STATEMENT OF WORK (2026 03 11)
Type of Service or Construction (238120)
Title of Project: Sandy Day Use Area Vault Toilet

PR Number: 44041110

1. General:

1.1

Hagerman National Wildlife Refuge (HNWR) was established in 1946 by Public Land Order 314. It encompasses 11,320 acres of land in Grayson County, Texas, and has a primary purpose to provide habitat and breeding ground for migratory birds and other wildlife. Management of small impoundments, moist soil units, and a variety of upland habitats are important ways this purpose is achieved.

HNWR provides various wildlife-dependent recreational opportunities including wildlife observation and photography, hiking, hunting, and fishing. Around 250,000 visitors come to the Refuge to enjoy these activities each year. Many of them make use of three-Day Use Areas (DUA), the refuge offers for picnicking, fishing, and hiking.

Of the annual visitors to the Refuge, around 15,000 use the Sandy DUA. This location has a single-vault waterless restroom that was installed in the mid-1980's and is dilapidated due to age and wear. It also lacks the optimal level of accessibility with respect to the Architectural Barriers Act and Americans with Disabilities Act (ABA/ADA). In addition, it is not in compliance with those parts of the State of Texas Administrative Code related to construction of septic holding tanks (i.e., TAC §285.32(b)(1)(D)-(E)).

Hagerman National Wildlife Refuge located at 6465 Refuge Road, Sherman, TX 75092, plans to have construction services (238120) for Sandy Day Use Area Vault Toilet. This would entail the fabrication, delivery, and installation of a single, ADA vault waterless restroom at our Sandy Day Use Area (Lat: 33.758077°N; Long: -96.788983°W).

1.2 Purpose/End Application:

This project replaces the existing public restroom at Sandy DUA with an accessible, environmentally compliant, pre-cast concrete waterless unit. The new unit will also be aesthetically pleasing, highly functional, low maintenance, and very resilient to impacts from weather events. The new facility will optimize accessibility (in accordance with the ABA/ADA) and will be environmentally compliant (in accordance with TAC §285.32(b)(1)(D) - (E)).

1.3 Contractor Qualifications:

In accordance with the terms and conditions of the contract, the Contractor shall possess knowledge, skills, and abilities necessary to:

- Prefabricate, deliver on site, offload, and place an ADA-compliant precast concrete vault restroom in compliance with manufacturer design
- Understand passive ventilation design, siting design, and long-term functionality of

vault toilets

- Safely operate equipment needed for the project
- Provide engineering plans for the building.
- Provide a crane and operator for offloading and placement of the new structure

1.4 Other:
Specifications for vault waterless restroom:

- Pre-cast, concrete unit
- Wall and roof texture selection to be made by customer from available options.
- One or two-tone color to be selected by customer.
- Signage including:
  - Men/Women/Accessible
  - Do not place trash in toilet
- Wall vents as per standard design
- Roof vent cover to prevent bird access
- Privacy latch ADA handle on door
- Stainless, expanded size toilet paper roll holder
- Provide vault toilet designed as per required customer specifications.

2. Place of Performance and Period of Performance

2.1 Hagerman National Wildlife Refuge
6465 Refuge Road
Sherman, TX 75092

Site is located at Sandy Day Use Area. This area is located at the end of Sandy Point Road about 2 miles north of the intersection of Bennett Lane and Sandy Point Road. Grayson County, Texas. The GPS coordinates are: Lat: 33.758077°N; Long: -96.788983°W

2.2
The Government anticipates the work under this contract to be completed within 180 days of the Notice of Award.

2.3
Normal duty hours Monday through Friday 8:00 a.m. - 4:00 p.m. CDT. In the event of emergencies, Contractor shall provide contact information.

2.4
Non-duty hours include weeknights, weekends, and Government holidays (New Year's Day, Martin Luther King JR.'s Birthday, Memorial Day, Juneteenth National Independence Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day).

3. Scope

3.1 **Site preparation and installation**

Contractor shall provide all labor, supervision, materials, and equipment to provide and install a new vault toilet building. All components will be procured, applied, and installed per manufacturer's recommendations and specifications, per industry standards, and per local, State, and Federal law.

The contractor shall:

- Provide, deliver, and install a new concrete vault toilet building that meets the following requirements:
    - One concrete vault toilet unit with a lockable door that is ADA accessible
    - Durable, maintenance free materials
- Provide all earthworks including pad development, excavation for vault, removal of any foreign materials from the pit, backfill with proper compaction
- Ensure a crane is on-site to set the pre-cast building in place
- Install and orient the building as instructed by site manager
- Place the precast concrete vault building and roof, ensuring it is level, and sealing it to prevent leaks.
- Install vents, toilet riser, grab bars, toilet paper dispensers
- Complete final grading to ensure proper drainage
- Clean up work site to pre-construction conditions. Remove and dispose of all debris including unused soil off of government property
- Provide 1-year labor and materials warranty

Price quoted must include configuration and assembly of the waterless restroom. All labor and parts associated with and required for configuration and assembly shall be the sole responsibility of the contractor. Configuration and assembly shall be completed in accordance with industry standards. Upon arrival at the location the building shall be offloaded and installed by the Contractor. No assistance or equipment will be provided by the Government.

4. Deliverables and/or Delivery Schedule:

4.1 **Contractor Responsibilities:**

- Prepare the shipment in conformance with carrier requirements.
- Prepare and distribute any requisite commercial bills of lading
- Furnish delivery schedules and designate the mode of delivery carrier; and
- Pay and bear all charges to the specified points of delivery not included in the original contract agreement unless special equipment is required to perform delivery and installation
- Provide a crane and operator for offloading and placement of the new building at the point of delivery with no costs to the Government above that included in the original contract agreement.

Government Responsibilities:

- Mark exact location building is to be placed
- Provide a site that is accessible to normal highway trucks and has sufficient area for equipment needed to perform the work including the crane to install the structure
- Provide notice in writing of low bridges, roadway width or grade, unimproved roads, or any other possible obstacles to access
- Acquire building permits or consents to construction from applicable oversight or and

/ or regulatory agencies

Delivery Schedule

- At minimum two weeks prior to delivery, the contractor shall contact the Technical Coordinator (Kathy Whaley) to arrange a specific delivery date and time.

4.2
The contractor shall provide any printed and electronic manuals and / or technical specifications on replacement parts.

5. Data Management Plan (DMP)

N/A

6. Government-Furnished Equipment (GFE) / Government-Furnished Information (GFI)

N/A

7. Evaluation and Acceptance

7.1 The contractor will be evaluated as detailed herein. Government acceptance is contingent upon:

Site Preparation & Delivery

- **Access & Siting:** Verify the building is oriented to face incoming pedestrian traffic and is not placed in an area that might trap odors.
- **Excavation Depth:** Confirm the vault hole is between **4.5 to 5 feet deep** to allow for effective pumping and debris removal.
- **Sub-Base Compaction:** Ensure the natural ground was compacted with at least three passes of a mechanical compactor before adding aggregate.
- **Leveling Course:** Check that a sand leveling course was used so there are no high spots under the vault.

Vault & Structural Installation

- **Vault Sealing:** Inspect all interior vault surfaces; they must be sealed (non-bituminous) to prevent leaking into the water table and to stop odor absorption.
- **Floor Slope:** Measure the floor; it should slope **1/2 inch per foot** toward the door to prevent "pocketing" of water during cleaning.
- **Impervious Surfaces:** Confirm walls are non-porous and light-colored to assist with visibility and cleaning.
- **Watertight Integrity:** Check that the joint between the building floor and the vault is properly sealed.

Venting & Odor Management

- **Vent Pipe Placement:** Ensure the vent stack extends at least **3 feet above the highest point** of the roof to catch prevailing winds.
- **Vent Obstructions:** Confirm the top of the vent stack is uncovered and unscreened (unless

a 1/4-inch mesh is required locally) to maintain airflow.
- **Wall Vents:** Verify there is only one wall vent, placed low to the ground (unless prevailing winds require a high placement) to create the necessary downward draft into the riser.

Final Fixtures & Accessibility
- **Cleanout Cover:** Ensure the 24-inch manhole cover is installed to the rear or side, raised slightly so concrete slopes away, and is sealed tight.
- **ADA Compliance:** Check for a smooth transition from outside concrete to the interior floor (no lip) and that ADA-compliant signage is installed.
- **Hardware Function:** Test that doors open freely, locks/latches function, and door sweeps are adjusted to lightly brush the ground.
- **Supplies:** Confirm toilet paper holders are installed, filled, and not jammed from the shipping process.

Post-Installation Cleanup
- **Backfill Quality:** Verify that backfill is free of large rocks (over 6 inches) within 6 inches of the vault walls to prevent damage.
- **Site Restoration:** Ensure the contractor has performed final grading for positive drainage and seeded any disturbed areas.

8. Quality Control/Quality Assurance:

8.1
Quality control will be maintained according to industry standards and made available to the agency with the contractor's proposal.

Site Preparation & Siting
- **Location Selection:** Confirm the unit faces pedestrian traffic.
- **Elevation:** Ensure the building and vault top are the high spots on the site, with the floor 4–6 inches above natural grade to prevent flooding.
- **Excavation:** Verify the vault depth is between 4.5 and 5 feet to allow for effective waste removal and maintenance.

Vault & Structural Integrity
- **Imperviousness:** Inspect all interior vault surfaces to ensure they are sealed (e.g., with non-bituminous material) to prevent leaks and odor absorption.
- **Slope:** Confirm the vault bottom slopes 1 inch per foot (approx. 8%) toward the outside cleanout for thorough pumping.
- **Building Seal:** Ensure the building floor slab joins the vault with no gaps; the underside should also be sealed against odors.

Interior & Accessibility
- **Floor Specifications:** The floor must slope 1/2 inch per foot toward the door for drainage and have a non-slip surface in the walkway.
- **ADA Compliance:** Check for a level transition (no lip) at the doorway and verify ADA-

compliant signage and warning tiles.

- **Wall Surfaces:** Walls should be nonporous, light-colored for visibility, and designed for easy graffiti removal.

Venting & Odor Control

- **Vent Stack:** Confirm the pipe is firmly attached, at least 12 inches in diameter, and extends 3 feet above the roofline.
- **Airflow Path:** Verify the "Critical Air Flow Zone" is clear; air must move into the building, down the riser, and up the vent stack.
- **Screening:** Ensure an exterior insect screen is attached to wall louvers but avoid screening the top of the vent stack unless necessary for rain.

Delivery & Final Handover

- **Hardware:** Test that all doors open smoothly, locks (internal and external) function, and keys are provided.
- **Documentation:** Confirm receipt of Operation and Maintenance (O/M) Manuals, warranties, and as-built drawings.
- **Cleanliness:** The contractor must remove all construction debris and restore the surrounding grade with topsoil and seed.

9. Technical Coordinator: