STATEMENT OF WORK (SOW)

Organization: First Air Force, Detachment 3

Project Title: Mold Abatement, Remediation Services, and Ceiling Repair, B559

Date: 06/17/2026

GENERAL:

The work covered by this contract shall consist of, but is not limited to, the furnishing of all labor, services, tools, materials, equipment, transportation, supervision and all miscellaneous requirements needed to perform all operations in conjunction with the effort to accomplish the SOW below. The vendor shall have current certifications in mold abatement and remediation. The project shall be completed in accordance with industry and conformance standards, applicable safety regulations, Government contract specifications and this SOW. Upon completion of mold remediation and cleaning following industry standards, all surfaces abated shall be wiped with an EPA-registered disinfectant and coated with a mold inhibitor. A mold protocol will be prepared for your review and will be available prior to commencement of the work. Contractor shall provide a project schedule indicating the beginning of all work activities and the anticipated completion dates.

1) **Place of Performance:**
First Air Force, Detachment 3
Building 559
740 O'Malley Road
Patrick SFB, FL

2) **Description of Work:** The contractor shall provide all labor, materials, tools, and equipment necessary to perform the mold mitigation and remediation services detailed below. The total area of performance is approximately 14,400 square feet.

Work shall include, at a minimum, the following:

- Steam cleaning and deodorizing all carpet and tile flooring.
- Utilization of appropriate cleaning chemicals for all required cleaning tasks.
- HVAC System Decontamination: Perform a comprehensive inspection and source removal cleaning of the entire HVAC system. This includes placing the system under negative pressure with high-powered HEPA-filtered vacuum equipment while dislodging debris with mechanical agitation tools (air whips, brushes, compressed air). All components, including supply/return ductwork, air handler units, coils, drain pans, and registers, shall be cleaned.
- Fine Particle and Surface Cleaning: Perform BASIC HEPA vacuuming on all surfaces, including desks and furniture, to remove dust, mold spores, and microbial debris. Utilize EPA-approved antimicrobial solutions for damp wiping of hard, nonporous surfaces.
- Work shall be performed in such a way to minimize the impact on any user, building occupants, and patients, and will minimize the amount of construction dust outside of the

work areas.

- Contractor shall be responsible for daily cleaning and disposal of construction debris.
- Post-Remediation Verification: Conduct air testing and moisture level checks in the remediated areas prior to any build-back to ensure a normal fungal ecology has been restored.
- Work shall be coordinated with the Facility Manager.

3) **Preconstruction Submittals**:
   1. Accident Prevention Plan
   2. Certification of Workforce
   3. Cleaning Products
   4. Equipment Storage Area
   5. Project Schedule
   6. Project Superintendent Contract Information
   7. Waste Disposal Facility

4) **Period of Performance:** All contractor work shall be accomplished within 60 calendar days, including any time for shipping and handling of equipment.

5) **Operational Coverage**: Normal Business hours are from 8:00am to 4:30pm, Monday through Friday (excluding federal holidays). These dates include New Year's Day, Martin Luther King's Birthday, Presidents Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving, Christmas and any other day specifically declared by the President of the United States to be a national holiday.

6) **Notification Responsibilities:** The Contractor shall notify the Contracting Officer via phone or e-mail, a minimum of 24 hours in advance of: (a) initially starting work or starting work after a multi-workday pause, (b) ceasing work for a multi-workday pause, and (c) deliveries of major materials or equipment.

7) **Utility Outage Request:** Contractor shall request utility outages at least 7 calendar days in advance through the Contracting Officer. There could be utility outages associated with cleaning of the air handler unit.

8) **Contractor Qualifications:** Contractor shall be a vendor who has the expertise and knowledge, and regularly engaged in the containment, remediation, demolition and abatement of mold. The contractor shall possess and provide all the necessary supervision, labor, materials, equipment, human capital, licenses, certifications, inventory, tools, and resources to successfully and skillfully execute this contract in accordance with the terms and conditions herein. Contractors shall provide proof of qualifications, insurance, Occupational Safety and Health Administration (OSHA) certifications, and any applicable State certifications as required by law. Supervisory job foreman personnel shall consist of a qualified competent person as defined by OSHA in the construction standards. The competent person shall have completed OSHA, mold abatement and remediation training, have met all training requirements and have all required and current

documentation as such.

9) **General Requirements on Mold-containing Materials:** Prior to initiating work involving mold abatement, PPE determination and health issues related to potential mold exposure will be addressed to the Safety Office and the Contracting Officer. Protection of the health and safety of workers responsible for mold abatement will include at a minimum, the following: awareness training, including health effects associated with mold exposure; assignment of individual responsibility for required activities; selection and use of appropriate respiratory protection equipment; instruction in the care and use of respiratory protection equipment; and medical evaluation to determine the appropriate work assignments. The contractor shall be responsible for implementing steps for infection control, inclusive of the use of walk-off mats and floor to ceiling containment.

10) **Warning Signs and Labels**: Work areas in which there is a presence of mold shall be clearly marked. Signs shall be created and posted in accordance with USEPA worker protection regulations in 29 CFR 1910.29.

11) **Dumpster Requirements:** The contractor shall coordinate as necessary with the Contracting Officer for placement of contractor-provided waste bins/dumpsters. The Base Civil Engineer Inspector will assist contractor with dumpster placement request.

12) **Disposal of Waste Material:** The contractor is responsible for providing a dumpster for waste materials. Any dust and debris accumulated in the corridors along the transportation route must be minimized by removal as soon as feasibly possible to reduce tracking of mold contaminated sheetrock dust into other areas of the building. A designated travel route for the daily removal and clean-up will be reviewed during the site visit. Contractor shall provide copies of waste tickets from the disposal facility.

13) **Contractor Storage:** An on-site open and/or closed storage area for Contractor project material may be designated and set aside by the Contracting Officer. Security of the storage area and project materials shall be the responsibility of the Contractor. The Contractor shall keep the storage area neat, orderly and clear of all debris. The Contractor shall not allow trash or other debris to be scattered from their area by wind or other means. All storage areas will be kept clear of trash and building material debris.

14) **Electrical Service and Communications Facilities:** The Contractor shall not disturb electrical and/or communications facilities and wiring. Where such facilities require removal for accomplishment of the task, the Contractor shall notify the Contracting Officer at least 7 days in advance of the requirement, for the accomplishment of such removals by the Government. The Contractor shall allow the telephone company and communication personnel access to the systems required. If damage by construction activities occurs, the Contractor shall restore service within 24-hours with no cost to the government.

15) **Fire Protection Requirement:** Protect all fire alarm/fire suppression system components from damage during the project. If assistance is required due to proximity to/affecting the systems notify the Contracting Officer for support. If any fire suppression system components

are removed, a documented review of the fire alarm system is required with all parties present prior to project start and at completion of project.

16) **Security and Installation Access Requirements**: The contractor and all employees must comply with all installation access requirements as prescribed by DAFFARS 5352.242-9000, AFI 31-218, and DoDM 5200.08v3_AFMAN31-101v3. The contractor shall submit a written request for base access on company letterhead to the Contracting Officer, listing all personnel requiring access. All contractor personnel must obtain appropriate identification and vehicle passes and comply with all base traffic laws and security protocols, including vehicle inspections.

17) **Controlled/Restricted Areas**: If work under this contract requires unescorted entry to controlled or restricted areas, the contractor shall comply with DAFI 31-101, Integrated Defense, and DoDM5200.02_DAFMAN 16-1405, Air Force Personnel Security Program.

18) **Traffic Laws**: The contractor and their employees shall comply with base traffic regulations set forth in AFI 31-218, Motor Vehicle Traffic Supervision and DoDM5200.08v3_AFMAN31-101v3, Installation Perimeter Access Control. Personnel in violation may be issued a Central Violations Bureau Form 1805 traffic ticket. For Patrick Space Force Base Access, the contractor will use the Commercial Vehicle Inspection Gate located at State Road A1A and Forecast Lane. The Gate is open Monday thru Friday, 0600 to 1700, and Saturday, 0600 thru 1200.

19) **Acceptance Inspection:** Request a final acceptance after work has been completed in accordance with contract documents, punchlist items are completed, and closeout documents have been approved. Request the final acceptance inspection seven calendar days in advance to enable scheduling with SLD 45 stakeholders. Phased acceptance inspections can be considered as cleaning milestones are achieved to minimize project delays due to the nature of mold remediation type work objectives.

20) **Closeout Submittals:** Submit the following documents to the Contracting Officer at project closeout.
    - Post-Remediation Verification Test Report
    - Warranty/Guarantee Letter
    - Solid Waste Disposal Report from Disposal Facility
    - Copy of Final Payment Invoice