

Statement of Work

AFOSI Roof and Interior Repair B5740
OPP# 1143941
05 April 2024

This Statement of Work is for the AFOSI Roof and Interior Repair B5740.

The contractor shall provide all materials, equipment, labor, transportation, and supervision to accomplish all work done in accordance with the requirements contained in this Statement of Work.

1. Performance Period: 54 calendar days after issuance of Notice to Proceed.
2. As Built Drawings Required: No.
3. General Scope of Work: The intent of this project is to remove the clay tile roof, repair, and replace with asphalt shingle roof; as well as tree removal, tree trimming, and interior repair (floors, ceiling, paint).

The contractor will provide construction services as indicated by the drawings and specifications. In general, the work will consist of the following major items:

Site Work:

1. Tree limb to be removed, cut near trunk, and limb to be disposed of.
2. Remove 3 trees as indicated in red. Trees and stumps will be removed, stumps will be removed 1'-below grade. New dirt will be needed to fill in the areas where stump and roots were removed, dirt will be compacted. Sod will be added to these areas only and will have smooth even transition from current grass area to new sod.
3. Tree closest to the road (between sidewalk and the road) will have limb removed as indicated on the diagram near the trunk. Limb to be disposed of by contractor.

Site Grading:

1. Contractor is to bring in dirt, need to re-grade from the building to 10' away from building. Blend in to existing landscape around the 10' mark. Positive drainage away from the building is required. Dirt will be compacted, and new sod will be added to the area. The final transition from new sod to existing will have a seamless transition in height. This should be accounted for during the grading process. No sidewalks with in this 10' should hold water during rain, direct water away from the building and sidewalks.
2. Adjust splash blocks and downs spouts as need to account for the new.
3. Dirt and sod will also need to be directed around and away from the sub-basement entry.
4. Must have positive drainage away from the building.

Roof Demo:

1. Remove black plastic traps, and all items used to secure them. Patch any holes in walls, soffit, trim, fascia, from these supports. All areas patched will match surrounding color.
2. Remove clay tile roof and all parts associated with roof, such as drip edge, flashing around chimney, vent hoods and boots, etc. (approx. 5,700 sq ft - contractor to verify).

3. See diagram items in red; 3 large vents and non-active roof penetrations to be completely removed and filled with structural support members as needed. New decking, decking will match existing (original decking) material in thickness only, to create an even smooth decking surface.
4. Contractor will replace all rotten, broken, damaged, and cracked roof decking material. At a minimum, the contractor should estimate approximately 25% of decking to replace 1,500 sq ft new decking. Decking will match existing (original decking) material in thickness only, to create an even smooth decking surface.
5. Remove existing cutters (approx. 232 LF - contractor to verify). Remove downspouts (approx. 200 LF - contractor to verify). Downspouts that go underground will be removed to 6" below grade, and enclosed dirt in this area will need to be filled and compacted. Fill all holes from gutters and down spouts in fascia, soffit, and roof. Walls will be patched and repaired with caulking or same material as adjacent material; color of repair will match surrounding area.
6. Remove abandon conduit, pipes, and other penetrations in roof, soffit, and fascia. Penetrations below the trim (that is a part of the soffit and fascia area) will not be addressed.
7. Remove rotten soffit, fascia, and trim, in areas of work only. Contractor should assume a minimum of 100 LF to be removed and replaced.

Rafter Repair:

1. Several rafters have damage, rotten, cracked, cuts, holes, and abandoned penetrations. Previous and current attempts to shore up these rafters, will be addressed in this project. This will require removal of existing scabbed boards and replacement as directed in this project.
2. Rafters that meet the above structural concerns will be shored up by the contractor (approx. 90 LF damaged, would need 180 LF of new 2 x 12 - contractor to field verify)
3. Areas damaged, missing, etc. will be shored up with (2) 2 x 12 on each side of the area damaged. The new 2 x 12s will extend in both direction 2'-0" past the area that is damaged. These boards will be bolted through the new and damaged 2 x 12s with 1" bolts, washers on both sides, and nut on end side. The spacing will be 6" OC in zig zag formation and be at least 3 inches from the top and bottom on the board.

Please note:

Since the entire underside of the roof structure is exposed, investigation is able to be performed above and below roof.

See attached diagrams for detail.

Mechanical Work:

1. 12x12 duct, as indicated will be removed and relocated. The duct and box located below the vent will be completely removed. Contractor can salvage duct for reuse.
2. 12 X 12 duct will be rerouted to the oval wall louvered in end wall. Contractor to clean louvers of dirt, dust, insect build up, and other items. Cover inside of oval with bird screen. Create a HVAC box approximately 6' wide and 4' tall (will extend 6" past the oval entry in all directions) that must completely enclose the entire oval louver. This box will have an airtight seal around its connection to the existing clay tile wall (note, clay tile is not flat or even surface). Contractor will connect existing 12 x 12 (approx. 20' new

duct) duct to new (will match existing duct work) louvered/box area for fresh air intake. All duct work and mounting will conform with local, state, and federal codes.

New Roof:

1. Contractor will replace all rotten, broken, damaged, cracked roof decking material. At a minimum the contractor should estimate approximately 25% of decking to replace 1,500 sq ft new decking. Decking will match existing (original decking) material in thickness only, to create an even smooth decking surface.
2. New fall protection anchor points must meet OSHA requirements for type and mounting locations. D-ring type, secured into structure, not just decking. Contractor to include any additional structural members or bracing to accommodate this requirement.
3. New underlayment, starter stripe, weather guard/ice shield, and ridge strip, flashing, drip edge and other roofing requirements are to match shingle manufacture requirements for 30-year warranty.
4. New vent pipe vents and boots, per shingle roof manufacture requirement for 30-year warranty. Color to match roof shingle. If unable to match they will need to be painted to match.
5. New shingles will be red, architectural 30-year warranty. Submittal required. For reference only, in the historic district we used CertainTeed Landmark Pro Red Max Def; however, any product equal to or greater can be reviewed and accepted.
6. Chimney, new flashing, and sheet metal; chimney stack itself will be caulked, filling in gaps, cracks, or damaged areas, and painted to match approved boot and vent colors. Must submit physical sample.

Soffit, Fascia, and Trim:

1. All holes (several), gaps, and cracks in the soffit, fascia, and associated trim will need to be filled with like material for large holes and caulked for smaller issues.
2. The entire soffit, fascia, and associated trim will be painted (2 coats) to match the Barksdale brown color. Please see attached diagram for areas of work for reference.
3. The front and rear doors and associated trim will be caulked and painted (2 coats) to match the Barksdale brown color.

See attached diagrams for detail.

Gutter, Downspouts, and Splash Blocks:

1. Gutters will match existing profile and will be in a dark bronze aluminum. Must submit sample. See picture of recent project sample of this gutter type on diagram, for reference only.
2. New downspouts will match existing type, profile. They will need to be also aluminum dark bronze.
3. Downspout mounting brackets, will match the existing historical Flure De Lis. Submit physical sample for approval. They will need to be dark bronze or painted to match downspouts.
4. New splash blocks will be provided at the base of each downspout. These will be level or a maximum up 1/2" sloped away from the building.

See attached diagrams for detail.

Flooring:

1. Demo existing roll carpet and other flooring, removal of existing base (rubber - verify types), item in red. Approximately 3,300 sq ft of carpet and approx. 865 LF of rubber base, contractor to verify area of work condition and size.
2. Prep floors for new flooring per manufactures requirements. New flooring will be LVT (approx. 930 sq ft) (Shaw solitude 6x48 5mm, 48540 "urban ash" or approved equal. Carpet (approx. 2,270 sq ft) Shaw diffused 24x24 5mm thickness, 77530 "foundation" or approved equal. Carpet will be installed quarter turn.
3. Install new (approx. 865 LF) Roppe pinnacle standard toe profile - 114 "lunar dust" or approved equal.
4. New transitions between flooring types, tile and LVT, match existing or rubber lunar dust Roppe 114, or approved equal.
5. Contractor responsible for moving furniture as needed; and protecting furniture from damage during construction. Government responsible for disconnecting computers, phones, and other equipment from walls. Also, the removal of wall hung items.

Paint and Ceiling Tile Replacement:

1. Prep hallway, open area, offices, and closet fill and patch any holes, cracks or damaged areas, match wall texture, if larger area. (Paint wall 2 coats.) Walls - SW7016 "Mindful Gray" - eggshell. Trim - SW7109 "Gauntlet Gray" - semi gloss.
2. Contractor should assume approx. min. (contractor to verify):
865 LF of chair rail.
990 LF of windows, sill, and trim.
5,000 sq ft of wall to be painted. Any doors currently painted, will be repainted to match trim color; however, most doors in the facility are stained wood, will not be addressed in this project.
3. Contractor responsible for moving furniture as needed; and protecting furniture from damage during construction. Government responsible for disconnecting computers, phones, and other equipment from walls. Also, the removal of wall hung items.

Interior Phasing:

1. Contractor will coordinate phasing of work with 2 CONS and facility manager in writing 2 weeks before interior work starts.
2. Work will be done in 2 stages/phases. Currently, this facility will be operational during this construction project. (This should be considered.) Must maintain egress paths, and use protective dust coverings, to limit construction dirt and dust spreading.
3. Contractor responsible for moving furniture as needed; and protecting furniture from damage during construction. Government responsible for disconnecting computers, phones, and other equipment from walls. Also, the removal of wall hung items.

See attached diagrams for detail.

Contractor can submit or request products they believe are an equal to in this SOW. All approvals must be submitted and approved before the bid date.

Specifications

When a project or specific task does not have Specification, the industry standards, AFI, federal, state, local codes and other documented standards will be used. This does not mean “this is what we all ways did before”, but documentation from an official group or organization. For products and materials, the manufacture directions and instructions will be followed to ensure product life and any warranties.

The contractor shall conduct Quality Control inspections prior to contacting the Government for any inspection. All work shall be in accordance with UFC 1-200-01 General Building Requirements which includes the latest editions of the International Building Code and NFPA Life safety Code, and the Architectural Barriers Act. All required work shall be accomplished in accordance with the Barksdale AFB Design Compatibility Guidelines (DCG). All colors and materials shall be selected by the Architect in accordance with the DCG. The contractor shall take any steps necessary to protect freshly applied, non-dry paint from weather damage.

Upon notification of completion by the contractor a determination will be made as to the satisfactory completion and acceptance of the contract specification(s). Any segment of the operation that is not acceptable because of an unsightly or unprofessional appearance will be justification for rejection of the treatment. The contractor will then incur all the costs, both labor and materials, for re-accomplishment of any unacceptable work identified.

The contractor shall be responsible for, and incur any and all labor and material costs, required to repair any damages to government facilities that occur during or as a result of repair work, replacement operations, or new work, under this contract. This damage will be identified as separate from the condition of the facilities as identified during the initial inspection. The damage will be identified, but not limited, to the following items:

1. Government gas, water, and electric transmission and distribution systems.
2. Occupant personal property.
3. Damages resulting from media blasting or over-spraying of paint/coating products.

Submittals:

- All finish materials.
- All paint colors.
- All fixtures.
- Any test results.
- Shop drawings.
- All finish materials to be submitted in 1 submittal package.

The contractor shall conduct Quality Control inspections prior to contacting the Government for any inspection. All work shall be in accordance with UFC 1-200-01 General Building Requirements which includes the latest editions of the International Building Code and NFPA Life safety Code, and the Architectural Barriers Act. All required work shall be accomplished in accordance with the Barksdale AFB Design Compatibility Guidelines (DCG). All colors and materials shall be selected by the Architect in accordance with the DCG. The contractor shall take any steps necessary to protect freshly applied, non- dry paint from weather damage.

Codes, laws, regulations, and guidance include but are not limited to:

- Barksdale AFB 2CS Installation Standards
- ICC/ANSI A117.1, Accessible and Usable Buildings and Facilities Standards
- ADA Accessibility Guidelines (Access Board)
- ECB 2018-17 Engineering and Construction Bulletin, New Requirements
- IBC International Building Code 2018
- IFS Barksdale Installation Facility Standards 07 May 2018
- NFPA 1 Fire Code 2021
- NFPA 10 Standard for Portable Fire Extinguishers 2018
- NFPA 13 Standard for The Installation of Sprinkler Systems 2019
- NFPA 70 National Electrical Code 2020
- NFPA 72 National Fire Alarm and Signaling Code 2019
- NFPA 75 Standard for The Protection of Information and Technology Equipment 2020
- NFPA 80 Standard for Fire Doors and Other Opening Protectives 2019
- NFPA 90a Standard for The Installation of Air-Conditioning and Ventilating Systems 2021
- NFPA 101 Life Safety Code 2021
- NFPA 291 Recommended Practice for Fire Flow Testing and Marking of Hydrants 2019
- Mass Notification Systems Rev 1, 2020
- UFC 1-200-01 DOD Building Code Change 1, 2020
- UFC 3-490-06 Elevators Change 1, 2021
- UFC 3-600-01 Fire Protection Engineering for Facilities Change 6, 2021
- UFC 4-010-01 DOD Minimum Antiterrorism Standards for Buildings Change 1, 2020
- ICD 705
- UFC 4-021-01 Design And O&M: Mass Notification Systems Change 1, 2010
- Air Education and Training Command's (AETC) Specifications for Student Environment

Lay-Down Area Temporary Fencing (if needed):

The Contractor shall furnish all labor, materials, and equipment necessary to provide secure and visually aesthetic temporary fencing for surrounding project equipment and material in lay-down areas.

Work shall include:

1. Clearing area of all encumbrances to safe erection of fencing.
2. Provide fence that is: metal tube frame; metal woven wire mesh (minimum 11 gauge); minimum 6 feet in height.
3. Provide integral to fence visual blocking material, either slat weave or sheet goods.
4. Erecting fence in such manner as to prevent loss of fencing or blocking due to inclement weather.
5. At no time shall fence interfere with fire egress paths or fire equipment ingress,

to include periods when gates are in operation.

Contractor shall submit cut sheets on all items for installation, prior to procurement, for approval by the C.E. Architect. Complete the design as indicated on drawings in accordance with UFC 1- 200-01 General Building Requirements which includes the latest editions of the International Building Code and NFPA Life Safety Code, and Americans with Disabilities Act. All required work shall be accomplished in accordance with the Barksdale AFB Design Compatibility Guidelines (DCG). All colors and materials shall be selected by the Civil Engineer Architect in accordance with the DCG. Construction shall be conducted in a quality workmanlike manner.

Contractor shall take any steps necessary to protect government and occupant property from damage caused by weather or other occurrence while work is in progress.

Construction And Demolition Debris Reports:

The following requirement is listed in Attachment 2 of the basic MACC contract, Environmental Requirements for Contractors Working on Barksdale Air Force Base. These reports are required to be submitted on an AF 3000 Material Submittal and should be incorporated into the AF66 Material Submittal Schedule at time of contract award. Final payment will not be released until C&D reports have been submitted and accepted by the Government. "Construction and Demolition (C&D) debris is generated as a result of construction, renovation, or demolition activities. Although C&D debris is usually considered a single waste stream, the composition actually varies with each activity and the type, size, and location of the structures involved. Disposing of C&D debris in landfills consumes enormous amounts of space and is both economically and environmentally costly. In accordance with AFI 32-7042 and BAFB's Integrated Solid Waste Management Plan (ISWMP), ALL WEIGHTS OF C&D MATERIALS RECYCLED AND DISPOSED MUST BE REPORTED TO THE RECYCLE PROGRAM MANAGER."

Contract Completion Inspections:

The contractor will schedule (preferably with 3 working days' notice) a pre-completion inspection to be held approximately 10 calendar days prior to the expiration of the contract. This inspection may result in a "punch list" indicating items to be furnished or work to be completed by the contractor or subcontractors in order to complete the work specified in the contract documents. This list may not be construed to be all inclusive. A copy of the list will be furnished to the contractor within 2 workdays for his use in completing the contractual work. If the pre-completion inspection results in no "punch list" and the work is complete, this inspection may be considered the "final" inspection as determined by the Contracting Officer. If required, the contractor will be responsible for scheduling the contract completion inspection (preferably with 3 working days' notice) to be held no later than the final day of contract performance. Should this inspection result in a "punchlist", the contractor will have 10 calendar days (after receipt of punchlist) to complete all punchlist items and notify the Contracting Officer of this. NO FINAL INVOICE SHALL BE PAID UNTIL ALL PUNCHLIST ITEMS ARE COMPLETED TO THE SATISFACTION OF THE CONTRACTING OFFICER. Should a contractor exceed the time allowed for these corrections, it may result in negative past performance which could affect future contract awards.

Work Schedule:

Working hours for the contractor will normally be between the hours of 7:00 a.m. and 4:30 p.m. excluding Saturdays, Sundays, and Federal Holidays (New Year's Day, Birthday of Martin Luther King, Jr., Presidents Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day). If the contractor desires to work during periods other than above, additional government inspection forces may be required. The contractor must notify the contracting officer three days in advance of his/her intention to work during other periods to allow assignment of additional inspection forces when the contracting officer determines they are reasonably available. If such force is reasonably available, the contracting officer may authorize the contractor to perform work during periods other than normal duty hours/days, however, if inspections are required to perform in excess of their normal duty hours/days solely for the benefit of the contractor, the actual cost of inspection at overtime rates will be charged to the contractor. These adjustments to the contract price may be made periodically as directed by the Contracting Officer.

Additional Information:

1. The contractor will begin work not earlier than 0700 (a.m.) each workday. Work will not be performed later than 1630 (p.m.). Weekend or holiday work must be approved in advance.
2. Inspections will be conducted by the Contracting Officer and/or Contracting Officer's Representative and the Contractor's Manager.
3. Contractor is responsible for any/all coordination with the building's Facility Manager that is required to complete tasking.
4. Any discrepancies should be noted and forwarded to the Project Manager (Architect) through the Contracting Officer.
5. All Diagrams are not to scale and should not be used for takeoffs.
6. Contractor to verify scope, understand requirements, and ask all question before bidding.
7. Any discrepancies should be noted and forwarded to the Architect.
8. Background Checks for Contractor Personnel Requiring Entry/Access to Barksdale AFB (Jan 2005) Security Forces will conduct a National Crime and Information Center (NCIC) background check on all contractor or subcontractor personnel prior to granting access to the installation.

Delivery Time:

The period of performance on this project will be 54 Calendar days from the Notice to Proceed (NTP) date.

Part of SOW:

Diagrams – AFOSI Roof and Interior Repair B5740

----- END OF SOW -----