Statement of Work: Mezzanine Construction

Project Design and Construction of a 1200 sq. ft. Mezzanine in Building 238, South Center

---

1.0 Project Overview & Summary

This Statement of Work outlines the requirements for the design and construction of a new 1200 square foot (30’ x 40’) enclosed mezzanine to be located in the South Center section of Building 238.

The scope of this project includes the construction of a new mezzanine and stairs with a fully enclosed space featuring an office, a break room, and a multi-purpose area designated for use as both a computer lab and a general meeting space.

The project encompasses all associated structural, electrical/lighting, data, and fire alarm/suppression systems. Careful consideration must be given to the placement of support columns to maximize usable workspace and allow for general repair work and tool box storage on the ground floor. All work must adhere to applicable life safety and building codes.

2.0 Scope of Work

The contractor shall provide all labor, materials, and equipment necessary to perform the following:

- Design: Provide a complete design package for the new mezzanine, adhering to all specified codes and standards. The design should prioritize a maximum of nine (9) support columns and avoid new footings where possible. If this approach is not feasible or is cost-prohibitive, a reasonable alternative or a dual-option proposal is required.
- Construction: Fabricate and erect the new mezzanine steel structure and decking and stairs.
- Enclosure: Frame and finish all walls and the ceiling for the upper level.

- Interior Finishes: Install flooring, cabinetry, and other specified finishes.
- Utilities: Install all required systems, electrical, data, and lighting for both the upper mezzanine level and the area below. Coordinate with the customer for plumbing hookups (accomplished by customer).
- Safety Systems: Integrate fire alarm and suppression systems as required by code.
- Contractor will be able to use caged area to stage materials where the mezzanine is needing to be built.

3.0 Technical Specifications

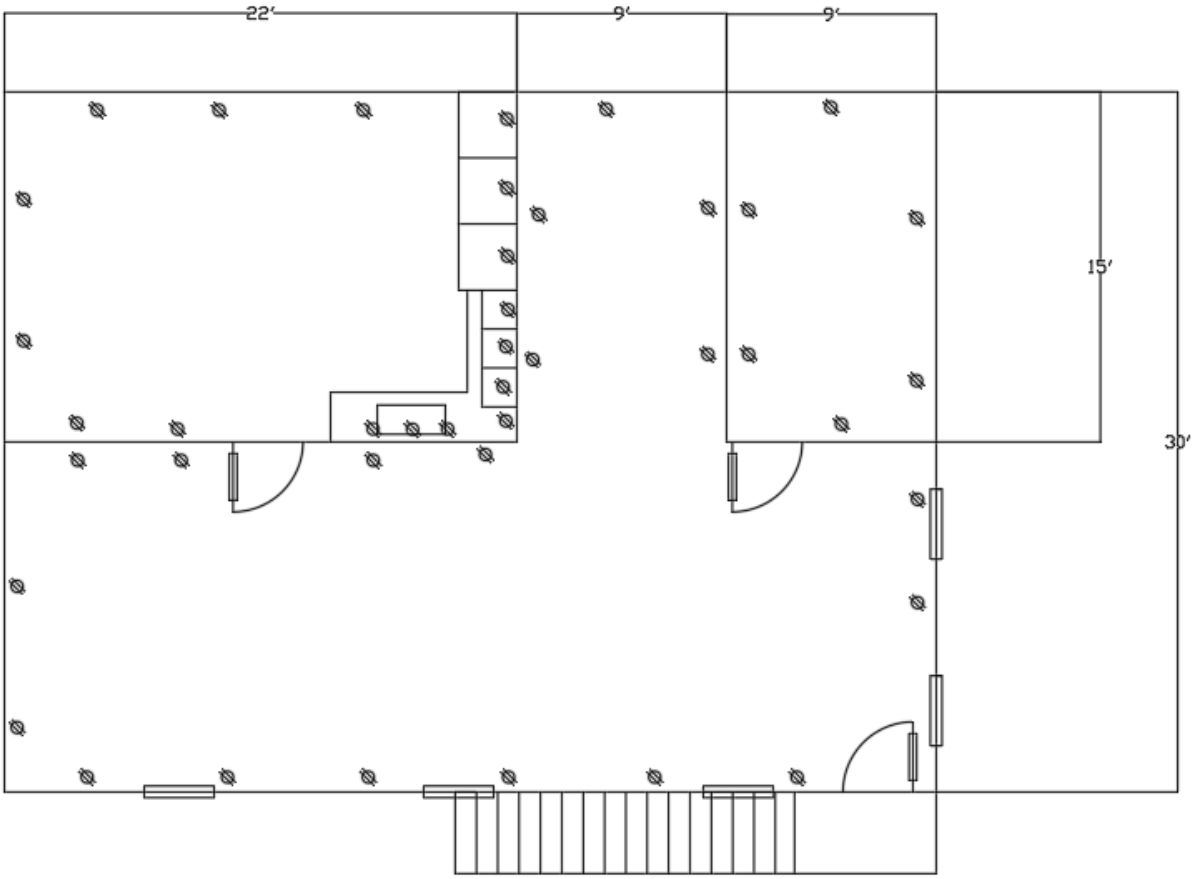
Category	Requirement	Details
Structure	Dimensions & Location	30’ x 40’ mezzanine located in the south-center portion of Building 238.
	Support Columns	Design for a maximum of nine (9) columns, bolted to the existing concrete slab. No new footings are preferred.
	Clear Height (Below)	A minimum of 11'0" clear height from the ground floor to the underside of the mezzanine.
	Load Bearing	The structure and stairs must be rated for its intended office/assembly occupancy and meet all applicable facility codes.
	Paint	All steel components are to be painted light grey using a durable, industrial-grade primer and paint.
Interior Finishes	Flooring	Main Area/Office: Carpet tiles. Break Room: LVP (Luxury Vinyl Plank) wood planks and rubber wall base in all areas. *(Contractor to provide options for customer selection.)*

Electrical & Data	Data	Install data runs to all designated computer locations within the multi-purpose area and office.
	Break Room Circuits	Provide three (3) dedicated circuits/receptacles for refrigerators. Provide four (4) dedicated circuits for microwaves with receptacles at appropriate counter height.
Plumbing	Scope & Coordination	The contractor shall stub out plumbing supply and drain lines. The final installation and connection will be performed by the customer. The design must ensure customer can meet all plumbing codes.
	Break Room Fixtures	Rough in plumbing for double sink basin.
Lighting		
	Type & Standards	All lighting shall be LED with Dimmer switches and meet applicable standards for brightness. The proposal must include designed Lumen counts for each area.
	Locations	Install lighting fixtures on the enclosed upper level and on the underside of the mezzanine to illuminate the ground-level workshop area.

4.0 Codes and Standards Compliance

All design and construction work must conform to the latest editions of the following:

- Unified Facility Criteria (UFC)
- Hill Air Force Base Facility Design Standards
- All applicable local and national building, electrical, plumbing, mechanical, and fire safety codes.


22'
9'
9'
15'
30'