STATEMENT OF WORK (SOW)

Oklahoma Fish and Wildlife Conservation Office (OKFWCO)
Building Repairs – Roof, Chimney, Structural, and Exterior Painting

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1. PURPOSE

The purpose of this Statement of Work (SOW) is to establish the requirements for roof repairs, chimney reconstruction, vent sealing, structural floor replacement, exterior surface preparation, and painting at the Oklahoma Fish and Wildlife Conservation Office (OKFWCO) in Tishomingo, Oklahoma.

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2. SCOPE

The Contractor shall furnish all labor, materials, equipment, tools, transportation, and supervision necessary to perform the repairs detailed in this SOW. All work shall comply with applicable federal, state, and local building codes, safety standards, and U.S. Fish & Wildlife Service requirements.

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3. LOCATION

Oklahoma Fish & Wildlife Conservation Office
5700 OK Highway 7W
Tishomingo, Oklahoma 73460

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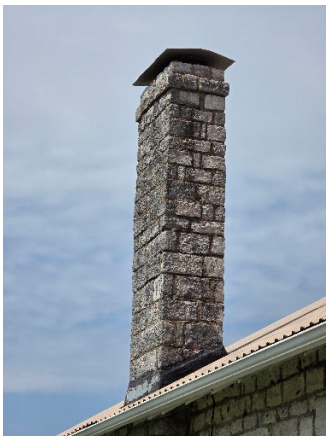
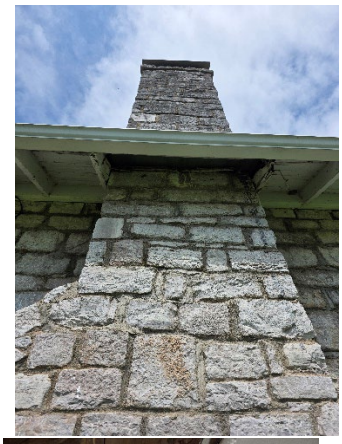
4. REQUIREMENTS

4.1 Chimney Area Roof Repairs

The Contractor shall:
• Remove existing chimney flashing and any deteriorated or rotted wood beneath or surrounding the chimney. Chimney approximate size 1.5ft x 3.5ft
• Remove U-panel roofing sheets as required to gain access to the work area.
• Inspect underlying roof deck boards for damage or decay.

– Replacement of any boards not identified during initial inspection may require a contract modification.
• Splice new rafter tails to existing rafters as needed.
• Install new deck boards beneath exterior chimney areas where decking is missing or deteriorated.
• Fabricate and install a custom-fit metal chimney pan.
• Install complete flashing details around the chimney to ensure a watertight seal.
• Reinstall U-panel roofing sheets, modifying as necessary to integrate with new chimney components.

4.2 Roof Vent Repairs

The Contractor shall:
• Inspect and seal all leaks around two roof vents. (Potential issues in 4ft x 4ft area around vents.)
• Remove and replace deteriorated or rotted materials if identified.

4.3 Floor Repairs – Office 1 (Basement)

The Contractor shall:
• Inspect the northwest corner of Office 1 in the basement for structural deterioration. (Potential issue in 7ft x 12ft arear in NW corner of office 1)
• Remove damaged or rotten subfloor, floor joists, rim joist, and sill plate.
• Replace all deteriorated components with new materials equivalent to or exceeding existing load-bearing capacity.

4.4 Exterior Surface Preparation

The Contractor shall:
• Prepare all windows, doors and wood exterior including front and rear facing exterior wood

surfaces, porch ceilings, and rafter ends and underside of exposed roof for painting. Total of 2 doors 11 ground floor windows, 2 attic windows, and 4 basement windows

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4.5 Exterior Painting

The Contractor shall:
• Apply white exterior-grade paint to all wood surfaces on the building.
• Ensure proper surface preparation, priming (if required), and application per manufacturer specifications.
• Provide uniform, consistent finish free of drips, voids, or overspray.

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5. MATERIALS

Required materials include, but are not limited to:
• Flashing materials
• Sealants
• Lumber for rafter tails, deck board replacement, fascia, soffit, and other structural repairs
• Exterior-grade white paint
• Fasteners and hardware appropriate for roofing, structural, and exterior finishing work

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6. WORK SCHEDULE

The Contractor shall provide a work schedule for Government approval prior to starting work. Work shall be completed during normal business hours unless otherwise approved.

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7. CONTRACTOR RESPONSIBILITIES

The Contractor shall:
• Ensure all workers comply with OSHA safety requirements.
• Protect Government property from damage.
• Keep work areas clean and remove debris daily.
• Coordinate with the Government point of contact (POC) to minimize disruption to office operations.

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8. GOVERNMENT RESPONSIBILITIES

The Government will:
• Provide access to the building and work areas.
• Identify any mission-critical scheduling restrictions.
• Review and approve submittals, schedules, and modifications.

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9. INSPECTION & ACCEPTANCE

Government personnel will inspect all work for compliance with this SOW. The Contractor shall correct any deficiencies at no additional cost.

10. WARRANTY

The Contractor shall provide a minimum one-year warranty on workmanship and installed materials unless manufacturer warranties exceed this period.