

Expand Building 1 D-Wing  
Architectural/Engineering Design Services  
Project: 565-135  
VAMC Fayetteville, NC  
Statement of Work

**I. GENERAL INTENT:**

Provide professional engineering services to include conceptual drawings, investigative surveys and reports, planning, consultation and visits, design work, preparation of contract drawings and specifications, preparation of cost estimates and provision of construction period services as necessary for all demolition, modification, construction, inspection, testing and certification for all construction components for project 565-135, Expand Building 1 D-Wing. The planned expansion is on the south elevation of Building 1 and is adjacent to Historical Contributing Resource, Building 8. The area for the expansion is approximately 20,000 GSF.

The intent of this project is to work under review authority of the VAMC Staff to design and prepare a set of complete construction documents for all architectural, civil, mechanical, plumbing, electrical, and other applicable components of this project.

**II. SCOPE OF WORK:**

This project will engage an Architectural Engineering (AE) firm to provide a Memorandum of Agreement, Conceptual Drawings, Contract Drawings, Functional Layouts, Specifications, Construction Cost Estimates, Engineering Calculations, and subsequent Construction Period Services for the above referenced project. The Design team is responsible for coordinating with the Contracting Officers Technical Representative (COR) and appropriate VA personnel to determine a plan for the new building.

Note: The VA Certification and Accreditation (C&A) requirements for the AE's computer system do not apply to this procurement, and a computer Security Accreditation Package is not required.

Note to CO: Please insert provisions of VAAR 852.273-75 into procurement instructions for this solicitation.

- A. DEMOLITION:** In the event the historical building cannot be saved, the design will include a complete demolition of the existing building to include asbestos abatement, interior & exterior walls, ceiling, flooring, utilities, and etc. in its entirety.
- B. NEW WORK:** Provide Conceptual Drawings for expansion of Building 1 D-Wing approximately 20,000 GSF. The project will include expanding the Emergency Room on the Basement Level for Mental Health patients, creating a Cardiac Lab on the first floor, and adding a dedicated elevator for transporting patients and roof access. The building expansion will be designed to have structural supports so that additional floors could be added in the future. The Concept phase of the contract will involve the A/E Designer to provide at least two separate, but no more than 4 potential design layouts of the new expansion of Building 1 D-Wing. The concept design will take into consideration all impacts to Building 8, surrounding areas and the effect it has on the Emergency Room, roadways, parking, patient traffic, utilities, etc. Once the concept design option is selected, construction documents for all architectural, civil, mechanical, plumbing, electrical, and other applicable components will be required. The design must include utilities for the expansion, separate steam/chilling/cooling tower, & emergency generators may be required if there is not enough capacity available using existing systems. Energy reviews will be conducted at the 25% and 60% design review stages.