

Date: 07/05/11

STATEMENT OF WORK

PROJECT TITLE: Renovate Interior of Office Spaces, Men & Women's Restrooms, Upgrade Fire Suppression System Bldg 148.

LOCATION: (Bldg. # 148) Warehouse Facility @ Cherry Point, NC.

1. **SCOPE OF WORK:** Contractor shall provide all design, labor, material, equipment, and supervision to renovate the interior office spaces located in bay A and bay C, renovate restrooms located in A bay, construct break room located in A bay, modify existing fire sprinkler systems to meet current DoD criteria requirements, provide electrical power to new work stations (work stations to be provided and installed by others).

A. Period of performance for this project shall be **180 days**.

B. Contractor shall be in compliance utilizing the EM-385-1-1 Safety and Health Manual. All employees shall wear all the appropriated protective gear for this required job.

C. Contractor shall be responsible for all square foot, lineal foot measurements for the accurate measuring of the project and the ordering of all materials for the completion of this project. All measurements shall be verified by the contractor prior to start of this project.

D. Contractor shall be responsible for the quality of all materials for interior office walls, electrical wiring, outlets, light fixtures, all paint to be installed to include doors and hardware. All materials to be installed shall meet all material strengths that meet all Local, State and Federal Regulations, Specifications, and codes. All materials provided by the contractor shall have been tested and listed by UL for Class A.

E. Contractor shall be responsible for removal of all debris. All construction debris shall be removed off base.

F. Training Room (Bay A) New Implant:

- Procure and install new 20' x 50' implant for the training room.
- Implant office shall be equipped with sprinkler system, horn and strobes, overhead lights, drop ceiling and a single zone heat pump system with electric backup heat minimum 17 seer.
- Install new electrical drops for 25 new work stations in office space (work stations provided by others) each work station requires a 120/208 20 amps. Locations of the drops TBD.
- Provide a 4x4 j-box with conduit up through the overhead for data and voice. Data cables to be run by others. Locations TBD.
- Prep floor and install new vinyl tile and cove base

G. Break Room (Bay A):

- Repair damaged walls
- Remove existing partition walls to create one room.
- Prep and paint all walls, ceiling, doors and jambs.
- Repair/replace existing damaged or missing exterior wood siding.

- Prep and paint all exterior wood siding on exterior of rest rooms and break room on the inside of Bay A.
- Replace doors and frames entering the office with new, conforming to ADA requirements.
- Remove existing tile flooring, (it may contain asbestos)
- Prep floor and install new vinyl tile and cove base
- Reconfigure sprinklers as needed.
- Install new 2' deep X 10' long cabinet with plastic laminate countertop and stainless steel kitchen sink leaving room for a cup dispenser type ice machine between the countertop and wall.
- Procure and install (1) Manitowoc dispenser type ice machine (120 lb cap.) with Manitowoc Arctic Pure water filter.
- Install matching wall cabinets above countertop.
- Install two electrical receptacles on the wall above the new counter as well as one additional receptacle for the ice machine.
- Ensure that there are at least two electrical receptacles on each wall.
- Install new surface mounted fluorescent light fixtures.
- Install new ductless type split system heat pump with HVAC controls minimum 17 seer.

H. Office Space # 1 / (Bay A) New Implant:

- Demo existing office.
- Procure and install new 33' x 90' implant divided into three separate rooms (1) 33' x 20' for the conference/training room and (1) 33' x 70' for administrative space to include a 12' x 12' telecom closet.
- Implant office shall be equipped with sprinkler system, horn and strobes, overhead lights, drop ceiling and a three zone heat pump system with electric backup heat minimum 17 seer.
- Install new electrical drops for 12 new work stations in office space (work stations provided by others) each work station requires a 120/208 20 amps. Locations of the drops TBD.
- Provide a 4x4 j-box with conduit up through the overhead for data and voice. Data cables to be run by others. Locations TBD.
- Prep floor and install new vinyl tile and cove base

I. Office space # 3 (Bay C) New Implant:

- Demo existing office.
- Procure and install new 10' x 12' implant for supervisors office
- Procure and install new 10' x 30' implant divided into two separate rooms (1) 10' x 20' for administrative space and (1) 10' x 10' for telecom closet.
- Implant office shall be equipped with sprinkler system, horn and strobes, overhead lights, drop ceiling and a two zone heat pump system with electric backup heat minimum 17 seer.
- Install new electrical drop for five new work stations (work stations provided by others) each work station requires a 120/208 20 amps. Location of the drop TBD.
- Provide a 4x4 j-box with conduit up through the overhead for data and voice. Data cables to be run by others. Locations TBD.
- Prep floor and install new vinyl tile and cove base.

J. Secure Caged Area (Bay C):

- Install 8' Chain link fence as per drawing to create a 35'x90' caged area with 8' sliding entry gate.
- Caged area shall be sub divided as per drawing into two separate secure areas 35'x78' and the second being 35'x12' with 8' sliding entry gate.

K. Receiving Bay Dock Extension (Bay C):

- Add a 12' x 50' concrete saw tooth dock extension and ramp with the capability for two trucks (centered with existing roll up door).
- Install two pit style mechanical dock levelers with bumpers.
- Install two hydraulic dock locks with all required controls, signal lights and signage.

L. "L" Shaped Customer Service Counter and Handicap Access Ramp (Bay D):

- Install "L" shaped stainless steel customer service counter as shown in drawing (counter top should be 2' wide 5'x18').
- Install 5' wide concrete handicap access ramp (to include curbing and handrails on both sides) with stairs 3' 6" wide (to include handrails and safety treads).

M. Electrical Renovation:

Bay A

- Provide electrical power to the work stations identified in bay A on attachment A. Bring power to the nearest point on the wall adjacent to the work stations or overhead whichever is closer. Power may be dead ended in a j-box for connection to the work stations by others. Each work station requires 120/208 20 amps.
- Provide electrical conduits, wire, switches, and panels needed to provide power (480v 3ph) to 6 new stackers (Stackers to be provided and installed by others).

Bay B

- Provide electrical power to the work stations identified in bay B on attachment A. Bring power to the nearest point on the wall adjacent to the work stations or overhead whichever is closer. Power may be dead ended in a j-box for connection to the work stations by others. Each work station requires 120/208 20 amps.

Bay C

- Provide electrical conduits, wire, switches, and panels needed to provide power to new metal cutting equipment. (Equipment to be provided and installed by others). See attachment A for equipment specifications.
- Provide electrical power to the work stations identified in bay C on attachment A. Bring power to the nearest point on the wall adjacent to the work stations or overhead whichever is closer. Power may be dead ended in a j-box for connection to the work stations by others. Each work station requires 120/208 20 amps

Bay D

- Provide electrical power to the work stations identified in bay D on attachment A. Bring power to the nearest point on the wall adjacent to the work stations or overhead whichever is closer. Power may be dead ended in a j-box for connection to the work stations by others. Each work station requires 120/208 20 amps.
- All work stations to be provided by others at locations specified on attachment "A".

N. Men's and Women's Restrooms (Bay A):

- Remove existing partitions, toilet and urinal, and install new solid plastic type partitions.
- Re-configure men's and women's bathroom to conform to ADA requirements.
- Provide two (2) toilets, two (2) wall mounted urinals, (2) sink's with mirrors in men's restroom (one each ADA accessible).
- Provide two (2) toilets, (2) sink's with mirrors in the women's restroom (one each ADA accessible).
- Install exhaust fans for both bathrooms. Exhaust fans shall meet all Local, State and Federal codes and meet cubic feet per minute requirements for exhausted air.

O. Modifications to the Fire Suppression System

Scope of Work:

- Modify existing fire sprinkler systems to meet current DoD criteria requirements,
- Provide 2 electric motor driven fire pumps with a rated capacity of 1,250-gpm,
- Provide 10-inch supply main connected to the existing 12-inch line running along Beachey Road,
- Provide 1 10-inch reduced pressure zone type backflow preventer. Locate backflow preventer on the suction side of the fire pump.
- Construct a dedicated fire pump room with double door access to the exterior,
- Modify 6 existing fire sprinkler risers to supply all risers via the new fire pumps,
- Ensure existing electrical service is capable of meeting the full locked rotor current requirements of the fire pumps as required by NFPA 20 and NFPA 70,
- If existing fire alarm panel is addressable modify fire alarm system to include supervision of the fire pump controllers, all tamper switches and monitor low temperature in the pump room,

Fire Sprinkler System Modifications:

Scope of work related to the existing fire sprinkler system in Building 148 shall include but not be limited to the demo, removal and disposal of the smaller diameter pipe (4-inches and less) associated with the existing fire sprinkler systems. Design shall reuse the larger existing sprinkler system bulk mains (5-inches and greater). The sprinkler risers shall be modified by removing the connection to the existing 8-inch supply piping through the floor. Cap and abandon existing underground piping in place. Risers shall be fed via a minimum 8-inch connection to the new fire pump room.

If the work under this project includes a covered loading dock, the riser for the dry-pipe fire sprinkler system protecting the loading dock shall be located inside the fire pump room.

Fire sprinkler system design shall be based on Class IV, unencapsulated single and double row rack storage with 4-foot aisle widths. Storage height shall be assumed to be within 18-inches of the underside of the roof joists, unless the contractor opts to utilize ESFR sprinklers. If ESFR sprinklers are utilized the distance shall be assumed to be 36-inches below the sprinkler deflectors. Sprinkler system branch lines may be treed, looped or gridded.

Fire Pump Room:

Provide a dedicated fire pump room with direct double door access to the exterior of Building 148. Room shall be sized to accommodate two electric fire pumps, a jockey pump, two fire pump controllers and one jockey pump controller, a 10-inch backflow preventer and a sprinkler riser manifold. In accordance with UFC 3-600-10N §2-2.3.2, provide at least 4 feet of clearance around the pump, pump controller, and control valves in the pump piping. Fire pump room shall be conditioned to prevent temperatures within the space from dropping below 40° or exceeding 100°F. Humidity within the space shall be controlled such that it does not exceed a relative humidity of 75 percent at any temperature. Fire pump room shall be separated from the remainder of the structure by minimum UL Listed 1-hr fire rated assemblies. In accordance with NFPA 20, provide a floor drain in the fire pump room. The floor of the fire pump room shall be sloped towards the floor drain.

Fire Pumps and Fire Pump Controls:

In accordance with UFC 3-600-01 §3-6.1, provide two fire pumps; one shall be the primary the other a backup pump. Interlock controllers such that the secondary pump will start automatically if the primary pump fails to start or cannot maintain adequate pressures. Pumps shall have a rated pressure of 80 psi at rated flow. Rated pressure at rated flow may be reduced if calculations prove a lower rated pressure pump can adequately supply the fire sprinkler system. Rated churn pressure of fire pump shall not exceed 90-psi.

The power supply at MCAS Cherry Point has been deemed “reliable” as defined by UFC 3-600-01. A diesel drive fire pump or emergency generator with transfer switch is **not** required for this project. Whether or not the AC power to Building 148 is or is not adequate to supply the fire pumps has not been determined. The available power supply will need to be evaluated and modified if necessary to comply with the requirements of NFPA 20 and NFPA 70.

Provide a weatherproof stroboscopic beacon mounted on the exterior wall of Building 148. Beacon shall have a red glass lens. Beacon shall be mounted adjacent to the doors to the fire pump room. Provide a sign at the beacon permanently mounted to the wall. Sign shall have a white reflective background with the following statement in minimum 4-inch high red letters: “FIRE PUMP RUN – CALL MCAS FIRE DEPARTMENT IF FLASHING”

Fire Alarm System Modifications:

The existing fire alarm system shall be modified to provide complete supervision of the fire sprinkler system and fire pump room. If the existing fire alarm system is an addressable panel modifications shall be limited to adding additional addressable devices (interface modules). If existing panel is a conventional panel (zoned), scope of work shall include replacement with an addressable fire alarm panel. All new devices shall be fully addressable.

Relocate/Place the fire alarm panel in the fire pump room. Provide tamper switches for all new and existing control valves. Each tamper switch shall be individually addressed. Provide paddle type flow switches for each sprinkler riser. Fire pump controllers shall be individually monitored for the following four separate supervisory alarm conditions; “Fire Pump Run”, Fire Pump Loss of Phase”, “Fire Pump Phase Reversal” and “Fire Pump Controller Trouble

Condition.” Provide an addressable smoke detector at the fire alarm panel. Fire pump room shall be monitored for low temperature. If a dry-pipe sprinkler system is included in this project, provide high and low pressure monitoring of the system air pressure (both points may share the same address).

“Fire Pump Run” Beacon:

The fire pump run beacon shall **NOT** be powered by the fire alarm panel. The power to the beacon is **not** required to be monitored by the fire alarm panel **nor** is there any requirement to provide battery backup for this appliance in the event of a power outage. The Beacon shall be AC powered via the fire pump room lighting circuit but shall be powered ahead of any wall switches or occupancy sensors for the pump room lighting circuit. Power to the beacon shall be controlled via a normally open fire alarm system addressable relay module. The relay contacts shall close upon activation of a fire pump run condition at the FACP for Pump 1 or Pump 2.

P. Furniture to be provided by others under separate contract.

Q. Contractor shall insure that all new structure shall meet all load capacity and deflection criteria as set forth within the State and Federal Uniform Building Codes.

R. All door frames shall be of a steel construction. The contractor shall ensure that all new doors have a one hour fire rating.

S. The contractor shall provide and install all wiring, wire connections, and wiring devices for the complete installation of all electrical needs for this project, and to insure that all electrical systems meet Local, State, and Federal Regulations, Specification, and Codes.

T. No HVAC systems shall be placed on the roof. All HVAC systems shall be placed outside of the building next to the walls and offices that it shall service. Must include concrete pad, and protective bollards. Where practical the HVAC units shall be ductless split Heat Pump systems. The contractor shall determine the size of the HVAC units to be installed.

U. Contractor shall provide and install all light fixtures. Contractor shall install lighting to ensure best use for the office space and break room. Contractor shall provide and install all electrical switches necessary for the installation of all light fixtures within the office spaces, as well as the required type of switches.

V. All painting shall include a primer and two coats of paint.

X. Contractor shall be responsible for any and all demolition utilized for this project.

Y. Contractor shall ensure that all repairs, alterations or construction as needed shall be compatible with the existing slabs in all of the spaces.

Z. All submittals shall be reviewed and approved by a Government representative prior to purchase and installation.

AA. The contractor shall provide a **written warranty for a period of 1 year** agreeing to replace or repair any components installed as part of this contract due to defective materials or workmanship.