

Sol. Title: Repair (Restore) Pest Management Facility /
Tyndall AFB
Sol. No.: XLWU20-8195
TYNDALL AFB FLA

Due Date : Jul 13, 2022
Generated Jun 24, 2022 08:02 AM
Due in 19 Days
<https://sam.gov/>

This is a Design-Build project to repair and restore the Pest Management Facility with a period of performance of 365 days from date of Notice to Proceed receipt. The project is comprised of work on Tyndall AFB and the related disciplines of work as specific tasks in Scope of Work. A. NAICS 236220 - Commercial and Institutional Building Construction B. The resulting contract will be a firm-fixed price contract. See section J for applicable attachments. C. This acquisition has been designated for procurement as a HUB-Zone Set-aside and will be awarded via request for proposal IAW FAR Part 15. D. The project magnitude for this requirement is IAW FAR 36.204(f) between \$800,000 and \$2,000,000. E. Performance and Payment Bonds shall be obtained IAW FAR 28.102. F. The construction wage requirements statute (DAVIS-Bacon) FL20220005, Building applies to this project. G. The Period of Performance is 365 Calendar Days after Notice to Proceed (NTP). H. A site visit will be conducted with the end user, contractor, CE and CONS as described in Section The contractor must furnish any required performance and payment bonds within 10 days. Ensure the proposal shows a 90 day acceptance period.

Gap Analysis

Requirement	GAP?	Risk Rating	Action Items
The purpose of the Tyndall Air Force Base (TAFB) project XLWU 20-8195, Repair (Restore) Pest Management Facility, is to repair and remodel the existing Building 1701 that received hurricane damage and is no longer in compliance with building safety d	High6	High9	Initiate proposal development effort
The users of this facility will continue normal operations out of a portion of this facility during the remodeling process. The portion of Module B that is the covered wash area is used for mixing and filling vehicle mounted pesticide equipment. Th	High6	Medium4	Make a phasing recommendation that accommodates the government's needs
Move the office function of Module A to the enclosed storage area with the double overhead doors. Materials within this area will have been removed by the government. Provide temporary HVAC while occupied. 2. Demolish the roof structure and interi	High6	Medium4	Ensure a project plan that addresses the complexity.
E. 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.	High6	Low2	Ensure cost syncs with labor allocation and project plan.
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 chan	High6	High9	Ensure all changes are pre-approved by the government
Surveys: A Survey for asbestos, mold and lead paint should be conducted prior demolition or rehabilitation regardless of being outlined in the work tasks. Appendix C shows the most recent survey conducted on this building.	Medium3	High9	Ensure appropriate training, certifications, SOPs and other details are in place.
Ancillary Task: The tasks in this scope of work do not describe all the ancillary tasks required to complete the task. The contractor is required to complete all ancillary tasks to meet codes and standards that results in a complete and useable facil	Medium3	High9	Ensure a project plan that addresses the details that the government may have missed.
Construction Materials Requirements: Exterior Windows, Curtain Walls, Storefronts, Doors, and Louvers. HVHZ Windows and Storefronts. Lighting. Exterior Hollow Metal Doors. The requirements for each of the interior rooms and identifiable areas are sho	High6	Medium4	Ensure materials comply with specifications -- as part of the QA process
Attachment 2 APPENDIX - A Repair Pest Management Facility_XLWU 20-8195_20Apr2022. Version of the SOW.	High6	Medium4	Ensure a project plan that addresses the complexity.
Attachment 3 APPENDIX - B Repair Pest Management Facility_XLWU 20-8195_20Apr2022. Drawings and renderings of the buildings.	High6	Medium4	Ensure a project plan that addresses the complexity.
Attachment 4 APPENDIX - C Repair Pest Management Facility_XLWU 20-8195 - Asbestos and Hazardous Materials Surveys	Medium3	High9	HAZMAT certifications, training, and SOPs to address this should be evaluated.
Attachment 5 Section L & M - proposal format and contents	High6	High6	Ensure all items are addressed in the technical and cost response
Attachment 6 Other Contract Requirements - Required Insurance	High6	High6	Ensure this is addressed
Attachment 7 Wage Determination Building - FL20220005 - Florida WDA	High6	High9	Ensure price schedule reflects appropriate wage rates

Requirement	GAP?	Risk Rating	Action Items
Attachment 8 AF 66 - Material Submittals Schedule (spreadsheet) Attachment 9 AF 3000 - NOT FOUND Attachment 10 AF 3064 - Contract Progress Schedule Attachment 11 AF 3065 - Contract Progress Report Attachment 12 Sample RFI - For for Request For Inform	High6	High6	Ensure all attachments are addressed in the proposal submission
Attachment 16 Division Cost Estimate Worksheet - Construction Cost Estimate (spreadsheet)	High6	High6	Ensure cost estimate is accurate and competitive

Additional Notes

Item 0001 - Design-Build to repair/restore the pest management facility. Item 0002 - Electric. Item 0003 - HVAC Controls. Attachment 1 RFP SOW Repair Pest Management Facility_XLWU 19-8195_20Apr2022 The purpose of the Tyndall Air Force Base (TAFB) project XLWU 20-8195, Repair (Restore) Pest Management Facility, is to repair and remodel the existing Building 1701 that received hurricane damage and is no longer in compliance with building safety design as related to wind. The project will remove and replace the compound perimeter fence and gates, provide a new 3-sided covered storage area, and provide an open-sided covered storage area over existing equipment. All work shall be 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. This project shall be phased so as to allow the full function of the pest management operation throughout. The users of this facility will continue normal operations out of a portion of this facility during the remodeling process. The portion of Module B that is the covered wash area is used for mixing and filling vehicle mounted pesticide equipment. This portion of the building must remain accessible to the operators throughout the project. It will be up to the contractor to develop a phasing plan that shows this access. 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.

Recommendation

Pursue this opportunity as it is a two-building demolition/restoration in Florida.

P-Win



Repair (Restore) Pest Management Facility - TYNDALL AFB FLA
Project XLWU20-8195
Due: 13 Jul 2022 14:00

This is a Design-Build project to repair and restore the Pest Management Facility with a period of performance of 365 days from date of Notice to Proceed receipt. The project is comprised of work on Tyndall AFB and the related disciplines of work as specific tasks in Scope of Work.

- A. NAICS 236220 - Commercial and Institutional Building Construction
- B. The resulting contract will be a firm-fixed price contract. See section J for applicable attachments.
- C. This acquisition has been designated for procurement as a HUB-Zone Set-aside and will be awarded via request for proposal IAW FAR Part 15.
- D. The project magnitude for this requirement is IAW FAR 36.204(f) between \$800,000 and \$2,000,000.
- E. Performance and Payment Bonds shall be obtained IAW FAR 28.102.
- F. The construction wage requirements statute (DAVIS-Bacon) FL20220005, Building applies to this project.
- G. The Period of Performance is 365 Calendar Days after Notice to Proceed (NTP).
- H. A site visit will be conducted with the end user, contractor, CE and CONS as described in Section

The contractor must furnish any required performance and payment bonds within 10 days. Ensure the proposal shows a 90 day acceptance period.

Item 0001 - Design-Build to repair/restore the pest management facility.

Item 0002 - Electric: This proposal is to serve as a primary SOW for the service installation for the new Pest Control Facility: GCEC intends to install up to a 300 kVA, three-phase, pad-mounted transformer located no more than 30' from the base of the existing OH transformer pole (6070302). This project does not include a meter or site lighting and is valid through the end of calendar year 2022. The contractor is responsible for terminations onto the secondary spades of a pad-mount transformer. The contractor should request a CCA from GCEC to enter an agreement to get final pricing and material on order. The prime contractor will be responsible for coordinating with GCEC after contract award and should include this cost in their proposal. Payment will be based on actual costs. Not to Exceed (NTE): \$40,000

Item 0003 - HVAC Controls: This facility is classified as a low-tier FRCS/ICS facility. As such, the HVAC Controls shall be local and will require Siemens brand interface cards and panels to communicate to the Tyndall AFB Siemens Desigo CC. Payment will be based on actual costs. Not to Exceed (NTE): \$35,000

Attachment 1 RFP SOW Repair Pest Management Facility_XLWU 19-8195_20Apr2022
The purpose of the Tyndall Air Force Base (TAFB) project XLWU 20-8195, Repair (Restore) Pest Management Facility, is to repair and remodel the existing Building 1701 that received hurricane damage and is no longer in compliance with building safety design as related to wind. The project will remove and replace the compound perimeter

fence and gates, provide a new 3-sided covered storage area, and provide an open-sided covered storage area over existing equipment. All work shall be 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. This project shall be phased so as to allow the full function of the pest management operation throughout.

The users of this facility will continue normal operations out of a portion of this facility during the remodeling process. The portion of Module B that is the covered wash area is used for mixing and filling vehicle mounted pesticide equipment. This portion of the building must remain accessible to the operators throughout the project. It will be up to the contractor to develop a phasing plan that shows this access.

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.

1. SCOPE

1.1. Purpose

- A. The purpose of the Tyndall Air Force Base (TAFB) project XLWU 20-8195, Repair (Restore) Pest Management Facility, is to repair and remodel the existing Building 1701 that received hurricane damage and is no longer in compliance with building safety design as related to wind. **The project will remove and replace the compound perimeter fence and gates, provide a new 3-sided covered storage area, and provide an open-sided covered storage area over existing equipment.** All work shall be 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. This project shall be phased so as to allow the full function of the pest management operation throughout.
- B. The users of this facility will continue normal operations out of a portion of this facility during the remodeling process. The portion of Module B that is the covered wash area is used for mixing and filling vehicle mounted pesticide equipment. This portion of the building must remain accessible to the operators throughout the project. It will be up to the contractor to develop a phasing plan that shows this access. The following is a phasing recommendation:
 - 1. Move the office function of Module A to the enclosed storage area with the double overhead doors. Materials within this area will have been removed by the government. Provide temporary HVAC while occupied.
 - 2. Demolish the roof structure and interior of the existing facility in that area that will become the open breezeway and Module A. Exterior walls to remain and become a part of the remodeled

facility. Contractor can retain any interior walls that can be used to provide the Module A required spaces.

3. Construct Module A to allow full occupancy by the operators of the facility. Operators will now move out of the temporary space identified in 1, above.
4. Demolish the roof structure of Module B and the extended covered storage area. This includes the part with two overhead doors.
5. Demolish the enclosed storage area with the two overhead doors in its entirety.
6. Construct Module B. Note that Module B ends at the eastern curb of the wash area.
7. Construction involving the fence and the two covered structures (the 3-sided storage building and the leachate and drain pump area) can be phased as desired.

- C. Refer to the SOW for specific wind requirements.
- D. This 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, inspection, and services necessary to complete the project within the allotted timeframe.
- E. 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.
- F. Implementation of work will not start until an approved 100% Design has been issued and all pre-construction submittals have approved. Ordering of long lead items may be coordinated with CO.
- G. The latest Tyndall AFB IFS 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.

1.2 General:

- A. 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.

- B. Surveys: A Survey for asbestos, mold and lead paint should be conducted prior demolition or rehabilitation regardless of being outlined in the work tasks. **Appendix C shows the most recent survey conducted on this building.**
- C. Ancillary Task: The tasks in this scope of work do not describe all the ancillary tasks required to complete the task. The contractor is required to complete all ancillary tasks to meet codes and standards that results in a complete and useable facility. Any task omissions by the contractor in their proposal will be the responsibility of the contractor.
- D. Quantities and Measurements: All quantities, square footage, linear footage, etc. are estimate to assist contractor in determining scale and scope of this project. Contractor is responsible to verifying and calculating his own quantities for his proposal and estimates do not relieve contractor from providing required quantities and cost to successfully complete project. For example measurements for drywall and painting is a square footage for the room versus the actual wall square footage. Contractor shall provide all calculations, and quantities for government review/approval.
- E. The work is to be designed and built to ADA or ABA standards.
- F. The Fire Protection is being brought up to meet current standards.
- G. Available drawings can be provided upon request.

7.3. Other Requirements:

- A. Refer to the SOW for other requirements.

1.3.1 Inspections

The Contractor shall advise the Government 48 hours before performing any concrete pouring, backfilling, wall covering, or test operation that will encase or cover his work. For soil compaction tests, a minimum of 72 hours notification shall be required.

2. Summary of Work

2.1.Requirements:

- 2.1.1. Exterior Windows, Curtain Walls, Storefronts, Doors, and Louvers Architectural Design Criteria:
 - A. Approved products with test reports for use in the FBC HVHZ and their respective Florida Product Approval (FPA) that has been tested to the FBC standards of TAS 201, 202, and 203.

B. Anodized, blue tinted low e windows and storefronts are to be used for window replacement if all the windows are being replaced.

C. Provide Stainless Steel 316 Hardware for resiliency.

2. HVHZ Windows and Storefronts Performance Requirements:

A. Wind loads: Provide storefront system; include anchorage, capable of withstanding wind load as indicated on the Structural Drawings. The design pressures are based on the FBC for the geographical location of Miami-Dade County.

B. Air Infiltration: Test the specimen in accordance with ASTM E 283. Air infiltration rate shall not exceed 0.06 cubic foot per minute per square foot (0.3 liter per second per square meter) at a static air pressure differential of 6.24 psf (300 Pa).

C. Water Resistance: Test the specimen in accordance with ASTM E 331. There shall be no leakage at a minimum static air pressure differential of 12 psf (575 Pa) as defined in AAMA 501.

D. Uniform Load: Apply a static air design load of 65 psf (3,112 Pa) in the positive and negative direction in accordance with ASTM E 330. There shall be no deflection in excess of $L/180$ of the span of any framing member. At a structural test load equal to 1.5 times the specified design load, no glass breakage or permanent set in the framing members in excess of 0.4% of their clear spans shall occur.

E. Windborne-debris-impact-resistance Performance: Test in accordance with ASTM E 1886 and information in ASTM E 1996 and/or AAMA 506.

- Large-missile Impact: For aluminum-framed systems located within 30 feet (9.1 meters [m]) of grade.
- Small-missile Impact: For aluminum-framed systems located more than 30 feet (9.1 m) above grade.

F. Exterior glazing shall be large impact-rated in compliance with FBC Chapter 14; maximum glass sizes as per ASTM E1300; low thermal emissivity-type, insulated and tinted. Dry glazing gaskets are in accordance with ASTM C864 or ASTM C509 per FBC Chapter 14.

3. Lighting

A. The interior lighting replacements will be LED lights with a CRI 90 and a

minimum of 4000K

- B. The exterior lighting replacement will be LED lights with a CRI 80 minimum with amber light for turtle preservation

4. Carpeting

NA.

5. Exterior Hollow Metal Doors:

- A. Doors shall be as a minimum 14 Gauge, heavy-duty, level 2, physical performance level B, model 2 with an R-10 insulated core.
- B. Provide Stainless Steel 316 Hardware for resiliency
- C. All doors shall be tested by Underwriters Laboratories and ITS/WH certified to the following standards:
 - ANSI A250.13
 - ASTM E330/E1886/E1996
 - PA201, PA 202, PA203
 - TAS201, TAS202, TAS203
- D. Provide Americans with Disabilities Act (ADA)-compliant door hardware, heavy-duty and heavy-weight type on all new exterior doors, finish to match existing hardware.

6. Interiors

7. The requirements for each of the interior rooms and identifiable areas are shown beginning on the page 9 of this appendix.

8. Interior walls shall be constructed using metal studs and gypsum board, and/or CMU as indicated or required. Where studs are noted to extend to the underside of the roof structure, stud size shall be 6 inch minimum. 20-gauge minimum metal studs will be used to support cementitious backer board. Except as otherwise noted, Contractor shall determine stud gage and spacing required to achieve a maximum deflection of $L/240$ based on a uniform load of 10 psf. Maximum stud spacing shall be 16 inches on center.

- A. Provide Type "X" 5/8-inches gypsum board

- B. Provide minimum 1/2-inch thick moisture resistant gypsum board for ceilings with painted surfaces in Toilet Rooms and other wet areas (Break Rooms, Janitor Closets). ASTM C 1178.
- C. Provide minimum 1/2" thick cementitious units as backer board for tile or solid surface wall finish at metal stud walls. ANSI/CTI A 108/A118/A136.1
- D. Interior gypsum surfaces will be finished to ASTM C 840 and GA214 and GA 216. Provide Level 4 finish unless otherwise noted, and Level 1 when concealed.

9. Interior doors and frames.

- A. Standard interior doors shall be flush solid core wood doors with good or better grade birch veneer. Conform to *National Wood Window and Door Association (NWWDA)* I.S.-1A. Stile edges shall be non-fingerjointed hardwood compatible with face veneer. Provide AWI Grade A hardwood face veneer for transparent finished doors.
- B. Door frames shall be welded 16-gauge steel for SDI/DOOR 250.8 Level 2 doors.
- C. Doors shall be fire-rated as required.
- D. Unless otherwise indicated all interior doors will be 3-foot by 7-foot for single doors and 6-foot by 7-foot for double doors.
- E. Interior Door Hardware
 - Office doors: Provide mortise classroom F05 function locksets, hinges, silencers, and mop plates.
 - Toilet Doors: Provide mortise privacy lockset, indicating occupancy, closers, hinges, silencers and mop plates.
 - Service and Utility Room Doors: Provide mortise classroom F05 function lockset, closers at fire rated doors, hinges, silencers and mop plates. Provide manual flush bolts at pairs of doors.
- F. Provide a master key system for the facility compatible with the existing Tyndall Best master keying system. Provide construction interchangeable cores when subcontractors require keys during construction.

10. Flooring

- A. Tile Flooring. RevTile as a basis of design where new is called out. Clean and seal tile flooring in restroom/shower/locker room.
- B. Carpet Tile. Not used.
- C. Linear Vinyl Tile Planks. Not used
- D. Sealed Concrete Floor Slabs. All concrete floor slabs that do not receive a finish shall be sealed with a water-based sealer to prevent dusting and maintainability. Areas include but not limited to mechanical rooms, electrical rooms, and all concrete slabs.
- E. Walk-Off Entry Systems. Not used.
- F. Wall Base. As called out in room guides.

11. Wall Treatment

- A. Paint and Coatings: All walls to be painted per UFGS Spec Section 099000 and MPI Standards. For Interiors: Provide Paint-1 General Wall and Ceiling paint (same paint color). Provide Paint-2 Accent Paint Color.
- B. Porcelain Wall Tile: Clean and seal the existing, or provide Porcelain tile at 4'-0" in toilet rooms on all wall surfaces. Grout Color should be the same as the porcelain tile.

12. Window Treatment

- A. Provide solid surface window sills at all window sill locations.

1.2.Exterior

All Exterior Paint and Coatings, Storefront and Entry Doors, Door Glazing, Window Frame and Glazing, Louvers, Hardware, Lighting, Roofing, Wall Panels, Gutters, Downspouts, Scuppers, Railings, Roofs etc. to use Architectural characteristic of the Current Tyndall IFS. 325 CES to select colors and textures for exterior of building from manufacturer's standard color range provided during submittal phase from the contractor.

1.2.1. Exterior walls shall be:

- A. Existing masonry walls cleaned, prepped and painted. Final exterior heights to

meet the roof slope requirements to be determined by the contractor. Metal shall meet all wind requirements and the Tyndall IFS for color.

- B. Provide masonry ties in accordance with all applicable UFC's, ETL's, Design Guides and building codes.
- C. All exposed exterior building materials shall comply with Tyndall AFB IFS. Exposed Architectural Concrete Masonry Units shall include integrally colored, split-face, smooth-face and/or burnished-face CMU in light tan or light gray.
- D. Masonry mortar shall contain a water repellent admixture, which is added to the mortar during on-site mixing. All mortar will be uniform in color with no staining for minimum 1 year after the date of beneficial occupancy. Mortar color shall match the adjacent masonry.
- E. Provide exterior soffit framing with a maximum deflection of $L/360$ for metal panels to comply with Miami-Dade High Velocity wind load requirements for impact resistance and product approval requirements which are contained in the Florida Building Code, current edition, and UFC 4-010-10.
- F. Provide framing as required at windows and doors to comply with Miami-Dade High Velocity wind load requirements for impact resistance and product approval requirements which are contained in the Florida Building Code, current edition, and UFC 4-010-10.
- G. Exterior Flush Doors. Exterior flush doors and frames shall be hot dipped galvanized steel and shall be insulated. All door frames shall be welded. No knock-down frames shall be allowed. Minimum thickness for hollow metal doors shall be 1-3/4 inches. Door frames not located under protective overhangs shall have drips. All doors shall include thresholds and weather seals. Exterior flush doors shall receive a painted finish. All drips will be specified to match the color of the doors. Doors will be minimum 16-gauge face panel. Frames will be minimum 14 gauge.
- H. Glazing shall be double pane, windborne debris resistant for large missile impact, thermally broken insulating units. Glazing assemblies shall be impact resistant and insulated and be comprised of two panes of glass separated by a 1/2-inch air space. The exterior pane shall be 1/4-inch blue tinted tempered glass with a low-emissivity coating on the no. 2 surface. The interior pane shall be clear, laminated vision glass with a 0.090-polyvinyl butyl interlayer to meet wind load and design pressure level requirements specified for the Project including missile impact resistance requirements. Provide minimum 7- year warranty on insulated glazed assemblies against joint failure. Provide stainless steel sub-sills with soldered seams on all windows.

- I. Glazing shall have a blue tint color in compliance with Tyndall AFB IFS. Glazing shall also be tinted to comply with FloridaFish and Wildlife Conservation Commission (FWC) Sea Turtle Protection Ordinances (62B-55), and the Bay County Florida – Code of Ordinances (Chapter 5, Article V. “Sea Turtle Conservation Zone and Lighting” to achieve an industry approved inside-to-outside light transmittal value of 45 percent or less. Such transmittance is limited to the visible spectrum (400 to 700 nanometers) and is measured as the percentage of light that is transmitted through the glass.

9.3.Standing Seam Metal Roof

Roof shall be a hydrostatic, structural standing seam metal roof (SSMR) (minimum 24-gauge steel panels) with concealed fasteners over a roof underlayment designed for high temperature applications, over continuous R-25 polyisocyanurate insulation on a structural galvanized steel deck. The roof underlayment sheet shall be a minimum 40 mil, 0.05 Perm rated, self-adhering, self-healing, high density, cross-laminated polyethylene film bonded to a rubberized asphalt adhesive designed for high-temperature applications. The SSMR clip shall fasten through the insulation directly to the structural metal deck. All roof penetrations, gutters, and flashing will be of material provided by the roofing manufacturer. The manufacturer supplying the system shall be responsible for its design, fabrication, erection, and quality control. The manufacturer shall have its representative inspect the installation of the SSMR system at appropriate intervals during construction and shall furnish a warranty assuring the structural integrity and water tightness of the system for a period of twenty (20) years and against damage by wind regardless of cause up to 165 MPH. The roof shall be factory finished, Silver to match Tyndall AFB Installation Facility Standard. Gutters and downspouts shall be surface mounted outboard of exterior walls and will connect to sub-surface storm drainage piping. Roof slope shall be a minimum of 1.5:12. Roof penetrations shall be kept to a minimum. No exhaust fans or mechanical equipment shall be installed on the roof. All exposed roof penetrations, and sheet metal including flashing and gutters shall be shop painted or fabricated from sheet metal to match the metal roof color. Paint coating shall provide 20-year color fastness warranty.

9.4.Cabinets (Casework)

- 9.4.1. Materials and construction of cabinets and countertops shall be in accordance with Architectural Woodwork Institute (AWI) quality standards "AWI Custom Grade" with plastic laminate finish unless noted otherwise. Conform to the tolerances allowed in the AWI referenced standard. Provide flush overlay casework. Melamine is not allowed.
- 9.4.2. Wall and base cabinets shall be of the same construction and appearance with solid ends and frame fronts, or with frames all around. Frames shall be not less than 3/4-inch by 1-1/2-inches hardwood. All ends, bottoms, backs, and partitions shall be

hardwood plywood. All drawers will include solid wood rails and plywood bottoms. Interior of drawers can be laminate or natural finish. Cabinet doors and drawer fronts shall have hardwood plywood cores. Dovetail construction should be used on all corners. Edges of exposed plywood shall be finished.

- 9.4.3. Hardware: Provide cabinet hardware including minimum two self-closing hinges for each door and two side-mounted metal drawer slides for each drawer and pulls for all doors and drawers as follows. All cabinet hardware exposed to view shall be ANSI/BHMA 156.9, Grade 1, and comply with the following requirements:

- Concealed Euro-Style, back mounted hinges with opening to 165 degrees and a self-closing feature at less than 90-degrees.
- Drawer slides shall have a static rating capacity of 100-pounds (444N). Full extension, self-closing.
- Provide adjustable shelving standards with shelf support hardware for all cabinets.
- Provide heavy-duty magnetic latch and door and drawer catch.

- 9.4.4. Countertops shall be as indicated on the drawings and will be 100% solid acrylic surface material at all wet areas including toilet rooms and break areas with sinks.

9.5. Electrical

- 9.5.1. Provide a complete new electrical system compliant with the above requirements and consisting of Service Entrance Feeders and service entrance panel board, Conduits, Feeder and branch Circuits, Lighting and Branch Wiring, Emergency Lighting, and Grounding, to include all accessories and devices necessary and required for a complete and usable system. Upon award the design-build team is expected to analyze their design for contractual compliance with these parameters.

- 9.5.2. The electric utility on base is a privatized utility provided by Gulf Coast Electric Cooperative (GCEC). The primary utility transformer will be changed from pole mounted to pad mounted in the project. The secondary service required is 120,208v, 3-phase, 4-wire. Coordinate transformer connection requirements and provide a detail breakdown of the connected electric loads to GCEC. The secondary spade of the utility transformer is the delineation point between GCEC and the Contractor. The prime contractor shall enter into a service connection agreement with the system owner and will be responsible for paying the associated lump sum connection charge.

- 9.5.3. General purpose convenience outlets that are specification grade, 20 amperes, 125V NEMA 5-20R, duplex will be provided. Design and loading of receptacles shall conform to UFC 3 520 01 Interior Electrical Systems. All circuits shall be in EMT,

liquid tight or rigid conduit; no MC cable is allowed except for lighting fixtures (limited to 6-feet) or UL equipment supplied with flexible conductor. In addition to the location requirements specified by NFPA 70, locate general purpose and dedicated outlets in accordance with the following:

- a. Mechanical Equipment: Provide receptacle within (15-feet) of mechanical equipment on the interior and exterior of buildings.
- b. Office, staff support spaces, and other workstation locations: Receptacles will be provided with a minimum of one duplex receptacle per wall with a quadruplex receptacle located adjacent to each data outlet. Provide flexible furniture connection whips for connection to pre-wired systems furniture in open office areas. Switched receptacles shall be provided per ASHRAE 90.1.
- c. Provide power outlets throughout the building to serve all proposed equipment, including government furnished equipment, and allow for future reconfiguration of equipment layout. Provide power connections to all ancillary office equipment such as printers, faxes, plotters, and shredders. Provide dedicated circuits where warranted.
- d. Communications Rooms: Power shall be provided for equipment racks and the room utilities in compliance with Part 14 of this specification.
- e. Corridors: One receptacle every 30-feet with a minimum of one per corridor.
- f. Janitor's closet and toilet rooms: One GFI receptacle per closet. GFI receptacles at counter height for each counter in toilets shall be provided such that there is a minimum of one outlet for each two sinks.
- g. Space with counter tops: One receptacle for every 4-feet of countertop, with a minimum of one outlet. GFI protection of outlets when located within 6 feet of plumbing fixtures shall be provided.
- h. Building Exterior: One receptacle for each external wall, GFI protected and weatherproof in use type.
- i. Break rooms: One receptacle for each 10-feet of wall space at the floor line and one receptacle for each 4-feet of wall along counters. GFI protection when located within 6-feet of plumbing fixture shall be provided. Receptacles shall be provided for equipment such as refrigerators and microwaves.
- j. All other rooms: One for every 10-feet of wall space at the floor line. When 10-feet or greater of wall at the floor line exists in a room, provide

a minimum of two receptacles spaced appropriately to anticipate furniture relocations.

k. Special Purpose Receptacles: Designer of Record must coordinate with the user to provide any special purpose outlets required. Provide outlets to allow connection of equipment in special use rooms.

4. Lighting

A. Design the lighting and lighting control systems in accordance with the current UFC 3-530-01 and meet IES illumination standards for the specified area. Interior lighting fixtures will utilize LED lamp sources with a minimum efficacy of 120 lumens per watt, color rendering index (CRI) rating of 80 or greater, and Color Temperature of 4000 K. All LED light fixtures will have an IES-L70 rating >50,000 hours for reduced maintenance and be provided with a 10-year factory warranty. Provide 0-10V dimming capabilities in Open Office areas and Conference/Meeting spaces. Lighting levels for all areas will use UFC 3-530-01 and Illuminating Engineers Society (I.E.S.) recommended levels as average maintained levels of illumination, and as noted below:

- Corridors 5 FC
- Restroom 5 FC @ General Areas
15 FC @ Fixture and Vanity Areas
- Offices 30 FC
- Conference 30 FC
- Janitor 10 FC
- Break Rooms 15 FC
- Tel/Comm/AV 50 FC
- Mech./Elec. 20 FC
- Storage 10 FC

B. Provide point-by-point calculations for general and egress lighting as required by UFC 3-530-01. General and egress lighting calculations for each area will utilize data from the actual fixture to be used. Calculations and layout of fixtures in open office areas will consider shadowing effects. The engineer designing the lighting system will maintain uniformity ratios equal to or better than that recommended by the IES standards.

C. LED exit signs with battery backup will also be used. Egress lighting will comply with Life Safety Code NFPA 101. Emergency lighting will be provided by wall mounted unit battery packs.

D. Provide lighting controls in compliance with UFC 3-530-01 and ASHRAE 90.1. Lighting controls will incorporate automatic shutoff and will utilize 0-10 Volt dimming capabilities, dual technology occupancy sensors and manual override

switches.

- E. Exterior lighting located at building egress doors will be full cutoff LED wall mounted luminaires. All building-mounted exterior luminaires will be in accordance with Tyndall Base Standards and UFC 3-530-01. A timer with motion sensor and photocell control will be required for exterior building mounted lighting. Exterior building mounted lights will be provided with battery backup for emergency egress lighting. Provide a minimum maintained horizontal luminance of 0.2 foot-candles measured at grade with a maximum Max:Min ratio of 20:1. Exterior lighting **on the gulf side of the building** will be Turtle Friendly and will comply with the requirements of the Florida Fish and Wildlife Commission and Chapter 62B-55 Model Lighting Ordinance for Marine Turtle Protection.

5.7. HVAC

- 5.7.1. The mechanical/HVAC scope is to provide heating, ventilation, air conditioning (HVAC), and summer/cooling space humidity control. Space has been allocated in the RFP floor plan of Module B for a mechanical room for incoming utilities and central equipment, and ceiling space has been allocated for distribution systems. The DOR is responsible for designing adequate systems that are fully coordinated with the building design.
- 5.7.2. Determination of the HVAC systems to be selected and designed for this facility is not dictated by this RFP. The DBC is responsible for these determinations.
- 5.7.3. Zone the HVAC systems to provide maximum year-round comfort and adequate flexibility. All spaces and rooms shall have individual temperature control. Comply with NFPA 90A, except as modified by UFC 3-600-01.
- 5.7.4. Include all required fittings, connections and accessories required for a complete and usable system. At a minimum, 4-inch thick concrete housekeeping pads and vibration isolators are required under all floor-mounted equipment. All condensate drain pans shall be stainless-steel.
- 5.7.5. Arrange the HVAC equipment to fit properly within the mechanical room. Consider proper maintenance clearances around all equipment including coil pull space, and observance of the "dedicated electrical space" around electrical equipment as required by the National Electrical Code, as well as the minimum clearance requirements set forth in the International Mechanical Code and the manufacturer's minimum recommended clearances.
- 5.7.6. The entire building is considered an unclassified area, and includes rooms requiring heating, cooling, and ventilation.

5.7.7. This facility is classified as a low-tier FRCS/ICS facility. As such, the HVAC Controls shall be local and will require Siemens brand interface cards and panels to communicate to the Tyndall AFB Siemens Desigo CC.

5.7.8.

Areas requiring heating, cooling, and ventilation:

- Office and Admin
- Storage
- Conference
- Corridors
- Break Room
- Restroom
- Electrical/Mechanical Room

Areas requiring dedicated cooling system:

- Telecommunications Room
- Storage and mixing rooms in Module A

2.8 3-Sided Storage and Covered Storage

Furnish and install a two (2) pre-engineered buildings; a 3-sided pre-engineered steel building (PEB1), tapered beam frame with 9-foot low side eave height and an open-sided pre-engineered steel building, tapered beam frame with 12-foot low side eave height (PEB2).

2.8.1 PEB1 will be approximately 20 feet wide by 60 feet long with the “open” side on the high side of the 60-foot elevations. PEB1 shall have the open side face east and will be constructed so as to fully utilize the existing concrete slab.

2.8.2 PEB2 will be approximately 40-feet square and will slope such that the roof will shed to the east. PEB2 provides rain and sun protection for the existing leachate pump and tank systems.

2.8.3 No interior supports shall be used. Gutters and downspouts shall be included. Water shall have positive drainage away from the facility. The roof shall be standing seam metal roof with metal roof deck, insulation, and ice and water shield and shall include engineered fall protection.

Attachment 2 APPENDIX - A Repair Pest Management Facility_XLWU
20-8195_20Apr2022. Version of the SOW.

Attachment 3 APPENDIX - B Repair Pest Management Facility_XLWU

20-8195_20Apr2022. Drawings and renderings of the buildings.

Attachment 4 APPENDIX - C Repair Pest Management Facility_XLWU 20-8195 - Asbestos and Hazardous Materials Surveys - Homogenous areas (HA) of suspect material were identified and samples were collected and submitted under chain of custody to EMSL Analytical, Inc. ("EMSL") for laboratory analysis of asbestos by PLM. If identified, friable samples with <2% asbestos were further analyzed by the PLM point count method to confirm the PLM results. AirQuest conducted another regulated/hazardous materials inventory... The inventory included lamps, thermostats, and light switches potentially containing mercury; exit signs, emergency lights, and smoke alarms that have batteries; lighting ballasts which contain polychlorinated biphenyls (PCBs); transformers; freon, hazardous chemicals and petroleum products; and lead pipes and roof vent flashings.

Attachment 5 Section L & M

I. Volume Organization

- A. General: Proposals shall be submitted to the Government in 4 separate volumes (PDF Attachments) as set forth below. Be sure to label your proposal to match the volumes and sub-sections as listed in the chart below.

Volume	Title	Page Limit
I	Executive Summary / Proposal	
	Table of Contents	1
I.a.	Cover Letter*	2
I.b.	List of Exceptions	3
I.c.	SF 1442	Unlimited
I.d.	Completed Financial Responsibility Questionnaire	1
II	Past Performance	
	Table of Contents	1
II.a.	Past Performance	Unlimited
II.b.	CPARs ratings	Unlimited

III	Technical	
	Table of Contents	1
III.a.	Qualifications (Sub-Factor 1)*	15
III.b.	Technical Proposal (Sub-Factor 2)*	10
III.c.	Project Schedule (Sub-Factor 3)*	10
IV	Pricing	
	Table of Contents	1
IV.a.	Attachment 16	Restricted to the Attachment
IV.b.	List of Assumptions*	2

*Excess pages will not be evaluated.

I. Volume III – Technical

a. Qualifications (Sub-Factor 1)

i. Quality Control Manager

1. Must have a minimum of five (5) years' experience in construction with at least two (2) years as a Quality Control Manager (CQCM) on project similar to the relevancy of the required project. Must hold a current certificate of the USACE/NAVFAC Construction Quality Management for Contractors program. Must demonstrate the familiarity with the requirements of EM 385-1-1 and have experience in the areas of hazard identification and safety compliance, to include successful completion of the OSHA 10-hour Training Course within the past three (3) years.

ii. Superintendent

1. Must have a minimum of five (5) years' experience in construction with at least two (2) years of those years as a superintendent on projects similar to the relevancy of the required project. Must demonstrate the familiarity with the requirements of EM 385-1-1 and have experience in the areas of hazard identification and safety compliance, to include successful completion of the OSHA 10-hour Training Course within the past three (3) years.

iii. Program/Project Manager

1. The contractor's Program/Project Manager shall have as a minimum at least five (5) years' experience managing construction projects. The PM is the primary POC for the CO or all contractual issues with regards to project/program execution and is responsible for the overall management of this contract. The PM is to ensure that qualified personnel and subcontractors are assigned to complete performance. It is the PM's responsibility to ensure that contractor personnel and subcontractors possess the appropriate qualifications and experience to complete specified project tasks and that they comply with all statutes, regulations, as well as the contract requirements. The PM shall have and provide to CO, upon request, all required employee or subcontractor certifications and qualifications.

iv. Designer of Record (DOR)

1. Identify the architectural and/or engineering firm that will work on the design, calculations, and drafting of the plans, certify that all construction submittals meet the specifications, and validate, and certify the as-builts.

b. Technical Proposal (Sub-Factor 2)

- i. Submit a narrative of the Offeror's understanding of this project. The narrative should not simply rephrase or restate the Government's requirements, but rather provide convincing rationale to address how the Offeror intends to meet these requirements. Where appropriate, specific examples of an Offeror's processes may be used to demonstrate how the Offeror will meet the Government's requirement. Offerors shall assume the Government has no prior knowledge of the Offeror's experience or capability and will base the Government's evaluation on the information presented in the Offeror's proposal. Statements that the Offeror will provide a particular feature or objective without explaining how the Offeror proposes to meet that feature or objective are generally inadequate and may adversely impact the Government's evaluation of the Offeror.

1. Included in this sub-factor be sure to include the following at a minimum.

- a. Plans to work around/through weather delays
- b. List of projected subcontractors with their anticipated percentage of work compared to the whole project. Reference Limitations of Subcontracting Clause. Ex. Subcontractor A will complete 23% of this project.

- c. List of permits required to include but not limited to state, federal, local, environmental, etc.
 - d. Identify long lead time materials
 - 2. While not all inclusive, the following types of statements are considered inadequate:
 - a. Unsupported statements that the Offeror allegedly understands the requirements.
 - b. Unsupported statements that the Offeror allegedly can or will comply with requirements.
 - c. Unsupported statements that simply paraphrase the requirements.
 - d. Undefined or unexplained statements such as "best commercial practices will be used."
 - e. Undefined or unexplained statements such as "standard procedures will be used."
 - f. Undefined or unexplained statements such as "well-known techniques will be employed."
- c. Project Schedule (Sub-Factor 3)
 - i. Project Schedule (AF Form 3064)
 - 1. Provide a brief narrative of your thought process of completing the SOW within the period of performance of 365 days. Include project phasing and long lead time items.
 - 2. Complete the attached AF Form 3064. Include the following at a minimum:
 - a. Identification of separate work elements including DOR.
 - b. Order of work elements to include project phasing (critical path)
 - c. Number of days for each work element
 - d. Incorporation of long lead time materials

Attachment 6 Other Contract Requirements - Required Insurance
REQUIRED INSURANCE (IAW FAR 28.306(b))

- 1. Reference FAR 52.228-5, the Contractor shall, at its own expense, procure

and

thereafter maintain the following kinds of insurance with respect to performance under the contract:

- a. Worker's compensation and employer's liability Insurance: \$100,000 per person.
- b. General liability: \$500,000 per occurrence.
- c. Automobile liability: \$200,000 per person and \$500,000 per occurrence for bodily injury and \$20,000 per occurrence for property damage.

Attachment 7 Wage Determination Building - FL20220005 - Florida WDA

Attachment 8 AF 66 - Material Submittals Schedule (spreadsheet)

Attachment 9 AF 3000 - NOT FOUND

Attachment 10 AF 3064 - Contract Progress Schedule

Attachment 11 AF 3065 - Contract Progress Report

Attachment 12 Sample RFI - For for Request For Information to submit to the government

Attachment 13 Base Access Request EAL - Base Access Request manifest (spreadsheet)

Attachment 14 Proof of Financial Responsibility

The following information is requested to aid the Government in determining your financial responsibility.

Attachment 15 AF Form 813 Demolish and Construct Pest Management Facility - Legal review and sufficiency determination of the proposed categorical exclusion (CATEX) from further environmental analysis for this proposed action

Attachment 16 Division Cost Estimate Worksheet - Construction Cost Estimate (spreadsheet)

Solicitation+Amendment+FA481922R00150001+SF+30.pdf

- SOW

-- Page 4, para 1.0.A: Added new compound fencing and two new pre-engineered support structures.

- Appendix A

- Page 3, para 1.0.A: added the requirement to remove and replace the compound fence and to build the two pre-engineered support structures. -- Page 4, para 1.0.B.7: added note about phasing as it involves the fence and the two pre-engineered structures.
- Page 4, para 1.2.B: added note stating a recent asbestos and lead survey is provided in Appendix C.
- Page 21, para 2.6.E: added comment concerning turtle friendly lighting on gulf side in reference to the exterior light.
- Page 23: Added paragraph 2.8 to explain the two pre-engineered structures.
- Appendix B
- Adding drawing to depict two pre-engineered support structures, fence, and dry swale.
- Upload Site Visit Sign-in Sheet
- Extend proposal due date to 13 July 2022 at 1400 CST