

**STATEMENT OF WORK FOR  
MULTIPLE AWARD CONSTRUCTION CONTRACT (MACC)  
DESIGN-BUILD PROJECT MUHJ 10-4086  
REPAIR NOR'EASTER DAMAGE, FLOORS/WALLS/CEILINGS/UTIL, F. 617  
AT  
LANGLEY AFB, VIRGINIA**

The following statement of work for the MACC contract is keyed to the General Provisions contained in Attachment 3 to the basic contract and serves to clarify intent within the annotated paragraphs. The requirements identified within the General Provisions shall remain in full affect unless otherwise specifically noted.

**1.1 CURRENT CONDITIONS:**

Project Number MUHJ 10-4086, Repair Nor'easter Damage, Floors/Walls/Ceilings/Util, F. 617

Facility 617 sustained severe storm damage during the Nor'easter. The building interior flooded and caused damage to flooring, walls and other interior finishes. The exterior doors do not have sufficient seals and/or gaskets causing water to be blown into the facility. The contractor shall demolish the interior complete and build all new walls, ceilings and infrastructure. The Contractor shall dispose all remaining furniture. The Contractor shall sequence his work to ensure progress efficient for occupancy and use. **The period of performance is 260 days.**

The Contractor shall clean and treat all mold and hazardous materials in the building.

The Contractor shall use the government-furnished documents to complete the build effort as outlined in all following sections of this Statement of Work. **The attached drawings are provided for bidding purpose and information only. Contractor shall field verify all dimensions and requirements prior to submitting the proposal.**

**1.2. BUILD:**

**MUHJ 10-4086 Repair Nor'easter Damage Floors/Walls/Ceilings/Utilities, F. 617:** The scope of work for this project includes the following areas at the site that require repair. Reference the attached As-Built drawings for take-off purposes only.

**1.2.1. Repair by demolition** – Demolish the interior complete to include all walls ceilings and ceilings above current ceiling, electrical, communication, mechanical and plumbing systems as indicated on the drawing. (Basically gut the building down to the structure.) Demolish the building portion as indicated on the drawings, (approx. 1716 SF) which includes the demolition of roof, walls, and floor slab and foundation system. Repair exterior walls from after demolition of building portion. Cut and cap all utilities associated with area to be demolished. Provide 4 inch of topsoil and seed area of demolished building. Repair exterior of building to remain.

**1.2.2. Storm Proof Building** – Raise the finish floor level by 28 inches by infilling the building with sand and a new 4 inch plus concrete floor. Ensure proper stair, handrails and landing areas are provided to meet current building codes.

**1.2.3. Repair by replacement Interior Walls, Ceilings and Floors** – Replace all interior walls ceilings and floors with new as shown on attached drawings. Insulate exterior wall and ceilings. Provide insulation on interior walls to provide a STC rating of 45.

**1.2.3.1 Wall and Door Finishes** – Walls are to be painted in all areas except bathrooms which shall have tile on wet walls - floor to ceiling. Interior wood doors shall be plain sliced cherry utilizing a welded frame with hardware compatible with Base keying system.

**1.2.3.2 Flooring** – Provide floor finishes as follow: Office Space – carpet; Restrooms and Entrances – tile; Break room, Communication room, and Janitors closet- Vinyl Tile.

**1.2.3.3 Ceiling** – Drop ceiling system shall be 2 X 2 acoustical ceiling. Tile shall be non-fissured and have a 30 year warranty against visible sag.

**1.2.4 Communications** – Design the communication system to meet the Langley standard with duplex outlets instead of quad outlets. Each workstation shall have two CAT 5E lines provided. The phone system shall be VOIP. Provide SIPR in all the offices, SCIF and 5 outlets in open office area.

**1.2.5 Repair by replacement of utilities** - Repair all utilities in the building to match the new design and floor height. Existing air handler and condenser unit may be reused with new controls and duct work.

**1.2.6 Repair by replacement entrance doors** – Replace entrance doors with new and provide automatic opener for Handicap accessible door. Color and finish of new materials shall match existing.

**1.2.7 Conference Room Requirements** - Design conference room with dimmable lighting system and provide electrical outlets and conduits for overhead projection system and teleconference system. Provide ceiling recessed automated retractable screen.

## **2. PROGRAM MANAGEMENT:**

**2.1 Superintendent** - The Contractor shall employ a construction superintendent to oversee all work under this contract. The superintendent shall remain at the project site at all times when work is in progress except for such incidental errands required by his/her duties. The superintendent is responsible for the proper coordination and timeliness of the work, and for proper workmanship of all trades; therefore, his/her absence from the project site without a suitable substitute representative of the Contractor shall be considered as damaging to the Government. The ability of the superintendent, based on his/her knowledge and experience, are essential to the proper execution of the work, as is his/her ability to communicate and direct the efforts of those performing the work.

**2.2 Quality Control Consultant** - The Contractor shall employ a separate full-time Quality Control Consultant for this project.

## **2.3 SUBCONTRACTORS:**

Contractor performing P.D.S. must be certified and approved by 633<sup>d</sup> Communications Squadron at Langley AFB.

#### **2.4 QUALITY CONTROL PLAN:**

Contractor shall develop a new Quality Control and Safety Plan to be uniquely applied to this project. Inspections will be handled by DSF Staff. Also, Contractor shall provide cost loaded schedule with weekly tracking of progress for payment.

#### **3. RESPONSE REQUIREMENT**

No variance.

#### **4. DESIGN DOCUMENTS, GENERAL:**

The contractor is to design exterior entrances with handicap ramp, interior layout and, furniture layouts. The open office area is to be design to a maximum amount using a 6' X 7' workstation. Utilities to workstation located in the open floor not next to a wall shall be fed from the ceiling using power poles. Interior SID and CID shall be design by a licensed Interior Designer.

#### **4.1 COMMENCEMENT, PROSECUTION AND COMPLETION OF DESIGN:**

The Contractor is required to complete the following design requirements:

- 4.1.1. 35% Design Submittal:** The A-E will prepare and submit for approval concept drawings, outline specifications, design analyses, concept cost estimate, and other related and supporting documents as are more fully specified herein. The A-E will incorporate information provided by the Government as part of completing the 35% design submittal. The design may not proceed beyond 35% without written authorization from the 633 CONS Contracting Officer, or his/her designated representative. The 35% design submittal shall include documentation noted in Part III and be provided per the Submittal Matrix. If this submittal is not completed, it will be rejected and the A-E shall resubmit at not cost to the Government.
- 4.1.2. 90% Design Submittal:** The A-E will prepare and submit for approval construction drawings, full technical specifications, full design analyses, quantity take-off cost estimate, 100% complete equipment and material schedule with manufacturer's make and model number, and other related and supporting documents as are more fully specified herein. The A-E will incorporate 35% design review comments as part of completing the 90% design submittal. The design may not proceed beyond 90% without written authorization from the 633 CONS Contracting Officer, or his/her designated representative. The 90% design submittal shall include documentation noted in Part III and be provided per the Submittal Matrix. If this submittal is not complete, it will be rejected and the A-E shall resubmit at no cost to the Government.
- 4.1.3. 100% Final Design:** The A-E will prepare, in accordance with Government standards, the detailed construction drawings, full technical specifications, full design analyses, 100% complete equipment and material schedule with manufacturer's make and model number, and other related and supporting documents as are more fully specified herein that are necessary for the effective coordination and efficient execution of the construction work together with quantity take-off cost estimate, unit price bid schedules, and other related and supporting documents. This includes incorporation of all comments agreed to from the 90% design review. Submittal registry (AF Form 66) must also be included in this final design submittal. Re-submittals may be required if construction documents have unresolved quality and/or constructability issues.

Prior to NTP for Construction

The Contractor shall:

1. Incorporate 90% government comments and notes
2. Ensure drawings are signed and sealed (professional engineer/architect).

<u>% DESIGN</u>	<u>TIME, CALENDAR DAYS</u>
35	14
90	20
100	10

Total design performance time is 44 calendar days for design, not including Government review time. Government review time will be approximately 10 calendar days per submittal. (Please note the use of calendar days not workdays.) Construction of the project shall be 260 calendar days.

The quantity of documents required at the various submissions is as follows:

	<u>35%</u>	<u>90%</u>	<u>100%</u>
<u>Orig Dwgs (Mylar Set)</u>	-	-	1
<u>Dwg Prints</u>	4	4	4
<u>List of Guide Specs</u>	4	N/A	N/A
<u>Marked-Up Guide Specs</u>	N/A	N/A	-
<u>Typed Specs</u>	-	4	Original and 4 copies
<u>Design Analysis</u>	4	4	Original
<u>Cost Estimate</u>	4	4	Original

**4.2 DRAWINGS, BID SCHEDULE AND COST ESTIMATE:**

See Section 2.1 for variance.

**4.3 DRAWING:**

No variance.

**4.4 RENDERED PERSPECTIVE:**

No variance.

**4.5 SPECIFICATIONS:**

No variance.

**4.6 CONSTRUCTION COST ESTIMATE BREAKDOWN:**

No variance.

**4.7 PREPARATION OF AF FORM 66, Schedule of Material Submittals:**

No variance.

**4.8 BID SCHEDULE:**

No variance.

**5. DESIGN ANALYSIS:**

No variance.

**6. CONTRACT DOCUMENTS SPECIAL REQUIREMENTS:**

No variance.

**7. APPLICABLE CODES AND REGULATIONS:**

In addition to Special Conditions Section 01 11 00, paragraph 1.6, refer to the below:

- A.** International Building Code
- B.** International Fire Code
- C.** International Code Council (ICC) International Plumbing Code
- D.** National Electrical Code (NEC)
- E.** ANSI C-2, National Electrical Safety Code (QIESC)
- F.** Life Safety Code, NFPA 101
- G.** Applicable Unified Facilities Guide Specifications
- H.** Unified Facilities Criteria UFC 3-410-01FA Heating, Ventilating, and Air Conditioning
- I.** American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) Standard 55-2004, Thermal Environmental Conditions for Human Occupancy (ANSI Approved)
- J.** American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) Standard 62.1-2004, Ventilation for Acceptable Indoor Air Quality (ANSI/ASHRAE Approved)
- K.** Leadership in Energy and Environmental Design (LEED®) for New Construction and Major Renovation v2.2 Reference Guide
- L.** National Fire Protection Association Codes (NFPA) – latest edition
- M.** Air Combat Command Fire Protection Standards and Assessment

**8. GOVERNMENT POINT OF CONTACTS**

633 CES Project Manager – Mr. Paul Petersen (757) 764-1072

Facility Manager – Mr. John Rippy (757) 764-7111