

STATEMENT OF WORK

Version 5.1

KYJM 25-9010 Outdoor Recreation Renovation, Building 164
31 March 2026

GENERAL: The work covered by this contract consists of, but is not limited to, the furnishing of all plant, labor, services, tools, materials, equipment, transportation, supervision and all miscellaneous requirements needed to perform all operations in conjunction with the effort to accomplish the Scope of Work below. All work shall be done in conformance with applicable sections of the attached Environmental Protection Specification, the project specifications, project drawings, Federal, State and Miami-Dade Department of Environmental Management (DERM) codes and regulations, and OSHA requirements. The term, Contractor, shall be interpreted to mean the prime contractor and all its subcontractors. The term, Contracting Officer, shall mean the Contracting Officer and/or designated representatives. The project will be under contract NLT **December 31, 2026**. Once awarded, send a copy of the signed and dated contract to AFSVA.SVXF.InvoicePayments@us.af.mil.

Suggested Strategy: The Contracting Officer (CO) should consider selecting local contractors in order to reduce costs in the face of a tight budget, without deviating from federal public procurement regulations. As well considering the current volatile cost of living and material which is increasing exponentially which results in an unanticipated increase in all costs relative to the original estimates; consequently, we will focus on developing the project in phases:

Option 1: Development of the shell of the building including but not limited to facade, Roof, roof insulation, Garage Doors, louvers, windows, main entry Door, emergency exit doors, Porch, Ventilating Fan Roof Mounted, relocation of exposed utility conduits and cables; to upgrade the existing conditions with a high R-Value (greater thermal resistance) to provide adequate thermal and moisture protection, durability, longevity, weathering moisture and pests resistant for space, equipment and personnel.

Interior renovation of the Outdoor Recreation Storage Facility (Insulation from inside of the existing metal roof in the Warehouse/Storage). Paint all interior exposed walls of the Warehouse/Storage with thermal high-performance coatings.

In addition, install a new sign identifying the building's function and the building number.

Option 2: Full interior renovation of break room ((Walls, floor, ceiling, Kitchen cabinets (upper, lower and countertop), fixtures, door and the built-in accessories of utilities)), including the addition of the service room with its own door and fixtures. Full interior renovation of the manager's office (Walls, floor, ceiling). Full interior renovation of the showroom (Wall, floor, ceiling and the built-in wall accessories and two counters for display). Built-in accessories for Warehouse/Storage maximizing storage capacity, improving organization and safety.

Option 3: Provide a new outdoor Gazebo over the abandoned concrete slab, generally matching the architecture of the adjacent facility. Provide an exterior access sidewalk connecting the parking lot, Building 164, and the exterior gazebo, as part of an integrated design.

Note: The cost of the furniture (Kitchen table and chairs, manager's office, front desk/sale desk, showroom sitting/waiting area, are not included in this base bid, it will be provided through a separate fund or via the tenant's G.P.C. *With the exception of display shelves and/or display cases in the exhibition hall, and the Built-in accessories for Warehouse/Storage in the north side to maximize storage capacity, improving organization and safety, in coordination with the HARB Contracting Officer (C.O.) and the Point of Contact (P.O.C.) of the Civil Engineering Center.*

SCOPE OF WORK

1. **SITE LOCATION:** Homestead Air Reserve Base (HARB), Florida. Bldg. 164.

2. **EXISTING BUILDING AND IN-SCOPE WORK:**

The project is a design-built contract. The types of project requirements are **routine**. The design will maintain consistency and visual unity in the character of the adjacent buildings through compatible architectural features. Also, it will incorporate roof overhangs, louvers, fins and other shading devices to control heat gain and glare and to and improve energy efficiency and projecting entry with fully integrate all elements including the design of handicap ramps in the overall design of the primary entrance in an organized uncluttered appearance as well provide consistent and compatible colors for every exterior building feature, including walls, roofs, doors, windows, gutters, downspouts, utility and mechanical elements, and other visible elements. At the same time, install new lighting fixtures and conducts as require or reinstall existing lighting fixtures and conduits that are connected to existing exterior walls, including but not limited to the fire alarm system, communication system, and other electrical systems or exterior plumbing system relocation or signs affected by the new walls or structures.

The Contractor shall provide services to prepare and complete construction documents consisting of design drawings, design analysis and technical specifications edited from latest Unified Facilities Guide Specifications (UFGS) at the date of contract award. The project technical specifications shall be provided in MS Word format and edited from latest edition of UFGS. The Contractor shall edit only those items in parentheses in UFGS with non-relevant text and headers deleted or edited. Any proposed deviation to these specifications will require approval of the Contracting Officer.

The purpose of this project is to upgrade the existing facility interior, facade, roof insulation in the outdoor recreation storage and garage doors with high R-Value is to provide adequate thermal and moisture protection for space for work, equipment and personnel. The site also requires the incorporation of the split face concrete block for insulation. This facility requires adequate overhang for access door and garage doors protection as well as for energy efficiency. Addition of a running bond split-face CMU veneer with 2" air space with 1" rigid insulation board on fluid-applied air barrier on 8" CMU would provide effectiveness of reducing heat transfer as well provide durability, longevity, weathering moisture and pests resistant.

Prefinished metal gutter, metal fascia and prefinished aluminum downspout with splash block will be placed for the perimeter of the roof as required by standards as min.

Will be added a main entry porch with concrete slab, reflecting ceiling, light fixtures and metal roof with gutter, fascia and downspout.

Coherence and visual unity with the character of adjacent buildings will be maintained through compatible architectural elements.



Extend the existing concrete block wall as required, laying blocks from the top of the existing U-block or beam of the exterior perimetral wall to create a parapet. The maximum height of the building from A.F.F. (Above finish floor) will be **16'-4"** at the exterior face of the top of the precast coping. Ensuring the current wall footing can support the additional weight.

Secure, structural connection to the existing wall using but not limited to rebar, mortar, and proper foundation techniques.

Both logos identifying the use of the facility will be Follow UFC 3-120-01 "for Informational and Motivational Signs for size, layout and content", **Figure 3-7 Secondary Installation Identification Signs** and **C08.1.2**. It will be Metal frame and panels, CMU base and use color Dark bronze, brushed aluminum, accents per UFC and finish in Powder coat or vinyl sign face

Note: Display of emblems on building exterior walls or other permanent structures is prohibited by UFC.



Will be provided with a new one (1) single window in the east side of the break room (The opening will augment interior lighting and space conditioning needs), as well remove and replace the existing windows by double window, one (1) in showroom (Room 107) south side and two (2) in the manager's office (Room 101A) one (1) in south side and one (1) in west side. The small window on the east side of the building (Room 104) will be replaced with a new one.

In the interior will provide remodeling of the break room with a new countertop and shelf Provide Electrical water cooler fountain in the lobby area.

Add new enclosure service room with one (1) door and fixtures.

Walls, floor, and roof shall be of permanent construction materials, i.e., metal roof, plaster, gypsum wallboard, metal panels, hardboard, wood, plywood, or other materials resisting and evidence of unauthorized entry into the area. Walls shall be extended from the true floor to the true ceiling and attached with permanent construction materials.

A new detached pavilion will be constructed near the outdoor recreation facility, atop the existing concrete slab of approximately 1088 sf., to the southeast of the building (as part of the outdoor exhibitions) which generally match the architecture of the adjacent facility and provide a level of quality of the adjacent facility.

Under this contract the 482nd Mission Support Group Civil Engineers (482 MSG/CEC) will use the design-build process to design and construct the below listed projects at the Homestead Air Reserve Base (HARB) 482nd Fighter Squadron, buildings 164 (Outdoor Recreation Center). The Contractor is the Architect-Engineer of Record for any changes to the design and shall development and refinement of plans and specifications provided by the

Air Force in the form of site plans, diagrams, schematics and generic specifications. The Contractor may acquire singular or multiple notice(s) to proceed (NTP) based upon acceptance and accreditation of the level of design documents associated with the appropriate area of work. The completion of the construction documents will require the approval of at minimum three submittals 65%, 100%, and final design certified.

The contractor design shall incorporate all necessary calculations, demolition, alterations, repairs, new installations, tests and certifications required to perform a repair, replace or addition project to Building 164.

The contractor shall not order any equipment or material and shall not begin any phase of construction until Government approves in writing the Final Design submittal.

The contractor shall comply with Homestead Air Reserve Base Installation facilities standards (IFS) and provide at minimum, architectural, civil, structural, mechanical, plumbing and electrical drawings and calculations. Architectural drawings shall be designed, signed and sealed by a licensed Architect. Civil, structural, mechanical, plumbing and electrical drawings/calculations shall be designed, signed and sealed by a licensed professional engineer. Fire code and life safety drawings/calculations shall be designed, signed and sealed by a registered professional engineer (P.E.) who has passed the fire protection engineering written examination administered by the National Council of Examiners for Engineering and Surveys (NCEES) and execute construction of the approved design.

Design-Build: D-B has two phases; the Design Phase and the Construction Phase.

MEETING or EVENT (The Contractor shall coordinate all meetings with the Contracting Officer Representative (COR))	TIME OR DURATION (Calendar Days)
Notice to Proceed (NTP) for Design	
Meeting #1, Site Visit/Kickoff meeting (*)	Within NTP + up to 10 Days
Submission of 65% design package (**)	Within Meeting #1 + 35 Days
Government Review of 65% design package	Up to 15 Days
Meeting #2, 65% design Review Meeting (*)	With Receipt of Government Comments + 5 Days
Submission of 100% design package (**)	Within Meeting #2 + 35 Days
Government Review of 100% design package	Up to 15 Days
Meeting #3, 100% design Review Meeting (*)	With Receipt of Government Comments + 5 Days
Submission of Certified Final (stamped documents) (**)	Within Meeting #3 + 10 Days
(The 100% design package shall be approved, and all comments shall be addressed and cleared up before submission of the certified final documents).	

* Meetings may be via telecom and/or at HARB as requested by Contracting Officer representative (COR) inviting all Acquisition Team. The contractor's manager with the CO, Contract Administrator (CA), COR, and other government personnel constitute an acquisition team (See FAR 1.102 (c) and shall meet on a regular basis. Meetings at HARB shall be at no additional cost to the government.

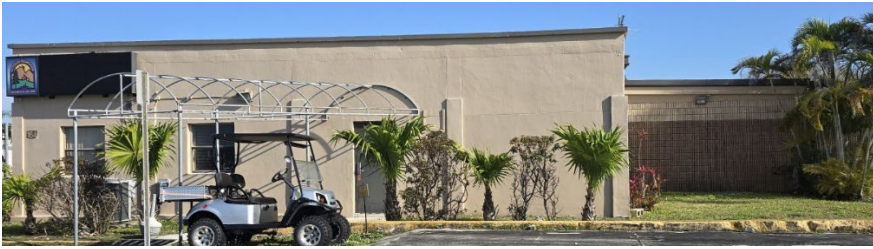
** All submissions shall be provided in digital format. One hard copy may be requested by the Contracting Officer at no additional cost to the government.

Freedom of Information Act:

The Contractor shall comply with Department of Defense (DoD) Regulation 5400.7/Air Force Supplement AFMAN33-302, DoD Freedom of Information Act Program requirements. The regulation sets policy and procedures for the disclosure of records to the public and for marking, handling, transmitting, and safeguarding **For Official Use Only** material. The Technical Specifications are numbered and organized by the 2026 e4Clicks system (for Federal Project Estimator). All specifications are filed in Divisions 01 through 49 per CSI MasterFormat.

*Please refer to EXHIBIT "A" at the end, for a Building room number.

3. EXISTING BUILDING PHOTOGRAPHS & PROPOSED SKETCHES:



SOUTH ELEVATION



EAST ELEVATION

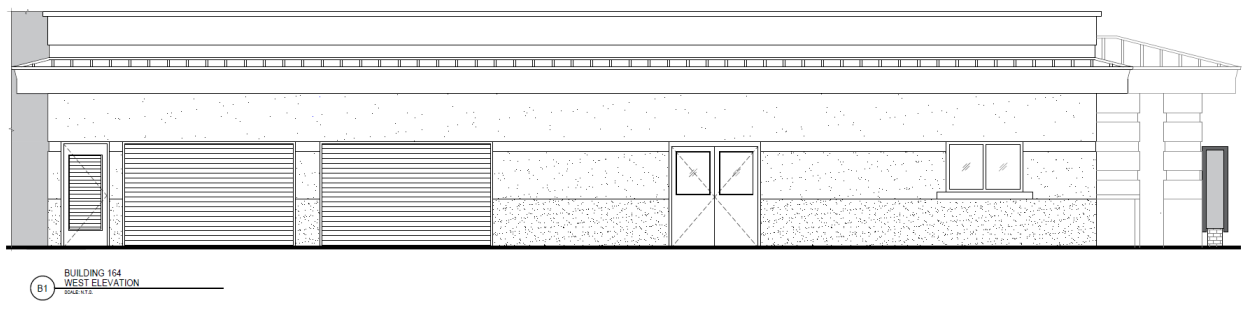
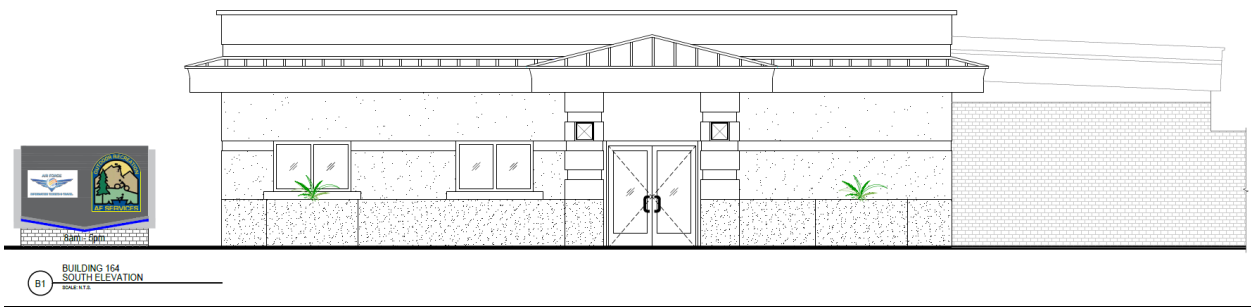


EAST ELEVATION



WEST ELEVATION

PROPOSED SKETCHES



4. DEMOLITION:

- 4.1 Special Inspections: prior to commencing any demolition work, Contractor shall perform asbestos, lead base paint and mold survey of the existing facility in accordance with all applicable EPA and OSHA requirements. Results of the survey shall be presented to the Contracting Officer in writing prior to commencement of any demolition work.
- 4.2 Demo includes but not limited to counterflashing, gutters, downspouts, downspout hangers, overflow and scuppers in all existing perimetral outdoor recreation building areas.
- 4.3 Demo includes but not limited to partial walls, windows, exterior Overhead and electric roll-up doors (Room 109), exit solid door and interior door in break room (Room 105) and main entry overhead door at show room (Room 107). The removal will be carefully executed to maintain the structural integrity of the remaining wall and surrounding structures.
- 4.4 Demo kitchen countertop and cabinets, floor tiles, floor vinyl base (Room 105).
- 4.5 Demo Ceiling Tiles & Panels at Room 101, 101A, 105 & 107.
- 4.6 Remove water cooler drinking fountain from Break Room (Room 105).
- 4.7 Remove metal canopy system.
- 4.8 Demo/dispose:
 - Exist Light Switch - To be replaced with new Motion- Break Room (Room 105).
 - Electric receptacle/ GFCI/ switch - Break Room (Room 105).
 - Exist Paper Towel Dispenser - Break Room (Room 105).
 - Exist Soap Dispenser - Break Room (Room 105).
 - Sink and Plumbing hardware (Room 105).
 - Wardrobe - Break Room (Room 105).
 - HVAC Diffuser – Ceiling (Room 105).
 - HVAC Return Air Grille (Room 105).
 - Demolishing of a window for a replacement in (Room 104, 105, 101A & Room 107).
 - 21sf of 8" CMU, to make room for the new window (Room 105).
 - 8" CMU, to make room for the new front door (Room 107).
 - 8" CMU, to make room for the new 4.2 sf wall louver that will be installed on the west side of Room 109.
 - 8" CMU, to make room for the new emergency Exit door in (Room 109 & 110A).
 - Demo framing stud wall and existing door to relocate a new interior door between (Room 105/Room 107).
 - Demo main entry concrete slab under canopy.
- 4.9 Pressure cleaning all surfaces for painting interior or exterior as required.
- 4.10 Roof penetration in Outdoor recreation storage (Room 109).
- 4.11 Remove the existing overhead exposed PVC pipe running through room 110 and rest upon exterior perimeter wall.
- 4.12 Disconnect existing utilities fixtures, appliances and luminaires, equipment, connection, parts and controllers to prevent accidental re-energizing and secure safety for future reconnection. Before cutting or removing any conduit, ensure the circuit is dead, always verify power is off with a voltage tester and assume all lines are live until proven otherwise. The execution of those tasks must be performed through a licensed professional.
- 4.13 Cut and seal wires while isolated. If wires cannot be fully removed, they must be cut back, capped with wire nuts, and secured in a covered, accessible junction box.

- 4.14 Shut off the feed water inlet.
- 4.15 Electrical Contractor (EC) shall disconnect, remove, and properly dispose of all electrical wiring, conduit, boxes, and disconnects associated with specific equipment impacted by the project scope and following OSHA requirements.
- 4.16 Remove and relocate all exterior exposed conduits. (Avoid exposing conduits when relocating these)



EXAMPLE

5. SUBSTRUCTURE

5.1 STANDARD FOUNDATION

- 5.1.1 Provide wall base with reinforcing for the addition of a running bond split-face cmu veneer with 2" air space with 1" rigid insulation board on fluid-applied air barrier on 8" CMU.

5.2 SLAB ON GRADE

- 5.2.1 Provide two (2) 6'-8" x 3'-0" concrete slabs with thickened edge/footing with reinforcing for the main entry porch and in the east side exit door (Room 105).
- 5.2.2 Provide Sidewalk & Handicap access ramp to the main entry.
- 5.2.3 Provide one (1) 3' x 4'-6" concrete slabs on grade in front of the emergency exit door at room 109 (West side).

6. SHELL:

6.1 SUPERSTRUCTURE:

6.1.1 FLOOR CONSTRUCTION

- a) Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick (Room 101, 101A & Room 107).
- b) Resurface floors throughout Room 101, 101A & 107.
- c) Ceramic tile, cove base, thin set, 4-1/4" x 4-1/4" Room 105 & 105A
- d) Resurface floors throughout (Room 105) following Homestead Air Reserve Base IFS chapter **E02.1.3. Quarry Tile**.
- e) Install new floor tile over existing floor systems in Room 105A.
- f) Paints & coatings, floors, interior, acrylic sealer, two coats - Warehouse/Storage (Room 109).
- g) Entrance floor mats, recessed, in-laid black rubber, solid, 3/8" thick.

6.1.2 ROOF CONSTRUCTION

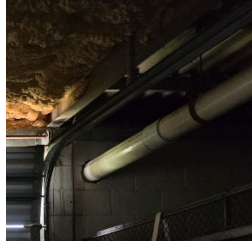
- a) For new Roof, Contractor shall design and install new standing seam metal roof system following all applicable UFC, Florida Building Codes and Miami Dade Code and follow the Homestead Air Reserve Base IFS chapter **D07.9.1. Standing Seam Metal** and **D07.9.8. Ribbed Metal Sheetting**



- b) The roof slope shall be a minimum of 3:12.
- c) The new roof shall be IAW HARB Roofing Section 07 41 13 Metal Roof Panels and Section 07 60 00 Flashing and Sheet Metal. Roofs shall be designed as per ASCE-7, IBC 2015, UFC 3-110-03, & the Miami Dade Code for High Velocity Wind Zones. All designs shall be done by a Professional Engineer who derives much of their income from roofing design. Design analysis shall include roof uplift calculation, hydraulic calculations, wind zones, attachment of system layers, flashing details, and any structural damage identified. Delineate calculated values in the roof specification or drawings. Utilize independently tested and rated roof systems, such as Factory Mutual (FM), Underwriters Laboratory (UL). Design R value for the composite roof system is R=30.
- d) Contractor shall submit framing components to show sizes, thicknesses, layout, material designations, methods of installation, and accessories. Contractor shall submit metal framing calculations to verify sizes, gages, and spacing of members and connections. The submittal shall include methods and practices used in installation. The submittal shall include the roof plan, installation details and phasing plan for execution of the project. The roof design shall have the seal of the Professional Engineer as well as manufacturer certification that the roof as designed will be warranted by the manufacturer at the completion of construction. All structural drawings shall be signed and sealed by a Florida-registered P.E. Provide structural calculations during the 65% design submittal.
- e) Contractor shall investigate suspected perimeter block. Should non-structural components be found, the contractor shall provide a design for repair to ensure new roofing assembly will be adequate for proposed installation in accordance with established engineering codes and practices.
- f) Contractor shall provide a design submittal for review within 30 days of the initial scoping site visit. The roof system, including the installation, shall have a current Miami-Dade Notice of Acceptance (NOA) and be installed in a manner recommended by the NOA for the roof installation requirements and building deck that meets or exceeds the uplift requirements specified herein. For conflicts between the NOA and these specifications, the NOA shall rule.
- g) Non-rated systems are prohibited. Ballasted systems are prohibited. The complete roof covering assembly, including insulation, shall be capable of withstanding an uplift pressure provided by the government, or if not provided, calculated by ASCE-7 using a minimum wind speed of 150 mph, exposure category C, but in no place shall be less than 150 psf.

- h) The contractor shall obtain services from the manufacturer for inspection of the roof before, during, and after installation.
- i) Exterior roof panel color shall be Medium Bronze. Interior roofing panel color shall be a manufacturer-standard light color. Gutters shall be used, and all panel edges shall be appropriately terminated in matching metal trim.
- j) Any structural members with an enclosed profile (rectangular, circular, etc.) shall be either galvanized as specified herein or coated on the interior in heavy bituminous paint or alternate rust-prevention means submitted for approval.
- k) Zinc-plated metal is prohibited in all forms.
- l) Roof penetration at Exhaust Fan (Room 109) shall be designed and accomplished in accordance with established engineering codes and practices.
- m) Insulation installed as components of the roofing systems shall have a minimum R value of 30.
- n) Incorporate fall protection control measures in the design of roof. Any part or component of the building, facility, structure, or equipment requiring future maintenance work at roofs must incorporate in the design fall prevention and control methods or techniques to eliminate fall hazards during occupancy and when performing maintenance work.
- o) Work shall conform with the requirements of UFC 3-110-03 Roofing, sections of the Unified Facilities Guide Specifications that are applicable, and applicable sections of the National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual, 5th Edition. The Contractor shall provide temporary roofing/cover during the performance of work to ensure that facilities are protected from water infiltration due to rainfall. All work shall be performed in a manner that protects the personnel inside the building from always falling debris. Contractor shall ensure that the roof is watertight at the conclusion of work on each day.
- p) New roof warranty shall be a 20-year single source No-Dollar-Limit, water tightness system warranty that covers the roof up to the required design wind speeds and is from a single source manufacturer. A minimum of 3 inspections shall be performed by the roofing manufacturer and a copy of the report prior to close-out of the project. Manufacturers' warranties that require periodic inspections or repairs at the Government's expense to maintain the warranty are not permitted. The warranty terms, exclusions, and limits must be enumerated in the specifications and require that all roof curbs and penetration flashings (lightning protection attachments) integrated into the roof system are covered under the warranty. All manufacturer inspections and government inspection require a written request 10 days in advance.
- q) Close-out CD shall include As-built drawings in Auto-Cad and PDF, copy of warranty, and final inspection report. furnish a typewritten information card for facility records and a card laminated in plastic and framed for interior display at roof access point.
- r) Contractor shall design, install, and certify a new Lightning Protection System IAW w/ NFPA 780, latest edition. Use aluminum lightning protection on metal roofs where appropriate. Install lightning protection system in accordance with the roof system warranty requirements (no penetration of roof panel at the valley or eave, limited or no penetrations elsewhere).
- s) Install one (1) new roof exhaust fan with a Miami-Dade NOA. The new roof fan rate shall be 2,100 CFM at 0.25 in-wg, 208V/1ph. Work includes a new roof curb and roof modifications required to meet the wind loads. Basis of design: Greenheck CUE.
- t) The new roof exhaust fan shall have its own thermostat. Thermostat shall be installed in a suitable location with set point dial minimum of 80°F. Thermostat shall have a password for access control.

- u) The roof penetration for the exhaust fan requires strict adherence to waterproofing techniques to handle heavy rains and compliance with the Florida Building Code
- v) Provide and properly design and install the roof drainage system and overflow drains including the replacement of the existing temporary PVC pipe on the east side of the outdoor recreation storage.



- w) All metal fascia, metal gutter and metal downspout with splash block should be prefinished.
- x) A warranty is required on all new roofs.
- y) Cantilever truss framing – Eaves
- z) Prefinished metal ceiling – Eaves
- aa) Metal Panels – Eaves & Porch
- bb) Light Gage Metal Framing – Porch
- cc) Sheet metal flashing, aluminum, flexible, mill finish, .016" thick, including up to 4 bends
- dd) Standing Seam Metal Roof system – Eaves
- ee) Steel Roof Decking – Eaves
- ff) Cantilever truss framing – Eaves
- gg) Prefinished metal ceiling – Eaves
- hh) W 24" Steel Beam – Porch
- ii) Sheet metal flashing, aluminum, flexible, mill finish, .050" thick, including up to 4 bends Exterior
- jj) Fascia, aluminum, reverse board & batten, colored, .032" thick, excl. furring

6.2 EXTERIOR ENCLOSURE: Exterior Installations: All new exterior installations, including but not limited to, roofing, windows, doors, louvers, fans, etc. shall have the **Miami-Dade Notice of Approval (NOA)**.

6.2.1 EXTERIOR WALLS

- a) Install one (1) new wall louver with a Miami-Dade NOA. New louver to have bird screen and a free area of 4.2. The new louver shall be factory-finished in medium bronze. New wall louver to be installed on the west side of Room 109. Basis of design: Greenheck EHV.
- b) Follow the Homestead Air Reserve Base IFS chapter **D05.4.11. Concrete Block Concrete Masonry Unit (CMU) Split Face - Light Color** for the building exterior walls.



- c) Open wall space to add one (1) 3'x7" exterior Hollow Metal full louver door in the west side of the room 109 for Egress Door/Personnel Door.
- d) Stainless steel corners guards with a brushed finish will be used at each side of the wall at electric Steel roll-up doors and electric Steel Overhead door.
- e) To prevent overhead collisions, provide clearance signs at all electric Steel Overhead doors.

6.2.2 EXTERIOR DOORS

- a) Replace the two (2) existing electric Steel Overhead doors with a new one of the same kind - (Room 109) (West side)
- b) Replace the one (1) existing electric Steel Overhead door with a new one of the same kind - (Room 110) East side
- c) Install Steel bollard protection at each side of the garage doors following Homestead Air Reserve Base IFS chapter **C07.2.5. Bollards**
- d) Install one (1) Impact Door Solid Dbl 3'x7' w/ Lever Actuated Hardware, S.S. Keyed Glazed Port (Entrance vestibule of Showroom) (Room 107). Located between two entrance walls to achieve a recessed effect for wind break.
- e) Aluminum-Framed Entrances Storefront door with lock and handle, adhere to the DOD UFC 1-300-0 or latest specifications.
- f) Install one (1) exits hollow metal door on room 105 (Break room) following Homestead Air Reserve Base IFS chapter **D06.5.2. Hollow Metal**



- g) Install two (2) 3'x7" exterior corrosion resistance panic exits Hollow Metal full louver doors with screen molding (to prevent insects from entering) and aluminum wire w/ Lever Actuated Hardware and lock on the west side of room 109 and east side of room.
- h) Replace existing Hollow Metal Steel 3-Hours Fire Rated Double Door with Half Glass Lite Window by the same kind in room 101 (West side).
- i) Manufactured Wood Casework for break room, adhere to DOD UFGS 123200
- j) Doors shall be equipped with a GSA-approved combination lock meeting FF-L-2740. Doors other than those secured with locks meeting FF-L-2740 shall be secured from the inside with deadbolt emergency egress hardware, a deadbolt and metal panic bar/fire exit that extends across the width of the door.
- k) For all doors comply with Homestead Air Reserve Base IFS chapter **D06.4. Hardware**. And adhere to latest UFGS-08 11 13 as well to the Air Force Corporate Facilities standards (0.5 Doors and windows).
- l) Provide continue galvanized steel angle sill at Steel Overhead doors.
- m) Provide overhead door track w/ weatherstrip.
- n) Emergency egress doors will match or be harmonious with the wall color.
- o) Contain noise at its source with properly gasketed doors per UFC 3-450-01 Noise and Vibration Control.

- p) The contractor should provide a restricted-keyway system (CORMAX) fully compatible with the “Best lock” system for the outdoor recreation perimeter doors as well for the interior doors (Room 101A, 101 B & 102)

6.3 WINDOWS:

Install one (1) new window in the East side of the building (Room 105), two (2) Dbl windows in the South side of the building (one in room 107 and one in room 101A) and one (1) Dbl window in the west side of the building (Room 101A), all following Homestead Air Reserve Base IFS chapter **D06.3. Glazing and Shading**, **D06.4. Hardware** and **D06.5.1. Anodized Aluminum**.

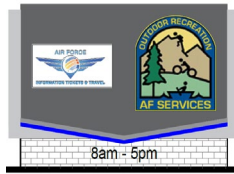
Provide insulating glazing on windows; maximize shading for windows on south, west and east facades.



Provide lintels and sills precast, to resist weathering and integrally colored. Windows must meet force protection requirements.

6.3.1 EXTERIOR SIGNS:

For building function identification sign, following Homestead Air Reserve Base IFS chapter **C08. EXTERIOR SIGNS** and **UFC 3-120-01 (Figure 3-2)**.



EXAMPLE

7. INTERIORS:

7.1 INTERIOR CONSTRUCTION:

- 7.1.1 Building 164 interior finishes and materials will reflect a collaborative and innovative environment for the Outdoor Recreation Center group. The solutions will be durable, economic, sustainable, and easy to maintain while best supporting life safety.
- 7.1.2 The interior design specification will follow the Unified Facilities Criteria with a color palette comprised of warm, natural colors. Specific colors and materials will correlate with the base standard finishes.
- 7.1.3 The ceiling material in the break room and service room must be smooth, non-porous, moisture resistant and easily cleanable to prevent microbial growth and particle shedding. The installation must also meet strict fire, safety, and acoustic performance standards.
- 7.1.4 The spaces, such as offices and corridors, will have acoustic ceiling panels with low maintenance requirements while performing sound absorption and blocking.
- 7.1.5 Wall finishes throughout the building will be specified as low emitting, low VOC (volatile organic compound) paints. Paint specification will follow the guides and specifications from the Master Painters Institute (MPI) as edited from within the

United Facilities Guide Specifications. High traffic areas will have durable, impact resistant, easy-to-maintain finishes, corner guards will be included to provide additional protection at all outer corners of gypsum board walls.

- 7.1.6 The tiles can be removed and/or replaced for cleaning or when showing signs of excessive wear.
- 7.1.7 Porcelain tile flooring will be used in areas such as corridors, break areas and service rooms.
- 7.1.8 Interior signage will follow a modular system for the building. The interior signage will be a low maintenance, readily available product. The system will meet the requirements of the Architectural Barriers Act (ABA) and UFC3-120-01 Air Force Sign Standard to provide logical wayfinding.
- 7.1.9 Administrative/office areas should have modular carpet tile, rubber base, painted gypsum walls board and 2x2 acoustic ceiling tiles. The gypsum board shall comply with ASTM C1396, type X, 5/8 inch thick. Break rooms should have VCT floors, rubber base, painted walls and 2x2 ACT. Corridors outside offices shall be VCT. Entry porch area shall have sealed concrete floors. In the access point shall have Sealed Concrete slab.
- 7.1.10 Install Metal stud partition, non-load bearing, galvanized, 7' high, 3-5/8" wide, 20 gauge, 16" O.C., includes top & bottom track.
- 7.1.11 Install Framing, stud walls w/top & bottom tracks as required.
- 7.1.12 Install wood furring strip 1x4 and 1x2 as required.
- 7.1.13 Install a soffit in the showroom along the wall display shelves.
- 7.1.14 Bilt-in accessories and two counters attached to the wall and floor in the showroom space.

7.2 INTERIOR FINISHES:

- 7.2.1 All interior wall paint will follow the Homestead Air Reserve Base IFS chapter **D03.3.3. Thermal Mass.**
- 7.2.2 Paint all interior exposed walls of Warehouse/Storage (Room 109) with thermal high-performance coatings which reflect solar heat and reduce surface temperatures.
- 7.2.3 Insulation from inside of the existing metal roof in the Warehouse/Storage (Room 109) with product thermally designed to block up to 97% of radiant heat and resistant to moisture.
- 7.2.4 Install Blanket insulation, for walls or ceilings, kraft faced fiberglass, 3-1/2" thick, R15, 15" wide (Room 109) to increase the insulation value of existing roofing systems.
- 7.2.5 Install Ceramic tiles, walls, interior, thin set, 6" x 6"- (Room 105)
- 7.2.6 Install Cementitious backerboard, on wall, 3' x 6' x 5/8" sheet. (Room 105/105A)
- 7.2.7 Install Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick (Room 105/105A).
- 7.2.8 Provide ceramic tiles on wet walls of kitchen and on all the walls of the service room from finish floor to top of the walls.
- 7.2.9 Provide quarry tile matte, slip resistant on break room.
- 7.2.10 Use corner guards on the walls adjacent to the exit Dbl. door on the west side of the building due to the high-use and circulation of recreational goods.
- 7.2.11 Provide prefinished metal soffit for Main Entry (Porch) and eaves.

7.2.12 Acoustical Ceiling Tiles & Panels RSM 095123300820 Complete suspended ceilings, mineral fiber, Tegular, 2' x 2' x 5/8", on 9/16" grid, including standard suspension system, excl. 1-1/2" carrier channels

7.3 INTERIOR DOORS:

7.3.1. Install new Hollow metal Door frame, panel, and Door hardware, single, ANSI F88, complete set incl. lever (Between Room 105 and Room 105A (Utility room)).

7.3.2 Install new Hollow metal Door frame, panel, and Door hardware, single, ANSI F88, complete set incl. lever (Between Room 105 and Room 107).

7.3.3 Install new Hollow metal Door frame, panel, and Door hardware, single, ANSI F88, complete set incl. lever (Room 101A).

7.4 SPECIALTIES:

Provide the following fixtures:

7.4.1 Paper Towel Dispenser - Touchless - Break Room

7.4.2 Soap Dispenser - Touchless - Break Room

7.4.3 Fire extinguisher, Reinstall - Break Room

7.4.5 Provide Galley Refrig Full size 25sf min

7.4.6 Single sink- Break Room.

7.4.7 Kitchen cabinets upper - Break Room.

7.4.8 Kitchen cabinet lower countertop, Granite - Break Room.

7.4.9 Kitchen cabinets lower - Break Room.

Follow the Homestead Air Reserve Base IFS chapter **E06.1.3. Rapidly-Renewable Products.**



8. SERVICES

8.1 PLUMING FIXTURES:

8.1.1 25" Single Basin Drop in Stainless Steel (Room 105A)

8.1.2 Single Handle Kitchen Faucet with Spray.

8.1.3 GPM Aerator.

8.1.4 Elkay LK1110 Glass Filler, Gooseneck with Push Lever, Stainless Steel, 8 1/4".

8.1.5 Fiat TSBCR1100 Crane 501 White Marble/White Cement Commercial Neocorner Convex Drop Front Mop Service Basin (Room 105A).

8.1.6 Sink, service, floor, rough-in, supply, waste and vent.

8.1.7 Provide new Water cooler drinking fountain (Room 107).

8.2 RAINWATER DRAINAGE:

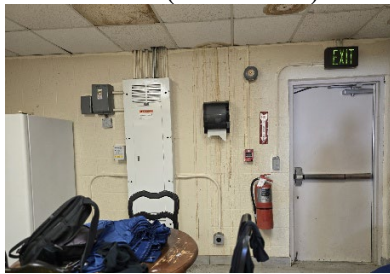
8.2.1 Replace, relocate and extend as required all rainwater system attached to the exterior wall.

8.2.2 Provide new rainwater system as required.

8.2.3 Integrate into the new roof design the roof rainwater drainage between Room 109 and 110A.

8.3 ELECTRICAL

- 8.3.1 Install Interior LED fixtures, downlight, recess mounted 7.5" diameter, incl lamps, mounting hardware and connections - Porch.
- 8.2.2 Reinstall in place the existing HID (Metal Halide/HPS). Extend cable and connections as required.
- 8.3.3 Replace existing HID (Metal Halide/HPS) wall packs with LED equivalents by matching lumens rather than wattage to achieve 60–70% energy savings for improved efficiency and longevity.
- 8.3.4 Provide Interior Clg Mtd Lamp 24"x48" LED Light fixture (Room 101A, 105, 105A).
- 8.3.5 Provide Interior Clg Mtd Lamp 24"x48" LED Light fixture (Room 101, 107) and Install Interior LED fixtures, downlight, recess mounted along the soffit. (**Option 2 / Tenant GPC card**)
- 8.3.6 Provide new electric tankless instant hot water heater under sink.
- 8.3.7 Provide and install new Light Switch with Motion sensor – (Room 105, 105A).
- 8.3.8 Provide and install new Light Switch for Porch.
- 8.3.8 Replace existing receptacles and boxes for new ones in room 105.
- 8.3.9 Provide new Electric receptacle/ GFI/switches (Room 105 and 105A).
- 8.3.10 Provide Duplex Electric receptacle/ GFI for Microwave, Refrigerator – (Room 105).
- 8.3.11 Provide Motion/ Occupancy Sensor Light Switch 3 Way – (Room 105).
- 8.3.12 Provide Motion/ Occupancy Sensor Light Switch 3 Way – (Room 107).
- 8.3.13 Provide Thermostat w/password – Warehouse/Storage (Room 109).
- 8.3.14 Route new wires through existing walls, ceilings, or floor joists.
- 8.3.15 Run lines up or down through internal walls, avoiding the need for external conduits.
- 8.3.16 Construct a new gypsum wall board, a small wooden chase, faux column, or shiplap wall as necessary in the break room to hide the conduct, creating a finished look in the Break room (Room 105).



8.4 MECHANICAL

- 8.4.1 Provide new A/C diffuser (Room 105A).
- 8.4.2 Provide new A/C Return (Room 105A) with exhaust tube.
- 8.4.3 Provide Stainless-Steel Exterior wall ventilation Cap Movable Square Air Outlet.
- 8.4.4 Ceiling Supply grill, 12 in H, 12 in W, Lay-In, Plastic, White.
- 8.4.5 Provide Exhaust Fan Roof Mounted- 1.42 m³/s(3000 CFM) Ventilation Fan, with (1/2 HP) - Outdoor recreation storage.
- 8.4.6 Provide Return Air Register 610 mm X 460 mm (24X18)
- 8.4.7 Provide Diffusers: Ceiling, 23 3/4 in H, 23 3/4 in W, Lay-In, Plastic, Perforated, White.
- 8.4.8 Extend cable and connections as required for the existing exterior A/C equipment on South side.
- 8.4.9 Clean all existing HVAC ducts to pull dirt from the system, vacuuming the "cans" (hidden boxes behind vents) to remove dust.

9. STRUCTURAL

Design Codes and Standards

9.1 The structural design for the renovation of Building 164 will comply with the current editions of the following design codes and industry standards where applicable.

Air Force Manual, AFM-32-1084, Air Force Facility Requirements

- Air Force Reserve Command Handbook, AFRCH-32-1001, Air Force Reserve Command Standard Facility Requirements

- American Concrete Institute

- o ACI 318-14 – Building Code Requirements for Structural Concrete

- o ACI 530-13 – Building Code Requirements for Masonry Structures

- o ACI SP 6604 – ACI Detailing Manual

- American Institute of Steel Construction

- o AISC 360-16 – AISC Manual of Steel Construction —16th Edition

- o AISC 341-22 – AISC Seismic Provisions for Structural Steel Buildings

- American Welding Society - AWS D1.1 – Structural Welding

- American Society of Civil Engineers - ASCE/SEI 7-10 – Minimum Design Loads for Buildings and Other Structures

- IBC – International Building Code (2024), as amended by UFC 1-200-01

- Steel Deck Institute - SDI Diaphragm Design Manual, Latest Edition

- Unified Facility Criteria

- o UFC 1-200-01 – General Building Requirements

- o UFC 3-301-01 – Structural Engineering, with Change 4

- o UFC 3-310-04 – Seismic Design for Buildings, with Change 1

- o UFC 4-010-01 – DoD Minimum Antiterrorism Standards for Buildings

- USACE Technical Instructions (TI)

- o TIs are listed at the following website: <http://www.hnd.usace.army.mil/techinfo/ti.htm>

- U.S. Army Corps of Engineers, Louisville District: Louisville District Military Design Guide.

10. INSTALLATION:

10.1 **Contractor's Proposal:** The contractor is strongly encouraged to visit site and thoroughly investigate existing conditions prior to submitting proposal. The contractor shall evaluate and provide a detailed proposal to provide all plans, labor, equipment, and materials necessary to install, construct, and complete the work planned under this task order.

10.2 The Contractor shall construct the project IAW approved drawings and specifications. Contractor shall not order any equipment or materials and shall not begin any phase of construction until Government approves in writing the Final Design submittal. Construction work may need to be phased to accommodate mission requirements. The government will provide its known phasing requirements early in the design phase, but facility availability may change based on real world situation. Work will need to be closely coordinated with the facility users.

10.3 **Base Regulations:** Contractor shall conform to all base regulations and directives pertaining to security, safety, fire, traffic, and personnel clearance, in so far as they

pertain to the Contractors' activities at Homestead Air Reserve Base (HARB), Florida. The Contractor shall ensure conformance by all employees.

10.4 All scaffolding IAW OSHA practice.

- 11. PERFORMANCE PERIOD:** All Contractor work shall be accomplished within 120 calendar days, including any time for submittals and shipping and handling of equipment.
- 12. DRAWINGS:** As-built drawings and concept drawings included for information purposes. Proposed concept drawings do not meet codes or standards; they are to be used as a guide and reference only in the preparation of the construction design documents. The contractor shall provide 65% submission package, 100% submission package and final certified submission package. The 65% submission package will be rejected if the technical specifications are not edited. Submission package shall contain the design drawings, technical specifications, and design analysis. Drawings in PDF and AutoCAD formats shall be provided at each design phase. Contractor shall allow up to 15 calendar days for government review of each submission package. Contractor shall provide a writing response to all government's comments indicating how the comments were addressed and the sheets where the corrections were made. Design shall comply with the most recent DoD and Air Force accessibility policy for people with disabilities.
- 7. AS-BUILT DRAWINGS:** The Contractor will be required to supply one as-built plan drawing when the work is completed. The as-built drawing shall include one hardcopy and one AutoCAD 2024 or later copy on CDROM for retention by the Government. The Contractor will also provide copies of any spec sheets for installed equipment. The job will not be considered completed until after these items are supplied.
- 14. EXISTING FACILITIES:** The existing dimensions and locations of both above ground and below ground facilities shown on the applicable drawings and/or excavation permit are for approximation purposes only. Failure to verify the dimensions and locations before commencing work will be at the Contractor's risk and shall not relieve the Contractor from accomplishing the work required by the contract at the price awarded by the government.
- 15. WORKING HOURS:** The normal hours of work at HARB are from 0730 to 1630 hours, Monday through Friday, excluding holidays. Access to work sites may be restricted to these hours and days. All other hours shall be considered non-regular time and must be requested in writing to the Contracting Officer 72 hours in advance. Work that requires inspection during accomplishment or that prevents inspection of previous work after accomplishment during normal hours must be coordinated in advance with the Contracting Officer and associated additional costs deducted from the final payment of the contract amount.
- 16. NOTIFICATION RESPONSIBILITIES:** The Contractor shall notify HARB/CEC, via E-mail, a minimum of 24 hours in advance of: (1) initially starting work or starting work after a multi-workday pause, (2) ceasing work for a multi-workday pause, and (3) deliveries of major materials or equipment.

- 17. CONTINUED USE OF FACILITIES:** Surrounding buildings and utilities will continue in use during this contract. Work and work areas shall be scheduled at least 24 hours in advance of anticipated time of accomplishments. Work shall be performed in a manner to create minimum disturbance and inconvenience to personnel. Contractor's personnel will be limited to work areas.
- 18. CONTRACTOR BID QUALIFICATIONS:** The contractor shall provide the following information in their bid. Bids not containing this information shall be considered non-performing.
- 18.1 NRCA: The contractor shall be a member of the National Roofing Contractors Association. Provide certificate.
- 18.2 State of Florida License: The contractor shall have a State of Florida Roofing Contractor License. Provide license number and certificate.
- 18.3 Applicator Certifications: Provide written certification that the firm is an approved, authorized or licensed applicator. by any 2 of the following list of roof product manufacturers to include at least one modified built-up roofing system and one single ply / EPDM product, both currently and for a minimum of the past 4 years.
- Carlisle Syntec
 - Centimark Corp.
 - Cooley Roofing Systems
 - Custom Seal
 - Duro-Last Roofing Inc.
 - Ecology Roof Systems
 - Firestone Building Products
 - GAF Materials Corporation
 - GenFlex Roofing Systems
 - Kelly Company
 - Johns Manville
 - Mule-Hide Products
- 18.4 In order to demonstrate that the bidder understands the requirements of the project, the bid shall include a Miami-Dade Notice of Acceptance (NOA) for their selected roof system with all options indicated for the roof deck and uplift requirements for Building 133 IAW Specifications. (Alternate selections may still be submitted for approval during the post-award material submittal process.)
- 19. SITE SUPERVISOR:** The job foreman or site superintendent shall be on the payroll of the contractor; shall be on site daily for a majority of sub-contractor work; and shall be conversant in English.
- 20. CONTRACTOR STORAGE:** An on-site open and/or closed storage area for Contractor project material may be designated and set-aside by the Contracting Officer. Additional storage areas will not be provided, unless approved by the Contracting Officer. Security of the storage area and project materials shall be the responsibility of the Contractor. The Contractor shall keep the storage area neat, orderly and clear of all debris. The Contractor shall not allow trash or other debris to be scattered from his area by wind or other means. All storage areas will be kept clear of weeds and trash.

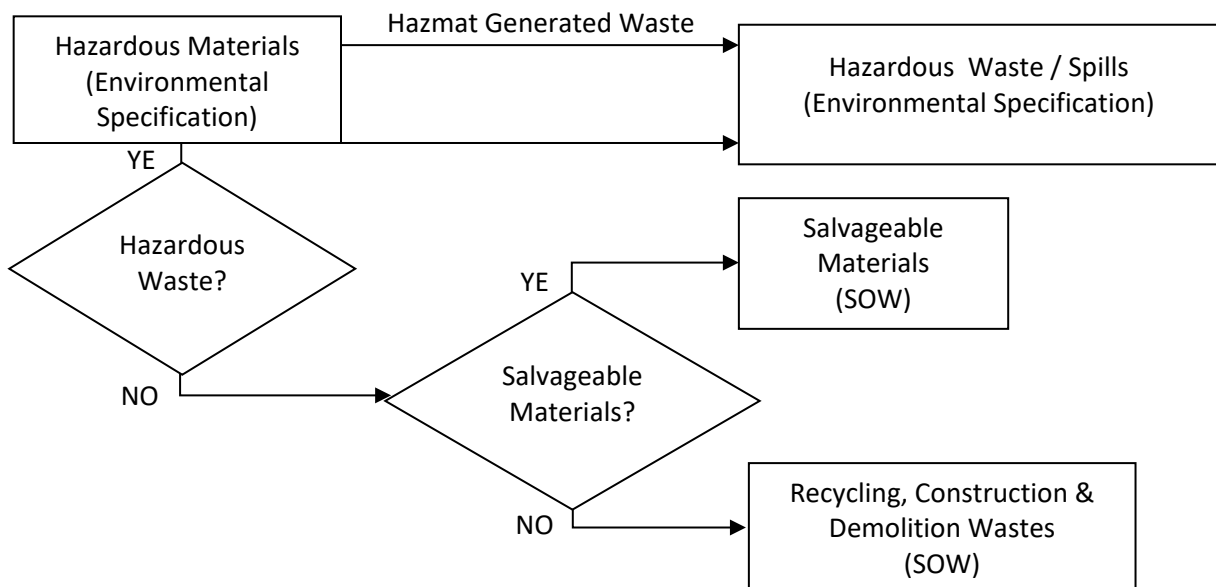
21. EXCAVATION PERMITS: N/A

22. OPEN FLAME, WELDING PERMITS: The Contractor must receive a permit for any welding or other open flame work to be done on base from the base Fire Department before such work is performed.

23. UTILITIES SERVICE: The Contractor may access available utilities (electricity and water) at the construction site. Any utility hook-up costs shall be at the Contractor's expense. No utilities will be provided by the government at any contractor open storage area. All taps from fire hydrants shall make use of approved backflow prevention devices according to risk as described in UFC 3-230-02 Paragraph 10.4.

24. ELECTRICAL SERVICE AND COMMUNICATIONS FACILITIES: The Contractor will not disturb electrical and/or communications facilities and wiring. Where such facilities require removal for accomplishment of the task, the Contractor shall notify the Contracting Officer at least seven calendar days in advance of the requirement, for the accomplishment of such removals by the Government. The Contractor shall allow the telephone company and communication personnel access to the systems required. If damage by construction activities occurs, the Contractor shall restore service within 24-hours with no cost to the government.

25. SUMMARY FLOWCHART OF MATERIAL AND WASTE STREAM HANDLING:



26. SALVAGEABLE MATERIALS: All materials not reused in the project according to the applicable drawings or as specified herein will be designated as either salvageable or unsalvageable by the Contracting Officer.

26.1 Salvageable materials shall remain the property of the government and shall be disposed of by the Contractor as directed by the Contracting Officer. Materials to be removed shall be

removed without damage to adjacent areas. All damage resulting from removal shall be repaired by the Contractor at no cost to the government with materials of like nature, type, and construction as were damaged or with materials to match existing adjacent areas.

26.2 Unsalvageable materials shall be considered Construction and Demolition Wastes.

27. RECYCLING, CONSTRUCTION & DEMOLITION WASTES: The Contractor shall separate and handle all hazardous wastes according to the Environmental Protection Statement. All remaining non-hazardous and non-water soluble waste shall be considered construction and demolition (C&D) waste. The Contractor shall contact the base Civil Engineering Environmental Flight recycling program manager for disposition of potentially recyclable materials. The Contractor will then be responsible for providing recycling containers and contacting the recommended agencies for pickup or delivery. The Contractor will provide the Environmental Flight with receipts showing the disposition of recyclables to include weights, dates received and signatures of the accepting organization.

27.1 Recyclables: Recyclables include all materials classified as "construction and demolition debris" by Florida Administrative Code 62-701.200 (27): "Construction and Demolition Debris" means discarded materials generally considered to be not water soluble and non-hazardous in nature, including but not limited to steel, glass, brick, concrete, asphalt material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure, including such debris from construction of structures at a site remote from the construction or demolition project site. The term includes rocks, soils, tree remains, trees, and other vegetative matter which normally results from land clearing or land development operations for a construction project; clean cardboard, paper, plastic, wood, and metal scraps from a construction project; effective January 1, 1997, except as provided in Section 403.707(13)(j), F.S., unpainted, non-treated wood scraps from facilities manufacturing materials used for construction of structures or their components and unpainted, non-treated wood pallets provided the wood scraps and pallets are separated from other solid waste where generated and the generator of such wood scraps or pallets implements reasonable practices of the generating industry to minimize the commingling of wood scraps or pallets with other solid waste; and de minimis amounts of other nonhazardous wastes that are generated at construction or demolition projects, provided such amounts are consistent with best management practices of the construction and demolition industries. Mixing of construction and demolition debris with other types of solid waste will cause it to be classified as other than construction and demolition debris.

27.2 Non-recyclables: In the event that the waste cannot be recycled, the waste becomes the property of the Contractor and may be disposed in accordance with all applicable state, federal and local statutes, regulations, and executive orders in effect at the time of disposal.

28. SUBMITTALS: Required submittals are itemized on AF Form 66, *Schedule of Material Submittals*, and are to be submitted on AF Form 3000, *Material Approval Submittal*. Any proposed deviation to these specifications will require submittal to the Contracting Officer. Each submittal shall include information as described in the technical specifications or as shown in the drawings. Once an item of material or equipment has been approved, the Contractor will not be required to re-submit with the following exception: If, at any time

during the duration of this contract, the Contractor desires to change materials from those originally approved, his new materials shall be resubmitted to and approved by the Contracting Officer prior to incorporation into the project.

The contractor shall provide 65% submission package, 100% submission package and final certified submission package. The 65% submission package will be rejected if the technical specifications are not edited. Submission package shall contain the design drawings, technical specifications, and design analysis. Drawings in PDF and AutoCAD formats shall be provided at each design phase. Contractor shall allow up to 15 calendar days for government review of each submission package. Contractor shall provide a writing response to all government's comments indicating how the comments were addressed and the sheets where the corrections were made.

ENVIRONMENTAL PROTECTION SPECIFICATION

1. **GENERAL:** The work covered by this section consists of furnishing all labor, materials and equipment and performing all work required for the prevention of environmental pollution during and as the result of construction operations under this contract except for those measures set forth in other technical provisions or specifications of this contract. For the purpose of this statement, environmental pollution is defined as the presence of chemical, physical, radiological or biological elements or agents which adversely affect human health or welfare; unfavorably alter ecological balance of importance to human life; affect other species of importance to man; or degrade the utility of the environment for aesthetic and recreational purposes. The control of environmental pollution requires consideration of air, water and land, and involves noise, solid waste management and management of radiant energy and radioactive materials, as well as pollutants or hazardous materials.

In order to prevent and to provide for abatement and control of any environmental pollution arising from the activities of the Contractor and any subcontractors in the performance of this contract, they shall comply with the applicable local, state and federal laws, regulations and standards concerning environmental pollution control and abatement, in effect on the date of issue of the invitation for bids. The Contractor shall be responsible for payment of any fines and penalties levied against Homestead ARB as the result of regulatory enforcement actions that are attributable to the actions of the Contractor and any subcontractors.

The Contractor shall ensure all employees and subcontractors are aware of the installation Environmental Management System by complying with this Environmental Protection Specification. The installation Environmental Management System (EMS) policy statement is available upon request from the Contracting Officer.

2. **GREEN (AFFIRMATIVE) PROCUREMENT:** In order to comply with the green procurement requirements of Section 6007 of the Resource Conservation and Recovery Act (RCRA), 2002 Farm Bill, and Executive Order 13423 (GPP), the Contractor shall use recycled and recovered materials and products identified in the USEPA's Comprehensive Procurement Guidelines (CPG) and biobased products listed on the USDA Bio Preferred website, See <http://www.biobased.oce.usda.gov/fb4p/>. The Government requires the use of the following recycled/recovered materials/products as cited by item(s)/specification

section(s)/recycled content(s) and biobased content:

GPP Item	Spec Section	%Recycled/Recovered	Biobased
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The GPP specific recycled-content percentages for each of the above items is also identified in the latest EPA's Comprehensive Procurement Guidelines (CPG) available at www.epa.gov/cpg. Recycled materials in the CPG shall be used to meet the minimum content standards identified in the current Recovered Material Advisory Notices (RMANs). Other materials to include biobased and products not listed, but commonly used in industry outside of the government, shall also be considered. Material and product submittals for all recycled content items shall list the recycled and recovered materials used and the percentage content listed. The above materials and products have been reviewed by Government personnel, determined to meet the requirements of the technical specifications, are available in the local market and are not cost prohibitive. In accordance with FAR 52.223-9, if the requirement exceeds the Simplified Acquisition Threshold (\$100,000), the Contractor shall provide the Contracting Officer a certification with the percentage estimate(s) of the total recovered material(s) used in contract performance, including, if applicable, the percentage of postconsumer material(s) content(s). This certification shall be provided to the Contracting Officer after final inspection, but prior to final payment.

3. PROTECTION OF LAND (SOIL) RESOURCES AND SITE RESTORATION:

It is intended that land resources be preserved in its present condition or be restored to the original condition which existed at the commencement of work.

- 3.1. The Contractor shall confine his work activities to areas defined by the specifications and/or drawings and to areas authorized by the Contracting Officer for other operations needed for the Contractor's performance.
 - 3.2. Any trees, vegetation, or other landscape feature scarred or damaged by the Contractor's equipment or operations shall be restored to its original condition at the Contractor's expense. The Contracting Officer, in consultation with the Environmental Flight, shall approve what manner of restoration shall be used, and whether damaged trees shall be treated and healed or removed and disposed of under requirements for clearing and grubbing.
 - 3.3. The Contractor shall obliterate all signs of temporary construction facilities such as haul roads, work areas, structures, foundations of temporary structures, stockpiles of excess waste, excavated or fill materials, construction debris or any other vestiges of construction resulting from this contract as directed by the Contracting Officer in consultation with the Environmental Flight.
- 4. PROTECTION OF WATER RESOURCES:** The Contractor shall not pollute any waters of the United States (as defined in the Federal Water Pollution Control Act 33 U.S.C. 1251) with fuels, oils, bitumens, calcium chloride, painting materials, acids or other materials deemed hazardous per local, state and/or federal regulations. The Contractor shall

implement Best Management Practices (BMPs) for any activity that disturbs or breaks the topsoil in order to control storm water runoff and erosion during construction, and shall stabilize the site after construction.

- 4.1. Erosion and Sedimentation Control Plan and Storm Water Pollution Prevention Plan (hereafter “the Plan”): All measures, techniques and BMPs that the Contractor intends to use to protect water resources and control storm water runoff and erosion shall be set forth in the Plan and submitted for approval before groundbreaking activities begin. If required, the Plan shall also be submitted to the South Florida Water Management District for State approval. The Plan shall contain the following information.

 N/A Plan is not required because erosion control does not apply to this project.

 This project shall comply with National Pollutant Discharge Elimination System (NPDES) for regulated construction sites (1-acre or more) in the State of Florida. Provide the Name and signature of a storm water professional that is authorized to sign a storm water plan for a NPDES to prepare the Plan and oversee the implementation the Plan. This includes the opening and closing of all permits and all related reporting activities.

 Name and signature of the Contractor personal to prepare the Plan and oversee the implementation the Plan.

 Site narrative which characterizes the construction site and activities that disturbs soil and groundcover.

 Description of the pollution prevention and storm water runoff and erosion control measures and BMPs to be implemented.

 Description of the source control and housekeeping BMPs.

 Description of the interim and permanent stabilization practices.

 Implementation schedule for the activities described.

 Site map showing site boundary, perimeter of control areas and construction areas, location of BMPs and map legend/index.

- 4.2. Storm Water Site Log (hereafter “the Log”). The Contractor shall submit a written Log for the duration of the project and readily available for review by the Contracting Officer or designated representative, and to be submitted at closeout of the contract. The following entries must be contained within the Log.

 Plan is not required because erosion control does not apply to this project.

 Name and final signature of the qualified storm water professional that kept the Log.

 Name and final signature of the Contractor personal that kept the Log.

 Dates of the beginning and end of soil disturbance.

 Dates of when control areas are activated and disassembled and cleaned up to a restorative state.

 Dates when runoff and erosion control BMPs were installed or implemented and an indication as to whether an inspection schedule is established to monitor its state and condition.

 Dates of significant rain events (time, duration, intensity) and a description of observations of the effectiveness of the storm water control site plan to handle the event.

- _____ The inspection schedule and results of inspections conducted established for any BMP. Note any pertinent findings and response actions, if required.
- _____ Certification by the log maintainer that the affected site area has been stabilized post construction, and that all remaining storm water control measures have been upgraded to their final design configuration and all construction site control areas have been removed and returned to their final stabilization state.

4.3. Source Control, Housekeeping Requirements and Sanitary Sewers: The Contractor must establish control areas for construction activities that have a potential to introduce pollutants and contaminants into storm water runoff and sanitary sewer systems. If necessary, combine or co-locate control areas, or, if it is not practical to establish control areas, establish site specific work practices. The following specifics shall be adhered to:

- 4.3.1. Store pollutants and other construction materials in a location and/or manner to prevent runoff into storm water systems. Volatiles, including paint and solvents, shall require secondary containment storage areas.
- 4.3.2. Clear construction site daily of trash, including organic debris, packaging materials, scrap, surplus building material and domestic waste.
- 4.3.3. Store material on pallets and provide a covering or shelter for soluble materials to prevent storm water exposure.
- 4.3.4. Inspect storage facilities at least weekly and after each major rain event.
- 4.3.5. Designate temporary areas for concrete truck/mixer washouts in a location away from storm water runoff. Hardened concrete shall be disposed of off-site.
- 4.3.6. Designate vehicle refueling area in a location away from storm water runoff; perform vehicle refueling within a secondary containment area where practical.
- 4.3.7. On-site maintenance of construction equipment shall be limited to emergencies and small-scale routine procedures, and shall be conducted away from storm water runoff. Major maintenance operations shall be performed off-site.
- 4.3.8. Clean equipment prior to leaving the construction area.
- 4.3.9. Wash waters and wastes shall be processed, filtered, ponded and/or effectively treated in a manner approved by the Environmental Flight prior to its release into any body of water or the sanitary sewer system.
- 4.3.10. No pollutant or construction materials shall be disposed or discharged into the storm water systems or sanitary sewer systems, including but not limited to emulsifiers (such as soaps and detergents), industrial and household cleaners, trisodium phosphate, boiler treatments and any other material containing phosphorous.

5. AIR POLLUTION CONTROL

- 5.1. No open burning shall be allowed under any circumstances.
- 5.2. No Class I ozone depleting substances shall be used by the Contractor without specific written permission from the Contracting Officer, in consultation with the Environmental Flight, including Halons, Chlorofluorocarbons, 1,1,1-Trichloroethane and Trichloroethylene.
- 5.3. The Contractor shall not cause, let, suffer, allow or permit the discharge of air pollutants which cause or contribute to an objectionable odor.

- 5.4. The Contractor shall not cause, let, suffer, allow or permit the emissions or unconfined particulate matter from any activity, including vehicular movement and spray-gun painting; transportation of materials; construction; alteration; demolition; or industrially related activities.

6. REFUELING OPERATIONS AND FUEL STORAGE

- 6.1. All portable fuel containers shall be UL-listed for the purpose and be stored when not in use in an approved hazardous material cabinet in an approved location.
- 6.2. Any fuel tank 55 gallons or more stored on-site shall either be double-walled or have secondary containment and comply with all local, state and federal regulations for containment systems. Ref: 40 CFR 112.8 (c) (ii). Secondary containment systems must meet the following criteria:
- 6.2.1. Capable of 110% of the capacity of the largest single compartment plus six inches of rainfall.
- 6.2.2. An automatic/spring-closing drain valve, locked in the closed position and requires the operator to manually keep the drain valve open during draining operations.
- 6.2.3. Water shall be drained from the secondary containment system only after visual inspection and after all visible product sheen has been absorbed / removed. All visual inspections and discharges shall be logged, and the log shall be made available for inspection upon request of the contracting officer / site inspector.
- 6.3. Refueling tank vehicles with a capacity over 25-gallons must comply with all local, state and federal regulations for containment systems.
- 6.4. General requirements for on-base refueling operations:
- 6.4.1. All fuel spills will be immediately reported to the Base Fire Department and Environmental Engineering Flight.
- 6.4.2. Appropriate spill response equipment will be located adjacent to refueling operations.
- 6.4.3. Spill containment shall be located to provide protection of the ground surface at the tank nozzle and the fill port.
- 6.4.4. Whenever possible, locate all refueling operations on a paved surface and away from storm drainage structures.
- 6.4.5. Ensure a competent person is at the dispensing nozzle during all filling operations.
- 6.4.6. The dispensing nozzle shall be listed as self-closing without a hold-open clip.
- 6.4.7. No smoking within 25 feet of refueling operations.
- 6.4.8. All deliveries shall be made in adequately lighted areas during normal business hours, if possible.
- 6.4.9. The tank vehicle shall have flashing lights in operation while dispensing.
- 6.4.10. Each tank being filled shall have adequate expansion space.
- 6.4.11. A serviceable and unobstructed extinguisher shall be in place.
- 6.4.12. Proper safety distance shall be maintained between fuel trucks, vehicles and buildings.
- 6.4.13. Stop all refueling operations during electrical storms within 5 miles.
- 6.4.14. Free falling fuel is prohibited.
- 6.4.15. The contractor shall have its own distinct Spill Prevention, Control, and Countermeasure (SPCC) Plan for any on-site contractor-owned aboveground Storage Tank (AST) exceeding 1,320 gallons.

7. **FISH AND WILDLIFE:** The Contractor shall not interfere, alter water flows, or disturb the native habitat for any fish and wildlife areas designated by the Environmental Flight.

8. **HAZARDOUS MATERIALS:**

- 8.1. A hazardous material (Hazmat) is defined as any item that is:
 - 8.1.1. A health hazard or physical hazard as defined in 29 CFR 1910.1200©, the OSHA Hazard Communication (HAZCOM) Standard.
 - 8.1.2. Regulated in its disposal by EPA under 40 CFR
 - 8.1.3. Defined by DOT regulations under 49 CFR
 - 8.1.4. Defined by the Dangerous Goods Regulations of the International Air Transport Association.
 - 8.1.5. Covered under the Emergency Planning and Community Right-to-Know Act (EPCRA) reporting requirement
- 8.2. The Contractor shall establish a Hazmat storage and distribution system. Prior to bringing any Hazmat on base, the Contractor shall:
 - 8.2.1. Inventory all Hazmats required to support the contract and submit for approval: (1) two copies of the most current material data and safety sheet (MSDS) and (2) a listing all Hazmats and approximate quantities to be used using the *482d MSG/SGPB Bioenvironmental Engineering Services Chemical and Radiological Material Tracking Form for Contractors Working on Homestead ARB*.
 - 8.2.2. Designate and maintain a Hazmat storage and issue location with flammable/corrosive material storage lockers (or lockers that are chemically inert to the Hazmat as well as impervious to absorption).
 - 8.2.3. Provide all Contractor employees with Hazmat training and all necessary personal protective equipment. The Contracting Officer may request proof of employee training.
- 8.3. While Hazmats are on base, the Contractor shall follow all hazardous material laws as they pertain to the Contractors' workforce and abide by the following best management practices:
 - 8.3.1. Maintain a tracking report for Hazmats issued and quantities used and make available for inspection upon request of the Contracting Officer.
 - 8.3.2. Keep MSDSs on site and available to employees as required by OSHA and make available for inspection upon request of the Contracting Officer.
 - 8.3.3. Segregate incompatible materials at all times.
 - 8.3.4. Keep work and storage areas free from drips and spills by use of drop cloths or tarpaulins.
 - 8.3.5. Close all containers when not in use and return to a proper storage area when no longer used or at the end of the workday.
 - 8.3.6. The Contractor shall provide certification that all unused Hazmats have been inventoried and removed from HARB before the contract can be said to be complete or before the expiration date of the Hazmat.

9. **NON-HAZARDOUS WASTE SPILLS:** The Contractor shall be responsible for the cleanup and disposal of all spilled regulated and unregulated materials, including materials used to contain and absorb the spill. Applicable spills shall be managed IAW the latest Homestead HAZMAT plan.

10. HAZARDOUS WASTES AND SPILLS: This section includes the handling of all hazardous waste (HW) as generated by the Contractor or encountered by the Contractor during the course of the contract.

10.1. “**Contractor HW**” is defined as any waste resulting from Contractor use of Hazmats and Contractor activities resulting in spills or leaks which can be defined as HW¹. The Contractor shall be fully responsible for immediately reporting any Hazmat spill incident to the base Fire Department, Environmental Flight, and Base Civil Engineering. The Contractor shall be liable for containment and environmental clean up and disposal of all Contractor HW, or release of Contractor HW per the Hazardous Material Emergency Planning and Response and Oil Spill Facility Response Plan (HAZMAT Plan) for Homestead Air Reserve Base (available from the base Environmental Flight). The following checked items shall be submitted only if HW is transported:

- A copy of the Contractor’s registration and EPA ID number.
- The HW transporter's name and copy of its license or permit to transport HW.
- The Treatment, Storage, And Disposal Facilities’ name and copy of its license, permit or interim status from EPA to receive HW.

10.2. “**Government HW**” is defined as all pre-existing HW encountered at the job site. This waste shall remain the property of the government and disposal shall be by the government, unless directed otherwise by the Contracting Officer at Government expense².

10.3. The Contractor shall notify the Contracting Officer and the Environmental Flight before any activity that is expected to generate HW and when any HW generation commences or changes characteristics. The Contracting Officer may direct the Contractor to change waste disposal procedures based on recommendations from the Environmental Flight.

11. ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT: If the Contractor believes they have discovered any asbestos-containing material (ACM) and/or lead-based paint (LBP), not already specified in the contract, during the execution of work, the Contractor shall stop work immediately and notify the Contracting Officer and Environmental Flight. The Contractor shall not disturb, remove, use, store or transport any ACM or LBP unless specifically licensed and contracted to do so.

12. RADIOACTIVE MATERIALS: N/A

13. PESTICIDES / HERBICIDES: N/A

¹ Including Polychlorinated Biphenyls (PCBs). Electrical equipment and hydraulic machinery manufactured prior to 1980 are suspected to contain Polychlorinated Biphenyls (PCBs). Items that do not contain polychlorinated biphenyls (PCBs) are generally marked by the manufacturer with the words "No PCBs". Items not so marked shall be considered to contain PCBs and are subject to HW procedures in the event of a spill or leak. If the Contractor suspects any item contains PCBs, the contractor shall stop work and immediately notify the HARB Environmental Flight and Contracting Officer.

² Including Universal Waste. Florescent light tubes, batteries, and mercury containing devices will be managed by the Recycling Center.

CONTRACTS WITH NO OPSEC REQUIREMENTS:

1. In case of government need, such as operational planning or war time environment, the Contractor must have the ability to process, store, transmit, and destroy Controlled Unclassified Information.
2. All contract personnel executing requirements on behalf of the government will take DoD Mandatory Controlled Unclassified Information (CUI) Training and provide completion certificates upon government request if the contract has a requirement to handle/generate CUI information.
3. When the contract has a requirement for access to the Air Force network, the Contractor will acquire an External Certification Authority (ECA) Public Key Interface (PKI) certificate to obtain the ability to digitally encrypt e-mails between the Single Program Manager (Contractor) and the Multi-Function Team (MFT) or Logistics Manager (LM) (Government Employees). Authorized ECA PKI Vendors List to obtain PKI: [DoD Cyber Exchange](#).
4. E-mails or attachments containing Controlled Unclassified Information, will be digitally encrypted IAW National Security Decision Directive (NSDD) 298 DoD 5205.02, DoDD 5205.02E, and AFGM 16-01.
5. Storage of hardcopies of Controlled Unclassified Information must use secured areas and/or containers IAW AFGM 16-01 & DoDI 5200.48.
6. Controlled Unclassified Information must be disposed of IAW the National Institute of Standards and Technology Special Publication 800-88, Guidelines for Media Sanitization.
7. The government reserves the right to impose Operations Security (OPSEC) requirements on this contract at any time IAW AFI10-701, Operations Security, and installation OPSEC Program. If the government determines OPSEC requirements are necessary in order to fulfill government needs, and the contractor has a “valid need to know,” the contractor will be provided with “just in time” OPSEC training and Critical Information and Indicators Listing.

EXHIBIT “A”

