risk Management, Safety: Health and Accessibility Design Guidelines for Architects, Engineers, and Design Firms May 2020
- ix. Indian Affairs Safety and Health Adopted Codes, Policy and Mandatory Standards March 2019
- x. Division of Safety and Risk Management Final Inspection and Certificate of Occupancy Guidelines May 2020

The Design Build Contractor's work responsibility shall include all contractor design, administration, coordination, and management necessary to provide all work as specified for the construction of the new facility. The work shall be conducted by the Design Build Contractor in strict accordance with the contract and all applicable Tribal, Federal, State, and local laws, regulations, codes, or directives. Design shall comply with the Energy Policy Act of 2005 (EPAct 2005), Energy Act of 2020, the Federal Building Performance Standard, Executive Order 14008 *Tackling the Climate Crisis at Home and Abroad*, Executive Order 14057 *Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability*, and the Federal Sustainability Plan. Design shall provide the electrical infrastructure for a total of four (4) Level 2 electric vehicle (EV) charging stations located in the identified staff parking area with the conduit run to the identified EV parking spaces for future installation of the actual charging stations Design shall provide single-occupancy gender-neutral (unisex) facilities and/or use of multiple-occupant, gender neutral restroom facilities with lockable single occupant stalls and comply with Executive Order 14035, *Diversity, Equity, Inclusion, and Accessibility in the Federal Workforce*.. Design shall comply as closely as possible to the Federal Emergency Management Agency (FEMA) 428, U.S, Department of Homeland Security, *Primer to Design Safe School Projects in Case of Terrorist Attacks* and the Cybersecurity and Infrastructure Security Agency *K-12 School Security Guide*.

The Design Build Services Contractor shall be responsible for completion of the following task:

- i. Design and Construction of the new facility, beginning at the Schematic Design stage that has already been completed.
- ii. Submit for DFMC review 40%,70%, 99% to 100% contract drawings and specifications.
- iii. Field verify all existing conditions, utilities, dimensions, and clearances impacted by the work.

- iv. Notify the Santa Rosa Ranch Facility Manager and COR of any deficiencies or conditions encountered.
- v. Coordination work with local municipalities and utility providers to ensure compliance with applicable codes and proper system integrations with the City of Sells, Arizona or Tribal Utilities requirements.
- vi. The Design Build Contractor shall provide all labor and materials required to complete the project scope.

D. TASK IDENTIFICATION

The Design Build Services Contractor shall be responsible for completion of the following design tasks:

DESIGN TASKS

- i. The Design Build Contractor shall provide the full range of services associated with the production of traditional design only products including: 40% Preliminary Construction Design Documents, 70% Preliminary Construction Documents, 99% Completed Construction Documents and 100% Final Construction Documents.
- ii. Each submittal shall include construction cost estimates that include all estimated general and special conditions, home-office and field office overhead, profit, taxes (applicable State, local and tribal), bonding, insurance, tribal fee assessments and any other costs of construction. Estimates for buildings may be provided on a cost per square foot basis; estimates for site work and utilities may be provided on a unit cost basis. A lump sum amount for all site work and utilities is not acceptable.
- iii. Contractor shall supply a listing of Value Engineering options along with the associated cost implication (positive or negative) shall be included at the 40% and 70% stage of design, a LEED scorecard and strategy updated from the previous submittal(s) and other additional architectural and engineering services identified in this SOW. Design Development Stage construction cost estimates for value engineering shall be provided on a building systems basis (i.e. foundations, exterior enclosures, roof, mechanical systems, electrical systems, plumbing systems, special systems, fixed equipment, finishes, etc.) Unit costs may be provided for site work and utilities.
- iv. The Design Build Contractor shall be responsible for the professional quality, technical accuracy and the coordination of all conceptual designs, sketches or specifications and other services provided under its contract and shall ensure that the following are complied with. It is not anticipated to be required for this task, but any stamped drawings and specifications must be prepared by licensed professional Architects and Engineers.
- v. The Design Build Contractor shall provide design services in accordance with the 2007 Facilities Design Handbook, Division of Safety and Risk Management, Safety: Health and Accessibility Design Guidelines for Architects, Engineers and Design Firms, Adopted Codes and Standards, and other Task Order pertinent manuals, guides, handbooks, or policy. The already completed 20% Conceptual Design shall be understood to be conceptual in nature and not intended to serve as completed design or construction documents.
- vi. Codes and Standards: All documents shall comply with current laws, codes, and guidelines. The Design Build Contractor shall determine the disciplines required and the codes, standards, regulations, and requirements that apply. The requirements shall address commissioning and LEED energy and environmentally sustainable design scorecards and concepts.

- vii. LEED Services: The Design Build Contractor shall provide appropriate Leadership in Energy and Environmental Design (LEED) services to complete the **Project Name** design. This includes at a minimum developing the project LEED strategy and preparing a LEED scorecard to guide future design development and eventual LEED commissioning. A member of the A-E design team may provide these services if and only if the team member has passed the LEED Accreditation Exam and is qualified to provide these services. The overall project objective is to obtain a LEED Silver certified building by the U.S. Green Building Council. The Council's most recent sustainable design concepts and LEED Green Building Rating System shall be used. The future Design-Builder will be responsible for all LEED services associated with design and construction of the facility.
- viii. Sustainability: The Design Build Contractor shall prepare and submit a completed DOI Sustainable Building Assessment and Compliance Plan with each design stage submission. The Assessment and Compliance Tool shall be prepared using the "New Construction and Major Renovation Guidance" document. The Assessment and Compliance Tool shall indicate how the design conforms to DOI/BIA Sustainability requirements.
- ix. The Design Build Contractor shall follow during design Executive Order 13514, Federal Leadership in Environmental, Energy, and Economic Performance, Oct.5, 2009.
- x. Furniture Fixtures and Equipment Services: The Design Build Contractor shall provide Movable Furniture, Fixtures and Equipment (FF&E) per quantities and descriptions described in the Planning Document. The Design Build Contractor will be responsible for selection of moveable FF&E. The Design Build Contractor will consult with School Officials and the COR during the selection process. Fixed equipment shall be included in the construction documents. All fixed equipment and movable furniture shall be of good quality and meet or exceed industry standards. All movable furniture and movable furniture colors shall be coordinated with the **Project Name /Administration.**
- xi. Landscape Design: The Design Build Contractor will provide limited landscape design. The fee for these services will be allowed only to the extent these services are not covered in the A-E's Basic Services. Extensive landscaping is not envisioned for this project.
- xii. Food Service Design (School Kitchen): To the extent necessary, if required, the Design Build Contractor may provide professional food service design consulting services.
- xiii. Information Technology Plan: The Design Build Contractor shall prepare an Information Technology (IT) Plan and Cost Estimate. An experienced IT Contractor shall be contracted to evaluate the needs for the school for proposed IT investment hardware/software equipment listing for education and administration. The proposed IT investment will identify, but not be limited to; Desktop Computers w/Monitors, IT LAN (Network and Wireless) with UPS, Telephone System with UPS, Interactive Technology devices, Network Printers, Copiers. This will include all equipment, installation, configuration, and associated hardware/software. No End of Life (EOL) Equipment shall be listed on the IT Plan.

- a. Telecommunications access will be designed for the appropriate complexity of the proposed LAN network and telephone system. Future monthly recurring costs will be explained to the school. Coordination with the Local Exchange will include installation and configuration of associated hardware/software to bring service into the new building.
 - b. The new equipment and hardware/software will be used for educational purposes, administrative functions as directed by Bureau of Indian Education (BIE) projects in support of the BIE Education Native America Network (ENAN) program. The new school will have one Primary Telecommunication Room (PTR) in the main school building and one Secondary Telecommunications Room (STR).
 - c. IT Plan will be delivered with the final construction documents. The IT Plan will need to be reviewed and updated during the final stages of construction for procurement purposes. No End of Life (EOL) equipment shall be purchased for use in the new school.
- xii. Reimbursable Expenses: The Design Build Contractor travel expenses, printing, long distance telephone expenses, and overnight mail expenses shall be included in the Design Build Contractor budget proposal and A-E contract.
- xiii. Rendering: Provide one framed watercolor or computer-generated rendering, approximately 24"x 30", of the new **Project Name**. The rendering shall be provided to the COR for display in the BIA's office.
- xv. Color Boards: Provide one color board of all interior and exterior finish materials for the new **Project Name**. One color board will be provided to the COR.

The Design Build Services Contractor shall be responsible for completion of the following construction tasks:

CONSTRUCTION TASKS

- i. Preconstruction Conference. The Design Build Contractor, with the assistance of their sub-contractor(s), shall conduct a preconstruction conference with the DFMC prior to the start of construction.
- ii. Quality Assurance. The DFMC shall employ a Construction Inspector (Inspector) and together, the Design Build Contractor's construction Superintendent and the DFMC's Inspectors shall provide the necessary project oversight to ensure compliance with the contract documents. The Design Build Contractor's Construction Superintendent shall be International Conference of Building Officials (I.C.B.O.) certified and qualified with not less than ten (10) years of building construction inspection experience or if not I.C.B.O. certified, have at least fifteen (15) years of building construction inspection experience on projects similar in size and scope as this project. The Design Build Contractor shall continuously monitor the construction activities of its construction sub-contractors(s). Performance shall be reviewed for compliance with all contractual terms, conditions, drawings, specifications, and codes. The Design Build Contractor shall identify any unsafe working conditions that it witnesses on site and shall require their sub-contractor(s) to correct the conditions before the applicable work proceeds.

- iii. **Testing Services.** The Design Build Contractor shall retain the services of a specialized testing services firm during construction or as otherwise recommended by the DFMC to ensure compliance with construction standards and the drawings and specifications under the subcontract; however, the DFMC shall approve the proposed testing firm.
- iv. **Monitoring and Reporting Project Performance**
 - a. **Monitoring.** The Design Build Contractor is responsible for managing the day-to-day operations of the contract and construction sub-contractor activities. The Design Build Contractor must monitor the sub-contractor supported activities to assure compliance with the applicable Federal requirements and to assure that performance goals are being achieved.
 - b. **Construction Performance Reporting.** The Design Build Contractor shall submit to the COR and DFMC's Quality Assurance and Construction Administration Service Contractor on a monthly basis, the following:
 - i. The on-site technical inspection reports performed by the Design Build Contractor and their Construction Superintendent.
 - ii. A copy of the Design Build Contractor certified construction sub-contractor(s) payment request including certified percentage-of-completion data.
 - iii. **Significant developments.** Design Build Contractor shall report events which occur between reporting periods which have a significant impact upon the contract and the construction subcontract(s). The following shall be reported to the Contracting Officer and COTR:
 - a) Problems, delays, or adverse conditions which will materially impair the ability of the Design Build Contractor or its subcontractor(s) to meet the schedule, objectives, and budget in the contract. This disclosure must include a statement of the action taken, or contemplated, and any assistance needed to resolve the situation.
 - b) Favorable developments which enable meeting time schedules and objectives sooner or at less cost than anticipated.
 - c) **Financial Reporting.** The Design Build Contractor shall submit to the CO and COTR on a monthly basis:
 - 1) Outlay Report and Request for Reimbursement for Construction Programs, request for payment.
 - 2) The Design Build Contractor's original schedule of values.
- v. **Construction Contract Administration Services.** The Design Build Contractor shall require its Project Superintendent to:
 - a) Observe the construction in progress as the nature of the work requires. The sub-contractors shall work closely with the Design Build Contractor Project Superintendent to ensure that the construction work meets the requirements of the construction contract and construction documents. Provided that the nature and scope of this project requires specialized engineering inspections, the Design Build Contractor shall provide engineering consultants or staff

consisting of civil, mechanical, electrical, or structural engineers, for inspections at appropriate times during construction and they shall be available to make site visits for the purpose of inspecting specific engineering work or resolving any engineering problems on an as-needed basis.

- b) Process the sub-contractor's shop drawings, product data and samples.
 - c) Review the results of construction testing and inspection after award of the construction subcontract and when necessary, recommend corrective actions to the Design Build Contractor.
 - d) Evaluate the sub-contractor's monthly request for payment and make recommendations to the Design Build Contractor for payment.
 - e) Handle requests for changes during the construction period and make recommendations to the Design Build Contractor. Provide the Design Build Contractor with independent estimates for any proposed change order(s).
 - f) The Contractor shall provide detailed estimates for any proposed change orders to IA. IA shall make the final determination(s) for any change orders.
 - g) Assist the Design Build Contractor in resolving claims brought by the sub-contractor or sub-contractor(s).
 - h) Assist the Design Build Contractor, DFMC QA/CA and COR in establishing the proposed date of Substantial Completion, development of 'punch-list items, establishing and participation in the final inspection and completion of the closeout process.
 - i) All submittals, keys, as-built drawings and other end-of-work documents must be obtained from the Design Build Contractor and their sub-contractor(s) by the OFMC Inspector before the Certificate of Substantial Completion is issued. The COTR shall sign the Certificate of Substantial Completion.
- vi. Occupancy of Buildings
- a) If existing buildings will be occupied during construction, the Design Build Contractor shall require its sub-contractor(s) to provide for the safety and well-being of the building occupants. No construction or demolition work may be pursued while the buildings are occupied, if the nature of the work will present a safety or health risk to the occupants.
 - b) The **Project Name** shall not occupy any new building(s) until the BIA's Division of Safety and Risk Management (DSRM) (Authority Having Jurisdiction) has inspected the building(s) and issues a Certificate of Occupancy or an Interim Certificate of Occupancy. The final inspection by DSRM shall be requested by the Design Build Contractor through the COTR. The COTR will coordinate the final inspection with DSRM.
 - c) Refer to the Final Safety and Health Inspection and Certificate of Occupancy Guidelines by the U.S. Bureau of Indian Affairs, Division of Safety and Risk Management for all requirements and guidelines for the final Safety and Health Inspection and the issuance of the Certificate of Occupancy.

- d) The Certificate of Occupancy will be issued by the Chief, Bureau of Indian Affairs, Division of Safety and Risk Management who is delegated as the Authority Having Jurisdiction.
- e) The Certificate of Certificate of Occupancy shall:
 - 1) Establish the responsibilities of the Design Build Contractor and sub-contractor(s) for security, maintenance, heat, utilities, damage to the Work and insurance and
 - 2) Establish the time within which the sub-contractor shall finish all outstanding punch list items accompanying the Certificate.
 - 3) Establish the end of liquidated damages, if applicable.
 - 4) Allows the **Project Name** to take custody of the facility, work or improvements and
 - 5) Begin the maintenance and upkeep of the work by the School Board or BIA, depending on who is responsible for O& M for the facilities.
- f) All submittals, keys, as-built drawings and other end-of-work documents must be obtained from the Design Build Contractor and their sub-contractors and be handed over to the COR before the Certificate of Occupancy is issued.

vii. Post-Construction Services

- i. The Design Build Contractor shall provide to the COTR real property cost data for Work completed. The BIA DFMC will use this information to capitalize the project costs.
- ii. No later than 14 calendar days after the date of Substantial Completion, the Design Build Contractor shall provide final building and site data to the COTR for the BIA's use in updating the Facilities Management Information System (FMIS) data base. The Design Build Contractor shall provide a list of all as-built spaces (i.e. rooms) included in each building, the building number, the room name and room number, the net square feet of each space and the total gross square feet for each building, the as-built room finish schedule shall also be provided. To the extent included in the project, the following site information shall be provided: number of acres, LPG tank(s) along with size (gallons) and length of LPG gas distribution lines, square feet of parking, square feet of sidewalks, lineal feet of streets and width of streets, size of sewer lines and lineal feet, size of water lines and lineal feet. This data shall be provided to the COTR using the most recent version of Auto CAD software or other acceptable electronic file format and shall be used to establish the Operations and Maintenance funding for the new facilities.
- iii. The Design Build Contractor shall provide to the COTR real property cost data, by building, for the BIA's use in capitalizing the project costs:
 - 1) The final cost of each building in the project including square feet of each constructed building.
 - 2) To the extent they were included in the project, the cost of all major elements of site development and utilities including, but not limited to: streets, parking lots, exterior lighting, sidewalks, landscaping, water lines, sewer lines, gas lines, and tanks, septic tanks, and similar features of the project.

- 3) The sub-contractor fees, including reimbursable costs, paid during all stages of the project's construction development.
 - 4) All costs of the Design Build Contractor to administer the project including but not limited to salaries, travel, training, legal fees, inspection costs.
 - 5) If included in the project, the cost of all installed equipment greater than \$5,000. The Design Build Contractor will not be required to provide this information if the BIA was responsible for the equipment purchasing and installation.
- viii. Design Build Contractor shall provide services to close-out the contract after completion of construction.
- iv. One-Year Warranty Services
- a. The Design Build Contractor shall participate and require its sub-contractor(s) to participate in a one (1) year warranty inspection at least 30 days before the end of the construction warranty period. The Design Build Contractor shall prepare a list of warranty deficiencies and the Design Build Contractor's Construction Superintendent shall require the sub-contractor(s) to correct the deficiencies the sub-contractor(s) is responsible for under the construction contract(s). The Design Build Contractor shall enforce any extended warranties provided under the construction contract. The contractor shall keep a detailed log of any and all work completed within the one-year warranty period. The log shall include a description of work completed, approximate cost of work to the contractor, sub-contractor who completed the work and the date completed. The log will then be submitted to the COTR at the end of the warranty period.

E. TIME FRAMES AND DELIVERABLES

i. TIME FRAMES

- a. Design Build Schedule: The design build project performance period will be completed in **00 months**.
- ii. Design Services. Review time is not included in the performance times indicated below and consists of approximately **00 calendar days** for each submittal. The BIA will review each submittal for budget and program conformance only. A detailed review will not be performed. The Design Build Contractor shall ensure that the drawings and specifications meet applicable Federal, State and local codes and standards.

The 40% Value Engineering services shall commence as soon as the Value Engineering contractor receives the Design Development submittals.

The 70% Submittal will be reviewed by the BIA, but design work shall not stop during the review and performance and design services may continue until the 99% submittal is delivered by the Design Build contractor.

Three sets of both the 70%, 99% and 100% design submittals will be forwarded by the COR to the BIA Division of Safety and Risk Management (DSRM) for review and approval. All DSRM review comments shall be corrected and implemented into the Construction Design documents.

The Contractor shall provide the COR with a properly completed DSRM submittal form to accompany each of the 70%, 99% and 100% submittals.

CONTRACT TIME FRAME CONTEMPLATED SCHEDULE

a. Design-Build Process	Starts immediately
b. Design-Build Implementation	Starts immediately NTP
c. Demolition and Site Work	00 Months
d. Design-Build Completion	00 Months
e. Total Performance Time	00 Months
f. Warrantee Closeout	00 months after design-build completion

ii. DELIVERABLES

The following design deliverables shall be submitted by the Contractor to the COR:

DESIGN DELIVERABLES

- i. Provide documentation of the Pre-Design-Build Conference with the Design Build Contractor and IA.
- ii. Design Development (40%). Submit three (3) sets each of blue lines, outline specifications, cost estimate, design calculations, a written summary of how the A-E will meet the LEED requirement for a certified building(s) and all other required reports to the COR. Provide a LEED checklist at the 40% Submittal and progressively more detailed LEED documentation with each subsequent submittal, to achieve the identified LEED goal (silver rating).
- iii. Value Engineering Report at 40% design completion.
- iv. Preliminary Construction Documents (70%). Submit three (3) sets of blue lines and specifications to the COR. The specifications shall include commissioning requirements. A LEED rating calculation shall be submitted with this submission. The calculation shall show all energy and environmental design elements to be incorporated into the construction and their related rating value. Provide a LEED checklist at the 70% Submittal and progressively more detailed LEED documentation with each subsequent submittal, to achieve the identified LEED goal (silver rating).
- v. Value Engineering Report at 70% design completion.
- vi. Completed Construction Documents (99%). Submit three (3) sets each of blue lines, specifications, cost estimate, design calculations and reports to the COR. The specifications shall include commissioning requirements. The final LEED rating calculation shall be provided with this submission.

- vii. Final Construction Documents (100%). Submit three (3) sets each of all final design documents to the COR. The 100% submittal shall incorporate corrections for all review comments prior to submission.
- viii. Drawings shall be in full size 24"x 36" or 30" x 42" blue line prints and electronic drawing files shall be in AUTOCAD, Latest Version/Release, and submitted on CD ROM. Label the CD(s) and indicate the Project name, project number, date and identify the content of the CD as the approved final drawings. AUTOCAD CD's shall be provided in .dwg format as well as in .tif format, both formats listed in drawing order per the list of drawings contained in the construction documents set. Submit the CD to the COR.
- ix. The final specifications, final cost estimate, design calculations, and reports shall be in 8-1/2"x 11" format, Windows MICROSOFT WORD, Latest Version, and submitted on CD ROM disks. Specifications shall be listed in specification section order [CSI numbering format] as occurs in the specification Table of Contents as well as for other standard text documents. However, the CD for spread sheet cost estimates should be in MS Excel. Label as indicated above.
- x. Provide construction contract performance schedule with 99% and 100% submission.
- xi. Value Engineering must be provided by a third party (not the A/E) at the end of 40% and 70% submittal.
- xii. Provide a code analysis drawing with key code information (i.e. applicable codes and accessibility standards, occupancy types, construction types, fire and smoke wall locations, occupant load calculations, minimum plumbing fixture calculations, floor plans depicting travel distances to exits, etc.) starting with the 40% Submittal, and each submittal thereafter.
- xiii. Provide a LEED checklist at the 40% and 70% submittal and progressively more detailed LEED documentation with each subsequent submittal, to achieve the identified LEED goal (silver rating).
- xiv. Information Technology Plan
- xv. Sustainable Building Assessment and Compliance Plan

CONSTRUCTION DELIVERABLES

- i. Provide 2 copies of the Contractor's schedule of values with recommendations.
- ii. Provide documentation of the Pre-Design-Build conference with the Design Build Contractor and IA.
- iii. Provide 2 copies of the Contractor's design-build schedule, updated on a monthly basis.
- iv. Provide 2 copies of bi-monthly progress reports including progress percentage, project budget update, change orders, outstanding RFIs, and any schedule/construction concerns.
- v. Provide 2 copies of test results during design-build along with recommendations, if any.

- vi. Provide 2 copies of the final inspection report, punch-list, and completion and closeout documents. Provide final operation manuals, operating instructions and other closeout documents.
- vii. Provide 3 sets of the following prior to installation for review and approval in accordance with the Division of Safety and Risk Management, Safety: Health and Accessibility Design Guidelines for Architects, Engineers and Design Firms May 2020:
 - 1. Fire Detection Alarm System: Submittal shall include full size drawings and specifications, Shop Drawings, Battery Calculations, Voltage Drop Calculations, and Manufacturer's Equipment Catalog Data Sheets.
 - 2. Automatic Sprinkler Protection System: Submittal shall include full size drawings and specifications, Shop Drawings, Hydraulic Calculations, and Manufacturer's Equipment Catalog Data Sheets.
 - 3. Stationary Fire Pump System: Submittal shall include full size drawings and specifications, Shop Drawings and Manufacturer's Equipment Data Sheets.
 - 4. Cooking Equipment and Exhaust Hood Fire Suppression System: Submittal shall include full size drawings and specifications, Shop Drawings and Manufacturer's Equipment Data Sheets.
 - 5. Telescopic Folding Bleacher Seating/Grandstand Seating/Fixed Seating: Submittal shall include full size drawings and specifications, Shop Drawings and Manufacturer's Equipment Catalog Data Sheets.
 - 6. Hydraulic/Electric Elevator or Platform Lift System: Submittal shall include full size drawings and specifications, Shop Drawings and Manufacturer's Equipment Catalog Data Sheets.
 - 7. Emergency Stand-by Generator System: Submittal shall include full size drawings and specifications, Shop Drawings and Manufacturer's Equipment Catalog Data Sheets.
 - 8. Play Areas/Playgrounds: Submittal shall include applicable full size drawings and specifications, Site Drawings and Manufacturer's Equipment Data Sheets.
- viii. Provide Final Inspection required documentation in accordance with the Division of Safety and Risk Managements Final Inspection and Certificate of Occupancy Guidelines May 2020.
- ix. Provide cost data for all real property constructed.
- x. One hard copy and electronic copy of the final as-built drawings shall be in full size 24"x36" format. AutoCAD files must be from the latest version/release and submitted on electronic storage. Identify files and .dwgs as the original approved design-build documents. The Contractor shall provide to the COR, the CAD version of the drawings and specifications files showing the as-built conditions. The as-built full-size stamped design-build drawings shall be kept on site.
- xi. Final stamped drawings and specifications based on CA review for IA shall be provided. The stamped drawings and specifications shall be used for design-build.
- xii. ASHRAE 90.1 energy compliance shall be exceeded by 30% with supporting calculations and provided with the 100% drawings and specifications for IA review. Final calculations on ASHRAE 90.1 energy compliance shall be provided with final stamped drawings and specifications.

End of Statement of Work