United States Department of Agriculture
Agricultural Research Service

STATEMENT OF WORK

BUILDING 89 RENOVATION DRYWALL INSTALLATION AND REPAIRS

Subtropical Horticulture Research
13601 Old Cutler Road
Miami, FL 33158

Prepared by:
Tochie Ezento MS MBA PMP.
Date: 07 06, 2026

STATEMENT OF WORK

1.0 CONTRACT PROJECT:

a. Project Number:

b. Project Title: BLDG 89 Renovation - Drywall Installation and Repairs

c. Project Location:

d. SHRS CENTER: 13601 Old Cutler Rd, Miami, Florida

2.0 PROJECT CONTACT PERSONS:

a. ADMINISTRATIVE OFFICER (AO):
Karla Agurto
USDA-ARS-SEA
13601 Old Cutler Road
Miami, Florida 33158
Email: Karla.agurto@usda.gov Tel. No.: 786-573-7058

b. CONTRACTING OFFICERS REPRESENTATIVE (COR):
ENGINEERING PROJECT MANAGER (EPM)
Tochie Ezento
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1100 Bates Avenue, Houston, TX 77030
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c. AREA SAFETY AND HEALTH MANAGER
David Daniels
USDA-ARS-SEA
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d. ENGINEERING PROJECT MANAGER (EPM)
Tochie Ezento
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3.0 PROJECT DESCRIPTION:

Provide all the necessary services to, repair, replace and install new drywall and other components listed in this statement of work.

4.0 PROJECT REQUIREMENTS:

a. Contractors must provide and maintain all necessary guards, lights, barricades, etc., to protect people, property, and materials in and around the site.

b. Do not disturb hazardous materials and report conditions immediately to the Contracting Officer's Representative (COR) regarding potentially hazardous conditions that are uncovered. Stop working in the area of the questionable material or condition until identification and direction is provided.

c. The Contractor's work shall adhere to the criteria stated within these project requirements, drawings, and specifications. All construction shall comply with applicable federal, state, and local code requirements as well as current industry standards, (i.e., IBC, NEC, NSPC, NFPA, EPA, ASTM, GSA, AASHTO, etc.) and health and safety codes, in effect at the time of contract award.

4.1 Background & Project Description:

The United States Department of Agriculture (USDA) requires comprehensive build-back services for Building 89 located at 13601 Old Cutler Rd, Miami, Florida. The work includes drywall replacement, painting, flooring installation, cabinetry, countertops, electrical support, plumbing, tile installation, blinds installation, and related finish work. All work will be executed in accordance with the professional standards outlined in the Independent Contractor Agreement between USDA and the contractor. Lab 232 requires drywall installation, flooring installation, countertop installation, and reinstallation of existing cabinets.

4.2 Provide all labor, equipment and materials to perform this Statement of Work and Schedule of Items.

4.3 Description of Work:

a. Drywall Installation & Repair

- Install 5/8" fire resistant drywall: hanging, taping, floating, and preparing for painting across multiple rooms (various square footage as per estimate).
- Install DUROCK 1/2" cement board in Women's Locker areas.

- Install soundproof interior wall systems in designated offices and locker rooms.
- Detach and reset outlets (minimum 16) to support drywall installation.
- Install commercial grade vinyl flooring with adhesive application in designated rooms.
- Install carpet tiles with adhesive in offices where specified.
- Install 6' vinyl baseboards in applicable areas (linear footage noted per room).
- Seal/prime surfaces (1 coat) and apply two finish coats of paint across designated square footage in each room, including ceilings in Women's Locker areas.

b. Cabinet Installation

- Install upper cabinets (lab quality glass doors) and bottom cabinets, including assembly and mounting.
- Reuse existing cabinetry where indicated, replacing missing components.
- Install countertops and backsplashes (reuse of existing materials where indicated).
- Reinstall existing cabinet in lab 232

c. Plumbing

- Install sinks, traps, and angle stops where cabinetry work requires.

d. Doors

- Install a commercial door with frame where specified.

e. Tile Work

- Install new tile walls in Women's Locker area. Attempt to match existing tile; if not feasible, alternate tiles will be selected.

f. Window Blinds

- Install window blinds in specified offices and rooms.

g. Flooring

- Replace flooring for lab 232 with similar materials as existing

h. Countertop

- Install countertop in lab 232

4.4 Government Furnished Equipment\Services

a. Government will furnish a reasonable amount of electricity and water.

5.0 GENERAL REQUIREMENTS:

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

5.2 **Existing Installations / Demolition:** Contractor shall modify existing installations as needed to accommodate the new installation. Contractor shall coordinate modification of existing installations with Government. All disturbances of existing systems must be thoroughly coordinated with the Government to prevent disturbances that might jeopardize on-going operations and research. Government reserves the right to retain any equipment / materials removed as part of the scope of work. Contractor shall coordinate any equipment / materials to be retained with Government prior to starting demolition operations. Contractor shall legally dispose of all any materials removed that will not be retained.

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

5.4 **Submittals:** Provide manufacturer's descriptive literature/shop drawings for all materials to the Location Monitor for review. The descriptive literature shall be annotated/ highlighted to show its conformance with contract requirements. Submittals are required for new materials and will be stamped and/or signed by the general contractor prior to submission to the Government. Contractor is responsible for any costs incurred for equipment ordered without prior approval. Provide additional submittals as noted:

- Roofing wind uplift calculations and test reports
- Roofing manufacturer approval, authorization, or licensing of installation contractor
- Previous roofing projects

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

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

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

5.7 Temporary Facilities:

a. Temporary utilities (water and electricity) may be furnished to the Contractor by the Government, if requested. The Contractor shall maintain and protect all such utilities during construction and shall repair or replace any items damaged through its own negligence.

b. Should the Contractor require any power or utility shutdowns during construction, the Contractor shall obtain approval for such shutdown from the Location Monitor seven (7) working days prior to the need.

5.8 Materials and Equipment:

a. The material and equipment to be furnished under these contract documents shall be the standard products of manufacturers regularly engaged in the production of such materials and equipment and shall be the manufacturer's latest standard design.
b. All materials and equipment to be incorporated in the work shall be handled and stored by the manufacturer, fabricator, supplies and Contractor before during and after shipment in a manner to prevent any injury, theft or damage of any kind to the materials and equipment. All materials and equipment furnished by the Contractor shall be subject to inspection and approval by the CO/Location Monitor.
c. Government will not furnish any labor or equipment to unload or move materials or supplies.

5.9 Cleanup: The construction site shall be always kept clean and free of debris. Restore areas disturbed as nearly as possible to the original appearance and condition. Upon completion of the project, and prior to final inspection, the Contractor shall remove from the premises all unused material, trash, and debris resulting from the work to the satisfaction of the Location Monitor.

5.10 Warranty:

The Contractor warrants that all labor, materials, equipment, and workmanship provided under this project— including but not limited to drywall installation, soundproof wall assemblies, vinyl and carpet flooring, baseboards, painting, cabinetry, countertops, plumbing fixture installation, tile wall systems, electrical outlet detach/reset, commercial door and frame installation, and window blinds—shall be free from defects in materials and workmanship for a period of **one (1) year** from the date of final acceptance by the Client.

During the warranty period, the Contractor shall, at no additional cost to the Client:

1. **Repair or replace** any defective work, materials, or components that fail to perform as intended under normal use and conditions.
2. **Address issues such as** cracking, separation, delamination, loose finishes, improper installation, water intrusion related to workmanship, paint failures, tile bond failures, cabinet/fixture defects arising from installation, flooring adhesion failures, and door/frame misalignment or hardware issues.
3. **Respond promptly** to all warranty requests and correct deficiencies within a reasonable timeframe that minimizes disruption to USDA operations.

This warranty does **not** cover:

- Damage caused by misuse, abuse, negligence, accidents, or alterations performed by parties other than the Contractor.
- Damage resulting from environmental events beyond the Contractor's control (e.g., flooding, storms, building structural movement).
- Normal wear and tears.
- Manufacturer defects for items supplied by the Client; however, the Contractor will assist with reasonable documentation to support manufacturer claims.

Any repairs performed under warranty shall carry an additional **90-day warranty** for the corrected work.

This warranty is in addition to, and not in limitation of, any manufacturer warranties applicable to materials installed by the Contractor.

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

a. General contractor's minimum one (1) year warranty on work and material.
b. Material warranties
c. Operation and Maintenance Data
d. Release of lines.
e. Contractor signed release of claims
f. Final Invoice

6.0 PROJECT SCHEDULE: The Contract time for this project is 160 calendar days from time of award.

7.0 Pictures

Lab 201

EFFICIENCY
Henry

WARNING
Henry

Henry

VHX

Room 236

R-TECH
SP SCIENTIFIC
Genesis

R-TECH

Lab 213

Lab 218 (Back)

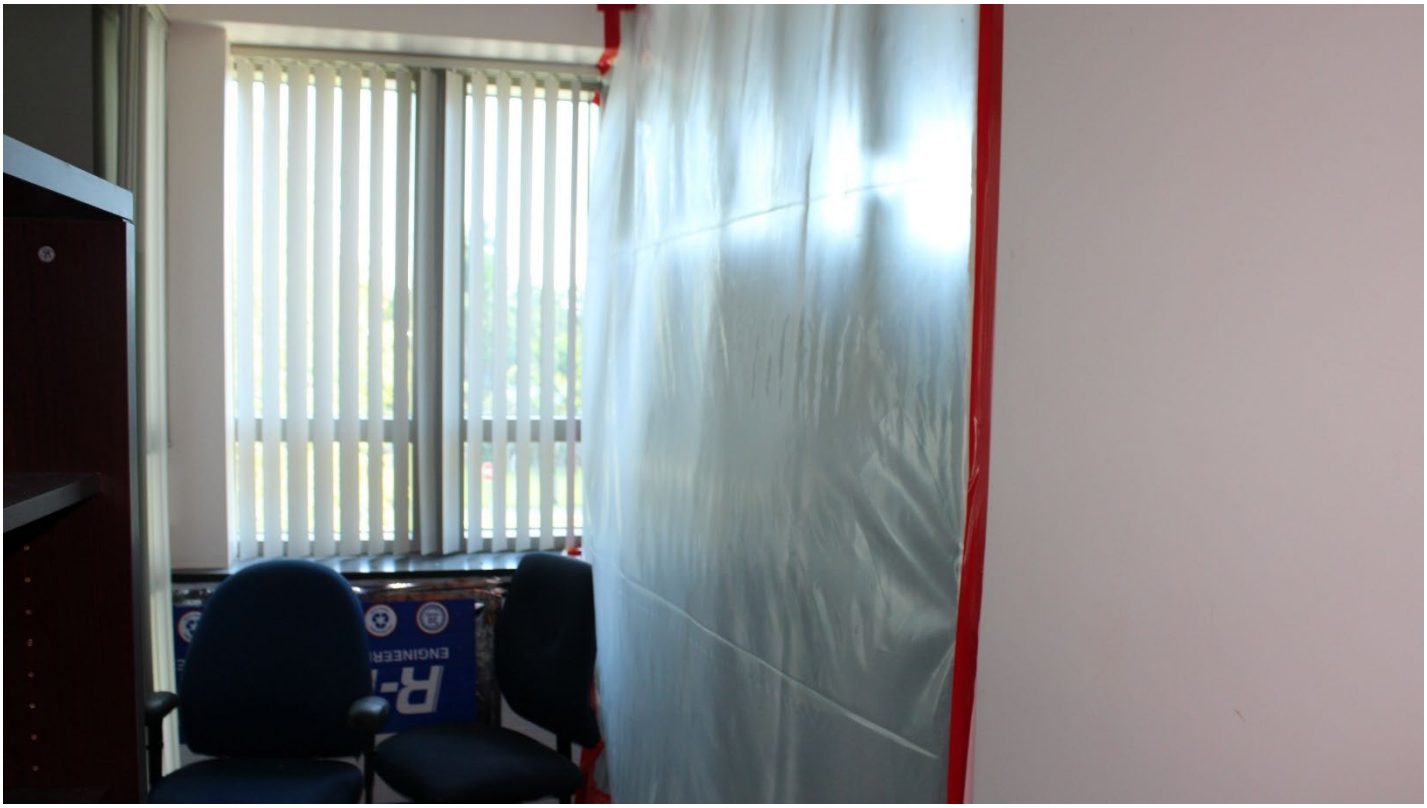
CAUTION
AUTHORIZED PERSONNEL ONLY
LABORATORY HAZARDS
218
ANT TISSUE CULTURE LAB

Henry
Henry

Henry
Edge-GARD Hood

AIR-EZE

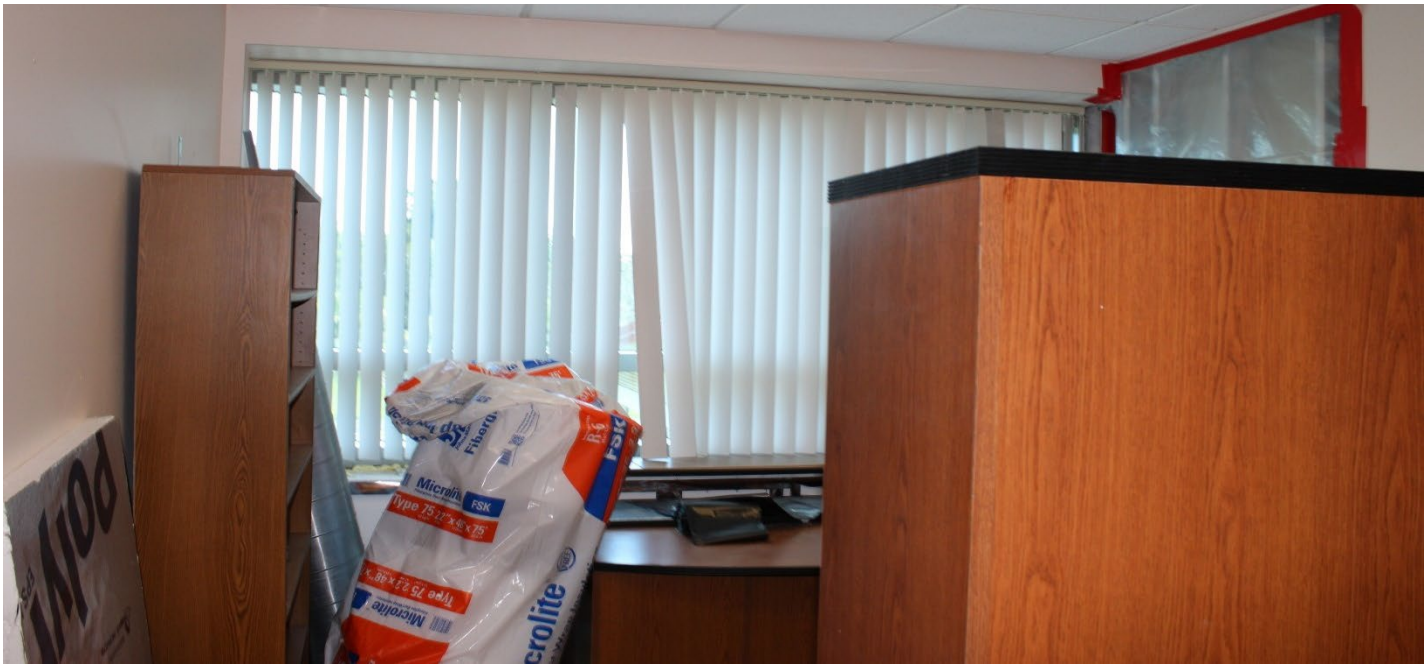
Office 220



Office 222

Fiberglas
Microlite
FSK
Type 75 22" x 48" x 75'
FSK

FSK

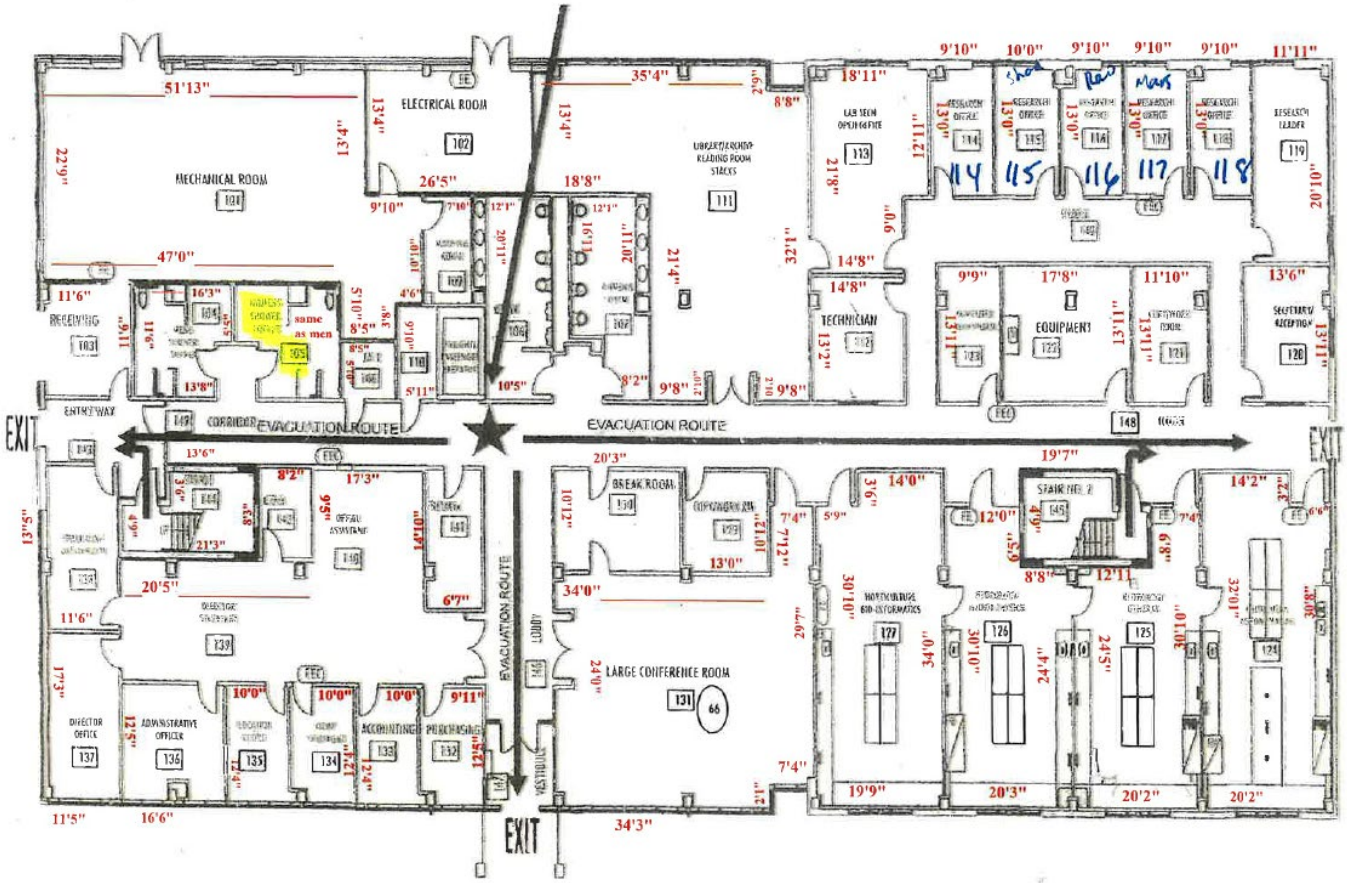


Lab 232

VACUUM
AIR
GAS
AIR RETURN
H.O. RETURN
HOT WATER
COLD WATER

VACUUM
AIR
GAS
AIR RETURN
H.O. RETURN
HOT WATER
COLD WATER

FOAM BOARD
R-Value Chart
FILM
VACUUM


MECHANICAL ROOM
ELECTRICAL ROOM
same as men
RECEIVING
ENTRYWAY
CORRIDOR
EVACUATION ROUTE
EVACUATION ROUTE
EXIT
EXIT
EXIT
LOBBY
VESTIBULE
LIBRARY/GROUP READING ROOM STACKS
LAB TECH OPEN OFFICE
TECHNICIAN
EQUIPMENT
RESEARCH LEADER
BREAK ROOM
LARGE CONFERENCE ROOM
66
DIRECTOR OFFICE
ADMINISTRATIVE OFFICER
ACCOUNTING
PURCHASING
114
115
116
117
118

1st Floor

Room/Lab Number	Square Feet	Room/Lab Name
Lab 201 & 232	See diagram in the SOW	Lab
Room 236		Equipment (Ultra Low)
Lab 213		Lab
Lab 218 (Back)		Plant Tissue Culture Lab
Office 220		Research Leader / Research Chemist
Office 222		Office
Office 223		Research Entomologist
105		Women's Shower Locker

Approximate Quantity Summaries

Work Type	Quantity	Unit	Unit Cost
Drywall 5/8 Type X (SF)	3162.4	SF	4.5
Cement Board (DUROCK) (SF)	200.4	SF	8
Soundproofing Interior Walls (SF)	880.4	SF	7.5
Vinyl Flooring (SF)	2090	SF	7.75
Carpet Tile (SF)	660	SF	6.5
Vinyl Baseboard (LF)	450	LF	3
Painting (SF)	5038.23	SF	2.35
Electrical Outlets – detach/reset (EA)	66	EA	85
Minor Metal Framing (EA)	3	EA	150
Upper Wall Cabinets (EA)	11	EA	950
Bottom Cabinet Sets (EA)	6	EA	1250
Countertop Sets (EA)	5	EA	1100
Sink Installations (EA)	3	EA	650
Window Blinds (EA)	4	EA	250
Commercial Door & Frame (EA)	1	EA	1950
Wall Tile (SF)	200	SF	14

These are approximate quantities please field verify for actuals