Scotts Bluff National Monument

190276 Old Oregon Trail Road, Gering, Ne, 69341

Statement of Work

Repaint & Repair Stucco

PMIS 315326

Click or tap here to enter text.

Dated: July 30, 2026

NATIONAL PARK SERVICE

2026-03-19

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DIVISION 1 SHORT FORM GENERAL REQUIREMENTS

PART 1 – GENERAL

ITEM 1 - DESCRIPTION OF WORK

1.1 Background:

Visitors Center (VC): The Visitor Center was constructed in 1935. Original building was constructed with brick, subsequent additions (Jackson wing, south tower) were constructed with sun dried adobe bricks that were covered with a Portland cement-based stucco The most recent addition (2017 theatre room, bathrooms and new entrance) feature painted brick and cementitious stucco. It is important to note this newest addition will not be addressed in this project. This project will repair approximately 200 square feet of stucco over adobe blocks, repaint approximately 2,500 square feet of stucco, remove chipped/ peeling paint and repaint approximately 1,000 square feet of brick. In addition, 240 linear feet of concrete bond beam and 240 linear feet by 30-inch-deep exposed eave are also scheduled to repaint. The VC has one door and four divided light windows to paint.

Law Enforcement Building: Constructed in 1937-38 as Ranger's residence This building has approximately 1,700 square feet of stucco scheduled to paint, as well as 180 lineal feet of 24-inch-deep exposed eaves. The south facing courtyard walls and post are scheduled to paint. Three chimneys will need stucco repair and painted, approximately 100 square feet of stucco on roof surface.

Administration Building (Admin): This building was constructed in 1958 as a second quarters building. Its construction was part of the Mission 66 program. This stucco was applied over a wood framed wall system. Admin building has approximately 1,600 square feet of stucco and 180 linear feet of 24-inch deep exposed eave.

Boundary Signs: Signs are at both the East, West boundary and at the entrance to the Visitor Center. They are similar in shape and appearance, with the exception that the entrance sign has a wooden plank sign, while the other boundary signs lettering are in set in the stucco. Signs have approximately 150 square feet of stucco. Minimal stucco repair is needed prior to paint prep. Lettering on signs is scheduled to paint, as well as wooden planking on entrance sign. NPS Arrowheads are to be protected during project.
Lead based Paint/Asbestos: Testing during 2017 Visitor Center addition returned negative for both substances at the Visitor Center for surfaces addressed in this project. No documented testing at other buildings or signs

1.2 Work Covered by the Contract Documents:

A. Project Location: Visitor Center, Law Enforcement building, Administration building, and Boundary signs.

A. Work consists of: The contractor shall field verify all conditions, square footage, measurements and quantities related to the project. Quantities and square footages listed in the contract

documents are for general reference only.

The contractor shall repair any surfaces scheduled for painting, including but not limited to repairing all substrates, patching cracks in masonry and stucco, and repairing all wooden and masonry joints. Soft, rotten, damaged, or deteriorated wood and any other substrate materials must be repaired or replaced in kind. Quantities of stucco substrate to be repaired listed by building; approximately 50 linear feet of dimensional lumber to be replaced. Final quantities to be replaced shall be determined by the contractor prior to submitting their bid. When replacement is necessary thar contractor shall use the same type of material, ensuring that the species matches if the material is wood. All replacement materials must also be of similar grade, quality, size, texture, and profile to the original. All stucco and masonry repairs are to match the existing surface and original structure. All repaired or replaced substrate materials must be installed seamlessly to maintain the historic character and to achieve a like new appearance consistent with the original construction. Review the project areas and surfaces with COR prior to commencing work to have a agreed understanding of materials to be repaired or replaced in writing.

Surface preparation, to include low pressure washing and cleaning of all exterior surfaces. Given that all buildings are historic, painted surfaces must be gently cleaned using water at a relatively low pressure prior to painting. Acceptable water pressure is equivalent to that of a garden hose with attached spray nozzle, maximum allowed pressure shall not exceed 600PSI. Contractor shall prepare substrates as required to ensure proper paint adhesion, which may include sanding and scraping surfaces where the existing paint is peeling or deteriorate.

Deteriorated caulking shall be removed and reapplied. All new caulking must match the existing color and be installed to blend seamlessly with the existing construction. All deteriorated caulking must be removed before new caulk is applied. The contractor shall provide color samples for caulking to the Contracting Officer Representative for approval.

New paint shall match the existing color for all surfaces. The contractor shall provide three color swatches for each proposed color to the COR, and the final colors for each building will be determined by the COR.

Contractors shall not paint any windows shut and shall remove storm windows when applicable. Mask all surfaces not to be painted. Do not paint on brick or stone sills

B. All work will be performed under a single contract.

C. Period of performance: Work shall be completed within 90 calendar days of the start date provided on the Notice to Proceed.

a. Clarification: The Notice to Proceed will be issued with a period of performance that is all inclusive of supply lead times, material deliveries, decommissioning, installation, anticipated average weather days for location, final commissioning, and acceptance of completed work. The contractor will be expected to provide a project schedule with adequate critical path details to ensure all work is completed within the stated calendar days from issuance of the Notice to Proceed. If weather impacts project beyond typical

average weather patterns, contractor shall provide documentation in request for additional days.

1.3 Existing Condition Protections:

A. Preservation of Historical and Archeological Fabric:
   i. The Historic and Archeological Data Preservation Act of 1974 provides for the preservation of historical and archeological data that might otherwise be lost as the result of alterations to the terrain caused by a federal or federally licensed activity or program.
   ii. IF, in connection with operations under this contract, the Contractor, subcontractors, or employees of any of them, discovers, encounters or becomes aware of any possible historical or archeological remains or data, objects or sites of cultural value on the project area, such as historical ruins, graves or grave markers, fossils, or artifacts not specifically noted within the contract. The Contractor shall immediately suspend all operations in the vicinity and continue work in other areas outside a 50 foot radius of discovery and notify the Contracting Officer immediately. When safe to do so, follow up in writing with photographs within 2 days, giving the location and nature of the findings. No objects of cultural resource value may be removed. Contracting Officer will contact other entities as required.
   iii. Where appropriate by reason of discovery, the Contracting Officer may order delays in the time of performance and/or changes in the work. If such delays and/or changes are ordered, the time of performance and contract price shall be adjusted in accordance with Changes clause.
   iv. The Contractor will be responsible for protecting the cultural resources within and adjacent to the project area from damage. In addition, the Contractor will be liable for all damage to the cultural resources caused by their actions or the actions of their agents or representatives. The Contractor shall immediately notify the Contracting Officer or their representative if any damage occurs to any cultural resource and immediately suspend work in the area in which damage has occurred until authorized to proceed.
   v. The Contractor agrees to include this language within all subcontracts.

B. The structure involved in the work of this Contract is a designated historic structure listed in the National Register of Historic Places. Every precaution shall be taken by the Contractor to prevent damage to existing historical materials, structural components of the building and to the surrounding area. Should any damage be incurred as a result of the Contractor's operations at the site, it shall be repaired, or the damaged materials replaced in kind by the Contractor to the satisfaction of the Contracting Officer at no additional expense to the Government.
C. There is no excavation required for this project.

ITEM 2 – PROTECTING EXISTING UTILITIES

2.1 Protecting Existing Utilities: Notify Contracting Officer (CO), Contracting Officer's Representative (COR) and utility companies as required to request location services prior to and to coordinate any excavation/digging operations, and/or for demolition if within Scope of Work.

2.2 Contractor shall be responsible for locating and preventing damage to known utilities on site or indoors. If contractor damage occurs, alert CO and COR as soon as safely possible, and repair utility at no additional expense to the Government. If damage occurs to an unknown utility, contact CO and COR as soon as safely possible.

2.3 Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Government or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated below:

A. Notify CO and COR not less than two business days in advance of proposed utility interruptions.

B. Hours for Utility Shutdowns: Shutdowns shall not exceed 2 to 3 hours. Temporary provisions will be needed by the Contractor for periods longer than stated allowance or if required for critical systems as determined by COR.

ITEM 3 - CONTRACTOR'S USE OF PREMISES

3.1 Conduct of Operations: At all times the contractor shall conduct his operations in conformance with the rules and regulations promulgated by the Secretary of the Interior for the National Park Service, and applicable park rules and regulations prescribed by the Park Superintendent. https://www.nps.gov/scbl/learn/management/superintendent-s-compendium.htm

A. Communications: Contractor shall provide the Contracting Officer and COR with methods of communications including land and/or cell phone numbers (note some areas of work have limited service coverage), email and in case of emergency 24-hour contact options for duration of time operations.

B. No signs or advertisements (except those specified herein and as required for safety) shall be displayed on the construction site or within the park unless approved by the Contracting Officer.

C. Smoking is not permitted within any Federal building or within 25 feet of entrances, operable windows, or outdoor air intakes.

D. Public Use of Site: Contractor shall at all times conduct operations to ensure the least inconvenience to the public. Park has a planned event July 9-10; work may not occur those dates.

3.2 On-site work hours: Work shall be generally performed during normal business working hours of 8am to 4pm., Monday through Friday, except when otherwise indicated. Work on Saturdays, Sundays, Federal holidays, early morning, or at night may not be performed without prior consent from the CO and COR. Submit requests for work outside of the stated normal business hours to the CO and COR for approval at least 48 hours in advance of the work.

The following Federal holidays are observed by the National Park Service:
New Year's Day
Inauguration Day

Martin Luther King, Jr's Birthday
Washington's Birthday
Memorial Day
Juneteenth National Independence Day
Independence Day
Labor Day
Columbus Day
Veterans Day
Thanksgiving Day
Christmas Day

- Note: Any of the above holidays falling on a Saturday will be observed on the preceding Friday; holidays falling on Sunday will be observed on the following Monday. The specific day that each holiday is recognized for each year can be found at the following site: Federal Holidays (opm.gov).

3.3 Contractor Use of Site:

A. General: Contractor shall have limited use of the site for construction operations. Limit use of premises to construction area as shown on site plan. Do not disturb portions of Project site beyond areas in which the Work is indicated.

B. Driveways and Entrances: Keep driveways, access roads, and entrances serving premises clear and available to Government, Government's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize use of driveways and entrances.

C. Do Not disturb site outside of noted disturbance area, including earthwork, and clearing of vegetation, to:

1. 10 feet beyond surface walkways

Contractor shall provide appropriate matts for equipment on turf areas to reduce soil compaction. Contractor shall remediate soil compaction as directed to do so by the CO/COR.

D. Utilities
1. General: Cost or use charges for temporary facilities shall be included in the Contract Sum as required.

2. Water Service: Water from existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations without any additional permit costs. Use resources wisely and minimize waste of water.

3. Electric Power Service: Electric power from existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations without any additional permit costs. Power may or may not meet your construction power tool requirements, provide generators if questionable. Use power in a resourceful manner and avoid excess power

waste.

4. Sanitary Operations:

a. Toilets: Contractor shall be able to use the existing park restroom facilities, specific location to be discussed during the preconstruction meeting. The restroom facilities shall be kept in immaculate condition. At the discretion of Park personnel and/or COR; contractor may lose the use of the restroom facilities if they are not kept clean and orderly. Restroom use will be a “One strike and you’re out” policy. If restroom privileges are revoked Contractor will be required to provide a toilet for contracting personnel, sufficiently lighted and ventilated toilet facilities in weatherproof, sight proof, handicap accessible (if required), sturdy enclosures with privacy locks. Coordinate with COR for approved location.

E. Security and Protection facilities:

1. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction in ways and by methods that comply with state and federal environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

2. Cleaning of Equipment: The Contractor shall ensure that prior to moving on to the Project Area, all equipment, is free of soil, seeds, vegetative matter, or other debris that could contain or hold seeds. Ensure that all equipment has been pressure washed and is free of exotic species prior to start-up of operations and moving of equipment to Project Area. Equipment shall be considered free of soil, seeds, and other debris when a visual inspection does not disclose such material. Disassembly of equipment components or specialized inspection tools are not required.

3. Tree and Plant protection is not required for this project.

4. Pest Control: Follow best practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at project completion. Perform control operations lawfully, using environmentally safe materials.

5. Temporary Enclosures: Not required.

6. Hot Work Permit: Not Required

3.4 Storage - Staging Areas:

A. Confine Storage of materials and equipment to the project staging area noted on the plans/aerial. Specific storage units shall be provided by the contractor and exact location within staging area shown in appendix A below may be discussed at the preconstruction briefing. All storage units provided by the contractor shall be in a clean and acceptable condition to the COR. Security of the materials and equipment on site is the Contractor’s responsibility.

3.5 Preservation of Natural Features:

3.6 Hauling Restrictions: Contractor shall verify and be responsible for the path accessing the site and obtaining / maintaining all local, state and federal permits/licenses associated with hauling/road requirements and dumping of materials associated with the project.

3.7 Waste Removal, Recycling, and General Housekeeping:

A. Keep project site in a neat, orderly, and safe condition at all times.

1. Contractor is responsible for providing dumpsters for waste and recycling and for removing all waste created by the project. Contractor shall recycle to the highest degree possible and empty dumpsters as necessary to avoid debris on site. Coordinate with COR for approved dumpster locations prior to commencing construction.

2. Dispose of waste materials and recycling legally outside the park. The contractor shall not use park dumpsters.

3. Address Recycling: Government goal is to salvage and recycle as much nonhazardous construction waste as possible. Use sustainable methods to the extent possible during this project, recycling material as much as possible within local means. Maintain accurate documentary records for submittal of all recycled materials used including fly ash and slag cement.

4. For all waste and recycling removals offsite, contractors shall provide estimates and/or tickets to quantify material weights and report back to the park, submit to COR for review and record filing.

3.8 Occupancy Requirements for Buildings:

A. Existing Buildings:

1. Full Government Occupancy: Government will occupy buildings that will be under construction during the entire contract period. Cooperate with Government during construction operations to minimize conflicts and facilitate Government usage. Perform the Work so as not to interfere with Government's day-to-day operations. Maintain existing exits, unless otherwise indicated. Contractor will maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from the CO or COR. Contractor will maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

B. New /Existing Buildings Unoccupied:

1. N/A

3.9 Photo Documentation:

A. Contractor must provide existing condition, progress, and completion photos. All photos shall be in focus, show maximum range of depth of field general photo and then close up detail photo as needed. Shall be in JPEG digital form and submitted preferably electronically by email or optional via CD-R Archival Gold or DVD-R Archival Gold media with printed labels and 8 mega pixels minimum within 7 days from time of taken or as approved by COR.

B. Existing Condition Images:

1. Before starting construction, take color, dated, digital images of project site and adjacent property/roads/etc. that may be impacted by construction activity/traffic. Include existing items to remain or be salvaged from different vantage points and with context for location identification.

C. Construction Progress Images:

1. Document all sub-surface work/ trenches etc. prior to backfill with photos covering enough overall field view to show location and then zoom in for details. (Locations and dimensions shall also be noted on as built drawing set.)
2. Maintain organized index for photos with date, description, etc.
3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

D. Completion Images:

1. Document all completed work within scope of work.
2. Maintain organized index for photos with date, description, etc..
3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

3.10 Fire and Life Safety:

A. As a minimum, conduct one weekly 15 minute "toolbox" safety meetings. These meetings shall be conducted by a foreman or supervisor and attended by all construction personnel at the worksite. Topics need to coincide with work scheduled for the following week. Document and submit meeting minutes to the CO and COR within one day after the meeting and document the meetings on the daily reports.

B. Comply with the requirements of NFPA 241 (Standard for Safeguarding Construction, Alteration, and Demolition Operations). Take all necessary precautions to prevent fire during construction. Provide adequate ventilation during use of volatile or noxious substances.

C. Store and handle hazardous materials in accordance with manufacturers and OSHA 29CFR1926 Subpart D requirements 1926 | Occupational Safety and Health Administration (osha.gov). Maintain readily available, on site, MSDS/Safety Data Sheets (SDS) for each chemical.

1. Immediately report all spills of hazardous materials to the CO, COR, and park.
2. Maintain a spill emergency response kit.
3. Train employees how to respond to a spill and use the emergency response kit.

3.11 Noise and Acoustics Management

A. Contractor shall not have personal radios or other media sources and they shall not be broadcast within NPS property.

B. Noise Control: Perform operations to minimize noise. Perform noise-producing work in less sensitive hours of the day or week as directed by the Contracting Officer or COR.

C. Repetitive and/or intermittent, high-level noise: Permitted only during Daytime.
   a) Do not exceed the following dB(A) limitations at 50 feet: 70 dB(A) More than 12 minutes in any hour, 80 dB(A) More than 3 minutes in any hour. 2. Maximum permissible construction equipment noise levels at 50 feet: Compressors 75 dB(A), Pneumatic Tools 80 dB(A), Pumps 75 dB(A), Saws 75 dB(A), Generators 75dB(A), Vibrators 75 dB(A) 3. Ambient Noise maximum noise levels (dB) for receiving noise area at property line shall be as follows. Residential receiving area: Daytime 65 dB Nighttime 45 dB. Commercial/Industrial receiving area: Daytime: 67 dB Nighttime: 65 dB

ITEM 4 - COMMENCEMENT, PROSECUTION, AND COMPLETION

4.1 The Contractor shall commence work in accordance with the terms and conditions of the contract. Contractor shall coordinate and incorporate long lead and delivery time items within the schedule.

ITEM 5 - EXAMINATION OF THE SITE

5.1 All bidders are urged to visit the job site and examine existing conditions before submitting bids. Contractors will be accountable for understanding existing conditions. No cost changes for items visible during site visit will be allowed.

ITEM 6 - ABBREVIATIONS

6.1 The list of abbreviations, standards and organizations which may be used in/referred within the Construction Specifications or Special Provisions, may be found linked from the listed page below. On the home page, follow the link under **"Contracting and Procurement"** labeled **"NPS Reference Standards."** https://www.nps.gov/orgs/1671/do-business-with-us.htm

ITEM 7 - ACCIDENT PREVENTION

7.1 Description: The work of this section consists of establishing and implementing an effective accident prevention program (APP) and providing a safe environment for all personnel and visitors.

7.2 Submittals:

A. Accident Prevention (Safety) Plan (APP): Submit a **site-specific** accident prevention (safety) plan. The Plan shall be written to comply with OSHA and project requirements (a generic plan is not acceptable) including but not limited to the following:

   1. Name and qualifications of responsible supervisor to carry out the program.

2. First aid and rescue procedures.
3. Training, both initial and continuing.
4. Outline of each phase of the work, the hazards associated with each major phase, and the methods proposed to provide for property protection and safety of the public, National Park Service personnel, and Contractor's employees. Identify the work included under each phase, with a Job Hazard Analysis (JHA)/Job Safety Analysis (JSA), etc. A sample JHA template may be provided upon request.
5. Planning for possible emergency situations, such as cave-ins, earthquake, explosions, fires, floods, power outages, slides, and windstorms. Such planning shall take into consideration the nature of construction, site conditions, and degree of exposure of persons and property.
6. Contractor to identify nearest location of medical facility for emergencies
7. Recognition that works will be performed in remote areas with limited communication or cell phone coverage if applicable.
8. Supplemental hazard specific plans may be required IAW 29 CFR 1926 or 1910.

B. Meeting and Inspection Reports: Safety Meetings: As a minimum, conduct 15 minute "toolbox" safety meetings. These meetings shall be conducted by a foreman and attended by all construction personnel at the worksite. Submit a report of safety meetings and inspections to CO and COR within one day after the meeting and document the meetings on the daily reports.

7.3 Qualification of Employees:

A. Ensure that employees are physically qualified to perform their assigned duties in a safe manner to include operators of vehicles and equipment. Provide operating instructions for all equipment.

B. Do not allow employees to work whose ability or alertness is impaired because of drugs, fatigue, illness, intoxication, or other conditions that may expose themselves or others to injury.

7.4 Accident Reporting: The Contractor shall report all accidents to the CO and COR as soon as safely possible and assist the CO and COR and other officials as required in the investigation of the accident.

7.5 First Aid Facilities: Provide access to facilities for the number of employees and appropriate to the hazards associated with the types of ongoing construction work at the site.

7.6 Emergency Instructions: Post telephone numbers and reporting instructions for ambulance, physician, hospital, fire department, and police in conspicuous locations at the work site.

7.7 Personal Protective Equipment (PPE): It is the Contractor's responsibility to require all those working on or visiting the site to wear necessary protective equipment at all times.

A. PPE must meet requirements of applicable ANSI standards. Selection shall conform to OSHA 29CFR 1926 Subpart E.

B. A hard hat use area shall be designated by the Contractor. The hard hat area shall be posted by the Contractor in a manner satisfactory to the Contracting Officer.

C. All PPE will be serviceable at all times. At a minimum, maintain 2 sets of PPE including hard hats and all other Accident Prevention Plan required equipment.

7.8 Hazardous Materials: It shall be the responsibility of all operators and contractors, functioning within the park to properly cleanup, mitigate and remediate if necessary, all unauthorized discharges of hazardous materials or non-hazardous chemical and biological products released from fleet and/or other support vehicles or stationary sources. Response shall be consistent with guidelines established by federal, state, and local regulations, and as outlined within the operator's Safety or Hazardous Materials Business Plan.

A. If a spill, leak, or other release occurs, the operator shall as soon as possible, without impeding cleanup, notify the local 911 Emergency Response, COR and or the National Park Service Emergency Dispatch.

ITEM 8 - PRECONSTRUCTION CONFERENCE

8.1 If the Contracting Officer decides to conduct a preconstruction conference, the successful offeror will be notified and will be required to attend. The Contracting Officer's notification will include specific details regarding the date, time, and location of the conference, any need for attendance by subcontractors, and information regarding the items to be discussed. See Item 9.1C below.

ITEM 9 - SUBMITTALS

9.1 General Contracting Submittal Procedures:

A. General: Prepare and submit submittals required by individual Technical Specification Sections. Types of submittals are indicated in individual specific sections.

1. CM-16 Transmittal Form: All submittals shall be transmitted via electronic email using National Park Service form CM-16 form. The form will be provided by the Contracting Officer. No action will be taken on a submittal item unless accompanied by the CM-16 transmittal form. Submit completed CM-16 forms to the CO and the COR

B. Submittal List: administrative required submittals are listed below in 9.1.C and does not include technical section submittal requirements included in each technical section.

C. Preconstruction Conference Submittal: Satisfactory evidence of liability insurance coverage and workman's compensation, and any applicable bonds, must be submitted within 10 calendar days of Notice of Award. The following items are to be submitted prior to the Preconstruction Conference or as specified at the CO's discretion. The timeline for the documents to be submitted will be addressed at the pre-construction conference for those items that were not received and approved prior. Notice to Proceed may not be issued, and the Contracting Officer will consider other contractual remedies if not resolved as directed. Work shall not commence until written Notice to Proceed has been issued. Contracting Officer will notify Contractor of tentative date for the Pre-Construction Conference:

1. Letter designating Project Superintendent.
2. Construction Schedule. (Must include shop drawings, procurement time including long lead time items, mobilization, trade work progression and completion at minimum.)
3. A comprehensive breakdown of the Schedule of Values.
4. Accident Prevention (Safety) Plan (see section 7 of this document).
5. A list of Subcontractors for this project.
6. Written statements from subcontractors certifying compliance with applicable labor standard clauses (SF1413).
7. Quality Control Plan.
8. Historic Preservation Treatment Plan Submitted to COR. Click or tap here to enter text.
9.

9.2 Project Submittal Process (Shop Drawings, Product Data, and Samples): Contracting Officer will provide sample cover sheet and a list of required submittals is included in each technical specification or attached at the end of this document.

A. Shop Drawings: Indicate all coordinating materials and work impacting the installation coordination, connection details, anchorage requirements, hardware locations, and installation details and locations.

1. Submit Shop Drawings according to Part 9.1 of this section to include one digital file (.PDF or .TIF) and two full size hardcopy documents to COR.

B. Product Data: Provide component construction and specification data sheets, anchorage requirements and any other product specific data.

1. Submit Product Data according to Part 9.1 of this section to include one digital file (.PDF or .TIF) to COR.

C. Samples: Submit 2 color samples 4” x 6” minimum in size for all product color selections. Paint samples shall be actual paint finish drawdown for all project colors.

1. Submit Samples CM-16 Transmittal Form according to Part 9.1 of this section to include one digital file (.PDF or .TIF) and physical samples of actual material to COR.

D. For submittals specified above, forward submittals to Contracting Officer and COR at least 15 days before need for approval (depends on length of project).

E. After approving submittals, Contracting Officer and/or COR will return one copy to the Contractor. If submittals are not approved, Contracting Officer will return all copies to Contractor with reasons for rejection. Resubmit, identifying changes. Any work done before approval shall be at Contractor's own risk.

9.3 Approved Equals: All brand names noted are subject to ‘or equal’ products. If an item in this solicitation is identified as “brand name or equal” or lists more than 1 manufacturer, the description of the proposed item must reflect the characteristics and level of quality that will satisfy the Government’s needs as demonstrated by the salient physical, functional, or performance characteristics that “equal” products must meet and/or exceed that as specified in

the solicitation or relevant specification. Contractor shall incorporate and be responsible for all collateral costs due to the or equal proposed as required to provide a complete project.

A. For each item proposed as an “approved equal,” submit supporting data, including:

1. Drawings and samples as appropriate.
2. Comparison of the characteristics of the proposed item with that specified and with the salient characteristics provided.
3. Changes required in other elements of the work because of the substitution.
4. Name, address, and telephone number of vendor.
5. Manufacturer’s literature regarding installation, operation, and maintenance, including schematics for electrical and hydraulic systems, lubrication requirements, and parts lists. Describe availability of maintenance service, and state source of replacement materials.

B. A request for approval constitutes a representation that General Contractor:

1. Has investigated and shall provide documentation in request showing that the proposed item is equal or superior in all respects to the salient characteristics specified.
2. Will meet or exceed warranties for the proposed item specified.
3. Has determined that the proposed item is compatible with interfacing items.
4. Will coordinate the installation of an approved item and make all changes required in other elements of the work because of the substitution.
5. Waives all claims for additional expenses that may be incurred as a result of the substitution.

C. Approved Equals will be evaluated and approved/disapproved during the submittal process.

9.4 Schedule of Values: Submit the Schedule of Values a minimum of one week prior to the Preconstruction Conference for COR review. Schedule of Values shall include defined work line items with cost break downs including labor, material, and equipment for COR approval.

9.5 Progress Reporting: The initial Construction Schedule and Schedule of Values are required a minimum of one week prior to the Preconstruction Conference. After the Notice to Proceed is issued and after on-site work begins, progress will be documented via daily logs and by providing an updated Construction Schedule and Schedule of Values when requested, but minimally with each pay application. Submit digital copy electronically (PDF preferred) of all required documents. Construction Schedules are normally in bar chart form and indicate estimated starting and completion dates for each part of the work. For a pay application to be reviewed and processed in a timely manner, the following information must either be submitted prior to or accompany submission of the pay application:

A. Daily/weekly progress reports during construction as part of the administration process.

B. Updated Schedule of Values: Breakdown each lump-sum item into component work activities used in the schedule, for which progress payments may be requested. The Schedule of Values will form the basis for payment. The work activities broken out within the schedule of values shall be integrated into and made a logical part of the construction baseline schedule submitted under this specification. The total costs for the component work activities shall equal the contract price for that lump-sum item. The Contracting Officer may request data to

verify accuracy of dollar values. A sample Schedule of Values format may be provided upon request.

ITEM 10 – TEMPORARY SERVICES

10.1 It is the Contractor's responsibility to provide temporary services, equipment, tools, and skilled labor as required for the chosen means and methods to perform the work in accomplishing this Contract.

ITEM 11 - PROJECT CLOSEOUT

11.1 Description: The work of this section consists of final cleanup, closeout submittals, final inspection procedures working toward Final Acceptance.

11.2 Cleaning: Remove all tools, equipment, surplus materials, and rubbish. Move attic stock to location coordinated with COR. At time of final inspection, project shall be thoroughly clean and ready for intended use. Inspector holds the right to reschedule if project is not ready for inspection.

11.3 Completion and Final Inspection: Contractor shall submit written certification of project completion and request a final inspection to the Contracting Officer and COR. The Contracting Officer or designee will make an inspection within 10 days of receipt of request or at a mutually agreeable time.

A. If the work is determined to be complete following the final inspection with minor comments, the COR will prepare and provide the Contractor a Punch List noting outstanding items to be addressed.
B. If the work is not determined to be complete following the final inspection, the Contracting Officer will notify Contractor in writing, stating reasons. Contractor, after completing the work according to the Contract Documents, shall resubmit completion and request a new final inspection. Re-inspection costs may be charged against the Contractor in accordance with the Inspection of Construction contract clause.

C. Contractor shall complete the Punch List within 30 calendar days, or a time directed by the CO.

D. Once Contractor completes all items of work on the Punch List and all contractually required items are accepted, Contracting Officer will issue Letter of Final Acceptance of Work and request the final pay application.

E. If the Contractor fails to complete the work within the time frame, the Contracting Officer may correct the work with an appropriate reduction in contract price or charge for re-inspection costs in accordance with the Inspection of Construction contract clause.

F. Disposition of any permits and warranties required by the specifications in this section.

11.4 Final Acceptance of the Work: After all punch list deficiencies have been corrected, a Letter of Final Acceptance will be issued. A Release of Claims document must be executed and submitted to the Contracting Officer before final payment can occur.

11.5 Warranties

A. Construction Warranty shall be based on date of final acceptance of the work and remain in effect for one year.

B. Provide all manufacturer warranty information of products installed organized by Division. All contact information, extent of coverage and conditions shall be clearly noted as well as date of overall final acceptance.

C. Information shall include operation and maintenance manuals for each warranted product.

ITEM 12 - DEFINITION OF CONTRACT LINE ITEMS

12.1 Summary

A. The intent of this section is to explain, in general, what is and what is not included in a contract line item, and the limits or cut off points where one item ends, and another begins.

B. If no contract line item exists for a portion of the work, include the costs in a related item.

12.2 List of Contract Line Items

A. Contract Line-Item No. 010: Repair stucco on walls and paint Visitor Center.
1. This item consists of 010: Repair stucco on walls and paint Visitor Center, excluding the 2017 addition. (Eastern side of building as noted in site pictures

B. Contract Line-Item No. 020: Repair stucco on walls and paint Law Enforcement Building, including attached courtyard wall.

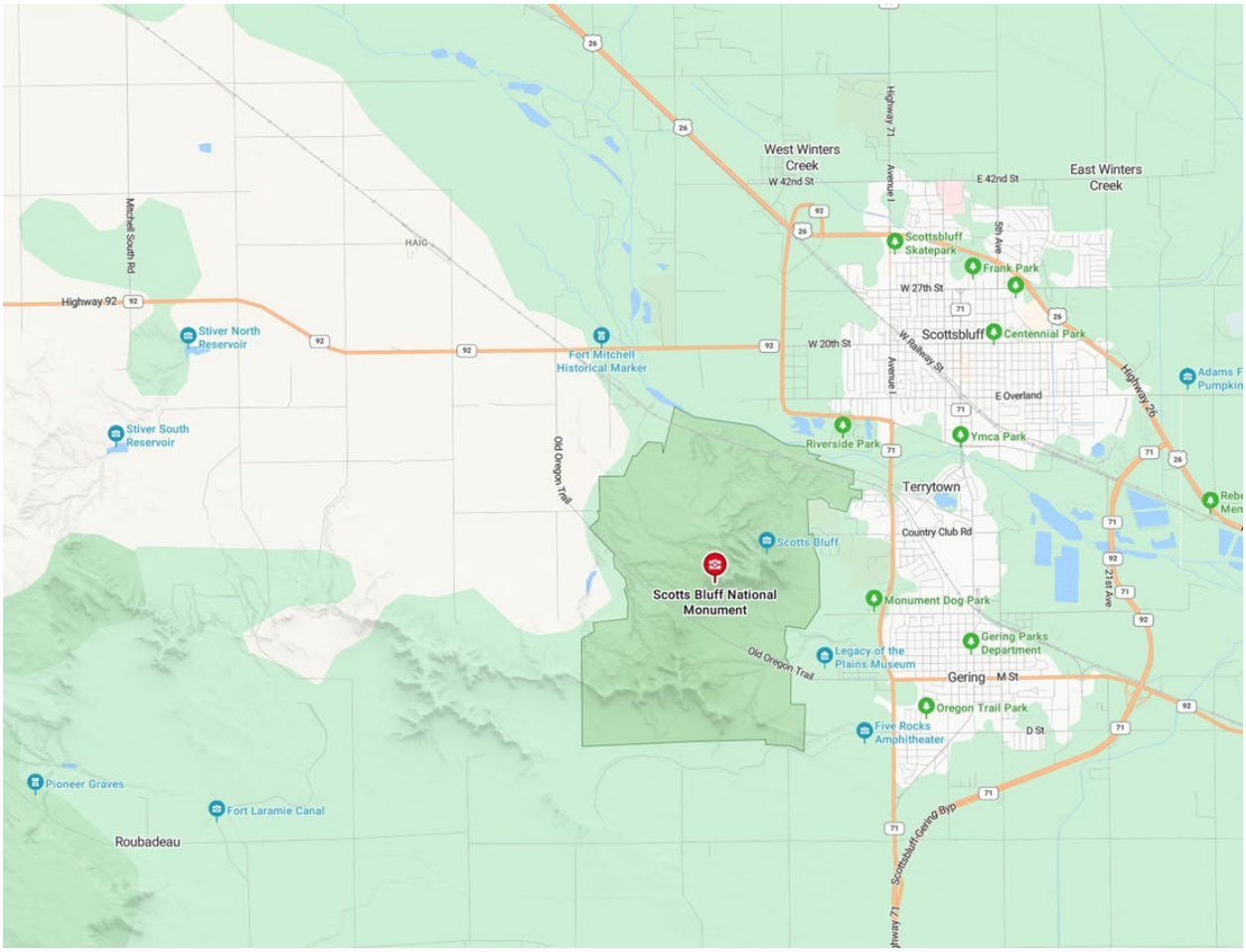
C. Contract Line-Item No. 030: Repair stucco on walls and paint Administration Building.

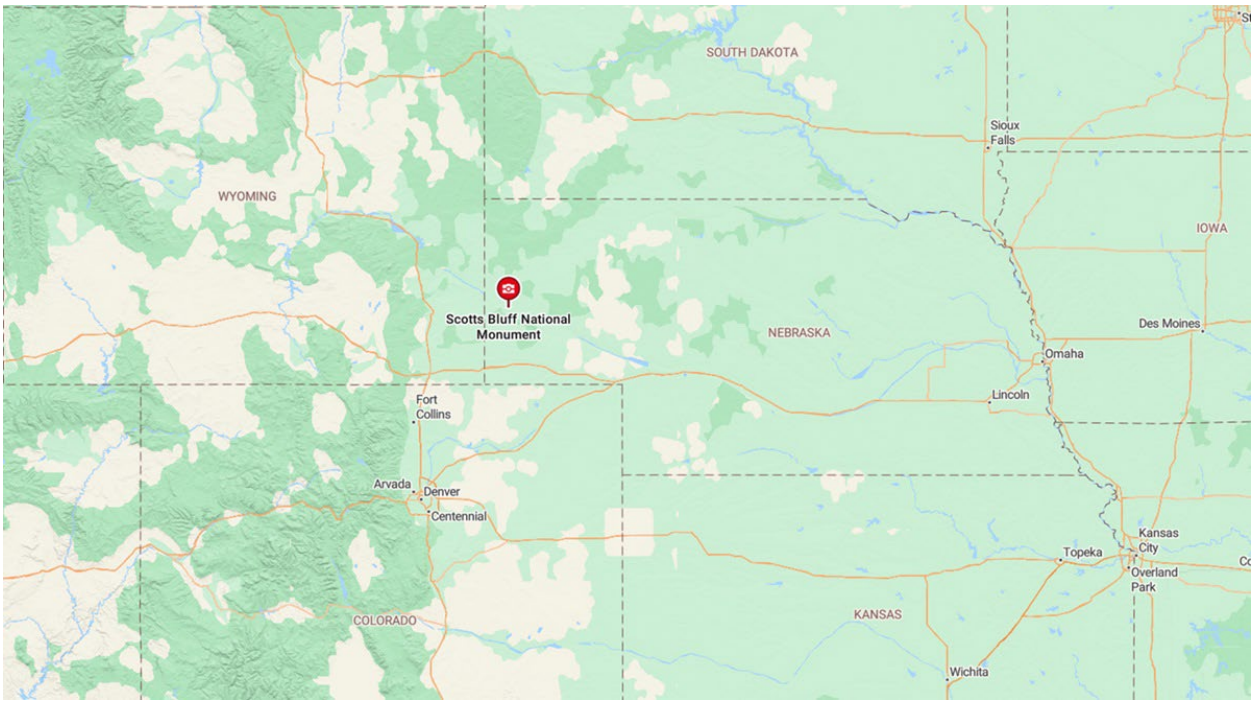
D. Contract Line-Item No. 040: Repair stucco and paint Park entrance signs.

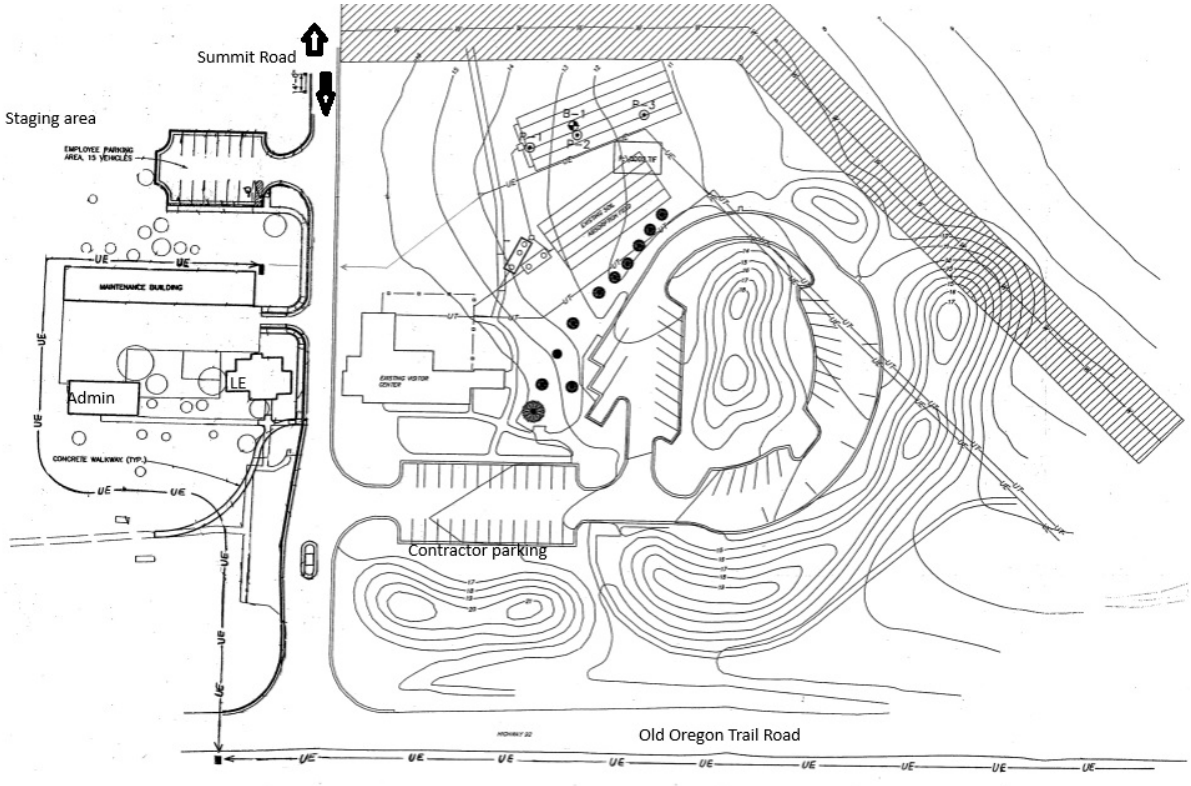
1. Payment will be made per the contract and percentage of completion level.

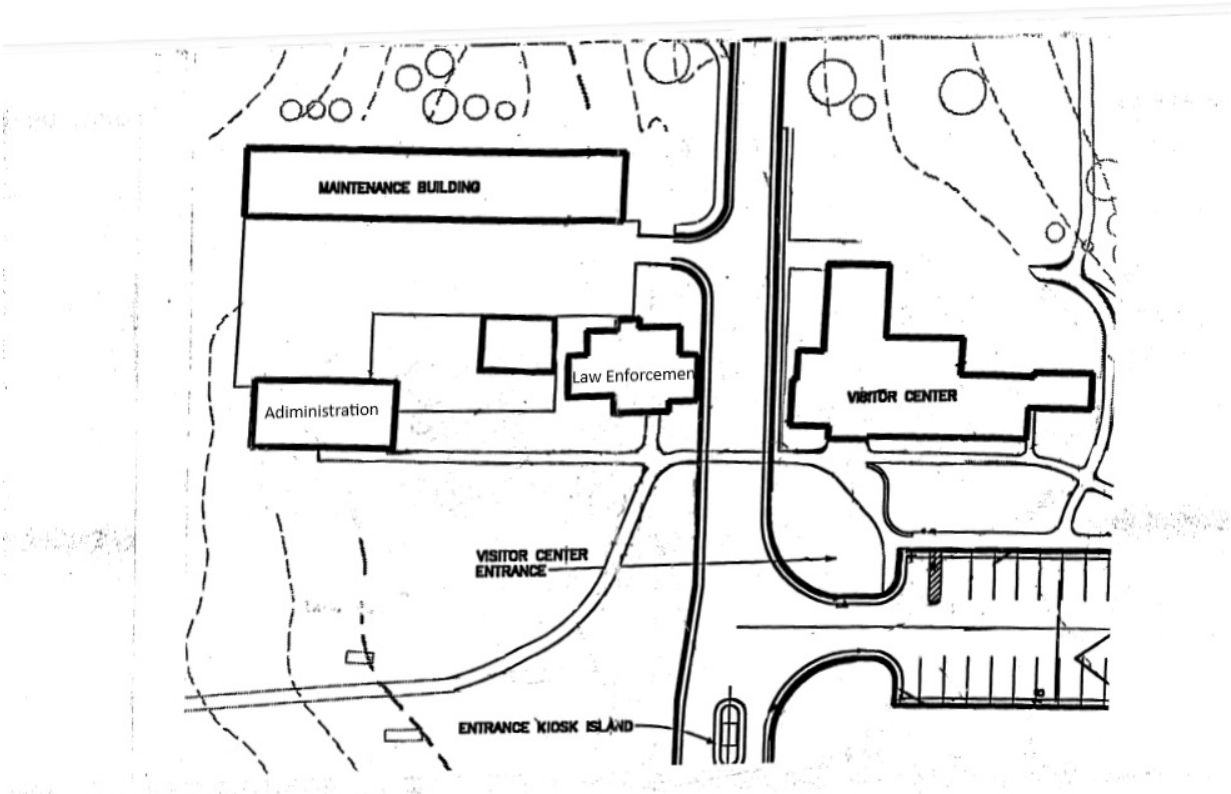
END OF SECTION

Appendix A Site Plan




SOUTH DAKOTA
Sioux Falls
WYOMING
IOWA
Scotts Bluff National Monument
NEBRASKA
Des Moines
Omaha
Lincoln
Fort Collins
Arvada
Denver
Centennial
Kansas City
Topeka
Overland Park
COLORADO
KANSAS
Wichita


Summit Road
Staging area
EMPLOYEE PARKING AREA, 15 VEHICLES
MAINTENANCE BUILDING
Admin
LE
CONCRETE WALKWAY (TYP.)
Contractor parking
Old Oregon Trail Road


MAINTENANCE BUILDING
Law Enforcemen
Adiministration
VISITOR CENTER
VISITOR CENTER ENTRANCE
ENTRANCE KIOSK ISLAND

Site plan

Appendix B Project Photos

Law Enforcement (LE) Building, East elevation

LE South elevation, inside courtyard

LE South elevation, outside courtyard

Courtyard wall, stucco over concrete block

LE South elevation, east patio

LE South elveation

Administration Building (Admin) South Elevation

Admin East elevation

Admin North elevation

Admin West elevation

Visitor Center (VC) North (Jackson) wing elevation

VC North wing paint cracking

VC West elevation, Jackson wing and tower

VC South elevation, tower

VC South elevation original entrance and original building.

VC south, paint peeling on brick (original building)

Boundary signs: West boundary

Park Entrance

East boundary