STATEMENT OF WORK

PINE RIDGE HOSPITAL ROOF REPLACEMENT

INDIAN HEALTH SERVICE

PINE RIDGE HOSPITAL

PINE RIDGE, SD

3 August 2026

STATEMENT OF WORK

Pine Ridge Hospital Roof Replacement
Pine Ridge Service Unit
Pine Ridge, SD

1. Project Description

A. Title: Pine Ridge Hospital Roof Replacement

B. Location: This project is at the Pine Ridge Hospital, in Pine Ridge, SD.

C. Period of Performance: 180 calendar days from Notice to Proceed.

D. Description: The project defined within this Scope of Work is the installation of a new PVC membrane roof assembly over the original hospital building including Replacing insulation and impact board. Approximately 73,400 S.F. roof insulation and membrane will be removed and replaced. Contractor shall install products following all manufacturers' specifications.

E. Background: The roof over the original hospital building is past its expected life. Substantial patching has occurred within the last 5 years to address numerous leaks throughout the facility. Pine Ridge receives severe hail and windstorms frequently which have also contributed to the degradation of the existing membrane roof. Saturation of the insulation has also been identified, and severe pooling of water indicates drainage issues. The roof over area J expansion and the emergency department expansion are not part of this roofing project and are marked out of scope in Appendix A. The existing roof product is a PVC membrane branded "Duro-Last"

F. Related Documents

1. This SOW and any other standard government or IHS documents are included and considered a part of this contract.
2. IHS Architecture and Engineering Design Manual – 2025
3. FGI 2018 – Healthcare Facility Design Guide
4. NFPA 101 Life Safety Code – 2012
5. NFPA 70 National Electric Code (NEC)
6. ASHRAE 170
7. ASHRAE Fundamentals Handbook 2017
8. NFPA 99 Healthcare Facilities Codebook, 2012
9. IECC 2021 International Energy Conservation Code

G. Common Acronyms or Definitions

1. IHS – Indian Health Service
2. CMS – Centers for Medicare & Medicaid Services
3. PR – Pine Ridge
4. BAS – Building Automation System
5. Metasys – Name of the existing BAS

6. CO – Contracting Officer
7. COR – Contracting Officer's Representative
8. PM – Project Manager
9. IGCE – Independent Government Cost Estimate
10. BIM – Building Information Model
11. LOD – Level of Design
12. CAD – Computer Aided Design
13. RFI – Request For Information

2. **Scope of Work (SOW)** The scope of this project includes all demo, new installation, and clean up for installation of the products described below. The standard to follow is IECC 2021 and the hospital is in zone 6A which requires a minimum R30 insulation on the roof. Core samples were taken of the roof and the thinnest portions of insulation were just below R30. See original roof drain and insulation plans found in Appendix B and C. This project shall address approximately 73,400 square feet of the roof seen in Appendix A including the roof on the maintenance garage. The new roof assembly shall include new polyisocyanurate continuous insulation and impact board in addition to the PVC membrane roof.

The contractor shall provide all engineering, design, material, labor, equipment and supervision required to accomplish the following:

A. **Demolition:** Contractor shall remove existing membrane roof over the original hospital. This includes the existing Duro-last membrane, EDPM membrane, and the polyisocyanurate insulation. This area can be seen in Appendix A. All components on the roof such as electrical components shall be removed and saved for reinstallation while roof is being installed. Remove flashing on parapets. The solar panels and its appurtenances shall be disposed of by the contractor and not re-installed.

B. **Warranty:** Provide a 1-year labor and material warranty at no additional cost to the government which provides for the repair of all work and equipment that was provided under this scope of work. The contractor must also provide a minimum 15-year no dollar limit labor and material warranty for the PVC membrane roof system installation due to any installation or material defects. A severe hail rating and 90mph wind warranty shall also apply.

C. **Electrical:** The contractor shall remove all electrical components on the roof as required by membrane installation. Re-install all components removed to existing condition. This will include solar panels that can be seen in Appendix A, lightning protection, etc.

D. **Plumbing:** All vent caps that must be removed from the roof are to be replaced with new vent caps and installed per IPC. New drain inserts shall be provided and installed by the contractor.

E. **Thermal and Moisture Protection:** Polyisocyanurate insulation shall be installed under the deck board and fastened. The insulation shall be installed and thickness varied to slope 1/4" per foot towards existing drains and ½" per foot on cricket runs. The minimum insulation value at any point on the roof shall be R30. New 60 mil thick PVC continuous roofing membrane that is compatible with roofing membrane over J-wing shall be installed over 73,400 square feet of the original hospital footprint indicated by aerial marked up Appendix A. The new PVC membrane must not void warranty with existing roofing membrane not in scope of this project. Cover board shall be installed under the

membrane over top of the continuous insulation to to give the roof assembly a severe hail raiting. Remove existing parapet flashing and install new for all portions of roof in this project. Any exposed roof on a given day of construction is to be covered after that day's work to prevent damage to the hospital and its contents due to weather. Temporary roof covering of any type is not acceptable. If any portion of the roof is to be removed, it must be replaced fully by end of work shift. Health Care is the priority and any potential risk to the building or its occupants due to leaks is to be cautiously avoided during construction. The entire roofing system over the area of the roof seen in Appendix A shall be replaced new, this includes all roof system components such as parapet, roof vents, etc.

F. **Clean Up:** Jobsite shall be cleaned daily and must comply with the Infection Control & Safety Officer's requirements given with the ICRA and PRCA. The construction areas involved shall be free of any debris, rubbish and left-over material scraps upon completion of the project. Trash receptacles used for the collection of this debris and their removal from the project site shall be provided by the contractor. The site will be inspected by the engineer prior to final payment to ensure the sites return to their original condition prior to construction.

G. **Site Restoration:** The construction site shall be free of any materials, debris and/or rubbish. The contractor will be responsible for the removal of this debris and must restore the site to its original condition as approved by the project engineer. Photos are to be taken before construction begins for documentation of the site's original condition by the contractor.

H. **Addition Facility Requirements:** Contractor shall comply with the requirements of the hospital's Facility Manager, Infection Control Officer and Safety Officer. These requirements will be laid out during the pre-construction meeting and will include providing a separate negatively pressurized workspace, vented to the outside. Other permits and requirements will be given after the pre-construction meeting and the ICRA and PRCA assessments are completed.

3. Period of Performance.

A. The Work will be substantially completed within *one hundred eighty (180) calendar days* after the Notice To Proceed.

4. Submittals

A. Submittals or shop drawings shall be submitted for the following items and shall be delivered electronically to the COR or designated PM for final approval before ordering any new material or equipment.

1. Roof membrane
2. Coverboard
3. Membrane replacement strategy and timeline
4. Insulation
5. Flashing
6. Vent Caps

5. Schedule/Meetings

A. Pre-Bid onsite meetings can be scheduled with the CO and COR.

B. The general contractor shall submit a detailed schedule to the COR for approval within (14) calendar days of the award.

C. Pre-Construction Meeting: One Pre-Construction meeting shall be conducted prior to the start of the construction of the contract.

D. Progress Meetings: Progress meetings shall be conducted at regular intervals as merited by the progress of the work.

E. Substantial Completion: One substantial completion meeting shall be held following notification of the COR by the General Contractor that the project is Substantially Complete.

F. Final Completion: One final completion meeting shall be held following determination that the project is complete.

6. Miscellaneous

A. **Occupancy of Government Facilities.** The contractor shall be responsible for properly informing the COR of any condition which would jeopardize the building or its contents, such as loss of heat, air conditioning, danger of pipes freezing, loss of electrical power, water, sewer or loss of building security.

B. **Correspondence**. All correspondence shall be addressed to the COR. Each letter, document, etc., contains the following information:

1. Date
2. Project Numbers, Contract Number, Delivery Order Number and Service Unit Name/Location.
3. Name of those who were sent copies.

C. **Superintendent**. The prime contractor shall have an onsite superintendent for this project while any and all work is being performed unless prior approval is granted from the COR.

D. **Tribal Requirements.**

1. The Contractor and all subcontractors engaging in work on the Pine Ridge Indian Reservation will be required to comply with the Indian preference and Indian preference program requirements administered by the Oglala Sioux Tribe Tribal Employment Rights Office (TERO).
2. Before commencing work, contractors and sub-contractors are required to submit an acceptable "Compliance Agreement" to the TERO office. Copies of this form can be obtained from the TERO office. Typical requirements of TERO include a fee of 4% on the total contract price, and submission of weekly certified payroll reports to TERO.
3. Additionally, the rules and regulations of the TERO Ordinance require that no person who is not a local Indian shall be employed by a covered employer until a work permit has been obtained for them from TERO. The annual work permit fee for each employee is $250.00.
4. Contractors are strongly encouraged to contact the TERO office at (605) 867-5167 for an explanation of tribal requirements. Other fees may apply.

E. **Construction Materials and Storage**

1. All materials shall be stored and handled according to the manufacturers' recommendations.
2. **All materials shall be submitted to the COR prior to ordering, for approval by the project engineer.**

3. The contractor(s) shall be present and on site to receive all construction material, equipment, or products. IHS staff will not be present, responsible, nor receive, or provide any type of offloading equipment for construction materials, products, or equipment. It is solely the contractor(s) responsibility to properly receive any and all construction equipment, products, and materials on site.

4. The contractor(s) shall provide their own means of storing any and all construction materials, products, or equipment required for installation. IHS staff will not be responsible or provide any means of storing construction material, products, or equipment before or during construction. All material, products, or equipment remain the contractor(s) property until the project has been deemed substantially completed by all parties.

F. **Hours Of Operation**

1. The project shall start after award and receipt of the Notice to Proceed
2. The work hours shall be 8:00am – 5:00pm, Monday – Friday. Weekends and after-hours work may be available upon request.

7. Payments to the Contractor

1. The Government will pay the Contractor a fixed price, as indicated below, which will constitute full compensation for all Contractor professional and incidental services, travel expenses, and materials necessary to furnish complete project as required and specified in this SOW.
2. Progress payments will be paid following acceptance by the Government of that particular schedule item and a properly submitted and approved invoice.

8. Closeout Documents

The Contractor shall submit one hard copy set of all final, installed submittal items, accessories, and all installation/operation/maintenance documents to the facility manager/engineer. The final installed submittal package and O&M shall also be sent electronically to the COR and/or PM.

Appendix A - Roof Aerial

Appendix B - A2.3 Hospital Roof Plan

Appendix C – P2.4 Roof Plumbing Plans

Appendix D – Building Sections