



**STATEMENT OF WORK FOR WINDOW/WATER DAMAGE AND TERMITE DAMAGE REPAIR
MS Sandhill Crane National Wildlife Refuge
Southeast Region
Asset# 10054980
1.26.2026**

1. PROJECT OVERVIEW

This project focuses on repairing and replacing windows and surrounding materials at the Mississippi Sandhill Crane National Wildlife Refuge (MSCNWR) Visitor Center. Some windows have been damaged by water and termites, while others have not. Priority: Windows with water intrusion and termite damage will be addressed first. Additional window replacements will occur only if funding allows. See Appendix A for photo documentation.

2. DESCRIPTION OF WORK

If budget allows, this project will involve repair and/or replacement of water and termite damage to the MSCNWR Visitor Center (VC). Nineteen (19) windows and compromised supporting materials in all directions of the damaged windows will be replaced, on the north side of the building. The extent of the damage around each window is unknown and will need to be investigated for each window. However, see Appendix A where the walls have been opened to give an idea of the damage. The drywall, abandoned termite colony, and damaged framing will be removed and replaced in the Visitor Center room I wall.

Project location: 7200 Crane Lane, Gautier, MS 39553.

The Contractor shall perform the Base Requirement (Tasks 1–3) as mandatory work under this contract. Task Options 4–10 are included in this contract and may be exercised at the Government’s discretion if sufficient funding is available at the time of performance. The Contractor shall provide pricing for all Tasks and Task Options in the initial proposal. The Government reserves the right to direct the Contractor to proceed with any or all of Task Options 4–10 without issuing a contract modification, provided funding is available. The Contractor shall not commence work on any Task Option unless authorized in writing by the Contracting Officer.

- **Tasks 1–3 (Base Requirement):** Remove storm shutters and repair water and termite damage.
- **Task Options 4–10:** Remove storm shutters and replace windows for remaining areas. Repair water damage if required.

The contractor shall furnish all materials, labor, equipment, and supervision for the work described below and within the construction documents. Tasks include, but are not limited to:

- Project mobilization and demobilization
- Project management and oversight
- Construction and repairs as specified
- Quality control
- Cleanup and removal of all debris and waste generated during performance of the work

3. PERIOD OF PERFORMANCE

A. The period of performance will be 6 months from issuance of the award to proceed.

4. EXISTING CONDITIONS (SEE PHOTOS. PHOTO 1 LISTS WINDOW NUMBERS FOR REFERENCE)

a. 19 Windows (Dimensions Estimated)

- i. 40"x90" non opening single windows 14, 15, and 16 (room I) – Quantity 3 – Interior water damage visible for 3 of the 3 room I windows.
- ii. 40"x90" non opening single window 13 (room H) – Quantity 1 – No visible water damage.
- iii. 70x40" opening windows 1-12 (rooms A, B, C, D, E, F, G) – Quantity 12 – Water damage visible on the interior of 2 windows (windows 4 and 12).
- iv. 66x40" windows 17, 18, and 19 (room J) – Quantity 3 – No visible water damage.

b. Room I Wall (Termite Damage)

- i. Drywall dimensions 25'6" x 12' with three room I windows (Windows 14, 15, 16, room I).

5. TASKS

The contractor will be responsible for the following tasks:

a. Water Damage Repair and Window Replacement for Windows and Surrounds

- i. Windows to be addressed:
 1. Room B (windows 2, 3, 4, see photo) (TASK 1)
 2. Room G (windows 10, 11, 12, see photo) (TASK 2)
 - a. Carefully remove all existing storm shutters and hardware Package and return to MSCNWR.
 - b. Inspect windows and any existing damage around windows and trim during storm shutter removal and report to FWS in writing, with an assessment for each window, trim, and any other observations.
 - c. Carefully inspect existing framing around window openings and repair/replace compromised material (mold damage, termite damage, water damage, shutter damage) as required with similar material.
 - d. Remove plywood and window molding surrounding the windows. Carefully inspect existing molding, repair/replace compromised material as required with similar material.
 - e. Remove inside window trim, damaged sheet rock to next outer stud from window, and framing surrounding the windows. Carefully inspect existing framing around window openings and repair/replace compromised material as required with similar material.

- f. Remove windows. Carefully inspect existing framing around window openings and repair/replace compromised material as required with similar material that is resistant to termites.
- g. Replace Vapor barrier and exterior siding with similar material, paint exterior siding to match existing.
- h. Replace windows with new energy-efficient, bird-safe windows that comply with ASTM E2190 and ASTM E774, meeting or exceeding local building codes and hurricane standards. Windows shall also meet Energy Star criteria for the Southern Climate Zone (U-Factor < 0.32 and Solar Heat Gain Coefficient < 0.23) and include relevant impact resistance ratings (ASTM E1996-17, Missile Level D or better). Bird-safe design shall follow recognized standards such as American Bird Conservancy (ABC) Bird-Friendly Materials guidelines or equivalent, incorporating features that reduce bird collisions (e.g., patterned glass, UV-reflective coatings, fritted glass, or external screens). Bird-safe features shall not void the manufacturer's warranty or compromise compliance with energy efficiency or impact resistance requirements. Level, flash, and apply matching caulk as required.
- i. Replace sheet rock surrounding windows. Sand, finish and texture the repaired wall surface to match the existing texture and paint quality.
- j. Apply compound to seams and screw holes and prepare the surface for finishing.
- k. Prime and paint the repaired area, ensuring color and finish match the surrounding wall.
- l. Replace interior wood trim with new material around windows as required. Paint to match existing.
- m. Ensure proper sealing, flashing tape, sheathing, sheathing wrap, new drip caps, and new insulation around the newly installed windows to prevent air and water infiltration, enhancing energy efficiency, as per local building codes.

b. Room I Wall Removal and Window Replacement (room I contains windows 14, 15, 16, see photos) (TASK 3)

- i. Same as Section 5.1, but remove and dispose of all drywall in a 25'6"x12' section (entire drywall on outside facing wall of room I).
- ii. Safely remove all insulation. Remove compromised framing, exterior sheathing, or structures damaged by termites and/or water.
- iii. Carefully inspect existing framing around window openings and repair/replace compromised material (mold damage, termite damage, water damage, shutter damage) as required with material that is termite resistant.
- iv. The termites have been treated/removed. However, ensure that if active termites are found during demolition that they will be contained and treated to prevent further spread throughout the building through a bonded termite company.
- v. Install new insulation and drywall to match existing, ensuring proper installation techniques and materials are used on the entire 25.6"x12' section.

- vi. All materials used for repair and reconstruction must comply with local building codes and be suitable for interior applications. Treat all wood materials with a termite-resistant product as a preventive measure.

c. Remaining Windows (TASK OPTIONS 4-10)

- i. TASK OPTION 4 – Room J (windows 17, 18, 19)
- ii. TASK OPTION 5 – Room H (window 13)
- iii. TASK OPTION 6 – Room F (window 8, 9)
- iv. TASK OPTION 7 – Room C (window 5)
- v. TASK OPTION 8 – Room D (window 6)
- vi. TASK OPTION 9 – Room E (window 7)
- vii. TASK OPTION 10 – Room A (window 1)
 - 1. Carefully remove all existing storm shutters and hardware. Package and return to MSCNWR.
 - 2. Remove interior and exterior window trim. Inspect framing, windows and any existing damage around windows and trim during removal and report to FWS in writing, with a damage assessment for each window, trim, and any other observations.
 - 3. If damage is discovered (not expected but possible), follow inspection, repairs and window replacement in Section 5.1, after FWS concurrence.
 - 4. If no damage is discovered, install new windows (as per 5.1.1.2.7 and 5.1.1.2.8) and install new interior trim, new exterior trim, and add window flashing, and drip caps (follow 5.1.1.2.9 through 5.1.1.2.13)

6. ADDITIONAL REQUIREMENTS

- a. Ensure proper disposal of materials in accordance with local regulations and environmental standards.
- b. Contractor shall verify all dimensions and existing conditions prior to beginning work. Measurements given are rough estimates by refuge staff.
- c. Contractors are required to attend the scheduled site visit prior to submitting a proposal. Site visit date to be determined.
- d. The MSCNWR VC is currently occupied by FWS staff and will be open to public access during construction. Access and all scheduled work shall be coordinated with the Refuge Manager.
- e. All waste materials will become the contractor's property and shall be removed from the site and disposed of according to any applicable codes/regulations.
- f. The contractor shall coordinate with the Refuge Manager on appropriate location for demolished materials. Materials shall be removed from site as soon as possible.
- g. Mold Remediation
 - i. No large areas of mold can be seen around the existing windows. However, the contractor will:

1. Safely remove any drywall, insulation, wood, or other materials, that have been compromised by mold. Wood that is in good, like-new condition shall be treated for mold, scrubbed, cleaned, sprayed and sealed.
 2. Dispose of all contaminated materials in accordance with local regulations and environmental standards.
 3. Clean and disinfect surrounding areas, including non-porous surfaces, using EPA-approved antimicrobial solutions and then coat with mold inhibitor and allow to dry completely.
 4. Provide a clearance test prior to build back.
 5. Establish containment measures to prevent the spread of mold spores during remediation efforts.
 6. Ensure that all personnel on-site are equipped with appropriate personal protective equipment (PPE) such as respirators, gloves, and goggles.
- h. Any damage caused by the contractor to the surrounding work area is the responsibility of the contractor. Contractor caused damage to the surrounding work area will be repaired to original conditions.
- i. Government Provided:
- i. During normal working hours, the Government will provide toilet facilities, electricity, and water. The Contractor shall be responsible for providing portable electrical service if the requirements exceed 20 amp.
 - ii. Government will provide primer and paint for inside walls, outside walls and all trim as required by this contract
- j. All work is to meet or exceed industry standards.
- k. Obey posted speed limits to ensure that wildlife is protected.
- l. Provide line item quote for all 10 TASKS and TASK OPTIONS. Contract will be awarded to Task Options based on funding availability and will prioritize water and termite damage first (see form in Appendix B).**

Appendix A:

1. Street View of North Side of Building, Windows Numbered 1-19



ROOM / WINDOW KEY
ROOM A (WINDOW 1)
ROOM B (WINDOWS 2, 3, 4)
ROOM C (WINDOW 5)
ROOM D (WINDOW 6)
ROOM E (WINDOW 7)
ROOM F (WINDOWS 8, 9)
ROOM G (WINDOWS 10, 11, 12)
ROOM H (WINDOW 13)
ROOM I (WINDOWS 14, 15, 16)
ROOM J (WINDOWS 17, 18, 19)

2. Aerial View of North Side of Building



3. Exterior view windows visible 5, 6, 7, 8, 9, 10, 11, 12



4. Exterior view windows 8 and 9



5. Exterior view windows 10, 11, 12



6. West side of wall (exterior view 13, 14, 15, 16, 17, 18, 19)



7. Windows (17, 18, 19)



8. Three (3) windows (14, 15, and 16) with termite damage (interior view)



9. Close up termite damage (interior view windows 14, 15, and 16)



10. Close up of termite damage (interior view windows 14, 15, and 16)



11. Water damage near window (interior view window 12)



12. Water damage (interior view window 4)



13. Termite and water damage with wall open - Windows 14, 15, 16



14. Termite and water damage with wall open - Windows 14, 15, 16



15. Termite and water damage with wall open - Windows 14, 15, 16



16. Termite and water damage with wall open - Windows 14, 15, 16



17. Water damage with wall open - Window 12



18. Water damage with wall open - Window 4



END OF STATEMENT OF WORK