

## STATEMENT OF WORK

### Repair Interior, Windows, Doors, Post Office, B110.

**HQIS Facility Name:** POST OFFICE, MAIN.

**HQIS Address:** 7061 HALL Street Fort Moore, Georgia 31905

**GIS Lat/Long:** 32.365867, -84.96482

**HQIS Date Built:** 25-MAY-1943

**Floors:** 2

**GSF:** 13,687

Prepared by:

Engineering Division, DPW

6650 Meloy Drive, Building 6

Fort Moore, GA 31905

Statement of Work Prepared by:

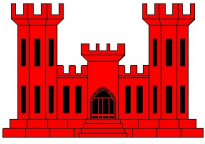
Architectural: Maria Cecilia Cunningham

## ARCHITECTURAL- M.E.P.

### 1. General Information: Repair Roof, HVAC, Windows, and Doors, Office, Building 110.

The primary objective of this project is to Repair the envelope of Building 110. Built 25-MAY-1943, is currently house of the US Post Office, **GSF: 13,687**.

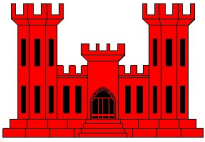
- i. Since Building 110 25-MAY-1943, we presumed, **all interior and exterior doors and windows**, all interior walls paint are **LBP, and** all mastic, joint compound, piping insulation, flooring systems, etc. **are ACM shall be abated by the Contractor**.
- ii. In Addition, throughout the past decades the building 110 the interior spaces of the building had been warned out. Refer to Appendix A (attached below).
- iii. The mayor repairs can be prioritized, but not limited to:
  - a. Contractor shall replace the rotted exterior opening areas, to include but not limited to doors, windows, trims, and moldings. **For damaged areas, see below APPENDIX A (below) and drawings.**
  - b. All exterior doors and windows shall be replaced to match existing historical



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- openings. Refer to drawings and photos. Interior doors shall be repair and repainted.
- c. Corner walls shall be repair repaint. Stainless steel corner guards shall be installed as indicated in the drawings, refer also to pictures in Appendix A.
  - d. INTERIOR WORK: SYSTEM DESCRIPTION:
    1. EXISTING TERRAZO TO REMAIN. RESTORE TERRAZO, GRIND DOWN THE DAMAGED SURFACE, FOLLOWING BY HONING, POLISHING AND RE-SEALING.
    2. EXISTING VCT TO BE DEMOLISHED.
      - A. The work shall consist in preparation of the substrate, the furnishing and application of a cementitious urethane based self-leveling seamless flooring system with decorative colored quartz aggregate broadcasts, resinous grout, and topcoat, refer to Section 09 67 23 - Resinous Epoxy with Natural Quartz Aggregates Flooring, with integrated cove base (6" high).
      - B. The system shall have the color and texture as specified by the Owner with a nominal thickness of 1/4 inch. It shall be applied to the prepared area(s) as defined in the plans strictly in accordance with the Manufacturer's recommendations.
      - C. Cove base (required) to be applied per manufacturers standard details unless otherwise noted.
    3. Replace all existing Light Fixtures with New Led Light Fixtures.
    4. Replace all Plumbing Fixtures, and any Accessories, as indicated in the Drawings.
      - A. **CONTRACTOR SHALL REPLACE WATER CLOSETS, URINALS, GRAB BARS, MIRRORS, SOAP DISPENSER, LAVATORIES, TOILET AND URINAL PARTITIONS, TOWEL DISPENSER, TOILET TISSUE DISPENSER, MOP SINK AND ALL ASSOCIATED HARDWARE.** Refer to drawings for additional information.
        - a. Water Closets shall be commercial ADA height, elongated bowl, floor mounted toilet equipped with Sloan Royal 111ESS hardwired sensor operated flush valve or equivalent.
        - b. Wall mounted lavatories shall be equipped with Sloan EAF-100-HLT-CP-0.35GPM-MLM-IR-IQ-FCT Hardwired sensor operated faucet or equivalent.
        - c. Urinals shall be equipped with Sloan Royal 186 ESS hardwired sensor operated flush valve or equivalent.
        - d. Replace 1 drinking fountain with Dual height drinking fountain with sensor operated bottle filling station.
      - B. **GRANITE TOILET PARTITION TO REMAIN AND BE DEEP CLEANED.** CONTRACTOR TO CLEAN AND REPAIR EXISTING TOILET PARTITIONS.
      - C. CONTRACTOR TO INSTALL **NEW SS DOOR PARTITIONS.**
  - iv. All finish colors shall be selected by Cultural Resource Management where not otherwise indicated. Referenced materials replacements are to match in type, color, and profile U.N.O.



- v. Contractor shall Field Verify (FV) dimensions and all existing conditions **PRIOR TO PROCEED WITH any WORK**. Existing conditions are based on Government furnished existing drawings (dated 1954) and limited Field Investigation. Notify COR of any Discrepancies. Refer to bellow Appendix A.

**a. Project Information:**

i. Schedule

Period of Performance	180
Contractor's Project Walk	TBD
Proposal Due	TBD
Contract Start/Award Date	TBD
Construction Start Date	TBD
Construction Completion Date	TBD

**b. Document Level:**

- i. Provided Architectural Documents are approximately 35% Submittal.

**c. Bid Documents:**

- i. Statement of Work
- ii. Architectural, Mechanical, Plumbing and Electrical Drawings
- iii. FB-144R (record of Environmental Consideration)
- iv. Specifications (Guide Specifications and List)

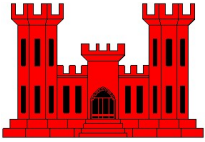
**d. Bidding Questions**

- i. All questions should be submitted in written form either by hand delivered hard copies, facsimile (fax) or electronic mail (e-mail). The Contracting Officer (KO / COR) shall determine the final date for submission of questions.

**General Requirements**

**e. Project Description:**

- i. General Information
  - 1. The Design, Work/Construction contract requirements are described herein this Statement of Work (SOW) and on the drawings, specifications (as provided, or per the



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guide specification), and FB-144R prepared by The Directorate of Public Works (DPW) which is conveyed as a 35% design.

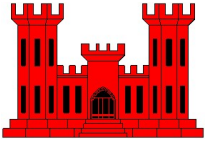
2. In addition to the SOW, Drawings, **Specifications, FB-144R**, the contractor shall use when asked to provide 100% designs the resources located on the Whole Building Design Guide website and the Fort Moore – Installation Design Guide dated August 2010. Available from DPW upon request.
3. The SOW, drawings, and specifications may not identify all procedures (means and methods) or requirements necessary to accomplish the work. The contractor is expected to follow industry standards or manufactures instructions/recommendations.
4. The contractor shall provide all required supervision, labor, materials, and equipment to complete the work.
5. The superintendent shall be an individual with a minimum 5 years of experience with jobs of similar type and size. Provide resume of job site supervisors and key personnel. The superintendent shall be on the job site when work is being performed and will be available to the Government representatives.

**f. General Execution Requirements:**

- i. The Work shall be performed in accordance with the approved A/E firm's drawings and specifications, approved construction submittals, and based on the Directorate of Public Works (DPW) drawings, specification, and SOW.
- ii. All work shall be performed per industry standards or to meet federal, state, or local codes and regulation. Work will not be sloppy or carelessly performed.
- iii. Contractor to coordinate work schedule with COR and Building Management.
- iv. Prevent damage to materials and finishes to remain. Repair damages from construction activities to existing items, at no additional cost to the Government.
- v. Remove completely all materials as indicated on the drawings and as required for new construction. Surfaces shall be prepared as indicated or specified prior to installation of new materials.

**g. Design and Engineering:**

- i. General
  1. Fort Moore's Directorate of Public Works (DPW) Engineering Division will provide the Contractor a set of **Architecture Documents of 35% Construction Drawings**,



**specifications, and Scope of Work (SOW) to better represent the Design Intent of the Project.** It is the Contractor and Architectural and Engineering Design (A/E) firm's responsibility to provide items listed in section ii, subsection 1, to a 100% Construction Document Submittal. *The term A/E encompasses the services of design disciplines in the field of architecture, mechanical, electrical, plumbing, and structural engineering.* Once the 100% submittal has been approved by the Government, work may begin. If the contractor is provided written approval prior to the start of the work, the contractor may not be required to provide a 100% submittal. The items listed below will be used as a guide for the Contractor and A/E in items that may be needed in the 100% submittal.

**a. DRAWINGS**

- i. The A/E firm, including structural, shall update, provide additional information, and add drawings as required to take the 35% drawings provided by the Government to a 100% set of drawings. *The "For Construction" 100% set of drawings shall be stamped and signed by the A/E on each drawing sheet.* Below is a list of drawings that may need to be provided to accomplish a 100% drawing set:

1. All disciplines: completed plans (site and floor), elevations (interior and exterior), sections (site, building and wall), enlarged plans, details (project specific and standard), schedules. \*

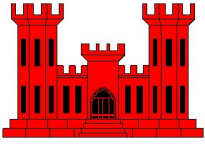
\*The items listed above may not address every drawing requirement for a project and is not intended to limit the number of drawings to be provided. Additionally, the items listed above may not be required for every project. Contractor's submittals / shop drawings are not considered part of the 100% drawing set.

**b. SPECIFICATIONS**

- i. The Contractor and A/E shall provide any missing specifications for the project. Also, the Contractor and A/E shall update any specification that requires to be changed due to drawings or other specifications provided by the A/E.

**c. CALCULATIONS / PRODUCT INFORMATION**

- i. The Contractor and A/E shall provide all calculation and product information for the project when not provided in the Government provide information. Calculations and product information may be required for the following, but this list will not limit the requirements to: Civil, Structural, Architectural, Mechanical, and Electrical. Calculations and product information will be provided in an organized, logical, and understandable manner.



**d. COLOR BOARD, SAMPLES**

- i. Contractor and A/E shall provide a color board showing colors or materials selected by the contractor or A/E for the project. Color board will address all items and it will include. Government approval is required prior to start of the work unless written approval from the government is provided.

**e. CD**

- i. The contractor and A/E firm shall provide a CD with PDFs of the 100%, drawings, specifications, calculations, and product information. Also, on the CD the contractor shall provide CAD files of the 100% drawings.

2. Upon completion of the work the contractor will provide As-Builts and Record Documents consisting of items listed under section ii, subsection 2, Record Document Submittal. The Record Document Submittal will reflect the final design of the facility at the completion of the work. \*

**a. AS-BUILTS**

- i. Contractor shall provide the government approved hard copy of the 100% drawings keep at the site. The hard copy from the site (As-Built) will show any changes or modifications made during construction. Changes or modifications will be marked in red on the hard copy.

**b. DRAWINGS**

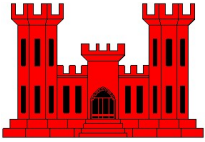
- i. The Contractor and A/E firm shall provide PDFs, hard copies, and CAD files of Record Documents drawings reflecting changes or modifications noted on the As-Builts. Any changes or modification will be clouded on the Record Documents drawings.

**c. SPECIFICATIONS**

- i. The contractor and A/E firm shall provide updated specifications addressing any changes or modifications made during construction.

**d. CD**

- i. The contractor and A/E firm shall provide a CD with PDFs of the Record Documents; drawings and specifications, and the As-Builts from the job site. Also, on the CD the contractor and A/E firm will provide CAD files of the Record Document drawings.



\*The contractor shall provide complete sets of drawings, specifications, and As-Builts, not just drawing sheets or specifications sections that have changed.

ii. Design and Engineering Submittal Requirements

1. 75%, 95% and 100% Submittals

<b>Deliverables</b>	<b>To - DPW</b>
Drawings (a.)	1 Full Size set and CAD Files on Disk
Specifications	1 Set and PDF's on disk
Calculation / Product Information	1
Color Board, Samples (b.)	1
CD with all 100% submittal Documentation*	1

\*CD will include PDFs of all files (Drawings and Specifications) and CAD files of the Drawings

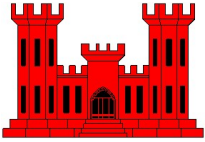
- (a.) Submittals provided via email will be acceptable IF the size of file(s) are not extremely large. 15MB or higher may not transfer.
- (b.) Pictures of samples or colors are not acceptable. Submit actual product samples and colors from manufacturer/supplier.

2. Record Document Submittal

<b>Deliverables</b>	<b>To - DPW</b>
As-Built (Red Lined set from construction site)	1 set
Drawings (adjusted per As-Built)	1 Full Size and CAD Files
Specifications	1 Set
CD with all Record Document submittal Documentation*	1

\*CD will include PDFs of all files (Drawings, Specifications, and As-Builts) and CAD files of the Drawings

- iii. *The contractor shall make sure all submittals are reviewed by the designer of record (DOR) prior to government acceptance via transmittal. Any submittal transmitted to the government without a DOR review and stamp/signature will be rejected/dis-approved.*
- iv. The contractor shall email, or hand deliver all submittals to the contracting officer (MICC) designated for the project. DPW will not accept any submittals unless filtered through MICC first.
- v. The contractor shall submit a Construction Schedule that includes major benchmarks and milestones to provide knowledge of the project and objectives to be completed within the construction time scheduled. *The Construction Schedule shall be submitted to the Government within 10 (ten) days of the notice to proceed for review. The contractor shall provide an update schedule if the original schedule is impacted for any reason or if requested by the Government.*



- vi. At the pre-construction meeting the contractor shall arrange to have a representative of the A/E firm to be present. At the meeting the A/E representative shall satisfy themselves with the requirements of the Design and Engineering submittals and the expectations of the Government.

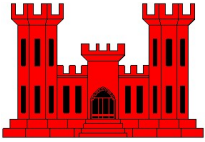
#### **h. Codes and Standards:**

- i. All work shall be In Accordance With (IAW) all applicable Federal, State, and Local codes and standards including but not limited to:
  - 1. International Building Code (IBC), current Edition.
  - 2. International Electrical Code, current Edition.
  - 3. International Fire Alarm/Protection Code, current Edition.
  - 4. International Mechanical Code, current Edition.
  - 5. International Plumbing Code, current Edition.
  - 6. Manual of Uniform Traffic control Devices (MUTCD)
  - 7. Fort Moore Installation Design Guide – current Edition.
  - 8. UFC 1-200-01, General Building Requirements, Change 2 (1 Nov 2018)
  - 9. UFC 1-300-08, Criteria for Transfer and Acceptance of Military Real Property
  - 10. UFC 3-560-01, Electrical Safety, O&M
  - 11. TM 111 Guidance provided in Fort Moore Environmental Considerations as listed on the projects FB-144R.
  - 12. UFC 3-600-01 Fire Protection Engineering for Facilities, Change 4 (7 Feb 2020)
  - 13. Fort Moore Fire Protection Supplement, Change 3 (1 Dec 2016)

#### **i. Specifications:**

- i. Refer to the Guide Specifications and the following specification prior to and during all phases of the work:
  - 1. 01 33 00 Submittal Procedures
  - 2. 01 35 26 Governmental Safety Requirements





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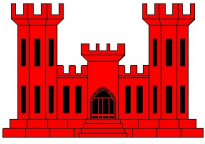
3. 01 45 00.00 10 Quality Control
  4. 01 57 20 00 10 Environmental Protection
  5. 01 74 19 Construction and Demolition Waste Management
  6. 01 78 00 Closeout Submittals
  7. 01 78 23 Operation and Maintenance Data
- ii. When written specifications are not furnished by the Government the contractor's A/E firm shall provide missing specifications. Standards of work will be in accordance with industry standards and Fort Moore guide specs as issued by the Savannah District Corps of Engineer.
  - iii. Contractor or A/E shall deliver any specifications not provided in the bid document specifications. The A/E specifications shall be combined with the bid specifications and submitted as one specifications book for the 100% submittal and Record Document submittal.

**j. Preparation:**

- i. Contractor shall be responsible for field/site visit to obtain and verify measurements, existing site conditions, dimensions, and structural support requirements IAW accepted local, state, and federal building practices. All drawings provided to the contractor are for reference/information only and may or may not be current or to scale. Contractor shall provide for any/all deviations to accepted local, state, and federal building practices/codes and bring these to the attention of the Construction Inspector and Contracting Officers Representative for review/consideration by the government. Review the project's FB-144R; Record of Environmental Consideration for compliance prior to initiating any work.
- ii. Based on the time of construction, and for pricing purpose:
  1. Doors (Interior) paint shall be account as LBP and shall be abated by Contractor.
  2. Windows (Interior) paint shall be account as LBP and shall be abated by Contractor.
  3. All interior walls paint shall be account as LBP and shall be abated by Contractor.
  4. All VCT flooring, mastic, joint compound, piping insulation, etc. ACM shall be abated by the Contractor.
  5. All exterior windows and Doors existing to be replaced shall be account as LBP.

**k. Cost and Pricing:**

- i. Within 48 hours of the bid/proposal date and time the contractor shall provide to the Architect/Engineer an itemized list of material and labor cost for review prior to award of the contract.



**I. Coordination with other contractors:**

- i. If other contracts and work are subject to be performed or arise to address any issues, at the same time as this contract the contractor shall cooperate and coordinate work with all parties involved and is now notified of same.

**m. Building Occupancy:**

- i. General

1. **Building 110 will be occupied during the performance of the work.**
2. **Areas in which work is required may be occupied or have public or Government presence during the performance of work under any Task Order (TO).** Every effort will be made to keep unauthorized personnel from accessing work site. Other maintenance and/or repair construction may also concurrently be performed at the site by other contractors. The Contractor shall cooperate with the Government to minimize conflict, and to facilitate the Government's operations by scheduling the Work to accommodate Government occupancy.
3. The contractor shall provide notice 14 days prior to the start of the work for any phase of the project to allow the Government to remove any furniture, materials, lockers, equipment, etc. from designated work areas that may impact the work of the contract. Items left in place will be protected during construction.

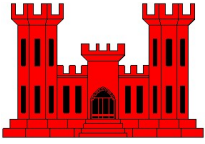
- ii. Adjacent buildings to construction site will be occupied during construction.

1. The contractor shall provide notice 14 days prior to the start of the work for any phase of the project to allow the Government to remove any furniture, materials, lockers, equipment, etc. from adjacent area that may impact the work of the contract. Items left in place will be protected during construction.
2. When the contractor is required to perform work that will affect normal operations of adjacent buildings, training fields, traffic, etc. they will submit for approval a request to the government 14 days prior to the start of the work.

**n. Selective Demolition:**

- i. Building

1. Limit Building demolition to interior area damages beyond repair, unless U.N.O. Refer to Architectural drawings for areas to be demolished.
2. Remove and salvage original materials, as indicated on the drawings, repair as need it to reuse.



ii. Site

1. Clean and Repair entrance steps.

**o. Salvage:**

- i. Any items removed and salvaged that gets damaged during removal and is not able to be reinstalled will be replaced by the contractor.
- ii. Any items identified as salvage and return to the Government or any phrase with the intent to return items to the Government, those items will be protected during removal. The contractor will coordinate turning over those items to the Government.

**p. Disposal of Construction Waste:**

- i. The Contractor shall be responsible for removing and disposal of all debris and hazardous waste created by this project, IAW local, state, and federal guidelines and laws. The contractor shall dispose of all debris and hazardous waste created by this project in Georgia/Alabama approved Landfill at the contractor's expense. Contractor shall maintain and provide upon request by the KO or the designated representative receipts and haul tickets or bills of lading that construction debris from this contract has been disposed of IAW with local, state, and federal guidelines and laws.
- ii. In restrictive areas, for example an airfield, could have special requirements or additional steps for disposing of construction waste. The contractor shall verify any special requirements or additional steps prior to the start of the work.

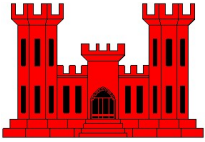
**q. Safety:**

i. General

1. The contractor shall comply with all governing codes and standards. Contractor shall comply with Fort Moore Safety and Environmental laws and regulations. The contractor shall perform all work IAW government procedures for entering and working at Fort Moore. The government reserves the right to stop work at any time for safety, security reasons, and for national defense at no cost to the government.

ii. Public

1. The Contractor shall conduct his operations to offer the least possible obstruction and inconvenience to the public, vehicular, and the normal day-to-day routine of the Government installation where work is to be performed. Unless safety otherwise prevents such actions, personnel and traffic shall be permitted to pass through the work area with as little delay as possible. Where the nature of construction operations in progress and the equipment and machinery in use are of such character



as to endanger passing traffic, the Contractor shall provide such lights and signs, erect such fences or barriers, and station such guards as may be necessary to give adequate warning and to avoid damage or injury to passing traffic. Signs, flags, lights, and other warning and safety devices shall conform to applicable laws, safety regulations and requirements. All lane closures shall be coordinated in advance with the COR/Inspector, traffic engineer and the DES. All traffic control procedures shall be in accordance with GA and/or FL DOT regulations.

iii. Employee

1. In order to provide safety controls for protection to the life and health of employees, and other persons; for prevention of damage to property, materials, supplies, and equipment; and for avoidance of work interruptions in the performance of this contract, the Contractor shall comply with all pertinent provisions of the U.S. Army Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, as amended. The Contractor shall also take or cause to be taken such additional measures as the KO may determine to be reasonably necessary for the purpose.

**r. Accessibility to Work Site:**

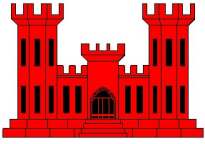
- i. Normal Working hours for the Contractor will be 0800 to 1630, Monday through Friday, excluding Saturdays, Sundays, and Federal Holidays. If the Contractor wishes to work during periods other than above, additional Government inspection forces will be required. The Contractor must notify the Contracting Officer (KO) five (5) working days in advance of his/her intention to work during other periods to allow assignment of additional inspection forces when the Contracting Officer determines that the additional inspection force is reasonably available. All inspections will be done during normal duty hours. Due to certain circumstances (i.e., emergencies or urgent requirements), deviation of contractor's working hours will be as indicated in the RTOR.

**o. Daily Housekeeping:**

- i. The Contractor shall keep work area clean and remove all unneeded construction debris daily and/or as directed by the Construction Inspector, User, or Contracting Officer's Representative.

**p. Required Submittals:**

- i. The contractor shall provide submittals according to the specifications or noted elsewhere in this Statement of Work.
- ii. The Contractor shall provide to the Government for review, comment, and approval all submittals required herein prior to starting work, including design, engineering and construction documents as well as a timeline schedule for the work prior to beginning

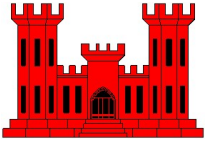


construction. Product submittals and shop drawings shall not be submitted until after the design submittals are reviewed and approved.

- iii. The Contractor's personnel shall compile submittals based on the Specifications or other sections in this Statement of Work. Submittals shall be complete before submitting to the Government for review. A complete submittal shall consist of all items required for a submittal. Sending information incrementally for one submittal is unacceptable.
- iv. The contractor shall make sure all submittals are reviewed by the designer of record (DOR) prior to government acceptance via transmittal. Any submittal transmitted to the government without a DOR review and stamp/signature will be rejected/dis-approved.
- v. The contractor shall provide a submittal register to track and log all submittals between government (DPW) and contracting office (MICC). The contractor shall be responsible for updating the submittal register on a regular basis and provide to government (DPW) when requested.
- vi. The contractor shall email, or hand deliver all submittals to the contracting officer (MICC) designated for the project. DPW will accept any submittals unless filtered through MICC first.
- vii. The contractor's personnel or A/E firm shall indicate which product will be used when multiple products are listed on a submittal.
- viii. Failure to comply with i-v may result in a disapproved submittal.

**q. Special Instruction:**

- i. Contractor shall insure that all individuals associated with the Work adhere to all safety regulations and codes. Construction debris waiting removal from the site will be stored per regulations and codes. Contractor shall walk the site prior to leaving for the day to ensure all debris is picked up and disposed of properly.
- ii. The contractor shall verify that all Federal, State, Local, and Fort Moore (144R) environmental regulations and code are being followed.
- iii. Omissions from the drawings or specifications or the wrong description of details of work that are manifestly necessary to carry out the intent of the drawings and specifications, or that are customarily performed, shall not relieve the Contractor from performing such omitted or incorrectly described details of the work. The Contractor shall perform such details as if fully and correctly set forth and described in the drawings and specifications.



### 3. Construction Detailed Requirements

#### 01 Summary of Work

##### i. GENERAL NOTES:

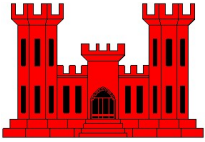
- a. Coordinate Drawings and Scope of Work for Full Extent of Requirements Throughout.
- b. Construction Phasing to be Coordinated with COR.
- c. **VERIFY EXISTING CONDITIONS AND DIMENSIONS, TYPICAL.**
- d. Provide drawings and submittals to verify quality in the details and in compliance per **UFC 3-101-01** Architecture, with Change 1 and the WBDG Sustainable Historic Preservation.
- e. Demolish existing finishes as indicated in the drawings and required to install New Work.
- f. Remove, Salvage, and turn to COR (for reinstallation) all signage affected by work.
- g. Provided dimensions are clear minimum, and all Field Verify.
- h. **TO CONTINUE THE HOMOGENEOUS LOOK OF THE HISTORICAL BUILDING; DAMAGED MATERIALS TO BE REPLACED WITH MATCHING (SIZE AND TYPE) WOOD.**
- i. Re-Caulk: Remove old caulk, prepare surfaces and adjoining caulking identical caulking to match existing.
- j. Any damaged found is to be documented with detailed.
- k. Photographs sufficiently describes the extent of damages to be corrected.
- l. Pictures throughout drawings are showing worse cases of the key notes. SOW is not limited to worse case.
- m. Prevent damage to materials and finishes to remain. Repair damages from construction activities to existing items to remain, at no additional cost to the Gov. where such exposed materials or finishes to remain are damaged or left with holes by construction activities, repair, replace, or infill such materials and finishes to match existing in material, size, alignment, finish, color, texture, and quality. All shall be replaced or repaired to match or exceed the quality that existed before damage.

##### KEYNOTES:

##### EXTERIOR:

##### 1. Doors:

- A. Remove and replace **all exterior doors** (match existing).
  - a. Contractor will remove all exterior doors (LBP) from the facility.
  - b. Contractor will provide new insulated exterior doors to match existing, refer to historical pictures, see bellow Appendix A.
- B. All hardware doors shall be replaced.
- C. Remove and replace all door trims. (Match existing)

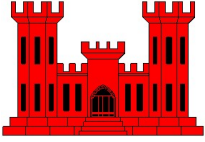


2. **Windows:**

4. Remove and replace **all windows** (LBP).
  - a. Contractor will remove **all exterior windows** from the facility.
  - b. **All Window frames** will match existing historical windows, see below Appendix A.
5. Remove and replace window sealant.
6. Remove and replace all windows trims.

**INTERIOR:**

7. Demo all corner guards.
8. Provide New SS (Stainless Steel) corner guards (at all exterior corners, typ.).
9. Demo interior walls as shown on APPENDIX A, see below.
10. Demo two interior doors, refer to drawings for location.
11. Demo all plumbing fixtures only at one location. Close/cap and Seal all plumbing penetrations.
12. Contractor will remove and replace **all plumbing fixtures**, and any accessories, as indicated in the drawings. Refer to note iii-d-4 in SOW page 2 (above).
  - a. Contractor will provide water closets, urinals, grab bars, mirrors, soap dispenser, lavatories, toilet and urinal partitions, towel dispenser, toilet tissue dispenser, mop sink and all associated hardware. Refer to drawings for additional information.
  - b. Toilet partition to remain. Contractor to clean and repair existing (granite) toilet partitions.
  - c. Contractor to install new SS Door Partitions
13. Remove Flooring, Wall Finishes and Wall Base as Indicated, Typ.
14. Prepare Slab as Required to Receive Resinous Flooring. Level existing concrete slab, as required, typ. **All floors showing as demo/repair shall be abated by the Contractor.**
15. Patch and Repair Wall as Required, Clean and Repair other Primed Surfaces, Typ.
16. Contractor will provide interior walls consisting of 3 5/8" metal studs, 5/8" gypsum board, interior portion of the exterior wall repair will be 5/8" gypsum board. In areas with high moisture use water resistant gypsum board and at fire partitions use type "X" gypsum board. See drawings for location and extent of work.
  - a. Repair and prepare walls to be Painted.
17. The Contractor will use architectural latex semi-gloss on any items receiving paint.
  - a. Interior doors and frames will receive one primer coat with mildewcide additive and two topcoats of Architectural latex (semi-gloss). Color will be selected from manufacturer's standard selection.
  - b. Do not paint the hardware.



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18. All interior walls paint is LBP and all mastic, joint compound, piping insulation, flooring systems, etc. and it **shall be abated by the Contractor.**
19. **Replace all existing light fixtures with new LED light fixtures.**
20. **All existing floors to remain. Restore, grind down, the damaged surface, following by honing, polishing, and re-sealing.**

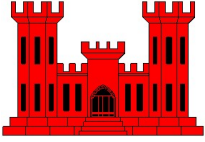
**1. KEYNOTES:**

- i. SINCE BUILDING 110 25-MAY-1943, WE PRESUMED ALL INTERIOR WALLS PAINT IS LBP AND ALL MASTIC, JOINT COMPOUND, PIPING INSULATION, FLOORING SYSTEMS, ETC. SHALL BE ABATED BY THE CONTRACTOR.
- ii. IN ADDITION, THROUGHOUT THE PAST DECADES THE BUILDING 110 THE INTERIOR USE OF THE BUILDING HAS BEEN WARNED OUT. REFER TO APPENDIX A (ATTACHED BELOW).
- iii. THE MAJOR REPAIRS CAN BE PRIORITIZED, BUT NOT LIMITED TO:
  - a. CONTRACTOR SHALL REPLACE THE ROTTED EXTERIOR OPENING AREAS, TO INCLUDE BUT NOT LIMITED TO DOORS, WINDOWS, TRIMS AND MOLDINGS. FOR DAMAGED AREAS, SEE BELOW APPENDIX A IN SCOPE OF WORK.
  - b. ALL EXTERIOR DOORS AND WINDOWS SHALL BE REPLACED TO MATCH EXISTING HISTORICAL OPENINGS; REFER TO DRAWINGS AND PHOTOS. INTERIOR DOORS SHALL BE REPAIRED AND REPAINTED.
  - c. CORNER WALLS SHALL BE REPAIR. STAINLESS STEEL CORNER GUARDS SHALL BE INSTALLED AS INDICATED IN THE DRAWINGS, REFER ALSO TO PICTURES IN APPENDIX A.
- iv. ALL FINISH COLORS SHALL BE SELECTED BY CULTURAL RESOURCE MANAGEMENT WHERE NOT OTHERWISE INDICATED. REFERENCED MATERIALS REPLACEMENTS ARE TO MATCH IN TYPE, COLOR, AND PROFILE U.N.O.
- v. CONTRACTOR SHALL FIELD VERIFY (FV) DIMENSIONS AND ALL EXISTING CONDITIONS PRIOR TO PROCEED WITH THE WORK. EXISTING CONDITIONS ARE BASED ON GOVERNMENT FURNISHED EXISTING DRAWINGS (DATED 1954) AND LIMITED FIELD INVESTIGATION. NOTIFY COR OF ANY DISCREPANCIES.

**GENERAL NOTES:**

- i. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED A/E FIRM'S DRAWINGS AND SPECIFICATIONS, APPROVED CONSTRUCTION SUBMITTALS, AND BASED ON THE DIRECTORATE OF PUBLIC WORKS (DPW) DRAWINGS, SPECIFICATION, AND SOW.
- ii. ALL WORK SHALL BE PERFORMED PER INDUSTRY STANDARDS OR TO MEET FEDERAL, STATE, OR LOCAL CODES AND REGULATION. WORK WILL NOT BE SLOPPY OR CARELESSLY PERFORMED.
- iii. CONTRACTOR TO COORDINATE WORK SCHEDULE WITH **COR** AND BUILDING MANAGEMENT.
- iv. PREVENT DAMAGE TO MATERIALS AND FINISHES TO REMAIN. REPAIR DAMAGES





FROM CONSTRUCTION ACTIVITIES TO EXISTING ITEMS, AT NO ADDITIONAL COST.

- v. REMOVE COMPLETELY ALL MATERIALS AS INDICATED ON THE DRAWINGS AND AS REQUIRED FOR NEW CONSTRUCTION. SURFACES SHALL BE PREPARED AS INDICATED OR SPECIFIED PRIOR TO INSTALLATION OF NEW MATERIALS.
- vi. EXISTING TERRAZO TO REMAIN. RESTORE TERRAZO, GRIND DOWN THE DAMAGED SURFACE, FOLLOWING BY HONING, POLISHING AND RE-SEALING.
- vii. REPAIR/PAINT AND RELOCATE **EXISTING LOCKERS**.

### **ADDITIONAL GENERAL NOTES:**

- i. **General**
  - 1. **All Federal, State, Local, and Fort Moore codes and regulations will be adhered to during the performance of any portion of the work.**
- ii. **Asbestos Remediation**
  - 1. **The contractor shall provide remediation plan and any other associated materials required for submittal review prior to start of the work.**
- iii. **Lead Remediation**
  - 1. **The contractor shall provide remediation plan and any other associated materials required for submittal review prior to the start of the work.**

### **02 Specifications:**

**Reference current Unified Facilities Guide Specifications (UFGS) and Reference MEP scope and specifications to coordinate work.**

#### **DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS**

00 01 15 LIST OF DRAWINGS

#### **DIVISION 01 - GENERAL REQUIREMENTS**

01 11 00 SUMMARY OF WORK

01 14 00 WORK RESTRICTIONS

01 33 00 SUBMITTAL PROCEDURES

01 35 40.00 20 ENVIRONMENTAL MANAGEMENT

01 45 00 QUALITY CONTROL

01 50 00 TEMPORARY CONSTRUCTION FACILITIES AND CONTROLS

01 62 35 RECYCLED/RECOVERED MATERIALS

01 74 19 CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT

01 78 00 CLOSEOUT SUBMITTALS

01 78 23 OPERATION AND MAINTENANCE DATA



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**DIVISION 02 - EXISTING CONDITIONS**

02 41 00 DEMOLITION AND DECONSTRUCTION

**DIVISION 06 – WOOD, PLASTICS AND COMPOSITS**

06 20 00 FINISHED CARPENTRY

**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

07 60 00 FLASHING AND SHEET METAL

**DIVISION 08 - OPENINGS**

08 52 00 WOOD DOORS AND WINDOWS

08 71 00 DOOR HARDWARE

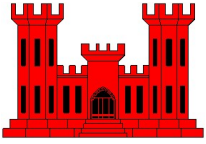
08 80 00 GLAZING

**DIVISION 09 – FINISHES**

09 01 90.50 PREPARATION OF HISTORIC WOOD AND METAL SURFACES FOR PAINTING

09 90 00 PAINTS AND COATINGS

**- END OF SOW -**



## APPENDIX A

# EXTERIOR WORK

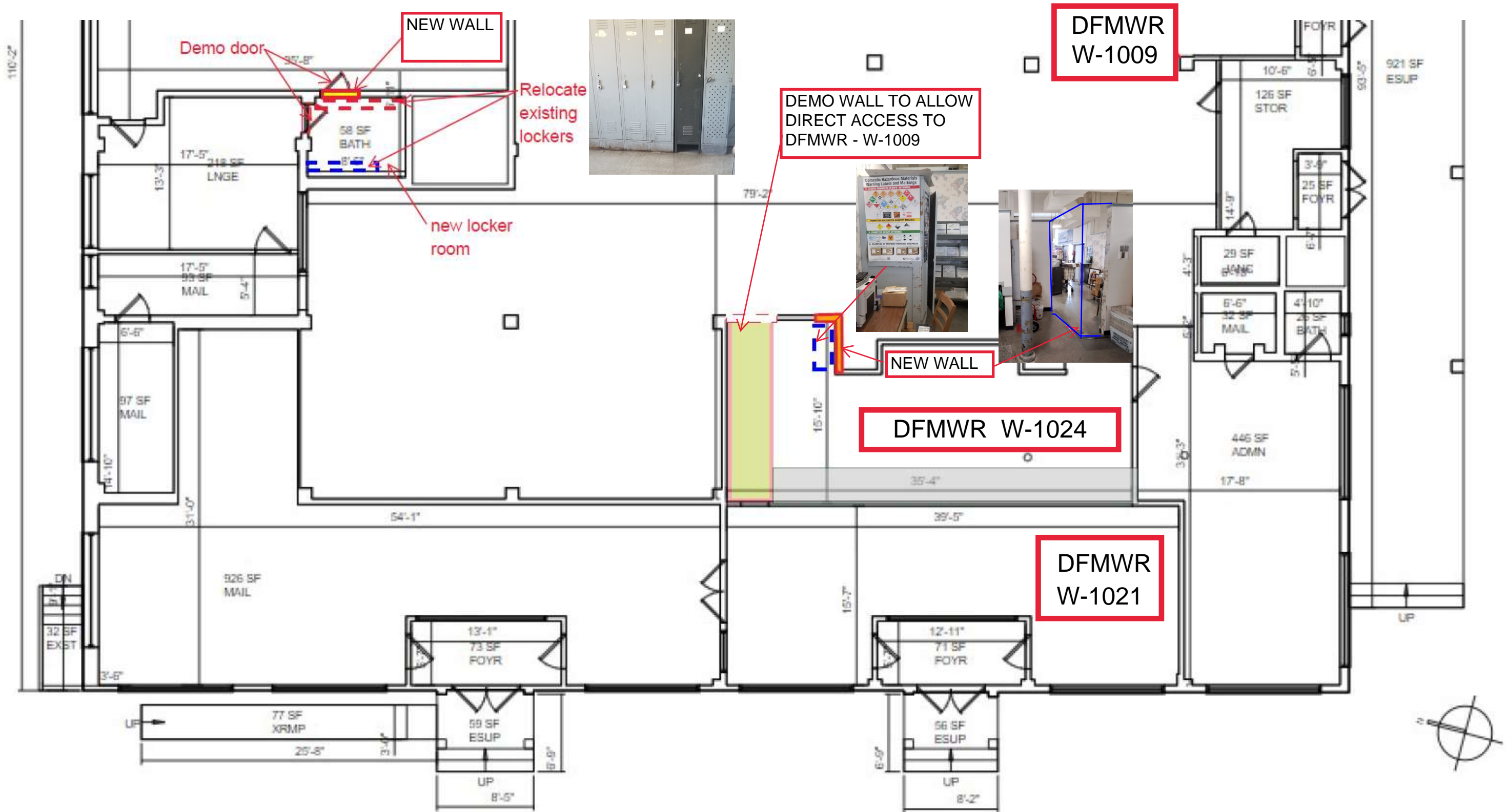
EXISTING CONDITIONS: EXTERIOR DAMAGE.



TO CONTINUO THE HOMOGENEOUS LOOK OF THE HISTORICAL BUILDING; DAMAGED MATERIALS TO BE REPLACED WITH MATCHING (SIZE AND TYPE) WOOD.

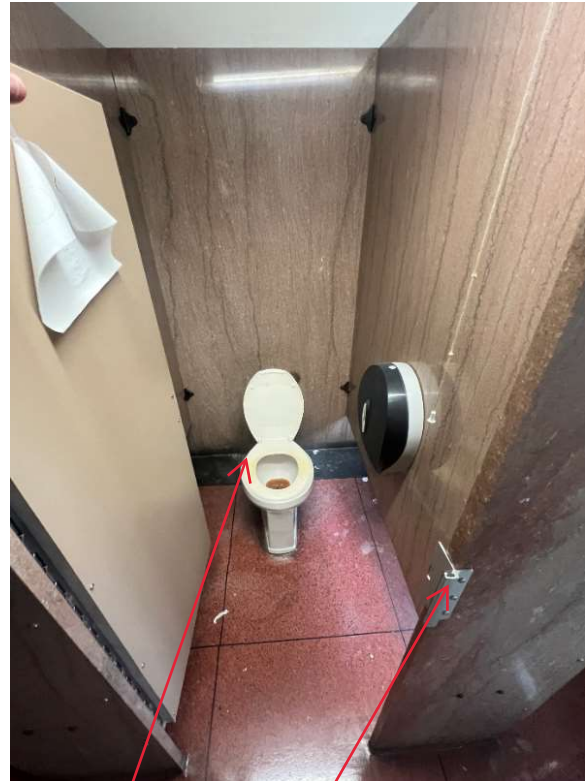
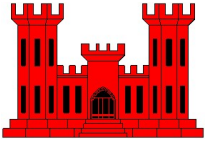


# INTERIOR WORK



## FLOOR PLAN LAYOUT

N.T.S.

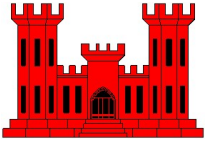


**12.** Contractor will remove and replace **all plumbing fixtures**, and any accessories, as indicated in the drawings. Refer to note iii-d-4 in SOW page 2 (above).

**a.** Contractor will provide water closets, urinals, grab bars, mirrors, soap dispenser, lavatories, toilet and urinal partitions, towel dispenser, toilet tissue dispenser, mop sink and all associated hardware. Refer to drawings for additional information.

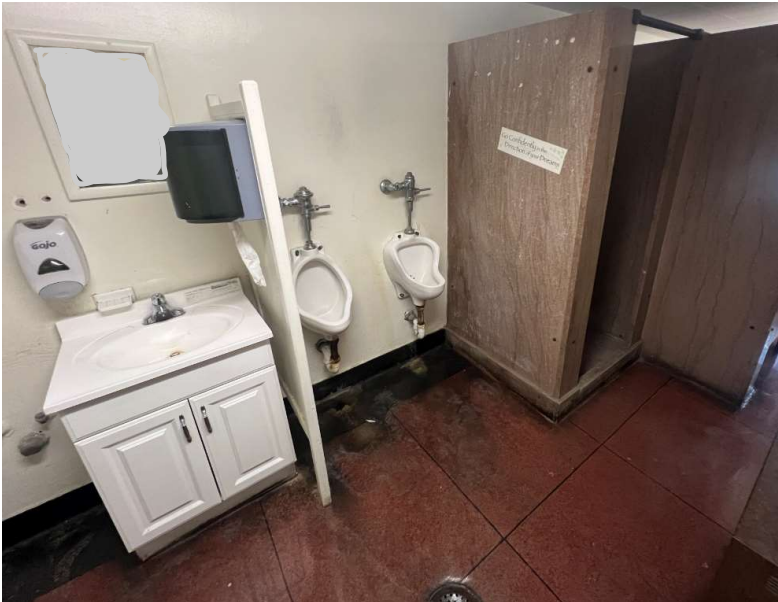
**b.** Toilet partition to remain. Contractor to clean and repair existing (granite) toilet partitions.

**c.** Contractor to install new SS Door Partitions.



board. See drawings for location and extent of work.

- a. Repair and prepare walls to be Painted.

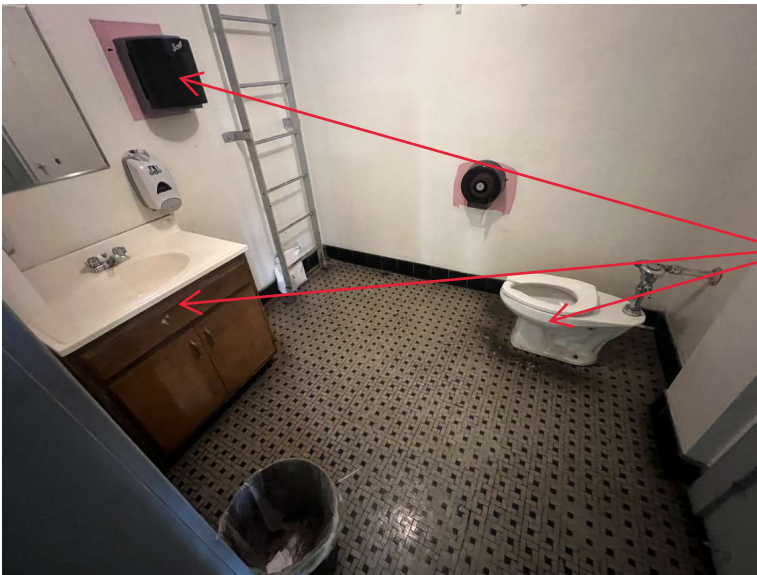
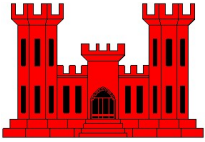


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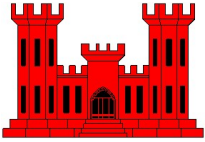
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**13. Remove Flooring, Wall Finishes and Wall Base as Indicated, Typ.**

**14. Prepare Slab as Required to Receive Resinous Flooring. Level existing concrete slab, as required, typ. All floors showing as demo/repair shall be abated by the Contractor.**



