FCC BUTNER – B&F PROJECT # 26Z1AS5
BUT Interior Repairs

I. SPECIFICATIONS:

A. INTRODUCTION

The Federal Bureau of Prisons (FBOP), Federal Correctional Complex Butner, Butner, NC intends to make a single award to a responsible entity to provide all necessary equipment, labor, and materials refinish Food Service floors at Federal Correctional Institute I (FCI I) and Low Security Correctional Institute (LSCI), and a section around Food Service Kettles and the Federal Correctional Institute II (FCI II) Old NC Highway 75 Butner, NC 27509. It is the Contractor's responsibility to obtain permitting, should it be required.

FCC Butner is a Federal Correctional Complex consisting of two Medium Security Federal Correctional Institutions (FCI-1 and FCI-2), a Low Security Federal Correctional Institution (LSCI), a Federal Medical Center (FMC) – each with a perimeter fence – and a Minimum-Security Federal Prison Camp (FPC), with no perimeter fence.

B. SCOPE OF WORK

This project requires the complete installation of a high-performance resinous flooring system within designated kitchen and food service areas at a federal correctional facility. The contractor shall furnish all labor, materials, equipment, supervision, and incidentals necessary to install a seamless, durable, chemical-resistant, and thermally stable flooring system suitable for heavy-use institutional environments. Work will be performed in three separate areas of the facility, each treated as an independent phase. The approximate sizes of these areas are 4,200 square feet for the FCI I Food Service Kitchen Area, 7,800 square feet for the LSCI Food Service Kitchen Area, and 220 square feet for the small repair area located around the kettles in the FCI II Food service Kitchen Area. Where applicable, linear footage of cove base installation is included and shall be installed to match existing conditions.

The flooring system to be installed shall be a textured, hand-troweled urethane urea mortar system designed specifically for environments requiring exceptional durability, thermal shock resistance, chemical resistance, and slip resistance. The system shall be dense, liquid-rich, and self-priming, consisting of a four-component cementitious polyurethane mortar engineered for high-impact resistance and long-term performance.
The material must be capable of withstanding continuous heavy foot traffic, rolling loads, aggressive cleaning procedures, and exposure to hot water, steam, and rapid temperature changes. The system shall be non-porous and seamless, with no joints or welds, ensuring hygienic performance suitable for food service operations within a correctional environment.

The flooring system shall include a mechanically prepared concrete substrate meeting SPS A to SPS C preparation standards or equivalent. Over the prepared substrate, the contractor shall install a hand-troweled urethane urea mortar layer forming the primary structural body of the system. This mortar layer shall be followed by a broadcast application of quartz aggregate to enhance texture, slip resistance, and mechanical bonding. Once cured, the system shall receive a pigmented polyurethane sealer designed to provide chemical resistance, UV stability where applicable, and long-term cleanability. The complete system shall have a nominal finished thickness between 3/16 inch and 1/2 inch (4 to 12 millimeters), depending on the specific needs of each area and the existing substrate conditions. The flooring shall be available in standard colors including brick red, pewter, steel gray, charcoal, sage, reef green, slate, teal blue, and desert tan, with the final color selection made by the Government.

Where required, the contractor shall install a seamless cove base integrated into the flooring system. This cove shall be formed either as a radius or a 45-degree can't, depending on existing conditions and Government direction. The cove material shall be compatible with the urethane urea mortar system and shall provide a

continuous, sanitary transition between the floor and wall. The cove base shall prevent the accumulation of bacteria, dirt, and moisture beneath wall surfaces and shall support wash-down procedures by containing liquids and preventing seepage under walls.

The contractor shall be responsible for all tasks necessary to complete the installation. This includes mobilization, delivery of materials, staging of equipment, and secure storage of materials in a clean, dry, heated indoor space provided by the Government. The contractor shall coordinate with facility personnel for daily check-in and check-out procedures. The contractor shall perform mechanical surface preparation using specialized preparation machines to ensure the substrate is clean, dry, and properly profiled. The contractor shall follow the existing contour of the substrate; no additional pitching or sloping of floors or drains is permitted. Tile removal and thinset or adhesive removal will be performed by BOP Staff.

The Government will provide access to facility grounds, secure entry and exit procedures, adequate electrical power for contractor equipment, access to onsite waste disposal, and a heated indoor storage area for materials. The Government will ensure that work areas are free of other trades and personnel during installation and that ambient temperatures are maintained at or above 60 degrees Fahrenheit throughout installation and curing.

The contractor shall provide a minimum one-year warranty covering materials, workmanship, and installation defects. The warranty shall include repair of affected areas as the sole remedy. The project will be completed in three phases, one for each building or area, and shall be scheduled to minimize operational disruption and maintain facility security. Payment terms shall follow standard Government invoicing procedures.

C. QUALITY ASSURANCE/INSTALLATION REQUIREMENTS

All installers/technicians shall be qualified and certified by the manufacturer to install, test, and certify the new systems. Such certification must be verified in writing by the manufacturer and submitted to the Contracting Officer Representative (COR).

Services and materials provided shall be consistent with current industry standards and National Fire Protection Association (NFPA), Underwriters Laboratories (UL), and the National Electric Code (NEC).

D. UTILITIES

The FBOP will provide minimal electricity service (120V) for battery chargers, small hand tools, etc. The Contractor shall provide all other supplies and materials needed to complete this project.

E. TESTING AND ACCEPTANCE

The Contractor shall notify the Contracting Officer Representative (COR) two (2) days prior to inspections as well as the final system testing and certification so that arrangements can be made to have BOP required staff available to observe testing. Any work completed by the contractor must be inspected by the COR and tested and certified if required for manufacturer warranty. A complete plan detailing inspections and test procedures must be submitted to the Contracting Officer Representative (COR) in advance of mobilization.

The Contractor shall keep the premises clean and free of always accumulated of waste materials and rubbish. The Contractor shall remove all debris, scrap, and rubbish from the work area daily. Surplus materials and all equipment shall be promptly removed from the site upon completion of the work. The Contractor shall be responsible to remove all debris and waste materials from the job site at FMC Butner upon conclusion and acceptance of the project. These items must be disposed of in accordance with all Federal, State, and local laws.

F. SUBMITTALS & TRAINING

Submittals:

1. Within fifteen (15) days after receiving the Notice to Proceed, the Contractor shall provide written submittals to the Contracting Officer Representative (COR) for approval, describing recommended equipment

2. All security clearance paperwork/documentation shall be submitted to the Contracting Officer Representative (COR), a minimum of fourteen (14) working days prior to the start of work.

3. Submit a progress schedule to the Contracting Officer and COR for approval 10 days prior to mobilizing to the site. The progress schedule must detail a work sequence/schedule that demonstrates minimal interruption of the existing institution power system. In addition, submit an updated progress schedule each month at the scheduled monthly progress meeting.

4. Submit a detailed Schedule of Values to the Contracting Officer and COR with the progress schedule 10 days prior to mobilizing to the site.

5. The Contractor shall provide to the COR, (3) copies of the Safety Data Sheets (SDS) on all materials and substances that may be used on the project. In the event the material is not approved by the Safety Manager, it shall be the responsibility of the Contractor to locate and procure an alternative product.

6. For security and safety purposes, provide forty-eight (48) hour advance notice in writing, prior to disruption to the power system.

7. Provide evidence of listing of all proposed equipment by Underwriter's Laboratories for application as electrical equipment.

8. The Contractor shall provide an Installation Certification of the completed and tested systems that contains an affidavit signed by the Contractor and manufacturer's representative, notarized, certifying that the complete systems meet the contract requirements and is fully operational per the manufacturer's recommendations.

II. CONTRACTOR SECURITY/WORKING REGULATIONS

A. Work Hours:

Work Hours for the Contractor are 7:30 AM – 3:00 PM, Monday - Friday, excluding Federal Holidays. Any work required to be completed at any other time must be scheduled five (5) working days prior to the start of the work.

Access to the site will be available during normal working hours except during emergencies. The Contractor is responsible to familiarize himself, his employees, and his subcontractors with the working hours and conditions in the correctional facility, as working hours may not constitute a full eight-hour workday. The Government assumes no responsibility to the Contractor nor to any of his subcontractors for shorter hours due to institutional emergencies or entry and/or exit of workers necessitated by normal institution routines.

Contractors should plan for a certain amount of time accrued for security considerations, i.e., check-in screening, delay due to inmate movements, institution lock-down, institution emergencies, etc. In the event of an institution emergency, the Contractor will be instructed to secure all work, secure and stow all tools, equipment and materials, and the Contractor will be escorted out of the institution. Work will resume once the institution emergency passes.

B. Delivery of Materials:

All construction materials/equipment required for work on this project is required to be processed by the Contractor and coordinated with the institution COR for temporary storage.

Any construction related deliveries which are directly shipped to the Contractor can be received between the hours of 7:30 a.m. to 2:00 p.m., Monday through Friday, excluding Federal Holidays. At no point will a Bureau of Prisons (BOP) staff member receive or sign for a delivery. The Contractor or his representative must be present to verify and accept the delivery.

Under no circumstances will FCC Butner or its staff be responsible for the acceptance of any Contractor or company deliveries. The Contractor is responsible for providing their own means of loading and unloading materials and equipment.

The Contractor shall not use the institution entry/driveway for the loading, unloading, or storage of any materials and equipment. Do not impede/block the driveway at any time.

C. Storage of Materials and Equipment:

All construction materials/tools shall be stored in a designated area mutually agreed upon between the Contracting Officer Representative (COR) and the Contractor. The storage area will be a secure lockable gang box or similar, size to be determined by the Contractor and the COR. A gang box may be stored inside the rear gate area and will be required to be double locked with a Contractor lock and an FCC Butner lock for security purposes. All tools will be inventoried prior to entering the institution and will be inventoried back out to ensure accurate accountability when exiting the institution at the end of the work day.

D. Security Clearance/Contractor Badges:

All Contractors and their construction staff will be required to attend a four (4) hour orientation and security procedures training. Contractor and any subcontract staff are required to attend. This training must be accomplished prior to any contract or subcontract employee being granted access to federal property to start work.

All Contractors/subcontractors working at FCC Butner will be issued and required to wear a picture ID/Contractor badge provided by the institution. For security reasons, the badge will be worn in a visible manner as directed by the COR.

Provide a checklist to the COR each day, showing Contractor and subcontractor employees on site, verifying the number of workers on site each day and that all workers are approved to be on site.

E. Safety and Personal Protective Equipment:

All Contractor personnel shall have and wear the required personal protective equipment (PPE) prescribed by industry standards at all times while on the job site. It is the responsibility of the Contractor to provide all PPE equipment. All ladders regardless of the size shall be stored and secured to a stationary fixture with a chain and lock in a predetermined area, in a way that they cannot be removed. If ladders are required, immediately consult with the COR to ensure the COR can make timely notifications to appropriate institution staff. All extension cords regardless of length shall be in good condition with no broken outer insulation and will be secured in a locked construction gang box. Should a system require Lock-out/Tag-out, the system will be required to have both Contractor and FCC Butner locks on the isolation point to prevent shock. All Lock-out/Tag-out procedures shall comply with the institution Lock-out program.

F. Additional Considerations:

1. Contractors will NOT be allowed to bring cell phones, cameras, or two-way pagers into FCC Butner. The Facilities Department maintains a digital camera that will be utilized by BOP staff to document the project work. The Contractor may request copies of these documentation photos for record keeping.

2. Contractor will be permitted to wear jeans in the institution, however, camouflage, green or khaki-color clothing will not be allowed. Clothing shall be proper and suitable for the services being provided.

3. Lunches will be consumed at the work site. Contractor personnel shall ensure they have everything they need for their lunch when they check-in first thing in the morning.

4. On Federal property smoking is only allowed in designated areas. This policy will be strictly enforced.

G. Site Pictures:

Cassain Rd
FCI Butner Medium II
See Enlarged Plan
See Enlarged Plan
Fed Center for Correctional Research Rd
Prison Rd
Old North Carolina 75
FCI-1 Butner
Old North Carolina 75
See Enlarged Plan
FMC Butner
Butner Federal Prison Camp
Knap of Reeds Creek
Old North Carolina 75
Bahama Bluebs
Temporarily closed
Old North Carolina 75

Fed Center for Corre
Prison Rd
Approximate Area of
FCI Food Service
Kitchen
FCI-1 Butner
Old North Carolina 75
Butner Federal

FCI Butner Medium II
Approximate Area of
FCI II Food Service
Google Maps

Federal Correctional Complex, Butner
Approximate Area of LSCI Food Service
Correctional Research Rd
Prison Rd
Fed Center for Correctional Research Rd
1104
Google Maps

H. Warranty:

1. The contractor shall provide a written (5) year guarantee covering all material and workmanship.

2. Any equipment, supply, or material that has a manufacture warranty will be provided to the COR and/or Project Representative before or upon completion date.