



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS, 733D MISSION SUPPORT GROUP
JOINT BASE LANGLEY-EUSTIS
FORT EUSTIS, VIRGINIA

12 April 2011

733D MSG Civil Engineering Division, Programs Flight
1407 Washington Blvd.
Fort Eustis, VA 23604-5006

SUBJECT: Request for Proposal

(MACC Contractors)

Dear Ladies and Gentlemen:

1. A site visit is scheduled for 1:00 p.m. on 27 April 2011, at the Ft. Eustis Engineering Corps Planning Flight Conference Room for the following project:

Title: **REMODEL OF EMERGENCY DISPATCH BLDG. 648**

Project Number: **FFE-00014-0J**

Project Engineer: Andrew Young

2. This project is Design-Build (100%). This letter contains only a Statement of Objective (SOO)(Attachment 1) with limited scope that describes the required end product. Based upon the SOO, the contractor shall perform all investigation and design services necessary to provide the Government with a proposal containing a 35% design package (detailed Statement of Work (SOW) and Drawings) which describe how the contractor intends on meeting the requirements of the SOO. The Government will review the 35% design package for acceptability. The Government will either request price proposals based upon the acceptable design packages, or, issue a revised SOO and repeat the process. The Government will indicate which 35% design packages(s) have been determined to be acceptable. Contractors with acceptable packages shall be asked to provide a priced proposal to include a proposed performance period. Only the successful contractor will be required to design the project to the 100% level.

3. Method of selection: Technically Acceptable & Low Price.

4. Proposal Submittal Requirements: Contractor's proposal will contain as a minimum the following:

- a. Detailed 35% scope of work narrative.
- b. Drawings as indicated on Attachment 2, (this is the minimum).
- c. Special Instructions from Attachment 3.
- d. Proposed performance period. 180 days after NPT
- e. Bid schedule.

5. 35 Percent Design proposals are due to the Contracting Office on 06 May 2011 at 2:00pm.

6. Point of Contact for this requirement is (Project Engineer) or Chief, Construction Section, Cliff Rowe, (757) 878-3190, Ext. 277.

Sincerely,

Anthony Kilgallon
Contracting Officer

5 Attachments:

1. Project Statement of Objective
2. Drawings Required With Proposal
3. Special Instructions
4. Sketches SK-1 & SK-2
5. GFE equipment list

Project: REMODEL OF EMERGENCY DISPATCH BLDG. 648

Project No: FFE-00014-0J

ATTACHMENT 1 – PROJECT STATEMENT OF OBJECTIVE

GENERAL PROJECT DESCRIPTION:

Project is to perform renovations to Building 648 in support of the fire department- 911 dispatch center, command center, server room and support areas.

DETAILED DESCRIPTION:

1. Dispatch and command center- 911 dispatch station and the floor area in the command center to be modified to support new 911 dispatch system. All changed spaces shall have fire/sprinkler adjusted/upgraded to accommodate floor plan changes to be in compliance with NFPA. HVAC and electrical systems changes and be in compliance with NEC and ASHREA requirements.
 - a. Dispatch- (see sketch SK-1)
 - i. Remove raised floor.
 - ii. Install new VCT to match existing. Include transitions at all new/old tie-ins.
 - iii. Close in door 81
 - iv. Install new door from dispatch (room 145) into hallway connected to Command center (room 141) facing "Gate #2".
 - v. Install new door from dispatch into back corridor (room 170) to match type and construction of door from Command center into same hallway. Door to have security window for viewing and cipher lock.
 - vi. Move knee wall at back of command center to line with Dispatch wall (see SK-2). Remove old stairs and construct new stairs 36" wide at new raised floor edge. Include knee wall to bracket stairs.
 - vii. Finish floor in rear area of command center with carpet to match existing in command center.
 - viii. Install conduit as specified in sketch SK-1 from dispatch to telecom room (177) and equipment room (126).
 - ix. Relocate light switch and provide 3-way switches at each door. Add indirect track lighting with dimmer.
 - x. Electrical service additions- all new services shall be fed from circuits connected to the emergency power bus. (will be energized if building power switches to emergency generator)

1. Provide new electrical service- two high mounted (~ 72" from finished floor) 4-plex 120VAC service drops with two circuits in each above dispatch desk.
 2. Provide four 4-plex 120VAC service drops with two circuits in each above dispatch desk.
 3. Provide conduit run from Dispatch to Command desks. Two parallel runs. Minimum $\frac{3}{4}$ conduit each, with all necessary connection boxes.
- b. Install dedicated HVAC system to service dispatch center. New system shall furnish a minimum of 80 CFM of makeup air, 68-72°F, at <50% RH constant or IAW ASHREA guidelines, whichever is more stringent. HVAC system shall be capable of maintain a constant 68-72° <50%RH in the area which will have a constant staff of 2 personnel. Thermostat/Humidistat to be hard wired and located in the space for control by occupants. System to have capability of monitoring by Johnson controls central system. HVAC unit to have dehumidification capability and controls. Equipment located in the area will include but may not be limited to-
1. 20" monitors- 6
 2. 40" monitors- 2
 3. PCs- 4
 4. Printers- 2
- ii. Remove old HVAC service duct back to source and seal duct flanges/connections IAW SMACNA guidelines.
- c. Command center (room 141)
- i. Demolish stairs, knee wall, and raised floor back to line of dispatch office (see SK-1)
 - ii. Construct new knee wall and stairs.
 - iii. Finish floor area near rear door with new carpet mating existing Command center carpet.
2. Server room and support areas- Reconfigure Server room to accommodate larger server rack required to support new 911 system. Add HVAC system to cool server room. Reconfigure Fire Dept dormitory area into training office spaces. Chief's quarters to have its latrine upgraded to include a shower. Existing kitchen, lounge, dining and training areas (spaces 128-132) will be renovated/reconfigured to better accommodate the growth in personnel.(see sketch SK-2) New kitchen appliances to be GFE. List of equipment attached. All changed spaces shall have fire/sprinkler adjusted/upgraded to accommodate floor plan changes to be in compliance with NFPA. HVAC and electrical systems to be reconfigured as necessary to accommodate changes and be in compliance with NEC and ASHREA requirements.

- a. Equipment room (126) (see sketch SK-1)-
 - i. Demolish wall and doorway in room.
 - ii. Demo existing floor finish and install new VCT.
 - iii. Paint room.
 - iv. Install Server cooling system. Ductless split systems preferred. Base bid system to be a minimum of two (2), independent 1.5 ton systems (3 ton total). Include bid options to upgrade systems to 2, and 2.5 each. (4 and 5 ton total respectively)
 - v. Provide two new (2) twenty amp service drops (4 plex outlets).

- b. Kitchen- (see Sketch SK-2) (room 130)
 - i. Demo existing kitchen. Remove all appliances, cabinetry, range hood and supporting equipment/utilities.
 - ii. Design and construct new kitchen following concept shown on sketch SK-1 utilizing the list of equipment to be furnished by Government. Equipment to be installed by Contractor. Contractor to furnish and install range hoods. New kitchen will include the following equipment and all supporting equipment and services (ductwork, electrical, plumbing, etc.) for support -
 - 1. Sinks- 2
 - 2. Ranges – 2 (GF/CIE)
 - 3. Range hoods (with fire suppression systems)- 2
 - 4. Dishwashers- 2 (GF/CIE)
 - 5. Refrigerators- 2 (GF/CIE)
 - 6. Microwaves- 2 (GF/CIE)

- c. Dining/lounge (rooms 129,131, & 132)
 - i. Demo walls as shown in concept sketch SK-2
 - ii. Construct new walls as shown
 - 1. New wall construction
 - a. Minimum 6” above current ceiling height or IAW NFPA, most stringent to apply.
 - b. 18 ga. Studs or better
 - c. Double stud corners
 - d. Mold resistant gypsum wall board. Thickness to meet or exceed NFPA requirements.

- iii. Replace carpet in affected areas to match grade/color/weight of existing.
 - iv. Reconfigure ceiling tile/grid to accommodate change.
 - v. New fluorescent lighting in lounge room to follow SK-2 concept. New can lighting on dimmer to be included.
 - vi. Dining area to have ceiling grid and lighting adjusted to accommodate wall changes.
- d. Training/chiefs area-
- i. Demo walls as shown in SK-2
 - ii. Construct new walls as shown in SK-2
 - 1. New wall construction
 - a. STC50 or better sound rating
 - b. 18 ga. Studs or better
 - c. Double stud corners
 - d. Mold resistant gypsum wall board. Thickness to meet or exceed NFPA requirements.
 - iii. Install new doors where shown. Doors to match existing and be IAW NFPA requirements, most stringent shall apply.
 - iv. Replace carpet in affected areas to match grade/color/weight of existing.
 - v. New fluorescent lighting in training room to follow SK-2 concept. New can lighting on dimmer to be included.
 - vi. Reconfigure lighting and ceiling tile/grid to accommodate wall change.
 - vii. Close off doorways from back of Chief's quarters (door 16 from room 114).
 - viii. Install shower stall in chief's expanded latrine area.
 - ix. New latrine area (shower) finishes to match existing latrine (sink/toilet). (VCT)
 - x. New latrine shall have new lighting and exhaust fan installed.

ATTACHMENT 2 – MINIMUM DRAWINGS REQUIRED WITH PROPOSAL

- **Required Drawings:** Note: drawings may be combined on sheets where appropriate. Provide additional drawings if needed for Contractor’s Design and Construction.

#	SHEET TITLE	DUE WITH PROPOSAL					DUE 1 WK PRIOR TO HARDSTART					DUE 3 WKS PRIOR TO PHASE START					DUE AT FINAL INSP	
		N R	35 %	90 %	100 %	S T A M P	N R	35 %	90 %	100 %	S T A M P	N R	35 %	90 %	100 %	S T A M P	AS-B U I L T S	S T A M P
T1	COVER SHEET									X	X						X	X
T2	ABBREVIATIONS & SYMBOLS																	
A1	FLOOR PLANS			X						X	X						X	
A2	ROOM FINISH SCHEDULE									X	X						X	
A3	DOOR SCHEDULES & ELEVATIONS		X							X	X						X	
A4	WINDOW SCHEDULES & ELEVATIONS																	
A5	BUILDING ELEVATIONS																X	
A6	WALL SECTIONS & DETAILS			X						X	X						X	
A7	INTERIOR WALL TYPES																	
A8	ROOF PLANS & DETAILS																	
A9	RELECTED CEILING PLANS			X						X	X						X	
S1	GENERAL STRUCTURAL NOTES (Provide for OPT BID)									X	X						X	X
S2	DETAILS																	
M1	HVAC LEGEND & ABBREVIATIONS									X	X						X	X
M2	HVAC FLOOR PLANS			X						X	X						X	X
M3	HYDRONIC PIPING (Provide if Applicable)									X	X						X	X
M4	SCHEDULES									X	X						X	X
M5	DETAILS									X	X						X	X
M6	CONTROLS									X	X						X	X
E1	ELECTRICAL LEGEND & GENERAL NOTES									X	X						X	X
E2	ELECTRICAL LIGHTING PLANS									X							X	
E3	ELECTRICAL POWER PLANS			X						X	X						X	X
E4	ELECTRICAL SYSTEMS PLANS			X						X	X						X	X
E5	ELEC ONE LINE DIAG & PANEL BOARD SCHED									X	X						X	X
E6	ELECTRICAL DETAILS									X	X						X	X
E7	EMCS/JOHNSON CONTR SCHED, LINE									X	X						X	X

	DIAGRAMS, DETAILS																	
FA	FIRE ALARM SYSTEM (All Drawings As Needed)													X	X	X	X	
SP	SPRINKLER SYSTEM (All Drawings As Needed)													X	X	X	X	
		DUE WITH PROPOSAL					DUE 1 WK PRIOR TO HARDSTART					DUE 3 WKS PRIOR TO PHASE START					DUE AT FINAL INSP	
#	SHEET TITLE	N R	10 %	35 %	100 %	S T A M P	N R	10 %	35 %	100 %	S T A M P	N R	10 %	35 %	100 %	S T A M P	AS-B U I L T S	S T A M P

- Professional Stamp:** Drawings with “STAMP” checked in the schedule shall be designed, reviewed, and stamped approved for construction by a qualified professional registered engineer licensed in the state of Virginia.
- As-Built Drawings:** Contractor shall submit As-Built Cad Drawings, per UFC 1-300-09N (http://www.wbdg.org/ccb/DOD/UFC/ufc_1_300_09n.pdf), by Final Inspection. If not submitted by Final Inspection, the final inspection will be rescheduled.

END OF SCOPE

BIDDING SCHEDULE

Project: REMODEL OF EMERGENCY DISPATCH BLDG. 648

Project No: FFE-00014-0J

<u>BID ITEM NO.</u>	<u>DESCRIPTION</u>	<u>LUMP SUM</u>
Base Bid	FFE-00014-0J, Remodel Emergency Dispatch	_____
Option Bids		
1	Upgrade server HVAC units to 2 tons each (4 ton total) add	_____
2	Upgrade server HVAC units to 2.5 tons each (5 ton total) add	_____

Project: REMODEL OF EMERGENCY DISPATCH BLDG. 648
Project No: FFE-00014-0J

ATTACHMENT 3 – SPECIAL INSTRUCTIONS

(REVIEWED 11 APR 07) SPECIAL WORK REQUIREMENTS AND RESTRICTIONS:

1. GENERAL INTENTIONS:

1.1. The Contractor and his employees and subcontractors shall become familiar with and obey all Fort Eustis regulations, including fire, traffic, and security regulations. The Contractor's employees and subcontractors shall keep within the limits of the work (and avenues of ingress and egress), and shall not enter restricted areas unless previously approved to do so. The Contractor and subcontractors shall take precautions to protect areas overnight. Contractor will take necessary precautions to protect adjacent areas from damage during construction. The Contractor shall restore all structures, grounds, and appurtenances damaged during the course of the work to original condition prior to the start of work at the Contractor's expense.

1.2. All work shall be done in accordance with Department of Defense (DoD) Unified Facilities Criteria (UFC), the International Building Code, and The Code of Virginia, Title 54.1, Licensing requirements for architects, professional engineers, and land surveyors. All equipment and installations will also be in accordance with the manufacturer's literature. In the event a conflict should arise concerning specific requirements, the more stringent requirement shall be the mandatory requirement.

NOTE: If there is a conflict between these codes or regulations and these contract specifications, the most stringent requirements shall apply at all times.

1.3 SUBMITTALS

The following items specified herein shall be submitted in accordance with SUBMITTAL PROCEDURES:

1.3.1 SUBMITTAL PROCEDURES

1.3.1.1 Schedule of Material Submittals

Information, shop drawings, certificates, test data, etc., listed on the attached AF Form 66, Schedule of Material Submittals, shall be submitted for approval by the Contracting Officer, or his/her designated representative in accordance with the General Provisions. Whenever in this contract materials or drawings are required to be submitted by the Contractor to the Contracting Officer for approval and the material or drawings submitted are at variance with the specifications or Government drawings, but are, nevertheless, approved by the Contracting Officer, inadvertently and without consciousness of the variance, and regardless that a closer review could have revealed the variance, then such approval shall not be final unless the **Contractor** expressly

noted in a memorandum to the Contracting Officer, on the material submittal or drawing that “this material or drawing varies from specifications in the following aspects –” or uses other works of similar clear meaning. In the event of such an inadvertent, erroneous approval, the Contracting Officer, upon discovering the variance at any stage, have the right to require the Contractor to do such rework and/or material replacement as is necessary to obtain compliance with the specifications, and the expense of such rework and/or material replacement shall be borne solely by the Contractor.

2. POST REGULATIONS:

The site of the work is on a military reservation, and all rules and regulations issued by the Commanding Officer, Fort Eustis covering safety and sanitary requirements, shall be observed by the Contractor.

2.1 Personnel Restrictions:

Personnel will be limited to the immediate site area and shall under no circumstances enter buildings or facilities not involved in the work. All employees of the Contractor will be subject to all rules and regulations of Fort Eustis, which pertain to personnel. The Contractor shall erect any necessary fences or signs and be responsible for the restrictions of all personnel.

2.2 Transportation Facilities:

The facility is served by an all weather surfaced road network. Road(s) within the military reservation proposed to be used by the Contractor, shall be subject to prior approval of the Post authorities and such roads, if used, shall be maintained throughout construction and shall be restored to as good condition as existed prior to their use.

2.3 Road and Post Entry Restriction:

The movement of all vehicles within the Post shall be confined to the roads designated and shall comply with traffic regulations within the post. Other roads may be used only with the approval of the QAI. The Contractor shall keep all roads free of mud and other foreign material resulting from his operations. Parts of Fort Eustis are restricted access where private owned vehicles are not allowed and special identification for each person’s entry is required. Coordinate with Fort Eustis Security personnel all access requirements prior to starting the work.

2.4 Personnel Transportation:

Contractor owned vehicles shall be used to transport workers from the approved staging areas to work sites.

2.5 Parking and Staging Areas:

2.5.1 Privately Owned Vehicles (POVs)

POVs used by Contractor personnel to commute to work are required to park in existing parking lots. Contractor or Contractor's employees, including subcontractors, shall not park any personally owned vehicle (POV) or company and/or delivery vehicle on grassy areas near or in the construction site without prior approval from the Contracting Officer, or his/her designated representative. When allowed, parking on grassy areas will only be for short-term delivery purposes (to include heavy tools, equipment, construction materials, etc.). Use designated hard surfaces or existing parking lots near or within the project site for parking of POVs or company and/or delivery vehicles. Tire and track impressions (ruts) created on wet or soft soil by vehicles and/or equipment used in the Contractor's operations shall not be left for more than one day after removal of such vehicle or equipment that caused the rutting. The Contractor shall restore the affected area(s) of the site to its original condition within that one-day period.

2.5.2 The Contractor staging area(s) shall be at a designated location approved by the QAI. The Contractor shall store approved trash receptacles, construction materials and equipment in these area(s). The Contractor shall maintain these area(s) in a clean and safe manner as approved by the Contracting Officer. The Contractor's construction trailer, toilet facilities for workers use, and a parking area for personal vehicles will be designated in the vicinity of the Contractor staging area(s). The Government is making this area available to the contractor for the convenience of the contractor. The Government cannot guarantee the security of this staging area, therefore the contractor has responsibility to insure any contractor materials and facilities are secure. The Government will not reimburse the contractor for any losses the contractor may suffer for equipment stored at this or any other site on the installation.

2.5.3 The contractor shall submit for approval a site plan indicating the proposed location and dimension of any area(s) to be fenced and used by the Contractor. No trailers, materials, or equipment shall be placed or stored outside the fenced area(s). All areas used by the Contractor, for the storage of equipment or materials, or other use, shall be restored to the original or better condition upon completion of the project. Utilities connections to contractor temporary office trailer shall be accomplished by the Contractor, and payment for utility use shall be paid by the Contractor.

2.5.4 Use of Roads:

Loading shall be limited to five tons axle unless approved otherwise. The Contractor shall keep all roads clear of all obstructions and free of mud and other foreign materials resulting from operations. Post speed limits and traffic controls will be observed.

3. INSPECTION:

Government representatives will conduct inspections during the work process. Defective Contractor furnished materials and/or deficiencies in workmanship in progress shall be replaced or corrected to the satisfaction of the Contracting Officer at no additional cost to the Government.

3.1 Hold Point Inspections:

Project hold points will be identified at the kick-off meeting, and at a minimum, conform to hold points listed in the IBC (Sec 109), International Plumbing Code (Sec 107), and the International Mechanical Code (Sec 107). Inspections will be annotated on the project schedule. Contractor shall notify the QAI one day in advance for each hold point inspection. All work related to subject inspection shall not continue until the inspection has been completed and approved.

4. SAFETY STANDARDS:

The Contractor shall comply with the "Occupational Safety and Health Administration (OSHA)" Safety and Health Regulations for Construction, Part 1926, for the performance of all work under this contract.

4.1 ACCIDENT REPORTS:

The Contractor shall comply with accident reporting requirements as outlined in US Army Transportation Center Fort Eustis Regulation 385-10 Safety - Occupational Safety And Health Program. All accident reports will be reported immediately to the QAI/COR/PM.

4.2. FIRE PREVENTION AND PROTECTION:

The Contractor shall comply with all safety requirements outlined in US Army Transportation Center Fort Eustis Regulation 385-10 Safety - Occupational Safety And Health Program, Fort Eustis Regulation 420-90, Facilities Engineering: Fire and Emergency Services, Fire Prevention Program, and all rules and regulations issued by the National Fire Protection Association covering storage and use of inflammable mixtures of materials which might constitute a fire hazard.

5. HAZARDOUS MATERIALS AND WASTE MANAGEMENT:

TCFE Reg 200-6, w/Change March 2005, prescribes policies and procedures for conservation, protection, and enhancement of the environment at Fort Eustis and Fort Story and supported facilities.

(<http://CED-web.eustis.army.mil/enrd/ENRDDocs/ENRDReg/TCFEReg200-6-4Oct05.pdf>)

All Hazardous Waste (HW), Non-hazardous Waste (NHW), and Universal Wastes (UWs) excluding UW Lamps disposal must be coordinated through the Hazardous Waste Accumulation Facility (HWAF). UW Lamps should be turned-in at the SWRPPCs.

All contractors must utilize HWAF services to the maximum extent offered, including HW containers, labels, and disposal services. Contractors are prohibited from utilizing non-HWAF services to dispose of HW.

6. CLEAN UP:

6.1 Remove rubbish, debris, and construction materials daily. All rags, cotton waste or materials which might constitute a fire hazard shall be placed in metal containers or destroyed at the end of each day. Upon completion of the work, all staging, scaffolding and containers shall be removed from the site. The Contractor shall not deposit or place any cloths, rags, waste, trash or debris in Government owned trash cans, containers or receptacles. The Contractor shall furnish adequate trash cans for his use on this contract. All these materials shall be disposed of off post at the Contractor's expense.

6.2 Debris and rubbish shall be removed from all work areas daily. Debris shall be removed and transported in a manner that prevents spillage on streets or adjacent areas. Local regulating hauling and disposal shall apply. All vehicles for hauling debris shall be covered.

7. HOT WORK PERMIT:

Before using any spark producing devices or open flames either inside or outside of work areas, the Contractor shall obtain a Hot Work permit from the Post Fire Department at least three (3) days in advance.

8. PROTECTION AND USE OF EXISTING FACILITIES:

8.1 The Contractor shall protect and maintain service to existing telephone, CATV, data, wiring, piping fixtures, equipment, utilities and structures; and any damages shall be repaired or restored at the expense of the Contractor. Repairs to existing underground privately owned utilities damaged by the Contractor such as water, sewer and gas, shall be the responsibility of the Contractor to repair at no additional cost to the Government.

8.2 Use of tenant owned items by Contractor personnel will not be allowed in any building facilities, including but not limited to phones, toilets, kitchen facilities or parking spaces. The Contractor shall maintain unobstructed access and egress from occupied portions of the site and shall not interrupt heating/air conditioning or any utility service to the occupied unit without written approval for the duration of the contract.

9. SUBCONTRACTS AND WORK COORDINATION:

9.1 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.

9.2 The Contractor shall designate an employee or employees to oversee work under this contract. This employee will be a working supervisor. While any work is being performed, the designated employee or employees shall remain at the job site, except for such incidental errands as required by his/her duties. The employee or employees are responsible for the proper coordination and timeliness of the work, and the proper workmanship of all trades; therefore, his/her absence from the project site shall be considered as damaging to the Government. The ability of his/her supervision, based on knowledge and experience, is essential to the proper execution of the work, as is the ability to communicate and direct the efforts of those performing the work. The Government reserves the right, in the event that it becomes apparent the employee or employees are not satisfactorily directing the work, to require the Contractor replace the employee or employees.

9.3 During the period of this contract, other contracts may be in force for the construction of other features of work on or adjacent to the site of work being accomplished under this contract. Also, prior to completion of work under this contract, members of the Using Agency may be performing work or occupying facilities on or adjacent to the area. The Contractor shall arrange his plant and shall schedule and perform this work so as to effectively cooperate with all other Contractors and Government agencies.

9.4 It shall be the responsibility of the prime Contractor to be fully informed of the extent of limits of work to be performed by other prime Contractors. Should there be any conflict between these limits, it shall be brought to the attention of the Contracting Officer and the Contracting Officer's decision shall be final.

10. HOURS OF WORK:

10.1 The normal work day for construction shall be from 7:30 A.M. to 4:00 P.M., Monday through Friday of each week. Any request to change these hours must be coordinated in advance with the QAI and customer.

10.2 The Contractor shall schedule all work done by his employees and subcontractors as to cause the least amount of interference with Fort Eustis employees

and residents as possible. The Contractor's work schedule shall be subject to the approval of the Contracting Officer.

10.3 If the Contractor desires to perform work outside of normal duty hours on Saturdays, Sundays, or holidays, he shall coordinate in advance with the QAI.

11. INTERRUPTIONS OF UTILITIES:

11.1 No utility services shall be interrupted by the Contractor to make connections, or for any purpose without approval of the CED.

11.2 Request for permission to shut down services shall be submitted in writing to the QAI and CED Service Order Desk ATTN: MR. Chuck Hudson, not less than 14 calendar days prior to date of proposed interruption. The request shall give the following information:

- (1) Nature of Utility (Gas, Elect, Water, Etc.)
- (2) Size of line and location of shutoff.
- (3) Building and services affected.
- (4) Hours and date of shutoff.
- (5) Estimated length of time service will be interrupted.

11.3 Services shall not be shut off until receipt of approval of the proposed hours and date from the CED.

11.4 Service Interruption:

11.4.1 Shutoffs which will cause interruption of Government work operations as determined by the CED shall be accomplished during regular non work hours or non work days of the Using Agency without any additional cost to the Government.

11.5 Valve Operation:

11.5.1 Where shutoff of water lines interrupts service to fire hydrants or fire sprinkler systems, the Contractor shall arrange his operations and have sufficient material and personnel available to complete the work without undue delay or restore service without delay in event of emergency.

11.6 Gas Mains:

Flow in gas mains which have been shut off shall not be restored until the Government inspector has coordinated that all items serviced by the gas line have been shut off.

11.7 Digging Permit:

Digging permits, "Clearance Permit for Digging", must be obtained prior to doing any digging work on Post. The Contractor shall be responsible to obtain all necessary digging permits, which may be necessary to accomplish his work, from the CED service technician responsible for issuing the digging permits.

11.8 Excavations

All trenches/excavations shall be back filled and compacted to 95% of maximum Proctor density. Trenches will be top dressed with no less than three inches of sifted topsoil and then compacted. The finished area will be free of all debris, rocks and then graded to conform to the surrounding area. The area will be hydroseeded in accordance with the specifications.

12 RECORD DRAWINGS

12.1 Record of Work Progress

During the progress of the work, the Contractor shall keep a careful record at the job site of all changes, corrections and deviations from the layouts and details shown on the drawings to include all contract modifications. The Contractor shall enter such changes on project drawings promptly, but not later than on a weekly basis. Such revised drawings shall be considered "redline" as-built drawings and done IAW the appropriate UFC

13 DELIVERABLES AND FINAL AS-BUILTS

13.1 Geodetic Control Surveys

The Contractor shall provide horizontal and vertical control surveys for the precise location of primary survey points for planning, engineering, construction, real estate projects, GIS applications or facility management.

13.2 Deliverable Requirements

- a. The contractor shall use conventional surveying and other methods, such as a total station or Global Positioning Systems (GPS) for field data collection at an accuracy level in accordance with "Geospatial Positioning Accuracy Standards,
- b. Part 4: Architecture, Engineering, Construction, and Facilities Management," published by the Federal Geographic Data Committee (FGDC), dated February 2002. This standards document can be found at: http://www.fgdc.gov/standards/status/sub1_5.html.

c. All geospatial data shall overlay on the installation's most current orthorectified imagery provided by the government. The collected data will incorporate the coordinate and projection system of the imagery, WGS 1984 ZONE 18N, and have an external spatial reference (.prj) file attached that specifies the parameters of the coordinate system.

d. The contractor shall provide survey grade GPS data at an accuracy level of ± 2 cm. where appropriate (as determined by the Government), and all other collection at a resource grade accuracy level of $\pm < 0.5$ meter.

e. The contractor shall provide a quality control (QC) report that must state whether all inconsistencies in the data generated were corrected, or it must detail the remaining errors by case.

f. Data on the location of contractor installed utility lines shall be captured at a minimum every 50 feet and each turn or bend in a utility line must be captured.

g. The contractor shall prepare and submit a file geodatabase (.gdb) that links the respective spatial and tabular databases through ESRI ArcGIS 9.3.1. The contractor shall utilize a topology build and clean routine and assure the following:

- o No erroneous overshoots, undershoots, dangles or intersections in the line work
- o Lines should all be continuous, i.e. do not create dashed lines with many small line segments
- o Point features should be digitized as points, not graticules, symbols or icons
- o No sliver polygons
- o All polygons completely close and have a single unique centroid
- o Digital representation of the common boundaries for all graphic features must be coincident, regardless of feature layer

g. Feature Attributes: The contractor shall identify the classification, type, location, ID number, and any other necessary attributes (specified by the Government) for all surveyed, mapped, designed or proposed features.

h. Entity naming conventions, attribute fields, and domain names will be collected in the format defined by the *Spatial Data Standards for Infrastructure and Environment (SDSFIE) release 2.6*, except where modified by the government. This standards document can be found at: <http://www.sdsfie.org>.

i. Metadata: The contractor shall complete all metadata elements marked mandatory and mandatory-if-applicable as defined by the *FGDC Content Standards for Digital Geospatial Metadata* for each feature layer collected. This standards document can be found at: <http://www.fgdc.gov/metadata/contstan.html>.

j. Metadata must include an NSSDA accuracy statement at the 95% confidence interval & corresponding calculation worksheets as outlined in "Geospatial Positioning Accuracy Standards, Part 3: National Standard for Spatial Data Accuracy," published by the Federal Geographic Data Committee (FGDC). This

standards documentation can be found at:
http://www.fgdc.gov/standards/status/sub1_3.html

k. Metadata should be submitted in ESRI ArcGIS 9.x format and stored as an XML document with the corresponding feature layer.

l. The Contractor shall provide the QAI as-built record contract drawings in AutoCAD format or other electronic format on a compact data disk within 24hrs of contract completion. Drawing names on the compact data disk shall begin with FE (or FS) and the facility number.

13.3 Topographic and Infrastructure Surveys

The Contractor shall provide surveys to consist of, but are not limited to, field data acquisition of detailed topographic, planimetric and infrastructure feature data for use in engineering site planning, cost estimating, design, as-builts and construction layouts.

13.4 Geographic Information Systems Office Point of Contact

Any questions regarding data collection efforts, deliverable formats or deliverable specifications should be addressed to the Geographic Information Systems Office, POC:

Mr. Chris Beemer, CED Program Flight GIS Analyst
757 878-3190 ex 261

14 As-Built record drawings:

14.1 As-Built Drawing Submittal

14.1.1 At the time of beneficial occupancy, the Contractor shall submit as-built data to the Contracting Officer, or his/her designated representative, incorporating the aforementioned information into the project drawings. The Contractor shall also ensure that a separate copy of all similar as-built data is provided for delivery to the Base GeoBase Office. The as-built deliverable (plans, shop drawings, surveys, studies, imagery, designs, manuals, spare parts lists, etc.) shall be in a digital (electronic information) format and shall be delivered on standard compact disks (minimum 650 megabytes) in a format that is directly compatible with the CADD/GIS Technology Center's Spatial Data Standards, Version 4.0 (or latest version available). No "redline" or marked-up drawings will be accepted as the final as-built drawings. The data provided shall be compatible with AutoCAD and shall be submitted by the Contractor to the Contracting Officer, to the Base GeoBase Office, and to the Engineering Support on three separate compact discs (CDs).

14.1.2 The Contractor shall provide the QAI as-built record contract drawings in AutoCAD format or other electronic format on a compact data disk within 24hrs of contract completion. Drawing names on the compact data disk shall begin with FE (or FS) and the facility number.

14.1.3 GPS coordinates: GPS coordinate points, of the corners of the new facility, and termination points of utilities, shall be provided for new facility construction. Coordinates shall use the WGS 1984 Zone 18N datum.

15. WARRANTY OF CONSTRUCTION:

15.1 In addition to any other warranties in this contract, the Contractor warrants that the work performed under this contract conforms to the contract requirements and is free of any defect in equipment, materials, or design furnished, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall not limit the Government's rights under the Inspection and Acceptance clause of this contract with respect to latent defects, gross mistakes, or fraud.

15.2 This warranty shall continue for a period of one year from the date of final acceptance of the work. If the Government takes possession of any part of the work before final acceptance, this warranty shall continue for a period of one year from the date the Government takes possession.

15.3 The Contractor shall remedy at the Contractor's expense any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to Government owned or controlled real or personal property, when that damage is the result of:

- a. The Contractor's failure to conform to contract requirements.
- b. Any defect in equipment, material, workmanship or furnished designs.

15.4 The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for one year from the date of repair or replacement.

15.5 The Government will notify the Contractor, by phone or in writing, within a reasonable time after the discovery of any failure, defect or damage.

15.6 If the Contractor fails to remedy any failure, defect, or damage within two days after receipt of notice, the Government shall have the right to replace, repair, or otherwise remedy the failure, defect, or damage at the Contractor's expense.

15.7 This warranty shall not limit the Government's rights under the inspection and acceptance clause of this contract.

15.8 EQUIPMENT GUARANTEE LIST:

15.8.1 The Contractor shall obtain and furnish to the Contracting Officer written guarantees for all equipment furnished under the contract and shall prepare a complete listing of all such equipment. This equipment list shall state the specification section applicable to the equipment, duration of the warranty there of, start date of the warranty, ending date of the warranty, and point of contact for fulfillment of the warranty. This listing shall be fully executed and delivered to the Contracting Officer prior to final acceptance of the entire contract, and such acceptable listing shall be a condition to final acceptance of the entire contract.

15.9 Listing of Equipment

15.9.1 The Contractor is required, prior to the final inspection to provide a listing of all equipment or material carrying a manufacturer's warranty or as indicated in the specifications. Use the following Equipment Warranty/Guarantee Record for each item and attach manufacturer's certificate as appropriate.

The Contractor shall furnish with each guarantee the name, address, and telephone number of the guarantor's representative nearest to the location where the equipment and appliances are installed. The Contractor shall tag each item of warranted equipment with a data tag, enclosed in a durable, oil and water resistant clear plastic envelope approved by the Contracting Officer. Tag shall be attached to the equipment in clear sight with a metal wire. The date of acceptance and inspector's signature shall be left blank until project is accepted for beneficial occupancy. The tag shall show the following information:

EQUIPMENT WARRANTY TAG

Contractor.
Building No.
Type of Equipment
Accepted Date
Contract Completion Date
Warranted Until
Under Contract No.
Telephone /Address.
Inspector's Signature

15.9.3 PRECONSTRUCTION CONFERENCE:

After award of the construction contract and prior to the start of any construction work, an authorized representative of the Contracting Officer will schedule and conduct a preconstruction conference. The Contractor's Project Manager, Superintendent and his Quality Control System Manager shall attend this meeting. The Contractor is encouraged to have an officer of his company (Project Manager could be this person) and a representative from each of his subcontractors at the conference. This conference will be held at a location and time as specified by the Contracting Officer's Representative.

16. QUALITY CONTROL PLAN:

Contractor Quality Control is means by which the Contractor ensures that the construction, including that of subcontractors and suppliers, complies with the requirements of the contract. The controls shall be adequate to cover all construction operations, including both on-site and off-site fabrication, and will be keyed to the

proposed construction sequence. At the completion of all work or any increment thereof established by a completion time, the Contractor shall conduct a Pre-Final Inspection of the work with the Government inspector to develop a "punch list" of items which do not conform to the approved plans and specifications. Such a list of deficiencies shall include the estimated date by which the deficiencies will be corrected. Upon notification from the Contractor that all deficiencies have been satisfactorily corrected a joint final inspection will be scheduled by the Contractor.

16.1 POST ACCEPTANCE TESTS:

Should completion of the project occur at such time that the required performance test must be conducted and test data recorded and submitted during a season when both heating and cooling system performance cannot be checked, the Contractor shall perform the tests and record all such data as is available with system operating automatically under the prevailing weather conditions. That part of the system operation which cannot be recorded because of the prevailing weather shall be delayed until the weather is appropriate at which time the remaining part of the required tests shall be conducted and data recorded accordingly. Portions of the tests may not be delayed without written consent of the Contracting Officer. Dates for the final tests will be set at the project final inspection.

17. CONTROL DIAGRAM:

Provide framed drawings under laminated plastic showing complete instrumentation and HVAC system control diagrams, for all equipment furnished and interfaces to all new and existing equipment, at each respective equipment location. Condensed operating instructions explaining preventive maintenance procedures methods of checking the system for normal safe operation, and procedures for safety starting and stopping the system manually shall be prepared in typed form, framed as specified for wiring and control diagrams and posted beside the diagrams. Proposed diagrams, instructions, and other sheets shall be submitted prior to posting. The framed instructions shall be posted before acceptance testing of the systems. Provide a reproducible copy of each revised diagram in addition to the framed copy.

18. FIELD TRAINING:

Upon completion of the work and final acceptance of contract, the contractor, at no cost the government, will provide instruction to Government operating personnel on the proper operation and maintenance of the equipment. O&M manuals shall be provided before the training.

19. EXTERIOR ELECTRICAL :

All electrical service on Ft Eustis is owned by Dominion Virginia Power (DVP). Contractors will coordinate directly with DVP to acquire preliminary electrical cost estimates. Upon project funding, contractor will coordinate with the CED PM for a

formal cost proposal from DVP. Contractor shall coordinate with Virginia power all electrical connections or disconnections to insure proper feed to building is provided.

20. EXTERIOR WATER/SEWER:

All water and sewer service on Ft Eustis is owned by Old Dominion Utility Service (ODUS). Contractors will coordinate directly with ODUS to acquire preliminary cost estimates. Upon project funding, contractor will coordinate with the CED PM for a formal cost proposal from ODUS. Contractor shall coordinate with ODUS all water and sewage connections or disconnections to insure proper feed to building is provided.

21. EXTERIOR GAS PIPING SYSTEM :

21.1 All natural gas service on Ft Eustis is owned by Virginia Natural Gas (VNG). Contractors will coordinate directly with VNG to acquire preliminary cost estimates. Upon project funding, contractor will coordinate with the CED PM for a formal cost proposal from VNG (if necessary). Contractor shall coordinate with VNG all natural gas connections or disconnections.

22. CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT (Ref UFC 1-900-01 AND UFGS 024200 APRIL 2006)

All military construction, renovation, and demolition projects shall include contract performance requirements for a 50% minimum diversion of construction and demolition waste by weight, from landfill disposal. Contract specifications will include submission of a contractors' C&D Waste Management Plan, prior to the start of site clearance. (ACSIM MEMO dtd 6 Feb 2006)

22. GOVERNMENT POLICY

22.1 Government policy is to apply sound environmental principles in the design, construction and use of facilities. As part of the implementation of that policy the Contractor shall: (1) practice efficient waste management when sizing, cutting, and installing products and materials and (2) use all reasonable means to divert construction and demolition waste from landfills and incinerators and to facilitate their recycling or reuse.

22.2 MANAGEMENT

22.2.1 The Contractor shall take a pro-active, responsible role in the management of construction and demolition waste and require all subcontractors, vendors, and suppliers to participate in the effort. Construction and demolition waste includes products of demolition or removal, excess or unusable construction materials, packaging materials for construction products, and other materials generated during the construction process but not incorporated into the work. In the management of waste

consideration shall be given to the availability of viable markets, the condition of the material, the ability to provide the material in suitable condition and in a quantity acceptable to available markets, and time constraints imposed by internal project completion mandates. The Contractor shall be responsible for implementation of any special programs involving rebates or similar incentives related to recycling of waste. Revenues or other savings obtained for salvage, or recycling shall accrue to the Contractor. Firms and facilities used for recycling, reuse, and disposal shall be appropriately permitted for the intended use to the extent required by federal, state, and local regulations.

22.3 PLAN

22.3.1 A waste management plan shall be submitted within 15 days after [contract award] [notice to proceed] and prior to initiating any site preparation work. The plan shall include the following:

- a. Name of individuals on the Contractor's staff responsible for waste prevention and management.
- b. Actions that will be taken to reduce solid waste generation.
- c. Description of the specific approaches to be used in recycling/reuse of the various materials generated, including the areas and equipment to be used for processing, sorting, and temporary storage of wastes.
- d. Characterization, including estimated types and quantities, of the waste to be generated.
- e. Name of landfill and/or incinerator to be used and the estimated costs for use, assuming that there would be no salvage or recycling on the project.
- f. Identification of local and regional reuse programs, including non-profit organizations such as schools, local housing agencies, and organizations that accept used materials such as materials exchange networks and Habitat for Humanity.
- g. List of specific waste materials that will be salvaged for resale, salvaged and reused, or recycled. Recycling facilities that will be used shall be identified.
- h. Identification of materials that cannot be recycled/reused with an explanation or justification.
- i. Anticipated net cost savings determined by subtracting Contractor program management costs and the cost of disposal from the revenue generated by sale of the materials and the incineration and/or landfill cost avoidance.

22.4 RECORDS

Records shall be maintained to document the quantity of waste generated; the quantity of waste diverted through sale, reuse, or recycling; and the quantity of waste disposed by landfill or incineration. The records shall be made available to the Contracting Officer during construction, and a copy of the records shall be delivered to the Contracting Officer upon completion of the construction.

22.5 COLLECTION

The necessary containers, bins and storage areas to facilitate effective waste management shall be provided and shall be clearly and appropriately identified. Recyclable materials shall be handled to prevent contamination of materials from incompatible products and materials and separated by one of the following methods:

22.5.1 Source Separated Method.

Waste products and materials that are recyclable shall be separated from trash and sorted into appropriately marked separate containers and then transported to the respective recycling facility for further processing.

22.5.2 Co-Mingled Method.

Waste products and recyclable materials shall be placed into a single container and then transported to a recycling facility where the recyclable materials are sorted and processed.

22.5.3 Other Methods.

Other methods proposed by the Contractor may be used when approved by the Contracting Officer.

22.6 DISPOSAL

Except as otherwise specified in other sections of the specifications, disposal shall be in accordance with the following:

22.6.1 Reuse.

First consideration shall be given to salvage for reuse since little or no re-processing is necessary for this method, and less pollution is created when items are reused in their original form. Sale or donation of waste suitable for reuse shall be considered. Salvaged materials, other than those specified in other sections to be salvaged and reinstalled, shall not be used in this project.

22.6.2 Recycle.

Waste materials not suitable for reuse, but having value as being recyclable, shall be made available for recycling whenever economically feasible.

22.6.3 Waste.

Materials with no practical use or economic benefit shall be disposed at a landfill or incinerator.

-- End of Section --

