March 4, 2026

STATEMENT OF WORK
Construction

1.0 CONTRACT PROJECT:

a. Project Number: _____

b. Project Title: Building 6 Roof Renovations at the USDA, ARS, Southern Plains Agricultural Research Center, College Station, Texas.

c. Asset number: 620230B006

2.0 PROJECT CONTACT PERSONS:

a. CONTRACT SPECIALIST (CS):
Angela Wingert
USDA, ARS, AFM, APD
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b. RESEARCH PROGRAM REPRESENTATIVES (RPR):
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Southern Plains Agricultural Research Center
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Phone: (979) 260-9372 FAX: (979) 260-9377

c. Location Administrative Officer
Rhonda Korger
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Southern Plains Agricultural Research Center
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Phone: (979) 260-9372 FAX: (979) 260-9377

d. FACILITY MANAGER:

Mark Buxkemper (LSM, COR)
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e. ENGINEERING PROJECT MANAGER
Brian Dean
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f. REAL PROPERTY OFFICER
Real Property Officer
As assigned
USDA, ARS, PA
Plains Area Office

g. SAFETY OFFICER
Safety Officer
As assigned
Plains Area Office

3.0 SCOPE OF SERVICES:

The Contractor shall provide all professional services necessary for the accomplishment of the contract project and such required services shall be in accordance with requirements as described herein. Contract to be awarded pending availability of funding.

a. The Contractor shall provide services for the following tasks marked by an "X":

[X] Provide and install all material to complete the project as per project requirements as described in SOW.

4.0 PROJECT REQUIREMENTS:

a. The Contractor shall furnish a cost proposal to provide services for the new roofing system as per the SOW.
b. All work subject to availability of funding.
c. Work will include, but is not limited to, the complete removal of both roofing systems from Building 6, repairs to the roof decking if necessary, checking integrity of drains, all preparatory work for installation of new roofing system, installing insulation to achieve proper slope and R- value, installation of new roofing system, new flashing and gutters as required at the Southern Plains Agricultural Research Center in College Station, TX
d. The Contractor will provide a turnkey product to include, but not limited to, all materials as specified and the proper installation of all material to provide a 20-warranty no dollar limit warranty, EDPM roofing system to provide r-20 insulation. The project is located at the Southern Plains Agricultural Research Center, located at 2881 F& B in College Station, Texas.
e. The Contractor is responsible for evaluating the site. The Contractor is responsible for all conditions that would be visible during a normal site visit by a qualified contractor.
f. Contractor is responsible for any required permits and fees.
g. All work must be done to ensure the protection of all workers and all Federal employees on-site during the removal process.
h. The Contractor will coordinate all work with site personnel to ensure the construction has as little impact as possible to the research program.
i. The Contractor's work shall adhere to the criteria stated within these project requirements, drawings, and specifications. All construction shall comply with applicable federal, state, and local code requirements as well as current industry standards, (ie., UBC, UPC, NFPA, UL, ASTM, ACI, NEC, NEMA, etc.) and health and safety codes, in effect at the time of contract award.
j. Davis Bacon Wage Rates apply to all construction contracts in excess of $2,000. Employee payroll logs for the project will be required to verify wage rates are being adhered to.
k. All work can be performed during normal business hours or after-hours with permission of the Government. No additional compensation will be provided for work performed outside normal business hours

4.1 <u>Base bid:</u>

a. The Contractor will conduct a full site inspection to verify existing conditions, roof dimensions, penetrations, and equipment.
b. The work will include removing the existing TPO roofing system and the asphalt roofing system beneath. All roofing to be removed to metal deck.

All roofing material and insulation to be removed from site and disposed of properly.

c. Contractor will inspect steel decking for damage and repair as necessary. Contractor's bid will include metal deck repairs of a minimum of 100 sqft. Any additional repairs will be brought to the attention of the Government for evaluation. Contractor will seal all holes in the metal deck to provide a watertight structure.

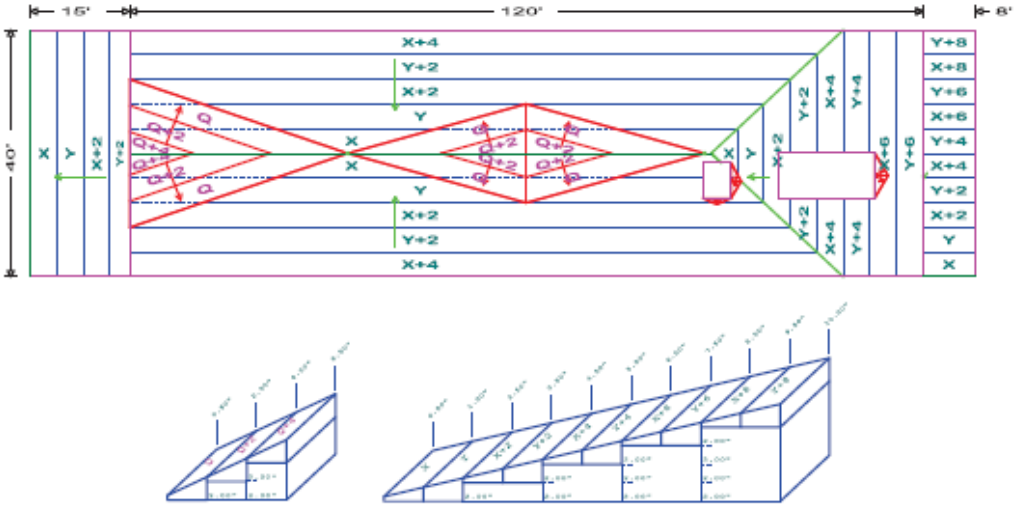
d. Contractor will prepare roof for installation of new Ethylene propylene diene monomer (EPDM) roofing system.

e. The new roofing system will provide a minimum warranty period of 20 years from the manufacturer. Inspections as necessary by the manufacturer will be performed to implement the warranty. A written warranty from the manufacturer will be provided to include start date of warranty and any maintenance requirements\inspections to ensure warranty remains in effect.

f. Install 24-gauge Kynar sheet metal and flashing, install gutters and downspouts as required to drain the end sections.

g. Provide new roof hatch with appropriate guard rails to meet OSHA standards.

h. The following requirements will be incorporated into the roofing design for Building 6:
    1. The roof on Building 6 will be replaced with a new EPDM roofing system.
    2. Contractor will provide roofing system to provide a minimum R-20 value (one layer of 3" insulation covered with ¼" tapered ISO), 20-year no dollar limit (NDL) warranty, 60 mil EPDM.
    3. The contractor will divide the roof layout into 3 unique sections (porches on east and west sides and building roof)
    4. Typical insulation plan (contractor responsible for providing acceptable system). Dimensions are only approximate.



5. Roofing system to meet or exceed the Carlisle EPDM black specifications.
6. Ensure roofing is installed to ensure proper alignment, wrinkle-free installation and full adhesion across the entire roof system.
7. Provide all adhesives, primers seam tapes and required accessories for a complete system.
8. Provide factory formed or field fabricated inside\outside corners, t-patches and reinforcement strips.
9. Any tree limbs that may rub on the new roof will be cut back as not to rub on the new roofing system.
10. Roofing system will be capable of accepting future penetrations through the roof without affecting the roofing system warranty provided the new roof penetrations are installed as required by the roofing manufacturer.
11. Roofing system will be installed by qualified installers (minimum of 5 years installing the required roof system) as determined by the roofing system manufacturer.
12. The roofing surface will be designed to accommodate foot traffic associated with maintenance personnel carrying tools and parts to work on the associated rooftop equipment. Walk pads around major equipment will be provided. Along with a walk pad from the roof hatch to the equipment. Entire roof surface will withstand occasionally foot traffic.

13. The roof drains will be re-worked\repair to accommodate the new roofing system and to ensure the drains do not leak. Roof drains may require repairs below the roof deck. Roof drains will be located at low points. Roofing system will be sloped to prevent “pooling” of water on rooftop.
14. All roofing penetrations will be flashed/sealed as required to ensure proper integrity of the roof.
    i. Flash all penetrations, curbs, HVAC units, stacks, conduits, and supports using manufacturer-approved EPDM flashing materials.
    ii. Install new pipe boots, pitch pans, and penetration seals as required.
    iii. Ensure all rooftop equipment is properly supported and isolated from the membrane.
    iv. Replace deteriorated wood blocking, metal edging, or curb materials.
    v. Install new termination bars, counterflashing, and metal edge systems per SMACNA standards.
    vi. Seal all transitions to walls, parapets, and mechanical curbs to create a continuous watertight system.
    vii. Contractor will seal duct joints on the air handler that represents potential leak. Note: Air handler is to be replaced in a separate project.
15. Roof edges will be flashed as required using 24-gauge Kynar sheet metal and flashing. Gutters and downspout as necessary for the two end sections.

i. The Contractor will investigate decking below to ensure anchor screws do not damage systems below deck e.g., some electrical conduits are routed near the metal deck.
j. The contractor will protect building occupants, research operations, and equipment from dust, debris and water intrusion throughout the project.
k. The Contractor will provide a turnkey project satisfying all Local and State requirements.
l. The Contractor is responsible for visiting the site prior to submitting a bid to observe existing conditions. No compensation will be provided for conditions that would be visible during an on-site visit for persons experienced in performing this type of work.

4.2 Add\Alternate:

a. Provide cost to upgrade to a 90 mil EPDM roofing system providing an insulation r-value of R-30 and and 30-year NDL warranty.

4.3 <u>Government Furnished Equipment\Services</u>

a. The Government will provide a reasonable amount of water and electricity but is not responsible for providing any service receptacles.

5.0 GENERAL REQUIREMENTS:

5.1 **Permits:** Where governing regulations and imposed codes and standards require notices, permits, licenses, inspections, tests, and similar items or actions in order to lawfully proceed with the required work, the Contractor shall obtain items and take those actions in accordance with the regulations of the governing authority. The costs of such permits, licenses, inspections, etc., are the obligation of the Contractor.

5.2 **References & Standards:** All construction shall comply with *ARS Facilities Design Standards* (ARS Manual 242.1, 5-01-12), *ARS Energy, Water, and Sustainability Policy* (ARS Policy & Procedures 134.2, 11-12-13), *ARS Energy, Water, and Sustainability Policy Bulletin* (ARS Policy & Procedures Bulletin 15-134.2), governing Building Codes, and all applicable local, regional, State, and Federal regulations. Where one or more Codes or regulations conflict, the more stringent shall apply.

5.3 **Installation:** It shall be the responsibility of the Contractor to complete work in accordance with the manufacturer's recommendations and Industry Standards. Additional procedures and materials may be required than is indicated herein. If any item specified herein conflicts with the applicable codes and recommendations, the Contractor shall bring it to the attention of the Contracting Officer Representative for immediate resolution.

5.4 **Submittals:** Provide manufacturer's descriptive literature/shop drawings for all materials to the LSM\COR for review. The descriptive literature shall be annotated/highlighted to show its conformance with contract requirements. Submittals are not required unless the Contractor chooses to use a different material and will be stamped and/or signed by the general contractor prior to submission to the Government. Electronic submittal is preferred.

5.5 **Quality Control:** The work performed under this contract shall be subject to continuous audit by the LSM\COR. Quality control is the exclusive responsibility of the Contractor.

5.6 **Protection of Work and Property/Safety Requirements:**

a. The Contractor shall protect the work, the site, and all existing property and structures within the limits of the construction activities or that may be affected thereby until acceptance of the work. Any damage to property shall be repaired at the Contractor's expense, to pre-damaged condition to the satisfaction of the LSM\COR.
b. Safety and health matters, as they relate to the work, are the exclusive responsibility of the Contractor. The Contractor shall furnish, erect, and maintain barricades, warning lights, signs, guards, or take other precautions as may be required by law or local authorities of the protection and security.
c. Contractor is responsible for verifying location of any underground utility and is responsible for any damaged caused to such utilities.
d. Contractor shall furnish a Site-Specific Safety Plan (SSSP) or Accident Prevention Plan (APP) 10 days after contract award. SSSP/APP shall be approved by the Government before construction work commences.

5.7 Temporary Facilities:

a. Temporary utilities (water and electricity) may be furnished to the Contractor by the Government, if so requested; however, no new electrical circuits or hose bib connections will be provided to operate Contractor's equipment. The Contractor shall maintain and protect all such utilities during the course of construction and shall repair or replace any items damaged through its own negligence.
b. Should the Contractor require any power or utility shutdowns during construction, the Contractor shall obtain approval for such shutdown from the COR three working days prior to the need.

5.8 Materials and Equipment:

a. The material and equipment to be furnished under these contract documents shall be the standard products of manufacturers regularly engaged in the production of such materials and equipment and shall be the manufacturer's latest standard design.
b. All materials and equipment to be incorporated in the work shall be handled and stored by the manufacturer, fabricator, supplies and Contractor before during and after shipment in a manner to prevent warping, twisting, breaking, chipping, rusting and any injury, theft or damage of any kind to the materials and equipment. All materials and equipment furnished by the Contractor shall be subject to inspection and approval by the CO/COR.

5.9 Cleanup: The construction site shall be always kept clean and free of debris. Upon completion of the project, and prior to final inspection, the Contractor shall remove from the premises all unused material, trash, and debris resulting for the work to the satisfaction of the COR.

5.10 Warranty:

a. Submit data concerning the standard one-year warranty for workmanship, including the warranty periods (dates), and warranty contacts with names, addresses and telephone numbers.
b. Extended Equipment/Product Warranties: None required.

5.11 Final Payment/Contract Closeout: The following submittals are REQUIRED PRIOR TO FINAL PAYMENT (other documents may also be required):

a. General contractors one (1) year warranty on work and NDL 20 or 30 year warranty as per scope.
b. Release of liens.
c. Employee payroll\time sheets
d. ARS Forms 371 and 372
e. Invoice

6.0 PROJECT SCHEDULE: The Contract time for this project is 150 calendar days.

PHOTOS

Roof drain beneath deck

Roof top air handler

Roof deck and hatch east side

Roof Drain

Roof ladder (inside building)

Roof showing offset for porch

Roof showing attached awning