

DIVISION 01 – GENERAL REQUIREMENTS

SECTION 01 10 01 – STATEMENT OF WORK FOR DESIGN-BUILD

PART 1 - INTRODUCTION

1.01 SOLICITATION

The *19th Contracting Squadron* is soliciting a proposal for the design and construction of NKAK22-1076 Repair (SUS) Airmen Dormitory B718 at Little Rock AFB, Arkansas.

1.02 DESIGN-BUILD FIRM SERVICES

The *Design-Build Firm* shall perform all necessary studies, meetings, analyses, design, coordination, Schematic Design, Design Development, Specifications, preparation of contract documents, and total construction for the project. The facility shall be sited in the general location as shown on the provided location map. The design shall include all related items as required to safely accomplish all necessary work.

(Note: Design Build Firm and Contractor are used interchangeably)

1.03 DESIGN-BUILD FIRM AE SERVICES

The *Design-Build Firm* shall have an architectural & engineering staff within the firm and/or shall partner with or have a direct relationship with a professional architect/engineer firm (AE) who shall furnish all services, materials, supplies, and supervision required to fully investigate and design this project. The survey and design of architectural and engineering features of the work shall be accomplished by the appropriate licensed design professional(s) who are experienced in the design of those systems. The final drawings and specifications shall be stamped and signed by the registered professional architect(s) and registered professional engineer(s) responsible for the design in their respective area of expertise and, if applicable, a principal of the firm registered in architecture and/or engineering as applicable.

1.04 ARCHITECT-ENGINEER SERVICES

The *Design-Build Firm* shall provide licensed design professional architectural and engineering services throughout the design and construction process. The *Design-Build Firm* shall provide all services, materials, supplies, and supervision required to prepare any change orders and provide office quality control inspection services for the duration of the construction phase of the project.

1.05 PERMITS

The *Design-Build Firm* and/or the licensed design professional architect/engineer of record shall be responsible for obtaining all necessary permits/approvals from the Arkansas Department of Health & Human Services (ADHHS), Arkansas Department of Environmental Quality (DEQ) and the City of Jacksonville. As well as provide a Health & Safety Plan in accordance to DEQ.

1.06 COMPLETE AND USABLE

- A. The *Design-Build Firm* shall provide a design for a complete and usable facility within the negotiated and accepted contract construction cost and meeting all requirements of this statement of work. The *Government* will not accept requests for additional funds except for changes in project scope, unforeseen site conditions (such as rock removal) or as directed by the *Contracting Officer*. The Design-Build Firm shall be financially and

technically responsible for resolving any design errors or omissions in its design products.

- B. Neither the *Government's* review, approval or acceptance of, nor payment for, the services required under this contract shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract, and the *Design-Build Firm* shall be and remain liable to the *Government* in accordance with applicable law for all damages to the *Government* caused by the *Design Build Firm's* negligent performance of any of the services furnished under this contract.

PART 2 - TECHNICAL DESCRIPTION OF PROJECT

2.01 GENERAL

- A. The Design-Build Firm is required to provide all services necessary for the design and construction of this project.
- B. The purpose of this project is to design, renovate, and construct additions to Building 718 (approx. 25,915 square feet) to provide a renovated three-story residential housing facility termed an Airmen Dormitory.
- C. The Design-Build Firm shall be responsible for any surveys, excavations, soil borings, soil analyses, chemical tests, laboratory tests, pressure tests, electrical tests, corrosion and cathodic protection tests, asbestos and lead-based paint surveys, and any other tests required for a complete design and construction of this project.
1. The Design-Build firm shall accomplish an asbestos survey and abatement prior to construction.
2. The Design Build firm shall accomplish a Lead Based Paint (LBP) survey prior to construction.
- D. The Design-Build Firm shall be responsible for locating all utilities in the area of construction, and for accommodating or modifying them, as required for the construction of this project.
- E. Prior to bidding the project the Design-Build Firm should become familiar with pertinent UFGS specifications and the 19th CES ARCHITECTURAL/ CIVIL/ ELECTRICAL/ MECHANICAL/ STRUCTURAL DESIGN CRITERIA AND EXPECTATIONS and USAF Unaccompanied Housing Design Guide
- F. The Design-Build Firm shall complete the Project Schedule Form located at the end of this Statement of Work indicating the number of calendar days anticipated to meet each milestone and provide as a deliverable at the Post-Award/Pre-Design Meeting with 19CONS and 19CES.

The Design Build Firm shall ensure the quality control personnel and key staff are consistent with 01 11 00 "Summary of Work" paragraph 1.06 and 1.07 shown below (page 30-31).

2.02 DESCRIPTION

- A. The Design-Build Firm shall provide all plant, labor, material, equipment, general conditions, etc. as outlined in the Statement of Work as follows:

NOTE: Anything designed and installed inside the existing footprint or that is related to the existing building systems (i.e. to include but not limited to the new sewer trunk line and new sewer main line to the existing manhole, and new electrical to the transformer, etc.) will be bid as repair and be shown in the bid schedule in the first entry as "Repair". Anything

designed and installed outside the original footprint of the existing building that is related to new footprint (i.e. exterior corridors, foundations, steel structure, and that portion of lower sloped roof) will be bid as "Construction" and will be shown on the second line in the bid schedule. The Design fee for Repair will be a separate line item in the bid schedule. The Design fee for Construction will be a separate line item in the bid schedule.

1. Design services for all renovation and addition of the Airmen Dormitory.
2. Renovate the interior of the existing building to meet the required functions of the Airmen Dormitory according to the SOW.
3. Construct a new steel and concrete structure with integral (new roof) as an exterior corridor system at each floor level. The new exterior corridors will connect to new egress stair towers. Dry standpipes for firefighting will be provided in each egress stair tower. There will be new exterior block and brick wall infill, new interior slab infill at the first floor where the existing one story Mechanical and Laundry rooms (one story building projection) are to be removed. There will be new concrete walkways to connect to existing walks, and new concrete steps at each of the stair towers, a new concrete accessible ramp at the main entry, and site work on the north and west side of the building to prevent water ponding.
4. The interior remodel will consist of asbestos abatement, lead paint abatement, mold remediation, all new interior stud walls, finishes, fixtures, equipment, accessories, and shall have 76 one bedroom units with a private bathroom. The private bathroom is in both the typical room type and the accessible room type according to the Unaccompanied Housing Guide and all related UFC's from the WBDG.
5. Install a new hipped and vented standing seam metal roof system including new metal trusses, over the existing buildings concrete deck that will extend out and or connect with a new vented standing seam metal roof overbuild system designed for the new exterior corridor system and egress stair towers
 - a. The Design-Build firm shall remove all combustible materials from the roof.
6. Provide a unit price to provide rock removal in CY. **CLIN 0005**
7. The Contractor shall provide seismic evaluation and reinforcement for Building 718. **CLIN 0004**
- B. The image below designates where Building 718 is located.



2.03 DEMOLITION

A. GENERAL

1. Demolition shall be limited to that which is required to achieve the primary goal as specified in paragraph 2.01 and 2.02. Report and remove required materials to renovate Building 718 to house the functions of the newly renovated Airmen Dormitory B 718.
2. The DESIGN-BUILD Firm shall contact LRAFB Recycling Center for list of items that can be recycled on LRAFB. The DESIGN-BUILD Firm shall recycle the remaining material off base and provide written certification that the recyclable products were not placed in a landfill. The DESIGN BUILD Firm shall provide certification shall indicate how the material was recycled and provide the address where it was delivered.

B. EXTERIOR

1. The DESIGN-BUILD Firm shall remove/demolish the following exterior items.
2. The DESIGN-BUILD Firm shall demolish the existing concrete walk to the existing entries. Coordinate potentially affected existing underground utility locations and retain existing Storm Sewer.
3. The DESIGN-BUILD Firm shall entirely remove the one-story mechanical room and all components associated. Prepare utilities and meters to be relocated to meet the design requirements of the renovation. Protect and retain the structural integrity of the existing building.

4. The DESIGN-BUILD Firm shall saw cut/ trench as required the existing concrete corridor and earth for a complete sanitary sewer main trunk line replacement with associated stacks and vents on the interior and from the exterior existing building face to the closest available existing manhole that has enough capacity and fall.

5. The DESIGN-BUILD Firm shall demolish all roof structure including shingles, wood roof decking and existing trusses. Replace with SSMR, metal trusses and metal decking.

a. The Design-Build firm shall remove all combustible materials from the roof.

6. The DESIGN-BUILD Firm shall demolish existing eave and rake structure, Dutch gable roof vents, shingles and roof penetrations, flues and stacks with roof cutouts, eave cutouts, and existing roof truss tails that project below the top of 1956 flat concrete roof deck.

7. The DESIGN-BUILD Firm shall remove concrete shades at window head of all floors and roof (both sides) and make surface flush with the existing face of brick, patch as required to match leaving surface smooth and aesthetically similar to existing concrete surfaces.

C. INTERIOR

1. The DESIGN BUILD Firm shall selectively demolish/recycle all that is required for the renovation of Building 718.

2. The DESIGN-BUILD Firm shall saw cut and demolish existing concrete slabs at first floor for interior sewer line and electrical conduit replacement. The DESIGN-BUILD Firm shall remove existing concrete stairs/rails, masonry walls and stud walls, ceilings, framing, windows, doors and frames, fixtures, finishes, millwork, furniture, appliances, etc. along with a full removal/recycle of all fire protection, mechanical, electrical and plumbing systems.

D. The DESIGN-BUILD Firm shall remove/abate all ACM and in accordance with all federal, state and LRAFB regulations. **CLIN 0006 – CLIN 0013.**

1. CLIN 0006 - Abatement: Acoustical Ceiling Tile Scope includes Identification, Reporting, and Remediation

2. CLIN 0007 - Abatement: Drywall Mud Scope includes Identification, Reporting, and Remediation

3. CLIN 0008 - Abatement: Fire Caulking Scope includes Identification, Reporting, and Remediation

4. CLIN 0009 - Abatement: Mastic Glue for Floor Tiles Scope includes Identification, Reporting, and Remediation

5. CLIN 0010 - Abatement: Piping Insulation Scope includes Identification, Reporting, and Remediation

6. CLIN 0011 - Abatement: Popcorn Ceilings Scope includes Identification, Reporting, and Remediation

7. CLIN 0012 - Abatement: Built-up Roof Deck Scope includes Identification, Reporting, and Remediation

8. CLIN 0013 - Abatement: Window Putty Scope includes Identification, Reporting, and Remediation

E. Asbestos Survey Requirements: The Contractor shall:

1. Conduct a comprehensive asbestos survey of all buildings identified in this SOW.
2. Perform destructive testing where required to ensure no concealed ACM remains unidentified.
3. Document all ACM types, locations, estimated quantities, and condition assessments.
4. Provide a complete, professionally certified asbestos survey report for Government approval.

No abatement activities shall begin until the Government approves the survey report and the Contractor's abatement plan.

F. Basis of Payment: Payment for asbestos abatement shall be based solely on actual quantities of ACM discovered, verified, and abated. The Contractor shall be compensated only for the actual square footage or linear footage, as applicable, of ACM that:

1. is positively identified in the Government-approved asbestos survey report, and
2. is successfully abated in accordance with the approved abatement plan.

The Contractor shall not be entitled to payment for:

3. bid quantities,
4. estimated quantities, or
5. any quantities not actually discovered and abated.

The Government reserves the right to independently verify all quantities submitted for payment.

G. Deliverables: The Contractor shall provide the following:

1. Asbestos Survey Report (including sampling results, ACM locations, estimated quantities, and photographs).
2. Abatement Plan compliant with all regulatory requirements.
3. Waste Manifests and Disposal Documentation for all ACM removed.

H. Final Clearance Report including air monitoring results and certification of successful abatement.

I. The DESIGN-BUILD Firm shall remove deleterious construction debris in concealed spaces in preparation for the renovation of the facility interior and clean all surfaces/substrates/slabs free of adhesive, caulk and dirt.

J. The DESIGN-BUILD Firm shall dispose of all demolished and excess deleterious construction material to their respective proper locations according to all relevant AF regulations and documentation.

2.04 CIVIL/STRUCTURAL

A. Use of Little Rock AFB Civil Design Guide is mandatory.

B. Use of 01 57 22 TREE PRESERVATION specification is mandatory.

- C. Protect all sidewalks, curbs, streets, and other site conditions designated to remain.
- D. The demolition and disposal of all materials shall be carried out in compliance with all applicable laws, regulations, and Division One.
- E. Progressive Collapse analysis and mitigation: In accordance with guidance from subject matter experts of the Protective Design Center received via email on 11 February 2022 (email not included in these documents) and results of risk analysis (risk analysis not included in these documents) it has been determined that progressive collapse analysis and mitigation is not required on this project.
- F. Design-Build Firm shall construct the new metal roof per requirements below.
- G. The Design-Build Firm shall reconfigure the sidewalk, as needed, to accommodate egress from new stairwells. See attachment "B718 C-100" for last known utilities and recommended location of stairwells. Drawing C-100 is conceptual in nature, therefore the Design-Build firm shall verify location of depiction of layout shown on C-100. All other sidewalks to remain.
- H. The Design-Build Firm shall grade the site to ensure at least a 2% positive slope away from the building and that there are no areas of ponding.
- I. Demolish sidewalks as required. Refer to drawing labeled "B – B718 SITE" (see advertisement letter for package attachments that include this drawing). Replace/relocate demoed sidewalks to accommodate new walkway and stairways.
- J. Site drainage shall be mitigated to avoid ponding around facility and water infiltration into dorm suites.
- K. Geotech soil borings report is provided for B718 as notional reference only.
- L. The Design-Build firm shall obtain geotechnical information for B718. The purpose of the geotechnical survey is to obtain data to determine design and construction considerations.
1. A digging permit shall be accomplished prior to performing the soil borings. Contact Mike Worthington two to three weeks prior to performing soil bores at richard.worthington.1@us.af.mil
 2. The contractor must call "Arkansas 811" 48 hours prior to beginning work. Anyone that will be disturbing the ground is required to contact Arkansas 811. Examples include planting a tree, building a fence, installing a swimming pool, placing a mailbox post, concrete work, driveway work, ditch work, etc. This includes but is not limited to: all homeowners, government agencies, plumbers, and contractors.

3. DELIVERABLES

- a. Provide data obtained, in a report, that determines all elements related to design, repair, and construction of B718. The report shall make recommendations regarding pavement sections related to C-130 aircraft characteristics. Report shall include as a minimum:
 - Water content
 - Ground water levels
 - Atterberg limits and granular size.
 - Boring logs
 - Bearing Capacity
 - Stratification
 - Description of subsurface conditions

- Earthwork considerations including site prep, fill materials and compaction requirements

M.

N. ROCK REMOVAL: **CLIN 0005**

1. Excavate and remove exposed rock where encountered. Do not use explosives. Excavate and remove by mechanical methods. The *Contracting Officer's Representative* will determine when rock is to be excavated. Measurement and agreement of rock removed shall be accomplished before rock is removed.

2. Rock shall consist of boulders measuring 1/2 cubic yard or more and material that cannot be excavated without systematic drilling and blasting such as rock material in ledges, bedded deposits, unstratified masses and conglomerate deposits, and below ground concrete or masonry structures exceeding 1/2 cubic yard in volume, except that pavements will not be considered as rock. Rock removal shall include all authorized overdepth rock excavation and include all necessary mechanical methods and all incidentals necessary to excavate and dispose the rock. Backfill replacing rock excavation shall not be paid separately, but shall be included in the Unit Price for rock excavation.

3. Remove excavated materials to an off-base location secured by the *Contractor*.

4. For measurement and payment, the *Contractor* shall survey and calculate the amount of rock removed. The *Contractor* is to provide certified survey notes and calculations to the *Contracting Officer* and the *Contracting Officer's Representative* for approval. Payment will be based upon the Contract Unit Prices per cubic yard.

O. The DESIGN-BUILD Firm shall provide a continuous building envelope that meets UFC_1_200_02 High Performance and Sustainable Building Requirements and LRAFB Design Guides for all exterior walls and roof assembly. The minimum R-value at exterior walls is R-19 and minimum R-value at roof is R-38.

P. The DESIGN-BUILD Firm shall install a new standing seam metal roof system consisting of light gauge metal roof trusses with metal decking, vented insulation stops at the perimeter of 1956 concrete roof deck. Install new sloped metal deck with continuous waterproof overlaying peel and stick water barrier, with eave and rake structure. The DESIGN-BUILD firm shall provide all flashings details, including but not limited to, metal rain-proof/insect-proof vents, metal trims and fascia, with continuous and straight hemmed and sealed valley flashing as per the SMACNA manual. Install prefinished copings, vented ridge caps, gutters and downspouts. The metal panels shall be allowed to move with no fastener penetrations. Install lightning protection, snow and ice guards with non-penetrating fasteners. The new roof system will coordinate with all building systems.

Q. DESIGN-BUILD Firm shall install a lockable, fire-rated, code-compliant, roof hatch and wall mounted ladder in the top floor Janitor Room and a steel maintenance walkway above the third floor corridor with LED lighting throughout the entire remaining and connected new attic space.

R. Structural Standing Seam Metal Roof (SSSMR) Requirements.

1. The DESIGN-BUILD Firm shall provide Professional Engineer Stamped Design documents for the new roof system to include drawings, details, and specifications. Roof plans shall include wind uplift pressure calculations at field, corner, and perimeter areas according to current version of ASCE referenced by locally-adopted Building Code and

the authority having jurisdiction. Roof plan shall indicate roof clip spacing pattern at field, corner, perimeters and where panels are to be fixed from thermal movement.

2. The DESIGN-BUILD Firm shall follow requirements of UFC 3-110-03, Roofing.
3. The DESIGN-BUILD Firm shall design the SSSMR to accommodate the kitchen vents, HVAC, exhaust systems, etc., that penetrate the existing building portions roof.
4. The DESIGN-BUILD Firm shall incorporate design guidance of UFC 3-320-03a, Structural Considerations for Metal Roofing and the Civil Design Criteria.
5. The DESIGN-BUILD Firm shall ensure facility remains weatherproof during construction.
6. The DESIGN-BUILD Firm shall provide permanent safety harness tie-offs meeting OSHA/ANSI in adequate quantity to allow for maintenance on the entire roof system.
7. The DESIGN-BUILD Firm shall ensure the SSSMR meets or exceeds the requirements of Engineering Technical Letter (ETL) 08-13, Incorporating Sustainable Design and Development (SDD) and Facility Energy Attributes in the Air Force Construction Program, paragraph 13.11, Roofing, which states: In other than Northern Tier Installations, roofing shall meet or exceed Cool Roof Rating Council Solar Reflectance Index (RFI) of ≥ 78 for low slope roofs ($\leq 2:12$) and ≥ 29 for high-slope roofs ($> 2:12$). "Northern Tier" is defined as heating degree days (HDD) greater than 7,000 and cooling degree days (CDD) less than 2,000.
8. The DESIGN-BUILD Firm shall provide SSSMR metal roofing components that are Galvalume having a minimum of 0.55 ounces per square foot of aluminum-zinc alloy coating having a 0.9 mil thickness per side, meeting ASTM A 792/A 792M coating designation AZ55. The Galvalume SSSMR metal roofing components shall have a polyvinylidene fluoride (PVDF) protective coating with a 70% PVDF resin content having a 1.0 mil nominal thick coating meeting ASTM D 3222-05 requirements. SSSMR metal roofing components to include all roof panels, soffit, fascia, downspouts, and counter-flashing shall be minimum 22 gauge. Residential style gutters and downspouts shall not be installed. Color to be selected by LRAFB Architect.
9. The DESIGN-BUILD Firm shall provide SSSMR Roofing Panels with 22 gauge (0.025 inch) minimum thickness.
10. The DESIGN-BUILD Firm shall provide MINIMUM 2" seams with 180° mechanical seaming or 2-3/8" seams with seam cap matching panel finish (seam cap matching panel finish with two rows of integral hot applied sealant). SSSMR seams shall have factory applied butyl sealant. SSSMR shall be mechanically seamed.
11. The DESIGN-BUILD Firm shall design the roof for expansion and contraction as required by current UFC 3-110-03 Roofing.
12. The DESIGN-BUILD Firm shall design all valleys, ridges, eaves, rakes, penetrations, flashings to resist blowing rain. No valley flashing breaks/splices that cause a change in flow direction due to differing roof planes at roof slope change as seen in plan view. All valley seams/splices to be hemmed seams with no penetrations according to the current edition of the SMACNA manual. Sealant shall not be the only reliable waterproofing method at all SSSMR and valley flashing seams.
13. The DESIGN-BUILD Firm shall provide snow guards ~~at eaves positioned over pedestrian or vehicular traffic area around the entire perimeter of the roof.~~ Snow guards shall be attached per manufacturer recommendations with mechanical non-penetrating

fastenings at vertical ribs. Snow guards shall not be attached by penetrating the metal panel with exposed fasteners.

14. The DESIGN-BUILD Firm shall submit colors in full range of manufacturer's standard colors to be selected by LRAFB Architect. (The base standard color is Dark Bronze - US10B for all exposed metal)

15. The DESIGN-BUILD Firm shall extend all penetrations to remain 8" minimum above the roof line. Provide drawing details for each type of penetration to be used to show flashing and sealant. The designer is responsible for coordinating the penetration location in order to avoid an installation that would interrupt the panel seams. Weatherproof characteristics and independent movement must be accounted for by the designer at all penetrations. All penetration shall be installed per metal roofing system manufacturer's requirements for 20 year weather-tightness warranty. Water shall not be trapped at curbs. Provide crickets made of the same metal type and gauge as the metal panel or change the orientation of the roof curb so that it allows water to flow around it. Curb heights shall be a minimum of 8 inches. For small penetrations provide EPDM or Silicone pre-manufactured pipe collars; install per manufacturer's recommendations.

16. The DESIGN-BUILD Firm shall design thermal insulation requirements, ventilation requirements, and alterations to mechanical systems meeting LRAFB Mechanical Engineering Design Criteria and Expectation Guide, UFC-3-410-01FA, and ASHRAE 62 & 90.1 current standards. Provide a thermal resistance "R" value of 38 or more at roof. Flexible blanket, rigid, or semi-rigid faced with a flexible vapor retarder. Vapor retarder shall be an ice/water guard membrane underlayment. Insulation and facing shall have a flame spread rating of 50 or less in accordance with ASTM E 84. Vapor retarder facing shall have a permance rating of 0.05 perm or less.

17. SSMR shall be mechanically seamed. Snap-loc system is not allowed.

18. Ventilation requirements: The DESIGN-BUILD Firm shall design to meet ventilation requirements. For Dutch gable, gabled and hipped roofs, ventilation shall be provided to furnish cross ventilation of each separate attic space with weather tight vents. Louvers shall be pre-manufactured minimum 4 inch deep, driven-rain tight. Provide drawing details and submittals for louvers. All vents shall be screened to protect the interior from intrusion of birds and insects. The ratio of total net free ventilating area to the area of the ceiling shall be not less than 1/150. That ratio may be reduced to 1/300 provided the IBC requirements are met.

19. At least 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated (at least 3 feet above eave or cornice vents) with the balance of the required ventilation provided by eave or cornice vents.

20. All calculations determining the appropriate ventilation requirements for proper air exchange shall be provided by the appropriate mechanical engineer, not by the manufacturer of the roof assembly.

21. The DESIGN-BUILD Firm shall provide new gutters, downspouts and splash blocks, soffit and fascia. Gutters and downspouts shall be 22 gauge box style. Residential style gutters and downspouts shall not be installed. Gutter and downspout sizing shall meet requirement of drainage calculations that can be configured from SMACNA's Architectural Sheet Metal Manual (current edition).

22. The DESIGN-BUILD Firm shall provide and install cast iron downspout boots/shoes to protect lower portions of each down spout from grounds maintenance high speed mower impacts.
 23. The DESIGN-BUILD Firm shall provide and install a minimum of 185 pound, 5" x 12" x 60" concrete splash block at each downspout. Splash block may also be fiber reinforced 6" x 24" x 60" cast-in-place 3500 psi concrete pads.
 24. Downspouts and gutters shall be 22 gauge.
 25. The DESIGN-BUILD Firm shall provide lightning protection. Lightning protection shall be attached using non-penetrating seam clamps.
 26. The DESIGN-BUILD Firm shall design and provide construction plans and specifications (including demolition plans) for relocation of all mechanical, electrical, and communication equipment that must be removed from the existing roof.
 27. The Design-Build Firm shall provide an access hatch and permanent lighted catwalk and heat detectors in the design of the attic space. The roof design shall provide adequate access for maintenance and removal of all mechanical, electrical, and communication equipment designed to be left in place on the existing roof.
 28. Roof Warranty: In addition to the standard 1 year warranty for the project, the DESIGN BUILD Firm shall furnish a 5 year Contractor's Weather-tightness Warranty and the Roofing System Manufacturer's 20 year, non-prorated, system Weather-tightness warranty with no-dollar-amount for the standing seam roof systems. Furnish manufacturer's 25 year warranty covering the panel against rupture, structural failure, or perforation. Furnish manufacturer's 40 year warranty panel coating warranty covering cracking, checking, peeling, and 30 year warranty covering fade and chalk. At project conclusion, the DESIGN-BUILD Firm shall specify that the Contractor shall provide the fully executed warranty documents for the roof with the Operations and Maintenance manuals required in the Section 01 33 00 SUBMITTAL PROCEDURES.
- S. Structural scope of work shall be as required to support the task outlined elsewhere in this Statement of Work and the following documents.
1. UFC 1-200-01 DoD Building Code, Change 1, 1 October 2020 (UFC 1-200-01)
 2. UFC 3-301-01 Structural Engineering, 1 October 2019 (UFC 3-301-01)
 3. UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings, Change 1, 19 August 2020 (UFC 4-010-01)
 4. 2018 International Building Code (2018 IBC)
 5. 2018 International Existing Building Code (2018 IEBC)
 6. ICSSC RP 8/NIST GCR 11-917-12 Standard of Seismic Safety for Existing Federally Owned and Leased Buildings, December 2011 (RP 8)
 7. ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildings (ASCE 41)
 8. Other referenced Codes, Standards, Unified Facilities Criteria, Air Force Manuals, etc.
 9. This facility is to be considered Risk Category II
 10. It shall be assumed that the costs of this project exceeds 50% of the replacement cost of the existing building in accordance with UFC 3-701-01. (Reference UFC 4-010-01)

- T. A seismic evaluation and design/installation (construction) in accordance with ASCE 41-17, applicable codes, standards, Unified Facility Criteria, Air Force Manuals, and other items by reference is required. **CLIN 0004**
- U. The seismic evaluation shall be performed by a qualified/licensed structural engineer with seismic design experience and shall be included in **CLIN 0004**.
 - 1. The seismic subcontractor is highly encouraged to participate in the pre-bid site visit.
- V. The seismic reinforcement evaluation and seismic reinforcement design shall be coordinated and accomplished simultaneously with other project design activities and are requirements of the 65% design submittal, the 95% design submittal and 100% final design submittal. **CLIN 0004**
- W. Seismic reinforcement installation/construction shall be included as (**CLIN 0004**) per the bid schedule. This requires the design-build firm to coordinate with the seismic installation subcontractor for pricing prior to submitting bids.

2.05 ARCHITECTURAL

A. GENERAL

- 1. Use of Little Rock AFB IFS Pre-Final and LRAFB Arch Design Guide Supplement is mandatory.
- 2. The Design Build Firm shall determine all needs during pre-bid and pre-design site visits.
- 3. The Design Build Firm shall ensure all renovation work shall conform to the USAF Whole Building Design Guide.
- 4. The Design Build Firm shall ensure all renovation work shall conform to the USAF Unaccompanied Housing Design Guide.
- 5. The Design Build Firm to reference documents in SOW Attachments/Design Criteria.

B. EXTERIOR

- 1. The Design-Build Firm shall clean all exterior brick, fill in windows, and openings in the exterior masonry as required with matching brick and tuck-point areas of missing or shallow mortar. Mortar color and strength shall match existing. Provide sample for approval in material submittal process. Seal masonry and exposed concrete with 100% acrylic waterproof coating product intended by the manufacturer as a brick sealer.
- 2. The Design-Build Firm shall clean and repair, all exterior concrete. Patch all spalls and pock marks, and marks made from removal with saws and other tools. Coat exposed concrete, walks, steps, ramp, concrete floor slab edge left exposed after concrete window shade removal, overhead door aprons, et cetera, with a water-based, high-build, 100% acrylic waterproof coating product with perlite texture and algae resistance, similar to Thorocoat.
- 3. The Design Build Firm shall construct exterior stairwells that are protected from the elements to include wind driven rain, sleet, snow, and ice.
- 4. Roof assembly: The total roof assembly, including but not limited to metal decking, glassmat cover board, and HT self-adhering underlayment, shall be coordinated with manufacturer of SSMR panels and manufacturer requirements. The underlayment shall

be manufacturer and warranted by the same manufacturer of the SSMR panels. Snow and ice guards shall be mechanically fastened around entire perimeter of SSMR and designed to support snow load, dependent on length of panel and slope of roof. Perform snow/ice calculations per Climate Zone 4 to accommodate shifting climate. Snow and ice guards may need installed at 1/3 or 1/2 metal panels length to accommodate peak weather conditions.

5. Concrete window shades must be removed at all levels, including roof, to prepare existing buildings for new construction. Do not abandon in place any infrastructure related to existing roof truss overbuild system.

6. Unaccompanied Housing Guide requires all components in exterior and interior walls to meet STC requirements, including but not limited to, doors, windows, and walls separating each dorm room from other occupants and exterior.

7. The Design-Build Firm shall install new reinforced drilled piers, new reinforced concrete grade beams, new reinforced concrete footings, new reinforced concrete slabs, new reinforced **insulated** concrete block and brick veneer walls for the complete construction of exterior balconies and exterior stairwells.

8. Exterior Door Entries: The Design-Build Firm shall provide entry door access to each dorm room suite with a min 16GA hollow metal frame, 16GA hollow metal door with peephole, and window. The entry assembly is to meet STC 50 requirements. The thickness of the door frame is to be coordinated to accommodate STC rated glazing. Provide brick return to new door room openings and all new openings on exterior. The opening shall be constructed of the same materials at existing façade. Operable door hardware shall include deadbolt and lever, in order to lessen number of lock-outs for User.

C. INTERIORS

1. All interior walls shall meet STC requirements with installation of sound attenuation materials for separation between occupants and exterior. This can be accomplished with batt insulation or sound attenuation gypsum board. Assembly details shall be provided detailing the STC rating. Moisture-resistant gypsum board is required in all wet locations, including but not limited to, unconditioned mechanical rooms and janitor closets. Provide fire-rated gypsum where needed to accomplish necessary separation between occupants and different use groups. Cement board shall be used behind all tile work. Non loading bearing metal framing shall be a minimum of 14GA at exterior wall infill and 20GA at interior wall construction. Install similar gauge furring strips, where required for gypsum board attachment to existing concrete construction.

2. The Design-Build Firm shall provide all necessary blocking & backing for window blinds, curtains (by-others), toilet accessories, towel bars, robe hooks, mirrors, etc. Blocking for televisions shall be located in dividing wall. All blocking locations will be approved by User prior to installation of finishes.

3. The Design-Build Firm shall provide a GA-214 Level 4 finish on all gypsum board. Install corner guards at all corners, including common areas, corridors, and dorm room suites.

4. The Design-Build Firm shall provide and install knock down finish, primer coat and minimum of two paint coats for areas to receive painting.

5. The Design-Build Firm shall install new stain grade birch millwork (custom grade). Typical millwork in a room consist of a vanity with drawers, cabinets below, and a

cabinet above the toilet. Millwork to be plywood veneer with hardwood face frames and hardwood lumber banded doors and drawer fronts (no veneer tape edges will be acceptable).

6. The Design-Build Firm shall provide Corian type solid surface counter tops at all millwork in kitchens, and bathrooms as per LRAFB Architectural Design IFS and LRAFB Architectural Guide Supplement.

7. The Design-Build Firm shall provide and install carpet and carpet base, porcelain floor and wall tile, carpet tile and carpet base, luxury vinyl tile and resilient base, tegular 2x2 lay in ceiling tile. See the Unaccompanied Housing Design Guide, and the WBDG Whole Building Design Guide for other mandatory architectural requirements.

8. The Design-Build Firm shall provide and mechanically install the building signage system to include directional signage and directories as specified in Section 10 14 02 INTERIOR SIGNAGE as required for interior spaces.

D. FINISHES AND FLOORING

1. The Design-Build Firm shall remove all existing flooring, thresholds and wall base, and repair existing substrates to receive new flooring, thresholds and wall base.

2. The Design-Build Firm shall remove carpet and clean slab, patch slab and replace carpet throughout the building. All carpeting shall meet or exceed the requirements of the USAF Unaccompanied Housing Design Guide, the Air Force Carpet Handbook, ETL 07-04 and UFC 3-120-10. Carpeting shall be a minimum heavy traffic/heavy wear rated carpeting. Carpeting shall also have a geometric pattern and shall be a branded fiber. Density shall be no less than 7000 average pile density. All areas with carpeting shall also have 4 inch high seamed edge carpeted wall base from matching roll stock.

3. The Design-Build Firm shall provide and install approximately 5/16" thick, non-skid abrasive strips at all flooring type transitions. Wall base may be rubber vinyl base in lieu of carpet base.

4. The Design-Build Firm shall provide and install thin set, 6" x 6" non-skid porcelain ceramic floor tile on floor of all bathrooms, in all laundry rooms, kitchen area, lobby area, vestibules, public restrooms, in color groups 2 & 3.

5. The Design-Build Firm shall provide luxury vinyl tile, a minimum of 5mm thick at entry of every dorm suite. LVT shall be heavy-duty wear and include a fully adhered vinyl transition strip. Area shall extend into the dorm suite a minimum 4'-0" and cover the entire entry.

6. The Design-Build Firm shall provide and install 6" high matching porcelain ceramic tile wall base in all areas with floor tile.

7. The Design-Build Firm shall provide and install 6" x 6" or 6" x 8" glazed wall tile on concrete board on all wet walls from floor to ceiling, and water fountain walls to one foot above water fountain.

8. The Design-Build Firm shall provide and install 2" – 4" wide extruded aluminum transition thresholds at all changes in floor coverings. Transition thresholds shall be mechanically and adhesively attached. Vinyl and rubber transition strips will not be acceptable at any area other than LVT entry at dorm suite.

E. OPENINGS

1. The Design-Build Firm shall provide and install new windows that meet the UFC 4-010-01 Department of Defense Minimum Antiterrorism Standards for Buildings (current version).
2. The Design-Build Firm shall install new hollow metal interior doors and frames, new interior solid core stain grade birch wood doors and hollow metal frames, new code compliant and LRAFB approved door hardware, new access control door hardware, where required.
3. The Design-Build Firm shall provide and install 16 gauge welded corner steel door frames, grouted full with masonry or concrete and mechanically anchored to existing structure.
4. The Design-Build Firm shall Install new 16 Gauge hot dipped galvanized and factory primed hollow metal doors. Paint as required for new finish. See Section 08 11 13 STEEL DOOR AND FRAMES.
5. The Design-Build Firm shall ensure all mechanical rooms, storage rooms, offices or other enclosed spaces with interior doors include the following hardware and are the same/matching throughout.
 - a. Insulated hollow metal or solid core stain grade birch face wood doors as appropriate. Provide rating as required.
 - b. 5" x 20" lites where existing and/or required.
 - c. Welded corner steel frames with silencers.
 - d. Brushed aluminum or stainless steel kick plates.
 - e. Ball bearing hinges.
 - f. Curved return lever handle locksets.
 - g. Keyed Deadbolts.
 - h. Wall stops and or floor stops where a wall stop is not feasible.
 - i. Adjustable force door closers.
 - j. ICU peep viewers with interior covers on occupant rooms only.
 - k. Touch-Bar panic hardware on all egress doors at locations required by code.
 - l. See also Section 08 71 00 Door Hardware.
6. The Design-Build Firm shall provide solid surface Corian type solid surface window sills and stools at all windows. Solid surface material shall be burn resistant, and shall have geometric and speckled patterns to choose from.

2.06 MECHANICAL & PLUMBING

- A. VRF HVAC systems shall not be proposed, considered or accepted.
- B. Use of Little Rock AFB Mechanical Design Guide is mandatory.
- C. Systems shall be designed to attain the following objectives: provide occupant comfort, adequate indoor air quality, acceptable noise levels, energy efficiency, reliable operation, and ease of maintenance.
- D. The new HVAC unit shall be manufactured by TRANE only.

- E. All designs and executions must meet the Secretary of Defense's most current memorandum on "Department of Defense Unaccompanied Housing Improvement Plan" (UHIP). **Table 1 – Indoor Air Quality Parameters** below is the HVAC only portion of the memorandum.

Table 1 - Indoor Air Quality Parameters

Parameter	Level	Testing Frequency
Temperature Range	ASH RAE®: 68 to 75 degrees Fahrenheit (°F) (winter) and 73 to 79 °F (summer) for human comfort	-Continuously -Prior to building acceptance post-construction and after major renovation before residents move in, IAW each Military Department's procedures -As needed due to a complaint, IAW each Military Department's procedures
Relative Humidity	EPA: 30-50% {< 60% to minimize the potential for mold growth)	-Continuously -Prior to building acceptance post-construction and after major renovation before residents move in , IAW each Military Department's procedures -As needed due to a complaint, IAW each Military Department's procedures
Dew Point	ASHRAE®: < 55 °F	-As needed due to a complaint, IAW each Military Department's procedures
Ventilation Parameters	-UFC's -ASH RAE 62 .1 -CFM/person • Design to use ≥ MERV 11 filters • Use ≥ MERV 8 filters if system is designed for it. Bathroom exhaust fans connected with humidity sensor and/or automatic-connection with light switch	-Prior to building acceptance post-construction and after major renovation before residents move in , IAW each Military Department's procedures -As needed due to a complaint, IAW each Military Department's procedures

	- o Fans will be vented to the outside - o Fan noise will adhere to Well-Building noise guidelines	
Noise	The maximum background noise level for bedrooms in a dwelling unit is 35 decibels (dB) .	-Prior to building acceptance post-construction and after major renovation before residents move in , IAW each Military Department's procedures -As needed due to a complaint, IAW each Military Department's procedures

- F. The existing mechanical and plumbing systems are in poor condition throughout the building. The major deficiencies associated with this building include:
1. Poor general condition of HVAC piping, equipment, and air distribution equipment. This includes rust and corrosion on piping and equipment, lack of maintenance of the systems, and general disrepair.
 2. The building is currently equipped with an air-cooled chiller.
 3. The boilers are older style, water tube, lower efficiency units, and the firing control, heat exchanger, and safety related systems are of questionable status.
 4. The building has inadequate systems for the treatment of outside air for ventilation or for handling of restroom exhaust. What ventilation systems are present appear to have either been working just enough for a habitable space or inoperative for a significant period of time, along with the heating and cooling systems. The result of this is significant mold growth in portions of the building.
 5. Plumbing piping and water heating systems are aged, and operational status is unknown throughout the building.
 6. The restroom fixtures are aged and do not meet current code and energy efficiency requirements for water use savings.
 7. The primary focus of the mechanical and plumbing aspect of this renovation project is the complete replacement of the existing mechanical and plumbing systems in this facility. New mechanical and plumbing systems will provide increased comfort, functionality, control, and energy efficiency while also focusing on life-cycle cost.
 8. For the new building HVAC systems, the following is a breakdown of the new system equipment and components:
 9. Installation of a new chilled water system, including high efficiency air cooled chiller, variable speed chilled water pumping system, and chilled water distribution piping throughout the facility.

- a. 19 CES shall supply one Closed-Loop water filtration canister "Filtration Plus Model #8-15-1P-1-150-CS-VS-PB-DP" for HW and CHW.
 - i. Contractor shall order a total of two (2) filtration canisters from 19 OPS at no cost of the contractor. Contractor to be responsible for installation of canisters to include associated materials required to install, and warranty of the work.
 - ii. Contractor NOT responsible for wiring/controls integration or warranty of canisters themselves.
10. Installation of a new heating water system, including high efficiency **non-condensing** boilers, variable speed heating water pumping system, and heating water distribution piping throughout the facility.
 - a. Acceptable BACnet approved boilers to include:
 - i. Patterson Kelley Modu-Fire Boiler with NURO Controls
 - ii. Hurst Vertical Tube 4VT Cyclone Boiler with firemaster
 - iii. RBI Futera III Boiler with Heatnet 3.0 controls
 - b. Boiler stack needs to be equal or greater than CAT IV 430 Stainless Exterior with a AL29-4C internal. Boiler stack is not required to be insulated.
11. New chilled water cooling / hot water heating fan coils with year-round (4-Pipe) for each living space and common area spaces to provide conditioned air for each space.
12. A new DOAS (dedicated outside air system) to provide pre-conditioned, humidity controlled outside air directly to each living space. This system would use desiccant energy recovery wheel technology in combination with chilled water cooling and hot water reheat to provide room-neutral air for ventilation and humidity control throughout the building. Ventilation and exhaust rates for the building spaces should be provided based on the latest editions of ASHRAE 62.1 and ASHRAE 189, and locally applicable codes. All occupied spaces shall be provided with outside air ventilation.
 - a. The DOAS shall not be used as means of central exhaust for the restrooms. A separate dorm contains this system and is performing poorly for humidity control.
13. A new building-wide HVAC control system to provide temperature control, monitoring, and adjustment of the buildings HVAC system while also enhancing energy efficiency and utility tracking. Place the EMS controls in a conditioned space. This system would be made fully compatible for future interface with the base-wide energy monitoring system.
14. All HVAC systems will be installed in accordance with the latest versions of the LRAFB 19th CES Mechanical Engineering Design Criteria and Expectations as well as all applicable local codes and UFCs.
15. The drawings M-101 through M-104 in Appendix B demonstrate a concept layout of the mechanical equipment for the building that addresses some of the specific challenges of the installation of these systems in the building.
 - a. In the event of any conflict or inconsistency between the Statement of Work and the Concept Charette Report, the terms and conditions of this Statement of Work shall take precedence.

- G. The main challenge for ventilation in this building is the quantity of restroom exhaust and make-up air required to meet code ventilation requirements for the large number of tenant restrooms. Pre-treatment of the outside air stream via energy recovery technology in the new makeup air units will address this problem directly and provide a cost and energy efficient solution.
- H. Each resident room will have individual control of its own heating and cooling unit to control the room environment. This will be accomplished through the use of wall mounted thermostats to monitor space temperature. Humidity will also be monitored at these locations, and control strategies for conditioned air reheating at a local level will provide control of space humidity. Introduction of room neutral dry preconditioned air from the make-up air system will also aid in control of space humidity that might be generated by showering activities, open exterior doors, etc.
- I. As with the HVAC systems discussed above, this project will entail a complete replacement of the plumbing domestic water and sanitary sewer systems for the facility. Aspects of this replacement will include:
1. New domestic water piping systems throughout the building, including domestic cold water and hot water piping.
 2. New domestic water heating equipment utilizing gas fired high-efficiency hybrid tank style water heaters, with adequate hot water storage capacity to satisfy high demand periods such as morning and evening showering. New recirculating pumps shall be provided to ensure quick arrival of hot water at all fixtures.
 - a. Preferred boiler brands include Rinnai, A.O. Smith, or equal.
 3. New sanitary sewer and vent piping throughout the building.
 4. All HVAC condensation lines shall be gravity-fed, with no pumps permitted. Condensation lines shall be designed and installed with easily accessible clean-outs to facilitate maintenance.
 5. New fixtures throughout the building. This includes new lavatories, water closets, and showers for all occupant rooms, and new common area fixtures such as break room sinks, utility, sinks, washer connections, and various hose bibs on the interior and exterior of the building.
 - a. Shower drains shall be stainless steel and easily removable.
 - i. In grout shower drains without a removable cover for maintenance are prohibited. An example is a "no caulk" drain.
 - b. Water closets shall have manual control. Automatic flushing is prohibited.
 - c. The Contractor shall install one (1) or two (2) floor drains in each utility corridor on all three (3) floors. The exact location of the drain(s) in each corridor will be determined by the User. Drains shall be plumbed to the building's sanitary sewer system.

- d. The Contractor shall install at a minimum one (1) floor drain for each laundry room.
- 6. New domestic water backflow prevention for the entire building.
 - a. The Contractor shall provide and install two new domestic water backflow prevention devices in parallel configuration to ensure continuous water service during maintenance or testing of one backflow prevention device. The suitability of this configuration shall be confirmed during the design phase.
- 7. New, COINE compliant digital metering with physical display on the meter for the domestic water, natural gas, and electric systems, for monitoring and tracking via the new building control system as stated in the April 2022 Air Force Meter Data Management Plan. All Plumbing systems will be installed in accordance with the latest versions of the LRAFB 19th CES Mechanical Engineering Design Criteria and Expectations as well as all applicable local codes and UFCs.

2.07 FIRE DETECTION & SUPPRESSION

- A. Use of Little Rock AFB Mechanical Design Guide is mandatory.
- B. UFC_3_600_01_Fire Protection requires a *Qualified Fire Protection Engineer (QFPE)* to perform all engineering services of fire protection systems and life safety components. A QFPE must be involved in every aspect of design, construction and testing/commissioning as it relates to fire protection and life safety. This includes, but is not limited to, building code analysis, life safety code analysis, design of automatic fire alarm, detection and suppression systems, water supply analysis, a multi-discipline review of the entire project, construction inspections and witnessing of fire protection acceptance testing/commissioning.
- C. This project includes replacement of the fire sprinkler systems throughout the building, including piping, heads, and a new sprinkler riser and alarm valve in the mechanical room. Also provide a new fire alarm/mass notification system throughout the facility consistent with base standards. Use of manufacturer Signal Communications "SigCom" is prohibited, due to continued issues with defective equipment. LED text display for scrolling tech signs will include all messages provided by 19CES Fire Department and will require approval from Fire Chief for any modifications to this requirement. Please see attached word document titled "Little Rock AFB Mass Notification Messages" with required scrolling text notifications.
- D. Dry standpipes for firefighting shall be installed in each egress stair tower. All fire protection systems will be installed in accordance with the latest versions of the LRAFB 19th CES Mechanical Engineering Design Criteria, as well as all applicable local codes, NFPA standards, ECBs, and UFCs.
- E. Remove existing detectors and fire suppression heads as well as associated wiring and piping. No fire alarm or sprinkler components are permitted to be abandoned in place. Install all new lines tight to ceiling as necessary for hard ceiling and ceiling tile replacement and reinstall heads at appropriate height. Systems shall be protected from freezing.
- F. Exterior portable fire extinguishers and semi-recessed cabinets shall be located every 75 feet and shall be installed for this occupancy per IAW NFPA 101 and NFPA 10.
- G. LOC's shall be installed per UFC 4-021-01.

2.08 ELECTRICAL AND COMMUNICATIONS

A. Use of Little Rock AFB Electrical Design Standards dated June 5, 2024 is mandatory.

B. Use of Little Rock AFB 19th Communications Squadrons Design Standards is mandatory.

C. ELECTRICAL DEMOLITION

a. The existing electrical service shall be demolished to relocate the new service entrance panelboard. The secondary feeder shall be removed, which includes, but not limited to the existing wire and conduit.

b. Contractor shall backfill and compact the existing trench from the existing Entergy transformer to the entrance into the existing building.

c. The existing service entrance disconnect and/or service entrance panelboard shall be removed. This includes, but is not limited to the following:

i. Existing service entrance panelboard, distribution panelboards, lighting, outlet boxes, conduit mounting accessories and power branch panelboards.

ii. Existing circuit breakers, disconnect switches, light switches, receptacles and fractional horsepower starters.

iii. Existing branch circuit to include existing wire and conduit and all existing mounting accessories to be able to remove conduit in it's entirety.

D. Design of the electrical system shall meet requirements of the Unaccompanied Housing Design Guide, UFC 3-501-01, UFC 3-520-01, UFC 3-530-01, UFC 3-550-01, UFC 3-570-01, UFC 3-375-01, UFC 3-600-01, the latest version of the NEC and all other applicable guides and standards.

E. INTERIOR AND EXTERIOR LIGHTING

a. The interior and exterior lighting shall comply with Little Rock AFB Electrical Design Standards dated June 5, 2024. The lighting design shall include a lighting photometric plan with calculations using the point-by-point method.

b. Circadian Rhythm lighting systems are a requirement in each dorm room.

c. LED technology shall be utilized throughout the facility.

d. ALL light switches adjacent to doors (entry doors, closet doors, bathroom doors, etc) shall be on latch side of the door, even when in metal frame "storefront" assemblies. Hollow metal frames shall be configured to accommodate a light switch on latch side of door.

e. All closet light switches shall be placed on outside (room side) of the closet adjacent to the latch side of the door.

F. WIRING DEVICES

a. The contractor shall provide general receptacles, dedicated, and/or special as recommended by the Little Rock AFB Electrical Design Standards dated June 5, 2024

b. Recessed receptacles shall be placed behind televisions.

G. MECHANICAL AND PLUMBING LOADS

- a. The contractor shall provide dedicated electrical circuits as required by the mechanical and plumbing design as well as for all refrigerators, microwaves and portable backup heating/cooling units in each room.
- b. All electrical circuits to be provided to mechanical equipment shall require conductor size/conduit size/voltage drop/overcurrent protection calculations to be provided on the electrical drawings that perfectly coordinate with the mechanical loads shown on the mechanical design drawings & specs.

H. ELECTRICAL LOAD ANALYSIS

- a. The electrical engineer of record will provide an electrical load analysis at the 35% submittal. This shall be used as a starting point for the Contracting Officer Representative (COR) for Entergy to begin discussions with Entergy. This will determine if the existing transformer is of adequate size for the current design. The electrical engineer of record shall provide an updated version of the load calculations to ensure that the correct calculations are available for Entergy in a timely manner.

I. ELECTRICAL DISTRIBUTION SYSTEM

- a. The electrical distribution system shall be replaced in its entirety from the service entrance point of demarcation to include but not limited to panelboards, load centers, conduit, wire, switches, receptacles, boxes, device covers, grounding systems etc.
- b. Design of the electrical system shall meet requirements of the Unaccompanied Housing Design Guide, UFC 3-501-01, UFC 3-520-01, UFC 3-530-01, UFC 3-550-01, UFC 3-570-01, UFC 3-375-01, UFC 3-600-01, the latest version of the NEC and all other applicable guides and standards.
- c. All connections to ground rods shall be made with exothermic welds. Each weld must be visually verified in person by LRAFB 19CES electrical engineer. The contractor shall coordinate with the LRAFB 19CES construction inspector to schedule an inspection with the base electrical engineer prior to backfilling the ground rods or re-excavation will be necessary for inspection.
- d. Design-Build Firm shall design, procure and install electric utility meter consistent with base standards.

J. UTILITY METERING

- a. Electric utility meter is required and shall be selected from the AMRS Compliant Meter List in the AF Meter Data Management Plan.
- b. KYZ transducers shall be installed on water and gas meters and connected to the COINE compliant electric utility meter.
- c. COINE compliant electric utility meter shall be connected to CAT6 data drop provided by the contractor adjacent to the meter.

K. COMMUNICATIONS

- a. Communication design and installation shall be in accordance with UFC 3-580-01 and LRAFB 19CS design guide.
- b. CAT6 (.com) and Coax (.com) cables/receptacles/jacks shall be installed in each dorm room.
- c. The dorm manager room shall have the same CAT 6 (.com) and coax (.com) connections as the dorm rooms and also an additional CAT6 cable/receptacle installed for .mil connectivity.
- d. Communication room shall include comm racks, grounding bus, and 4" conduit to communication manhole.

2.09 RECYCLING AND CONSTRUCTION DEBRIS DIVERSION

- A. See specifications for complete requirements.
- B. All removed carpet shall be recycled and the Design-Build firm shall provide written certification that the carpet was not placed in a landfill in accordance with ETL 07-4 Air Force Carpet Standard. Design-Build Firm certification shall indicate how the material was recycled and provide the address where it was delivered.
- C. All removed ceiling tile shall be recycled and the Design-Build firm shall provide written certification that the ceiling was not placed in a landfill. Design-Build Firm certification shall indicate how the material was recycled and provide the address where it was delivered.
- D. All vinyl wall covering, vinyl wall protection, vinyl corner guards and vinyl wall guards shall be recycled and the Design-Build firm shall provide written certification that the vinyl products were not placed in a landfill. Design-Build Firm certification shall indicate how the material was recycled and provide the address where it was delivered.

2.10 FACILITY SECURITY

N/A

2.11 ENERGY CONSERVATION

UFC 1-200-02 HIGH PERFORMANCE AND SUSTAINABLE BUILDING REQUIREMENTS implements the following public laws and industry standards for most design and construction:

- A. ASHRAE Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings, American Society of Heating Refrigeration and Air Conditioning Engineers, Inc., Atlanta Georgia
- B. USC Title 10, Part 433, Energy Efficient Standards for the Design and Construction of New Federal and Commercial and Multi-Family High Rise Residential Buildings
- C. USC Title 10, Part 435, Energy Efficient Standards for New Federal Low Rise Residential Buildings
- D. Title 10 Code of Federal Regulations, Part 436 – Federal Energy Management and Planning Programs, Subpart A – Methodology and Procedures for Life Cycle Cost Analysis
- E. ICC International Energy Conservation Code 2006
- F. Executive Order 13221 - Energy Efficient Standby Power Devices
- G. Executive Order 13423 – Strengthening Federal Environmental, Energy, and Transportation Management
- H. Energy Independence and Security Act of 2007

2.12 REFERENCES AND STANDARDS

The Design-Build Firm shall design in adherence to the following documents, including all recommended practices documented in these standards. Although some publication dates are given, the design shall be by current references and standards. The Design-Build Firm shall determine through the pre-design meeting if other codes, standards or references not specifically cited also apply to the design of this project, and incorporate those requirements

into this project. All work accomplished by the Design-Build Firm shall comply with this criteria unless a wavier is obtained from the Air Force when conditions warrant such consideration.

- A. Air Force Instructions (AFI), Air Force Manuals (AFM), Air Force Pamphlets (AFPAM) plus Supplements, Unified Facilities Criteria (UFC), Military Handbooks, Engineering Technical Letters (ETL) and Operating Instructions that are applicable to the design of this project. This includes all Air Mobility Command and Little Rock AFB supplements to these references.
- B. Current state and national codes, regulations and specifications involving architectural, civil, structural, electrical, environmental and mechanical disciplines associated with the design and construction of this project.
- C. National Fire Codes published by the National Fire Protection Association.
- D. All other Air Force documents deemed applicable by the *Contracting Officer* for this project. These documents will be made available for review to the Design-Build Firm by the *Government*.
- E. Architectural Barriers Act (ABA)
- F. AFJMAN 32-1008, Installation Design
- G. MIL-HDBK-1190; "Military Handbook Facility Planning and Design Guide – Technical Guidance
- H. UFC 1-200-01 Design: General Building Requirements
- I. UFC 3-120-10 Interior Design
- J. UFC 3-301-01 Structural Engineering
- K. UFC 3-310-03A Seismic Design for Buildings. Note: this UFC is more stringent than the current State of Arkansas Building Code
- L. UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings.
- M. UFC 3-600-01 Design: Fire Protection Engineering for Facilities
- N. Air Force ETL 04-3 Design Criteria for Prevention of Mold in Air Force Facilities
- O. AFP 32-1097 Air Force Sign Standards Pamphlet
- P. AMC Commander's Guide to Facility Excellence
- Q. Little Rock AFB Architectural Compatibility Guide
- R. Little Rock Air Force Base Architectural Design Guide Supplement
- S. Little Rock AFB Electrical Design Standards
- T. 19th COMMUNICATIONS SQUADRON DESIGN STANDARDS
- U. 19th Civil Engineer Squadron Mechanical Engineering Design Criteria and Expectations
- V. National Electrical Contractors Association (NECA) 1, Standard Practices for Good Workmanship in Electrical Construction
- W. Air Force ETL 07-4: Air Force Carpet Standard
- X. Air Force Carpet Selection Handbook
- Y. UFC 3-400-01 Energy Conservation

- Z. ETL 08-13: Incorporating Sustainable Design and Development (SDD) and Facility Energy Attributes in the Air Force Construction Program

PART 3 - PROJECT MANAGEMENT

3.01 PRE-PROPOSAL SITE VISIT & MEETING

The *Government* will host an initial pre-proposal meeting and site visit. The purpose of the meeting will be to convey and clarify the project requirements to the Design-Build Firm. *Government* furnished items noted elsewhere in this Statement of Work (SOW) will be available at, or prior to the initial meeting. A project site visit will be accomplished after the meeting. The Design-Build Firm shall have appropriate representation present at this meeting, but no less than the proposed design team and project superintendent.

3.02 PRICE PROPOSAL

The Design-Build Firm shall submit a price proposal in accordance with the provided bid schedule.

3.03 PROJECT MANAGER

The Design-Build Firm shall appoint a project manager to serve as the single point of contact for this project and liaison between the Design-Build Firm's employees/subcontractors and the *Government*. A registered professional architect is preferred to serve as the project manager; however, if this is not possible, the design architect-in-charge of the design shall attend all design related meetings, sites visits, presentations, official construction inspections and review, initial and date all material submittals. Upon issuance of the Notice to Proceed for the design of this project, the Design-Build Firm shall advise the *Contracting Officer* in writing of the name of the individual so designated. The Design-Build Firm's project manager shall be responsible for the complete coordination of all work required for this project. The Project manager shall attend all formal and informal meetings related to the execution of the requirements of the contract. The Project manager shall ensure that quality control review of each submittal is performed prior to delivery of submittal to the *Government*. The Project manager shall complete the Reliability and Maintainability (R&M) Design Checklist and Design Review Checklist Including Constructability and include the completed forms in the Design Analysis.

3.04 CE PROJECT MANAGER

The CE Project Manager will provide technical support to the *Contracting Officer*, who is the official agent of the *United States Government* for this contract. The CE project manager will serve as the point of contact for the Design-Build Firm on all technical matters and, all work performed by the Design-Build Firm on base will be coordinated with the CE project manager. Contact information for both the *Contracting Officer* and the CE Project Manager is provided at the end of this Statement of Work. During both the design and build phases, the Design-Build Firm shall take direction only from the *Contracting Officer*.

3.05 PROJECT COST CONTROL

The Design-Build Firm shall be solely responsible for managing the costs of this contract during its design and construction. The *Government* will not accept requests for additional funds except for changes in project scope, unforeseen site conditions or as directed by the *Contracting Officer*.

3.06 MATERIAL SUBMITTALS

- A. During the design process, the Design-Build Firm shall ensure that the A-E coordinates material selection with the appropriate subcontractors such that the materials specified in the design documents are what will be purchased and installed.
- B. During the construction phase, the Design-Build firm shall submit material submittals on all products used in accordance with Section 01 33 00 SUBMITTAL PROCEDURES.

3.07 SECURITY REGULATIONS

- A. All members of the Design-Build Firm, including subcontractors, who are working on this contract, shall follow Air Force security regulations.
- B. The Design-Build Firm shall take precautions and make every effort to prevent public disclosure of any information made available to the Design-Build Firm during the performance of this contract. All data contained in the design documents for each project shall be treated as privileged information.

PART 4 - PROJECT SCHEDULE AND PRODUCT DISTRIBUTION:

4.01 SCHEDULE

The Design-Build Firm shall develop a schedule based on the performance period and other data below. The A-E shall submit this design schedule no later than 10 days after project award.

- A. Performance period: **625 Calendar Days**
- B. The performance period includes both the design and construction phases of this contract. It is the *contractor's* responsibility to manage design and construction within the performance period for this project.
- C. *Government* Design Review Milestones: 35%, 65%, 95%, 100%
- D. Each *Government* design review lasts 14 calendar days, at the end of which the *Government* will submit its comments to the Design-Build Firm. The Design-Build Firm's schedule shall include a design review meeting, approximately 7 days after receipt of *Government* comments, to officially disposition all comments.
- E. Construction will begin following the approval of the final design plans which includes receipt of required approval(s) from ADH, DEQ and City of Jacksonville. A preconstruction meeting will be set up no later than 2 weeks after approved design is submitted.

4.02 SUBMITTALS

The Design-Build Firm shall deliver all copies of all submittals to the *Contracting Officer*, except for those as identified in paragraph 4.09.

4.03 PRE DESIGN CONFERENCE

A Pre-Design Conference will be conducted for this project after this contract is awarded. The Design-Build Firm shall request this meeting within 10 business days of the issue of this contract, at a date and time agreeable to all parties. The *Government* will provide any additional details necessary to clarify the project scope or to indicate the *Government's* desires as to type of systems, controls, or architectural preference to ensure project compatibility with the base master plan or to simplify operation or maintenance procedures and costs.

4.04 CONCEPT DESIGN SUBMITTAL

- A. A 35% Concept Design Submittal is design from the Notice to Proceed to approximately 35% complete and should include a majority of the investigative work. It is recommended this submittal include a short, informal briefing (discussion) of the design concept to the *Government* project engineer and appropriate personnel early in the design/analysis process for inputs (potential problems) not readily apparent from field surveys and investigations. The submittal shall include the following:
- B. A Narrative/Design Analysis will be provided to indicate a description of the facility, design assumptions, design factors used, energy savings considerations, and any other data not otherwise indicated or needed for architectural/engineering analysis. All design calculations made to date shall be included. Narrative discussions of methods and procedures should be included. The Design-Build Firm shall address each item required from but not yet provided by the *Government* to conclude the design.
- C. Drawings. Preliminary drawings shall be provided as applicable to reflect progress to date. Typical are:
 - 1. Vicinity map and location plan showing geographic location and access to the work site.
 - 2. Site plan, including location of all above and below grade utilities in the area.
 - 3. Code Review Sheet, indicating construction type, travel distances, egress, life safety, seismic, ATFP, et cetera, sufficient to indicate due diligence has been performed in review of applicable codes, laws and regulations to ensure completed project is designed and constructed in compliance with such codes, laws and regulations.
 - 4. Floor plan at a scale not less than 1/8" per foot, showing functional arrangement of all areas, including corridors, exits, and utility spaces. Major dimensions shall be shown.
 - 5. Elevations and sections will be developed to a point to indicate heights, fenestrations, ceilings, and partitions. Typical interior wall sections will be provided at a minimum scale of 1" = 1'-0", indicating materials, thicknesses, and relation of fenestration, if any.
 - 6. If required, a room finish schedule shall be included on a separate drawing and shall be in compliance with Section 09 06 89 TYPICAL FINISH SCHEDULE.
 - 7. Generic furnishings plan, showing desks, chairs, conference tables, book cases, display cases, millwork, printers, copiers, shredders, recycling bins, appliances, et cetera. Plan will be used to confirm functionality of the space for the users and for verifying locations of phone, data, television, water, lighting and power outlets. Plan will also be used for furniture ordering under a separate contract.
 - 8. Mechanical details will be sufficiently developed to clearly define changes to the existing heating, cooling, ventilation, and plumbing systems. Existing and replacement heating/cooling equipment will be located and fully described on a plan view of the project.
 - 9. Electrical details will include lighting and power features. Lighting features will include proposed fixtures and arrangements. Design analysis will include lighting calculations, fire alarm system schematics, etc.
 - 10. Exterior utilities (gas, water, sewer, electrical, etc) will be located in sufficient detail to clearly define sizes, routing, and avoidance of conflicts with existing systems.

11. Erosion Control plan, if applicable.

- D. Specifications: The Design-Build Firm shall submit outline specifications. Specifications shall follow the CSI Masterformat 2004. The Design-Build Firm shall submit all information in 8 1/2" x 11" booklet form.

4.05 PRELIMINARY DESIGN SUBMITTAL

- A. A 65% Preliminary design submittal is design from the concept design approval to approximately 65% completion.
- B. All elements of the 35% submittal should be continued to the point that a *Government* reviewer can verify scope and sufficiency of details on all drawings and specifications.
- C. The Design-Build Firm shall include all asbestos/lead-based paint test results in this submittal.
- D. The Design-Build Firm shall incorporate all approved comments from previous design reviews.

4.06 PRE-FINAL DESIGN SUBMITTAL

- A. 95% Pre-Final Design Submittal is design continuation through the 95% unchecked final submittal.
- B. Construction drawings and specifications shall be complete in all details to the extent that a construction *Design-Build Firm* can construct the facilities from the information, with a minimum of differences between the *Government* and the *Design-Build Firm*. The Design-Build Firm shall incorporate all approved comments from previous design reviews.
- C. Completed submittal schedules shall be furnished for review.
- D. The Design Analysis shall include the completed Reliability and Maintainability (R&M) Design Checklist and Design Review Checklist Including Constructability.
- E. NOTE: Equipment submittals are due no later than 10 business days after acceptance of the 100% design.

4.07 FINAL DESIGN SUBMITTAL

- A. A 100% Final Design Submittal is the corrected final submittal.
- B. All previous design comments shall be incorporated and/or addressed.
- C. The Design-Build Firm shall furnish two full size and two half size paper copies of the drawings; two paper copies of the specifications; and one paper copy of the material submittal schedule, design analysis and proposed construction schedule. The drawings and specifications shall bear the registration seal of the A-E firm member who is responsible for the design below the Air Force Insignia. If "Structural Interior Design", "Comprehensive Interior Design" or Audio-Visual Designs are required then 2 sets of each will be included in this submittal.
- D. The final electronic files shall be submitted at this time to include one AutoCAD and one Adobe Acrobat copy of drawings; one Adobe Acrobat copy of specifications, material submittal schedule, design analysis and proposed construction schedule; one Microsoft Word copy of specifications (all specification sections combined in one file); one Microsoft Excel copy of material submittal schedule.

4.08 GOVERNMENT REVIEW PERIOD & REVIEW CONFERENCE

A review of the Concept, Preliminary, and the Pre-Final Design Submittals will be conducted by the *Government*. At the conclusion of the review, the Design-Build Firm may be required to attend a Review Conference to discuss the technical review comments and general project progress. The Design-Build Firm will be furnished one set of comments to be annotated and returned to the *Government*. Comments shall be annotated with a C - concur, D - do not concur, E - exception or X - delete. Comments annotated with a D, E, or X shall have an explanatory note added to justify the noncompliance with the comment. The Design-Build Firm shall furnish these annotated comments to the *Contracting Officer* with the next scheduled submittal. The Design-Build Firm shall notify the *Government* immediately upon determining that there will be noncompliance with a comment to explain the reasoning. If the *Government* discovers comments annotated as 'concur'-or its equivalent and no change to plans and specifications have occurred, the *Government* will disapprove the submittal and require a full explanation.

4.09 DISTRIBUTION COPIES

At each *Government* review milestone, the Design-Build Firm shall deliver 2 CDS with the electronic design products as described in Part 5 of this statement of work. (See paragraph 4.07 for 100% final design deliverables.) In addition, the A-E will provide the following paper copies;

1. 2 - full-size copies of drawings
2. 2 - 11x17 copies of drawings
3. 2 - copies of specifications
4. 2 - copies of submittal schedules
5. 2 - copies of the Structural Interior Design (65% and 95% only)
6. 2 – copies of the Comprehensive Interior Design (65% and 95% only)
7. 2 – copies of the Audio-Visual Design (65% and 95% only)

PART 5 - DESIGN PRODUCT DETAILS

5.01 CONSTRUCTION DRAWINGS

- A. Drawings shall be 24" X 36" and shall be accomplished in AutoCAD (latest version) in Construction Specifications Institute (CSI) format.
- B. Drawings shall be in English units.
- C. Drawings shall be accurate and in sufficient detail to enable proper and satisfactory construction of the entire project. Designs and construction drawings requiring *Design-Build Firm* site visits will not be acceptable. The quality and workmanship of the drawings shall permit clear and legible reproductions. Reference drawings may be used only with specific permission of the *Contracting Officer* (CO) and shall not be used as substitutes for demolition, plan, and detail drawings.
- D. The Design-Build Firm will be provided with a border and title block on CDROM. The border shall be inserted in paper space at a base point of 0,0 and with a scale of 1. This border shall not be modified except with specific permission of the *Contracting Officer*. The drawings shall be designed using model space at full scale. The Design-Build Firm shall use Roman Simplex as font style unless an alternate font is approved by the *Contracting Officer*. Text shall be in the same drawing space as the object the text is

describing. For example, text describing an object that is drawn in model space shall also be placed in model space.

- E. The Design-Build Firm shall produce drawings that are capable of being opened and edited in the latest version of AutoCAD without damaging the information on them.
- F. The Design-Build Firm shall include all cross referenced drawings, fonts, shapes, linetypes, etc. with each submittal. AutoCAD's e-Transmit command may be used to gather all files necessary to open a drawing.
- G. The Design-Build Firm will be given a cover sheet to edit. The haul route and index of drawings shall be added to the cover sheet. This cover sheet contains a "10 signature block" which shall only appear on the cover sheet. The "revision/Issue" block is for subsequent changes made after the 100% design submittal is accepted; it shall not be use for submittal tracking or other reasons by the design team.
- H. The Design-Build Firm shall provide AutoCAD drawings on CD to the Base at each submittal, in both AutoCAD and Adobe Acrobat format, in addition to the requested paper copies. The A-E shall provide a graphic scale on each sheet.
- I. The Design-Build Firm shall begin drawing file names with the sheet number, i.e. 01,02,03 etc, with the remaining name describing what is on the sheet. See table II-1 for use of linetype colors.

SCREEN COLOR	PEN WEIGHT	PRINT COLOR	USED FOR:
gray (8)	.2286mm	252	existing conditions
white (7)	.2286mm	black	text
all others	.4572mm	black	normal lines
(10)	1.143mm	black	border

Table II-1

5.02 SPECIFICATIONS

- A. The specifications shall be complete, clear, and shall amplify all information shown on the drawings and shall include detail requirements for materials and equipment. Material items shall be specified using industry standards. The specifications shall be prepared using this document.
- B. The Little Rock AFB Standard Division 01 GENERAL REQUIREMENTS specifications are included in this document and are mandatory for use on all projects. Division 01 GENERAL REQUIREMENTS specifications are updated a few times each year, Little Rock AFB will not accept use of an older project's Division 01 for use on this project. Current Division 01 GENERAL REQUIREMENTS shall be provided in Microsoft Office Word format on a CD to the A&E firm.
- C. The complete set of specifications shall be combined into one file and shall have the table of contents set up to automatically update when pages or sections are added or deleted. Paragraphs shall use the same style format as this document.
- D. The Design-Build Firm shall provide specifications on compact disk as well as the required hard copies at all submittals. The Design-Build Firm shall number the pages

consecutively, with page numbers justified right and the section title justified left. The Design-Build Firm shall provide a minimum one inch margin on all sides is required.

- E. SEE SECTION 00 00 02 LRAFB SPECIFICATIONS FORMAT STANDARD for further clarification. Standard section 00 00 02 shall be included on reference disk provided to *contractor* at the pre-design meeting. This Statement of Work (SOW) incorporates all of the standard format requirements.

5.03 DESIGN AND ECONOMIC ANALYSIS

- A. The design calculations and analyses shall be prepared on the Design-Build Firm's standard form. Legible hand lettering, sketches, diagrams and calculations, will be accepted. The design shall be based on the criteria set forth in this Statement of Work and standard practices and methods used in modern engineering design. The design analysis shall incorporate all engineering computations necessary for the project and other information necessary to clearly express the designer's intentions and methods. HVAC loads shall be accomplished using the methods recommended in the ASHRAE Fundamentals handbook. The Design Analysis shall include the completed Reliability and Maintainability (R&M) Design Checklist and Design Review Checklist Including Constructability.
- B. The economic analysis shall include the estimated energy cost savings and amortization period for energy related construction. Standard computational forms shall be used when furnished by 19th Civil Engineering.
- C. At the final submittal, these analyses shall be given to the *Contracting Officer* in electronic format in one document. An Adobe Acrobat file is preferred. An alternate format may be used if approved by the *Contracting Officer*.

5.04 MATERIAL SUBMITTAL SCHEDULE

The Design-Build Firm will be provided a template form to use. The Design-Build Firm shall fill-in the appropriate information for materials that shall be submitted to the *Government* for approval. Template will be provided in Microsoft Office Excel format on a CD to the A&E firm.

5.05 STRUCTURAL INTERIOR DESIGN PACKAGE

Structural Interior Design (SID) Package includes the evaluation of any existing selections, selection of substitutions and coordination of interior materials and finishes that are part of the building or built-in items (such as cabinetry).

5.06 COMPREHENSIVE INTERIOR DESIGN PACKAGE

Comprehensive Interior Design (CID) Package includes the evaluation of any existing selections, selection of substitutions and coordination and development of special interior elements and furnishings. The Design-Build Firm shall package the CID drawings, product specifications and cost estimate so that they can be contracted separately from the building construction project.

5.07 COMPUTER FILES

The CAD and word processing files shall not be stored on disks using compression software. The media for delivery of computer data shall be by compact disk (CD) unless approved by the *Contracting Officer*. All media for computer data shall be certified by the Design-Build Firm to be free of known computer viruses. The name(s) and release date(s) of virus scanning software used to analyze the media shall be furnished at the time of delivery of the media. If analysis of the media by the *Government* finds evidence of a virus, the

media will be returned to the Design-Build Firm. The Design-Build Firm shall resubmit the clean media at no cost to the *Government*.

PART 6 - GOVERNMENT FURNISHED ITEMS

6.01 GOVERNMENT FURNISHED ITEMS

The *Government* will provide copies of plans, studies, and/or services identified below and represent them to be the latest information available. Use of the *Government* provided information does not relieve the Design-Build Firm of the responsibility to verify the information with respect to the performance of the Design-Build Firm's scope of work.

A. PLANS (Electronic Copies)

1. Base Map
2. Little Rock AFB Title Page
3. AutoCAD border, title block and signature block.
4. Record drawings of existing facilities.
5. Record drawings of existing utility systems in the vicinity of the work.

B. DOCUMENTS (Electronic Copies)

1. LRAFB Design Specification Cover Page and Division 01 General Requirements
2. LRAFB CAD Operating Procedures
3. AF 3052 cost estimate form
4. Submittal Tracker form
5. Bid Schedule form
6. AMC Architectural Standards
7. Little Rock Air Force Base Architectural Compatibility Guide

6.02 ARCHITECT-ENGINEER FIRM RESPONSIBILITY

It is the Design-Build Firm and the A-E's responsibility to verify the validity of all material provided by Little Rock AFB and conduct all field investigations, including any survey work, at the site as required to resolve design issues and to ensure that design submittals reflect and accommodate existing conditions. The A-E shall notify LRAFB a minimum of 14 days before any survey or geo-technical team arrives on the base to permit marking of underground utilities.

6.03 AS-BUILT INFORMATION/DETAILS

Applicable information/details found on the as-built drawings shall be transferred to the demolition sheets. Referenced as-built drawings shall not be utilized as a substitute for demolition sheets. The Design-Build Firm shall be responsible to verify all as-built information.

PART 7 - MISCELLANEOUS

7.01 MEETING MINUTES

The Design-Build Firm shall provide the *Contracting Officer*, in writing, his version of each design conference or meeting in which the technical design of the project was discussed. These meeting minutes shall be provided to the *Contracting Officer* a maximum of 5

business days after the date of the design conference or meeting. This written record will not be considered under the clause "Changes", FAR 52.243-4. Any such notification will be submitted separately.

7.02 BRIEFINGS

The Design-Build Firm may have to support briefings to the base's management, in addition to submittal briefings to the technical staff.

7.03 CLAIMS

The Design-Build Firm and all of its subcontractors shall relinquish all claims to additional monetary compensation for the whole or partial use by the *Government* of documents submitted under this contract in the modification, alteration, or construction of projects not included under this contract.

7.04 CORRECTIONS

- A. In the event corrections to design are required during construction, the Design-Build Firm shall provide the following to the *Contracting Officer* for *Government* review and concurrence prior to construction.
- B. Four full size paper (reproducible), one AutoCAD and one Adobe Acrobat copies of the revised drawings.
- C. One paper, one Microsoft Word and one Adobe Acrobat copy of the revised specifications.

PART 8 - GOVERNMENT POINTS OF CONTACT

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Contracting Officer

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END OF SECTION – STATEMENT OF WORK FOR DESIGN-BUILD

