DEMOLITION STATEMENT OF WORK

FOR

DEMOLISH BUILDING 378 – HAZARD STOR BSE

KIRTLAND AFB, NM

MHMV 120021

24 May 2022

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1. SCOPE

1.1. This Statement of Work (SOW) requires a contractor to provide all design services, labor, tools, equipment and services necessary to completely demolish Building 378 and all items, systems and appurtenances within the limits of demolition as further defined within this SOW. All demolition and work procedures will follow the standards and requirements listed herein.

1.2. **Building 378 Existing Conditions and Related Scope of Work**

1.2.1. Building 378 is a vacant, single story pre-engineered metal building (PEMB) on a thickened edge concrete slab that houses one large spray booth. The building was constructed in 1964. It is approximately 1,270 square feet. The building eave height is at 20' -6". The interior paint booth is approx. 416 square feet and approx. 14 feet high. The building and paint booth are abandoned and deteriorated.

1.2.2. An existing lean-too addition, containing a compressor is located on the east side of the PEMB. The addition is constructed of CMU (concrete masonry unit) walls, metal joist, metal deck roof structure and is BUR (built up roof) membrane. The lean-too addition is approx. 70 SF (square feet) and is 8 feet AFF (above finished floor). The existing compressor serves the adjacent B377 building and will be relocated prior to demolition.

1.2.3. The existing mechanical systems within the B378 consists of an abandoned ventilation system for a paint booth. The existing primary heating/cooling ventilating unit has previously been removed from the site. The remaining mechanical components include an exhaust fan, old steam/condensate piping, electric unit heater system, miscellaneous fan blowers and duct work. These systems are no longer in service and shall be removed as part of this project.

1.2.4. There are two (2) existing floor drains that appear to be piped to an existing storm drain system that connects to an oil water separator at B377. Remove the floor drain piping existing under the floor. Remove the storm drain piping that extends outside B378 to edge of asphalt and cap the end of the piping to remain (abandoned).

1.2.5. B378 does not appear to contain any existing domestic water or sanitary sewer system.

1.2.6. There is an existing 7.5 HP, 230V, 3PH air compressor located inside the lean-too addition that currently provides compressed air to adjacent B377. The air compressor is equipped with an 80 gallon reservoir tank. A 0.75-inch compressed air line in a conduit that extends below grade between building 378 to building 377. This line shall be removed, but conduit to remain in place.

1.2.7. There is an existing 1.5-inch natural gas pipe currently abandoned and capped above grade (outside B378). Remove this pipe for a distance to edge of asphalt and cap the end of the piping to remain (abandoned).

1.2.8. There is an existing electrical transformer located near B377 that serves both B377 and B378. The transformer capacity is (208Y/120V, 3PH). The entire electrical system in B378 is currently abandoned in place and shall be removed in its entirety as part of this project. The power lines will be terminated at the fence, and then further pulled from the transformer if they are within a conduit. Otherwise they will be abandoned at the fence, without disturbing Bolling Avenue, and marked with a concrete monument. Current information indicates that B377 and B378 are powered separately, however the locations of the power conductors to these two buildings must be verified prior to demolition.

1.2.9. The entire special systems (communications, fire alarm, etc.) in Building 378 are currently abandoned in place and shall be removed in its entirety as part of this project.

1.3. **Demolition Requirements**

1.3.1. Prior to beginning work, the Contractor shall submit a site-specific demolition plan, drawings and specifications for the execution of this project. Submit the documents four (4) weeks prior to start of work. The demolition activities for Building 378 shall be performed in accordance with the submitted and approved documents. There are twenty-two (22) fluorescent lighting fixtures with ballasts and lamps that are to be removed. Building walls have been confirmed to not have lead-based paint.

1.3.2. The Contractor shall coordinate and acquire a free zone and airfield Waiver. The contractor shall be responsible for controlling access to the site and for maintaining a secure site at all times.

1.3.3. The contractor shall submit an Entry Authority List (EAL) of all personnel working for the contractor and sub-contractors. The EAL shall be updated every time an employee is no longer on the project or when a new employee is assigned to the project. The EAL must be vetted and approved by security forces before any worker is allowed on site.

1.3.4. An entry control point (ECP) shall be established to control traffic in and out of the site, this should be discussed in the free zone and airfield waiver.

1.3.5. The Contractor shall coordinate the FAA Obstruction Evaluation/ Airports Airspace Analysis (OE/AAA) and acquire a FAA permit since the building is on an airfield and within restricted air space. Work cannot commence until the FAA permit is obtained. The FAA application portal is at: https://oeaaa.faa.gov/oeaaa/oe3a/public/#/login?source=nc&lon=-106.60208708550032&lat=35.05015246739218&se=5320&agl=26&stType=CRANE

1.3.6. Prior to demolition, the Contractor shall obtain the Kirtland AFB Form 103 Base Civil Engineer Digging Permit and comply with all guidance provided by Form 103.

1.3.7. Prior to demolition, the Contractor shall coordinate and acquire all necessary additional permits (including but not limited to: fugitive dust permit and burn

permit) to perform this work if required. Once permits are obtained, the permits shall be posted on-site.

1.3.8. This project will disconnect all utilities from the current facility to be demoed per the included drawing. During demolition, the Contractor shall coordinate with KAFB Geospatial to survey the actual location and depth of the utilities before backfilling. The contractor is responsible for ensuring that all utilities are rendered safe for demolition to occur.

1.3.9. Construction debris will be taken to an appropriate landfill. All metals, and concrete, will be taken to a recycler.

1.3.10. Prior to demolition, the Contractor shall perform abatement and remediation as required by the ACM/LBP report and dispose of hazardous material in compliance with the KAFB Special Waste Disposal Policy. The report(s) shall be included with the package.

1.3.11. Prior to demolition, the Contractor shall perform an architectural/engineering investigation of the facility and surrounding area. Investigate the structure to determine structural hazards and the best way to lay the structure down. The investigation results and design plans for removal of facilities will be submitted prior to any demolition work and stamped by Registered Architect and/or Engineers.

1.3.12. Prior to demolition, the contractor is to visit the site to determine extent of removal work required in order to provide demolition plans. All final demolition plans for removal are to be stamped by a Licensed Architect and/or Professional Engineer.

1.3.13. Plans shall depict any modifications, additions, revisions to the electrical systems. All final electrical design plans for removal/relocation/ demolition shall be stamped by a Licensed Electrical Engineer.

1.3.14. In the interest of occupational safety and health, perform the work in accordance with EM 385-1-1 Section 23, Demolition and other applicable sections. The Contractor shall provide and maintain shoring, bracing or structural support to preserve stability and prevent unwanted movement or collapse of the structure or equipment.

1.3.15. Since the building is within the flight line, the contractor shall clean and clear the site during the work day, and at the end of each work day to prevent foreign object damage (FOD) from entering the flight line, no exceptions.

1.3.16. Erect temporary fencing, min. 7 feet high with barb wire on top. Locate the fencing on the east and south sides of the construction site separating the site from the airfield. Maintain the fence for the duration of the project.

1.3.17. Excavated material, i.e. soil found natural and uncontaminated, shall be placed back in the excavated area. Cutting and removal of asphalt, concrete, concrete pipe, etc. will be required to be taken to an off-base landfill.

1.3.18. All demolition work shall be in compliance with the demolition plans and specifications. Work shall include:

1.3.18.1. Completely demolish the paint booth, PEMB structure and concrete floor slab and foundation.

1.3.18.2. Completely demolish the CMU walls, roof structure and concrete floor of the compressor building.

1.3.18.3. Two sections of fence shall be removed, starting from the SW corner of the PEMB running west for approximately 33 feet that includes a pair of gates and the second section of fence to be removed is from the NW corner of the PEMB running north for approximately 7 feet.

1.3.18.4. A raised concrete slab on the west side of the PEMB used as the base for the ground mounted heating unit shall be removed. Any concrete pavement damaged by the demolition process shall be replaced.

1.3.18.5. Completely remove all mechanical and plumbing systems within Building 378 in their entirety. The mechanical systems to be removed include the systems indicated under 1.2.3, 1.2.4 and 1.2.5 of this document.

1.3.18.6. All electrical and special systems within Building 378, shall be removed in their entirety back to their service points. A concrete utility vault on the northeast side of the building will be left undamaged. An H-20 lid will be supplied by the contractor to cover the vault for future traffic.

1.3.18.7. Communication lines – Bldg. 378 cable count is CA 103 2426 2431. This 6 pair cable shall be exposed and clear capped. The cable conductors shall be spliced into 25 pair splice modular connector and incased in a splice case. Once the splice case is buried provide Geospatial coordinates to be able to locate it at a later date. This effort must be coordinated with KAFB Communications.

1.3.18.8. At completion of demolition work the contractor shall compact the soil to 95% compaction flush with the surrounding pavement in the area left exposed by demolition efforts.

1.4. Applicable Codes And Standards

The work shall comply with applicable Air Force codes and standards including but not limited to the following:

1.4.1. OSHA Standards

1.4.2. NFPA 70 National Electrical Code (NEC)

1.4.3. All applicable Unified Facilities Criteria (UFC). A few listed below:

1.4.3.1. UFC 1-200-01 DoD Building Code (General Building Requirements)

1.4.3.2. UFC 3-501-01 Electrical Engineering

1.4.3.3.

1.4.3.4. Air Force Instruction 32-1064 Electrical Safe Practices

1.4.4. All applicable Unified Facility Guide Specifications (UFGS).

1.4.4.1. 02 41 00 Demolition and Deconstruction

1.4.4.2. 23 11 25 Facility Gas Piping

1.4.4.3. 26 00 00.00 20 Basic Electrical Materials and Methods

1.4.4.4. 26 05 00.00 40 Common Work Results for Electrical

1.4.4.5. 31 23 00.00 20 Excavation and Fill

1.4.4.6. AFM 88-29 Engineering Weather Data

1.4.4.7. Applicable DoD Design Guides

1.4.4.8. Kirtland AFB Specification Section 01 74 19 Construction and Demolition Waste Management

1.4.4.9. Kirtland AFB spreadsheet Appendix A Waste Summary

2. DRAWING AND SPECIFICATION STANDARDS

2.1. **Design Considerations**

2.1.1. The Contractor shall utilize available information provided as the basis of the demolition for the proposed project and shall include contractor site visit for investigation.

2.1.2. The Contractor shall be responsible for obtaining additional information required to execute the demolition. This shall include retrieving from the government as-builts, site measurements, surveys, tests, and other material necessary to provide the Contractor with an adequate basis for demolition.

2.1.3. At present, the potential for HAZMAT conditions for this project exist. The contractor shall develop Safety Plans for all known hazards. Asbestos and lead based paint will be required to be abated before demolition by the design build contractor.

2.1.4. The Contractor shall field verify any as-built, site surveys, geotechnical information, or other information that shall have been provided by the Government.

2.1.5. The design documents will require the acceptance of the Government prior to construction.

2.1.6. Meeting review minutes and design review comment responses are the responsibility of the Architect/Engineer/Contractor and turned over to the government for review and filing. Meetings on construction status will be as frequently as needed.

2.2. Contract Drawings

2.2.1. Demolition Drawings shall be prepared in AutoCAD.

2.2.2. Demolition Drawings and Specifications shall be delivered for review, comment and approval in an iterative and incremental process.

2.2.3. Full size Demolition drawings shall be 36" x 24". Reduced drawings shall be 11" x 17".

2.2.4. The project architect/engineer will stamp, date, and sign all final drawings prior to final base representative signatures. All applicable base activity representatives will sign the review block on the cover page of the final Demo drawings.

2.3. Specifications

2.3.1. Technical Specifications shall be edited from the Unified Facility Guide Specifications (UFGS) format made available at Whole Building Design Guide.org (www.WBDG.ORG/FFC/DOD) coordinated with the required disciplines.

2.3.2. Section 02 41 00 Demolition and Deconstruction.

2.3.3. Use KAFB Section 01 07 50 “Free Zone and Airfield Waiver”

2.3.4. Use KAFB Section 01 74 19 Construction and Demolition Waste Management and the KAFB spreadsheet “Appendix A Waste Summary”.

END of SOW