

RFP 24-001 GAFB DEAAG Construction – Fire Station Addition/Alteration

Abbreviated Statement of Work (SOW)

The following paragraphs are intended to provide prospective Contractors a brief project description outlining the general work requirements and scope involved for the completion of the above subject project. This is not a complete list of requirements. The Contractor shall be responsible for fulfilling all project requirements as described in the project attachments for a complete and functional facility.

- 1.) Contractor shall selectively demolish and alter the existing Fire Station roof/fascia/soffit to allow for the construction of new open-air breezeway with connecting metal roof, fascia, and soffit from existing Fire Station to new Fire Station Dormitory.
- 2.) Construction of new Fire Station Dormitory: Contractor shall provide new 8-bedroom Fire Station Dormitory composed of a pre-engineered metal frame with a stucco and brick wainscot exterior. Contractor shall provide all necessary Architectural, Structural, Civil, Electrical, Mechanical, Plumbing, Telecommunications, Public Announcing, Fire Alarm and Mass Notification systems necessary for a complete and function system. New facility systems include:
 - a.) Civil Systems: All site grubbing, clearing, grading, excavation, backfill, testing and density reporting, compaction, submittals, new gas/water utility service hookups, exterior sidewalks, and site restoration upon completion of project.
 - b.) Structural Systems: New reinforced concrete slab-on-grade foundation, concrete beams, controls joints, concrete ramp, and steps. Pre-engineered metal structure by metal building manufacturer along with all necessary shop drawings, submittals, clips, fasteners, columns, purlins, end wall framing, and eaves.
 - c.) Architectural Systems: New exterior finishes and building envelope including standing seam metal roof, exterior board and block sheathing, metal stud framing, metal roof decking, furring strips, water shield, exterior/interior insulation, brick and stucco wainscot. All interior construction including finishes, partitions, restrooms, bedrooms, common area, utility spaces, including 2'x2' and gypsum board ceilings, walls, floors, and accessory components. Contractor shall provide new metal handrails and packaged unit enclosure with metal panels and framings.
 - d.) Electrical Systems: All new electrical panels for new Fire Station Dormitory, Telecommunication room, and upsized existing Fire Station Main Distribution panel as determined by Electrical Engineer. All lighting and power system including light fixtures, power, conduit, hangars, receptacles, junction boxes, switches, sensors, shutoffs, telecommunication fiber and copper, jacks and receptacles, CTV-Box, and all other components for a complete and functional system. Contractor shall provide all new Soft Start Public Announcing (PA) speakers for each room indicated and tie into existing base alerting system.

- i. The services of a Licensed Electrical Engineer to certify installation of new system, provide necessary shop drawings, submittals, determine load calculations, riser diagrams, and one-line diagrams based on drawings and existing system.
 - e.) Fire Alarm System: All new Addressable Fire Alarm system with point-to-point reporting and mass notification. All new Fire Sprinkler system complete with risers, piping, heads, hangars, and all necessary components. All new Fire Alarm devices, conduit, wiring, boxes, devices, and accessories as determined by QFPE.
 - i. The services of a Licensed Qualified Fire Protection Engineer (QFPE) to certify system installation, provide necessary shop drawings, calculations, diagrams, and submittals.
 - f.) Mechanical Systems: All new floor mounted Packaged Unit, ductwork, registers, EMCS controls, Unit heater, exhaust fans, VAV's, firestopping, fire dampers, Fan Coil unit (for Telecommunications Room), heat pump, Testing and Balancing report, shop drawings, submittals and all other components necessary for a complete and functional system.
 - g.) Plumbing Systems: All new plumbing fixtures, gas water heater, waste piping, vent piping, vent thru roofs (VTR), domestic water piping, hi-lo water fountain, washer/dryer hookups, mop sink, leak testing, system inspections, submittals, and all other components necessary for a complete and functional system.
- 3.) Final Building system certifications, inspections, testing, submittals, Operations and Maintenance (O&M) manuals, and As-Built as indicated in the project attachments.
- 4.) If any Bid Options are awarded, the Contractor shall be responsible for performing all work associated with the construction of the Fire Station Dormitory before moving onto bid options.
- 5.) If awarded, the Contractor shall selectively demolish and renovate existing bedrooms in the Fire Station, B3321 as indicated in the project attachments. Work scope for Bid Options include:
 - a.) Architectural: Demolition and renovation of interior architectural finishes including new doors, partitions, ceilings, flooring, patching and repairing of existing surfaces, paint, and floor base.
 - b.) Mechanical: Selective demolition of existing branch ductwork to nearby main trunks, installation of new "mini-split" system with ceiling mounted heads in each bedroom, and individual room controls.
 - c.) Electrical: Selective demolition and replacement of existing light fixtures, light switches, and alterations to existing circuits.
 - d.) Fire Alarm: Selective demolition and replacement of existing bedroom devices along with new devices, conduit, wiring, and boxes for new bedrooms.