

STATEMENT OF WORK (SOW)
CONTRACT METHOD: COMPETITIVE
PROJECT NUMBER: RLGC180093

OPPORTUNITY NUMBER: 1085931
PROJECT TITLE: Repair Golf Equipment Building B49
PROJECT LOCATION: Patriot Golf Course, 200 Springs Road
Bedford, MA 01730
DATE: January 10, 2023

1. INTENT

- 1.1 The scope of the project is to repair the exterior and interior of the Golf Course equipment building located at the Hanscom Air Force Base Golf Course.
- 1.2 The Contractor shall comply with all applicable federal, state, and local laws and codes including, but not limited to, the following:
 - 1.2.1 Instructions, manuals, handbooks, regulations, guidance, policy letters, and rules (including all changes and amendments);
 - 1.2.2 Executive Orders (EOs);
 - 1.2.3 Air Force Engineering Technical Letters (AFETLs);
 - 1.2.4 Air Force/DOD instructions, manuals, handbooks, regulations;
 - 1.2.5 Unified Facilities Criteria (UFCs);
 - 1.2.6 American Society of Mechanical Engineers (ASME);
 - 1.2.7 American National Standards Institute (ANSI);
 - 1.2.8 National Association of Corrosion Engineers (NACE);
 - 1.2.9 National Plumbing Code (NPC);
 - 1.2.10 National Fire Protection Association (NFPA);
 - 1.2.11 National Electrical Code (NEC);
 - 1.2.12 Commonwealth of Massachusetts State Building Code;
 - 1.2.13 Commonwealth of Massachusetts General Law;
 - 1.2.14 Commonwealth of Massachusetts Standard Specification for Highways and Bridges;
 - 1.2.15 Life Safety Code;
 - 1.2.16 Environmental Protection Agency (EPA) regulations;

- 1.2.17 National Environmental Policy Act (NEPA);
- 1.2.18 Commonwealth of Massachusetts Department of Environmental Protection Regulations (DEP);
- 1.2.19 Conservation Commission requirements for the local towns having jurisdiction of the work area;
- 1.2.20 Air Force, AFMC, and DOD Environmental Policy;
- 1.2.21 Americans with Disabilities Act (ADA) Accessibility Guidelines; and
- 1.2.22 HAFB specific design requirements.

1.3 Where there is a conflict between nationally recognized codes and local codes, the most stringent, as determined by the Government, shall apply.

1.4 The Contractor shall perform all work in accordance with (IAW) the BasicContract SOW and specifications, and this SOW.

2. ADMINISTRATION

2.1 The following individuals are the points of contact (POCs) for this delivery order:

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|-------|-----------------------|--------------------------------------|
| 2.1.1 | Project Manager (PM): | Mr. Albert Kopek (781) 225-5360 |
| 2.1.2 | Alternate PM | Mr. Frederick Gavriel (978) 761-4397 |
| 2.1.3 | Project Inspector: | Mr. Peter Crory (781) 656-3810 |

3. PRINCIPLE FEATURES

- 3.1 The Contractor shall furnish all labor, materials, tools, equipment, and transportation to complete the work identified in this SOW. The Contractor shall provide supervision, safety and quality control, design shop drawings, and as-built drawings.
- 3.2 If a condition arises that requires additional funding, the Contractor shall immediately notify and brief the Project Manager/Project Inspector. Changes requiring additional funding authorization require a formal executed contract change document.
- 3.3 The Contractor shall provide complete construction management including inspection and maintenance of construction/quality control logs.
- 3.4 The Contractor shall provide updates to the Project Manager/Project Inspector as necessary. The Contractor shall report any construction issues, changes to schedule, or schedule slippages, with proper justification, as part of these updates.
- 3.5 In the event of a conflict between documents provided to the Contractor, the most stringent documentation, as determined by the Government, shall apply.

- 3.6 The Contractor shall coordinate all work through the Project Manager/Project Inspector.
- 3.7 The Contractor shall be licensed within the State of Massachusetts, as required.
- 3.8 Major Items of work to be accomplished shall include the following:
 - 3.8.1 The Contractor shall produce a detailed construction progress schedule encompassing the entire project and provide weekly schedule updates to include atwo-week look ahead;
 - 3.8.2 The Contractor shall identify any long lead items in writing and shall provide them to the Contracting Officer for Project Manager verification. The Contractor shall include any long lead items in his construction progress schedule;
 - 3.8.3 The Contractor shall sequence work to minimize disruption during regular business hours;
 - 3.8.4 The Contractor shall incorporate any anticipated utility outages or potential road/lane closures into his construction schedule and shall clearly identify them in both his detailed construction progress schedule and as part of his two-week look ahead;
 - 3.8.4.1 The normal working period at Patriot Golf Course are the hours between 7:30 a.m. to 4:30 p.m. excluding Saturday, Sunday, and Federal Holidays unless otherwise authorized by the Contracting Office. The exclusion of work on Saturday, Sunday, and Federal Holidays shall be considered in computing the performance time ofthis contract.
 - 3.8.4.2 All outages and closures shall be returned to normal operating conditions no later than 0700 hours the following workday. Outages or closures requiring multiple days to complete or occurring on a Federal holiday shall be coordinated in advance with the Government for approval prior to beginning theconstruction activity;
 - 3.8.5 The Contractor shall schedule and coordinate with the Contracting Officer portions of work that are anticipated to create significant noise, fumes, dust, etc. ten (10) calendar days in advance;
 - 3.8.5.1 To accommodate these conditions, the Government may allow the Contractor to work outside of normal business hours; however, the Contractor shall submit a written request within an acceptable minimum advance notice of seventy-two (72) hours to the Contracting Officer for approval;
 - 3.8.6 The Contractor shall provide complete project management, construction management, submittals, shop drawings, engineering, submittal reviews, sizing, construction inspection, and administrative services;
 - 3.8.7 The Contractor shall coordinate with the Project Manager/Project Inspector, Facility Security, HAFB Environmental office, Communications Squadron, Security Forces and Fire Department;

- 3.8.8 In the event of a hazardous spill, the Contractor shall comply with the latest version of the HAFB Spill Prevention and Response Plan (SPRP). The Government will provide the latest version of the SPRP upon request;
- 3.8.9 The Contractor shall provide shop drawings for all work. The Government will provide, if available, existing drawings in .pdf format to the Contractor for informational purposes. The Contractor shall treat these existing drawings as "For Official Use Only (FOUO)" and shall either destroy them or return them to the Government once finished. The Contractor shall examine all field conditions and take field measurements to verify all conditions prior to preparing their shop drawings. The Contractor shall provide as-built drawings and operations and maintenance (O&M) manuals, as required, no later than thirty (30) calendar days after construction completion;
- 3.8.10 The Contractor shall provide timely Requests for Information (RFIs), to the Contracting Officer and Project Manager/Project Inspector for Government response. RFIs shall address the issue (i.e., discrepancies, missing information, equipment size, etc.) and include Contractor recommendations to remedy the issue. In event the Contractor assesses that a contract modification may be required resulting from an RFI, the Contractor's Project Manager shall notify the Project Manager/Project Inspector; and
- 3.8.11 The Contractor shall submit technical solutions and detailed cost estimates in response to the Government Contracting Officer's Requests for Proposal. Prior to submitting the proposal, the Contractor and Project Manager/Project Inspector shall conduct a site visit to field verify the drawings and specifications with the existing field conditions and the scope of work. The Contractor shall submit RFP questions (i.e., discrepancies, missing information, equipment size, etc.) to the Contracting Officer and Project Manager/Project Inspector.

4. DESCRIPTION OF WORK

- 4.1 Paint the exterior facades of the Golf Course Equipment Building:
 - 4.1.1 The Contractor shall identify the various surfaces on the building and the various paint colors. These surfaces shall be tested for lead paint and Polychlorinated Biphenyls (PCBs).
 - 4.1.2 The process by which paint chips shall be tested for hazards will align with the TCLP testing requirements. The Contractor shall collect all paint chips, dust, and store the waste separately.
 - 4.1.3 The Contractor shall prepare the various surfaces for paint by hand scraping, hand sanding, removing debris, and removing any other items which would affect the painting performance.
 - 4.1.4 The Contractor shall fix/fill miscellaneous holes on the painting surface. Repairs shall be made to joints, cracks, and holes less than 1/2 inch in width or diameter. It is assumed that 10% of the siding shall be repaired by removing and replacing full siding boards.
 - 4.1.5 The Contractor shall protect all the shrubs and landscaping located around the building while performing the work.

- 4.1.6 The Contractor shall paint the exterior of the building to include all siding, garage doors, doors, and window trim. The window/ door mullions and sashes shall be painted as part of this project.
- 4.1.7 The paint color to be used shall match existing. A submittal will be required for color selection approval.
- 4.1.8 The Contractor shall review "Attachment 1 – Hazardous Testing Results." Attachment 1 contains existing hazardous material testing results for various paint surfaces.

4.2 Replace Asphalt Shingle Roof

- 4.2.1 Removal of approximately 4,000 SF (Total Field of the Roof) of existing asphalt shingle roof system, but not limited to:
 - 4.2.1.1 All layers and materials of existing roof system; asphalt shingles, felt underlayment, rubberized membrane, excess nails, etc.
 - 4.2.1.2 Metal flashing, counter flashing, drip edge, pipe flashing/ boots, gutters, downspouts, etc.
 - 4.2.1.3 Temporarily remove utility line and piping as required.
 - 4.2.1.4 Remove approximately 10% of existing roof deck that is damaged or in poor condition.
 - 4.2.1.5 Permanently remove skylight windows(4) on roof and infill the openings with roof rafters to match adjacent, joist hangers at each end of new rafter, and ¾" plywood sheathing.
- 4.2.2 Installation of new asphalt shingle roofing system, including but not limited to:
 - 4.2.2.1 All requirements of UFC 3-110-03, latest addition.
 - 4.2.2.2 Install new roof decking to match existing in areas that it was removed do to damage or in poor condition.
 - 4.2.2.3 Install new framing and decking in areas where skylight windows were removed.
 - 4.2.2.4 Nail down new roof decking to existing trusses. Nail down existing roof decking in areas that were not replaced but have come loose or not fully nailed down.
 - 4.2.2.5 Install ice and water shield (self-adhered rubberized membrane) at eaves, valleys, rakes, and roof penetrations. Ice and water shield shall extend 6 feet from roof eaves, 3 feet from rakes, 3 feet around all roof penetrations, and 3 feet on each side of a valley.
 - 4.2.2.6 Install synthetic underlayment over roof areas that doesn't already have a layer of underlayment.
 - 4.2.2.7 Install a new drip edge to match existing drip edge color, size, profile, and fastening method.
 - 4.2.2.8 Install asphalt shingle starter strip.
 - 4.2.2.9 Install architectural asphalt shingles. Color shall be comparable to GAF Timberline HD Hickory.
 - 4.2.2.10 Install all new aluminum flashing, counter-flashing, pipe flashing, and trim and at all miscellaneous roof penetrations. All the metal flashing, counter-flashing, etc. will need to be replaced. Color of material of visible shall be white.

- 4.2.2.11 Remove and reinstall all existing utilities, light fixtures, alarm bells, antennas, etc. to remain which are attached to existing roof structures. All utilities to be tested prior to removal and after reinstallation. All existing utilities, lighting and alarms to remain attached to existing roof structure, shall remain functional throughout duration of construction.
- 4.2.2.12 Install Ridge Vent water type ridge raised ridge vent with ridge vent mesh.
- 4.2.2.13 Install hip and ridge shingles.
- 4.2.2.14 Install a permanent roof anchor system. Roof anchors shall be installed every 6 feet on the roof ridge and every 6 feet along on rake/gable of each roof section.
- 4.2.2.15 Remove and replace siding around the cupola to allow for proper flashing installation. The contractor shall install wood siding on cupola to match new paint color. Install proper water proof membrane behind replaced siding.
- 4.2.2.16 Remove existing vent slats/ louvers on cupola and install new metal louvers. Install breathable mesh fabric in between cupola vent slats to allow for proper venting of building.
- 4.2.2.17 The contractor shall install all new aluminum gutters and downspouts.

4.2.3 Remove and replaced the lighting protection system. The lighting protection system shall be tested prior to replacement to verify it is working properly.

4.3 Repair Electrical Systems

4.3.1 Replace Lighting Fixtures

- 4.3.1.1 Remove all florescent lighting fixtures (28 fixtures to be removed, 12 on the basement level and 16 on the first level) in the entire barn building.
- 4.3.1.2 Install new LED light fixtures equivalent in illumination of existing lighting system.
- 4.3.1.3 Install new wiring, junction boxes, breakers, light switches, etc as required to perform the replacement.
- 4.3.1.4 Install new flood lights on second floor ceilings to provide lighting to all of the second floor. Install new conduits, junction boxes, light switch, etc as required.

4.3.2 Fix/replacement basement electrical receptacles.

- 4.3.2.1 The contractor shall replace all circuit breakers, wiring, and outlets in Panel EP-2 (16 receptacles) on existing branches of receptacles. These receptacles are currently not working.

4.4 Install new Permanent Fixed Ladder

- 4.4.1 Install new permanent aluminum fixed ladder to access the second floor of the barn building from the first floor.
- 4.4.2 The fixed ladder shall be OSHA compliant and shall have railing extend to 5 feet on each side of the second floor landing.
- 4.4.3 The fixed ladder, at the very least, shall be attached to the 1st level floor, walls, and the second floor.
- 4.4.4 A shop drawing will need to be submitted by the Contractor for Government

approval prior to manufacturing/ installation.

4.5 Renovate bathroom

4.5.1 Bathroom Demolition:

- 4.5.1.1 Completely demolish all items inside the bathroom to include exhaust fan/ light, light switches, outlets, electrical wiring, electric heater, water pipes, sewer lines, toilet, vanity/ utility sink, shower head, shower enclosure, shower valve, gypsum board/ drywall, insulation, interior wall, floor tile, cover base, door trim, door, rotted subflooring, carpeting required to renovate bathroom, and wall which contains the door.

4.5.2 Bathroom Construction:

- 4.5.2.1 See "Attachment 3 – Bathroom Layout" for new bathroom configuration.
- 4.5.2.2 Install new exhaust fan/ light properly sized for bathroom volume.
- 4.5.2.3 Install a new light switch connected to both the exhaust fan and lights.
- 4.5.2.4 Install new electric base board heater.
- 4.5.2.5 Install a new GFI outlet next to bathroom sink.
- 4.5.2.6 Install all new wiring, receptacle boxes, conduits, circuit breakers, switches, etc. required to install all electrical fixtures.
- 4.5.2.7 Install new sanitary sewer lines for all bathroom fixtures (shower, toilet, sink).
- 4.5.2.8 Install new copper water lines to all fixtures. All waterlines shall have pipe insulation installed.
- 4.5.2.9 Install new shower mixing valves, shower head, sink fixtures, toilet, shower etc.
- 4.5.2.10 Install ADA compliant grab bars next to toilet and shower.
- 4.5.2.11 Install new sub floor over replaces rotted sections.
- 4.5.2.12 Install new floor tile and wall tile per Attachment 3 – Bathroom Layout.
- 4.5.2.13 Install ADA compliant shower per Attachment 3 – Bathroom Layout. Shower pan shall be seamless with integral drain and made out of cultured marble. The shower walls/ enclosure shall be one piece each, seamless for each surface, and made of cultured marble. Seams to only occur at the change of wall direction.
- 4.5.2.14 Install a new ADA compliant solid wood door with all door accessories to include hinges, locks, door handle, etc.
- 4.5.2.15 Install insulation on all walls of the bathroom, floor, and ceiling. Minimum insulation installed shall have an R-value if 15. The contractor shall also insulate within the floor joist of the building managers office.
- 4.5.2.16 Construct new wall to extend bathroom.
- 4.5.2.17 Install gypsum board on all walls and ceilings

4.6. The contractor shall review Attachment 4 (SKS-01 Typical Truss Repair Detail, prepared by SMMA on 7/15/2022) and execute the repair of the

trusses, in the manner specified. The exterior steel rods, exterior steel channels and nuts must be galvanized.

4.7. The contractor shall excavate along the building edge to expose the building foundation, remove a few courses of siding to expose the building sill plate, replace sill plate if the existing sill plate is rotted, waterproof from foundation to wooden siding with a liquid mastic or a sheet mastic, replace the wooden siding and regrade the site to slope away from the building.

4.8. "Attachment 2 – Historical Drawings" contains historical drawings and dimensions. The Contractor shall verify all dimensions during the site visit.

4.9. The Contractor shall obtain, if required, any permits (i.e., welding) prior to the start of work.

4.10. The Contractor shall coordinate work with Civil Engineering (CE) and the Base Fire Department.

5. PERIOD OF PERFORMANCE (POP)

5.6. The POP shall be two hundred and forty (240) calendar days which includes thirty (30) calendar days for project close out. The POP shall commence upon the date of contract award.

5.7. The Contractor shall complete this project by the end of his contractual POP. This period shall include accomplishing all required work, including all clean up and punch-list items.

(END OF DOCUMENT)

List of attachments:

1. Attachment 1 – Hazardous Testing Results
2. Attachment 2 – Historical Drawings
3. Attachment 3 – Bathroom Layout
4. Attachment 4 – Typical Truss Repair Detail