

PERFORMANCE WORK STATEMENT (PWS)
FOR
DEMO UNACCOMPANIED HOUSING (MULTI FAC), BLDG 455, 456, 457, 458
AT
JOINT BASE ELMENDORF-RICHARDSON, AK
9 February 2023
(Solicitation # FA5000-XX-X-XXXX)
PROJECT NUMBER: HJZH 21-1099

1.1 GENERAL REQUIREMENTS: Provide all labor, materials, and equipment necessary to complete the work for the demolition, removal, and/ or disposal of four separate, three-story, wood framed buildings, in accordance with the PWS, the attached specifications, and drawings. The Contractor shall comply with all applicable Federal, State, and Local regulations. Please see attached drawings for approximate dimensions and locations. Contractors shall not rely on drawings and are responsible for field verifying all measurements and locations of utilities to be demolished prior to work start. The Contractor will coordinate with Doyon Utilities, who will be responsible for Utility demolition, for any needed utilities (ie water, electric, gas) for demolition purposes.

1.2 PROJECT LOCATION: All work under this project will be performed on Joint Base Elmendorf-Richardson (JBER), Alaska. These buildings are located at 455, 456, 457, and 458 Access Rd on JBER Richardson.

1.3 PERFORMANCE WORK STATEMENT: This Performance Work Statement (PWS) is intended to outline the Contractor's general work items. It is the Contractor's responsibility to ensure all work required to complete the demolition, disposal and finish work is included in their proposal for all areas of work outlined by the Performance Work Statement.

- 1.3.1.** Work areas include: Building 455, 456, 457, 458, including related items that may not be attached to the structure such as sidewalks, parking lot, vehicle plug-in stations, steam vaults, some underground electrical lines, landscaping, etc. All work indicated shall be accomplished for the original proposal price, including special work times required for utility outages, and repair of damages to the site, by the Contractor. The buildings are a wooden structure with a concrete basement and foundation. The Contractor will remove all portions of the buildings and not leave any structure in the ground. The Contractor shall flag trees within the demolition area for Government approval for removal or transplanting. Care shall be taken to protect all other trees from debris and equipment. At the completion of the project the Contractor will leave a level area that is top soiled and seeded. The Contractor will Water newly seeded area and maintain until the first cutting. Cutting will not occur until the grass is 6 inches in length. First cutting is the responsibility of the Contractor.
- 1.3.2.** Provide a complete hazardous materials and hazardous waste survey for building 455, 456, 457, and 458 including testing, test reports and identification of all hazardous containing materials and lead containing materials that exist. These structures are anticipated to have asbestos, lead, and PCB containing material, refer to included reports. This should not alleviate the Contractor from sampling any material that they may feel contains asbestos. The Contractor may want to sample areas prior to submitting a proposal. The Contractor may request additional time for testing if it is deemed necessary. A complete survey shall be submitted no later than 30 days prior to the beginning of any work. The Contractor or designated representative is required to attend a site visit prior to submitting a proposal and determine as much hazardous material as possible which shall be included in the bid.
- 1.3.3.** The contractor must prepare/submit all required notifications to Alaska Occupational Safety and Health (AKOSH) and EPA Region 10 consistent with notification requirements for ACM and regulated ACM found in 40 CFR 61 Subpart M. In addition, an asbestos abatement plan must be prepared that includes, but is not limited to, a description of the work, methods of containment and airborne fiber mitigation, management of waste, disposal, air testing and copies of certifications for workers.

Contractor shall submit copies of notifications required under 40 CFR 61.145(a)(1), 61.145(a)(3), and 61.145(b) to the Contracting Officer (CO), and the Asbestos Program Officer (Toxics PM).

- 1.3.4. Fencing:** Provide temporary fence for security around the demolition site prior to beginning abatement and maintain through project completion. Temporary fence shall be chain link, minimum 6'-0" high, and shall be continuous and secure around site, free from gaps or breaks. Appropriate signage shall be conspicuously posted on fence, around construction site, including but not limited to **Danger – Keep Out!**
- 1.3.5.** After all hazardous materials (if any) are removed by the Contractor, the Contractor will compile a list to indicate the quantities of materials removed and supply the information to the 673 CES/CEIE office. Contractor shall abide by all Environmental Provisions. Records of non-hazardous solid waste landfilled (hauling/weight tickets/landfill receipts/etc.) are to be provided to the Contracting Officer and 673 CES/CEIE Solid Waste Program Manager, at minimum on a quarterly basis or prior to project completion, whichever occurs first.
- 1.3.6.** Remove and properly dispose of all non-hazardous and hazardous waste, including but not limited to, asbestos and lead-containing materials, light bulbs, ballasts, glycol, thermostats, PCBs, and other reportable materials in accordance with the Environmental Protection Specs on JBER, local, state, and federal regulations.
- 1.3.7.** Records of non-hazardous solid waste landfilled (hauling/weight tickets/landfill receipts/etc.) are to be provided to the COR and 673 CES/CEIE Solid Waste Program Manager, at minimum on a quarterly basis or prior to project completion, whichever occurs first.
- 1.3.8.** Salvage, reuse, or recycle metals (i.e., conduit, piping, wiring, etc.) to the greatest extent possible. DoD requires a 60% diversion rate for construction and demolition projects in accordance with EO and DoDI requirements. Diversion includes reuse, donation, recycling, and composting. Waste diversion reports, including associated costs and weight tickets must be submitted monthly to the 673 CES/CEIE Solid Waste Program Manager for any materials disposed or diverted on or off base, including concrete and asphalt. Reports are due by the first business day of the following month or prior to project completion, whichever comes first. Scrap metal must be recycled through a reputable scrap metal recycler off base, with weight tickets provided.
- 1.3.9.** Building demolition limits extend to 75 feet around perimeter of building, including sidewalks, parking lot, and electrical plug-in stations.
- 1.3.10.** Completely remove slab on grade, foundation, foundation supports, foundation walls and utilities within the construction site. Termination of utilities shall be as outlined in section 1.4.
- 1.3.11.** Disposal of all solid waste shall be off base.
- 1.3.12.** Disposal of asphalt and clean concrete will be on JBER at the main gravel pit located near the east end of the 06/24 runway off Richardson drive. Coordinate with the project inspector for proper disposal location of asphalt and clean concrete.
- 1.3.13.** Backfill material will be made available to the Contractor from the main gravel location off of Richardson drive. The exact location of borrow material will be determined at the time of need. The Contractor will be responsible for loading and excavation of pit material. There is no processed material available at the pit for use

by this contract. Any processed material needed by the Contractor will be purchased off installation and hauled on by the Contractor at his expense. Top soil is not available on base and will be purchased and hauled by the Contractor.

- 1.3.14. Demo the handicap ramps near the entrances, of the main public sidewalk on Dyea Ave. Along the roadway frontage (Dyea Ave.), a new sidewalk with curb and gutter will be installed to meet existing sidewalk ends at the extent of the demo area. Contractor will take care not to damage existing parking lot/sidewalks, any damage will be repaired by the Contractor at no additional cost.
- 1.3.15. Keys and locks: Coordinate with 773CES lock shop to remove lock cores from all keyed doors prior to demolition.
- 1.3.16. Any grassed area disturbed by demolition activity will be left level and seeded. Provide approved seed, or hydro-seed, lawn material over all areas not getting asphalt or concrete. Install topsoil & hydro seed for all grass areas disturbed and sidewalks, drives & utilities that have been removed. Fill top 6" with topsoil compacted to 85% of maximum density and prepare surface for seeding. The Contractor supplied seed shall comply with the Integrated JBER Natural Resources Management Plan (INRMP) dated 2020. Urban forestry is discussed in Section 7.7.7 Management Strategies for Vegetation Establishment and table 7-7 for recommended native seed mix. JBER managers also recommend following State of Alaska and Cooperative Extension Service guidance on what species can and cannot be planted in this area. Contractor shall be responsible for maintenance and watering of new lawn material through the first cutting. The first cutting will be done when new grass has reached a height of 6" or greater.
- 1.3.17. Community Mailboxes: The Contractor shall coordinate with USPS to remove communal post office boxes onsite, prior to demolition.
- 1.3.18. HVAC: The contractor shall coordinate with 673 CES to allow Aurora Housing to reclaim HVAC system components.
- 1.3.19. "Fugitive Dust: Contractor will take measures to prevent generation of fugitive dust during active demolition and when grading the area. These measures will be implemented until vegetation has been established. Measures include watering down areas of bare mineral soil."
- 1.3.20. "Ozone Depleting Substances and Alternatives: Contractor will ensure all equipment containing ozone depleting substances are evacuated prior to disposal. Any equipment that contains ozone depleting substances that the Department Logistics Agency has identified as mission-critical will be turned into DLA IAW Department of Defense Ozone Depleting Substances Customer Turn-In Procedures, November 2021."

1.4 UTILITIES WORK: The Contractor will coordinate with the 673 CES Inspector prior to demolition of the buildings. Doyon Utilities will demolish the utility service (electric, sewer, water, gas) in coordination with the Demolition Contractor. The Contractor shall provide a work schedule for the demolition of the structures to 673 CES to ensure proper coordination with Doyon. Contractor will provide a work start notice prior to any work start and shall provide a minimum **three (3) weeks'** notice for approval for any work that will require a shutdown of utilities affecting other facilities.

- 1.4.2 **Electrical:** The Contractor shall be responsible for coordinating use of on-site power

with Doyon Utilities, LLC and shall provide any temporary electrical connection components required, or shall provide their own independent power prior to beginning the abatement phase of the work. All electrical work will be coordinated with DU and per their requirements. The Contractor shall notify the Government **10 days** prior to beginning work on building 455, 456, 457, and 458. All interior electrical equipment within the building limits shall be the property of the Contractor to salvage or dispose of as required. All vehicle outlets will be the responsibility of the Contractor, not the Utility. Final termination shall be coordinated with the Government and shall be made at the transformer serving the building. Additionally the Contractor will remove the meter base/disconnect, remove electrical conductors, plug open end of conduit at electrical vault and at open end at demo excavation limits. Abandoned in place conduit needs to be tracked in DU GIS.

- 1.4.3 Communications:** The Contractor shall be responsible for notifying the 673d Communications Squadron (673 CS), Maintenance Support, minimum **ten (10) business days** prior to beginning any communications demolition. Contractor shall be responsible for complying with Attachment #3, JBER Telecommunications Installation Standards, applicable to the termination. The parties planning and/or conducting the demolition will ensure no live circuits or communication equipment remain in the building prior to demolition.

1 Cables

In the case of cables in a duct or conduit system it is required that all telecommunications cables in the plant (copper, fiber optic, coaxial, etc.) be demolished back to the nearest service delivery point, such as a splice case in a manhole. At this location, the distribution cable count (copper pairs, fiber strands, etc.) will be spliced back into the main trunk cable so that the pair count is once again available the full length of the backbone trunk cable. In cases where the distribution count is coming off the end of a backbone cable count, the count will be recovered and prepared for future use, such as terminating with a pluggable, modular type splice for copper counts, or dressing out fiber strands in preparation for fusion splicing, then managing and sealing the counts in an approved splice case assembly. The ducts or conduits will be cut off and the ends terminated (properly plugged or end capped) for possible future use. Care will be taken to preserve without damage or collapsing the remaining duct or conduit going back to the nearest communications manhole. They become stub-out conduits.

2 Direct Buried Cabling

Cable will be cut off, clear capped with pic filled mods (pic-a-bonds or 710), encased in a preform stainless-steel splice case, filled with re-enterable, marked with a 3M EMS locate marker and buried 36" below grade.

Contact 673 CS CYNP (William Mitchell @ 907-782-8337 or Blaine Bish @ 552-2165) prior to demolition and trenching backfill. 673 CS CYNP will coordinate the Quality Control check of the communication removal.

- 1.4.4 Steam Lines:** Steam lines are present on the site. Where lines come above ground the demo Contractor will be responsible for cutting down the portion above ground, to a minimum of 12" below grade and shall fill the line with grout or concrete. Steam pits shall be removed from site.

- 1.4.5 Other utilities:** Other utilities that may be part of this contract could include AT&T and GCI communications. The Contractor will verify that these utilities are contacted and if part of the building demolition will remove as required by those utility agencies.
- 1.4.6. Mechanical:** The Contractor shall remove and dispose of all mechanical equipment within building 455,456,457,458 and properly remove and dispose of any hazardous material and hazardous waste from any equipment prior to disposal.
- 1.4.7. Fire Alarm Panel:** The Contractor shall notify the 773 CES Alarm Shop prior to demolition to give shop personnel an opportunity to remove the Fire Alarm Panel, transceivers, and antenna mast from the buildings prior to demolition.

1.5 ENVIRONMENTAL COORDINATION: All work shall be performed in accordance with the JBER Environmental Requirements.

- 1.5.1 Hazardous materials/ hazardous waste abatement:** Hazardous materials and hazardous waste expected to be encountered and removed by the Contractor include Asbestos (ACM), lead including lead-based paint (LBP), glycol, light bulbs, ballasts, and PCB's. Other hazardous waste and hazardous materials containers may be encountered as determined through the required hazardous waste testing performed by the Contractor. All required sampling, testing, documentation, and disposal shall be by the Contractor as a part of the resulting contract work.
- 1.5.2** Contractor is responsible for abatement of all hazardous materials and hazardous waste from the facilities identified for demolition. Competent Persons shall perform all abatement. The Competent Persons shall be trained, knowledgeable, and qualified in the techniques of abatement, handling and disposal of hazardous materials and the subsequent cleaning of contaminated areas. The Contractor and his personnel shall comply with all applicable Federal, State and Local regulations to perform the work of this contract.
- 1.5.3** User knowledge and/or sampling is required to determine if waste is hazardous or non-hazardous, as defined under RCRA Subtitle C and RCRA Subtitle D regulations. Non-hazardous waste must be disposed at a permitted RCRA Subtitle D (non-hazardous waste) landfill. All disposals shall be in accordance with the contractor's Waste Disposal and Recycling Plan which should be included in the Environmental Protection Plan.
- 1.5.4** A Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) for coverage under the Alaska Construction General Permit (ACGP) shall be completed and submitted to the Alaska Department of Environmental Conservation (ADEC). The SWPPP shall be submitted to JBER's MS4 Operator (673 CES/CEIEC water quality program manager) for review prior to commencing ground disturbance.
- 1.5.5** All military, civilian, and contractor personnel operating on Joint Base Elmendorf-Richardson (JBER) must abide by the most current version of the JBER Hazardous Waste Management Plan, JBER Spill Plan, and the JBER Integrated Solid Waste Management Plan.
- 1.5.6** The facilities to be demolished are adjacent to habitat like that in which little brown bats (LBB) have been detected. LBB are managed as an unclassified game species, and therefore may not be harassed or killed except under the terms of a

permit issued by the Alaska Department of Fish and Game. If LBB are discovered in the facilities to be demolished, notify Conservation Law Enforcement, or the JBER Bat Biologist.

1.6 CONTRACTOR PROJECT MANAGERS: The Contractor shall appoint a project manager to serve as the single point-of-contact and liaison between the Contractor and the Contracting Officer or representative for all work under the contract. Upon receipt of the Notice to Proceed (NTP), the Contractor shall immediately provide the name of the designated individual and contact information to the Contracting Officer, in writing. The Project Manager will be responsible for the complete coordination of all work under the contract.

1.6.1 Daily Reports: All Contractor daily inspections and tests will be reported on a contractor-approved form. The Contractor's verification must be contained in the Contractor's report. When completed by the quality control inspector or contractor project manager, this report must contain sufficient information and details to provide complete documentation of all daily work, inspections and tests. These reports, including a record of deficiencies and corrective action taken, should be submitted to the Government daily no later than 1200 hours the first working day following the date which the report covers.

1.6.2 Site Specific Safety Plan: The Contractor shall provide a site-specific safety plan, written by a certified safety professional and approved by the Government.

1.7 SERVICES SUMMARY (SS):

Performance Objective	Performance Threshold	Method of Surveillance	Deficiency Resolution
SS 1: Demolish Facilities and grounds	Facility demolished All materials removed from the site in compliance (100%) with the PWS and applicable environmental laws and regulations	Government inspection (100%)	Contractor re-performance and payment of Contractor caused fines
SS 2: Remove debris off deconstruction site	All material removed from the site of the existing facility and waste disposed of properly	Government inspection (100%)	Contractor re-performance and payment of Contractor caused fines
SS 3: Inventory HAZMAT	Furnish the Government with an accurate inventory of HAZMAT to include type, volume, and location	Government inspection (100%)	Contractor re-performance
SS 4: Restore site	Perform all site restoration work as described in the PWS	Government inspection (100%)	Contractor re-performance

2. Project Manager/ Inspector:

- 2.1. Javier Vigil, Project Manager
javier.vigil.1@us.af.mil
Phone:907-384-0770
- 2.2. Robert McElroy, Construction Management
Robert.mcelroy@us.af.mil
Phone: 907-384-3081

3. PWS Attachments:

- Project As-built/ Site Plan Drawings
- AF66

-END OF SECTION-