SOLICITATION, OFFER, AND AWARD *(Construction, Alteration, or Repair)*	1. SOLICITATION NUMBER	2. TYPE OF SOLICITATION	3. DATE ISSUED	PAGE OF PAGES
	47PD5326R0046	☐ SEALED BID *(IFB)* ☒ NEGOTIATED *(RFP)*	6/29/2026	1 3

IMPORTANT - The "offer" section on the reverse must be fully completed by offeror.

4. CONTRACT NUMBER	5. REQUISITION/PURCHASE REQUEST NUMBER	6. PROJECT NUMBER
	EQPXAGC-26-0014	

7. ISSUED BY CODE PQCC

PBS Office of Acquisition Management/Acquisition Project
Delivery Contracting Division
West/Contracting Branch C
1800 F Street NW
Washington , DC 20405 USA

8. ADDRESS OFFER TO

9. FOR INFORMATION CALL:	a. NAME	b. TELEPHONE NUMBER *(Include area code) (NO COLLECT CALLS)*
	Chanel Bennett	(817) 247-6134

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS *(Title, identifying number, date)*

RFP 47PD5326R0046 EQPXAGC-26-0014 Grand Forks Office Buildout

11. The contractor shall begin performance within 10 calendar days and complete it within 240 calendar days after receiving ☐ award, ☒ notice to proceed. This performance period is ☒ mandatory ☐ negotiable. ***(See*** _____ ***).***

12a. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? *(If "YES", indicate within how many calendar days after award in Item 12b.)*	12b. CALENDAR DAYS
☒ YES ☐ NO	10

13. ADDITIONAL SOLICITATION REQUIREMENTS:

a. Sealed offers in original and 1 copies to perform the work required are due at the place specified in Item 8 by 10:00 AM (CST) ***(hour)*** local time 8/13/2026 (date). If this is a sealed bid solicitation, offers will be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

b. An offer guarantee ☒ is, ☐ is not required.

c. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

d. Offers providing less than 90 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

OFFER *(Must be fully completed by offeror)*

14. NAME AND ADDRESS OF OFFEROR *(Include ZIP Code)*	15. TELEPHONE NUMBER *(Include area code)*
	16. REMITTANCE ADDRESS *(Include only if different than Item 14.)*
CODE FACILITY CODE	

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within _____ calendar days after the date offers are due. *(Insert any number equal to or greater than the minimum requirement stated in Item 13d. Failure to insert any number means the offeror accepts the minimum in Item 13d.)*

AMOUNTS ▶

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS

(The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

AMENDMENT NUMBER										
DATE.										

20a. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER *(Type or print)*	20b. SIGNATURE	20c. OFFER DATE

AWARD *(To be completed by Government)*

21. ITEMS ACCEPTED:

22. AMOUNT	23. ACCOUNTING AND APPROPRIATION DATA

24. SUBMIT INVOICES TO ADDRESS SHOWN IN *(4 copies unless otherwise specified)* ▶	ITEM	25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO ☐ 10 U.S.C. 2304(c) ( ) ☐ 41 U.S.C. 3304(a) ( )
26. ADMINISTERED BY PQCC PBS Office of Acquisition Management/Acquisition Project Delivery Contracting Division West/Contracting Branch C 1800 F Street NW Washington , DC 20405 USA		27. PAYMENT WILL BE MADE BY

CONTRACTING OFFICER WILL COMPLETE ITEM 28 OR 29 AS APPLICABLE

☐ 28. NEGOTIATED AGREEMENT *(Contractor is required to sign this document and return _____ copies to issuing office.)* Contractor agrees to furnish and deliver all items or perform all work requirements identified on this form and any continuation sheets for the consideration stated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications incorporated by reference in or attached to this contract.		☐ 29. AWARD *(Contractor is not required to sign this document.)* Your offer on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.	
30a. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN *(Type or print)*		31a. NAME OF CONTRACTING OFFICER *(Type or print)* Chanel Bennett	
30b. SIGNATURE	30c. DATE	31b. UNITED STATES OF AMERICA BY	31c. DATE

ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)
0001	Abatement Asbestos and Lead Abatement Deliverable PSC: Y1AA -- CONSTRUCTION OF OFFICE BUILDINGS Contract Type: Firm Fixed Price PoP: 09/01/2025 - 05/28/2027 Place of Performance: ND0008ZZ RONALD N. DAVIES FEDERAL BLDG 102 N 4TH ST GRAND FORKS, ND 58203	1	LS	_____	_____
0002	Construction RWA #A5017551 - All labor, material, and supervision to complete office space buildout per plans and specs Deliverable PSC: Y1AA -- CONSTRUCTION OF OFFICE BUILDINGS Contract Type: Firm Fixed Price PoP: 09/30/2026 - 05/28/2027 Place of Performance: ND0008ZZ RONALD N. DAVIES FEDERAL BLDG 102 N 4TH ST GRAND FORKS, ND 58203	1	LS	_____	_____
0003	TIA Construction Tenant Improvement Allowance for Construction Deliverable PSC: Y1AA -- CONSTRUCTION OF OFFICE BUILDINGS Contract Type: Firm Fixed Price PoP: 09/30/2026 - 05/28/2027 Place of Performance: ND0008ZZ RONALD N. DAVIES FEDERAL BLDG 102 N 4TH ST GRAND FORKS, ND 58203	1	LS	_____	_____

U.S. General Services Administration
Public Buildings Service

Statement of Work
for
Construction Services

PROJECT IDENTIFICATION

Project Title: Grand Forks Office Buildout

Building: Ronald Davies Federal Building

Building ID #: ND0008ZZ

Building Location: 102 N 4th Street

Grand Forks, ND 58203

Project Control Number:

GSA Work Items:

Kahua Number:

SOW Author: Kevin Spruell

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1. PROJECT INFORMATION

This section provides an overview of the project.

1.1. PROJECT SUMMARY

Full office build out of approximately 2800 sf of currently vacant space on the third floor of the Ronald Davies Federal Building. Scope of work includes but is not limited to asbestos and lead paint abatement, mechanical, electrical, plumbing, lighting, security, communications, furniture and interior finish work.

See Section 2.1 for detailed project requirements.

The Contractor shall coordinate work and gain approvals required in this Statement of Work (SOW) with the Contracting Officer (CO) and Contracting Officer's Representative/Project Manager (COR/PM) as required.

1.2. PROJECT BACKGROUND

The Ronald Davies Federal Building was constructed in 1906 to serve as a U.S. Post Office and Courthouse. It is three (3) stories plus a basement. It was designed by prominent architect James Knox Taylor in the Beaux Arts Classicism style. The exterior features a rusticated granite foundation, walls of buff-colored brick, and ornate terra cotta detailing. Historic interior spaces are appointed with high-quality materials like terrazzo floors, marble wainscoting, and detailed plasterwork. A key building feature is the grand, two-story main courtroom. A large addition was constructed on the rear of the building in 1937 to provide more office and court-related space.

1.3. CONTRACT TYPE

This contract is a firm-fixed price contract. The services required shall include, but shall not be limited to, the following:

- Contract Management
- Construction Services including Materials, Labor, and Supervision
- Asbestos and Lead Paint Abatement

1.4. DELIVERY TYPE

The project is Construction Services for Design-Bid-Build delivery type.

1.5. PROJECT OBJECTIVES

To be considered successful, the project must achieve the following objectives:

- Provide necessary materials and equipment to complete all aspects of the project
- Construction of the office space per construction documents
- Deliver the project on time and within budget
- Complete the project while following all security requirements
- Ensure a safe work environment during construction for workers and authorized visitors on the construction site. The Davies Building will remain operational during construction.
- The site shall be cleaned daily and returned to original condition at completion of the project.
- Provide timely reports and communications

- Ensure that all sensitive documents are handled, distributed, archived and destroyed according to project procedures

1.6. PROJECT SCHEDULE

The overall Period of Performance shall be 240 calendar days from Notice To Proceed (NTP) through Project Closeout, based on the following:

●Submit Security Clearance Applications	30 calendar days after Award
●NTP to Substantial Completion	180 calendar days after Security Approved
●Project Closeout (per Section 5.4.)	60 calendar days after Substantial Completion

2. SCOPE OF WORK

This section details the technical requirements and constraints for which the Contractor is responsible. The Contractor shall perform all services described in this Statement of Work. The Contracting Officer and the COR/PM must approve all proposed changes to the Scope of Work.

2.1. PROJECT REQUIREMENTS

2.1.1. Base Bid

The Contractor shall perform all services described in all solicitation documents and Request for Proposal documents including this Statement of Work.

See 100% construction documents attached to this SOW. The construction plans provided via this RFP have had the specific locations of security and access control devices redacted from the bid set. Quantities of each item that are to be procured and installed as part of the Contractor's proposal are as follows;

Alarm Control Keypad - AK = 5

Hirsch Access Control Keypad - KP = 8

VSS Monitor - AM = 4

Security Camera Dome Type - DO = 6

Security Camera Fisheye Type - FE = 1

2.1.2. Permits and Responsibilities

Per FAR 52.236-7 Permits and Responsibilities, the Contractor shall, without additional expense to the Government, be responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State, and municipal laws, codes, and regulations applicable to the performance of the work. The Contractor shall also be responsible for all damages to persons or property that occur as a result of the Contractor’s fault or negligence. The Contractor shall also be responsible for all materials delivered, and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

2.2. PROJECT SITE REQUIREMENTS

2.2.1. Work Restrictions

The Contractor shall survey the entire worksite and review existing documentation to be familiar with the existing conditions. This includes all areas of the building, structure, and site affected by the removal and demolition work, alterations and new construction work prior to initiation of construction.

The Contractor shall limit the use of the premises to the work areas indicated, to allow for Government occupancy and public use. The Government reserves the right to perform work, or retain other contractors to perform work, on portions of the project.

The building is to remain fully operational throughout the entirety of the project, with no disruption to tenant operations. All work areas must be cleaned at the end of every workday.

The work shall be sequenced to minimize disruption to building occupants, visitors, and maintenance activities. To the greatest extent feasible, demolition work should not take place until supplies are on hand to perform new work.

The Contractor shall coordinate all work activities with the GSA Building Manager and the COR/PM to ensure that proper security and access arrangements are made without impact on the construction schedule.

Where applicable, the contractor must employ adequate dust control measures.

2.2.2. Working Hours

2.2.2.1. Government Occupied Hours

Government personnel are scheduled to occupy the building during the following hours on weekdays, Monday through Friday, except for established Government Holidays, 7:30 AM to 5:00 PM.

2.2.2.2. Contractor's Working Hours

The following work shall be performed outside of Government Occupied Hours:

- Noisy and/or odor-producing work that may disrupt tenant operations in adjacent spaces.
- All work requiring a fire watch
- Any work while U.S. Courts are in session

Work accomplished outside of Government Occupied Hours shall be included in the bid. The Contractor shall submit a proposed schedule and gain the COR/PM approval at least seven (7) days before proceeding with any work during Government Unoccupied Hours.

2.2.3. Parking

Limited parking is available on site. One (1) parking spot will be made available for the Contractor’s use.

2.2.4. Staging and Storage

The Contractor may be provided a staging area within the building, contingent upon GSA approval, and provided that its use will not interfere with operations of the Government. No GSA employees will assist with unloading/loading of vehicles(s). The contractor shall provide all personnel and equipment needed for unloading, moving, and assembling the materials.

2.2.5. Dumpster

Limited space is available on site for a dumpster. The maximum size of dumpster allowed shall be verified onsite. Use of existing building dumpsters and trash bins is strictly prohibited.

2.2.6. Restrooms

Restrooms are available for use. Restrooms must be designated by the GSA Building Manager.

2.2.7. Freight Elevator

A freight elevator is not available for use at the project site. The passenger elevator may be suitable for some materials with approved cab and floor protective measures in place.

2.2.8. Existing Conditions

All Government property or systems displaced, altered, or damaged during the performance of this contract other than stated in this SOW shall be restored to its original condition at no cost to the Government. These repairs, if needed, shall be executed immediately when the Contractor is notified by the Contracting Officer that such repairs are required due to actions by the contractor or his/her subcontractors.

Maintenance of Existing equipment - Contractor shall collect information as needed from the Building manager or O&M staff for work to be done on any existing equipment / building systems for awareness and knowledge.

Assessment - All due diligence must be performed to assess the existing conditions of the site, building, perimeter security and roadway access for the proposed project.

Survey - A thorough survey must be carried out in order to understand the existing conditions and how the proposed project will impact the use , occupancy and surrounding areas.

2.3. STANDARDS AND CRITERIA DOCUMENTS

The Contractor shall ensure that all work performed, and materials used, under this scope of work are in accordance with the guidelines, codes and specifications of the following associations and agencies. Any conflicts or ambiguities within, or among, the referenced Standards and Criteria Documents, or any deviations from requirements contained in the Standards and Criteria Documents, shall be reported to the COR/PM in writing, for determination as to applicability. The Contractor shall use the most recent versions of these documents issued at the time the RFP for the project is issued. In the event that there are conflicting requirements, the more stringent of the two shall be used.

2.3.1. GSA Requirements

- PBS Interim Core Building Standards, including all applicable Standards, Criteria and Guides listed therein
- PBS P-120, Public Buildings Service Cost and Schedule Management Policy Requirements
- Implementation of Subject Matter Expert Review and Oversight Process for PBS Design, Construction, and Repair Projects
- PBS Building Code Official Authority for GSA Federal Buildings
- Architectural Barriers Act Accessibility Standard (ABAAS)
- PBS Order 3490.3 CHGE 1, "Security for Sensitive Building Information Related to Federal Buildings, Grounds, or Property", March 22, 2021
- IAQ Guidelines for Occupied Buildings under Construction by SMACNA
- Occupational Safety and Health Administration (OSHA) regulations for Construction and General Industry; 29 CFR Parts 1926 and 1910
- Section 015950– Safety and Health Specification (see attachments)
- International Code Council Codes (ICC)
- National Fire Protection Association (NFPA) National Fire Codes and Standards
- ANSI NETA Standards
- PBS EASi/EDMS File Naming Requirements (see attachments) *[https://insite.gsa.gov/cdnstatic/PIB_18-02_Attach_6_File_Naming_2018_04_19.pdf]*
- Section 889
- PBS Building Commissioning Guide (September 2020)
- Federal Metering Guidance (October 2022)
- 40 CFR 61 National Emission Standards for Hazardous Air Pollutants
- 40 CFR 763 Asbestos
- 49 CFR 107 Hazardous Materials Program Procedures
- 49 CFR 172 Hazardous Materials Table, Special Provisions, Hazardous Materials Communications, Emergency Response Information, and Training Requirements
- EPA Mold Remediation Guidelines, September 2008

2.3.2. Tenant Agency Requirements

2.3.2.1 SECURITY CLEARANCE REQUIREMENTS

- A. The Contractor must agree to use the language of the security clearance requirements section of the POR in all subcontracts. Requirements specified in this section apply to all contract workers, including, but not limited to, construction, maintenance, and cleaning personnel.

- B. The Contractor's team is not permitted to maintain keys to the space or access the space without approval of the Agency's Security.

- C. All individuals working on design and construction of the Agency office space/building must complete the following forms and provide them to GSA/Agency a minimum 25 business days prior to arrival of the individual to the work site. Coordinate with GSA / Agency representative to obtain forms:

1. Two (2) copies of SF-85, “Questionnaire for Non-Sensitive Positions”
2. Two (2) copies of FD-258, “Fingerprint Card”
3. FD-857, “Sensitive Information Non-Disclosure Form”
4. GSA PBS Order 3490.3, “Document Security Form,” as necessary

- D. It is the responsibility of the Contractor to ensure personnel comply fully with applicable USCIS, U.S. DOJ, Employee Eligibility Verification requirements, such as those set forth in Title 8, U.S. Code, Section 274a.
- E. Background investigation must be conducted on all Contract personnel working on this project. At the discretion of the Agency, contract individuals may be interviewed by Agency (or Agency’s contract investigators) regarding foreign travel, associates, residences, or other matters of concern to Agency in deciding whether to grant access to its facilities, property, or information. In some instances, Agency may request a contractor to undergo polygraph examination. Refusal or failure to complete forms, to be interviewed, or to undergo polygraph examination will be deemed reasonable cause for denial of access to Agency facilities, property, or information. Lack of candor also may be a factor for denial of access.
- F. Access to Agency facilities, property, or information will be granted only where such access is clearly consistent with the mission and responsibilities of the Agency. If a contract individual is denied access to any Agency facility, property, or information, the Agency will not disclose to Contractor the reason for denial and will make such disclosure only to the affected Contractor employee pursuant to provisions of FOIA or Right to Privacy Act. The Agency will not be liable for any expense in replacement of the individual or any costs incurred by the Contractor as a result of such denial. It is the policy of the Agency that these individuals already employed by the contracting organization/individual (i.e., that the individual’s employment not hinge upon access or security clearance determination by Agency) and the Agency will assume no liability between the contracting organization and its employees as a result of this procedure.
- G. Agency reserves the right to revoke any contract individual’s access to its facilities, property, or information, where such access no longer is consistent with the Agency's mission and responsibilities, and Lessor agrees to immediately remove that individual from the work site in such circumstances. In cases of access revocation, the Agency will inform the individual of the basis for revocation, unless to do so would reveal classified or sensitive information, and give the individual opportunity to explain or refute such basis in writing. Access will remain revoked pending prompt review of any such submission by the individual.
- H. The Agency reserves the right to reinvestigate contract individuals periodically, or where facts or information indicate continued access may no longer be consistent with the Agency’s mission and responsibilities. The scope of any reinvestigation will be at the sole discretion of the Agency. Refusal or failure to complete necessary

forms, to be interviewed, or to undergo polygraph examination during reinvestigation will be deemed reasonable cause for revocation of access to the facilities, property, or information.

- I. Appropriate badges may be provided by the Agency, authorizing escorted or unescorted access to the Agency's facilities and property. The badge, if provided, must be kept at a location to be determined by the Agency, and be picked up by the contract individual upon arrival at the premises. It must be worn at all times on the upper part of the body for visibility and be returned to the Agency when the wearer leaves the premises for any reason or length of time. The Agency may require all contract and subcontract individuals to execute a security awareness briefing form, FD-835, "Security Acknowledgment Form."
- J. Upon request, the Contractor must provide, for approval by the Agency and CO, written physical security procedures and policies to be followed by contract individuals for access to the project, and security measures taken by the Contractor to prevent unauthorized entry by contract individuals during off-duty hours.
- K. If requested, the Contractor must compile and provide GSA/Agency with a list of all subcontractors and vendors, and the disciplines and products/services they are providing. This list will include subcontractors and vendors utilized beyond those contracted by General/Prime Contractor.
- L. Any work performed by uncleared personnel is subject to demolition/removal of completed work at no cost to the Government.

2.3.2.2 DOCUMENT SECURITY

- A. All documents issued and created for the project are CUI.
- B. For the purposes of this contract, the Contractor must safeguard CUI information in strict accordance with requirements set forth within the latest edition of GSA PBS Order 3490.3. All drawings issued to the Contractor's team must be returned to GSA/Agency for destruction when no longer needed.
- C. CUI information must not be transmitted via internet or other network that would allow individuals without proper clearances and not associated with the project to directly or indirectly have access to the information. CUI information is considered secure for transmission via the internet only if properly encrypted, according to AES 256.
- D. The Contractor must ensure construction documents always are secured on site and accessible only by personnel with proper security clearances and need to know.

2.3.3. Building Management and Controls (BMC) and Federal Government Building Systems Network (BSN) Connection Requirements

- 7002.1 ADM GSA Smart Buildings (December 2021)

- Smart Buildings Implementation Guide Requirements
  https://insite.gsa.gov/cdnstatic/GSA%20Smart%20Buildings%20Implementation%20Guide_v12.pdf
  Smart Buildings Program Guide
  https://insite.gsa.gov/cdnstatic/GSA%20Smart%20Buildings%20Program%20Guide_v11.pdf
- GSA Data Normalization for Building Automation Systems
  https://insite.gsa.gov/cdnstatic/GSA%20Data%20Normalization%20for%20Building%20Automation%20Systems_v25.pdff
- GSA National Capital Region Advanced Metering Systems (AMS) Guide, v1.1
- Niagara NiCS Statement
- Security and Privacy Controls for Federal Information Systems and Organizations, NIST 800-53 Rev 5
- Guide to Industrial Control Systems (ICS) Security, NIST 800-82 rev 2
- GSA IT Building Technology Technical Reference Guide (BTTRG) v2.0
  https://www.gsa.gov/system/files/Building_Technologies_Technical_Reference_Guide_%28BTTRG%29_Version_3.0_%28REDACTED_Final%29_May2024.pdf
- Telecommunications Distribution Design Guide, Telecommunications and Infrastructure Standards, v8
- GSA Order 2100.1M GSA Information Technology (IT) Security Policy
  https://insite.gsa.gov/directives-library/gsa-information-technology-it-security-policy-2100.1m-cio?term=GSA%20Order%202100.1M%20GSA%20Information%20Technology%20(IT)%20Security%20Policy
- IT Security Procedural Guide: Key Management CIO-IT Security-09-43, rev4
  https://insite.gsa.gov/cdnstatic/insite/Key_Management_%5BCIO_IT_Security_09-43_Rev_4%5D_04-09-2020docx.pdf
- IT Security Procedural Guide: Building Monitoring and Control (BMC) Systems Security Assessment Process CIO-IT Security-16-76, rev2, October 13, 2020
  https://www.gsa.gov/cdnstatic/BAS_Security_Assessment_Process_%5BCIO_IT_Security_16-76_Rev_1%5D_08-29-2018.pdf
- IT Security Procedural Guide: Managing Enterprise Cybersecurity Risk CIO-IT Security-06-30, rev19, April 15, 2021
  https://insite.gsa.gov/cdnstatic/insite/Managing_Enterprise_Cybersecurity_Risk_%5BCIO_IT_Security_06-30_Rev_19%5D_04-15-2021_%281%29docx.pdf
- 2180.2 CIO GSA Rules of Behavior for Handling Personally Identifiable Information (PII), October 8, 2019
  https://insite.gsa.gov/directives-library/gsa-rules-of-behavior-for-handling-personally-identifiable-information-pii-21802-cio?term=2180.2%20CIO
- 2181.1 ADM Homeland Security Presidential Directive-12, Personal Identity Verification and Credentialing, and Background Investigations for Contractors, March 18, 2020
  https://insite.gsa.gov/directives-library/homeland-security-presidential-directive12-personal-identity-verification-and-credentialing-and-background-investigations-for-contractors-21811-adm

- 2100.2C CIO P GSA Wireless Local Area Network (LAN) Security guide https://insite.gsa.gov/directives-library/gsa-wireless-local-area-network-wlan-security-21002c-cio?term=2100.2BCCIO%20P%20GSA%20Wireless%20Local%20Area%20Network%20(LAN)%20Security%20guide
- GSA IT Policy Requirements Guide 12-2018 https://insite.gsa.gov/cdnstatic/CIO%2012-2018_%20IT%20Policy%20Requirements%20Guide.pdf
- GSA IT Security Procedural Guide: Security and Privacy Requirements for IT Acquisition Efforts CIO-IT Security-09-48, Rev6, April 15, 2021 https://insite.gsa.gov/cdnstatic/insite/Security_and_Privacy_Requirements_for_IT_Acquisition_Efforts_%5BCIO_IT_Security_09-48_Rev_6%5D_04-15-202.pdf
- GSA IT Security Procedural Guide: SSL TLS Implementation Guide - CIO-IT Security 14-69, Rev3, April 6, 2021 https://insite.gsa.gov/cdnstatic/insite/SSL_TLS_Implementation_%5BCIO_IT_Security_14-69_Rev_6%5D_04-06-2021docx.pdf
- PBS Technology Policy https://drive.google.com/file/d/0B-gXxLkFOhnKaGo4MjZrREg0TFBZMXhYUXZ0VXRTNXR1d253/view?resourcekey=0-Kval0KWoJrtF6oDku9HY3A

2.4. CUTTING & PATCHING REQUIREMENTS

The Contractor shall replace, patch, and repair material and surfaces cut or damaged by methods and with materials in such a manner as not to void any existing warranties.

All substrates must be inspected and defects repaired prior to installing new material or finish. All replacement and new materials shall match the existing in material, dimensions, color and finish. All material selections and/or mock-ups need to be reviewed and accepted by the COR/PM and Tenant Agency prior to ordering.

2.4.1. Structural Systems

Do not cut structural beams or major structural elements without the written review and approval of a Licensed Structural Engineer. Additionally, the COR/PM shall obtain review and acceptance from GSA's OE's (Office of Engineering) structural engineer and A/E's structural engineer. Prior to cutting and/or drilling through any structural member, the Contractor shall conduct ground penetrating radar, or similar type of investigative measure to prevent cutting concealed material. Submit structural calculations sealed by a Licensed Structural Engineer to the COR/PM concurrently for acceptance.

Do not cut and patch structural elements in a manner that would change their load-carrying capacity or load-deflection ratio.

2.4.2. Operational Systems

The Contractor shall not cut and patch operating elements, safety related systems, or related components in a manner that would result in reducing their capacity to perform as intended, or that would result in increased maintenance, or decreased operational life or safety.

2.4.3. Visual / Finishes

The Contractor shall not cut and patch work areas exposed on the exterior, or in occupied spaces, in a manner that would, in GSA's opinion, reduce the building's aesthetic qualities, or that would result in visual evidence of cutting and patching. The Contractor shall remove and replace construction that is cut and patched in a visually unsatisfactory manner.

Patched areas shall be neatly trimmed prior to patching. Feather all patches to provide a complete and finished surface. Paint all exposed work provided under the contract including all patched areas, and exposed areas uncovered during demolition, to provide a complete and finished project. Paint patched areas and surrounding areas to the nearest break in wall surface, or other building line to provide a neat and finished appearance. All paint shall match adjacent painted surfaces. Protect all surrounding areas including fixtures, furniture, floors and accessories from paint splatter and droppings. Clean and restore all areas splashed with paint.

Any work related to removing equipment, brackets, supports, etc. that leaves holes or damaged surfaces on the floor, walls, and ceilings, shall be patched with the same adjacent material and finish.

2.5. NATIONAL HISTORIC PRESERVATION ACT (NHPA) REQUIREMENTS

This building is listed in the National Register of Historic Places. Any modification to the design during construction shall be reviewed by GSA Historic Preservation (GSA HP). The GSA HP will provide guidance on preservation zones and appropriate treatments. Modifications to design during construction could result in a resubmission and Section 106 consultation with the State Historic Preservation Office (SHPO). Changes shall be minimized.

2.6. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) REQUIREMENTS

Pursuant to paragraph 5.3 of the PBS NEPA Desk Guide (October 1999), this project is an automatic CATEX and requires no checklist.

2.7. NATIONAL CAPITAL PLANNING COMMISSION (NCPC) REQUIREMENTS

The design has been approved by NCPC. Modifications to the design of the exterior of the building or site work will require a review by OE (Office of Engineering) and could result in a resubmission to NCPC.

2.8. U.S. COMMISSION OF FINE ARTS (CFA) REQUIREMENTS

The design has been approved by CFA. Modifications to the design of the exterior of the building or site work will require a review by OE (Office of Engineering) and could result in a resubmission to CFA.

2.9. FINE ARTS REQUIREMENTS

It is not anticipated that Fine Arts will be disturbed during construction activities. The Contractor shall protect Fine Arts per the Fine Art Protection Work Plan and coordinate with SME in OE (Office of Engineering).

2.10. ACCESSIBILITY REQUIREMENTS

The Architectural Barriers Act Accessibility Standard (ABAAS) is mandatory for all GSA projects and shall be maintained at all times.

2.11. SAFETY AND OCCUPATIONAL HEALTH REQUIREMENTS

The Contractor(s) shall comply with the safety standards and guidelines referenced in Section 2.3.1 as well as the following requirements:

GSA's National Safety and Health are the authority having jurisdiction (AHJ) for all safety and health concerns at all GSA owned facilities.

The Contractor shall provide a site-specific Safety and Health Plan that includes job hazard analysis, bloodborne pathogens, emergency response, personal protective equipment (PPE) requirements, hazard mitigation, hazardous energy control (lock out/tag out), arc flash requirements, hazardous noise, confined space, crane plans, fall protection, chemicals being used onsite, trainings/ certification, and when safety toolbox meetings will occur.

The Contractor shall provide Safety Data Sheets (SDSs) for all substances/ materials to be used in the performance of this contract to the onsite O&M shop. The Contractor will ensure all personnel wear the appropriate personal protective equipment required by the SDSs.

The Contractor shall ensure that all hazards at the end of the workday/ project end are mitigated to ensure that the site is not left in an unsafe condition (e.g., fall, confined space, excavation, chemicals, walkways).

The Contractor shall ensure a first aid kit is available at the site and that all employee injuries and incidents are reported to the COR immediately for reporting to GSA Safety and Health.

The Contractor shall ensure that all hazardous energy sources are locked and tagged out, arc flash procedures are followed to include all PPE, lock out/ tag out (LOTO), labeling, demarcation of zones, and all 1-line drawings are updated. All new electrical must be updated on the inside electrical panel door, all wires are run correctly, and wires are labeled.

All equipment and material that is owned by the contractor must be labeled with the contractor's contact name and cell number for rapid identification during inspections or emergency situations.

The Contractor shall only use extension cords with three (3) prongs (ground) and only use them for temporary power on a daily basis. All extension cords will be inspected before use for damage, frayed electrical, exposed wires, and must dispose of all damaged extension cords. Damaged extension cords cannot be repaired with electrical tape and must be replaced with new to prevent electrical shock hazards and fire. Extension cords cannot be plugged into outlets that have appliances or essential equipment plugged into them. The GFCI extension cord adaptors can be used to prevent tripping of electrical services.

The Contractor shall not store chemicals, equipment, debris, or trash in or around electrical rooms/ panels, in hallways, stairwells, on stairs, or in authorized spaces at any time.

The Contractor shall not permit any contractors/ employees from entering a confined space, accessing the roof top areas without the proper clearance, fall protection, RF Radiation

hazard areas, or any other area deemed unsafe by the COR or GSA National Safety and Occupational Health.

The Contractor will ensure compliance with all confined spaces with attention to the entry of permit required confined spaces. The contractor is responsible for working with the O&M contractor and building manager for compliance with the site confined space program.

The Contractor shall at any time be able to submit inspection documentation and training documentation for its employees to the COR and GSA National Safety and Occupational Health personnel.

All accidents must be reported to the COR immediately and any injuries to personnel must be reported to the COR and National Safety and Health immediately with updates hourly until the situation is addressed. A written report shall be submitted within 24 hours of the injury to the COR and National Safety and Health. Incidents without injury must submit a written report to the COR within 24 hours.

2.12. FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS

GSA's Fire Protection Engineers are the authority having jurisdiction (AHJ) for all GSA owned facilities.

2.12.1. Egress/Life Safety

- The existing means of egress for the remainder of the occupied building shall be maintained in an NFPA 101 compliant manner at all times unless specifically approved by the GSA regional fire protection engineer.
- Demonstrate compliance with the safeguarding construction and alteration operations requirements of NFPA 241. Construction activities for tenant alterations or building modernizations shall be separated from the remainder of an occupied building with walls having a minimum 1-hr fire resistant rating with 45-min opening protectives or shall be provided with an active sprinkler system and continuous smoke partitions throughout the duration of construction. Construction phasing and/or separation walls shall be located in such a manner to maintain an NFPA 101 compliant egress arrangement for the remainder of the occupied building (dead-ends, common paths of travel, travel distances, etc.).

2.12.2. Fire Protection Systems

- Modify existing sprinkler systems in accordance with the latest requirements of NFPA 13, Standard for the Installation of Sprinkler Systems.
- Working plans sprinkler system layout shall be performed by a minimum NICET Level III or IV Water Based Systems Layout technician, or a licensed Fire Protection Engineer.
- Provide detailed shop drawings, in accordance with NFPA 13, "Working Plans". Drawings shall be drawn to an indicated scale on sheets of uniform size and be submitted to the COR for review and approval by the GSA regional fire protection engineer. Information shall include but not be limited to the following:
    - Layout indicating details, plan view, elevations and sections of the system piping. Indicate the location of sprinkler heads and piping in relation to the ceiling layout, showing pipe lengths and sizes.

    - Detailed riser diagram showing schematic of systems supply, supply connection, devices, valves, pipe and fittings.
    - Hydraulic calculations
    - Annotated manufacturer's data sheets showing the specific model, type and size of each item.
    - The signature and seal of a licensed Professional Fire Protection Engineer, or a NICET Level III or IV Technician.
- Perform hydrostatic testing of sprinkler piping in accordance with the requirements of NFPA 13.
- Final Inspection and Testing: Advise the COR/PM when hydrostatic and alarm tests have been completed and all necessary corrections made, so as to permit final inspection and testing. Submit requests for testing at least 15 calendar days prior to the test date.
    - The final test shall be witnessed by the GSA regional fire protection engineer and/or the third-party fire protection engineer responsible for inspections and acceptance testing. The Contractor and an authorized representative from each supplier of equipment shall be in attendance at the final test.
    - Final testing shall include, but is not limited to, testing of all waterflow and tamper switches.
    - Provide all equipment, services and labor to properly perform all required tests.

2.12.3. Fire Alarm Systems

- Modify existing fire alarm system in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code. Provide new UL-listed fire alarm equipment. All new equipment shall be compatible with the existing fire alarm equipment manufacturer.
- Fire alarm initiating device and notification appliance shop drawing layout shall be performed by NICET Level III or IV fire alarm systems technician, or licensed fire protection engineer. Installation shall be accomplished by an electrical contractor with a minimum of five years of experience in the installation of fire alarm systems.
- All circuits and pathways shall match existing in class and survivability designations. Conductors must match existing gauge, type, and color coding. All conductors which are terminated, spliced, or otherwise interrupted in any enclosure, cabinet, mounting or junction box shall be connected to terminal blocks in a workman like manner.
- Provide detailed installation shop drawings, in accordance with NFPA 72 documentation and shop drawing requirements. Drawings shall be drawn to an indicated scale on sheets of uniform size and submitted to the COR/PM for review and approval by the GSA regional fire protection engineer. Submittal information shall include but not be limited to the following:
    - A complete description of the system operation.
    - A complete list of device addresses and corresponding messages.
    - Point to point wiring diagrams showing the points of connection and terminals used for all electrical field connections in the system, including all interconnections between the equipment or systems which are supervised or controlled by the system.

    - Annotated manufacturer's data sheets showing the specific model, type and size of each item.
    - Notification appliance circuit calculations including voltage drop, circuit capacity, amplifier capacity, and power supply capacity.
    - Battery calculations for both the alarm and supervisory power requirements. Ampere-¬hour requirements for each system component shall be submitted with the calculations.
    - Provide a color code schedule for the wiring and floor plans showing the location of all devices and equipment.
    - The signature and seal of a licensed Professional Fire Protection Engineer, or a NICET Level III or IV Technician.
- Prior to installation the contractor shall coordinate and schedule a fire alarm outage with the GSA project manager or GSA facilities management office. When work is being performed on an active fire alarm circuit(s), the fire alarm system must be taken out of service by the O&M vendor or their designated representative. The fire alarm system shall be returned to "normal" operating condition before the contractor and subcontractor(s) leave for the work shift.
- Fire alarm programming changes are permitted only when confirmed acceptance testing is scheduled with the AHJ or their designated representative. A fire alarm program change must be tested for acceptance within 24 hours of the change. The AHJ is the GSA regional fire protection engineer.
- Perform preliminary tests to ensure that all devices and circuits are functioning properly. After preliminary testing is complete, provide a letter certifying that the installation is complete and fully operable.
- Perform final acceptance testing in accordance with the requirements of NFPA in the presence of the GSA regional fire protection engineer or third-party fire protection engineer.

2.12.4. Fire and Life Safety System Testing and Acceptance

- The Contractor shall provide a subcontracting Fire Protection Engineering firm, other than the Design Team Fire Protection Engineer (FPE subcontractor), acceptable to the GSA Fire Protection Engineering Section, to witness system acceptance testing and inspections.
    - The contracting firm shall be a firm whose prime enterprise is in the field of fire protection engineering. The contracting firm should have a fully operational and fully staffed office within a 50 mile radius of Washington, DC. The contracting firm must provide a program manager who possesses a BS or MS in Fire Protection Engineering and meets the experience requirements for fire protection engineers listed below. Complete documentation to support fire alarm systems testing experiences must be resubmitted as a part of the submittal package.
    - Qualified fire protection engineer(s) shall witness acceptance testing. The FPE subcontractor must employ a full-time team of at least two qualified fire protection engineers, available for the Testing required by this contract. The engineers shall possess a BS or MS in fire protection or fire safety engineering with at least four consecutive years of experience in fire protection engineering work, within the

past six (6) years, or professional engineering licensure in fire protection. Proposed personnel shall demonstrate that they have been involved in fire protection and life safety systems inspection and testing similar in complexity relevant to the scope.
    - The fire protection engineer(s) shall have experience in submittal review, construction inspection, acceptance testing and commissioning systems.
    - The fire protection engineer(s) shall demonstrate a thorough working knowledge and formal training in fire protection codes and standards, especially the latest edition of NFPA 101, NFPA 13, NFPA 72, NFPA 90A and the International Building Code. The proposed personnel shall demonstrate that they have acted in charge of fire protection engineering designs including fire protection and extinguishment systems, fire alarm systems, life safety systems, and smoke control systems.
- Testing and inspections for the fire alarm shall include the following minimum criteria:
    - Testing and commissioning in accordance with NFPA 72
    - All new equipment shall be 100% fully tested
    - Confidence (re-acceptance) testing to include 10% of the building field devices
    - Test each fire alarm initiating and indicating device and circuit for proper operation and response
    - Test the system for all specified functions in accordance with the contract specifications, and the approved sprinkler and fire alarm submittals
    - Determine that the system is operable under trouble conditions
    - Test the adequacy of the notification appliances (visible and audible characteristics)
    - Program changes to the building fire alarm control panel will require re-acceptance testing within 24 hours of the change
    - As applicable, perform a battery test for all new control panels and extender panels
- Testing and inspections for the fire protection system shall include the following minimum criteria:
    - Verify compliance with NFPA 13
    - Visual inspection of the sprinkler system adequacy, coverage, piping, hangars, sprinkler locations, hydraulic nameplates, and sprinkler types.
- Inspections for fire compartment integrity shall include the following minimum criteria:
    - Visually inspect fire rated partition/wall and floor assemblies, partition stenciling, fire door, and fire/smoke damper operation.
- Inspections for life safety and egress shall include the following minimum criteria:
    - Verify compliance with the NFPA 101 egress requirements
    - Visually inspect emergency lighting, exit signage, and egress arrangement (pathways, exits, special locking, etc.)

The Contractor shall provide a written Discrepancies and Omissions (D&O) list within 48 hours of completion of each test or inspection. The D & O list shall include a description of the work that was completed, a description on the system equipment and operation, and describe conditions which do not comply with the above criteria. Provide corrective action recommendations for all discrepancies and omissions. Note that the task includes

follow up inspections and testing necessary to verify corrections of items. If no items are necessary for correction, the D&O list shall indicate all items have been corrected and the space is acceptable for issuance of an occupancy certificate.

2.13. HAZARDOUS MATERIAL REQUIREMENTS

All work, including contact with and handling of hazardous materials, the disturbance or dismantling of structures containing hazardous materials, and/or the transport and disposal of hazardous materials shall comply with the applicable requirements of 29 CFR 1910/1926, and 40 CFR 761/260-271.

2.13.1. Hazardous Materials Survey

A hazardous materials survey was conducted during the design phase, and the findings have been incorporated into the design documents. Report included as an

2.13.2. Asbestos Containing Material

Asbestos Containing Material was found during the hazardous materials survey conducted during the design phase. The Contractor shall follow the instructions contained within the design drawings and specifications.

All thermal systems insulation (i.e. boiler insulation, duct insulation, pipe insulation), surfacing materials (i.e. plaster and sprayed-on fireproofing) and miscellaneous materials (i.e. asphalt flooring, ceiling tiles, adhesives and mastics, drywall, roofing, gaskets and cement board), installed no later than 1980, must be considered asbestos containing unless proven otherwise in accordance with 29 CFR 1926.1101. Work involving the disturbance, dismantling or demolition of asbestos containing materials or structures containing asbestos; or the removal and disposal of asbestos, shall also comply with the requirements of 40 CFR Part 61, Subparts A and M; 29 CFR 1910.1001 (where applicable); GSA Base Asbestos Disturbance Requirements, State of North Dakota and GSA ND 3rd Party Abatement Clearance Requirements.

2.13.3. Lead Based Paint

Lead-Based Paint (LBP) was found during the hazardous materials survey conducted during the design phase. The Contractor shall follow the instructions contained within the design drawings and specifications.

All finished/painted surfaces of buildings constructed prior to 1978 shall be considered finished with lead based paint unless proven otherwise. The Contractor shall protect employees and the building by minimizing the creation of dust when patching/repairing/prepping existing surfaces for new paint. Dry sanding is prohibited.

Work involving the disturbance, dismantling or demolition of lead based paint shall comply with 29 CFR 1926.62 and GSA Base Lead Material Disturbance Requirements.

2.13.4. Universal / Hazardous Waste

The Contractor shall survey the project area for universal / hazardous waste. Reference attached Hazardous Materials Survey. All fluorescent bulbs shall be disposed of as universal hazardous waste.

2.13.5. Hazardous Materials Cost Tracking

The Contractor shall propose and invoice costs for all effort related to asbestos separately from costs for all efforts related to all other hazardous materials, both of which shall be separate from all other costs for GSA's accounting purposes.

2.13.6. Construction and Demolition (C&D) Debris

Ensure any discarded fluorescent bulbs (universal waste) are stored in closed, structurally sound containers to prevent breakage. Label each container clearly with a description of its contents (e.g., universal waste - lamps), along with the accumulation start date (date the first lamp was placed in the container). Comply with all applicable federal (40 CFR Part 273), state, and local requirements for handling, accumulation (up to 1 year), and recycling/disposal of lamps. Reference attachment PBS Core Building Standards Memorandum Dated February 2025 for all applicable regulations.

2.13.7. Protection of Stratospheric Ozone

The Contractor shall not allow the venting of refrigerants to the atmosphere in compliance with section 608 of the Clean Air Act (40 CFR Part 82).

2.13.8. Refrigerant Recovery and Significant New Alternatives Policy (SNAP) Requirements

The Contractor shall identify the type(s)/amount(s) of refrigerant(s) to be recovered as part of the project and their viability for reuse as recovered or after reclamation. GSA will determine and inform the Contractor of the disposition plan (reuse by GSA, reuse by the DOD, sale to a certified technician or reclaimer or disposal per RCRA regulations).

New chiller equipment, refrigerators, air conditioners, and heat pumps may only use refrigerants listed as "Acceptable" by the U.S. Environmental Protection Agency (EPA)'s Significant New Alternatives Policy (SNAP) Program, even if EPA's "Unacceptable as of" date is in the future.

2.14. ENERGY AND WATER EFFICIENCY REQUIREMENTS

Refer to PBS Interim Core Building Standards for applicable laws and regulations to follow.

Only the most life cycle cost effective equipment is to be installed in federal facilities. Specify and install Energy Star and FEMP-designated energy efficient products to include windows, roof products, HVAC components, and appliances. EPAct 2005 § 104(a) [42 U.S.C. § 8259b]; 10 CFR § 436.40– 436.43; EISA 2007 § 323 [40 U.S.C. 3307(b); EISA 2007 § 525 [42 U.S.C. 8259(b)(1)]; and FAR clause 52.223-15). Components must comply with 10cfr sections 431 through 434 minimum component efficiency to include:: NEMA efficiency motors , lighting density, envelope considerations, fenestration air leakage, HVAC equipment, pumping, temperatures, economizers, and insulation requirements. The latest version of ASHAE 90.1 additionally lists component minimum efficiency requirements. In event of conflicting requirements between 90.1 and 10 CFR, the more life cycle cost efficiency component over 40 years must be selected. ASHRAE 90.1 Equipment efficiency applies to new buildings, additions to existing buildings, replacements of portions of the building, changes in space conditioning or new sites or systems that using or producing energy such as lighting, pump motors, escalators, alterations to existing building assemblies and equipment to include building envelope. Limited exception for compliance to sections of ASHRAE 90.1 may apply to facilities on the National Register of Historic Places IAW

ASHRAE 90.1 (refer to specific sections for limited exclusion details (envelope 5.1.3, HVAC 6.1.1.3, service water heating 7.1.1.3, electric power 8.1.4, lighting 9.1.2 and other equipment 10.1.1.3).

2.14.1. Water Efficiency

Key Low-Flow Requirements for Federal Buildings

- Toilets: Must use 1.28 gallons per flush (gpf) or less. Flushometer-type toilets should be high-efficiency (1.28 gpf or less).
- Urinals: WaterSense-labeled flushing urinals must use no more than 0.5 gpf, though some models use as little as 0.125 gpf.
- Lavatory Faucets: Public faucets are limited to 0.5 gallons per minute (gpm) or 0.25 gallons per cycle (gpc) for metering faucets.
- Private-Use Faucets: Bathroom sink faucets should not exceed 1.5 gpm, while general faucets are capped at 2.2 gpm.
- Showerheads: Maximum flow rate of 2.5 gpm, though 2.0 gpm or less is recommended for higher efficiency.

2.14.2. Energy Rebates

All efforts using federal funds: contractor is required to pursue rebate intake by GSA or funding agency to the greatest extent possible. This task must occur when the project is awarded. Also at project award, if replacing equipment, gather all information on equipment to be replaced, which will need to be submitted for rebate purposes. Ensure both prescriptive and custom rebates are investigated. Research rebate availability at both https://www.dsireusa.org and the appropriate local utility. Document what due diligence investigation was conducted and include the list of available rebates in the project documents for review. Rebates cannot be used towards project funding requirements or any payback calculations requirements. Funds received are solely for the use and benefit of the federal government; the contractor, installer, designer,and other parties to the contract will have no claim whatsoever to rebate funds. Funds will be issued to GSA or tenant agencies via ACH. No paper checks will be accepted. Contractor shall ensure, any rebate intake is paid to GSA or the tenant agency funding the project, and include this task in the project close out procedure, Kahua and any other applicable reports and applications.

2.15. BUILDING CONTROL SYSTEMS, INCLUDING BUILDING AUTOMATION SYSTEMS (BAS) AND BUILDING MONITORING AND CONTROL (BMC) SYSTEMS

The property utilizes Schneider EcoStruxure building control system.

The Contractor shall integrate all new equipment into the existing system and controllers. This includes interface compatibility, required programming, and commissioning to ensure performance meets required performance objectives per the *PBS Smart Buildings Directive, Smart Building Implementation Guide Requirements, Smart Buildings Program Guide, GSA Data Normalization for Building Automation Systems, GSA National Capital Region AMS Guide, Technology Policy for PBS Owned Building, Monitoring and Control Systems, and Niagara NiCS Statement*. If the BAS or BMC are on a Federal Government network, or will be connected to the network by this project, then the Contractor shall comply with Section 2.16 of this SOW.

2.16. CONNECTIONS TO FEDERAL GOVERNMENT BUILDING SYSTEMS NETWORKS (BSN)

This project is anticipated to connect to GSA's Network. Programming and interfacing with a Federal Government internet or intranet network requires personnel to be HSPD-12 Tier 2 cleared prior to working on the network, regardless of the number of days engaged in the project. All work shall comply with Section 2.3.3. of this SOW.

2.17. COMMISSIONING

Installed building systems, controls, or envelope work requires building system verification or functional performance testing prior to acceptance. The acceptance method must be a generally accepted engineering standard such as an ASTM test or 90.1 compliant report. Verification and testing must be documented by a qualified federal employee, commissioning provider, design professional or qualified technician that was not involved with the design or installation (ASHRAE 90.1 2019 4.2.5.1)

Project must provide commissioning documents to include selected testing procedures performed, results, issues & resolutions log, uncorrected deficiencies, deferred testing IAW ASHRAE 90.1 4.2.5.2.2 . Include commissioning/acceptance reports signed by approved accepting officials with project documentation. A final commissioning report is required prior to the start of the warranty period. Ensure the entire HVAC system is tested and balanced following HVAC project IAW 90.1 and submit TAB report for approval.

2.17.1. Commissioning Agent

The GSA will retain the services of a Commissioning Agent (CxA) to verify that the Contractor has executed the project per the design.

2.17.2. Mechanical/HVAC Commissioning

The Contractor shall execute commissioning of the required systems identified in the project specifications. The Contractor shall complete the required commissioning checklists, and schedule commissioning of the systems with the CxA, and make adjustments to the systems until the systems pass the required tests including, but not limited to, equipment startup, testing, adjusting and balancing, demonstration of performance, calibration, sequence of operations, capacity verification, and communications interface with the existing building control and monitoring system. HVAC TAB report must be submitted for approval and validation.

2.17.3. Electrical Commissioning

The Contractor shall execute commissioning of the required systems identified in the project specifications. The Contractor shall complete the required commissioning checklists, and schedule commissioning of the systems with the CxA, and make adjustments to the systems until the systems pass the required tests including, but not limited to, equipment startup, testing, adjusting and balancing, demonstration of performance, calibration, sequence of operations, capacity verification, and communications interface with the existing building control and monitoring system.

2.17.4. Lighting

During commissioning, the Contractor shall verify light levels by measuring at 3' above finish floor using a footcandle meter to verify compliance with IES requirements.

2.17.5. Acoustics

During commissioning, the Contractor shall verify the acoustical performance as per the industry standard.

2.18. PROJECT MANAGEMENT INFORMATION SYSTEM (PMIS): KAHUA

The Contractor shall provide all project documentation through GSA's electronic Project Management Information System (PMIS). GSA's current PMIS is Kahua. The Contractor shall request log-ins to the system for key personnel, after their HSPD-12 Final Fitness is complete and the Personal Identity Verification (PIV) card has been issued, through the PM/COR. The Contractor shall take the Kahua training in order to use the GSA PMIS Kahua. Training videos are available on YouTube.

2.19. MANUFACTURER REQUIREMENTS

The Contractor shall follow all manufacturers' instructions and best accepted trade practices during performance of this work.

2.20. BUILDING INFORMATION MODELING (BIM)

The Contractor must update the BIM(s) and Construction Operations Building Information Exchange (COBie) to document changes that occur during construction, unforeseen conditions impacting delivered work during construction, and equipment asset information as installed. BIM and COBie updates must be made and delivered as required by the GSA BIM, CDX & COBie Standard.

2.21. OPERATIONAL EXCELLENCE AND MAINTENANCE REQUIREMENT

The Operational Excellence (OpEx) Program focuses on the long-term performance and management of PBS's owned portfolio—including Federal Buildings, Land Ports of Entry, and Courthouses—that serve the American people. While design and construction account for the largest upfront costs over a relatively short period, the operations phase spans decades and represents the bulk of a building's total cost of ownership. OpEx emphasizes managing these ongoing costs and operational challenges to ensure buildings continue to fulfill their intended purpose. The D/B Contractor shall produce a design that ensures that operational considerations are integrated into the long-term project vision, producing high-performing, efficient, and sustainable buildings.

The D/B Contractor Team is required to review and implement the Design Guide for Operational Excellence, which conveys lessons learned from post-occupancy evaluations to project teams in a clear and concise way. It highlights both design successes and shortcomings, enabling teams to replicate what works and avoid past mistakes. Lessons learned underscore the growing importance of designing for operational excellence, reinforcing its critical role in the total lifecycle cost of Federal buildings..

The D/B Contractor is required to review and implement the Operational Excellence Lessons Learned Checklist which presents GSA specific lessons learned as individual comments to help Design Teams grasp the complexity of challenges within PBS's portfolio. Organized into specific categories, the Checklist allows Project Teams to identify and apply relevant lessons for distinct components of a design.

The D/B Contractor shall ensure that all equipment, and material selected meets the following principles:

Accessibility - The ease of which a product can be serviced.
Durability - The ability to withstand wear, pressure or damage
Reliability - The ability of a system or component to function under stated conditions
Maintainability - The ease with which a product can be repaired and replaced.
Cleanability - The ease of which a produce can be cleaned

Value Management (Value Engineering)

Value Management shall be based on GSA Facilities Ownership to ensure that project decisions support long-term operational performance, lifecycle cost efficiency, as required by GSA Policy and the FAR. The approach emphasizes total cost of ownership rather than initial capital cost, aligning design and construction outcomes with the GSA's operational, maintenance, and asset management objectives.

Value Management activities will evaluate systems, materials, and design solutions with consideration for durability, maintainability, adaptability, and replacement cycles. Decisions will be assessed against long-term operating costs, maintenance requirements, and risk to ensure that the facility delivers optimal value throughout its service life.

The scope includes collaboration with the GSA Facilities Management, and SME representatives to integrate operational requirements, asset standards, and performance expectations into project execution. This process supports informed trade-off decisions that balance capital expenditure with long-term ownership costs, reliability, and user performance while maintaining compliance with applicable codes, standards, and sustainability goals

2.22. ENERGY MODELING AND PERFORMANCE

Not applicable.

2.23. COBie

The Contractor shall submit a COBie-compliant facility management data set for all equipment within this SOW. Reference the COBIe Playbook 2 for the latest guidance and picklist necessary to accurately complete the COBIe document.
https://sites.google.com/gsa.gov/ncmms/cobie-2-playbook

The Contractor shall verify that the room numbering list complies with the COBie requirements set forth in the contract documents and matches the data structure of the National Computerized Maintenance Management System (NCMMS).

3. DESIGN STAGE: NA

4. CONSTRUCTION STAGE

This section details the services and submittals required to support the construction stage of the project.

4.1. GENERAL

The Contractor shall provide all necessary labor, materials, supervision, management, quality control plan, and testing to produce work conforming to the contract documents and Issued for Construction (IFC) 100% Final Construction Documents created during the Design Phase

4.1.1. Project Supervision

The Contractor shall have a full-time Superintendent on-site at all times when work is performed. GSA may contract a third-party Construction Manager as Advisor (CMa) for daily on-site project management, monitoring, coordination and inspections. The Contractor's Superintendent shall coordinate with the GSA CMa and COR/PM on all project activities.

4.2. PERMITTING

The Contractor shall obtain and provide to the COR/PM all applicable permits such as, but not limited to, sheeting, shoring, and public space permits as required by federal, state or local jurisdictions; this includes application fees and any fines or penalties that result from noncompliance.

4.2.1. Permit for Welding, Cutting, or Brazing

The Contractor shall comply with NFPA 51B. The Contractor shall not conduct operations involving the use of open-flame, electrical arc equipment, or flammable substances until a permit for welding, cutting, and burning has been issued by the Government.

The Contractor shall complete GSA 1755 - Permit for Welding, Cutting, or Brazing. Contact the Building Management Office to obtain burn permits. 48 HRS notice required Burn permits are required for each separate occurrence. Burn Permits must be displayed at the work site during burning operation. The permit duration shall be one work shift for a specific location unless otherwise agreed to by the Government and Contractor.

4.2.2. Utility Outage

Utility outages (electrical, domestic water, chilled water, steam, gas) must be approved by the GSA Building Manager at least 10 days prior to the outage.

All unscheduled power and communication outages caused by the Contractor as a result of demolition or construction activities shall be restored immediately. The Contractor shall take all necessary precautions to minimize the possibility of such a disruption from occurring by conducting a thorough pre-construction survey. Failure to provide corrective actions for causing an outage as described above will result in the Government executing the repair and charging the Contractor for the full cost of the repair performed by others as well as the administrative costs of the repair.

4.2.3. Fire Protection and Life Safety System Impairment

All impairments to the building fire protection and fire alarm systems shall be submitted to the GSA building manager and COR/PM at least 72 hours prior to any work which could affect an active fire protection or life safety system commencing. Impairment requests shall

be submitted via the facility management fire alarm and fire protection system impairment request form.

4.2.4. Fire Watch

When a required fire alarm system or automatic sprinkler system is out of service for more than 4 hours in a 24-hour period, the GSA Building Manager and AHJ shall be notified at least 7 calendar days in advance. Work cannot commence until the AHJ has given written approval of the proposed Fire Watch or building evacuation plan. Comply with NFPA 101 and OSHA 1910.252 for all Fire Watch requirements.

4.3. CONSTRUCTION SCHEDULE

Within 7 calendar days of Notice to Proceed (NTP), the Contractor shall submit a Preliminary Schedule detailing the complete scope of work and proposed logical relationships. Provide within 14 calendar days of NTP a detailed, time-scaled computer generated Project Schedule with activities representing each portion of the Work for the entire Contract Performance Period. Submit both as MS Project and PDF. The Project Schedule shall be updated on a monthly basis throughout the entire Project performance period until Project completion is achieved. A revised project schedule shall be submitted with each invoice.

Throughout construction the Contractor shall provide a two week look ahead with a description of on-site activities happening within the period, and a list of sub-contractors on-site. The two-week look ahead shall include the time of day the work will be performed, areas of the project site where the work will occur, any utility outages required, and any deliveries scheduled. The two-week look ahead shall be provided one week prior to the first day on the schedule and shall be updated weekly.

All owner furnished equipment and materials shall be identified with dates needed to be received by the Contractor.

All durations shall be shown in calendar days.

The Project Schedule shall use the Critical Path Method (CPM) for the planning, scheduling and reporting of the work to be performed under the contract.

No unspecified constraints, float suppression techniques, or use of activity durations, logic ties and/or sequences deemed unreasonable by GSA shall be used in the Project Schedule.

As defined by the Contract, the entire project performance period shall establish the Project Substantial Completion Date which shall be used in the planning and presentation of the Contractor's Project Schedule. GSA reserves the right not to approve any schedule deemed to have an unrealistic forecasted Substantial Completion Date. Government approval of an early completion Project Schedule shall not modify the Contractual Substantial Completion Date or Project Completion Date. The time difference between the Contractor's planned Substantial Completion Date and the Contract directed Substantial Completion Date shall be considered Project Float, jointly owned and for the mutual use of both the Contractor and GSA.

4.4. CONSTRUCTION PROGRESS REPORTS

Prepare an electronic daily construction report recording the following information including, but not limited to, events at the site. All daily reports are to be uploaded to Kahua daily, and the COR/PM shall be notified.

Each daily report shall include:

- List of subcontractors at the site
- List of separate contractors at the site
- Count of personnel at the site
- High and low temperatures, general weather conditions
- Accidents
- Meetings and significant decisions
- Unusual events
- Stoppages, delays, shortages, and losses
- Meter readings and similar recordings
- Emergency procedures
- Orders and requests of governing authorities
- Change Orders received or implemented
- Services connected or disconnected
- Equipment or system tests and startups
- Partial completions or occupancies
- Summary of all work performed

4.5. SHOP DRAWINGS / PRODUCT DATA SUBMISSIONS

The Contractor shall submit shop drawings and product data as stipulated in the project specifications, or as required by GSA, for acceptance prior to procurement of materials, installation, and construction. All submissions shall be made to the COR/PM. Prior to submitting shop drawings to the COR/PM, the Contractor shall review the shop drawings for completeness and shall establish that the shop drawings meet the contract requirements.

Shop drawings must illustrate manufacturer's recommended clearances around installed equipment for access and maintenance. Shop drawings shall be checked for compliance with manufacturer's recommended clearances.

Shop drawings shall be continuously annotated showing solutions to problems not encountered during survey period or anticipated. The government shall be informed of all modifications, and each solution shall be submitted to the COR/PM for acceptance and approval within three days of change.

Shop drawings shall have the professional seals and signatures of the preparing Registered Professional Engineers. Shop drawings shall have the signatures of the reviewing Registered Professional Engineers and/or Architects.

4.5.1. Submittal Log

Contract to provide a Submittal Log for ALL submittals required by the contract documents. Provide this submittal log within 14 calendar days of the NTP. Provide updates of the Submittal Log every month.

4.5.2. Government Review

The Government review period for all submittals is 14 calendar days. Government rejection of submittals does not relieve the Contractor from responsibility of meeting the period of performance.

4.5.3. Changes

Should shop drawing and/or product data changes take place after Government review and approval, the Contractor shall submit the altered material within three days of the change.

4.5.4. Products for Submission

The Contractor shall provide shop drawings and product data for all systems, equipment and materials referenced within the Contract Documents.

4.6. SCHEDULE OF INSPECTIONS AND TESTS

Prepare and submit a schedule of inspections, tests and similar services required by the Contract Documents within 14 calendar days after issuance of the Notice to Proceed.

The Contractor shall coordinate the schedule of inspections and tests with the Construction Schedule and other related documents. Prepare the schedule in tabular form, including but not limited to the following information:

- Specification section number
- Description
- Identification of applicable standards
- Identification of methods to be used
- Number of inspections, tests or similar services
- Time schedule or time span
- Responsible entity
- Requirements for taking samples
- Unique characteristics

4.7. CONSTRUCTION INSPECTIONS

Construction inspections shall be scheduled, coordinated and performed to ensure that all specified materials, means and methods are installed per code compliance and contract. At a minimum, inspections must be performed at the following intervals:

- Pre-Demo Site inspection
- Sub floor inspection (before covering the floor framing)
- Interior layout floor markings (before partitions are placed)
- Structural inspection (before covering the outside sheathing)
- Framing and rough-in inspection (before insulating or covering framing)
- Insulation inspection (after insulation is installed)
- Final inspection (after all construction is complete)

Inspections include, but are not limited to, adherence to construction documents, contract requirements, and the following:

- Equipment, materials and workmanship
- Labor and safety conditions
- Defects and omissions
- Problems encountered
- Qualitative and quantitative differences between construction contract documents and actual work in place

Key personnel from the Contractor and the A/E of Record shall be in attendance in-person at all inspections directly related to their discipline.

4.8. SPECIAL INSPECTIONS

The Contractor shall provide the coordination and services for the special inspections as indicated in the Schedule of Inspections and Testing, including, but not limited to:

- Coordination of the trades, quality control and the sequence of construction to ensure continuity of the system for the inspection(s)
- Not covering or encasing inspection areas prior to inspections
- Additional testing or retesting
- Associated services for the inspections
- Repair

The Contractor shall obtain and include the cost for special inspections as a separate line in the Contract Sum.

4.9. COMMISSIONING

The Contractor shall be fully engaged in the commissioning process. This includes completion of the Pre-Commissioning Checklists and coordination of resources needed to complete commissioning required in the Commissioning Plan.

The Contractor shall make the recommended corrections to commissioned systems for any system which fails to meet the required test parameters.

4.10. QUALITY CONTROL PLAN

The Contractor shall develop, provide, and maintain a Quality Control Plan during the construction initiation of the project, based upon the USACE Three-Phases of Control, to accomplish the contract requirements. The Quality Control Plan shall identify personnel, procedures, instructions, records and forms to be used in carrying out the requirements of the Project. It will provide the means to maintain effective Quality Controls for construction, sampling and testing activities.

The Quality Control Plan shall also describe the quality assurance, quality control, and other technical activities that will be implemented to ensure that sampling and analyses are performed in order to meet applicable data quality objectives for the project.

4.10.1. Submissions

The Quality Control Plan shall be prepared and submitted within 10 calendar days of NTP. Construction shall not begin until the Quality Control Plan is approved.

4.10.2. Content

The Quality Control Plan shall identify and address the special factors impacting the construction and specify the considerations and provisions to be made by the Contractor during construction of the project. Consideration and provisions proposed to accommodate special factors impacting the construction shall be outlined and described in sufficient detail to clearly indicate all facets of how they relate to the coordinated construction of the project. The Contractor is not relieved from any requirements specified in this document should they not be included in the plan.

Special factors impacting construction include, but are not limited to:

- Government occupancy of the building during construction

- Work hour restrictions
- Construction phasing
- Utility outages
- Security and access requirements
- Safety Plan per OSHA requirements
- Staging and storage area space limitations
- Asbestos removal and disposal
- Lead paint removal and disposal
- Court and Probation office operations

4.10.3. Workmanship Standards

The Contractor shall initiate and maintain procedures to ensure personnel performing the work are skilled and knowledgeable in the methods and craftsmanship needed to produce the required levels of workmanship. The Contractor shall remove and replace work that does not comply with workmanship specified and standards recognized in the construction industry for the applications indicated. The Contractor shall remove work damaged during construction and replaced with work per the requirements of the drawings and specifications.

4.10.4. Manufacturer's Instructions

Where installations include manufactured products, comply with manufacturer's applicable installation instructions and recommendations to the extent that those instructions and recommendations are more explicit or stringent than requirements contained in the Contract Documents.

4.10.5. Specialists

The Contractor must comply where individual sections of the specifications require specialists to perform the specialized work. The assignment of a specialist shall not relieve the Contractor from complying with applicable regulations, union jurisdictional settlements or similar conventions, and the final responsibility for fulfillment of the entire requirements remains with the Contractor.

4.10.6. Minimum Quality and Quantity

The quality level, or quantity shown or specified, shall be the minimum required for the work. Except as otherwise indicated, the actual work shall comply exactly with that minimum or may be superior to that minimum within limits acceptable to GSA. Specified numeric values are either minimums or maximums as indicated, or as appropriate for the context of the requirements.

4.10.7. Availability of Tradespersons and Manufacturer's Field Services Representatives

The Contractor shall, at each progress or coordination meeting, review the availability of tradespersons, qualified manufacturers' representatives required in the specifications, and projected needs to accomplish work as scheduled. Require each subcontractor to report on events which might affect progress of work. Where possible, consider alternatives and take actions to avoid disputes and delays.

4.10.8. Inspection / Testing

The Contractor shall provide all inspection and testing, except where required by code, specification, or detailed elsewhere in the requirements of this document.

The Quality Control Plan shall identify the equipment and/or system to be inspected and/or tested, exact test(s) to be performed, measured parameters, and the stage of construction development when tests are to be performed. The Contractor shall organize inspection and/or testing of equipment in accordance with a recognized method which delineates all facets of construction. The method shall identify all equipment items, subsystems, and/or components which influence operation, function, quality or referenced on timeline charts to identify when tests should be performed. The Contractor is not relieved from the required performance test should these not be included in the plan.

4.10.9. Test Parameters

For each component to be inspected/adjusted/tested, identify each test parameter and represent each operating condition and all control modes of operation. Tests shall document any observed deficiencies or improper operation. Tests shall identify capacity readings, normal operation of equipment and verification of required automatic controls.

4.10.10. Test Report

For each inspection/adjustment/test parameter, identify the test(s) to be conducted, methodology, adjustments contemplated, test result comparison to that of performance parameters, the date and time of the test, and who will do the work. Consider the following as an example:

- Test
- Test Method
- Adjustments
- Performance Parameters
- Actual Performance
- Test Occurrence
- Test Performed by

4.10.11. Coordination with others

The Contractor shall cooperate with agencies and others performing required tests, inspections and other quality control services, and shall provide reasonable auxiliary services as requested. The Contractor shall notify the testing and inspection entities sufficiently in advance of operations to permit their timely assignment of personnel. Auxiliary services include but are not limited to the following:

- Provide access to the work
- Furnish incidental labor and facilities necessary to facilitate inspections and tests
- Take adequate quantities of representative samples of materials that require testing or assist the agency in taking samples
- Provide facilities for storage and curing test samples
- Deliver samples to testing laboratories
- Provide the agency with a preliminary design mix proposed for material mixes that require control by the testing agency
- Provide security and protection of samples and test equipment at the Project site

- Coordinate the sequence of activities to accommodate required services with a minimum of delay
- Coordinate to avoid the necessity of removing and replacing construction to accommodate inspections and tests
- Schedule times for inspections, tests, taking samples and similar activities

4.11. CONSTRUCTION INDOOR AIR QUALITY (IAQ) MANAGEMENT

The Contractor shall submit an air quality plan prior to any demolition or construction. Chapter 3 of the referenced “IAQ Guidelines for Occupied Buildings under Construction” outlines IAQ measures in five categories as listed below. The Construction IAQ Management Plan shall be organized in accordance with the SMACNA format and shall address measures to be implemented by the D/B Contractor and/or its subcontractors in each of the five categories, including subsections. All Subsections shall be listed in the Plan; items that are not applicable for this project should be listed as such by the Contractor.

- HVAC Protection
  - Return Side
  - Central Filtration
  - Supply Side
  - Duct Cleaning
- Source Control
  - Product Substitution
  - Modifying Equipment Operation
  - Changing Work Practices
  - Local Exhaust
  - Air Cleaning
  - Cover or Seal
- Pathway Interruption
  - Depressurize Work Area
  - Pressurize Occupied Space
  - Erect Barriers to Contain Construction Areas
  - Relocate Pollutant Sources
  - Temporarily Seal the Building
- Housekeeping
  - Routine Jobsite Cleaning
  - Protection of Stored Materials
  - Protection of Materials During and After Installation
- Scheduling
  - Airing-Out of New Materials
  - Sequencing of Finish Applications
  - Proper Curing of Concrete before Covering
  - Installation During Unoccupied Periods
  - Avoidance of Building Occupancy While Pollutants Are Present

4.11.1. Protection of Materials from Moisture Damage

The Contractor shall describe measures to prevent installed materials, or material stored on-site, from moisture damage in the Housekeeping section of the Construction IAQ Management Plan. This section shall also describe measures to be taken if moisture damage does occur to absorptive materials during the course of construction.

4.11.2. Installation and Replacement of Filtration Media

The Contractor shall provide a description of the filtration media in all ventilation equipment in the HVAC Protection section of the Construction IAQ Management Plan. The description shall include replacement criteria for filtration media during construction and confirmation of filtration media replacement for all equipment immediately prior to occupancy.

4.11.3. Sequence of Finish Installation for Materials

Where feasible, the Contractor shall install absorptive materials (referred to herein as “Type 2” products) after the installation of materials or finishes which have high short-term emissions of VOCs, formaldehyde, particulates, or other air-borne compounds (referred to herein as “Type 1” products).

Type 1 materials include, but are not limited to adhesives, sealants and glazing compounds (specifically those with petrochemical vehicles or carriers); paints; wood preservatives and finishes; control and/or expansion joint fillers; hard finishes requiring adhesive installation; gypsum board (with associated finish processes and products); and composite or engineered wood products with formaldehyde binders.

Type 2 materials include, but are not limited to, carpets; acoustical ceiling panels; fabric wall coverings; insulations (exposed to the airstream); upholstered furnishings; and other woven, fibrous or porous materials.

The Contractor shall develop a separate sequencing plan that identifies possible opportunities to meet the above-stated goals for the project. The plan shall be submitted to the COR/PM for review and acceptance.

4.12. SITE SPECIFIC SAFETY AND HEALTH PLAN

The Contractor shall develop, provide, and maintain a site specific Safety and Health Plan based upon OSHA requirements and the requirements of GSA-issued specifically 01546 as well as Section 2.11 requirements. The Plan shall be prepared and submitted within 14 calendar days of NTP. Construction shall not begin until the Plan is approved by National Safety and Health.

4.13. COORDINATION OF WORK

The Contractor shall coordinate the work of this contract with that of other contractors in the building at the same time.

4.14. REQUESTS FOR INFORMATION

Each RFI shall include a specific description of the issue and reference to contract documents requiring clarification. RFI’s should only be submitted after performing due diligence to confirm that the contract requirements in question are in fact unclear or otherwise inadequate.

Upon receipt of the response to each RFI submitted, coordinate the response with all involved subcontractors to ensure understanding and appropriate action. The Contractor shall keep a log of all RFIs.

4.15. MODIFICATIONS / CHANGE ORDERS

A Contract Modification (Change Order) will only be approved if the CO agrees that additional work to be performed by the Contractor, as a result of resolution of an RFI, is beyond the original scope of work. No work shall be performed until an executed contract modification has been awarded. Proposals from sub-contractors shall be included in any proposal requested by the Contracting Officer.

5. CONTRACT ADMINISTRATION

5.1. CONTRACTOR'S STAFF

5.1.1. Personnel Qualifications

The Contractor shall exclusively utilize the Key Personnel named and/or otherwise identified in the Contractor's bid submission materials to perform services required under this contract. In the event that any personnel named in the Contractor's Technical Qualifications Statement are unable to perform their duties due to death, illness, resignation from the Contractor's employment, the Contracting Officer's request for removal, or similar reasons, the Contractor shall, within five working days, submit to the CO in writing, the name and qualifications of proposed replacement with equal or superior qualifications. No substitution shall be made without prior approval of the CO. Any approved substitutions shall be made at no increase in the lump sum contract price.

5.1.2. Contracting Officer Acceptance

The CO shall accept or reject personnel proposed by the Contractor. The Contractor shall make a timely and prompt re-submittal to provide other personnel required to replace any that are rejected by the CO, both at initial submittal or any subsequent rejection or substitution of personnel.

5.1.3. Personnel Security Requirements

The Contractor shall comply with the Security Clearances requirements of the contract documents (see The Agreement) and GSAR 552.204-9 Personal Identity Verification Requirements. The Contractor shall review the CIO policy noted in the GSAR 552.204-9 on this GSA webpage on How Contractors Obtain a GSA Access Card.

Application for HSPD-12 clearance includes an electronic application process, in-person fingerprinting at a federal facility, and in-person pickup of the badge. For any individual whose Initial Fitness Determination requires that the applicant wait for Final Fitness Determination, the Contractor shall promptly provide a qualified replacement.

All personnel in this contract shall comply with all building security provisions and facility access requirements beyond HSPD-12. In addition to the GSA-issued badge, some Agencies require their Agency badges to be obtained, and worn at all times while in the building, this may require additional information to be submitted. Contact COR/PM for requirements.

No extensions for schedule will be given for failure to get personnel credentialed in a timely manner.

Building badges must be worn above the waist and below the neck in a visible fashion at all times by the Contractor while in the subject facility.

5.1.4. Escorting

All Contractor personnel not authorized to be unescorted shall be escorted at all times in compliance with the HSPD-12 escorting requirements. It is solely the responsibility of the Contractor to escort the labor crews/subcontractors and directly supervise during all durations of work. Government employees will not escort in place of the Contractor.

5.2. MEETINGS

The Contractor shall prepare and distribute an agenda for each Contractor hosted project meeting in advance of the meeting date. Agenda for all meetings shall include review of all open items (e.g. RFIs, Design Comments, Issue Tracking), a look-ahead to the next scheduled meeting, and a round robin opportunity for all participants to introduce items to the meeting.

The Contractor shall participate in pre-installation meeting(s) at the installation site. This meeting may include the Government's COR/PM, the Building Manager (or representation) and others. This is to ensure a clear and orderly installation that is coordinated with other trades working in the building.

The Contractor’s in-person representation at all meetings shall include those individuals having knowledge of the agenda topics and authority to make decisions and commit resources.

The Contractor shall provide minutes of all Contractor hosted project meetings and presentations to all attendees identifying new and unresolved action items and associated responsible parties. Minutes shall be provided within 1 calendar day after each meeting.

5.2.1. Construction Kickoff Meeting

Before Construction NTP, the Contractor shall conduct a Construction Kickoff Meeting with the COR/PM, Building Manager, and Agency personnel to provide an overview of the project requirements including phasing, staging, working hours, vertical transportation of materials, and any other special building requirements.

5.2.2. Construction Progress Meetings

After Construction begins, the Contractor shall conduct, and a GSA representative and/or consultant, will attend bi-weekly progress meetings. Field inspections by the COR/PM will generally coincide with these progress meetings.

5.3. COMMUNICATION

The Contractor shall reply to correspondence from the GSA, tenant agencies, and GSA contractors within 3 calendar days. The COR/PM shall be included on all correspondence.

5.4. PROJECT CLOSEOUT

The Contractor shall complete all punchlist items prior to the completion of project closeout.

5.4.1. Final Inspection and Test

Unless otherwise identified, manufacturer recommendations shall be followed for all inspection and test procedures.

5.4.2. As-Built Drawings

The Contractor shall provide As-Built Drawings, As-Built BIM Model and documents based upon actual site installation, as should be reflected within latest Record Drawings/documents. Should Record Drawings not present As-Built conditions, the Contractor shall perform field measurements and shop drawing take offs as required to support accurate As-Built drawings. Should the Government determine that variation exists between finished construction and the As-Built drawings, the Contractor shall correct drawings to the satisfaction of the government. Electronic As-Built drawings shall be submitted through Kahua and a GACA drive.

5.4.3. Specification Manual

The Contractor shall provide electronic copies of the specification manual submitted through Kahua and a GACA drive with complete sets of all final design specifications and related documents. Specifications shall be precisely edited to match installed features/systems/equipment and materials.

5.4.4. Product Data and Shop Drawing Manuals

The Contractor shall combine all product data submission material and shop drawings into hard copy manuals for reference during construction. Shop drawings shall be bound with product data or separately bound in drawing racks. The manuals shall be divided into sections corresponding to design specification section headings. The Contractor shall provide electronic copies submitted through Kahua and a GACA drive containing all approved shop drawing submissions. File naming shall not contain any special characters.

5.4.5. Operation and Maintenance Manual

The Contractor shall prepare a detailed Operation and Maintenance Manual identifying all procedures, tools, equipment and parts necessary to assure satisfactory operations and to provide maintenance per manufacturer's recommendations, including the following:

- Instruction manuals covering the care, preservation and maintenance of materials and finishes
- Operation, maintenance, troubleshooting and parts manuals for equipment and building operating systems
- Instruction to Government operating personnel in the operation and maintenance of building systems and equipment
- Equipment inventories
- Emergency manuals
- Electronic versions uploadable to GSA’s NCMMS

The Contractor shall deliver electronic copies submitted through Kahua and a GACA drive to the PM/COR.

5.4.6. Maintenance Training

Maintenance Training shall address cycles of replacement, use of any special tools, and other product- or system-specific maintenance requirements. Include references to record

documents, spare parts, material lists, warranties, maintenance agreements and similar continuing commitments.

5.4.7. Arc Flash Study

When a transformer or Over-Current Protection Device (OCPDs) (including switchgear, main circuit breaker, fuse, and disconnect) is replaced or newly installed, a new Arc Flash Study is required for all affected items. The Study shall include a new one-line and time-current curves of the affected OCPDs. New Warning Labels shall be installed reflecting the required location specific information as defined in the current National Electric Code. The Study shall be distributed to the GSA Project Manager, Building Manager and Office of Engineering - Electrical Engineering Branch. GSA may have the existing building electrical system modeled in SKM format that can be updated with the changed equipment/configuration. The new or modified electrical model, with all associated files, shall be submitted to GSA in their native SKM format.

5.4.8. New Equipment Inventory Requirement

Submission of asset metadata for each piece of new equipment. This information will be added to the NCMMS and O&M contract after the project is complete. This should be a single equipment inventory submission by the contractor at project closeout via Cobie spreadsheet.

5.4.9. Warranties

The Contractor is required to provide the government with two (2) original signed copies of all warranties. Warranty start date shall begin no earlier than the date of installation acceptance.

5.4.10. Attic Stock

The Contractor is required to provide the government with ceiling tile, all floor types, wall base, and paint in a quantity equal to 5% of the installed amount and two (2) light fixtures.

5.4.11. Energy Rebates

The Contractor shall provide confirmation to the COR/PM that the High Performance Facilities Branch has received the energy rebate funds from the Rebate Administrator. E-mail the GSA National BA63 Fund Manager at HPFB@gsa.gov to obtain confirmation to provide to COR/PM.

5.4.12. Return All HSPD-12 and/or Tenant Agency Badges

The Contractor shall return all badges to the COR/PM that were issued for the project.

5.4.13. Release of Claims

The Contractor shall furnish the Government with a release of all claims against the Government under the applicable portions of this contract.

5.5. SCHEDULE OF VALUES

The Contractor shall submit a completed Schedule of Values no later than **14** calendar days prior to the scheduled date of initial Requests for Payment. Schedule of Values must include the following:

- Work activity – (by division or specific work activity)
- Dollar value of each specific work activity – both with an amount in dollars and cents, and as a percentage of the Contract Sum to the nearest one-hundredth percent. Adjust the amounts to total to the Contract Sum and the percentages to total 100 percent
- Line items for mobilization and demobilization
- Line item for close out (% to be negotiated with COR/PM)
- Total cost and proportionate share of general overhead and profit for each item. (i.e. no stand-alone item for Overhead, and Profit)
- Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at the government's option
- Separate prices for design stage and construction stage costs

Each item in the Schedule of Values and Requests for Payment shall be complete.

5.5.1. Modifications

Update affected work branches and subordinate line items and resubmit the Schedule of Values before the next Request for Payment when Modifications result in a change in the Contract Sum.

5.6. FEE & PAYMENT

The Contractor shall be paid per the progress of construction according to the Schedule of Values, submitted on a monthly interval.

Prior to final payment under this Contract, the Contractor shall complete all items in Section 5.4 Project Closeout and furnish the Government with a release of all claims against the Government.

5.7. GOVERNMENT FURNISHED PROPERTY

There is no government furnished property for this contract.

6. ATTACHMENTS

- 100% Construction Document Drawings and Specifications
- Limited Asbestos and Lead-Based Paint Survey performed Terracon Consultants
- GSA Affiliated Customer Accounts (GACA)
- NDA Document Security
- PBS Core Building Standards Memorandum Dated February 2025

Controlled Unclassified Information (CUI) and documents and photographs that are too large to share here are available on GSA Affiliated Customer Account (GACA) in Gmail.

U.S. General Services Administration
Office of the GSA IT
www.gsa.gov/cio

Date: May 1, 2017
Subject: Gmail accounts - GSA Affiliated Customer Accounts (GACA) - for sharing in GSA's Google Drive and Google Sites

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GSA uses Google to provide employees with a way to collaborate in real time, and to create, edit and share work from anywhere. To enable simliar sharing and collaboration in Google with our government customers and business partners, while also ensuring that this shared information is safeguarded and secure, we've created a specialized Gmail account process called GACA – short for the GSA Affiliated Customer Accounts (GACA). Collaborative data stored on GSA's Google Drive and Google Sites systems are compliant to the Federal Information Processing Standard (FIPS) 140-2. This standard ensures that access and transmission occurs via a secure web page using the TLS 1.2 encryption standard.

Applicability – GACA is for those who work for our government customers and business partners who do not use Google in their workplace. Agencies and civilian partners that are using Google in their workplace do not need to create a GACA account. ***GACA accounts must NOT be used by GSA employees and contractors in lieu of a gsa.gov account.***

How to create a GSA Affiliated Customer Account (GACA) in Gmail

The person who will be using the GACA account (the government agency customer or the business partner) must create a Gmail account at http://mail.google.com/mail/signup and follow the process below:

- enter their first name and last name,
- enter their username: must start with "GSA." then first name, last name - example: GSA.johnsmith@gmail.com (mandatory),
- complete all required fields, accept the Terms of Service and submit the request, and
- set up 2-Step Verification (also known as two-factor authentication) using a smart phone that can receive simple messages (mandatory).

The GSA IT Security Staff continuously monitors all shared files in Google Drive, and sharing in GSA's Google Sites. If non-compliance with this process is detected, then our staff will notify users of non-compliance with this process. After notification, if the sharing has been determined to be with a user that maintains a G Suite account, no further action will be required.

DOCUMENT SECURITY
NOTICE TO REVIEWERS

This submittal includes Sensitive But Unclassified (SBU) building information. SBU documents provided under this submittal are intended for use by authorized users only. In support of this requirement, GSA requires REVIEWERS to exercise reasonable care when handling documents relating to SBU building information.

REASONABLE CARE:
1. Limiting dissemination to *authorized users*. Dissemination of information shall only be made upon determination that the recipient is *authorized* to receive it. The criterion to determine authorization is *need-to-know*. Those with a *need-to-know* are those who are specifically granted access for the conduct of business on behalf of or with GSA. This includes all persons or firms necessary to do work at the request of the Government, such as architects and engineers, consultants, contractors, sub-contractors, suppliers, and others that the contractor deems necessary in order to complete the review.

NOTE: **It is the responsibility of the person or firm disseminating the information to assure that the recipient is an authorized user and to keep records of recipients.**
Authorized users shall provide identification as set forth below:
Valid identification for non-Government users. Authorized non-Government users shall provide valid identification to receive SBU building information. The identification shall be presented and verified for each dissemination. Valid identification shall be all items (a) through (c), below, and including item (d), as necessary:
(a) **A copy of a valid business license or other documentation granted by the state or local jurisdiction to conduct business.** The license at a minimum shall provide the name, address, phone number of the company, state of incorporation, and the name of the individual legally authorized to act for the company. The business must be of the type required to do the work. A general contractor's license may be substituted for the business license in states that issue such licenses. In the rare cases where a business license is not available from the jurisdiction, the information shall be provided and testified to by the submitter; **and (**b) **Verification of a valid DUNS Number** against the company name listed on the business license or certification. Verification may be obtained through http://www.fpdc.gov or by calling Dun & Bradstreet at 703-807-5078 to set up an account; **and** (c) **A Valid IRS Tax ID Number** of the company requesting the information; **and, as necessary,** (d) **A Valid picture state driver's license** shall be required of person(s) picking up SBU documents. Phone verification must be made to a previously validated authorized user that the individual(s) picking up the documentation is authorized to do so by the company obtaining the documents. SBU documents will not be released to any individual or firm who has not, either previously or at the time of pickup, supplied the required documentation as outlined in paragraphs (a) through (c), above.

2. Retaining and destroying documents. The efforts required above shall continue throughout the entire term of the contract and for whatever specific time thereafter as may be necessary. Necessary record copies for legal purposes (such as those retained by the architect, engineer, or contractor) must be safeguarded against unauthorized use for the term of retention. Documents no longer needed shall be destroyed (such as after contract award, after completion of any appeals process or completion of the work). Destruction shall be done by burning or shredding hardcopy, and/or physically destroying CD's, deleting and removing files from the electronic recycling bins, and removing material from computer hard drives using permanent erase utility or similar software.
3. Term of Effectiveness. The efforts required above shall continue throughout the entire term of contract and for what specific time thereafter as may be necessary, as determined by the Government. Necessary record copies for legal purposes (such as those retained by the architect, engineer, or contractor) must be safeguarded against unauthorized use for the term of retention.
4. Written agreement of disposal. For all contracts using SBU building information, the contractor shall provide a written statement that he and his subcontractors have properly disposed of the SBU building documents, with the exception of the contractor's record copy, at the time of Release of Claims to obtain final payment. Documents no longer needed shall be destroyed (such as after contract award, after completion of any appeals process or completion of the work). Destruction shall be done by burning or shredding hardcopy, and/or physically destroying CDs, deleting and removing files from the electronic recycling bins, and removing material from computer hard drives using a permanent erase utility or similar software. The recipient acknowledges the requirement to use **reasonable care,** as outlined above, to safeguard the documents.

I agree that I will abide by this agreement and will only disseminate Sensitive But Unclassified (SBU) building information to other authorized users under the conditions set forth above.

Signature:_____
Title:_____
Date:_____
Copy of business license attached
DUNS Number:_____
Verified: Yes No
IRS Tax ID Number_____

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Section 1: GENERAL	
Name	**Notes**
Energy Policy Act of 2005 (EPAct)	103 requires Advanced Metering to the maximum extent practicable 104 (amending 42 USC 8259(b)) Federal Procurement of Energy Efficient Products: Specify Energy Star-certified or FEMP-designated energy-consuming products, except where unavailable or not life cycle cost-effective. 109 Federal Building Performance Standards: If life-cycle cost-effective, new Federal buildings must be designed to achieve energy consumption levels at least 30% below ASHRAE 90.1.
National Energy Conservation Policy Act	42 USC 8253: Energy and water management requirements
Clean Air Act (42 USC 7401 et seq.)	Provides emissions standards for sources including HVAC and generators. 42 USC Chapter 85, Subchapter VI 7671l - Federal Procurement 42 USC Chapter 85, Subchapter VI §7671k - Safe Alternatives 40 CFR Part 82 Protection Of Stratospheric Ozone
Toxic Substances Control Act (TSCA)	15 USC 2601 et seq. Addresses hazardous substances including asbestos, lead, and PCBs
American Innovation and Manufacturing Act	42 USC 7676 Requirements for HVAC / refrigerant procurement
Buy American Act	48 CFR 25.2 Use only domestic construction materials in construction contracts
Trade Agreements Act of 1979 and FAR part 25 implementing regulations	Implements numerous multilateral and bilateral international trade agreements and other trade initiatives.
Randolph-Sheppard Act	20 USC 107a The Randolph-Sheppard Act provides qualified blind persons the opportunity to operate businesses on federal, state, or other property. The design team must coordinate design with the state licensing agency.
Resource Conservation and Recovery Act of 1976 (RCRA)	6962 (42 USC 6962): procure applicable materials composed of the highest percentage of recovered materials practicable, where reasonably available within a reasonable period of time at a reasonable price, and meeting applicable performance specifications.
	6966(b)(2) (as amended by EPAct 2005 section 108): “give priority to achieving greater use of recovered mineral component [e.g. recovered or diverted waste material or byproduct such as slag or fly ash] in cement or concrete projects for which recovered mineral components historically have not been used or have been used only minimally”.
2018 Agricultural Act § 9002 (Public Law No. 115-334)	Use Comprehensive Procurement Guidelines (CPG) to take a system approach to reducing life cycle material use and impacts.
Biobased markets program	7 USC 8102 Use the BioPreferred program to specify biobased products.

Section 1: GENERAL	
Name	**Notes**
Trade Facilitation and Trade Enforcement Act of 2015 (TFTEA)	19 U.S.C. §§ 4301-4454. Prohibits products created with forced or child labor.
Uyghur Forced Labor Prevention Act (Pub. L. 117-78, 135 Stat. 1525)	The design team must specify products that do not use forced or child labor.
The National Historic Preservation Act (NHPA) of 1966 as amended, Pub. L. 89-665, 80 Stat. 915	54 U.S.C. § 300101 et seq. Federal agencies shall strive to rehabilitate historic properties in a manner that preserves their architectural character, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68).
	GSA Order ADM 1020.3A: Procedures for Historic Properties.
Disaster Resiliency Planning Act of 2022 (PL 117-220)	Incorporate natural disaster risk assessments provided by the agency or its contractors into real property investments.
The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152)	36 CFR §1191: ABA Chapters 1-10 and Appendices C and D ensure that federal facilities are accessible to persons with physical disabilities
	GSA's National Accessibility Program Standards Policies and Procedures fulfill the requirements of ABAAS F103 Modifications and Waivers by describing accessibility expectations and the process for administering waivers/modifications.
	FMR Part 102-76, Subpart C, 41 CFR § 102-76.60 et seq.
Executive Orders	
EO 14154: Unleashing American Energy	§7(b): When procuring goods and services, making decisions about leases, and making other arrangements that result in disbursements of Federal funds, agencies shall prioritize cost-effectiveness, American workers and businesses, and the sensible use of taxpayer money, to the greatest extent.
EO 14148 - Recissions of Harmful Executive Orders and Actions	§2: Revoked EOs related to Federal Sustainability, Public Health and the Environment, Worker Health and Safety, and implementing the Infrastructure Investment and Jobs and Inflation Reduction Acts.
Codes, Regulations, and Standards	
40 USC § 3312 - Compliance with nationally recognized codes	To the maximum extent feasible, use model building codes and other applicable nationally recognized codes. Cooperation With State and Local Officials
42 USC 6834 Energy Conservation and Resource Renewal	Federal building energy efficiency standards, renewable energy for water heating, water conservation technologies.
10 CFR Part 436 - Federal Energy Management and Planning Programs	Subpart A - Use Methodology and Procedures for Life Cycle Cost Analyses (436.10 – 436.24) to evaluate the cost-effectiveness of systems that impact energy or water use (e.g. HVAC, water heating, controls, lighting, enclosure).

Section 1: GENERAL	
Name	**Notes**
	Consider up-front, operating, and salvage costs over the life of equipment to identify the least costly alternatives. See also National Institute of Standards and Technology (NIST) Life Cycle Costing Manual (NIST Handbook 135) Subpart B - Methods and Procedures for Energy Savings Performance Contracting Subpart C - Agency Procurement of Energy Efficient Products
National Institute of Building Sciences (NIBS)	United States National CAD Standard
Construction Specification Institute (CSI) MasterFormat - Division/Section/Page Format	Specifications must follow this format
International Code Council (ICC) I-Codes	The latest published edition of the ICC I-Codes in effect at the time of project solicitation must be used throughout design and construction. Per 40 U.S. Code § 3312, GSA has adopted the technical requirements of the International Building Code (IBC), International Fire Code (IFC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Existing Building Code (IEBC), International Property Maintenance Code, International Private Sewage Disposal Code (IPSDC), International Zoning Code (IZC), International Wildland-Urban Interface Code (IWUIC), International Residential Code (IRC), and International Code Council Performance Code (ICCPC).
National Fire Protection Association (NFPA) Codes	Per 40 U.S. Code § 3312, GSA has adopted the technical electrical requirements of the NFPA's National Electrical Code (NFPA 70).
	Per 40 U.S. Code § 3312, GSA has adopted the NFPA 101, Life Safety Code in lieu of the technical egress requirements of the IBC.
29 CFR 1926 Safety and Health Regulations for Construction	The design team must ensure that facilities can be constructed in a compliant manner.
29 CFR 1910 Occupational Safety and Health Standards	The design must ensure facility operations and maintenance can be performed in compliance with this section. The design must not subject building occupants to conditions in violation of these safety and health standards. (e.g. § 1910.146(b), Confined Space)
ANSI/ASSP Z10 - OSH Management	Mitigate safety/ health risks in order of precedence: hazard elimination; engineering controls; warning devices; and procedures and training.
29 CFR §1926.62 and 40 CFR §260	Addresses lead-based paint testing, management, abatement, and disposal, including in childcare centers.
29 CFR §1926.1101d	Per OSHA Construction Standard, presume that surfacing and thermal systems insulation in buildings constructed before 1981 contains asbestos unless proven otherwise. GSA considers materials replaced by non-asbestos

Section 1: GENERAL	
Name	**Notes**
	alternatives in 1981 or later and properly documented as exempt from this OSHA requirement.
National Emission Standard for Asbestos (40 CFR §61 Subpart M)	Pre-alteration assessments are required before construction or alteration to determine if asbestos will be impacted by the work. EPA Compliance Advisory
Interagency Security Committee Standard: Risk Management Process	Defines the criteria and processes facility security professionals should use to determine a facility's security level
Real Property Facility Design and Management 41 CFR Part 102-80	Safety And Environmental Management

Section 2: COMMUNITY PLANNING AND LANDSCAPING	
Name	**Notes**
Accommodating Federal Agencies	40 USC 3306 - Encourage Public Access
Clean Water Act, 33 USC §1251 et seq.	National Pollution Discharge Elimination System (NPDES) permit requirements related to Erosion and Sediment Control, Stormwater Pollution Prevention Plan, dewatering at construction sites, and stormwater / wastewater discharges.
	§404 requires permits for development impacting wetlands. Regulates discharge of fill material into other waters of the U.S. Encourages avoidance, minimization, and mitigation of wetland impacts.
American National Standards Institute (ANSI) standards	A300 American National Standard for Arboricultural Operations - covers best practices for tree planting, soil management, and risk assessment. Z60.1 American Standard for Nursery Stock and plant specification. C136 American National Standard for Roadway and Area Lighting Equipment - performance and safety standards for streetlights and pedestrian areas. ASABE S623 Determining Landscape Plant Water Demands/ irrigation sizing. ASABE S627 Weather-Based Landscape Irrigation Control Systems.
American Society for Testing and Materials (ASTM) standards	D4972 - test method for pH of soils. D5268 - standard specification for topsoil used for landscaping purposes.
Endangered Species Act 1973 (16 U.S.C. §§ 1531-1544)	Protects endangered and threatened species and their habitats, which can impact design

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Section 3: ARCHITECTURE AND INTERIORS	
Name	**Notes**
Promoting Beautiful Federal Civic Architecture Memorandum	Federal public buildings should be visually identifiable as civic buildings and respect regional, traditional, and classical architectural heritage.
Wildland-Urban Interface (WUI) Federal Risk Mitigation (Executive Order 13728)	For new Federal buildings, and alterations to existing Federal buildings greater than 5,000 square feet, within the WUI and at moderate or greater risk to wildfire, Federal agencies must apply the wildfire-resistant design provisions outlined in the most current edition of the International Wildland-Urban Interface Code (IWUIC) promulgated by the International Code Council (ICC), or an equivalent nationally recognized code.
Section 2 of Governance and Integration of Federal Mission Resilience, 2020 (Executive Order 13961), National Security Memorandum-22 on Critical Infrastructure Security and Resilience	Incorporate resilience measures into real property investments that ensure Presidential Policy Directive 40 (PPD-40), National Continuity Policy, and the provisions of the Federal Continuity Directive (FCD) enumerated in 5 United States Code (U.S.C.) 101.
29 CFR §1926.501	Fall Protection
National Elevator Industry, Inc. (NEII)	Elevator cab sizes per NEII-1 Building Transportation Standards & Guidelines
40 USC § 3318	Lactation room requirements
40 USC § 3314	Baby changing facilities
Building Enclosures	
American Society for Testing and Materials (ASTM) Standards	E2813, Table A2.1 Standard Practice for Building Enclosure Commissioning; including mitigation against air, water infiltration (moisture, mold) and anchor pull strength of facade elements; supporting human health and safety
	E2947 Standard Guide for Building Enclosure Commissioning, in conjunction with E2813
	D7877 Standard Guide for Electronic Methods of Detecting and Locating Leaks in Waterproofing Membranes
	D8231 Standard Practice for the Use of Low Voltage Electronic Scanning System Detecting and Locating Breaches in Roofing and Waterproofing Membranes
National Roofing Contractors Association (NRCA)	Roofing Manual Waterproofing Manual

Section 4: STRUCTURE	
Name	**Notes**
American Society of Civil Engineers (ASCE) / Structural Engineering Institute (SEI) Standards	ASCE/SEI 7-22: Minimum Design Loads and Associated Criteria for Buildings and Other Structures including Supplements 1, 2 and 3
	ASCE/SEI 41-23: Seismic Evaluation and Retrofit of Existing Buildings
National Institute of Standards & Technology (NIST)	Standards of Seismic Safety for Existing Federally Owned and Leased Buildings; ICSSC Recommended Practice 10 (RP 10-22)
American Institute of Steel Construction (AISC)	Design Guide 11: Vibrations of Steel-Framed Structural Systems Due to Human Activity (Second Ed. 2016) Revisions and Errata 2/16/2023
International Organization of Standards (ISO)	ISO 2631-2:2003: Mechanical vibration and shock - Evaluation of human exposure to whole-body vibration, Part 2: Vibration in buildings (1Hz to 80Hz)
GSA Facility Security Requirements for Explosive Devices Applicable to Facility Security Levels III & IV	GSA's Interpretation of the ISC Risk Management Process
GSA Alternate Path Analysis and Design Guidelines for Progressive Collapse Resistance	

Section 5: MECHANICAL ENGINEERING	
Name	**Notes**
American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)	All ASHRAE standards, guidelines and handbooks cited in the International Mechanical Code (IMC) shall be complied with in addition to the following:
	Standards 52.2; 55; 62.1; 111; 113; 135; 140
	Guidelines 0; 4; 12; 29; 44
ANSI Z223.1, National Fuel Gas Code	
American Society of Plumbing Engineers (ASPE)	Fundamentals of Plumbing Engineering, Plumbing Systems, Special Plumbing Systems, Plumbing Components and Equipment
Federal Data Enhancement Act	Standards for Data Centers fall under the purview of GSA's IT Modernization Division, within OGP, as directed in the Federal Data Enhancement Act.
Sheet Metal and Air Conditioning Contractors' National Association, Inc., (SMACNA)	All SMACNA standards cited in the International Mechanical Code (IMC) shall be complied with, in addition to: HVAC Air Duct Leakage Test Manual; HVAC Systems Testing, Adjusting & Balancing; HVAC Systems Testing, Adjusting & Balancing; Fire, Smoke and Radiation Damper Installation Guide for HVAC Systems; Seismic Restraint

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Section 5: MECHANICAL ENGINEERING	
Name	**Notes**
	Manual Guidelines for Mechanical Systems; HVAC Systems Sound and Vibration Procedural Guide

Section 6: ELECTRICAL ENGINEERING	
Name	**Notes**
ASHRAE Standards	90.1: Lighting power density, automatic lighting control, automatic receptacle control, transformer efficiencies, and electrical energy monitoring (advanced metering)
IEEE (Institute of Electrical and Electronics Engineers)	IEEE 1584, Guide for Performing Arc-Flash Hazard Calculations IEEE C2, National Electrical Safety Code
UL (Underwriters Laboratories)	UL96, Lightning Protection Components UL96A, Installation of Lightning Protection Systems
ANSI/IES (Illuminating Engineering Society)	IES Lighting Library IES G-1, Guideline for Security Lighting for People, Property, and Critical Infrastructure IES RP-1, Lighting Offices Spaces IES RP-10, Lighting Common Applications IES RP-43, Recommended Practice for Lighting Exterior Applications
Building Industry Consulting Services International (BICSI) Telecommunications Distribution Methods Manual (TDMM)	Standard for design and installation of information and communications technology
NFPA (National Fire Protection Association) Codes and Standards	70, National Electrical Code 70E, Standard for Electrical Safety in the Workplace 101, Life Safety Code (Emergency & Egress Lighting) 110, Standard for Emergency and Standby Power Systems 111, Standard on Stored Electrical Energy Emergency and Standby Power Systems 780, Standard for Installation of Lightning Protection Systems 855, Standard for the Installation of Stationary Energy Storage Systems

Section 7: FIRE PROTECTION	
Name	**Notes**
National Fire Protection Association (NFPA) Codes and Standards	4, Standard for Integrated Fire Protection and Life Safety System Testing 13, Standard for the Installation of Sprinkler Systems

Section 7: FIRE PROTECTION	
Name	**Notes**
	14,Standard for the Installation of Standpipe and Hose Systems 20, Standard for the Installation of Standpipe Pumps for Fire Protection 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances 30, Flammable and Combustible Liquids Code 45, Standard on Fire Protection for Laboratories Using Chemicals 72, National Fire Alarm and Signaling Code 75, Standard for the Fire Protection of Information Technology Equipment 88A, Standard for Parking Garages 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems 232, Protection of Records 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations
Federal Fire Safety Act of 1992	15 USC § 2227

Section 8: CIVIL	
Name	**Notes**
EO 11988: Floodplain Management	Regulates federally-funded activities in or affecting the floodplain. This encompasses ALL permanent construction and other activities, including debris, roads, bridges, culverts, etc. The regulatory floodplain is defined by areas inundated by a 100-year or 500-year storm event. For most projects, any activities occurring in the 100-year floodplain will require analysis. For any activities associated with a critical action facility, such as a hospital or U.S. Court, the 500-year floodplain triggers this EO.
American Society of Civil Engineers (ASCE)	ASCE 24-24: Flood Resistant Design and Construction Standards
	ASCE 38-02: Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data
EISA 2007	Sec. 438: All major capital projects with a scope of site work exceeding 5,000 shall manage the 95th percentile stormwater event onsite and reduce runoff. Reference: "Compliance with Section 438 (Stormwater) Requirements of the Energy Independence and Security Act of 2007"
American Association of State Highway and Transportation Officials (AASHTO)	Policy on Geometric Design Highways and Streets (Green Book)

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Section 9: SPECIALTY SPACES	
Name	**Notes**
U.S. Courts Design Guide (USCDG)	Functional program requirements; Court and court-related adjacency relationships; accessibility; finish materials; performance criteria for acoustics; environmental systems (including special HVAC and lighting requirements); security; telecommunications; and audio-visual design.
MOA for Court Security 2019	
U.S. Courts Courtroom Technology Manual	Reference is made to these systems only regarding the electrical service requirements in the areas where they are being installed.
Requirements and Specifications for Special Purpose and Support Space Manual (USMS Publication 64)	Criteria for USMS functional program requirements, spatial relationships, electronic and physical security, and hardware standards and special HVAC requirements within the U.S. Courts and court-related spaces.
NASA Facilities Design Standard	
United States Land Port of Entry Design Standard	
GSA Federal Courthouse Physical Security Best Practices Desk Guide 2023	
GSA Mail Center Security Guide 5th Edition	
GSA Indoor Firing Range Policy and Criteria	
GSA Indoor Firing Range Cyclical Maintenance and Repairs Memorandum	
Interagency Security Committee Appendix C: Child Care Level of Protection Template (FOUO)	Also use Child Care Center Design Guide (PBS-P140)

52.211-6 Brand Name or Equal.

As prescribed in 11.107(a), insert the following provision:

Brand Name or Equal (Aug 1999)

(a) If an item in this solicitation is identified as “brand name or equal,” the purchase description reflects the characteristics and level of quality that will satisfy the Government’s needs. The salient physical, functional, or performance characteristics that “equal” products must meet are specified in the solicitation.

(b) To be considered for award, offers of “equal” products, including “equal” products of the brand name manufacturer, must—

(1) Meet the salient physical, functional, or performance characteristic specified in this solicitation;

(2) Clearly identify the item by—

(i) Brand name, if any; and

(ii) Make or model number;

(3) Include descriptive literature such as illustrations, drawings, or a clear reference to previously furnished descriptive data or information available to the Contracting Officer; and

(4) Clearly describe any modifications the offeror plans to make in a product to make it conform to the solicitation requirements. Mark any descriptive material to clearly show the modifications.

(c) The Contracting Officer will evaluate “equal” products on the basis of information furnished by the offeror or identified in the offer and reasonably available to the Contracting Officer. The Contracting Officer is not responsible for locating or obtaining any information not identified in the offer.

(d) Unless the offeror clearly indicates in its offer that the product being offered is an “equal” product, the offeror shall provide the brand name product referenced in the solicitation.

(End of provision)

"General Decision Number: ND20260014 05/18/2026

State: North Dakota

Construction Types: Building

Counties: North Dakota Counties of
Grand Forks

Modification Number	Publication Date
1	01/30/2026
2	05/18/2026

BOIL0647-006 01/01/2025

	Rates	Fringes
BOILERMAKER	$ 48.00	31.14

ELEC1426-007 06/01/2025

	Rates	Fringes
ELECTRICIAN	$ 37.41	18.62

IRON0512-006 05/01/2022

	Rates	Fringes
IRONWORKER, STRUCTURAL	$ 35.95	33.11

PLAS0633-003 05/01/2023

	Rates	Fringes
PLASTERER	$ 30.72	18.33
CEMENT MASON/CONCRETE FINISHER	$ 35.33	18.40

PLUM0300-020 06/02/2025

	Rates	Fringes
PIPEFITTER	$ 43.94	20.46

SHEE9010-002 06/02/2025

	Rates	Fringes
SHEET METAL WORKER (HVAC DUCT INSTALLATION ONLY)	$ 34.34	22.67

SUND2012-003 08/18/2014

	Rates	Fringes
TRUCK DRIVER: DUMP TRUCK	$ 19.81	5.42
SHEET METAL WORKER, EXCLUDES HVAC DUCT INSTALLATION	$ 27.27	7.76
ROOFER	$ 16.37	2.84
PLUMBER	$ 21.64	4.98
PAINTER (BRUSH AND ROLLER), EXCLUDES DRYWALL FINISHING/TAPING	$ 21.86	8.41
OPERATOR: LOADER	$ 23.75	0.00
OPERATOR: FORKLIFT	$ 23.06	15.47

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OPERATOR:  CRANE.....................................$ 26.18                  9.39
OPERATOR:  BACKHOE/EXCAVATOR/TRACKHOE................$ 26.00                  3.82
LABORER:  MASON TENDER - CEMENT/CONCRETE............$ 14.54                  3.41
LABORER:  MASON TENDER - BRICK......................$ 15.32                  0.00
LABORER:  COMMON OR GENERAL.........................$ 12.99                  2.81
INSULATOR - MECHANICAL  (DUCT, PIPE & MECHANICAL
SYSTEM INSULATION)..................................$ 15.80                  2.60
DRYWALL HANGER AND METAL STUD INSTALLER.............$ 19.60                  4.34
DRYWALL FINISHER/TAPER..............................$ 21.48                  6.66
CARPENTER...........................................$ 19.16                  3.88
BRICKLAYER..........................................$ 23.47                  12.34
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WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.
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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
for Federal Contractors applies to all contracts subject to the
Davis-Bacon Act for which the contract is awarded (and any
solicitation was issued) on or after January 1, 2017.  If this
contract is covered by the EO, the contractor must provide
employees with 1 hour of paid sick leave for every 30 hours
they work, up to 56 hours of paid sick leave each year.
Employees must be permitted to use paid sick leave for their
own illness, injury or other health-related needs, including
preventive care; to assist a family member (or person who is
like family to the employee) who is ill, injured, or has other
health-related needs, including preventive care; or for reasons
resulting from, or to assist a family member (or person who is
like family to the employee) who is a victim of, domestic
violence, sexual assault, or stalking.  Additional information
on contractor requirements and worker protections under the EO
is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject
to the Davis-Bacon Act that were awarded on or between January 1,
2015 and January 29, 2022, and that have not been renewed or
extended on or after January 30, 2022. Executive Order 13658 does
not apply to contracts subject only to the Davis-Bacon Related Acts
regardless of when they were awarded. If a contract is subject to
Executive Order 13658, the contractor must pay all covered workers
at least $13.65 per hour (or the applicable wage rate listed on this
wage determination, if it is higher) for all hours spent performing on
the contract from May 11, 2026, through December 31, 2026.  The
applicable Executive Order minimum wage rate will be adjusted annually.
Additional information on contractor requirements and worker
protections under Executive Order 13658 is available at
www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within
the scope of the classifications listed may be added after
award only as provided in the labor standards contract clauses
(29CFR 5.5 (a) (1) (iii)).
-------------------------------------------------------------------------------------------------------
The body of each wage determination lists the classifications
and wage rates that have been found to be prevailing for the
type(s) of construction and geographic area covered by the wage
determination. The classifications are listed in alphabetical
order under rate identifiers indicating whether the particular
rate is a union rate (current union negotiated rate), a survey
rate, a weighted union average rate, a state adopted rate, or a
supplemental classification rate.

Union Rate Identifiers
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A four-letter identifier beginning with characters other than ⍰SU⍰, ⍰UAVG⍰, ⍰SA⍰, or ⍰SC⍰ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ⍰SU⍰ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

⍰SU⍰ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ⍰SA⍰ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications

and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination.
The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ◆SA◆ identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION

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