



U.S. Department of Justice
Federal Bureau of Prisons

Facilities Management

Washington, DC 20534

June 9, 2026

MEMORANDUM FOR CHRISTOPHER RAPP, FACILITY MANAGER

FCI SHERIDAN

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THRU:

Kimberly Hudson, Chief

Construction and Environmental Review Section

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FROM:

Julius Buyag, Engineering Technician

Construction and Environmental Review Section

SUBJECT:

**Statement of Work and Location Plans Approval
Project 26Z6AV4 Repair Water Loop**

The Construction and Environmental Review Section, Facilities Management, has reviewed and approved the Statement of Work (SOW) and As-Built Drawings (Location Plans) to be used for solicitation services at FCI Sheridan for Project 26Z6AV4, Repair Water Loop. There are no additional square footage or modifications to the primary structure, nor changes to the utilities to this project.

If you have any additional questions or concerns, please email Julius Buyag, Engineering Technician, at jbuyag@bop.gov.

Cc: Regional Facilities Administrator

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STATEMENT OF WORK

I. SPECIFICATIONS

A. INTRODUCTION

1. The Contractor shall provide all labor, supervision, technical engineering, equipment, materials, and incidentals necessary to execute structural repairs and trenchless multi-layer epoxy resin re-lining on the factory pre-insulated underground hot water distribution loop system at FCI Sheridan, located at 27072 SW Ballston Rd, Sheridan, Oregon 97378.
2. The project consists of repairs at two separate leak locations associated with the existing underground pre-insulated hydronic piping system:
 - a. **Location A (The Armory Vicinity):** Approximately 100 linear feet of failed distribution piping buried at a depth of approximately 5'-0" below the ground surface.
 - b. **Location B (Behind Housing Unit 2):** A secondary underground loop leak location requiring isolation, component replacement, and alignment corrections.
3. **"Equal or Better" Product Substitution:** Proposals must meet or exceed the specified product quality. If an alternative product or component is offered, the vendor must submit all technical documentation, certifications, and test results for consideration.
4. **Government's Right of Final Technical Acceptance:** The government retains the sole and final authority to determine technical acceptance for all submitted products, based on the provided documentation and compliance with stated standards.

B. APPLICABLE CODES AND REGULATORY STANDARDS

1. All executed engineering, construction methodologies, and component selection must comply with the latest adopted revisions of the following standards:
 - a. **System Controls:** ASME B31.1 Power Piping and ASME Section IX Welding Qualifications.
 - b. **Mechanical Integrity:** International Mechanical Code (IMC) Chapter 12 (Hydronic Piping).
 - c. **Civil / Structural Construction:** International Building Code (IBC) and International Plumbing Code (IPC).
 - d. **Safety Operations:** OSHA 29 CFR Part 1926 Safety and Health Regulations for Construction, specifically Subpart P (Excavations).

C. TECHNICAL SPECIFICATIONS AND EXECUTION REQUIREMENTS

C.1 Turnkey Execution Management & Safety Controls

1. **Turnkey Responsibility:** The Contractor serves as the single point of technical responsibility for all labor, certified supervision, heavy machinery, engineered materials, and certified testing required to return the loop to full operational integrity.
2. **Subsurface Field Verification:** The Contractor shall comprehensively field-verify all subsurface conditions and visible tie-ins before mobilizing heavy equipment. This includes locating and potholing all adjacent or crossing utility lines (electric, communication, gas, water, and perimeter security lines) using non-destructive methods.
3. **Utility Shutdown Coordination:** The Contractor shall coordinate all system isolations, line drain-downs, and utility shutdowns directly with Facilities Staff. No valve, switch, or institutional utility control shall be operated by the Contractor. A detailed, step-by-step sequencing plan must accompany any shutdown request.
4. **Perimeter Security Zone Maintenance:** Construction must be executed with strict logistical controls to eliminate disruptions to secure operations. Because work takes place directly adjacent to the high-security perimeter fence line, the Contractor shall establish a strict 10-foot equipment clearance zone. Heavy machinery boom operations must be physically limited and monitored by spotters at all times to avoid striking or interfering with overhead perimeter security sensors and razor wire. Unobstructed emergency lanes must be maintained, and active work zones must be fully isolated from the inmate population using facility-approved physical barriers.

C.2 Cured-In-Place Pipe (CIPP) Lining Requirements

1. **Liner Properties:** Multi-layer structural fiberglass sleeve saturated completely with a high-temperature grade chemical/epoxy resin matrix.
2. **Sizing Constraints:** Continuous 4-inch nominal inner diameter spanning exactly 100 feet per designated run.
3. **Performance Metrics:** Minimum operational pressure rating of 80–160 psi and a sustained thermal threshold of 185°F–195°F.

C.3 Mechanical, Welding, and Joint Realignment

1. **Structural Welds & Configurations:** Any modifications made to the carbon steel carrier pipes during access configurations must be handled by certified welders utilizing full-penetration butt-welding according to ASME IX. Piping layout consists of multiple parallel, tight-running distribution lines. Care must be taken not to score, weld-burn, or thermally shock adjacent operational lines during modification.
2. **Insulation & Jacket Recovery:** Field joints must be resealed using specialized, factory-engineered pre-insulated kit components featuring a polyurethane foam core bounded tightly inside an outer high-density polyethylene (HDPE) protective casing, matching existing material dimensions.

3. **Leak Detection Continuity:** The existing embedded continuous copper leak-detection loop wires running parallel to the steel carrier pipe core must be carefully preserved. The contractor shall cleanly splice, continuity-test, and fully integrate these tracking lines across the renewed infrastructure zones.
4. **Hydrostatic Testing Framework:** Prior to backfill, loops must be isolated and subjected to an explicit hydrostatic pressure test adhering strictly to IMC 1208 and ASME B31.1. The test must hold a pressure equal to 1.5 times the maximum system operating index (minimum 150 psi) for a continuous duration of no less than 2 hours, logged and witnessed by the Contracting Officer's Representative (COR).

C.4 Earthwork, Trench Safety, and Restoration

1. **Excavation Safety:** All excavation boundaries must feature active shoring, shielding, or sloping systems in strict accordance with OSHA Subpart P for depths exceeding 5 feet.
2. **Vault Entry and Non-Destructive Digging:** Mechanical excavation via heavy backhoe or excavator bucket is strictly prohibited within 3 feet of any pre-cast concrete structural utility vaults or parallel pipe clusters. The contractor must utilize hydro-excavation (vacuum digging) or careful hand-tool digging to clear soil around vault-penetration interfaces to completely eliminate the risk of structural striking.
3. **Re-bedding & Compaction:** Pipe runs must be cushioned with clean, non-cohesive washed sand bedding material extending 6 inches below and 12 inches above the HDPE jacket profile. Backfill must be compacted in maximum 6-inch lifts to 95% Modified Proctor density (ASTM D1557) to prevent future structural settlement under vehicle traffic.
4. **Asphalt Pavement Restoration:** Reinstate structural patches on perimeter security roadways with a minimum of 4 inches of Hot Mix Asphalt (HMA), placed and compacted in two equal 2-inch lifts. The patch must sit over an engineered base of no less than 8 inches of crushed aggregate base (CAB) compacted to 95%. New asphalt must be saw-cut and sealed at all joints using a hot-applied rubberized asphalt binder.
5. **Concrete Restoration:** Cast-in-place concrete repair sections must utilize a minimum 4,000 PSI structural concrete mix design containing fiber reinforcement or ASTM A615 Grade 60 rebar grids. Walkways must feature a minimum thickness of 4 inches, while any vehicle-crossing pads must feature a minimum thickness of 6 inches, finished with a non-slip broom texture matching adjacent slabs.
6. **Workday Protection:** Secure open excavations at the end of each workday with OSHA-compliant physical safety fencing or heavy-duty steel traffic plating capable of supporting HS-20 truck loading to protect pedestrian and vehicle traffic.

D. WARRANTY AND QUALITY ASSURANCE (Industry Standard)

1. **One-Year General Contractor Warranty:** In accordance with standard federal construction provisions (FAR 52.246-21), the Contractor shall warrant all work performed under this contract against defects in materials and workmanship for a minimum period of **one (1) year** from the date of final acceptance by the Government.

2. **Special Extended CIPP Liner Warranty:** The trenchless CIPP structural epoxy-fiberglass lining system must carry a non-prorated manufacturer's material warranty of no less than **ten (10) years** protecting against internal delamination, cracking, structural collapse, or thermo-chemical degradation under continuous 195°F operational parameters.
3. **Pavement & Vault Joint Settlement Protection:** The Contractor shall warrant all surface reinstatements (asphalt road patches and concrete walkway slabs) against structural cracking, joint separation, or subgrade depression/settlement for a period of **two (2) years** post-acceptance.
4. **Remediation Response Timeline:** If a leak, structural joint failure, or pavement collapse occurs within the designated warranty windows, the Contractor must mobilize repair personnel to the site within **24 hours** of formal notification by the COR. All emergency remediation, excavation, replacement parts, and subsequent surface restoration shall be completed entirely at the Contractor's expense.

II. CONTRACTOR SECURITY, UTILITIES, AND WORKING REGULATIONS

A. INSTITUTIONAL WORK HOURS & SITE ACCESS

1. **Operating Hours & Delivery Window:** The contractor and subcontractors shall conduct all on-site operations Monday through Friday, **7:00 AM to 3:00 PM**, with a dedicated delivery window of **7:00 AM to 2:00 PM**. No work or deliveries shall be performed on weekends or federal holidays.
2. **Off-Hours Authorization:** Any project activities required outside of standard operating hours must be submitted in writing to the Contracting Officer's Representative (COR) at least **five (5) working days in advance**. Final approval must be granted by the institution's Warden. Alternate hours may be authorized exclusively for tasks causing critical institutional downtime.
3. **Emergency Disruption & Security Delays:** The Government is not liable for reduced working hours resulting from routine worker entry/exit protocols, inmate movements, or unannounced institutional lockdowns. In the event of an institutional emergency:
 - a. Contractor personnel must immediately secure all tools, equipment, and materials.
 - b. Personnel will be escorted out of the secure perimeter by institutional staff.
 - c. Project operations will resume only after the emergency is officially resolved.
4. **Designated Parking:** All contractor and subcontractor vehicles shall park only in locations specifically assigned by the Contracting Officer's Representative (COR). Parking assignments may be modified at any time based on institutional needs. All personnel must comply with posted signage and COR directives regarding vehicle placement. Vehicles parked outside designated areas are subject to removal from the facility grounds.

B. TOOL CONTROL & STORAGE

1. **Daily Inventory:** All tools must be inventoried upon entry and exit of the institution. A daily **Tool Inventory Sheet** must be maintained; any missing tools must be reported to the COR immediately.
2. **Storage (Gang Boxes):** All tools and equipment must be stored in a secure, lockable gang box in a location designated by the COR. The box shall be double-locked with both a Contractor and a Federal Bureau of Prisons lock.
3. **Ladders and Extension Cords:** All ladders must be chain-locked to a fixed structure in a predetermined area when not in active use. Extension cords must be in good condition, with no damaged insulation, and stored in a locked gang box.

C. SECURITY REQUIREMENTS AND ESCORTING

1. **Background Clearances:** All Contractor and Subcontractor personnel must pass a National Criminal Information Center (NCIC) background check. Documentation must be submitted to the institution at least **14 calendar days** prior to arrival.
2. **Entry/Exit Screening:** All personnel must pass through security screening daily, including metal detectors. Entry and exit times are subject to institutional routines.
3. **Escort Requirements:** Contractor personnel shall be escorted by FBOP staff at all times while inside the secure perimeter. A minimum of one (1) escort will be provided to allow access to required work areas.

D. SAFETY

1. **PPE:** Industry-standard Personal Protective Equipment (PPE) must be worn at all times.
2. **Lock-Out/Tag-Out (LOTO):** All electrical or mechanical isolation must strictly comply with the Institution's LOTO program. Both Contractor and Institution locks must be present at isolation points.

E. UTILITIES AND ENVIRONMENTAL CONTROLS

1. **Temporary Power & Water:** Contractor shall provide all temporary power and water required for construction activities and testing. Limited utilities may be made available by Facilities staff if coordinated and requested in advance.
2. **Housekeeping & Disposal:** Waste material and debris shall be removed regularly. Excavated material, demolished piping, insulation, and related debris shall be legally disposed of off Government property. Upon completion, the contractor shall remove all tools, equipment, excess materials, and debris from the site.
 - a. **Maximum Hot Water Utility Outage Durations:** To maintain institutional safety, security, and basic inmate care, any planned disruption to the hot water distribution loop serving the housing units must strictly adhere to the following operational parameters:

- b. **Maximum Window:** Planned hot water outages shall not exceed a total cumulative duration of 8 consecutive hours per housing unit block.
- c. **Coordinated Scheduling:** All outages must be requested in writing and approved by the COR at least 72 hours in advance. Outages must be scheduled to occur strictly within normal contractor work hours (7:00 AM to 3:00 PM).
- d. **Contingency Measures:** If the contractor cannot safely restore hot water utilities within the approved 8-hour window, the contractor must immediately provide, install, and operate temporary boiler equipment capable of maintaining localized domestic hot water supply at the expense of the contractor.

F. PROHIBITED CONTRABAND & DRESS CODE MANDATES

- 1. **Electronic Device Restrictions:** Contractor personnel are strictly prohibited from bringing smartphones, cellular devices, cameras, two-way pagers, or Bluetooth-enabled equipment into the secure side of the institution. Necessary project documentation photographs will be captured by the Facilities Department using a government-issued camera, and copies may be requested through the COR.
- 2. **Prohibited Uniform Apparel:** Contractor personnel must wear professional, appropriate industrial work attire. To prevent confusion with inmate uniforms, clothing colored green, khaki, or orange is strictly prohibited within the institutional perimeter.
- 3. **Tobacco & Smoking Ban:** Smoking and the possession of tobacco products, matches, or lighters are strictly prohibited inside all federal structures and across all federal facility grounds.

PROJECT LOCATIONS