



**Public Works Department, Maine**

From: PM & E  
To: Acquisition  
Date: 09/29/2022  
Subject: Building 79 2<sup>nd</sup> and 3<sup>rd</sup> Floor Renovations Option 2

eProjects #: 1591147  
Point of Contact: D. Driver

**Attachments:**

- (1) Technical Specifications
- (2) Submittal Register
- (3) Drawings

**1.0 SCOPE OF WORK:**

- A. Repoint the second and third floor, south and east facing walls as noted below.
- B. Clean and repair third floor roof and parapet flashing.
- C. Water infiltration testing.

**Location and Area of Work:**

Building 79 at Portsmouth Naval Shipyard is a three-story brick building except on the southeast corner along Winslow Street, which is single story. The south and east facing walls of second and third floors above the single story roof are the areas covered by this scope of work. The south-facing wall has four (4) large windows and the east-facing wall has six (6) large windows. The five windows on the second floor have security screens fastened to the brick walls. The remaining walls consist of bricks, brick pilasters, and stone window surrounds.

The third story roofs above the work area requires cleaning, patching, and flashing repairs.

**Exterior Masonry Wall Repairs:**

- 1. Provide roof protection over the single story roof and provide scaffolding from roof to top of brick parapet on both the south and east walls to perform masonry repairs.
- 2. Remove existing security screens on the second floor windows and provide security enclosure attached to the scaffolding at the second floor level to remain in place. Intent is to have the scaffolding provide security barrier in lieu of the window screens. Access to the scaffolding must be from temporary stairs inside the CIA and be secured during off hours.
- 3. Provide masonry repairs on both the south and east walls as shown to include 100 percent repointing to all brick and stone masonry joints, replacement of cracked or spalling brick masonry, removal of all abandoned anchors, and filling all holes and openings in the masonry walls.

**Roof Repairs:**

1. Provide roof cleaning on the third floor roofs above the work area. Work includes sweeping accumulated roof granules that prevent water flow to drains. Contractor shall inspect roof areas for damage and possible joint failures. Inspect existing metal parapet cap flashing for damage and water tightness. Repair or replace metal cap flashing as required.

**Water Infiltration Inspection, Investigation, and Design:**

1. Following the execution of all masonry repairs and repointing, utilizing the services of a third-party Building Envelope specialty consultant, investigate and try to determine the potential sources and pathways for water infiltration into the building at the second and third floor South and East walls above the first floor roof. Investigation is to include a thorough review and inspection of existing conditions including, but not limited to, new masonry repairs, exterior windows, exterior wall flashings, wall penetrations, and existing roofing systems. The purpose of this investigation is to determine if the masonry repairs stopped water infiltration into the building, or water infiltration still exist after the masonry walls are repaired. The Building Envelope specialty consultant is to investigate the potential sources if water continues to infiltrate the building during water testing.
2. Provide a field investigation of the roofing and flashing installation at and around the base of the one-story roof and main building to determine if this area could be a contributing source of water infiltration into the building.
3. Conduct on-site water spray tests as recommended by the Building Envelope consultant and/or defined by ASTM 1715 to test and verify findings and/or determine the potential areas of water infiltration. Existing water source is available at or near the areas being tested, but the Contractor will need to arrange to supply the necessary equipment to conduct the water tests. Contractor is to base their scope of work on providing water tests at five distinct locations where each location requires a separate set-up and testing duration. Contractor is to provide a unit price per water test set-up/location.
4. Based on the findings of the investigation and testing services provided. The Building Envelope specialist is to develop appropriate repair details (and options as appropriate) to address the findings of the investigative work. These details can include or modify the proposed repairs included in this Scope of Work. The established unit prices of the included repairs will be used to adjust the Contractor's costs via a contract modification based on the final accepted repair scope.

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**Building – Acceptance Testing:**

1. Following the execution of all proposed repairs at both the south and east facing walls, and proposed roof repairs, conduct on-site water spray tests as recommended by the Building Envelope consultant to confirm that the executed repairs have successfully addressed water infiltration. An existing water source is available at the site, but the Contractor shall arrange to supply the equipment to conduct the water tests. Contractor is to base their scope of work on providing water tests at five distinct locations where each location requires a separate set-up and testing duration. Contractor is to provide a unit price per water test set-up/location.
2. If water tests determine that water infiltration is still occurring, Contractor is to provide additional repairs as needed to address the findings of the follow-on water tests.
3. Following successful completion of the water tests, Contractor is to close-up the ceiling access areas, and remove scaffolding and associated equipment.

**5.0 BASIS OF BID:**

The contractor shall provide a firm fixed price for each work item and reflect the value of the material, labor and equipment with a line item total by completing the attached bid form. The proposal also outlines which materials/trades will require unit pricing.

**6.0 GENERAL REQUIREMENTS:**

All work performed by the Contractor shall be in accordance with the requirements specified in herein and the project specifications and all local, State and Federal Codes.

The means and methods of work associated with this project shall be in accordance with the tasks specified on the enclosed contract documents and the following general requirements:

**Division 01 - General Requirements Specification**

- 6.1. All requirements of Division 01 apply to this project unless otherwise noted herein or other contract documents or if means and methods do not invoke the requirement (i.e.: no confined space, no hazardous waste, etc.). Refer to the Attachment 4 Submittal Register for additional items that do not apply which are not otherwise explicitly identified as such herein.
- 6.2. The Contractor shall coordinate all work to permit Navy/Facility Operations to be performed during the course of work. The Contractor will not be allowed to work outside normal work hours and /or weekends and must ensure Shipyard/Facility operations are not impacted by work performed by Contractor. Additionally, some delays due to periodic work stoppages or changes in work sequence necessitated by the Shipyard/Facility operations

should be anticipated and taken into account by the Contractor. The performance period and contract completion date specified by the Contract includes adequate float to cover any such delays that may result. Consequently, any delay claimed by the Contractor will not be entertained if they are related to such schedule impacts due to Shipyard/Facility operations.

- 6.3. All work shall be fully coordinated with the Contracting Officer's Representative and PWD-ME and shall comply with all Work Restrictions specified in Specification Section 01 14 00.00 22.
- 6.4. Contractor shall provide all supervision, labor, materials, tools, equipment, and transportation necessary to perform tasks within this project.
- 6.5. The project is located in and adjacent to special requirement areas that require special Shipyard coordination and briefing. The Contractor shall coordinate work in these areas with Shipyard personnel. Areas are as indicated on the Plans. Coordinate with CM/ET Construction Management Team.

**6.6. Contractor Security Responsibilities**

Contractor employees shall not transport, drink, or have in their possession any alcoholic beverages. Possession of any controlled substances without a physician's prescription is also prohibited. Any Contractor employee appearing to be under the influence of intoxicating liquor or narcotics will be apprehended by Shipyard Police, escorted off of the Portsmouth Naval Shipyard, and turned over to the local Police Department.

Any vehicle found to contain controlled substances, including usable residue, may be seized and impounded. Within 24 hours of the work day following any vehicle seizure, the Portsmouth Naval Shipyard Police will have determined whether forfeiture of the vehicle is required. If not, the vehicle will be returned to the owner or authorized agent. If the vehicle is determined to be appropriate for forfeiture, the Portsmouth Naval Shipyard's Legal Officer will notify the Drug Enforcement Administration of such seizure and impoundment, for initiation of forfeiture proceedings pursuant to Title 21, U.S. Code, Section 881. Such actions may be taken regardless of whether the owner/operator of the vehicle had knowledge of the presence of drugs in the vehicle. The Government may pursue criminal or other disciplinary actions pursuant to Title 18, U.S. Code, Section 1382.

Possession of firearms, ammunition and/or explosives is prohibited. In the event explosives are required for construction work, specific handling requirements and approvals shall be obtained from the Security Officer via the Contracting Officer.

Cameras, video equipment, or similar photographic equipment shall not be introduced into nor removed from the Portsmouth Naval Shipyard. In the event

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such equipment is required for performance of contract work, approvals shall be obtained from the Security Officer via the Contracting Officer.

Weapons (firearms, personal knives with blades 2-1/2 inch long or greater, Mace, Pepper Spray etc.) are not permitted aboard the Shipyard.

Cell phones equipped with cameras are permitted aboard the Portsmouth Naval Shipyard outside NAVSEA controlled spaces such as the Controlled Industrial Area (CIA), but taking pictures is prohibited. Cell Phones equipped with cameras are not allowed in the Controlled Industrial Area (CIA), or any NAVSEA controlled space.

The following are the penalties for any Contractor personnel or Subcontractor Personnel that are found to be in possession of a camera or cell phone equipped with a camera taking pictures outside NAVSEA spaces:

1st offense with pictures: Full investigation with security forces and NCIS, camera or cell phone confiscation, and depending on results of investigation 30 days restriction.

2nd Offense with pictures: The offender will be permanently barred from access to NAVSEA spaces.

Cameras, or cell phones equipped with cameras, are not allowed in any NAVSEA space such as the CIA, NWA, CNIA or Security Island.

If a Contractor is found with a camera equipped cell phone in a NAVSEA space, the Standard Access Control Badge (SACB) and Defense Biometric Identification System card (DBIDS) will be confiscated. Access to the installation will be denied and a Security Deficiency Log (SDL) will be issued.

General Process:

Cell phones with no pictures of NAVSEA spaces:

1st Offense: There is a 10 day deadline for completion of the SDL. Credentials will be reissued to the offender once the SDL response is received from the contracting company, reviewed and accepted by the Security office.

2nd Offense: The offender will be permanently barred from access to NAVSEA spaces.

Cell phones with pictures of NAVSEA spaces:

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1st offense: The offender will be permanently barred from access to NAVSEA spaces.

At a minimum, all Superintendents & SSHO (and anyone acting in this capacity) shall have a CIA compliant mobile phone on their persons any time while work is occurring at the contract jobsite(s). The phone number(s) associated with these phones shall be provided during the pre-con meeting and work will not be allowed to proceed without one.

Laptops and any other computer, regardless of form factor, shall not be introduced nor removed from Portsmouth Naval Shipyard without authorization. Only business use computers are allowed. Contractors are not authorized to bring personally owned computers on-yard. If a computer is required to perform work on-yard, a Visitors Portable Computer Equipment Registration form must be completed and submitted for approval. These forms can be obtained and completed at the pass office upon entrance to the shipyard or your shipyard POC.

Any computing devices that also have or had an installed camera, must follow the same requirements as cell phones. If the computing device is visiting a NAVSEA space, it cannot have a camera. If the device has a camera, the only acceptable remediation is that the camera be professionally removed or drilled out and the resulting void must be filled with an opaque epoxy.

In the event that a camera is required for the performance of the contracted work, approval must be obtained from the C1120 security office. In the event of any deviation from the requirement to remove and epoxy the camera, authorization must be sought from C1120. All requests for camera use and deviations should come to C1120 through your COR or Shipyard POC. Authorizations and approved computer registrations must remain with the devices and be presentable upon request. Devices without a documented approval or observed being used in a manner that violates the terms of the Visitor Portable Computer Equipment Registration agreement are subject to search and seizure.

Use of wireless networking and communication on-yard by a contractor requires prior authorization. Communication devices such as cellular hotspots and wireless routers must also be registered using the same Visitors Portable Computer Equipment Registration. This does not include air-cards and straight cellular data. It does include any device that transmits or broadcasts Wi-Fi, including cellular phones with the personal hot-spot feature enabled.

Broadband internet connections must be authorized prior to use on-yard. All requests for physical cable service from an internet service provider (ISP) must be authorized and coordinated through C109. Contractors must work through their COR to request broadband access.

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Driver use of a hand-held cellular phone in a moving vehicle on the Portsmouth Naval Shipyard is prohibited. This prohibition does not include hands-free cellular phone devices. Hands-free devices include console/dash-mounted or otherwise secured cellular phones with integrated features such as voice-activation, speed dial, speakerphone or other similar technology for sending and receiving calls.

Driver use of any portable, personal listening device worn inside the aural canal, around or covering the driver's ear while operating a motor vehicle, is prohibited. Listening devices include wired or wireless earphones and headphones (including blue tooth or similar technology), and do not include hearing aids or devices designed and required for hearing protection.

The use of radar or laser detection devices to indicate the presence of speed recording instruments or to transmit simulated erroneous speeds is prohibited in accordance with OPNAVINST 5100.2H.

The Contractor shall indoctrinate personnel on access limitations to ensure security control is maintained as an integral part of their work pattern and habit.

Contractor is advised that any unescorted personnel found in security areas requiring a higher level clearance than the level represented by the badge displayed will be removed from the area with possible confiscation of security badges and vehicle passes.

**6.7.** The Contractor shall ensure work is conducted and completed in such a manner to allow access for emergency response vehicles throughout the construction period.

**6.8. Contractor Laydown Space:**

Contractor lay down space is to consist of an area as shown on the contract documents. Any additional space required to complete this work must first be approved by the Contracting Officer.

**6.9. Construction Site Plan**

The Contractor shall submit a site construction plan showing the locations and dimensions of temporary facilities (including layouts and details, equipment and material storage area (onsite and offsite), access and haul routes, avenues of ingress/egress to the fenced area and details of the temporary construction safety fencing/barriers systems that complies with EM385-1-1 Sections 4 & 8.

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Identify any areas where vehicle track pads will be installed to prevent the tracking of mud onto the pavement outside the project site limits. Indicate if the use of a supplemental or other staging area is desired.

Show locations & types of safety and construction fences/barrier systems, site trailers, construction entrances, trash dumpsters, temporary sanitary facilities, dewatering system storage tanks and infiltration pits. See EM385-1-1 Section 4.

#### **6.10. Temporary Project Safety Fencing**

Prior to the start of Construction, the Contractor shall furnish and erect temporary project safety fencing at the work site in accordance with the plans & following requirements:

- a. Temporary project fencing (or a substitute acceptable to the Contracting Officer (GDA) and delineated in the APP) shall be provided on all projects. See also EM385-1-1 Sections 4 & 8.
- b. Fencing shall extend from grade to a minimum of 4 ft above grade and shall have a maximum mesh size of 2 in. Fencing shall remain rigid/taut with a minimum of 200 lbs of force exerted on it from any direction with less than 4 in of deflection.
- c. Signs warning of the presence of construction hazards and requiring unauthorized persons to keep out of the construction area shall be posted on the fencing. At minimum, signs shall be posted every 150 ft. Fenced sides of projects that are less than 150 ft shall, at minimum, have at least one warning sign.
- d. Depending upon the nature and location of the project site, The Contractor may request to modify the type of barrier or not install temporary fencing in some sections of the project site. The Contractor's SSHO shall submit a risk analysis (AHA) to the Contracting Officer for review. This shall be based on a risk analysis of public exposure and other project specific considerations, and shall be included in the applicable AHA.

If the Contracting Officer approves the request and has determined fencing is not required, the Contractor shall install signs, other acceptable barriers systems, warning of construction hazards, shall be conspicuously posted.

If at any time it is determined the risk to the public changes based on the Contractor's work, the Contractor shall take immediate action to address any risk to the public.

- 6.11.** The Contractor shall dispose of all removed materials in accordance with the Shipyard/Facility, local, State and Federal regulations.

**6.12. Access to Unclassified Information**

Access to U.S. Navy technical information manuals, documents, drawings, plans, specifications, and other information (e.g., photos, presentations, renderings, papers, etc.) is government propriety and restricted to an official need-to-know basis. Handle, control, and safeguard to prevent oral, visual, and documentary disclosure to the public, to foreign sources, and to personnel not having an official need-to-know.

**7.0 PERIOD OF PERFORMANCE:**

BASE BID PERIOD OF PERFORMANCE 120 Calendar Days

ESTIMATED ON SITE TIME: 60 Calendar Days

The Contractor shall mobilize and commence work as soon as reasonably feasible from date of contract award but no later than 3-4 weeks after award.

**8.0 NOTIFICATION OF COMMENCEMENT:**

In accordance with the contract award notification & contract requirements, the Contractor shall provide payment and performance bonds for 100% of the contract/task order value, as well as a Certificate of Insurance to the Contracting Officer within ten (10) calendar days of the award notification. Once bonds have been authenticated, the Contractor will be issue a Notice to Proceed.

The Contractor shall notify the Construction Manager assigned to this project to arrange and hold a pre-construction conference with all interested parties prior to start of work. The Pre-Construction Conference shall be held no later than 30 Calendar days from receiving the Notice to Proceed from the Contracting Officer.

The following Preconstruction submittals shall be submitted to the Contracting Officer fifteen (15) calendar days prior to the pre-construction conference:

| Specification Section | SD # | SD Description             | Item Submitted                  | Paragraph # |
|-----------------------|------|----------------------------|---------------------------------|-------------|
| 01 32 16.00 20        | 01   | Preconstruction Submittals | Construction Schedule           | 1.2         |
| 01 32 16.00 20        | 01   | Preconstruction Submittals | Construction Schedule (3 Week)  | 1.6         |
| 01 32 16.00 20        | 01   | Preconstruction Submittals | Construction Schedule (Outages) | 1.8         |
| 01 35 26.00 22        | 01   | Preconstruction Submittals | Accident Prevention Plan (APP)  | 1.7         |
| 01 45 00.10 22        | 01   | Preconstruction Submittals | QC Plan                         | 1.6         |

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The following Pre-construction submittals shall be submitted to the Contracting Officer at the pre-construction conference:

| Specification Section | SD # | SD Description             | Item Submitted            | Paragraph # |
|-----------------------|------|----------------------------|---------------------------|-------------|
| 01 14 00.00 22        | 01   | Preconstruction Submittals | List of Contact Personnel | 1.2.1       |
| 01 20 00.00 22        | 01   | Preconstruction Submittals | Schedule of Prices        | 1.3         |
| 01 30 00.00 22        | 01   | Preconstruction Submittals | NAVFAC Red Zone Checklist | 1.6.1       |
| 01 33 00              | 01   | Preconstruction Submittals | Submittal Register        | 1.7         |
| 01 50 00.00 22        | 01   | Preconstruction Submittals | Construction site plan    | 1.4         |
|                       |      |                            |                           |             |

The following Pre-construction submittals shall be submitted to the Contracting Officer prior to the start of construction:

| Specification Section | SD # | SD Description             | Item Submitted        | Paragraph # |
|-----------------------|------|----------------------------|-----------------------|-------------|
|                       | 01   | Preconstruction Submittals | Waste Management Plan | 1.3         |

**9.0 DESIGN: NOT APPLICABLE**

**10.0 WINTER CONSTRUCTION CONDITIONS: NOT APPLICABLE**

**11.0 HAZARDOUS MATERIALS: NOT APPLICABLE**

**12.0 CODE/REGULATORY REQUIREMENTS:**

All work performed by the Contractor shall be in accordance with the requirements specified in the Project Specifications and all local, State and Federal Codes.

**13.0 ENVIRONMENTAL PROTECTION REQUIREMENTS: NOT APPLICABLE**

**14.0 CULTURAL AND NATURAL RESOURCE REQUIREMENTS:**

The Contractor shall include the following in their means, methods, and scheduling of work:

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**14.1.** Building 79 is a historic building and the project has been designed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards for Rehabilitation so as to have no adverse effect on historic properties. Any deviations from the proposed design must be reviewed by the PWD-ME Cultural Resources Manager and may require submission by the GOV to the Maine State Historic Preservation Office (45 day review).

#### **15.0 SITE SUPERVISION: NOT APPLICABLE**

The Project Site Superintendent for Option will be determined with Base contract.

#### **16.0 SAFETY: NOT APPLICABLE**

The Site Safety and Health Officer (SSHO) will be determined with the Base contract.

#### **17.0 QUALITY CONTROL: NOT APPLICABLE**

The Site QC Manager will be determined with the Base contract.

#### **18.0 MEASUREMENTS:**

Contractor shall verify all measurements in the field prior to starting work. Coordinate with the Contracting Officer Representative when scheduling visits to the site prior to construction activities.

#### **19.0 CLEANUP:**

Contractor shall clean up the job site daily, and shall use his or her own equipment to clean the work area to the satisfaction of the Contracting Officer Representative. Upon completion of project work, contractor shall clean the work area free of equipment, tools, materials, trash, debris and dust. Upon site stabilization as defined by State and Federal erosion and sediment control laws, all temporary erosion and sediment controls shall be removed and disposed of in accordance with State and Federal disposal regulations.

#### **20.0 SUBMITTALS**

Provide submittals as defined herein and in the contract documents including, but not limited to, the following in accordance with Specification Section 01 33 00 Submittal Procedures:

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## **21.0 AVAILABILITY AND USE OF UTILITY SERVICES**

The following utilities will be made available to the Contractor without charge:

- Electricity
- Potable Water

See Specification Section 01 50 00 for additional requirements.

## **22.0 ORDER OF PRECEDENCE:**

In the event of conflict or inconsistency between any of the requirements included in the scope of work outlined herein conflict with the attached Div 1 Specs or the Div 1 Specs included in the original IDIQ Contract, the task order requirements will take precedence.

## **23.0 FACILITY TURNOVER PLANNING MEETINGS (NAVFAC Red Zone - NRZ)**

The Contractor shall expeditious closure and turnover to the Client in accordance with Specifications within Base contract.

## **24.0 OPERATION & MAINTENANCE MANUALS (NOT APPLICABLE)**

## **25.0 eOMSI (NOT APPLICABLE)**

## **26.0 INTERNAL SERVICE REQUIREMENTS LIST (NOT APPLICABLE)**

## **27.0 WARRANTY MANAGEMENT PLAN**

The Contractor shall submit a warranty management plan in accordance with Specification Section 01 78 00.00 22 at least 30 days before the planned pre-warranty conference, submit the warranty management plan for Government approval.

## **28.0 AS-BUILTS/ RECORD DRAWINGS (NOT APPLICABLE)**

## **29.0 ATTIC STOCK/SPARE PARTS DATA (NOT APPLICABLE)**

## **30.0 DD FORM 1354 - REAL PROPERTY RECORD CARD (NOT APPLICABLE)**

## **31.0 TRAINING (NOT APPLICABLE)**

## **32.0 ADDITIONAL INFORMATION (NOT APPLICABLE)**

END