

**STATEMENT OF WORK (SOW)  
FOR CONSTRUCTION  
FTFA 12-1069 RENOVATE BUILDING 600**

9 June 2022

- 1) **STATEMENT OF WORK:** FTFA 12-1069 RENOVATE BUILDING 600:  
The Contractor shall perform all construction services for subject project, hereafter referred to as “Project”, located on Eglin Air Force Base, Florida. The intent of this project is to renovate selected interior portions and selected exterior portions of Building 600.
- a) **PROJECT DESCRIPTION:** The contractor will construct this project, in accordance with the criteria contained herein and using industry commercial grade products, materials, installation, and methods to Department of Defense and Air Force requirements in accordance with this Statement of Work (SOW), the plans and specifications and contract documents. The contractor shall furnish all parts, labor, tools, materials, plant, and transportation necessary to perform work required in this contract. Work will include removal of existing exterior, interior, and structural components, mechanical system components, electrical components, finishes, ceilings, walls, windows, doors, associated hardware and the installation of upgraded components as shown on the construction documents, and phased as indicated on the plans, specifications, and other construction documents.
- b) **CONSTRUCTION REFERENCES:** Work shall be performed in accordance with the requirements and regulations set forth in the plans, specifications, and the contract documents, as well as the UFC 1-200-01 General Building Requirements and US Air Force Design Guide Supply Administration and Warehouse Facilities, Unified Facilities Criteria (UFC) Department of Defense (DOD) to include UFC 4-440-01A Storage Depots, UFC 4-442-01N Design: Covered Storage, and National Fire Protection Association , NFPA 230 Standard for the Fire Protection of Storage, and 29 U.S.C. § 651 et seq.; 29 C.F.R. Part 1903.1 et seq.—Occupational Safety and Health Act 1970. It is the contractor’s responsibility to ensure the finished product meets all applicable current codes, regulations, guidelines, manuals, acts, laws, and standards, which includes, but is not limited to:
- 2012 International Building Codes (IBC).
  - American Concrete Institute (ACI 318-last edition).
  - Underwriters Laboratories (UL).
  - Eglin Air Force Base Architectural Compatibility Plan.
  - Eglin Wire and Communications Specifications and Standards.
  - Minimum Design Loads for Buildings and other Structures, American Society of Civil Engineers, ASCE 7-10.
  - American Institute of Steel Construction (ASTM) Steel Construction Manual Volume 13
  - UNIFIED FACILITIES CRITERIA (UFC) 1-200-01 General Building Requirements

- UFC 3-301-01 Structural Engineering
- UFC 3-190-06 Protective Coatings and Paints
- AFI 32-1065 Grounding Systems
- Air Force Instruction “AFI” 32-1023 Design and Construction
- Standards and Execution of Facility Construction Projects.

It is the responsibility of the contractor to use the most stringent construction requirements applicable.

In case of a conflict between the different Air Force standards or other any information herein this document, the more stringent requirement criteria and/or work-effort shall apply and take precedence.

Publications referred to in this specification may include reference dates that do not reflect the current status of the publication. Unless otherwise stated in the specification (this will be accomplished by stating "Compliance is required with this publication versus any future versions") the current publication is the applicable publication. Where the specification further refers to deviations from these publications, these deviations will be applied to the current publication.

- c) **COMPLIANCE:** All work and installation shall meet UFC 4-211-01 Aircraft Maintenance Hangars with Change 1, UFC 3-600-01, ETL 02-15, NFPA 409 Standard on Aircraft Hangars, AT/FP standards, design guidance, Occupational Safety and Health Act 1970, and all applicable codes, IBC, UFC’s, and DOD directions and guidance, NFPA, ADA, etc. Listed references are not all inclusive and it is the Contractor’s responsibility to ensure the project meets all applicable current codes, regulations, guidelines, manuals, acts, laws, and standards. It is the responsibility of the Contractor to use the most stringent construction requirements applicable. Publications referred to in this specification may include reference dates that do not reflect the current status of the publication. Unless otherwise stated in the specification (this will be accomplished by stating "Compliance is required with this publication versus any future versions") the current publication is the applicable publication. Where the specification further refers to deviations from these publications, these deviations will be applied to the current publication.
- d) In case of a conflict between the different Air Force standards or other any information herein this document, the more stringent requirement criteria and/or work-effort shall apply and take precedence.

**2) PREPROPOSAL CONFERENCE:** The Contractor shall contact the contracting Officer, PZIOC, within ten (10) days of notice, to establish a conference date/time to conduct a site visit upon receipt of the solicitation document.

- a) **SITE VISIT:** The Contractor is responsible for visiting the project site, meet with the project manager and site manager before submitting cost proposal. The Contracting Officer will schedule the date and time of a Site Visit for the opportunity to see the project area one time. Multiple site visits will not be allowed or scheduled. Prospective bidders are expected to visit the area of work and verify all conditions and dimensions. Submitting a proposal will be construed that such examination has been made and later claims for

labor, material, or equipment required for difficulties encountered and/or oversights will not be accepted. Any verbal questions at the Site Visit shall be addressed in writing to the Contracting Officer and made available to all Offerors. After the Site Visit, any concerns or questions shall be in writing and directed to the Contracting Officer.

- b) **BASE ACCESS:** All non DoD ID cardholders (vendors, Contractors, day-labors, volunteers, college students, teachers, bank employees, visitors, AAFES and DECA employees) will be checked (vetted) through the National Crime Information Center (NCIC) or JPAS before being issued an installation pass or badge. Everyone will be vetted thru AFFIDAVIT For Eglin document, which will be provided by contracting when required.
- i. The AFFIDAVIT must be submitted to the Contracting Administrator seven (7) days prior to requested entry to the installation. AFFIDAVIT is good for one year.
  - ii. A Base Access Letter must be submitted to the Contracting Administrator seven (7) days prior to requested entry to the installation. A Template for both the Affidavit and Base Access Letter will be provided upon request.
  - iii. Security considerations may be in force and Contractor should allow adequate time for arranging access during pre-proposal and the project.
  - iv. If you have any questions or require assistance please contact the Contracting Officer, Mary Hallmon, mary.hallmon@us.af.mil. The Project Engineer for this project is Reate Davis, (850) 882-5740 and the Project Inspector, Mr. Mark Nelson, 883-1360

**3) INSTALLATION:** Due to the location and exposure of the project site, develop a construction plan prior to start of work. Plan should include implementation means and methods for getting materials, equipment and personnel to the project site to safely and accurately perform the work.

- a. Contractor shall obtain a signed Work Clearance Request Form (AF 103) from Building 696. Form must be renewed every 30 days.
- b. Contractor shall obtain a burn permit from the Eglin Fire Department prior to any on site welding or burning.
- c. The Contractor is expected to visit the areas of work and verify all conditions and dimensions. The Contractor is responsible for marking and verifying all utilities marked and not marked.
- d. Additional guidance concerning the work and other specific requirements will be discussed and provided at the pre-proposal meeting.

**4) SUBMITTALS:**

- a. WORK SUBMITTALS: to be discussed at the preconstruction meeting include, but may not be limited to: Material Submittals, Work permits, Utility Outage Requests, Utility Connection Requests, Welding Permits, and Burning permits.
  - i. The Contractor shall submit a schedule of proposed work to the Contracting Officer. The schedule shall show the proposed activities, including locations where work is planned. All work sequencing and phasing is subject to the approval of the Contracting Officer.
  - ii. The Contractor shall submit shop drawings for the building components, such as structural steel or fire protection, as required by the contract drawings.
- b. MATERIAL SUBMITTALS: Identify necessary criteria and provide an electronic AF Form 66, Submittal Register for all construction items. Construction submittals shall include catalog cuts, certificates, reports, samples, schedules, shop drawings, test, and warranty items.
- c. AS-BUILTS:
  - i. Provide (8) hardcopy sets, and one (1) Mylar set of As-Built drawings upon completion of the construction of the project. As built are also to be provided in .pdf format and .dwg format (AutoCAD). Electronic Design Deliverables are to comply with UFC 1-300-10, Electronic Design Deliverables (EDD) Manual of Policies and Procedures.
  - ii. All drawings are to be produced in Autodesk, AutoCAD, Minimum Release 2014 .dwg electronic files. Files from Previous version releases are not authorized to be incorporated or utilized in creation of any new drawings for this project.

**5) LOCATION OF THE PROJECT SITE:**

- a. See figures 3 and 4 for general and specific location of the project site:

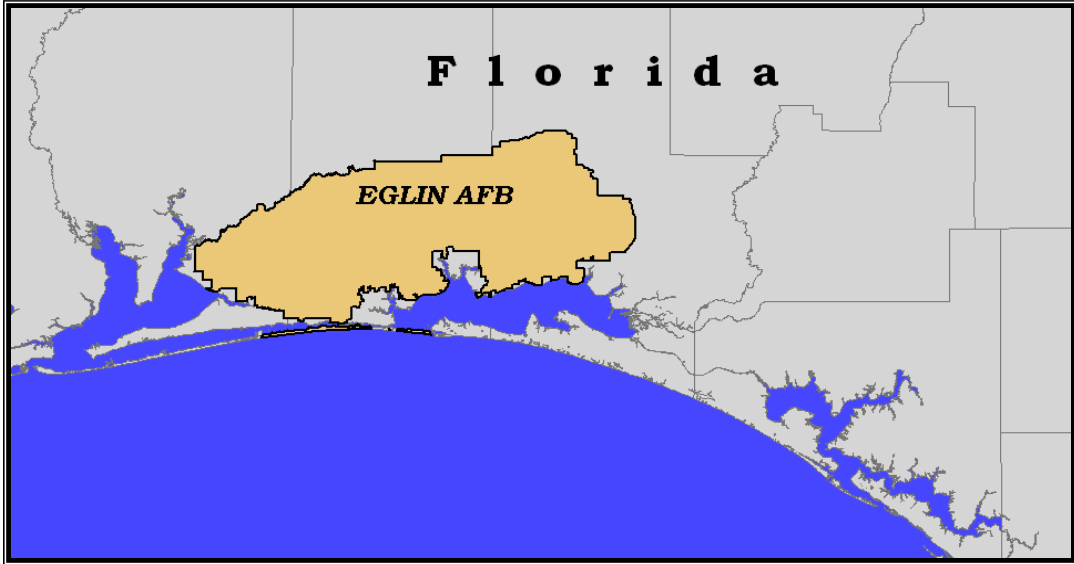
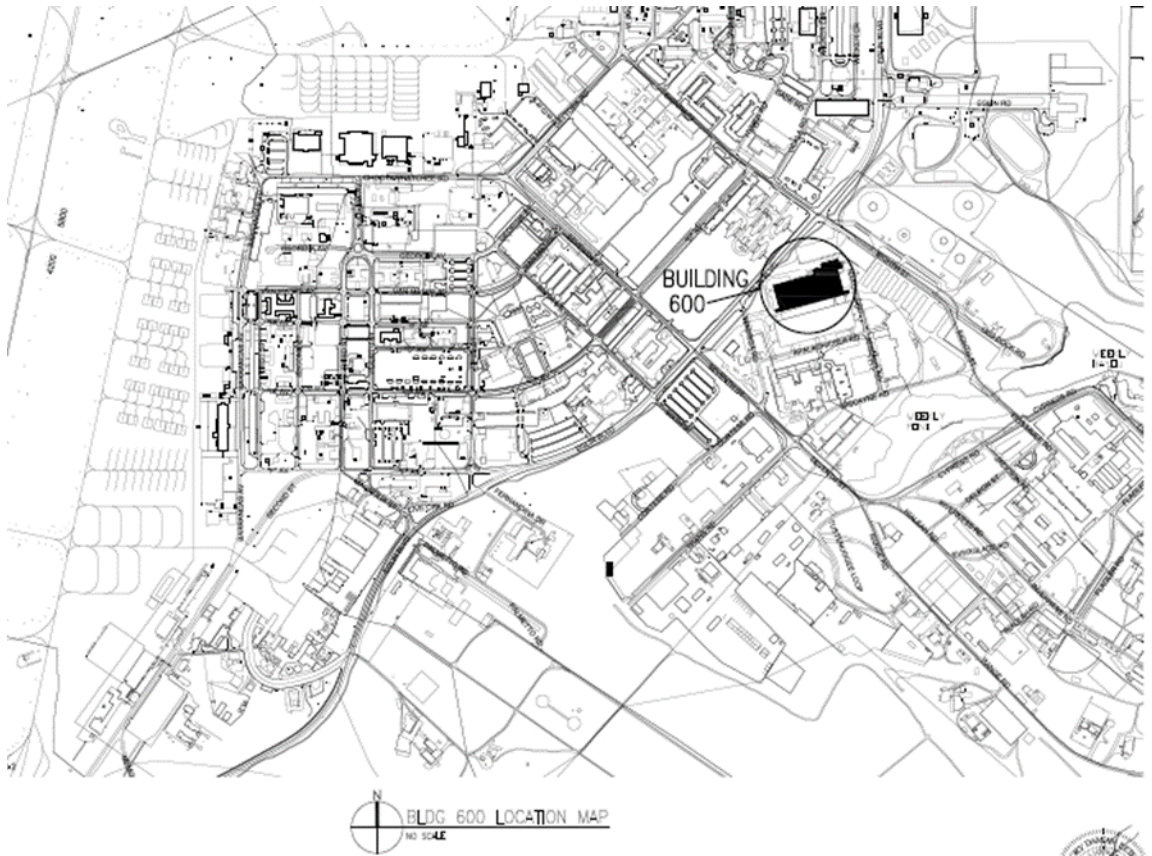


Figure 3: Geographic Region of the Project Site

Figure 4: Location of Project Site on Eglin Main Base



**6) NOTICE TO PROCEED:**

- a. Contractor will receive a single NTP for the construction of the project.
- b. Contractor CANNOT start construction until the permits and documentation required by the Contracting Officer and the construction documents are obtained and approved by the Government.

**7) ADDITIONAL REQUIREMENTS:**

- a. The Contractor shall be responsible for obtaining any documents not attached as part of this RFP but referenced as criteria for the project. Government requirements may delete, revise, add to, or substitute criteria contained in the referenced documents and shall be deemed the controlling authority of any changes to the referenced documents and criteria.
- b. The Contractor and his/her personnel must obey and comply with all the airfield procedures to enter/leave the work area.
- c. It may become necessary from time to time for the Government to stop the Contractor from working due to high priority or sensitive missions. The Contractor will cease the work as directed by the facility managers and notify the Contracting Officer. For each calendar day and/or portion of a calendar day the Contractor is removed from the job site, the contract schedule will be adjusted accordingly.
- d. ESTIMATED CONSTRUCTION COST: In accordance with the clause entitled "Funding Limitations" contained in the basic contract, the Contractor shall be responsible for planning within the construction cost budget limit. Option construction items shall be separately calculated. All costs will be clearly identified and shall include to:
  - iii. Removal and disposal of construction material as needed.
  - iv. Construction cost (Material & Labor).
  - v. Construction Inspection and Supervision.
  - vi. Overhead and Profit.
- e. QUALITY: The engineering project and technical criteria requirements represent the minimum quality and quantity acceptable for proposals and project submittals. The standards, documents, and criteria referenced within this Request for Proposal (RFP), although not all attached within this RFP document, are modified to the extent indicated within this Section. Offeror shall be responsible for obtaining any documents not attached as part of this RFP but referenced as criteria for the project. Requirements of this Section may delete, revise, add to, or substitute criteria

contained in the referenced documents and this section shall be deemed the controlling authority of any changes to the other referenced documents and criteria.

- f. WASTE DISPOSAL: Project demolition and construction waste shall be disposed of off base in a legal manner in accordance with State of Florida waste regulations. Transportation and disposal shall be at the Contractor's expense. Asbestos and Lead waste disposal has specific requirements for handling and disposal as outlined in the contract specifications. Coordination of all waste disposal manifests will be through our Environmental Branch, Mr. Stephen Kauffman at 850-882-7665, [Stephan.kauffman@us.af.mil](mailto:Stephan.kauffman@us.af.mil).
- g. GATE HOURS: Gate hours are subject to change by the Government at any time due to military activities. Contractor shall then be responsible for coordinating with the Contracting Officer for base access.
- h. DELIVERIES: All deliveries to Contractor work sites on Eglin AFB main base must go through the North Gate, located off SR-85 South. Trucks trying to enter the East, West or the ACC gate will be turned around and told to use the North Gate. Contractors' work trucks carrying equipment and tools are also required to use the North Gate. North Gate is OPEN: Mon thru Sat 6 am to 6 pm.
- i. STORM PROTECTION: Should warnings of winds of gale force or stronger be issued, the Contractor shall take every practical precaution to minimize danger to persons, to the work, and to adjacent property. These precautions shall include closing all openings, removing all loose materials, tools, and equipment from exposed locations, and removing or securing scaffolding and other temporary work.
- j. INTERFERENCE WITH STATION OPERATIONS: Permission to interrupt any utility, communication, operational or traffic service or pattern shall be requested in writing at least 5 working days, or as required by the Contracting Officer prior to the date of the desired interruption. The Contractor shall receive approval in writing from the Contracting Officer before the requested interruption may be put into effect. Any power outage shall be approved by the Contracting Officer in writing.
- k. CHEMICAL LATRINE: The Contractor shall provide, a minimum of one chemical latrine, and additional latrines at one per 12 workmen, where needed. The latrine(s) will be at the job site for the duration of the contract performance period. The latrine(s) shall be serviced as often as required for sanitary conditions, but in no case shall servicing be less than once per week. Servicing shall comply with all applicable federal, state, and local laws, ordinances, and regulations. The latrine waste shall be disposed of legally off Government lands.

**END OF STATEMENT OF WORK**