

**STATEMENT OF WORK FOR
MULTIPLE AWARD CONSTRUCTION CONTRACT (MACC)**

MUHJ 10-4012

**REPAIR ELEVATORS, BAYVIEW TOWER, F.945 & CONTROL TOWER, F.381
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 10-4012, Repair Elevators, Bayview Tower, F.945 & Control Tower, F.381

The freight elevator at Bayview Tower breaks down frequently, stranding service and house-keeping staff until the elevator can be safely reactivated. This is a ten-story building and using the stairs is not a feasible option especially when service is required on the upper floors. The Control Tower elevator has been continuously malfunctioning over the past year. The cost of repairs is beginning to exceed the cost of replacement. A serviceable elevator is required to move equipment and personnel from the 1st floor to the 7th floor. Equipment essential to conducting control tower operations cannot be moved via the stairwell, thus jeopardizing airfield operation when the elevator is not working. Control Tower personnel on medical profile cannot report to work on the 7th floor when the elevator has malfunctioned and is waiting for repair.

The Contractor shall sequence his work to ensure progress is sufficient for occupancy and use. **The period of performance is 126 days.**

The Contractor shall complete a design-build effort as out lined in all the 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. DESIGN:

MUHJ 10-4012, Repair Elevators, Bayview Tower, F.945 & Control Tower, F.381:
The scope of work for this project includes the following areas at the site that require design.

1.2.1. Repair by Replacement Freight Elevator at Bayview Tower, F.945 – Includes design and specification to upgrade and modernize to a like-new condition, by replacement, the

freight elevator located at Bayview Tower, F.945. This modernization work includes replacement of machinery, controls, doors, and door controllers, panels, and car doors and finishes.

- 1.2.2. Repair by Replacement Elevator at Control Tower, F.381** – Includes design and specification to upgrade and modernize to a like-new condition, by replacement, the freight elevator located at Control Tower, F.381. This modernization work includes replacement of machinery, controls, doors, and door controllers, panels, and car doors and finishes.

1.3 BUILD:

MUHJ 10-4012, Repair Elevators, Bayview Tower, F.945 & Control Tower, F.381:
The scope of work for this project includes the following areas at the site that require repair.

- 1.3.1. Repair by Replacement Freight Elevator at Bayview Tower, F.945** – Includes the replacement of the existing freight elevator including machinery, controls, doors, door controllers, panels, car doors and finishes. Repair work also includes other necessary civil, mechanical, and electrical infrastructure and machinery work, and related appurtenances per the approved final construction documents.

- 1.3.2. Repair by Replacement Elevator at Control Tower, F.381** – Includes the replacement of the existing freight elevator including machinery, controls, doors, door controllers, panels, car doors and finishes. Repair work also includes other necessary civil, mechanical, and electrical infrastructure and machinery work, and related appurtenances per the approved final construction documents.

2. PROGRAM MANAGEMENT:

The Contractor shall sequence his work to ensure progress efficient for occupancy and use.

2.1 COMMENCEMENT, PROSECUTION AND COMPLETION OF DESIGN:

The Contractor is required to complete the following design requirements:

- 2.1.1. 35% Design Submittal:** The A-E will prepare and submit for approval concept drawings, outline specifications, design analyses 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.

- 2.1.2. 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.

2.1.3. 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 126 calendar days.

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

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

2.2 SUBCONTRACTORS:

No variance.

2.3 QUALITY CONTROL PLAN:

No variance.

3. RESPONSE REQUIREMENT

No variance.

4. DESIGN DOCUMENTS, GENERAL:

No variance.

4.1 DRAWINGS, BID SCHEDULE AND COST ESTIMATE:

No variance

4.2 DRAWING:

No variance.

4.3 RENDERED PERSPECTIVE:

No variance.

4.4 SPECIFICATIONS:

No variance.

4.5 CONSTRUCTION COST ESTIMATE BREAKDOWN:

No variance.

4.6 PREPARATION OF AF FORM 66, Schedule of Material Submittals:

No variance.

4.7 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 – Tom Lightfoot			(757) 764-4619
Facility Managers – Stephen Smith	F.945	Civ	(757) 574-3901
Shawn Whitehurst		Civ	(757) 574-1172
Leroy D. Cooper	F.381	SMSgt.	(757) 574-5327
Kerry Hall	F.381	TSgt.	(757) 574-5327