

APPENDIX - A

SCOPE OF WORK

For

REQUEST FOR PROPOSAL

Construct Wildland Fire Center

TYNDALL AFB FLORIDA

FOR PROJECT XLWU 20-4017

Contents

1.0	SCOPE	3
1.1	PURPOSE	3
1.2	FIELD CHANGES:	4
2.0	SUMMARY OF WORK	5
2.1	CONSTRUCTION	5
2.2	DESIGN	8
2.2.2	Design Review	9

1.0 SCOPE

1.1 Purpose

- A. The purpose of the Tyndall Air Force Base (TAFB) project XLWU 20-4017, Construct Wildland Fire Center is to design and construct a facility to replace those destroyed by hurricane damage. This work is to performed in full compliance with current building codes, including the DoD Building Code, and the portion of the Florida Building Code that contains the High Velocity Hurricane Zone (HVHZ) provisions.
- B. The scope of work is based on HVHZ FBC, section 1602.2 criteria for Miami Dade County Risk Category III and IV Buildings and Structures meeting 186 mph. Based upon our AF Structural SME recommendations and in alignment with the SecAF directed Severe Weather Readiness Assessment recommendations, the Tyndall PMO will use the UFC 3-301-01 and the following Tyndall design wind speeds based upon Risk Categories III-V. RC III 165 mph and RC IV 170 mph (Risk categories are defined by UFC 03-301-01, Table E-1).
- C. All exterior building envelope materials such as, but not limited to windows, glazing, roofing systems, concrete masonry unit or metal panel walls, and doors shall have a current Miami-Dade Notice of Acceptance (NOA) and installed to HVHZ standards that match the specified wind requirement. Our construction industry partners shall continue to have the option of submitting test results or drawings sealed by a Professional Engineer stating conformance with HVHZ standards in lieu of materials pre-approved by Miami-Dade County.
- D. While we should always use our Unified Facilities Criteria as the basis for all our facilities designs, we will also integrate the best practices from the Florida Building Code (FBC) High-Velocity Hurricane Zone (HVHZ) into this design guidance to further improve facility resiliency at Tyndall. Other details from the memorandum may apply as well.
- E. A Risk Category III is applicable to this building and it must meet the requirements for a 165 mph wind speed.
- F. This task order delivery method is Design-Build (D-B). Work on supporting facilities includes external building fixtures, building utilities within the Points of Demarcation (POD) for privatized utilities, and work within the Administration / Office Building. The Contractor shall be responsible for providing all labor, equipment, tools, materials, and services necessary to complete the project within the allotted timeframe.

Page 4 of 9

- G. This project has an estimated period of performance from Notification to Proceed (NTP) through completion and turnover of the facility back to the Government for mission operations of 365 calendar days.
- H. Implementation of work will not start until an approved 100% Design has been issued. Ordering of long lead items may be coordinated with CO.
- I. The latest IFC is to be used for color selection to assure base uniformity. Match existing colors as close as possible. Lighter colors are encouraged. Colors will be approved for use on a per building basis.
- J. Anodized, blue tinted low e windows and storefronts are to be used for window replacement if all the windows are being replaced.
- K. **Privatized Utilities:** The water, electric, natural gas and pole mounted lighting infrastructure on Tyndall AFB has been privatized. Any infrastructure which must be altered or constructed from the facility's points of demarcation to the privatized utility, shall be completed by the system owner. The prime contractor shall enter into a service agreement with utility owner and will be responsible for paying the associated equipment installation and connection.

1.2 Field Changes:

Field Changes: The Contractor and the Government may agree to perform a no cost field change. Field changes are made when the change appears to be mutually beneficial to all parties and would not require changing the negotiated items. All field changes must be approved by the CO prior to execution. Only the CO may authorize field changes or deviations from the SOW.

2.0 Summary of Work

2.1 Construction

Complete all necessary clearing, grading, drainage, and site work to construct a 46'x120'x20' metal building to include office space, restrooms and maintenance bays. A 20'x120' apron shall be provided on the entry side of the facility and a 20'x60' apron shall be included on the opposite side. See attached schematic drawings for general layout. The provided drawings do not include all required info and should only be used as a guide.

The work will include, but is not limited to, providing all site work and new utilities as required to construct the facility.

Bollards shall be placed at each rollup door, on the interior and exterior sides, at all building corners, and any other locations deemed necessary to protect the building.

Furnish and install a pre-engineered steel building, tapered beam frame with 20' maximum eave height, 6" concrete slab (4000psi), reinforced concrete foundations, and 6" aprons with toe footings. No interior supports shall be used. Gutters and downspouts shall be included. Water shall have positive drainage away from the facility. Windows and doors are to be provided per the attached Tyndall IFC. The roof shall be standing seam metal roof with metal roof deck, insulation, and ice and water shield and shall include engineered fall protection. Each exterior personnel door shall have a 5'x5' metal awning located above it.

Interior doors shall be stained solid wood doors and metal frames. Exterior doors shall be insulated metal door and metal frames. All hardware shall be standard locksets to meet Tyndall standards. (5) 12'x12' and (2) 15'x12' insulated metal power operated roll-up doors shall be installed as shown.

All offices shall receive carpet tile with rubber base. Corridor shall receive VCT with rubber base and restrooms shall receive ceramic tile with tile base. Maintenance bay and Fire Cache shall receive 2 coats of concrete sealer. With the exception of the maintenance bay, all areas shall receive suspended acoustic tile (SAT) ceilings. All SAT ceilings shall be 9' AFF with the exception of the Fire Cache. The Fire Cache shall receive a 1 hour fire rating per code. All ceilings shall meet seismic class "D". All walls other than the maintenance bay shall be painted gypsum board with a level 5 finish. Signage shall be provided for the facility as well as the individual rooms.

A break counter with upper and lower cabinets shall be provided as noted on the attached drawing. The cabinets shall be constructed from stain grade/ cabinet grade wood and shall be stained to match the interior doors. Standard granite shall be used for the countertop and shall include a stainless steel under cabinet mount deep double sink. The faucet shall be goose neck and shall have a sprayer. Standard pulls shall be included on the cabinets.

2.1.1 Plumbing:

The contractor shall tie into the existing waterline and septic tank system. The contractor shall provide all necessary materials and labor to accomplish the work as noted on the attached sketch. Install two (2) freeze proof hose bibs at opposite corners of facility and one additional hose bib near HVAC units.

2.1.2 Electrical:

All work shall meet all requirements identified in the “Tyndall AFB Design and Construction Standards”. Contractor should install all electrical conduit, wiring, panels, junction boxes, etc., to provide complete, standard electrical service throughout the building. The contractor shall coordinate with the Tyndall AFB private utility supplier, GCEC, who will provide the electrical service.

All lighting including exit signs and emergency lights shall be LED lighting and unless a type is unavailable shall all be from the same manufacturer. Contractor shall provide lighting as follows:

- a. General lighting for all areas except bay areas shall use Lithonia Lighting model 2BLT4-40L-ADP-EZ-L840 (2x4) or 2BLT2-40L-ADP-EZ-L840 (2x2) fixtures. Include the EL14L battery pack for all emergency lighting in either fixture.
- b. Maintenance or high bays (over 9’ without an installed ceiling) shall use Lithonia Lighting model JHBL-18000LM-GL-WD-MVOLT-40K high bay light fixture with WGJHBL optional wire guard installed.
- c. Wall packs used shall be Lithonia Lighting KAXW LED P2 R3 MVOLT DDBXD and be located above each personnel and roll up door and around the facility to provide security lighting. The security lighting shall be controlled by one photocell and shall be tied together.
- d. All fixture layouts shall be made providing the maximum allowable light levels allowed by the IES standards for each area. Contractor shall submit lighting diagrams showing light levels for both interior and exterior.
- e. Contractor shall install vacancy sensors in all areas where lighting is installed, to include but not limited to, offices, conference rooms, maintenance/storage bays, break rooms, storage areas, halls and bathrooms. Contractor shall ensure that the correct sensor is provided for the correct application such as high bay vs office as an example.
- f. Sensors shall be manually started, ceiling mounted, dual-technology sensors that employ both passive infrared (PIR) and ultrasonic technology de-activating the lights only when both technologies detect the absence of personnel.
- g. Ensure the sensors are of the quantity, type and are located such that false positives are eliminated and are they are coordinated with furniture and/or equipment placement in each area. Contractor shall provide a lighting and sensor layout drawing for approval prior to ordering the equipment.
- h. Sensors shall be self-calibrating and self-adaptive sensors, which automatically adjust their delay and sensitivity settings over time. Set time initial delay of sensors to 15 minutes unless directed otherwise by the Contracting Officer.

- i. The sensors shall be installed in accordance with all manufacturers' recommendations, instructions and wiring diagrams.
- j. The Contractor shall provide startup and field commissioning to ensure the intent, functionality and maintenance of the controls is fully understood.
- k. Contractor shall provide, as a submittal, at the end of the contract all system documentation, manuals and instructions to include all local settings and options installed as part of this contract
- l. Standard power is required in all areas. All exterior outlets shall be 20A, 120V, spec grade, GFCI protected outlets with Hubbell Taymac MX3200, wet location, "Extra Duty", metal, while-in-use covers. Provide a 240Vac power circuit from the panel to supply on a circuit as noted on sketch for a Government provided air compressor. Provide a 240Vac, 1 phase, heavy duty, non-fused, safety switch installed at the compressor location. Contractor shall size branch breaker and safety switch to meet the requirements of the NEC as well as the requirements listed with in this document.

2.1.3 HVAC:

All areas will be heated and cooled with the exception of the maintenance bay. The fire cache will be for storage and will not be an occupied area but must remain tempered to protect stored goods.

The contractor shall provide and install a new HVAC system and shall ensure the system and supply/return layout offers proper cooling and heating. The system shall be a split system with programmable thermostat/humidistat for control. The system must have the capability to perform a dehumidification cycle and the humidistat shall have the capability to activate the compressor even if room temperature is satisfied. The air handler shall have variable speed drives. This system will not tie into the Tyndall AFB EMCS. Concrete pads shall be sized appropriately and shall be installed to support exterior equipment. New ductwork shall be routed above ceiling grid and supported from building structure and shall meet seismic mounting requirements. The bottom of the outdoor air intake louver shall be mounted no less than 10 feet above finished grade. HVAC systems shall be balanced.

The maintenance bay requires ventilation with 6 air changes per hour. The contractor shall consider large fans over the bay and/ or fans and louvers at each end of the facility. Louvers shall be electrically operated open, closed on loss of power. The area must be insulated and minimal heat must be provided to keep the temperature above 55 degrees F. in the bays.

2.1.4 Communications:

All offices shall have four ¾” conduit drops for communication and network infrastructure. Install 2 drops in the maintenance bay with conduit back to the communication room. No communication or network cable will be installed by this contract only conduit, boxes and blank covers. Provide a 1” conduit to the outside to support the base radio and antenna. Provide antenna support integrated into the roof and able to withstand 100 mph winds without damage to the roof. Coordinate installation of antenna conduit(s) with design of roof antenna support. Provide an interior, conditioned space, communication closet. A location for communication equipment will need to be identified. Install a pair of 4” PVC conduits from the communications room and stubbed out to 5’ off the building to provide network and phone entrance (by others) into the building.

2.2 Design

- A. Please note that the sole responsibility of ensuring that the design submittals comply with contract documents remains with the Contractor, in accordance with all the contract documents and design criteria referenced therein. The Government retains the right to comment on the design at any design stage, and the lack of Government comments at a given review cannot be used as a basis for the Contractor to fail to address the Government's comments on subsequent reviews, regardless of design stage. Furthermore, approval of incomplete designs will not relieve the Contractor of the responsibility for any error that may exist, and which may require rework or other appropriate adjustment to the contract terms, as determined at the sole discretion of the Government.
- B. Government review, clearance for construction, or approval by the Contracting Officer shall not relieve the Design-Build Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract.
- C. Government review, clearance for construction, or approval of post design construction submittals shall not be construed as a complete check, but will indicate only that the general method of construction, materials, detailing and other information are satisfactory.”
- D. As the designer of record (DOR), contractor has the sole responsibility of ensuring that the design complies with the contract documents.
- E. Government review, clearance for construction, or approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract.

2.2.2 Design Review

- A. The Government will review all design submittals for conformance with the requirements of the contract. Each submittal is to be complete and in sufficient detail to allow ready determination of compliance with contract requirements.
- B. The Government's review is not to be considered a quality control review; the Contractor shall provide his own internal quality control as required by Contractor Design Quality Controls Plan before the design is submitted to the Government. The Government's review or acceptance does not relieve the Contractor of his responsibility to provide a safe, functional project in accordance with the terms of the contract.
- C. If the Government's review results in comments, the Contractor shall respond to each comment with a response that clearly indicates what action will be taken. Comments that, in the Contractor's opinion, require effort outside the scope of the contract will be clearly indicated as such by the Contractor, and the issue shall be documented in writing then submitted to the CO for consideration and determination. The Contractor shall not proceed with work outside the contract as determined by the CO unless a modification to the contract is executed.
- D. Approval is required for any proposed deviation from the accepted design. Failure to coordinate the approval of variations and deviations may result in the Government rejecting and requiring removal of work at no additional cost to the Government.
- E. Per the Contract the Contractor is the Designer of Record (DOR) per FAR 52.236-23. The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, and drawings, specifications, and other services furnished by the contractor. The government will review and accept the attached documents for technical compliance of the Contractor supplied Design Analysis/Bases-of-Design for conformance with the contract SOW, per FAR 52.236-21 Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of the contract. The contractor warrants to the government that the associated plans and specs are in complete compliance with the Design Analysis; as such the contractor owns all details of the design and is liable for any and all errors or omissions. It is the Contractor's responsibility to insure all aspects of the design are in compliance with the Bases-of-Design and associated documents; continuous construction inspection is the responsibility of the Contractor. The government reserves the right to inspect and test any phase of work without relieving the Contractor of any responsibility for contract compliance.

END OF DOCUMENT