PERFORMANCE WORK STATEMENT (PWS)

FOR

REPAIR, Office Space - B5000

VDYD262012

SCOTT AIR FORCE BASE, ILLINOIS

02 July 2026

1. REQUIREMENT:

a. Description of Services: The contractor shall provide all labor, materials, equipment, tools, transportation, and supervision necessary to perform interior repairs, reconfiguration, and renovations on the first and second floors of Building 5000 (126ARW Headquarters) at Scott AFB, IL. All work shall be performed in accordance with this Performance Work Statement (PWS) and match the approved base architectural, mechanical, electrical, and finish standards.

b. BACKGROUND: The 126th Air Refueling Wing (126ARW), Illinois Air National Guard, is restructuring its leadership and community-facing operations within Building 5000 to optimize space utilization, footprint efficiency, and physical access. Currently, the Wing Recruiting Squadron is geographically isolated in Building 5010, which limits public visibility and hinders coordination with headquarters-based personnel. To address these issues, the wing is executing a three-part personnel consolidation plan.

   i. Inspector General (IG): Relocating from the second floor of Building 5000 to the first floor (occupying existing space; no construction required).

   ii. Mission Support Group (MSG) Command Suite: Relocating from the first floor of Building 5000 to the second floor (occupying the space vacated by the IG, requiring wall and entry reconfigurations to establish a cohesive, secure command suite).

   iii. Wing Recruiting Squadron: Relocating from Building 5010 into the first-floor space vacated by the MSG Command Suite in Building 5000 (requiring Room 138 to be partitioned into private working offices).

c. FACILITY CONTEXT: Building 5000 is an active, occupied Wing Headquarters facility. The contractor must perform all work with minimal disruption to ongoing operations, coordinating utilities, security access, dust containment, and noise control closely with the Base Civil Engineer (BCE) or designated Contracting Officer Representative (COR).

2. **PROJECT OBJECTIVES:** The primary objective of this project is to execute high-quality interior alterations that directly support the 126ARW's organizational restructuring. The specific objectives are outlined in the table below:

   a. Spatial Optimization: Reconfigure existing office layouts on the first and second floors of Building 5000 to maximize administrative and functional space. This includes expanding the MSG Conference Room to 289 SF to support group briefings, sizing the MSG Admin Space to 290 SF to support two Command Support Staff (CSS), and partitioning Room 138 on the first floor into two dedicated, private offices (161 SF and 154 SF) for Recruiting staff.

   b. Footprint Reduction: Facilitate the complete evacuation of the Wing Recruiting Squadron from Building 5010. By consolidating Recruiting functions into the main headquarters building (Building 5000), the wing will reduce its active real property footprint, lower energy consumption, and eliminate long-term maintenance liabilities associated with Building 5010.

   c. Privacy and Security: Ensure appropriate visual and standard administrative acoustic privacy in the newly partitioned Recruiting offices to support focused administrative work and confidential recruit interviews.

   d. Direct Execution: Complete all physical interior repairs and reconfigurations directly based on the scopes, finishes, and requirements defined in this PWS. No separate design phase is funded; the contractor is responsible for field-verifying all dimensions (such as window casings) and translating the PWS guidelines into completed, code-compliant physical installations.

   e. Quality and Aesthetics: Maintain the architectural integrity of Building 5000 by ensuring all new paint, carpet patching, trim, cove base, and hardware match existing high-quality headquarters standards, resulting in seamless transitions with no visible joint lines or unfinished seams.

3. **PROJECT ADMINISTRATION:**

   a. SITE VISIT: Contractor is responsible for verifying all measurements and conditions pre-bid. The Government intends to only hold one official site visit. Requests for additional site access must go through the 126th Contracting Squadron (126 CONS) point of contact (POC) listed in the Request for Proposal (RFP) letter. Any additional site access will be made available to all Contractors solicited for this project.

   b. MEETINGS

      i. Kick-Off Meeting/Project Schedule – Kick-off meeting to occur within one week of NTP. Overall project schedule with milestone markers and 2-week look-ahead to be completed at kick-off meeting.

      ii. Contractor shall coordinate with the 126th Contracting Squadron (126 CONS) on *bi-weekly* meetings once the construction phase begins. This meeting shall include a review of an updated 2-week look-ahead schedule. Contractor shall provide meeting minutes within 24 hours of each meeting and allow the Government up to 24 hours to accept or request changes to the minutes.

4. **PROJECT SCOPE:**

a. CLIN 001: First Floor - Room 138 Office Work (Recruiting Space): This CLIN encompasses the physical division of the existing 320 SF space (Room 138) to establish two private administrative offices for the incoming Wing Recruiting team.

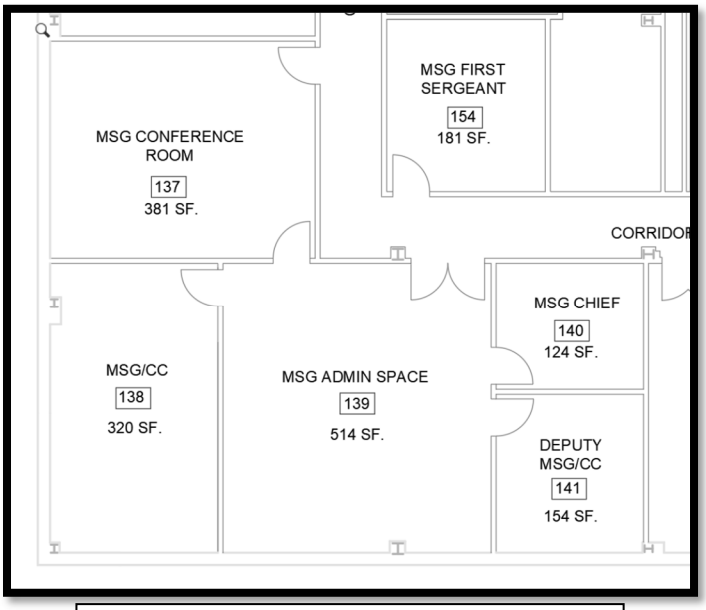

Figure 1: B5000 First Floor Existing

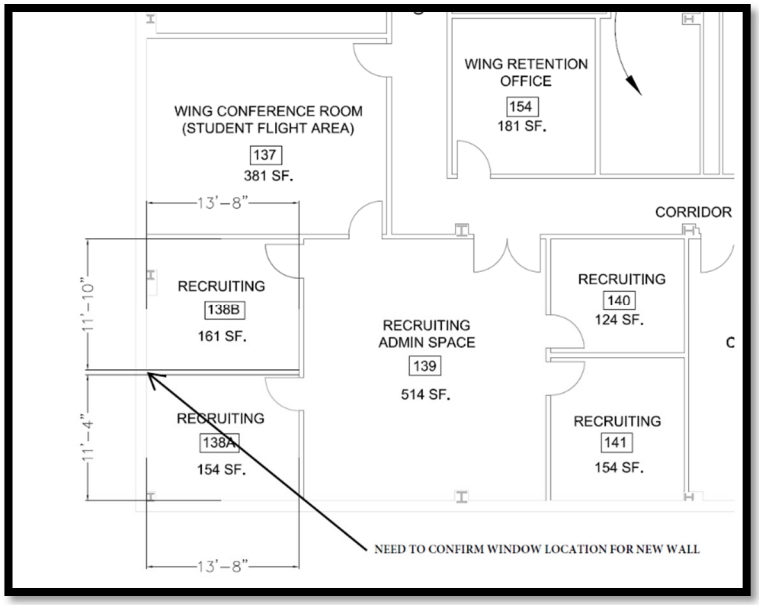

Figure 2: B5000 First Floor Proposed

i. **Demolition / Site Preparation:**

a. Install temporary floor-to-ceiling plastic dust barriers (zip-wall system) to isolate the active work zone from occupied headquarters spaces in accordance with UFC 1-200-01 (DoD Building Code).

b. Provide heavy-duty commercial carpet protection (adhesive film or hardboard) over the entire path of travel and work area in accordance with ANG ETL 24-02 (ANG Design Objectives and Procedures).

c. Safely de-energize and strip back any affected electrical, lighting, or communication circuits within the path of the new partition wall in accordance with UFC 3-501-01 (Electrical Engineering) and NFPA 70 (National Electrical Code).

d. Carefully remove and salvage portions of the existing acoustic ceiling tile and grid along the new wall path for reinstallation in accordance with UFC 3-120-10 (Interior Design).

ii. **Wall Construction:**

a. Erect approximately 13 linear feet (LF) of new interior partition wall to divide Room 138 into Room 138B (161 SF, 13'-8" x 11'-10") and Room 138A (154 SF, 13'-8" x 11'-4").

b. MANDATORY FIELD VERIFICATION: The contractor must verify the exact location of existing window casings in Room 138 prior to framing to ensure the new wall does not intersect or block the exterior window casing.

c. Frame the new wall with 3-5/8" (20-gauge) metal studs spaced at 16" on center (O.C.) in accordance with UFC 3-101-01 (Architecture).

d. Drywall both sides of the framing with a single layer of 5/8" standard gypsum board. Drywall must extend from the finished floor to the underside of the suspended ceiling grid, ensuring a neat, tight fit in accordance with ASTM C840 and UFC 3-120-10.

iii. **Acoustic Insulation:**

a. Install standard fiberglass sound-dampening batt insulation (minimum 3" thickness) within the new wall cavity to provide normal administrative privacy between the offices in accordance with standard office design guidelines under UFC 4-610-01 (Administrative Facilities). No specialized high-STC rating is required.

iv. **Door Installation:**

a. Install one (1) new commercial-grade 3'-0" x 7'-0" wood veneer door (Marshfield Algoma Signature Series Wood Veneer Door, Stain Color: Red Oak Saffron, or approved equivalent) with a heavy-duty hollow metal frame matching existing Building 5000 headquarters doors in accordance with UFC 3-120-10 (Interior Design).

b. Door and hardware must match the existing Building 5000 headquarters standards.

c. *HARDWARE CONTINUITY SPECIFICATION:* Furnish and install a heavy-duty commercial Grade 1 cylindrical lever lockset (such as BEST 9K series or approved equivalent) designed to accept a BEST brand 7-PIN Small Format Interchangeable Core (SFIC) configuration to maintain base continuity. Cores shall be "BEST" brand, and all locksets must accept a 7-pin configuration in accordance with base lock security specifications.

d. All hardware, trim, hinges, and closers must match existing Building 5000 headquarters standard finishes (typically US26D satin chrome) in accordance with UFC 3-120-10 (Interior Design).

v. **Electrical & Lighting Modifications:**

a. Modify the existing lighting circuits and install separate, independent single-pole switches to control lighting in Rooms 138A and 138B separately in accordance with UFC 3-520-01 (Interior Electrical Systems) and NFPA 70.

b. Install a minimum of two (2) new electrical duplex receptacles on both sides of the new partition wall in accordance with UFC 3-520-01 (Interior Electrical Systems).

c. Install two (2) new dual-port Category 6 RJ-45 telecommunication drop outlets (one per room) routed back to the nearest IT closet in accordance with UFC 3-580-01 (Information and Communications Technology Infrastructure Planning and Design) and ANG ETL 24-01-05 (Electrical and Communications Engineering).

vi. **HVAC Adjustments:**

a. Reconfigure and modify existing branch ductwork to supply separate air flows to each room in accordance with UFC 3-410-01 (HVAC Systems).

b. Install a new independent supply air diffuser and a matching return air grille in both newly formed offices (138A and 138B) in accordance with UFC 3-410-01 and ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality).

c. Perform full testing, adjusting, and air balancing of the local zones to ensure optimal heating and cooling zone control in accordance with UFC 3-410-01 (HVAC Systems).

vii. **Finishes & Trim:**

a. Finish the new drywall to a Level 4 finish (taped, mudded, and sanded smooth) in accordance with ASTM C840 and UFC 3-120-10.

b. Apply one (1) coat of premium latex primer and two (2) coats of premium latex paint (Sherwin Williams Eggshell, Field Color: Useful Gray - SW 7050, or approved equivalent) to match the existing office color scheme in accordance with UFC 3-120-10 (Interior Design).

c. *RUBBER COVE BASE MATCHING:* Install new 4-inch rubber cove base along the newly constructed partition wall. The contractor shall not replace the cove base throughout the entire room, but must instead match the existing cove base color, height, and profile exactly (since only one new partition wall is being constructed) to maintain visual continuity with the existing walls in Room 138. The matching material must be submitted to the COR for approval prior to installation in accordance with UFC 3-120-10.

d. *ACOUSTIC CEILING TILE SOURCING:* Reinstall salvaged acoustic ceiling tiles and grid, replacing any damaged tiles. The contractor is strictly prohibited from installing brand-new ceiling tiles, as they will mismatch the aged appearance. The contractor shall instead harvest matching salvaged tiles from the CLIN 002 demolition scope or coordinate with the COR to obtain matching Government Purchased Material (GPM) from existing base stock in accordance with UFC 3-120-10 (Interior Design).

e. *FLOOR PATCHING SOURCING:* Patch and repair any carpet deficiencies along the new wall. No brand-new carpet tiles shall be purchased or installed in the Recruiting suite. The contractor shall harvest matching salvaged carpet tiles from the CLIN 002 demolition scope or coordinate with the COR to obtain matching Government Furnished Property (GFP) from base warehouse stock in accordance with UFC 3-120-10 (Interior Design).

b. CLIN 002: Second Floor MSG Command Suite Reconfiguration

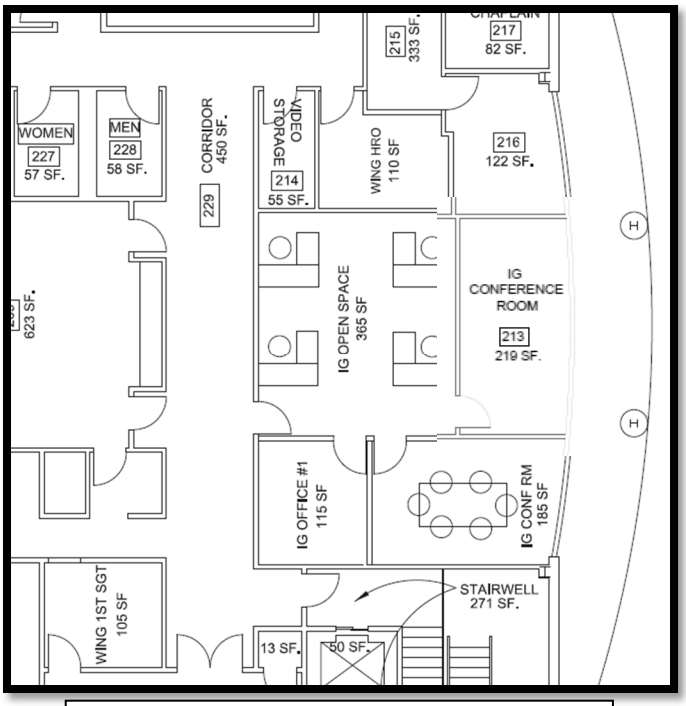

Figure 3: B5000 Second Floor Existing

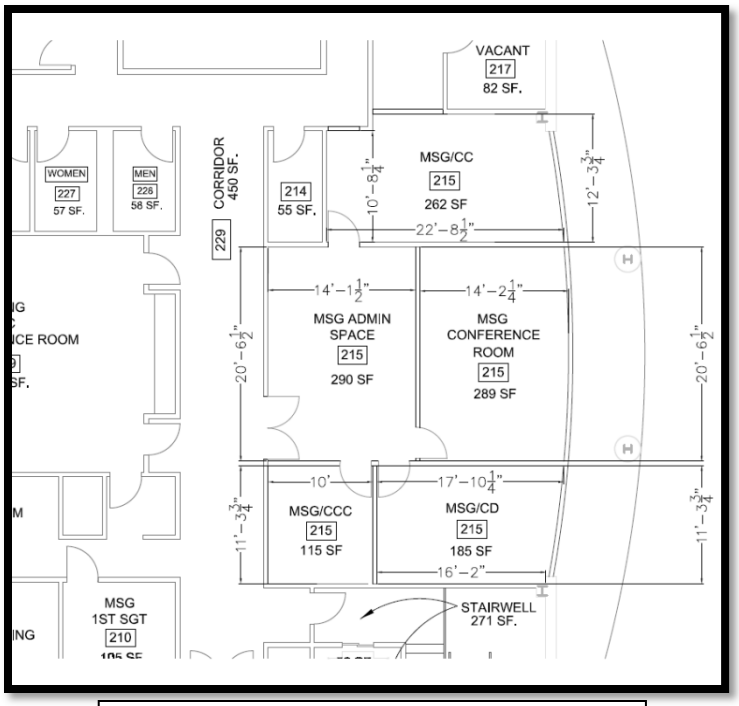

Figure 2: B5000 Second Floor Proposed

i. **Existing Suite Entrance Door:**

a. Under the Base Bid (CLIN 002), the contractor shall not modify, disturb, replace, or touch the existing entrance single door, frame, and hardware leading from Corridor 229 into the MSG Admin Space (Room 216, 290 SF). This entrance doorway shall remain completely intact as-is under CLIN 002. Any modifications to this entrance are strictly limited to the optional CLIN 003.

ii. **Conference Room West Wall (Glass Demolition & Standard Partition):**

a. *GLASS DEMOLITION:* Establish full-height dust barriers. Carefully disassemble and remove the existing interior glass and metal-framed partition wall separating the MSG Admin Space (Room 216, 290 SF) and the MSG Conference Room (Room 217, originally 212 SF).

b. Erect a new 20'-6" partition wall located exactly 3 feet 9 inches (3'-9") to the West of the original wall location, expanding the MSG Conference Room (Room 217) to 289 SF and reducing the adjacent Admin Space in accordance with the layouts shown on Figure 4 above and in accordance with UFC 3-101-01.

c. Frame the new wall with 3-5/8" (20-gauge) metal studs at 16" O.C., pack the cavity with high-density mineral wool sound insulation, and sheet both sides with a single layer of 5/8" standard gypsum board extending from floor to underside of ceiling grid to achieve normal administrative privacy in accordance with UFC 4-610-01 (Administrative Facilities) and ANG ETL 24-02.

d. *UTILITY RECONFIGURATION:* Install new electrical duplex receptacles and Category 6 RJ-45 communication outlets (NIPR/SIPR/DSN) directly within this new solid west partition wall to support both Room 216 and Room 217 layouts in accordance with UFC 3-520-01 (Interior Electrical Systems), UFC 3-580-01 (ICT Infrastructure), and ANG ETL 24-01-05 (Electrical and Communications Engineering).

iii. **East Exterior Wall Finishes and Window Coverings:**

a. *WALL RESTRAINT:* The existing exterior brick-and-drywall wall on the east side of Room 217 (MSG Conference Room) and Room 215 (MSG/CC) shall not undergo structural modifications or glass removals under this contract.

b. *WALL FINISHES:* The contractor shall patch, sand, prime, and paint the interior drywall face of this east exterior wall and repair/finish the interior window sills to match existing headquarters building standards in accordance with UFC 3-120-10 (Interior Design) and ASTM C840. If there is any existing wallpaper, the wallpaper shall be removed and the walls skim coated to meet the standards described in this PWS for each wall.

c. *MANUAL WINDOW COVERINGS:*

- Supply and install brand-new, commercial-grade manual pull-down roller shades (Mecho/5 Manual Roller Shades, or approved equivalent) on all exterior windows along this east wall in all rooms associated with the MSG Command Suite in accordance with UFC 3-120-10 (Interior Design) and WCMA A100.1.

- Window shades must feature a heavy-duty manual continuous-loop stainless steel beaded ball chain operating system (#10 stainless steel chain, minimum 95 lb. breaking strength) and include a tension-retaining chain device securely anchored to the window casing.

- Shade cloth shall be premium, visually transparent sunscreen or room-darkening fabric (such as Mecho ThermoVeil or EcoVeil, or approved equivalent), color and openness factor (typically 3% to 5%) to be selected and approved by the COR prior to installation.

iv. **Proposed MSG/CC Office Construction:**

a. Permanently decommission and seal the existing corridor door leading into the former HRO Office (now the MSG/CC Office, Room 215, 262 SF) in accordance with UFC 3-101-01 (Architecture) and egress standards under NFPA 101.

b. *CORE SALVAGE REQUIREMENT:* Remove the existing door, frame, and hardware. The contractor shall carefully salvage the existing lockset and 7-PIN BEST core and hand them over directly to the COR or Base Security Manager to prevent loss of existing keying systems.

c. In-fill the wall opening with 3-5/8" metal studs and drywall on both sides. Pack the cavity with sound insulation to match the acoustic rating of the surrounding corridor wall in accordance with UFC 4-610-01 (Administrative Facilities).

d. Tape, mud, sand, prime, and paint both sides of the sealed opening to perfectly match Corridor 229 and Room 215. No visible joints or seams shall remain in accordance with UFC 3-120-10 and ASTM C840.

v. **Electrical & Communications:**
   a. Modify and separate the lighting switch controls in the newly expanded MSG Conference Room (Room 217, 289 SF) and the reconfigured MSG Admin Space (Room 216, 290 SF) to match the new layouts in accordance with UFC 3-520-01 (Interior Electrical Systems) and NFPA 70.

   b. Relocate existing electrical and communication outlets from the demolished west wall and install new code-compliant outlets on the relocated wall in both rooms in accordance with UFC 3-520-01, UFC 3-580-01, and ANG ETL 24-01-05.

   c. *FULL SUITE LED LIGHTING INSTALLATION:* Demolish and dispose of all existing fluorescent or aged light fixtures throughout the MSG Command Suite area (approx. 1,141 SF, Rooms 215, 216, 217, 218, and 219) in accordance with UFC 1-200-01. Supply and install all-new, commercial-grade, energy-efficient LED lay-in troffer fixtures (2'x4' and 2'x2') and/or recessed LED downlights (selectable wattage, color temperature 3500K/4000K, minimum 80 CRI, 0-10V dimmable, equal to Alcon 14125 or approved equivalent) throughout all rooms of the suite in accordance with UFC 3-520-01 (Interior Electrical Systems), UFC 3-120-10 (Interior Design), and NFPA 70.

vi. **HVAC Adjustments:**
   a. Reconfigure local supply air registers and return air grilles to align with the expanded 289 SF Conference Room (Room 217) and the adjusted 290 SF Admin Space (Room 216) layout in accordance with UFC 3-410-01 (HVAC Systems).

   b. Perform full air balancing of the MSG suite zones in accordance with UFC 3-410-01 to ensure proper heating, cooling, and ventilation under the new spatial layouts.

vii. **Finishes, Flooring & Trim:**
   a. Finish all new drywall to a Level 4 finish (taped, mudded, sanded) in accordance with ASTM C840 and UFC 3-120-10.

   b. Paint all newly constructed and repaired walls with one coat of primer and two coats of premium latex paint (Sherwin Williams Eggshell, Field Color: Useful Gray - SW 7050 for standard walls, and Sherwin Williams Eggshell, Field Color: Slate Tile - SW 7624 for admin/open offices) in accordance with UFC 3-120-10 (Interior Design).

   c. *BRAND-NEW FLOORING REPLACEMENT:* Demolish and dispose of existing carpet across the entire reconfigured MSG Command Suite area (approx. 1,141 SF, comprising Rooms 215, 216, 217, 218, and 219) in accordance with UFC 1-200-01. Supply and install brand-new, commercial-grade carpet tiles (Mannington Elevation 18"x36" Tile Carpeting, Field Color: Metro, with Custom Blue Accent [or approved equivalent] from the Urban Patina collection) over the entire 1,141 SF footprint in accordance with UFC 3-120-10 (Interior Design) and standard manufacturer adhesive installation instructions.

d. *ALL-NEW RUBBER BASE:* Install all-new 4-inch rubber cove base (Johnsonite Rubber Base, Field Color: 20-Charcoal, or approved equivalent) along the bases of all new, reconfigured, and existing walls throughout the entire 1,141 SF MSG Command Suite area in accordance with UFC 3-120-10.

e. *ALL-NEW CEILING GRID AND TILES:* Demolish and dispose of the existing suspended ceiling grid and acoustic ceiling tiles throughout the entire reconfigured MSG Command Suite area (approx. 1,141 SF, Rooms 215, 216, 217, 218, and 219) in accordance with UFC 1-200-01. Supply and install an all-new commercial suspended ceiling grid system (15/16" heavy-duty exposed tee grid, equal to Armstrong Prelude XL 15/16" Grid System, pre-painted white finish, complying with ASTM C635) and all-new, high-quality acoustical ceiling tiles (Armstrong Optima 24"x24" Tegular Ceiling Tiles, or approved equivalent) in all rooms of the 1,141 SF suite in accordance with UFC 3-120-10 (Interior Design) and ASTM C635/C636. *(Note: Under CLIN 003, if awarded, the ceiling tiles and grid in Room 217 will be upgraded to the Felt Right wood slat panels)*

c. Additive Option (CLIN 003): MSG Command Suite Custom Finishes & Entry Glazing: This additive option encompasses all labor, materials, equipment, and supervision necessary to install specialized aesthetic finishes and architectural features within the MSG Command Suite. These items represent non-structural, high-end enhancements and may be awarded at the Government's discretion in accordance with procurement guidelines under DAFI 32-1023.

i. **MSG Command Suite Glass Double-Door Entrance (Additive Option):**

a. Demolish the existing single corridor door, frame, and hardware leading from Corridor 229 into the MSG Admin Space (Room 216, 290 SF) in accordance with UFC 1-200-01 (DoD Building Code).

b. Widen and structurally reinforce the door header opening to accommodate a new double-door frame in accordance with UFC 3-101-01 (Architecture).

c. Supply and install a new commercial-grade 6'-0" x 7'-0" (72" x 84") aluminum-framed glass double-door assembly (such as Kawneer 350 Medium Stile, or approved equivalent) in anodized clear aluminum finish (to match the existing first-floor command suite glass entrance style), featuring 1/4" clear, tempered safety glass, in accordance with UFC 3-120-10 (Interior Design).

d. *HARDWARE CONTINUITY SPECIFICATION:* Provide commercial-grade continuous geared hinges, dual surface-mounted door closers (Allegion LCN 4040XP-RW/PA, or approved equivalent), dual vertical rod panic exit devices (Von Duprin 9947 or Adams Rite 8600, or approved equivalent), and a BEST brand cylindrical lockset designed to accept a BEST brand 7-PIN Small Format Interchangeable Core (SFIC) configuration to maintain base continuity. Cores shall be "BEST" brand, and all locksets must accept a 7-pin configuration in accordance with base lock security specifications.

ii. Wood Slat Ceiling Tiles (MSG Conference Room Only):

a. Remove the existing standard acoustic ceiling tiles in the 289 SF MSG Conference Room (Room 217).

b. Supply and install Felt Right 2' x 2' Walnut Wood Slat Ceiling Panels (Variant 49154923987172 or approved equivalent) within the standard 15/16" suspended ceiling grid over the entire area in accordance with UFC 3-120-10 (Interior Design).

c. These tiles must feature a real wood veneer finish, sound-absorbing recycled PET felt backing (achieving a Noise Reduction Coefficient of 0.85 in a grid configuration), and carry a Class-A fire rating in accordance with flame spread standards under ASTM E84 and NFPA 286.

d. Precision-cut tiles around existing light fixtures, HVAC grilles, and room boundaries to present a continuous, custom wood slat ceiling appearance in accordance with UFC 3-120-10.

iii. Custom West Wall Transom Windows (Additive Option): Intention for this item is strictly to allow for additional light to penetrate the main admin area (Room 216) to reduce energy loads. To accommodate base organizational logos, the transom assembly shall be constructed to provide exactly six (6) symmetrically spaced, standard 15" x 36" window panes across the partition wall. The Government will provide the custom vinyl squadron decals, and the contractor shall install them centered on each transom glass face.

a. *REPLACES THE TOP OF THE CLIN 002 WEST WALL:* Frame out window rough-openings along the upper portion of the newly constructed solid west wall of Room 217 (separating Room 217 and Room 216), starting at approximately 8'-0" above finished floor and extending up to the ceiling grid in accordance with UFC 3-101-01 (Architecture).

b. Furnish and install a heavy-duty, clear-anodized aluminum transom window frame system securely anchored within the drywall framing in accordance with UFC 3-101-01 (Architecture). To prevent custom fabrication premiums and minimize procurement costs, the transom windows shall be of a standard commercial size.

c. The transom windows shall be installed symmetrically across the top of the new west partition wall, spaced evenly to ensure an aesthetically balanced, uniform visual alignment on both the Room 216 and Room 217 faces.

d. Install 1/4" clear, tempered safety glass panes within the frame, complete with commercial-grade rubber gaskets and sealants in accordance with flat glass specification standards under ASTM C1036 and acoustical isolation guidelines of UFC 4-610-01. The transom windows must allow daylight to filter from the conference room (Room 217) into the MSG Admin Space (Room 216) while maintaining physical and acoustical separation.

iv. Solid Wood Chair Rail:

a. Install a high-quality solid-wood chair rail molding (3" wide by 1" thick, profile matching headquarters molding standards) along all interior walls of the 289 SF expanded MSG Conference Room (Room 217) in accordance with UFC 3-120-10 (Interior Design).

b. The molding shall be installed at a height of 36 inches from the finished floor to the centerline of the trim.

c. The chair rail must be securely anchored to studs, cleanly mitered at corners, and finished (painted or stained) to match the walnut wood-slat ceiling panels or room trim as approved by the COR in accordance with UFC 3-120-10.

5. DELIVERABLES: Contractor shall provide all material submittals to the contracting office for review using the Air Force Form 3000 (AF3000).

6. SCHEDULE:

a. Performance period: The period of performance (PoP) for this project shall be proposed by the contractor and negotiated with the government from the date that Notice to Proceed (NTP) is issued. All work must be scheduled to be complete within this timeframe. Any modifications or extensions must be requested through the 126th Civil Engineer Squadron (126 CES) and the Contracting Officer for review and discussion. Contractor must provide construction milestones to 126 CES and the Contracting Officer.

b. Prior to beginning construction, Contractor shall provide to the CO and 126 CES construction milestones in sufficient detail to accurately identify all phases/disciplines of work to be performed.

c. Contractor shall provide general construction schedule, showing, at a minimum, the critical path items.

d. Contractor will be required to provide 2-week look ahead at each meeting described above.

e. Construction may be authorized by the Contracting Officer upon acceptance and approval of the schedule and equipment/material submittal approvals.

7. **SPECIFICATIONS:**

a. General Compliance: All work performed under this contract shall comply with all applicable Department of Defense (DoD) Unified Facilities Criteria (UFC), National Fire Protection Association (NFPA) codes, National Electrical Code (NEC), Air National Guard (ANG) design criteria, and other local, state, and federal regulations. This includes but is not limited to:

i. UFC 1-200-01: *General Building Requirements* (The governing DoD Building Code).
ii. UFC 3-101-01: *Architecture* (Governs partition framing, drywall assemblies, and transom integrations).
iii. UFC 3-120-10: *Interior Design* (Governs standardized paints, carpet tiles, cove bases, and manual roller window shades).
iv. UFC 4-610-01: *Administrative Facilities* (Governs headquarters space layouts and office size constraints).
v. UFC 3-410-01: *Heating, Ventilating, and Air Conditioning Systems* (Governs local branch re-routing, air diffusers, and system balancing).
vi. UFC 3-520-01: *Interior Electrical Systems* (Governs wiring, switch modifications, duplex/quad outlets, and LED light fixtures).
vii. UFC 3-580-01: *Information and Communications Technology (ICT) Infrastructure Planning and Design* (Governs NIPR/SIPR/DSN telecommunication drop outlets and routing).
viii. ANG ETL 24-02: *Air National Guard Design Objectives and Procedures* (Governs the standard design project criteria for Air National Guard facility renovations).
ix. ANG ETL 24-01-05: *Electrical and Communications Engineering* (Governs communications

closet links and terminal terminations).

x. NFPA 101: *Life Safety Code* (Governs egress routes, corridor door sealings, and exit hardware).
xi. NFPA 70: *National Electrical Code (NEC)* (Governs commercial electrical wiring and safety grounding).
xii. Air Force Corporate Facilities Standards (Governs quality, durability, and brand continuity on active Air Force installations).
xiii. Scott Air Force Base Architectural Compatibility Guidelines (Governs local base aesthetic continuity, wall colors, trim profiles, and hardware compatibility).

8. **GENERAL CONDITIONS:**

a. An alternate method can be proposed for any of the above tasks and will be reviewed. Any alternate methods or deviations from the requested work shall be called out or highlighted in the Contractor's proposal in a manner that is clearly identifiable. Any approved alternate methods will result in a SOW modification prior to the commencement of work. The Government will assume any additional design or construction costs associated with the approved alternatives but will not assume any costs associated with the Contractor processing this required modification.

b. Contractor must ensure that all access points to the building are left clear of construction materials when not on the worksite. Ensure material/tools/equipment do not hamper operations during operating hours.

c. Contractor shall supply any dumpsters required to properly dispose of any construction materials.

d. Contractor shall coordinate with CE for enter/exit points to access job site, for this facility. Contractor to coordinate with CE for location of dumpster.

e. Contractor shall site verify all dimensions and/or existing site conditions prior to the commencement of work. Commencement of work shall begin within ten (10) calendar days upon the receipt of the NTP issued by the Contracting Officer.

f. Contractor shall be completed within the agreed upon PoP as stated within the contract issued by the Contracting Officer.

g. Contractor shall be required to apply for and submit to the Contracting Officer an AF Form 103, Work Clearance Request, for all work to be accomplished under this delivery order five (5) days prior to the commencement of work. The AF Form 103 can be obtained from and approved by 126CES.

h. Contractor shall brief all Sub-Contractors on all safety and fire prevention regulations, emphasizing the requirement to obtain a daily AF Form 592, Welding, Cutting, and Brazing Permit, when welding, cutting, or brazing operations are to occur under this delivery order. The AF Form 592 can be obtained from and approved by 126CES.

i. Contractor shall complete and submit the appropriate DD Form 1354, Transfer and Acceptance of DoD Real Property to the 126CES for records. The DD Form 1354 can be obtained from 126 CES.

j. Contractor shall provide an inventory, utilizing Microsoft Excel, of all removed systems to ASTM-E1557-09 Uniformat II, Level 4 system detail. Detail data includes **Facility Number, ID Number (if available); Equipment Type; Equipment Make; Serial Number; Model; Capacity; Manufacturer; and Location.** Contractor shall provide the government two copies of CD/DVD media with an electronic copy of the removed systems inventory as part of the final close out document package.

k. Contractor shall provide an inventory, utilizing Microsoft Excel, of newly installed systems to ASTM-E1557-09 Uniformat II, Level 4 system detail. Since section detail data can be recorded for equipment and non-equipment section types, some of the data elements may not apply to component-sections. The Contractor must provide section detail data for those data elements that do apply (see Attachment 4).

   i. Section detail data includes **Facility Number; Level 2 Group Element (System) Description; Level 3 Individual Element (Component) Description; Level 4 Sub-Element (Section) Description; Sub-Element Description; Equipment Type; Equipment Make; Serial Number; Model; Capacity; Manufacturer; Warranty Company; Warranty Expiration Date; Location; Date Manufactured; Control Type/Make** and **Year Installed**.

   ii. Contractor shall provide the government two copies of CD/DVD media with an electronic copy of the installed systems inventory as part of the final close out document package.

l. Contractor shall provide an electronic draft copy of the installed systems inventory for review and issuance of the applicable inventory **ID Number** and bar-code labels at least 30 days prior to O&M handover walk-through (conducted prior to contract close out).

m. Contractor shall, during construction, keep an accurate electronic record of as-built conditions, all variations from the contract drawings (that have been approved by the contracting officer or COR in writing in advance of any such variations - including those made because of the selection of optional materials), shall be clearly indicated. These variations shall be shown in the same general detail utilized in the initial contract drawings. The as-built drawings shall be maintained in a current condition during construction. The as-built drawings shall be furnished to the Contracting Officer and 126 CES not later than ten workdays after the final inspection date. As part of the as-built drawings a separate set of plans shall be marked-up showing areas found/known to contain asbestos.

n. Contractor shall install bar-code labels on all newly installed systems, as required. Bar-code labels must match applicable component-sections standardized on the Base.

o. All documents related to the disposal of hazardous material must be supplied to 375 CONS and 126 CES. The Contractor must obtain the proper documents from 126 CES to ensure all materials leaving Scott Air Force Base can be tracked and accounted for, in accordance with all governing laws.

p. Under the 1992 Clean Air Act, all products used in executing this project must not be related to the Class I Ozone Depleting Chemicals (ODCs) identified in Air Force Policy. The following products are considered Class I ODCs: CFC-11, CFC-12, CFC-113, CFC-114, CFC-115, Halon

1211, Halon 1301, Halon 2402, CFC-13, CFC-111, CFC-112, CFC-211, CFC-212, CFC-213, CFC-214, CFC-215, CFC-216, CFC-217, Carbon tetrachloride, and Methyl Chloroform.

q. Respondents are encouraged to prioritize the utilization of utility company energy savings incentives as a key funding mechanism for the implementation of proposed projects. These incentives should be thoroughly explored and integrated into the proposed plan to maximize cost-effectiveness and ensure alignment with energy savings measures. Demonstrating a proactive approach to leveraging these incentives will be viewed favorably during the evaluation process.

r. The awardee of this solicitation will need to determine if any components of this project are eligible for the local utility companies' energy efficiency rebate/incentive program. The awardee will be responsible for preparing and submitting the application to the utilities program. New Construction/Custom applications require a preapproval from the local utility's energy efficiency program prior to placing an order for material with a vendor. The awardee is responsible for the general rules and requirements of the local utility's EE application.

9. **FIELD CONDITIONS:**

The Contractor shall be responsible for all field measurements to accomplish work. Quantity and sizes of materials shall be determined from site visits and drawings. The Contractor shall carefully examine the entire site and building and shall make all necessary investigations to become thoroughly aware of the existing conditions and all difficulties involved in the completion of the work in accordance with the contract documents.

10. **ACCOMPLISHMENT OF WORK:**

The work areas of the existing building will be in occupied and unoccupied areas. The Contractor must ensure that all access to the existing building always remains clear for occupants and emergency access during the construction period. All temporary closures, barriers, and protective procedures shall be coordinated with the Contracting Officer. All work shall be accomplished during the standard 8-hour day, 5-day week, Monday through Friday, between the hours of 7:30 A.M. and 4:30 P.M. local time, excluding Federal Legal holidays and nonwork days resulting from holidays occurring on weekends. However, power outages shall be accomplished on weekends or 126ARW down days (calendar provided). The 126ARW has a compressed schedule and does have roughly two down days per month, typically on Fridays. Please reference the 126ARW calendar to coordinate the construction schedule to not work on scheduled down days unless required.

11. **WORK CONDITIONS:**

The Contractor shall coordinate work with the Contracting Officer, in conjunction with the User and 126 CES. The Contractor shall notify the Contracting Officer or the 126 CES inspection representative the day before he/she moves onto the work site to commence work. The Contractor shall again provide notification the day he moves back to the work site after an interruption of work of two or more days in duration. The Contractor shall also provide an original work schedule and updates if required. This schedule shall describe major work items and projected completion dates.

12. **PROTECTION OF BUILDING PROPERTY:**

The Contractor shall protect from damage all building property located in or adjacent to the building and shall repair, replace, or otherwise be held liable for all such damage. Building properties include but are not limited to, furniture, vehicles, or items of supplies. Exercise control measures of all dust and toxic fumes associated with construction operations, to prevent hazards or illness to base and Contractor personnel.

13. **CLEANUP:**

The Contractor shall cleanup each work site at the end of each workday to the satisfaction of the Contracting Officer. Upon completion of the work, all construction equipment and debris shall be removed from the site and the area shall be left in a neat and completely acceptable condition as required by the General Provisions. Contractor must always recycle materials, such as, but not limited to cardboard and paper. The Contractor will use whatever means necessary to store all recyclable materials and is responsible for turning in recyclable materials to the Base Recycling Center.

14. PATCHING AND REPAIRING:

After the work has been completed, holes, cuts, and damages made in the finished surfaces of the work site and adjacent areas shall be properly repaired and restored to match the existing finishes. Any abrasion or disfigurement of the finish work or any portion of the building where any such abrasion or disfigurement is caused by the activities of the Contractor shall be repaired and neatly refinished to match the adjacent work to the satisfaction of the Contracting Officer. Contractor shall maintain integrity of all fire walls/barriers.

15. **PRODUCTS:**

All products shall conform to their respective manufacturing and performance publications. All materials and equipment used in the work area shall be the products of manufacturers regularly engaged in the manufacture of construction products.

16. SUBMITTALS:

The Contractor shall submit for approval all items as required by other parts of these specifications. The Contracting Officer may request submittals in addition to those required by the other parts of this Statement of Work when deemed necessary to adequately describe the work. Submittals shall be made to the Contracting Officer in five (5) copies using AF Form 3000, Material Approval Submittal. In general, submittals shall be provided a minimum of thirty (30) calendar days in advance of scheduled installation to allow satisfactory time for Government review. Additionally, unless stated otherwise submissions on test results and other submissions of a similar nature shall be made within fourteen (14) calendar days after the work or test is performed. Each submittal shall be complete and in sufficient detail for ready determination of compliance with contract requirements. Submittals shall include such items as Contractor's or manufacturer's shop drawings, descriptive literature, catalog cuts, samples, certifications, installation procedures and recommendations, templates, and other descriptive literature as may be required by the Contracting Officer. Catalog cuts and other descriptive data which may have more than one model or type shall be clearly marked to show the model, type, size, and all optional or accessory equipment the Contractor proposes to install. Submittals on component items forming a

system or interrelated items shall be submitted at one time as a single submittal to demonstrate that the items have been properly coordinated and will function as a unit. Approval of submittals will not relieve the Contractor of compliance with the project drawings and specifications. Submittal items that are disapproved will be promptly corrected and resubmitted by the Contractor. No materials shall be installed until submittals are approved by the Contracting Officer. All submittals involving color selections, patterns, and other decorative architectural features shall be submitted at the same time for both interior and exterior materials.

17. **SPECIFICATIONS:**

Work shall be performed in strict accordance with these contract general specifications, as well as all applicable local, state, and national Building and Life Safety Codes, American Society for Testing and Materials (ASTM) specifications. Safety plans and procedures issues must adhere to all applicable Occupational Safety and Health Act (OSHA) regulations.

18. **PROJECT POINTS OF CONTACT:**

The project points of contact for this project are:

Contracting Specialist/Officer
MSgt Jonathan Middleton
126th Contracting Office
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Contracting Officer Representative (COR)
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Project Manager
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Construction Inspector/Manager
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