MOF Restroom Repair

XHZG250314

1 DEC 2025

General

1. The contractor shall provide all labor, materials, tools, equipment and transportation necessary to complete the work identified in this Statement of Work.
2. All debris is to be disposed of off base with proper documentation in accordance with the waste management plan generated by the contractor after the project is awarded.
3. Access and General Protection/Security Policy and Procedures. This standard language is for contractor employees with an area of performance within government-controlled installation, facility, or area. The contractor shall comply with all applicable installation/facility access and local security policies and procedures, which may be obtained from the Contracting Officer's Representative (COR). The contractor shall also provide all information required for background checks to meet installation access requirements to be accomplished by the local installation's Security Forces, Director of Emergency Services or local Security Office. The contractor shall ensure compliance with all personal identity verification requirements as directed by DoD, HAF and/or local policy. Should the Force Protection Condition (FPCON) change, the Government may require changes in contractor security matters or processes.
    a. For Contractors that do not require CAC but require access to a DoD Facility and/or Installation. Contractor and all associated sub-contractors employees shall comply with adjudication standards and procedures using the National Crime Information Center Interstate Identification Index (NCIC-III) and Terrorist Screening Database (TSDB) (AFI 31-101 and AFI 10-245), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative), or, at OCONUS locations, in accordance with status of forces agreements and other theater regulations.
4. All contractor employees, to include subcontractor employees, requiring access to Government Installations, Facilities and Controlled Access areas shall complete AT Level I awareness training within 10 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. Certificates of completion for each affected contractor employee and subcontractor employee will be maintained by the COR or Antiterrorism Representative.
5. This project is to be in accordance with the current version of the EMS Environmental Protection Statement. A copy of this document will be provided to bidding contractors via sam.gov as an attachment.

6. This project is to be in accordance with the current version of the 138FW Safety and Accident Prevention Guide. A copy of this document will be provided to bidding contractors via sam.gov as an attachment.
7. The contractor shall apply all environmental health and safety procedures required by local, state and federal regulations.
8. All work to be performed 7:00 AM to 5:30 PM Monday thru Thursday in accordance with the general conditions stated in the general conditions of the specifications. If alternate work schedule is desired, it must be requested in writing and approved by CE and Security 48 hours prior to the desired schedule.
9. The contractor is required to provide an AF Form 103 (Work Clearance Request) prior to any earthwork or wall penetrations.
10. The contractor is responsible for marking/locating all underground utilities. All base underground utilities are not covered by the Call OKIE service, contractor will be responsible for locating and marking those utilities as well. The only utilities that Call OKIE service will mark is Natural gas and Cox communications. All other utilities to include base communications fiber optic lines, electric, sewer and water will be the contractor's responsibility to mark. Contractor must have all utilities marked in an area before a dig permit is issued.
    a. If a utility is damaged, the contractor will repair per current code specifications or base standards.
11. Prior to any work, the contractor shall submit for approval by CE, one electronic copy of technical literature for all products to be used. Provide Safety Data Sheets for all appropriate products. Provide a Form 889 for all equipment/items that will need to be purchased to maintain or repair the equipment at a later date.
    a. Two Ways to Get a Form 889
        i. Check SAM.gov FAR 52.204-26 (Oct 2020)
        ii. Use RPA tool (Email a blank email with the UEI # in the subject line to OSD.section889request@mail.mil)
12. All DBIDS Contractor passes will be approved by the BCE and issued by SFS after completion of required background checks. REAL IDs are required to receive a DBIDS Contractor Pass. Final payment to the general contractor will not be made at the completion of the construction project until all contractor badges have been returned or the continuing need is validated and documented in writing by SFS and BCE personnel.
13. Contractor will be responsible for keeping a log of all debris disposed of off base to include tonnage, volume, and disposal site. This data will need to be readily available through the project for semi-annual data calls or inspections.
14. Contractor shall collaborate with Civil Engineering's project manager to complete and submit the AF Form 1354 as part of the closeout documentation upon 100% completion of the project.

15. Contractor shall submit the project schedule and material submittals utilizing AF Form 3000. Civil Engineering's project manager shall be available to aid with document completion as needed.
16. The Contractor shall coordinate with Civil Engineering's project manager to arrange for initial base access and to schedule escorts, as required, for the duration of the construction period.

Scope of Work

Bathroom 1:

17. Demolition and Preparation:
    a. Remove existing finishes, as necessary to prepare for renovation.
    b. Cut into the existing block wall to create an opening for a new knockdown metal door.
    c. Ensure structural integrity of the block wall after cutting and install necessary reinforcements.
    d. Remove old exhaust fan.
    e. Remove double metal door that leads to new bathroom.
18. Plumbing:
    a. Install a two-way carrier system to connect the new toilet to the existing toilet on the adjacent wall.
    b. Ensure proper alignment and connection of plumbing systems to existing water supply and waste lines.
    c. Route new drain line for proposed sink installation.
    d. Route new water supply for both new sink and new toilet.
    e. Conduct pressure testing and leak testing of all plumbing connections.
19. Electrical:
    a. Install necessary electrical wiring for lighting, exhaust fan, and any other required fixtures.
    b. Install ADA-compliant light switches and 2 electrical outlets at appropriate heights. One GFCI outlet at the sink area and one outlet on opposite wall from sink/toilet. All electrical circuits will be run behind an existing block wall and above a drop ceiling, tying back to primary distribution panel.
    c. Install a new exhaust fan with minimum 100 CFM rating with maximum 3.0 sones.
    d. For electrical circuits running above the drop ceiling (e.g., for lighting, exhaust fan, or other fixtures), use Flexible Metal Conduit (FMC)or Electrical Metallic Tubing (EMT). Ensure conduit is supported at intervals specified by NEC standards and is accessible for future maintenance.

e. Ensure all wiring inside conduits uses THHN/THWN-2wires, rated for wet or dry locations, and adheres to NEC conduit fill requirements.
f. Conduct fire-stopping for any conduit penetrations through fire-rated walls or ceilings to maintain the fire rating.
g. Ensure all newly installed electrical work complies with National Electrical Code (NEC) standards.

20. Doors and Partitions:
    a. Install a knockdown metal door in the newly created opening in the block wall.
    b. Ensure the door meets ADA standards, including proper width, handle type, and clearance.
    c. Paint and finish the door to match existing doors in the area.
    d. Install bathroom partitions to create privacy for the toilet area.
    e. Bathroom partitions shall be constructed of durable, moisture-resistant materials such as powder-coated steel, solid plastic (HDPE), or phenolic resin to ensure longevity and ease of cleaning.
    f. Partition mounting hardware shall be corrosion-resistant and securely fastened to the floor and walls.
    g. Ensure partitions meet ADA standards, including proper clearance for wheelchair access, grab bar placement, and door swing direction.
    h. Frame and drywall opening from demolished doubledoor. Drywall finish shall be level 5 finish prior to painting.

21. Interior Finishes
    a. Install ADA-compliant toilet, sink, and grab bars.
    b. Apply 12”x 12” ceramic tile flooring and tile cove base. Use internal tile cove-trim for transition from floor to wall.
    c. Paint all walls in bathroom with paint suitable for restroom use. Government will approve paint submittal prior to painting.
    d. Install countertops, bathroom mirror, one wall-mounted soap dispenser, one wall-mounted trash can, and one wall-mounted paper towel dispensers, and toilet partitions.

Bathroom 2:

22. Demolition:
    a. Demolish existing toilet. (not urinal)
    b. Demolish existing countertop, sink and mirror.
23. Plumbing:
    a. Install new toilet and flushometer in conjunction with above mentioned two-way carrier.

24. Interior Finishes:
    a. Install countertops, sink, bathroom mirror, one wall-mounted trash can. Match existing dimensions of counter top.
    b. Paint all walls in bathroom with paint suitable for restroom use. Government will approve paint submittal prior to painting.
    c. Patch wall near toilet to look presentable, but maintain cleanout.

25. Period of Performance:
    a. Contractor shall complete all work no later than 45 days after the Notice To Proceed.
    b. All warranty information and close out documentation shall be delivered to the Government no later than 30 days after government acceptance of all work.

End of Statement