

STATEMENT OF WORK

1. General Information

a. Project Title:

REPAIR RANGE TOWER, PORTER RANGE, M9834

b. Project Information:

i. Schedule

Contract Period	180
- Add an additional 30 days for project closeout	
Contractor's Project Walk	TBD
Proposal Due	TBD
Contract Start/Award Date	TBD
Construction Start Date	TBD
Construction Completion Date	TBD

c. Document Level:

- i. Document level will vary from 0% to approximately 35%. It is the Contractor's responsibility to bring all documents to 100%.

d. Bid Documents:

- i. Statement of Work
- ii. Drawings
- iii. 144R (record of Environmental Consideration)
- iv. Specifications (Guide Specifications and List)

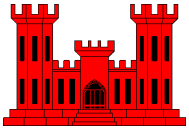
e. Bidding Questions

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

f. Liquidated Damages

In the event of delay (caused by contractor only) in project completion, **Repair Range Tower, Porter Range, M9834**, the contractor shall pay liquidated damages to government in the amount of \$1,054.98 for the total LD Rate/Day.

2. General Requirements



**DIRECTORATE OF PUBLIC WORKS ENGINEERING
DIVISION
FORT MOORE, GEORGIA**

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a. Project Description:

1. M9834	268 Eighth Division Rd	100 sqft approx.	built 1962
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The project consists of repairing the tower located at Porter Range. The contractor will demolish the existing tower down to the bare metal structural members and replace/repair or remove and reinstall all other elements. Exterior siding to be replaced. All interior walls and ceilings to be replaced. Interior wood sheathing flooring to be replaced with new like in kind and new luxury vinyl tile system to be installed. Doors and windows to be replaced. The existing metal staircase is not code compliant and must be replaced with new minimum 3ft wide galvanized steel metal staircase, landing, and railings for code compliance. The exterior metal siding and interior wall elements must be demolished and replaced. Assume LBP is present. Replace the makeshift flooring with new flooring. Replace the roof and decking with new like in kind. Remove, store, and reinstall existing lightning protection. Contractor to verify existing lightning protection is operational prior to removal. Obtain new Master Label after lightning protection reinstallation. Size, provide, and install new ductless mini-split HVAC system to replace existing. All walls, doors, and windows, both interior and exterior, and roof to be painted and refinished to match existing. Return site to pre-construction condition. No swing space is needed. All infrastructure to be removed by customer prior to construction; contractor to verify. The building is to be unoccupied for the duration of construction.

a. Additional details

The Contactor shall perform all work as described below per the project documents, contract, drawings, specifications, and any addendum issued by the Government for completion of this work.

Hours of Work: Work shall be accomplished between the hours of 0800 through 1630 hours daily, Monday through Friday on non-Government holidays. Legal holidays falling on Saturday are observed on the preceding Friday and those falling on Sunday are observed on the following Monday. Work schedule and facility security to be coordinated with the Directorate of Public Works for facility access and security maintenance during duration of work. Contractor shall not work outside of stated hours of work, without first obtaining approval from the Directorate of Public Works.

Warranty: The contractor shall provide a minimum of one (1) year warranty on all materials and workmanship from the date of the Government’s acceptance of the work.

All work shall be In Accordance With (IAW) all applicable Federal, State, and Local codes and standards.

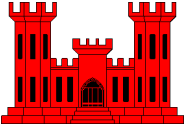
-DoD UFC 3-110-03 Roofing, with change 5, 12 June 2020.

- Fort Moore is in ASHRAE Climate Zone 3A. ASHRAE 90.1 Requires a minimum R-Value for Continuous Insulation (c.i.) in Climate Zone 3A of R-25.

-ASHRAE 7-16 shall be used to determine the Design Wind Speed for the building.

b. General Execution Requirements:

i. The Work will be performed in accordance with the approved A/E firm’s drawings and



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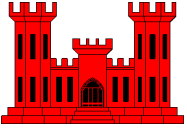
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specifications, approved construction submittals, and based on the Directorate of Public Works (DPW) drawings, specification, and SOW.

- ii. All work will be performed per industry standards or to meet federal, state, or local codes and regulation. Work will not be sloppy or carelessly performed.
- iii. Mobilization and lay-down shall be pre-determined prior to commencement of work. Request guidance from DPW for how to approach the project with material and where to stage materials. Final approval of specific location shall be determined by DPW Real Property.
- iv. The customer shall be notified by contractor of any changes in staging and/or set-up of equipment that may affect parking and daily disruptions to flow in or out of building. Contractor shall establish temporary safety barricades/areas to ensure all persons are safe when loading or off-loading from the roof above.
- v. Contractor to provide temporary wood construction covered egress at entrances/exits, if required.
- vi. Where feasible, the contractor shall secure all materials in a high chain link fenced lay-down area with wide gate near the project site. Sandbag fence post bases rather than core into the ground.
- vii. All work will be performed per industry standards or to meet federal, state, or local codes and regulation and also manufacturer's recommendations to not void warranty. Work must be performed in a craftsman-like manner.
- viii. Any drawings provided with this drawing package are to be reference only.
- ix. Add wall signage for all bathrooms and offices.
- x. Provided drawings are for information only and are to be used as a guide. Final engineered design may vary from provided drawings.
- xi. Electrical
 - 1. All Lighting shall be LED
 - 2. If Tower is not conditioned, all fixtures for lighting and power shall be weather rated. Any protective lamp/lens covers must be metal, not plastic.
 - 3. Electrical panel that services lighting and power circuits shall be upgraded to meet current code.
 - 4. Install electrical in accordance to 26 00 00 specs.

c. 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 guide specification), and 144R prepared by The Directorate of Public Works (DPW) which is conveyed as 0-35% design.
- 2. In addition to the SOW, Drawings, Specifications, 144R, the contractor will use when asked to provide 100% designs the resources located on the Whole Building Design Guide website and the Fort Moore – Installation Design Guide.



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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 will provide all required supervision, labor, materials, and equipment to complete the work.
5. The superintendent will 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 will be on the job site when work is being performed and will be available to the Government representatives.

d. Design and Engineering:

i. General

Fort Moore's Directorate of Public Works (DPW) Engineering Division will provide the Contractor a set of 35% construction drawings, specifications, and a SOW. The provided 35% drawings, specifications, and statement of work only convey the Government's concept / intent of the project. It is the Contractor and Architectural and Engineering (A/E) firm responsibility to provide items listed in section ii, subsection 1, 100% submittal. 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. The submittals also are to also include, but not limited to: Quality Control Plan, Accident Prevention Plan, cost-loaded schedule of values.

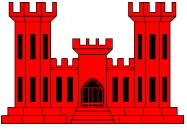
b. DRAWINGS

- i. The A/E firm will update, provide additional information, and add drawings as required to take the 35% drawings provided by the Government to a 100% set of drawings. 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 (exterior), sections (site, building and wall), enlarged plans, details (project specific and standard), schedules.* **All drawings are to incorporate a graphic scale illustrating the true scale of the drawing, so that the print size/scale can be verified.**

*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.

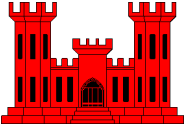
c. SPECIFICATIONS



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- i. The Contractor and A/E will provide any missing specifications for the project. Also the Contractor and A/E will update any specification that requires to be changed due to drawings or other specifications provided by the A/E.
- d. CALCULATIONS / PRODUCT INFORMATION
- i. The Contractor and A/E will 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, and Electrical. Calculations and product information will be provided in an organized, logical, and understandable manner.
- e. COLOR BOARD
- i. Contractor and A/E will provide a color board showing colors or materials selected by the contractor or A/E for the project. Color board will address all items (trim paint, wood or concrete stain, base material or color, ceiling color or material, etc.) required for the project. Government approval is required prior to start of the work, unless written approval from the government is provided.
- f. Accident Prevention CD
- i. **The contractor and A/E firm will provide a CD with PDFs of the IFC drawings, specifications, calculations and product information. Also on the CD, the contractor will provide CAD files of the 100% drawings.** This is in addition to the as-builts provided at project completion.
2. Upon completion of the work the contractor will provide As-Builts and Record Documents consisting of items listed under section 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 will 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 will 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 will provide updated specifications addressing any changes or modifications made during construction.
- d. CD
- i. The contractor and A/E firm will 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



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the Record Document drawings.

- e. DD Form 1354, Transfer and Acceptance of DoD Real Property, to be included in Closeout Documents.
- f. All O&M Data to be in a 3 ring binder with tabs (1 hard copy, 2-CDs)
- g. All Warranty information on all products.

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

- h. Plan, cost-loaded Schedule of Values.

ii. Design and Engineering Submittal Requirements

1. 100% Submittal

Deliverables	To - DPW
Drawings	2 Full Size set, 1 half-sized set, and CAD Files
Specifications	1 Set
Calculation / Product Information	1
Color Board	1
CD with all 100% submittal Documentation*	1

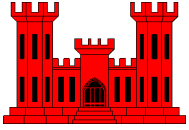
*CD will include PDFs of all files (Drawings and Specifications) and CAD files of the Drawings.

2. Record Document Submittal

Deliverables	To - DPW
As-Built (Red Lined set from construction site)	1 set
Drawings (adjusted per As-Built)	1 Full Size, 1 Half 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 will 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 will be submitted to the Government within 10 (ten) days of the notice to proceed for review. The contractor will provide an update schedule if the original schedule is impacted for any reason or if requested by the Government. **Each schedule will include 2 milestone days or DFWs that require 3 phase inspections. After inspection and approval, work may continue. Please show these DFWs on project schedule and coordinate site visits with Inspection Branch.**
- iv. At the pre-construction meeting the contractor will arrange to have a representative of the A/E firm to be present. At the meeting the A/E representative will satisfy themselves with the requirements of the Design and Engineering submittals and the expectations of the Government.



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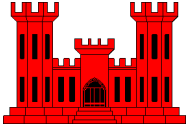
e. Codes and Standards:

- i. All work shall be In Accordance With (IAW) all applicable Federal, State, and Local codes and standards including but not limited to:
 - a. DoD UFC 3-110-03 Roofing, with change 5, 12 June 2020.

-Paragraph 1-8.11 “Design Professional Qualifications” requires roofs larger than 15,000 SQFT, or roofs of buildings that are defined as “Critical Use” or “Mission Critical”, shall have a registered roof consultant (RRC), or a Registered PE or RA that derives principal income from roofing design, on the design team.
 - b. Fort Moore is in ASHRAE Climate Zone 3A. ASHRAE 90.1 Requires a minimum R-Value for Continuous Insulation (c.i.) in Climate Zone 3A of R-25.
 - c. ASHRAE 7-16 shall be used to determine the Design Wind Speed for the building.
 - d. Additional codes and standards, not limited to:
 1. International Building Code (IBC)
 2. International Electrical Code
 3. Installation Design Guide
 4. UFC 1-200-01, General Building Requirements
 5. UFC 1-300-08, Criteria for Transfer and Acceptance of Military Real Property
 6. UFC 3-560-01, Electrical Safety, O&M
 7. TM 111 Guidance provided in Fort Moore Environmental Considerations as listed on the projects 144R.

b. 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
 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



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7. 01 78 23 Operation and Maintenance Data

- ii. When written specifications are not furnished by the Government the contractor's A/E firm will 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 will deliver any specifications not provided in the bid document specifications. The A/E specifications will be combined with the bid specifications and submitted as one specifications book for the 100% submittal and Record Document submittal.

c. Preparation:

Contractor will 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 government. Review the project's 144R; Record of Environmental Consideration for compliance prior to initiating any work.

- i. Environmental Restrictions/Concerns: Once the Notice To Proceed is issued, coordination with the Natural Resources Management Branch (NRMB) will begin to survey the area and identify any protected species in the area. If any protected species are located within the project's limits of disturbance, the project schedule is dependent on the timeframe/season the protected species can be relocated. The contractor shall take this into consideration when developing the project's schedule. The Government will not be liable or financially responsible for delays involving relocating protected species.

d. Cost and Pricing:

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

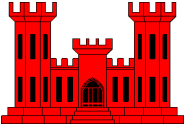
e. Coordination with other contractors:

- 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 will cooperate and coordinate work with all parties involved and is now notified of same.

f. Building Occupancy:

- i. General

1. The Porter Range Tower will be unoccupied during the performance of work.



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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 be concurrently 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.

g. Selective Demolition:

i. Building

1. Remove all building components (walls, doors, windows, stairs, lighting, electrical, HVAC, etc.) down to the existing steel structure.
2. Dispose of all removed elements with an exception for the existing lightning protection for later reinstallation.
3. Detach existing lightning protection on the tower, store for re-attachment after renovation to tower is complete. Any damage occurred by contractor to the existing lightning protection will be fixed at no cost to the government.

ii. Site

1. N/A

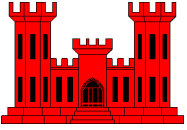
h. Salvage:

- i. 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.

i. Disposal of Construction Waste:

- i. The Contractor will 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 will verify any special requirements or additional steps prior to the start of the work.

j. Safety:



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i. General

1. The contractor will comply with all governing codes and standards. Contractor will 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

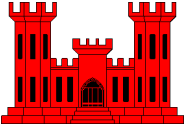
1. The Contractor shall conduct his operations to offer the least possible obstruction and inconvenience to the public, vehicular, and the normal day-to-day routine of the Government installation where work is to be performed. Unless safety otherwise prevents such actions, personnel and traffic shall 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 will also take or cause to be taken such additional measures as the KO may determine to be reasonably necessary for the purpose.

k. 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.



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a. 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.

b. Required Submittals:

- i. The contractor will provide submittals according to the specifications or noted elsewhere in this Statement of Work.
- ii. Additional submittal to include but not limited to: Quality Control Plan, Accident Prevention Plan, cost-loaded Schedule of Values, Environmental Protection Plan.
- iii. The Contractor's personnel will compile submittals based on the Specifications or other sections in this Statement of Work. Submittals will be complete before submitting to the Government for review. A complete submittal will consist of all items required for a submittal. Sending information incrementally for one submittal is unacceptable.
- iv. The contractor's personnel or A/E firm will indicate which product will be used when multiple products are listed on a submittal.
- v. 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/disapproved.
- vi. 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).
- vii. 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.

c. Special Instruction:

- i. Contractor will ensure 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 will walk the site prior to leaving for the day to ensure all debris is picked up and disposed of properly.
- ii. The contractor will 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.
- iv. Failure to comply with i-vi may result in a disapproved submittal.

(Any drawings provided with this drawing package are to be reference only.)

-- End of Architectural SOW --