STATEMENT OF WORK (SOW)

Renovate Base Chapel, B2606
Mountain Home AFB, ID
QYZH 20 8501
15 April 2026

1. OBJECTIVE
   1.1. The Base Chapel renovations will address multiple failing components of facility 2606 that have fallen below standards which are intended to bring the facility back to a sufficient state of operation. This facility is located at the north corner of the intersection of Gunfighter and Desert Street and shares a parking lot with the Child Development Center building 2623 at Mountain Home Air Force Base (MHAFB).

2. BACKGROUND
   2.1.1. There are numerous additions to the original Base Chapel constructed in 1955. Three sets of as-built drawings are of the original construction and two known facility additions. See Figure 1, Appendix A.
   2.1.2. The original construction drawings show as-built 22 April 1955.
   2.1.3. The first addition construction drawings show as-built 11 DEC 1958.
   2.1.4. The second addition shows as-built in 3 MAR 1966.
   2.1.5. The As-Built drawings are available, see also the Reference Drawings in Paragraph 6. ATTACHMENTS.
   2.2. The Base Chapel will need to remain open and occupied during construction. Two phases of construction will be required to allow operations to continue throughout the duration of the project. See Figure 2, Appendix A.
   2.2.1. Active construction during Phase 1 will occur simultaneous with the facility that will remain open and fully operational in the “Phase 2” portion of the building
   2.2.2. Contractor shall provide temporary facilities for contractor personnel throughout the entire duration of the project.
   2.2.3. Exterior improvements will occur along with the project phasing plan.
   2.2.4. Roof work, Hazardous waste and Toxicology (HAZTOX), landscaping, and other elements may occur independent of the Phasing Plan upon request by the contractor, and upon the authorization of the Contracting Officer (KO).
   2.2.5. Specific holidays and special events will require construction disturbances to be minimized. Construction disturbance of facility operations to include, but not limited to, noise, dust, smells, and sights shall be non-existent to allow operations at the facility to take place free of all non-operational distraction that originate from the contractor. Contractor shall request and coordinate with specific holidays, special events, and operations to schedule work accordingly.
   2.2.6. Work restrictions for specific holidays, special events include but are not limited to the listed dates below:

2.2.6.1. Every Sunday
2.2.6.2. 14 May 2026 – 1600-1900 (Holy Day)
2.2.6.3. 8 December 2026 – 1600-1900 (Holy Day)
2.2.6.4. 24 December 2026 – Christmas Eve
2.2.6.5. 25 December 2026 – Christmas Day
2.2.6.6. 1 January 2027 – 1600-1900– (Holy Day)
2.2.6.7. 10 February 2027 – (Ash Wednesday)
2.2.6.8. 25 March 2027 – (Holy Thursday)
2.2.6.9. 26 March 2027 – (Good Friday)
2.2.6.10. 27 March 2027 – (Holy Saturday)
2.2.6.11. 6 May 2027 – 1600- 1900 (Holy Day)
2.2.6.12. 8 December 2027 – 1600 -1900 (Holy Day)
2.2.6.13. 24 December 2027 – Christmas Eve
2.2.6.14. 25 December 2027 – Christmas Day

3. SCOPE OF WORK

3.1. Construction only

3.1.1. Furnish and install all equipment, labor and materials to complete the construction as shown in the BUILDING 2606 FIRE ALARM DESIGN package, dated 19 December 2025.

3.1.2. The Design package is attached see paragraph 6.2 BUILDING 2606 FIRE ALARM DESIGN.

3.1.3. The new BUILDING 2606 FIRE ALARM DESIGN will need to include a new Design Build Fire suppression system as a fully integrated system to the new Fire Alarm system.

3.1.3.1. See paragraph 3.2.2.12 for new Design Build Fire suppression system requirements.

3.2. Design – Build – Work elements beyond the Fire alarm design construction only, will be required to fall under the Design Build portion of this contract.

3.2.1. Design - Provide Design documents for all tasks listed, see paragraph 3.2. that is produced by a professional engineer on staff with a minimum of 10 years' experience in all disciplines associated with the work tasks below.

3.2.1.1. The engineer qualifications, history and list of professional architects and engineers will be submitted for technical review as part of the award evaluation.

3.2.1.2. The "For Construction", 100% Final Design package will be stamped by a professional engineer.

3.2.1.3. Provide a 30%, 60%, 90%, and 100% "for construction" Final Design package created by a qualified professional engineer.

3.2.1.3.1. Each milestone shall be submitted for Government (GOV) review.

3.2.1.3.2. The GOV will issue design review comments after a two-week period to the contractor.

3.2.1.3.3. The contractor will set up a Design review meeting once the GOV review is completed to the GOV comments and proceed to the subsequent milestone.

3.2.1.4. Provide a 100% "for construction" Final Design package to include all schedules, planning, testing, notifications, coordination, field verifications, equipment, labor and materials to complete the renovation and construction as described under paragraph "3.2.2 Build".

3.2.1.4.1. The "For Construction", 100% Final Design Drawings, shall include a location map on the title sheet, construction access and staging, demo plans, existing plans, proposed or new plans, elevations details, diagrams, schematics, abatement, and all additional drawings required to show all work, provisions and changes required to complete the D-B.

3.2.1.4.1.1. The "For Construction", 100% Final Design Drawings shall follow the attached MHAFB DESIGN STANDARDS 2026, see also paragraph 6.3.1.

3.2.1.4.1.2. The AutoCAD drawing template ".dwt" is attached and required for the design drawings. The layer states which are also required are preloaded and the required MHAFB title block in paper space, see Paragraph 6.3.2 & 6.3.3.

3.2.1.4.1.2.1. The MHAFB title block and layer states, that are required by the MHAFB DESIGN STANDARDS 2026 guidance, are provided for use by the contractor.

3.2.1.4.1.2.2. The contractor shall utilize the template to produce AutoCAD drawings, following the drawings standards as required by the A/E/C CAD Standard R6.1, see paragraph 4 of the MHAFB DESIGN STANDARDS 2026 guidance.

3.2.1.4.1.2.3. Each sheet of the design drawings are to be a standalone, AutoCAD .dwg file.

3.2.1.4.2. The 100% Final Design package shall include a complete specification set for all elements to be used in the renovation and construction.

3.2.1.4.2.1. The specification set will include DIV 01 found in the United States Guide Specifications (USGS):

01 11 00	01 14 00	01 32 16.00 20	01 33 00	01 35 26
01 42 00	01 45 00.00	01 50 00	01 57 19	01 78 00

3.2.1.4.2.2. All Specifications shall be generated using the specs intact .SEC files made available online and per the UFC 1-300-02 guidance. See paragraph 4.1 REQUIREMENTS.

3.2.1.4.2.3. Specification section 01 57 19 is specifically drafted for MHAFB. The specs intact .SEC and .pdf files are attached; see paragraph 6.4. MHAFB Environmental Specifications.

3.2.1.4.3. The 100% Final Design package shall include a Design Analysis for all systems, testing, and requirements for all task elements to complete the D-B portion of this scope of work.

3.2.2. Build – Construct the following per all building codes, UFC, IFS, MHAFB specific, and AFMAN requirements. No work may occur until all areas under repair are identified, sampled, analyzed and abated.

3.2.2.1. Perform HAZTOX Sampling, analysis and abatement for all suspect materials associated to all task elements in this contract.

3.2.2.1.1. The 366th Civil Engineer Squadron manages and maintains more than 1,400 facilities at Mountain Home AFB (MHAFB) and the Mountain Home Range Complex. The process of preparing facilities and sites for demolition or renovation requires hazardous materials surveys, including but not limited to inspections for asbestos and lead-based paint and hazardous waste characterization. In addition, MHAFB applied chlordane and related pesticides to soils around buildings from 1948 until 1988 when the U.S. Environmental Protection Agency (EPA) banned all uses of chlordane.

3.2.2.1.1.1. The contractor shall provide all management, tools, supplies, equipment, and labor necessary to conduct hazardous materials surveys. Work includes but is not limited to: coordinate, organize, schedule, conduct, and report on the hazardous materials survey for the property through representative sampling and provide an inventory of hazardous materials and hazardous waste at specified locations for MHAFB. The Contractor is responsible for complying with all current Air Force, local, state, and federal laws and regulations regarding protection of the environment and resources, including EPA and Idaho Department of Environmental Quality.

3.2.2.1.2. Field assessment – Surveys are to be performed within, all disturbed areas of the renovation project to include but not limited to the areas around, restrooms in preparation for future renovation, all exiting glazing, drywall, insulation, soils, lighting elements, and floor coverings.

3.2.2.1.2.1. The dates for as-built construction are shown on figure 1 appendix A and the as-built drawings are attached paragraph 6.3.

3.2.2.1.2.2. Conduct the survey by collecting representative samples of material to identify if hazardous materials are present and for hazardous waste determination in accordance with 40 CFR 262.11. Representative samples for asbestos shall be determined by an Asbestos Building Inspector, certified in accordance with 40 CFR 763. Representative samples for lead shall be determined by a Lead Based Paint Inspector, certified in accordance with 40 CFR 745. In buildings, enter all staff areas including: office, corridor, service area, mechanical rooms, etc. Enter an appropriate number of suites

to conduct the survey. Record all information on a room-by-room basis on appropriate data collection sheets.

3.2.2.1.2.3. Coordinate the field assessment prior to arriving on site. Arrangements must be made 5 business days in advance to provide proper notice to tenants if entering a tenanted suite.

3.2.2.1.2.4. The following hazardous materials are included in the scope of work for the hazardous materials survey.

3.2.2.1.2.4.1. Asbestos Containing Material (ACM);

3.2.2.1.2.4.2. Lead-Based Paint (LBP) and other lead products to include TCLP analysis

3.2.2.1.2.4.3. Soil testing for pesticides

3.2.2.1.2.4.4. Mercury;

3.2.2.1.2.4.5. Polychlorinated Biphenyls (PCBs)

3.2.2.1.2.4.6. (Do not disassemble energized fluorescent light fixtures to examine ballasts during this assessment);

3.2.2.1.3. Sample Collection and Analysis

3.2.2.1.3.1. Samples requiring analysis in order to determine the presence or absence (including amounts, levels, concentrations, percentages etc.) of hazardous materials and hazardous waste shall be conducted in accordance with valid and established methods. Submit samples to an accredited laboratory for analysis.

3.2.2.1.3.2. Laboratories selected by the Contractor shall use appropriate and necessary methodologies to analyze all required samples for hazardous materials and waste, as required by the survey. Ensure that Laboratories use appropriate published analytical methods as defined by EPA.

3.2.2.1.4. Assessment Report

3.2.2.1.4.1. Reporting of the hazardous materials survey to include the following:

3.2.2.1.4.2. **Introduction:** The introduction section should give the location of the building or site, the name of the person(s) who performed the survey, the dates of the site work, as well as the purpose of the survey (i.e. pre-renovation, pre-demolition, soil sampling, sample transformer for PCBs, etc.).

3.2.2.1.4.3. **Scope of Work:** The scope of work must list all the hazardous materials that were included in the survey, the extent of the survey and any additional instructions or expectations included in the scope of work.

3.2.2.1.4.4. **Survey Limitations:** The survey limitations must detail all the areas of the building or site that were not inspected and the reasons why the area(s) were not inspected. (Note: For predemolition and pre-renovation surveys all areas are expected to be accessed)

3.2.2.1.4.5. **Facility or Site Description:** Where buildings are included, the facility description should include the following details;

3.2.2.1.4.5.1. Construction date

3.2.2.1.4.5.2. Total building area in ft^2 , number of units and number of floors

3.2.2.1.4.5.3. A brief description of the major building systems (i.e. structure, exterior cladding, heating and cooling, the roofing system and interior/exterior finishes).

3.2.2.1.4.5.4. The description should be brief and use construction terminology.

3.2.2.1.4.6. **Methodology:** The methodology section describes the approach used to collect samples and data.

3.2.2.1.4.7. **Findings:** Summarize the principal locations and types of hazardous materials and/or waste present in the building or at the site. List all of the finding from the laboratory analysis and site observations for each individual hazardous material within the scope of work.

The following information must be included with each specific material:

3.2.2.1.4.7.1. Sample and/or visual observation location(s);

3.2.2.1.4.7.2. Extrapolation of sample results and observations to other areas of the building or site;

3.2.2.1.4.7.3. Approximate quantity of the material(s); and

3.2.2.1.4.7.4. Condition of the material(s).

3.2.2.1.4.8. **Recommendations:** Include specific recommendations for each type of hazardous materials.

3.2.2.1.4.9. **Budgets for Abatement:** Include a budget estimates for all identified hazardous materials and hazardous waste. A table that includes material type, quantity to be removed, unit cost, sub-total for material abatement and total budget estimate should be included in this section.

3.2.2.1.4.10. **Photographs:** Include, but not limited to, photographs that show the property, exterior of the building(s), interior common areas, and location of sample as well as the sample itself. For photographs of samples ensure that it is clear by the photograph where in the room or suite the sample was collected.

3.2.2.1.4.11. **Floor or Site Plans:** For buildings, provide simple floor plans on 8½" x 11" sheets to visually identify the location of samples collected for materials containing asbestos and lead based

paint. For soil sampling, provide a site plans on 8½" x 11" sheets to visually identify the location of samples.

3.2.2.1.4.12. The floor and site plans should indicate direction, property information, identify building, identify room or suite, sample location, sample identification, samples considered containing (i.e. above min. regulatory requirements), and any summary &/or conclusion statements.

3.2.2.1.4.13. **Certifications:** Provide a copy of any required certifications, including but not limited to Asbestos Building Inspector and Lead-Based Paint Inspector certifications.

3.2.2.1.4.14. **Analytical Laboratory Report:** Provide a copy of any reports prepared by analytical laboratory along with a copy of the Chain of Custody for the sample(s).

3.2.2.1.5. DELIVERABLES

3.2.2.1.5.1. Submit three (3) hard copies and one (1) digital copy of the completed hazardous material survey report with photographs, floor plans, and hazardous material inventory for each site within 20 business days of the date of the Field Assessment.

3.2.2.2. Masonry wall and Exterior Planter – Wall appears to be nonstructural, and for decorative purposes.

3.2.2.2.1. Wall is over 40' long from Door 102 to Door 125 at one of two locations and approximately 6' long near Door 125 at a second, location.

3.2.2.2.2. Demolish, and dispose of the decorative, brick, masonry wall(s) along the office entrance at Door 102 and Door 125.

3.2.2.2.3. Demolish and dispose of concrete wall footings.

3.2.2.2.4. Salvage brick for minor repairs to exterior planter located at Window 102A.

3.2.2.2.5. Exterior, brick planter outside window 102A.

3.2.2.2.5.1. It is assumed that water is leaching into the wall and partially contributing to the water damage observed at window 102A.

3.2.2.2.5.2. Remove all contents within the brick.

3.2.2.2.5.3. Weatherproof the concrete at the exterior wall below the window 102A.

3.2.2.2.5.4. Core drill two (2) holes through the slab at the bottom of the planter. Core drill the holes approximately 1-inch in diameter and locate the holes to the outermost corners from the exterior wall below window 102A. fill the two (2) core drill holes with drain rock.

3.2.2.2.5.5. Fill the weatherized and modified exterior brick planter with two (2) cubic yards of clean ballast to discourage planting and watering.

3.2.2.2.5.6. Repair and repoint top course(s) of brick planter near window 102A. tuck point, patch and match all failing mortar joints and brick units.

3.2.2.3. Concrete - Follow all IBC guidance for new concrete.

3.2.2.3.1. Demolish, and dispose of existing concrete to replace with new Cast in Place landings, ramps and walkways per fig 3 in Appendix A.

3.2.2.3.2. Base dig permit is required; allow for up to two (2) weeks to process.

3.2.2.3.3. Complete all surfaces for non-slip finish.

3.2.2.3.4. Call before you dig, notify base and allow two (2) weeks for MHAFB dig permit.

3.2.2.3.5. Location at Door 104:

3.2.2.3.5.1. Provide and finish an 8'x8' concrete landing with ABA compliant metal railings.

3.2.2.3.5.2. Provide concrete step from new landing to the existing walkway located, plan west on Figure 3 Appendix A.

3.2.2.3.5.2.1. Protect and retain existing concrete landing plan west

3.2.2.3.5.3. Provide ABA ramp and rails to transition from landing to walkway plan north.

3.2.2.3.5.4. Provide a new concrete, 60" min. wide walkway from ABA ramp and rails to match curb at parking area, plan north.

3.2.2.3.5.4.1. The walkway and new concrete ramp for ABA will widen the existing 4' walkway to 60" min. Pesticides are know to be in the area and soil testing will need to be conducted on all soils that will not remain in the original existing location(s) for that soil.

3.2.2.3.5.4.2. See attached specification paragraph 6.4 below and paragraph 3.2.2.1.2.4.3.

3.2.2.3.5.5. Match end of walkway to curb.

3.2.2.3.5.6. Repair existing curb to match full width of new concrete walkway.

3.2.2.3.6. Location Door 102 and Door 125:

3.2.2.3.6.1. Provide new concrete landing with uniform elevation from full width of wall at Door 102 to minimum of 30" beyond Door 125 opening. No rails or as required.

3.2.2.3.6.2. Do not begin this work until existing masonry brick wall is demolished and removed.

3.2.2.3.6.3. Remove all existing concrete prior to new concrete landing to include concrete under existing masonry, brick wall.

3.2.2.3.6.4. Provide concrete step from new concrete landing to the existing walkway located, plan south on Figure 3 Appendix A.

3.2.2.3.6.5. Provide ABA ramp and rails from landing to 60" min.

walkway plan east.

3.2.2.3.6.6. Provide a new concrete, 60” min. wide walkway from ABA ramp and rails to match curb at parking area, plan east.

3.2.2.3.7. Location at Door 112

3.2.2.3.7.1. Demolish and dispose of existing concrete for new landing at door 112.

3.2.2.3.7.2. Provide new concrete landing full length of wall at Door 111 from foundation at room 111 to concrete equipment pad.

3.2.2.3.7.3. Provide steps as necessary to transition to a 60” min. wide walkway.

3.2.2.3.7.4. Provide 60” min. wide walkway from landing to curb at parking lot to match.

3.2.2.3.7.5. Repair existing curb to match full width of new concrete walkway.

3.2.2.4. Glue Laminated Beam (GLB) - The existing GLB that supports the patios cover, from exterior corner of wall at Door 102 runs parallel and above the masonry, brick wall has failed and needs to be replaced. See also sheet A-8 on the attached as-built drawings, paragraph 6.1.4 1990 Repair Roof/HVAC – “1.4_Base Chapel Repair Roof_HVAC.zip”

3.2.2.4.1. Provide temporary shoring.

3.2.2.4.2. Demolish and dispose of existing beam.

3.2.2.4.3. Document waste disposal and report as required.

3.2.2.4.4. Furnish and install new GLB of same dimensions or as required by design.

3.2.2.4.4.1. Protect and retain existing metal columns for reuse.

3.2.2.4.4.2. Recondition, prepare existing columns for paint and reuse.

3.2.2.4.4.3. Install, new column to beam connections as required.

3.2.2.4.5. Paint new GLB, hardware, fasteners, and existing columns.

3.2.2.5. Roof - Remove and dispose of entire existing composite roof and replace with new, metal roof and fully adhered, single-ply PVC roof. See Appendix A Figure 4 for roof plan.

3.2.2.5.1. The roof deck for portions of the building are ½” sheathing see as-built 7 August 1990, Sheet A-8 – see paragraph 6.1.4 1990 Repair Roof/HVAC – “1.4_Base Chapel Repair Roof_HVAC.zip”

3.2.2.5.2. [Removed]

3.2.2.5.3. Remove existing TPO roof and replace with new single ply fully adhered PVC roof as described below. Existing TPO roof is approximately 26 Squares.

3.2.2.5.4. Remove existing metal roof and replace with new metal roof. Existing metal roof is approximately 126 Squares.

3.2.2.5.5. Design requirements for entire roof:

3.2.2.5.6. Design criteria shall be determined by the contractor, utilizing the UFC 3-110-03 Roofing requirements and industry standards for roofs.

3.2.2.5.7. A 20-year No Dollar Limit (NDL) roof manufacturer's warranty.

3.2.2.5.8. A 2-year qualified installer's warranty.

3.2.2.5.9. 1" diameter hail.

3.2.2.5.10. Design will submit the design wind speed and risk category for new roof assemblies per IBC and UFC requirements no later than the 30% Design milestone.

3.2.2.5.11. Wind Roof Design shall be incorporated into the Design for review and approval no later than the 60% Design milestone.

3.2.2.5.12. Install polyisocyanurate insulation with a thermal factor of R-30 average throughout entire roof.

3.2.2.5.13. Install new roof assemblies - Follow all Installation Facilities Criteria (IFC), UFC, IBC guidance.

3.2.2.6. Single-ply, Fully Adhered, Polyvinyl Chloride (PVC) roof.

3.2.2.6.1. Replace existing TPO with new, fully adhered, single ply PVC membrane roof assembly.

3.2.2.6.2. The minimum thickness of the fully adhered, single ply, PVC membrane shall be 60 mils (1.52 mm).

3.2.2.6.3. Limit the removal of the existing roof system to the extent that it can be replaced with the new roof system and made watertight. The roof shall remain watertight at the end of each workday for the entire duration of the project.

3.2.2.6.4. Remove the exiting roof system down to the existing roof deck. Follow the MHAFB specific environmental requirements in the specification section 01 57 19 for all planning and submittals, HAZTOX identification and testing, recycling at base is available, waste determination, and waste disposal.

3.2.2.6.5. Replace existing insulation of the entire new roof assemblies with new polyisocyanurate, insulation with a thermal factor of R-30 average.

3.2.2.6.6. Install the coverboard, per the manufacturer's requirements. Install fasteners with the appropriate number per area at comers, edges, and field as determined per the wind roof design analysis and Design.

3.2.2.6.7. Installation of the new roof assembly shall include all requirements for a complete roofing system, and water shed and conveyance, gutters, downspouts and splash block at the outlet for each downspout.

3.2.2.6.7.1. Fill holes that originated by scour from the existing roof system discharge with approved fill prior to setting new downspout and splash block.

3.2.2.7. New metal roof

3.2.2.7.1. Replace existing metal "tile" roof with a new mechanically seamed, Standing Seam Metal Roof (SSMR).

3.2.2.7.2. Submit data sheets and options for the new metal panels no later than the 30% design milestone. Provide physical color chip samples of the finished metal roof, for approval.

3.2.2.7.3. Demo existing roof down to the roof deck. Inspect the deck for failing conditions. Repair deck if existing deck is sufficient for reuse.

3.2.2.7.4. Remove and replace decking not to exceed 240 square feet.

3.2.2.7.5. Apply vapor barrier per engineer recommendations.

3.2.2.7.6. Install new R-30 average polyisocyanurate insulation. Prefab insulated metal panels are allowed per the Roofing UFC.

3.2.2.7.7. Provide and install new gutters, downspouts, and splash block.

3.2.2.7.8. Submit for review and approval a physical color sample to be reviewed and approved no later than the preconstruction phase of the roof repair.

3.2.2.7.9. Northings, Eastings and elevations of the highest point of lifts, hoists, or cranes that will rise significantly above the roof line will be required prior to mobilization of the equipment. The information will be used to support a TERPS requirement for Airfield management.

3.2.2.8. Openings and Railing at Balcony – provide new window and door closures as indicated below. See also, Figure 5, Appendix A.

3.2.2.8.1. Provide new exterior door and frame at existing Door 112.

3.2.2.8.1.1. Remove and recycle or dispose of exiting exterior door 112. Notify recycling if LBC is present. Base recycling is available for metal doors.

3.2.2.8.1.2. Provide new door and frame with sweep and closure.

3.2.2.8.1.3. Interior door hardware shall be a lever handle, and a 12" kick plate.

3.2.2.8.1.4. Exterior door hardware shall be a lockable turn style knob with "Best" type, removable core.

3.2.2.8.2. Demolish and dispose of double door at room 111.

3.2.2.8.3. Provide new double door and frame, lockable hardware, kickplate and sweep at Door 111. Finishes as required below, paragraph 3.2.2.10. Paint.

3.2.2.8.3.1. [Removed]

3.2.2.8.4. Remove, and dispose of Ten (10) exterior windows at rooms 102, 103, and 104.

3.2.2.8.5. Submit determination for waste disposal reporting and notification for all existing windows, glazing, and casement in rooms 102, 103 and 104. Base recycling is available for all metals.

3.2.2.8.6. Remove and dispose of water damaged drywall, trim, and casement at interior wall surfaces adjacent to all ten (10) windows.

3.2.2.8.7. Replace with new drywall, tape, texture and finish at all wall repair, window replacement openings. Finish drywall to "path and match" existing wall.

3.2.2.8.8. Finishes will include painting corner to corner.

3.2.2.8.9. Furnish and install new double pane glazing per UFC requirements to include but not limited to paragraph 3-11 in the under UFC 04-010-01 and lighting requirements of the UFC 3-530-01.

3.2.2.8.10. Provide and install new casement and new trim to retain original appearance. Upgrade the interior and exterior casement and trim of window 103 to match the aesthetics and appearance of all other windows for rooms 104 and 102.

3.2.2.8.11. All new windows shall be fixed windows and shall not have the ability to be opened.

3.2.2.8.12. Railing at Balcony - There is a balcony located along the plan south wall of room 104 that has railings that is below the required height. The railing is along the front edge of the balcony that faces the pulpit are located plan north of room 104. Another set of railing encompasses the stairs leading from the first floor at room 102 to the balcony of room 104.

3.2.2.8.12.1. Retrofit exiting railing to achieve the required height requirements for the balcony at room 104.

3.2.2.8.12.2. Protect and retain exiting trim is acceptable for reuse per design.

3.2.2.8.12.3. Retrofit all railings and finish all work to meet the original aesthetics of room 104.

3.2.2.8.12.4. Patch and match all surfaces and paint corner to corner.

3.2.2.9. Floor Coverings – Remove the existing floor vent grates and install solid vent opening floor coverings in rooms 104 and 117.

3.2.2.9.1. Remove and dispose of the eight (8) floor vents grates in Room 103 and the two (2) floor vent grates in room 117.

3.2.2.9.2. The floor vent system that serves room 104 and room 117 apparently no longer function. During the site investigation and design phase of the performance period, confirm the floor vents in rooms 104 and 117 are no longer in service.

3.2.2.9.3. Determine and verify that removing and covering the existing floor vents to abandon in place is safe and will not compromise any function of the facility.

3.2.2.9.4. Upon the determination that covering and abandoning the existing floor vents is possible:

3.2.2.9.5. Remove and dispose of all existing floor vent grates in rooms 104 and 117. Prepare the openings to the appropriate floor load capacity for the base chapel facility.

3.2.2.9.6. Furnish and install the floor vent cover finish height to match the surface of the existing floor.

3.2.2.9.7. Furnish and install new floor finishes to cover seams of the new floor vent covering(s).

3.2.2.9.8. Provide the concept for the new floor vent coverings and finishes for review and approval no later than the 60% design milestone.

3.2.2.9.9. Submit physical samples for GOV review and approval no later than the 90% Design milestone.

3.2.2.10. Paint – Determination, removal, preparation, and containment see paragraph 3.2.2.1 above.

3.2.2.10.1. Prepare select surfaces throughout facility where paint has failed and is required make repairs under this contract.

3.2.2.10.2. Prepare and paint two (2) sets of exterior window frames, and one (1) set of louver vent frame plan north – south elevation of room 111.

3.2.2.10.3. Doors and frames for Door 111 and Door 112, prepare and finish surfaces with interior and exterior paint.

3.2.2.10.4. Prepare and finish the ABA metal rails at ramps and new landings, and the modified existing rails outside of Door 125A, see also figure 3 Appendix A.

3.2.2.10.5. Metal columns and all new hardware at GLB repair. See also paragraph 3.2.2.4.

3.2.2.10.6. Paint all disturbed walls in rooms 102, 103, 104 corners to corner.

3.2.2.10.7. Paint all disturbed existing finishes for work as required by this contract. Patch and match and prepare all surfaces prior to painting.

3.2.2.11. Ceiling – To be removed and replace for HAZTOX abatement and fire suppression installation. See also paragraph 3.2.2.12.2 and 3.2.2.12.5.

3.2.2.11.1. New suspended ceiling tile, grid, and lights throughout facility except rooms with existing hard lids near room, and rooms 111, 120, and 121.

3.2.2.11.1.1. Room 112, the comm room and adjacent closets and the small passage to room 113 have hard lid ceilings. These areas may be accessible through a corridor on the second floor of room 111, behind the AHU-2. The contractor may choose to protect and retain the hard lid ceilings for the lighting and fire suppression installation.

3.2.2.11.2. The construction of the new grid ceiling tiles in Room 132 was completed in 2018, see the attached drawings paragraph 6.3.4. below. Contractor may choose to remove and replace the suspended ceiling as required to install the new fire suppression system. Do not proceed with a partial remove and repair if the new ceiling tile and grid physical samples are not approved. Do not reuse tile damaged during the removal and repair and do not reuse ceiling tile and grid with existing defects.

3.2.2.11.2.1. Match existing ceiling tile. Submit a physical sample for new tile and grid for approval no later than the 60% Design milestone.

3.2.2.11.3. Demolish and dispose of all lighting fixtures and lighting elements. Contractor shall account for all suspected HAZTOX prior to any work to include but not limited to the lighting and potential disturbances that may occur above ceiling for the new suspended ceiling and fire suppression installation.

3.2.2.11.3.1. Install new LED lighting per lighting UFC 3-530-01.

3.2.2.11.4. Install new 4x4 and 2x4 and recessed can lights, in kind with new LED lamination.

3.2.2.12. Fire Suppression System – The install a new fire suppression to cover the entire facility except as noted below. The new system shall be competed with drains, for operations and maintenance. The new system shall include all risers, fixtures, equipment, and hardware and operate as a fully integrated system with the new Fire Alarm installation. For the design of the fire suppression system, a Fire Protection Engineer stamp is required for final design.

3.2.2.12.1. Install new fire suppression system throughout entire facility per industry standards, NFPA, and UFC standards and requirements.

3.2.2.12.2. Conceal the fire suppression system in all finished areas. The suspended ceiling is to be removed and replaced, see also paragraph 3.2.2.11. above.

3.2.2.12.3. Rooms 121 currently has a system that will need to be incorporated into the new system.

3.2.2.12.4. The new fire suppression system will need to be fully integrated and functional with the Construction only task for the BUILDING 2606 FIRE ALARM DESIGN. See also paragraph 3.1. above.

3.2.2.12.5. New fire suppression pipe in Room 104 will need to be concealed above the suspended ceiling.

3.2.2.12.6. Install new fire suppression system to fully conceal fire suppression system pipe above the new ceiling tile and grid and above exiting hard lid ceiling in room 112 and adjacent spaces that contain the hard lid ceiling.

3.2.2.12.6.1. Full concealment of the fire suppression system in room 104 will need to be determined no later than the 30% Design milestone.

3.2.2.12.6.2. The concealment of the fire suppression pipe in room 104 is needed to maintain the architectural aesthetics for the function of the room. If there is a requirement that the fire suppression system cannot be fully concealed, present the determination with alternatives to minimize exposed pipe, hardware, and equipment. Determination for full concealment shall be made no later than the

30% design milestone. Alternatives to full concealment will need to be reviewed and approved no later than the 60% design milestone.

3.2.2.12.7. Provide and install a new drain for the fire suppression system to the ground in Room 111. Discharge fire suppression drain to exit facility at the plan southwest corner of room 111, which has an open, sump pocket type configuration leading to the exterior side of the facility.

3.2.2.12.8. Furnish and install additional drains as required for operations and maintenance to discharge beyond the exterior walls of the facility.

3.2.2.12.9. Room 112 has a hard lid that can be accessed via the second floor of the mechanical room Room 111.

3.2.2.13. Mechanical Room 111 HVAC – There are two air handling units in room 111 that work with a steam boiler system. Air Handling Unit (AHU) 1 is a fan coil that is on the first floor of room 111. AHU 2 is on the second floor of Room 111. The steam boiler, tank, pumps and all existing components of the steam system have expired beyond their lifecycle and are to be removed in its entirety. The system shall be replaced by a hydronic system or package unit(s). Propose new system options at the 30% design milestone. Do not replace existing system with a new steam system.

It is known that AHU-1 serves the main room 104. Looking at the original as-built drawings from 1955, it appears that AHU-2 may currently serve the rooms of the 1955 as-built beyond the main room 104. Contractor shall verify prior to the 30% design milestone.

3.2.2.13.1. Boiler room is located on the first floor of Room 111.

3.2.2.13.1.1. Demolish and dispose of all existing steam boiler and equipment to include but not limited to, tanks, pumps, water conditioning equipment, materials and hardware. Remove and dispose of all conduit, pipe, stands, connections, abandoned devices and abandoned equipment in the boiler room.

3.2.2.13.1.2. On the plan south wall of the boiler room, remove and dispose of two (2) silver, wall mounted, 32” x 48” panels, and devices mounted on the silver wall mounted panels.

3.2.2.13.1.3. Remove all loose paper on wall, prepare surface for painting, corner to corner.

3.2.2.13.1.4. On the plan east wall of the room, remove and replace with new drywall at bottom of wall near door and floor drain of the boiler room. Repair both sides of wall at that location.

3.2.2.13.1.5. Install new drywall to match the surface of the undamaged, existing drywall. Tape joints and sand finish taping.

3.2.2.13.1.6. On plan north wall, remove old insulation batting and remove all remaining debris. Prepare wall for new insulation.

3.2.2.13.1.7. Remove and dispose of all loose debris, equipment mounting stands, flex conduit, and all abandon pipe, and cut flush to floor.

3.2.2.13.1.8. Clean boiler room walls and floor to be free of obstructions, dirt and dust.

3.2.2.13.1.9. Design will need to include the existing roof penetrations for reuse, or the removal of, or the modifications of all roof penetrations for the design of the new system to be located in the boiler room. Verify that all roof penetrations are accurately reflected on in the roof portion of the design.

3.2.2.13.1.10. Provide options for the new layout for the new system in the boiler room no later than the 30% design milestone. See also paragraph 3.2.2.13.3.5., 3.2.2.13.4.2, and 3.2.2.13.5.2.

3.2.2.13.1.11. On the plan west wall, remove and dispose of the two (2) electrical panels mounted on the wall.

3.2.2.13.1.12. Replace existing panel with new MP 1 – 400A 120/208V D501004 PANELBOARD switch gear at same location or better.

3.2.2.13.1.13. Replace existing panel with new MP 2 - 400A 120/208V D501005 PANELBOARD main lugs at same location or better.

3.2.2.13.1.13.1. Do not reuse breakers or other hardware within the two (2) electrical panels, replace them with new hardware.

3.2.2.13.2. Remove and replace with new 300KVA 12470/120/208V Main Transformer.

3.2.2.13.2.1. Protect, inspect, and retain conductors and connections sufficient for reuse at the transformer housing. Reuse of sufficient materials acceptable.

3.2.2.13.3. AHU-1 is also located near the entrance of the boiler room. AHU-2 is located on the second floor of room 111.

3.2.2.13.3.1. Demolish and dispose of the existing fan coil units, AHU-1 and AHU-2 and all steam system equipment, materials, and hardware to include but not limited to all conduit, pipes, stands, connection, abandoned devices and abandoned equipment throughout the first and second floors of room 111.

3.2.2.13.3.2. Remove all loose debris, abandoned materials, devices, and equipment, the wall insulation batting.

3.2.2.13.3.3. Clean and prepare walls and floors of entire room 111 for new system.

3.2.2.13.3.4. Install new insulation batting to complete fill the interior side of the exterior walls of room 111. Drywall is not required.

3.2.2.13.3.5. Two (2) ¾” galvanized pipes that run directly across and over the inside of the double door 111 entrance appear to serve no purpose.

3.2.2.13.3.5.1. Remove one (1) of two (2) of the ¾" galvanized pipe segments and cap segment at the tee union near the existing fire alarm.

3.2.2.13.3.5.2. Remove two (2) of two (2) of the ¾" galvanized pipe segments and cap segment at the union near the 52 gallon hot water heater in the boiler room.

3.2.2.13.3.5.2.1. Protect and retain the 52 gallon hot water heater in the boiler room.

3.2.2.13.3.6. Install new HVAC system utilizing the space to improve the layout of the new system that will serve to provide better mobility, movement and maintenance about the new HVAC system.

3.2.2.13.3.6.1. Rework the existing duct work to reduce the inefficient use of space. Leave existing duct work in place for incorporation into new HVAC system where practicable.

3.2.2.13.3.6.2. Submit all options for a new layout no later than the 30% design milestone for review and approval of the preferred option. See also paragraphs 3.2.2.13.1.10, 3.2.2.13.4.2, and 3.2.2.13.5.2.

3.2.2.13.4. There are two (2) Trane refrigerant compressors located on the enclosed equipment pad outside and plan east of mechanical room 111 that are associated to AHU-1 and AHU-2.

3.2.2.13.4.1. Demolish and dispose of the two (2) Trane refrigerant compressors and all associated equipment, materials and hardware associated to the Trane refrigerant compressor and AHU system. Confirm that the determination, disposal, and notification for the existing R-22 is included in the Environmental Protection Plan submittal see also the MHAFB specification section 01 57 19.

3.2.2.13.4.1.1. All components related to the demolished compressors shall be removed from the enclosed equipment pad and all surfaces between the enclosed equipment pad and room 111.

3.2.2.13.4.1.2. Clear all loose debris, clean the area formerly occupied by the refrigerant compressors before installing any new equipment.

3.2.2.13.4.2. The new system may occupy the space formerly occupied by the demolished equipment in the enclosed equipment pad.

3.2.2.13.4.2.1. Provide options for the efficient and improved layout for this space no later than the 30% design milestone. See also paragraphs 3.2.2.13.1.10, 3.2.2.13.3.5, and 3.2.2.13.5.2.

3.2.2.13.5. On the second floor of room 111, is an economizer that has failed and needs to be replaced. The economizer consistently malfunctions, causes excess noise that disturbs the operations and events within the facility it serves. The new economizer will need to be fully functional and

properly operate efficiently, and at a level of noise that is negligible to the operations and events within the facility.

3.2.2.13.5.1. Demolish existing economizer and prepare the area for the new system.

3.2.2.13.5.2. Install new system utilizing the space to improve the layout of the new system that will serve to provide better mobility and movement about the new system.

3.2.2.13.5.3. Rework the existing duct work to reduce the inefficient use of space.

3.2.2.13.5.4. Submit all options for a new layout no later than the 30% design milestone for review and approval of the preferred option.

3.2.2.13.5.5. See also paragraphs 3.2.2.13.1.10, 3.2.2.13.3.5, and 3.2.2.13.4.2.

3.2.2.13.6. Provide and install new systems as either a new hydronic boiler system, two (2) new, hydronic AHU systems, and new compressors, or package units that meet or exceed system requirements. Do not use steam.

3.2.2.13.7. The new system shall meet or exceed the capacity and capability of the existing system.

3.2.2.13.7.1. The GOV prefers the use of R-32 refrigerant. If unavailable per manufacturer's equipment, contractor shall provide justification.

3.2.2.13.7.2 The new system controls will use web controlled, Automated Controls Logic to be compatible with the BAC net energy systems at MHAFB.

3.2.2.13.7.3 The requirement is for the procurement and installation of additional WebCTRL® system controllers, sensors, and software licenses to expand the existing BAS at building 1300 front end server. This includes proprietary hardware and software necessary to integrate new HVAC units into the building's central management platform. The action is critical for maintaining operational continuity and energy efficiency.

3.2.2.13.8. Provide the new system design options no later than the 30% design milestone.

3.2.2.13.9. Provide all required schematics, diagrams, and drawings for the preferred system, design, and layout no later than the 60% design milestone. The system, design, and layout will be based on the preferred option that was selected at the approved 35% design review.

3.2.2.13.10. Provide climate control for rooms under active construction in Phase 2 during the HVAC system repair.

3.2.2.13.11. Remove all pneumatic devices throughout entire facility.

3.2.2.13.11.1. Devices that are removed may be covered with a blank.

3.2.2.13.11.2. Devices to be removed are known to be located in rooms 105 through 108, 114, 117, 122, 123, 124, 126, 127, 128, 130, and 131.

3.2.2.13.11.3. If removal of devices leave unfinished or damaged walls beyond the blank cover plate, patch and match existing wall and paint corner to corner.

3.2.2.14. Life Safety various rooms

3.2.2.14.1. New emergency lights throughout facility.

3.2.2.14.2. Wet pipe fire suppression system see paragraph 3.2.2.12 above.

3.2.2.14.3. Landings and fire egress at doors 102, 104, and 125 shall be compatible with NFPA and ABA requirements current to the 35% design milestone.

3.2.2.14.4. Upgrade the existing metal railing located at plan north of rooms 118, 125, and 120 to current ABA standards.

3.2.2.15. Lactation Room – The facility currently does include a designated space for a lactation room. Per paragraph 3.2.2.16.1, utilize the reconfiguration of rooms 116, 118, and 119 for a new lactation room if ABA restroom renovation space requirements allow. Upon the circumstance that the minimum space for a lactation room is unavailable due to ABA space requirements in the restrooms, lactation room requirements no longer apply.

3.2.2.15.1. Repurpose room 119 for a new lactation room. Minimum dimensions are recommended at 5-foot x 7-foot. Provide sound dampening for privacy for the lactation room.

3.2.2.15.1.1 Provide a well-padded sitting area, a fixed table, adjustable lighting, and wall outlet.

3.2.2.15.1.2 Relocate hot water heater out of the room for the new lactation room, Upon the scenario of the lactation room requirements no longer apply due to the ABA space requirements for the restrooms, utilize room 119 for the hot water heater.

3.2.2.15.2. Follow UFC 1-200-01 guidance for lactation rooms to include but not limited to paragraph 1-4.2.

3.2.2.15.3. Submit options for new lactation room no later than the 30% design milestone.

3.2.2.16. Restroom Renovation – Full renovation of restrooms, finishes, fixtures and walls to expand areas for ABA requirements for both men's room 118 and women's room 116. The renovation shall include the same number of fixtures, lavatories and water closets as the current configuration of both restrooms.

3.2.2.16.1. Reconfigure Rooms 116, 118 and 119 to expand the area of rooms 116 and 118 per ABA requirements, and maintain the same number of fixtures, lavatories, urinals, and water closets as the current configuration of both restrooms by reducing the area of room 119. Room 119 contains a hot water heater that is in good condition and is only in contract to

protect, relocate, and replumb as needed, and retain. A demolition and disposal for the hot water heater in room 119 is not in contract.

3.2.2.16.2. Move all door entrances of rooms 116, 118, and 119 to the same wall as the existing doors 118 and 119 in hallway of room 125.

3.2.2.16.2.1. Demolish exiting doors and frames for relocation.

3.2.2.16.2.2. Selectively demolish openings for new doors and frames as needed for restroom reconfiguration and remodel.

3.2.2.16.2.3. Fill in abandoned openings as new walls.

3.2.2.16.2.4. Provide and install new doors and frames with closures, kickplates, and hardware. Follow all Installation Facilities Standards IFS guidance for chape building type.

3.2.2.16.3. Demolish floor coverings wall to wall. Demolish and dispose of all fixtures, surfaces, lighting, HVAC, partitions and plumbing.

3.2.2.16.4. Demolish exiting walls as required per design in preparation to reconfigure the walls of rooms 116, 118, and 119 to increase the area of rooms 116 and 118 to meet current ABA requirements and retain the current count of the existing lavatories, water closets and urinals.

3.2.2.16.5. Design and install new partition walls to expand the area for all areas to meet current ABA standards for both men's room 118 and women's room 116.

3.2.2.16.5.1. Prepare subfloor for new configuration of rooms 116, 118, and 119 for new floor coverings wall to wall.

3.2.2.16.5.2. New wall to wall floor coverings in the restrooms 116, and 118 shall be water resistant. Wall should be protected by either tile or continuous cove base as determined by design.

3.2.2.16.6. The wastepipe or sewer line from drains at the floor of the existing rooms to the sewer main has been determined to be in good condition and is not in contract. Provide new plumbing for all new fixtures within the restroom renovation rooms 116, 118, and 119 to include new plumbing as needed for wastepipe connections.

3.2.2.16.6.1. Provide new walls with studs.

3.2.2.16.6.2. New drywall shall be 5/8" thick, type X, and mold resistant.

3.2.2.16.6.3. Finish all wall surfaces with texture and paint all wall surfaces corner to corner.

3.2.2.16.6.4. Provide privacy for sound such as construct all restroom walls to extend from floor to roof deck for privacy. Hard lid ceiling surfaces may be proposed during the Design phase of the project.

3.2.2.16.6.5. Patch and match all finished surfaces and paint corner to corner.

3.2.2.16.7. Submit options for all restroom finishes and materials on a color pallet no later than the 30% design milestone. The preferred color pallet

scheme will be selected at the 35% design review. Submit the preferred color pallet for review and approval at the 60% Design milestone.

3.2.2.16.7.1. Room 119 contains a hot water heater that will need to be considered in the new design. Protect and retain the hot water heater located in room 119 in the boiler room. Relocate as required for new configuration of rooms 116, 118, and 119 per approved design. See also paragraph 3.2.2.15 Lactation Room.

3.2.2.16.8. Renovate all fixtures, cabinets, floor coverings, wall surfaces as required by design, lighting, sensors, HVAC, partitions and all plumbing.

3.2.2.16.9. Room 116

3.2.2.16.9.1. Install four (4) new water closets, and new dispensers, partitions with blinds at doors, and all ABA grab bars.

3.2.2.16.9.2. Install two (2) new lavatories per ABA.

3.2.2.16.9.3. Design new room to accommodate all ABA requirements.

3.2.2.16.10. Room 118

3.2.2.16.10.1. Two (2) new water closets, and new dispensers, partitions with blinds at doors, and all ABA grab bars.

3.2.2.16.10.2. Two (2) new urinals per ABA requirements.

3.2.2.16.10.3. Two (2) new lavatories per ABA requirements.

3.2.2.16.11. Design new room to accommodate all ABA requirements.

3.2.2.16.12. Restroom renovations must include occupancy sensors for venting and lighting.

3.2.2.16.13. New lighting fixtures and new LED lighting elements.

3.2.2.16.14. Fire suppression shall include rooms 116, 118, and 119.

3.2.2.16.15. Submit finishes for review and approval no later than the 60% design milestone.

3.2.2.16.16. Main sewage line has been inspected and is not in contract.

3.2.2.16.17. Men's room 118 shall be increased to provide ABA clearance to include but not limited to the door leaving room 118.

3.2.2.16.18. Women's restroom shall be increased to accommodate all clearances and to provide space for a full ABA compatible water closet and partition space.

3.2.2.16.19. Room 119

3.2.2.16.19.1. Area may be increased by encroaching into existing room 119. Room 119 may be reduced to 5 ft. x 7 ft. minimum or as approved no later than the 60% design milestone.

3.2.2.16.19.2. Remove, replumb and relocate hot water heater in room 119. The condition of this hot water heater has been determined to be good. Replacement of this hot water heater is not in contract.

3.2.2.16.20. Renovate all fixtures, surfaces, lighting, HVAC, partitions and plumbing.

3.2.2.16.21. Submit finishes for review and approval no later than the 60% design milestone.

4. REQUIREMENTS

4.1. IBC, UFC 1-200-01, which mandates all additional core UFC requirements.

4.2. Stamped Drawings refers to all Design and all for construction drawings to be endorsed by a professional engineers' seal that is employed by the contractor for the Design portion of the Design Build requirements.

4.3. Environmental – The Design requirements will follow all guidance listed in the MHAFB specification section. Incorporate the attached 01 57 19 specification unaltered and unedited into the design specifications for review.

4.3.1. Abatement sampling, analysis, and abatement must be completed prior to all work. See also para. 3.2.1.

4.4. A cost break out allocating costs associated to both Modernization and Repair or Sustainment and Repair is due no later than the 90% Design milestone. The sum of the two amounts will equal 100% of the total cost contract, to include any cost changes.

4.5. Upon completion of the contract, the final cost breakout for both Modernization and Repair or Sustainment and Repair is due at close out. The sum of the two amounts will equal 100% of the total cost of the contract, to include all cost changes.

4.5.1. Modernization and Repair Cost – All Cost for the contract devoted to the work tasks describe below to bring the facility to meet current code.

1 Construction Only para 3.1 – Fire Alarm Installation.

2 Fire Suppression System (D-B) para 3.2.2.12

3 Ceiling (D-B) para 3.2.2.11 – Grid and tile as describe above and all lighting and associated work as required for ceiling.

4 Concrete (D-B) para 3.2.2.3 – All Exterior Concrete landings, ABA ramps and rails and walkways, all for Fire Egress and ABA ramp and rails to include painting of all metal ABA rails.

5 Railing at Balcony (D-B) para 3.2.2.8.12 – Bring current railing at balcony of room 104 to the minimum height for commercial buildings.

6 Restrooms (D-B) para 3.2.2.16 – Full restroom renovation excluding drain pipe and size of room 119 to a minimum dimension for use as a lactation room.

7 ABA metal railing (D-B) para 3.2.2.14.4 - Upgrade existing metal railing north of facility at room 125 near restrooms.

8 New Emergency Lights throughout the facility (D-B) para 3.2.2.14.1.

4.5.2. Sustainment and Repair Cost - All Cost for the contract devoted to the work tasks described below to bring elements of the facility that have failed or have surpassed the life cycle for that element.

1 Perform HAZTOX (D-B) para 3.2.2.1 – Sampling, analysis and abatement for all suspect materials.

2 Masonry wall and Exterior Planter (D-B) para 3.2.2 – Demolish brick wall and exterior brick planter improvements.

3 Glue Laminated Beam (D-B) para 3.2.2.4 – Replace and repair GLB, connectors, fasteners, and metal columns as required.

4 Roof (D-B) para 3.2.2.5. 3.2.2.6, & 3.2.2.7 – complete removal and replacement of entire roof (two types) and all associated components of the roof assembly.

5 Openings (D-B) para 3.2.2.8 – All exterior windows and doors and associated repair for the doors and windows as described in para 3.2.2.8.

6 Floor Coverings (D-B) para 3.2.2.9 – Remove floor vents, cover with subfloor, and new floor coverings at all carpeted floors. New tile floor in kitchen room 121.

7 Paint (D-B) para 3.2.2.10 – All painting corner to corner for all work elements to exclude ABA ramp and rails which shall be included in the Concrete work element, see also para 4.5.1 4 above.

8 Mechanical Room 111 HVAC (D-B) para 3.2.2.13 – Remove and replace entire HACAV system including webCNTL Automated Logic and Economizer.

9 Lactation Room (D-B) para 3.2.2.15 – repurpose room 119 for use as a lactation room.

4.6. Each Design review meeting shall take place in person in a face-to-face meeting at Mountain Home Air Force Base at the location and designated time as determined by the KO. The contractor will notify the KO to establish the time and date for the design review meeting with the design/engineer team present, to discuss GOV review comments as returned to the contractor following each design milestone, GOV review.

4.7. MHAFB requires the three-phase inspection process for project management. Quality Control Management (QCM) meetings will occur weekly on-site or on base with all contractors preparing to begin work within two (2) weeks and are actively working elements of construction tasks at the time of the meetings. The QC manager will run the onsite meeting in person.

4.7.1. Verification of the time and meeting place will be given to the GOV a minimum of two (2) days prior to the meetings. GOV personnel will be given access and notification to the QCM meetings and prior meeting minutes.

4.8. The Contractor shall hold weekly progress meetings to discuss current status, future scheduled work and any coordination requirements.

4.9. The Period of Performance (PoP) for all work shall be 550 calendar days (18 months).

4.10. AutoCAD drawings will be provided to the awarding contractor.

4.11. Contractor shall build and provide initial submittal register for government review and approval following initial site investigations but not later than submission of 30% initial design.

4.12. An interim 1354 is due upon the completion of Phase 1 of the construction phase of the project. Final 1354 is due upon Final inspection for the contract.

5. RECOMMENDED SCHEDULE IN CALENDAR DAYS

RECOMMENDED SCHEDULE		TIME IN DAYS	TOTAL DAYS
1	NTP*	0	0
2	Initial site investigations	14	14
3	30% Initial Design Submittal	35	49
4	30% Design Government review	14	63
5	35% Design review meeting	2	65
6	60% Intermediate Design Submittal	28	93
7	60% Design Government review	14	107
8	65% Design review meeting	2	109
9	90% Pre-Final Design Submittal	28	137
10	90% Design Government review	14	151
11	95% Design review meeting	2	153
12	100% For Construction Submittal	14	167
13	100% GOV Backcheck and review	7	174
14	100% Pre-Construction meeting	2	176
15	Preconstruction submittals/mobilization	7	183
16	Construction Phase 1	180	363
17	Construction Phase 2	180	543
18	Close out documentation	7	**550**

* Contractor shall submit a proposed D-B schedule no later than 10 days following the initial Kick off meeting to include all Design milestones and estimated begin and end dates for Construction.

6. ATTACHMENTS

6.1. As-Built Drawings

6.1.1. Original construction – "1.1_Org CNS 22APRIL1955 AsBuilt.zip" (upon request)

6.1.2. 1958 Addition – "1.2_ADD1 11DECEMBER1958 AsBuilt.zip" (upon request)

6.1.3. 1966 Addition – "1.3_ADD2 22APRIL1966 AsBuilt.zip" (upon request)

6.1.4. 1990 Repair Roof/HVAC – "1.4_Base Chapel Repair Roof_HVAC.zip" (upon request)

6.1.5. 2018 Kitchen remodel, FAC 2606 – "1.5_Chapel Kitchen Renovation, B2606"

6.2. BUILDING 2606 FIRE ALARM DESIGN

6.2.1. Drawings_B2606 Fire Alarm Repair

6.2.2. Specifications_B2606 Fire Alarm Repair

6.2.3. DA_B2606 Fire Alarm Repair

6.3. MHAFB Drawings standards

6.3.1. Base Design Guide Data Sheet – "3.1_MHAFB DESIGN STANDARDS 2026.pdf"

6.3.2. AutoCAD Template full size – "3.2_MHAFB 24x36.dwt" (upon award)

6.3.3. AutoCAD Template half size – “3.3_MHAFB 11x17.dwt” (upon award)

6.4. MHAFB Environmental Specifications

6.4.1. Specs Intact file – “4.1_01 57 19_MHAFB Env Spec 20220614.SEC”

6.4.2. pdf file – “4.2_01 57 19_MHAFB Env Spec 20220614.pdf” (upon request)

Appendix A

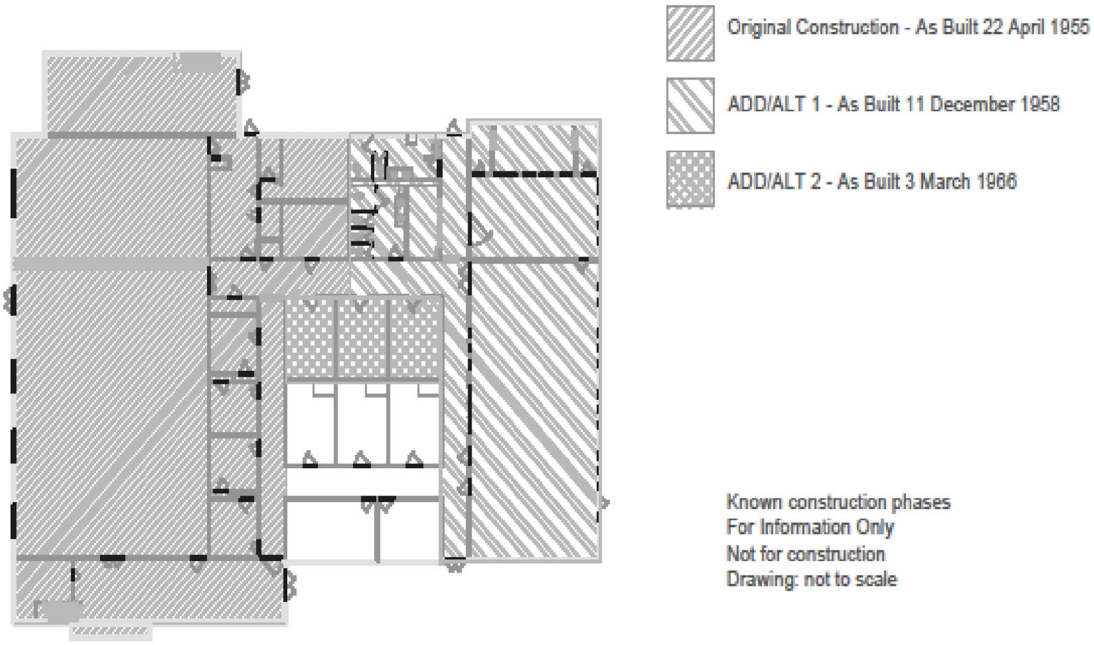

Figure 1 – As-Built Construction

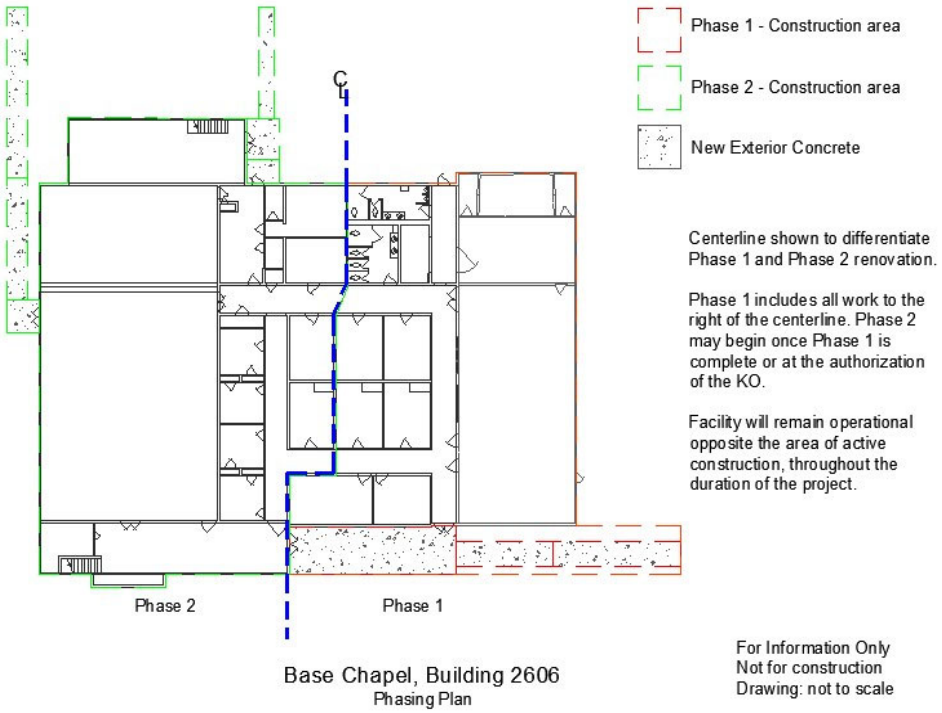

Figure 2 – Proposed Phasing plan for Renovation Construction

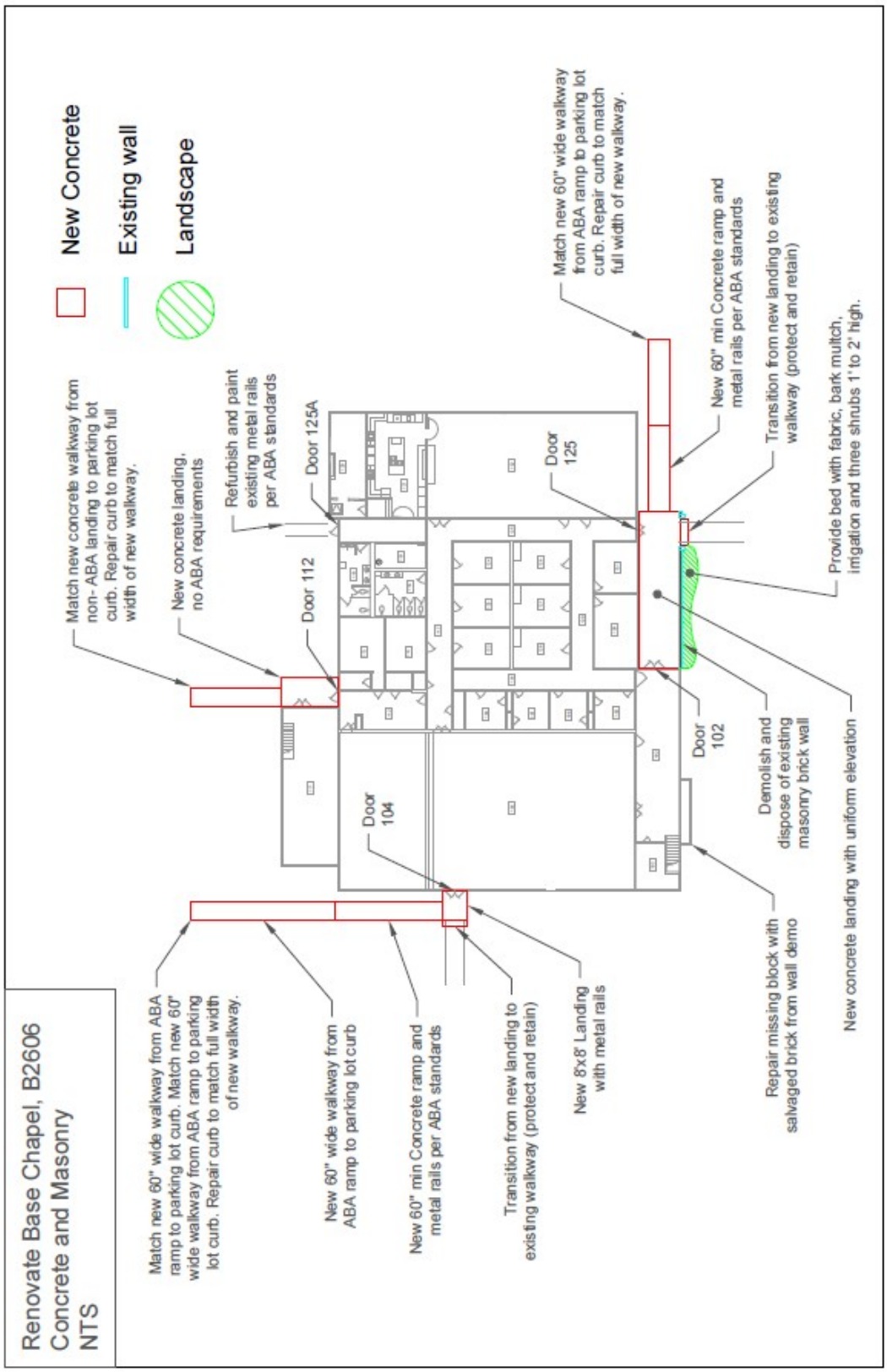

Figure 3 – Concrete and demo wall

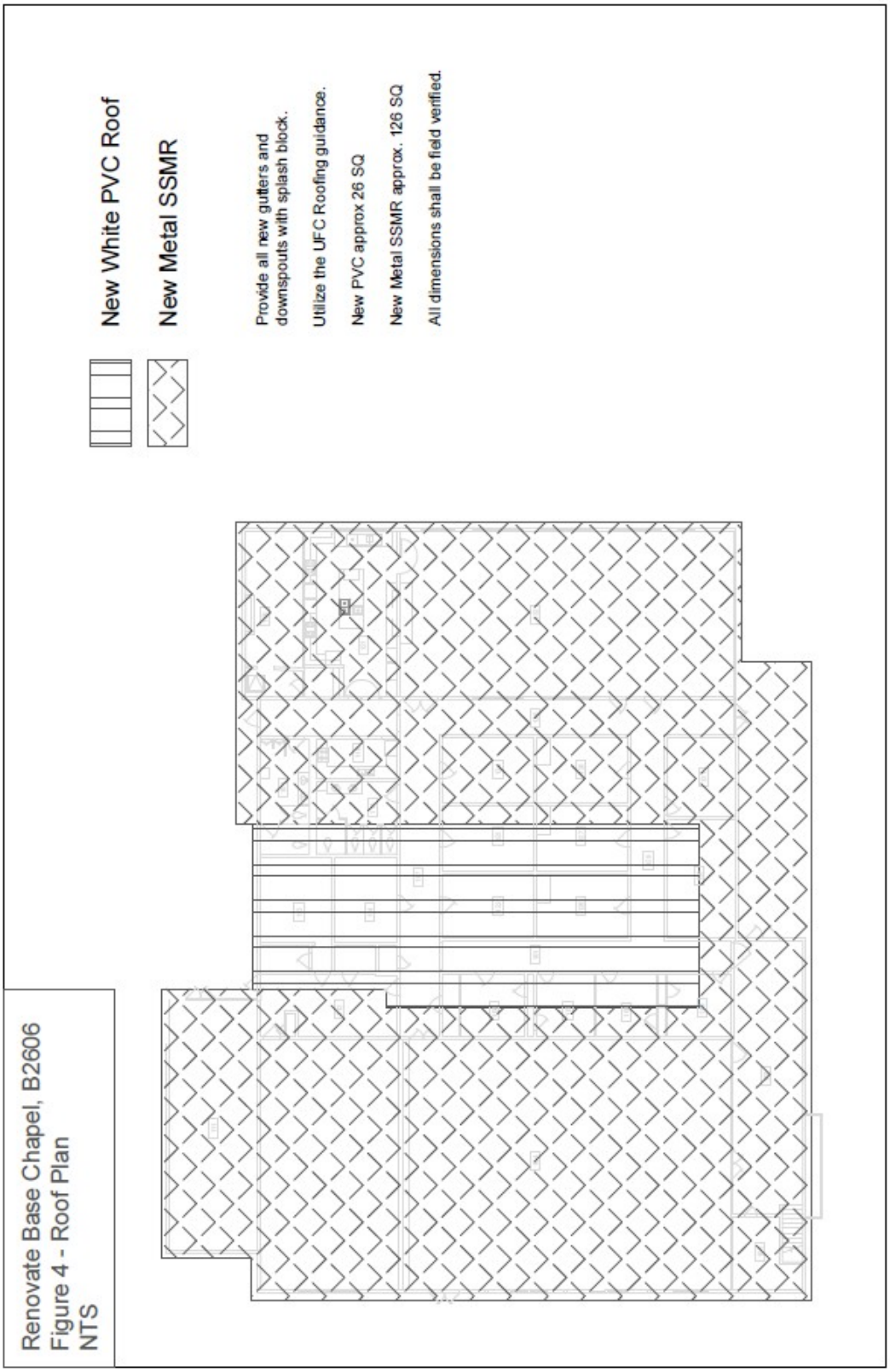

Figure 4 – Roof Plan

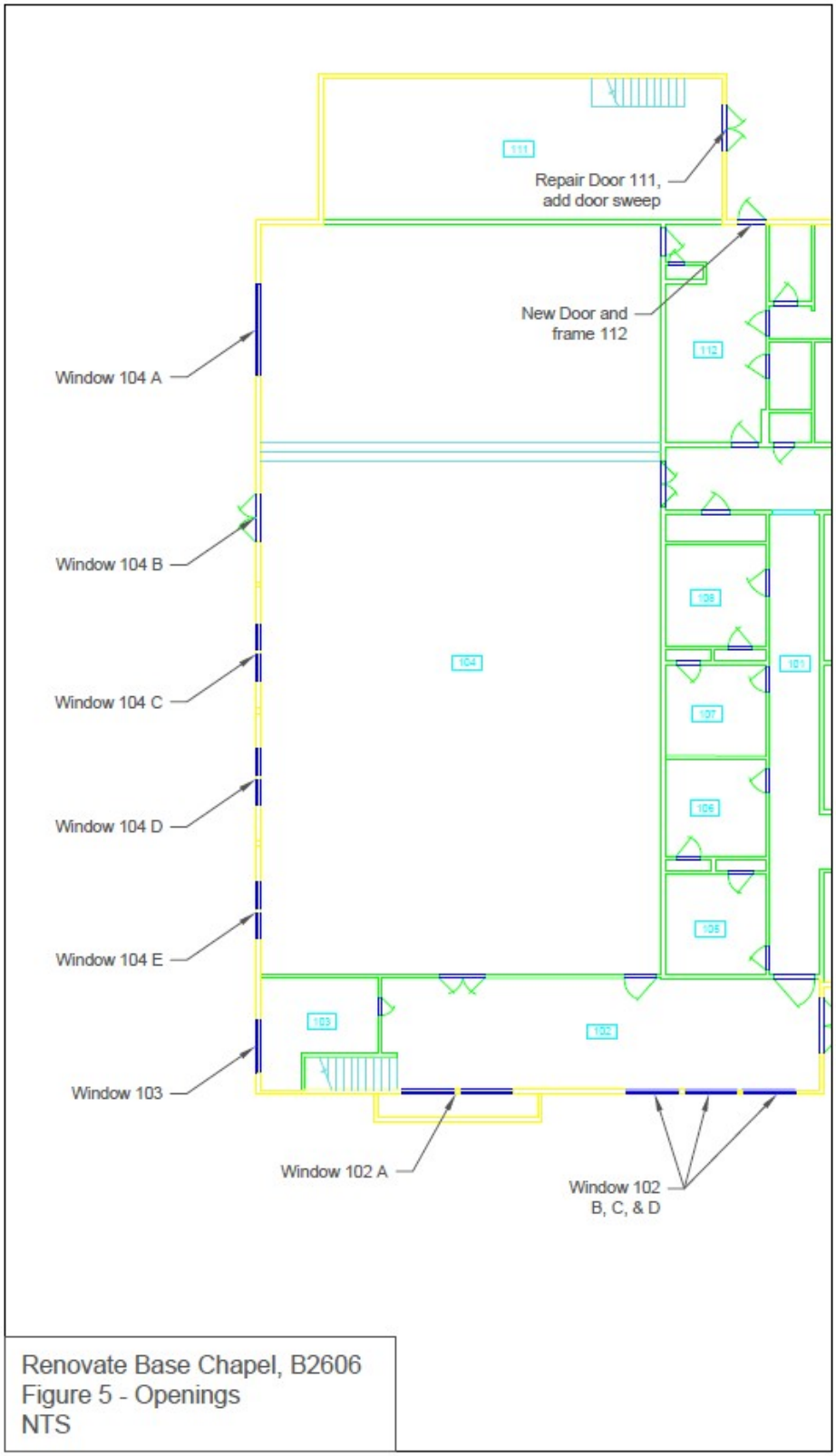

Figure 5 – Openings