STATEMENT OF WORK

BG0166 FAD OD Range cart storage facility

1/22/26

Section Index

REVISED ON 8/25/26
SEE REVISIONS IN RED.

SECTION 1

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

ASTM INTERNATIONAL (ASTM)

ASTM E 2114 (2008) Standard Terminology for Sustainability Relative to the Performance of Buildings

1.2 DEFINITIONS

Definitions pertaining to sustainable development are as defined in ASTM E 2114, and as specified.

a) "Environmentally preferable products" have a lesser or reduced effect on the environment in comparison to conventional products and services. This comparison may consider raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operation, maintenance, or disposal of the product.

b.) "Indoor environmental quality" is the physical characteristics of the building interior that impact occupants, including air quality, illumination, acoustics, occupant control, thermal comfort, daylighting, and views.

c) "Operational performance" refers to the functional behavior of the building as a whole or of its components.

d.) "Sustainability" is the balance of environmental, economic, and societal considerations.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

Perform work on IAW contract: Drawings, specifications, reference documents, and contract provisions. Provide all labor, material, equipment, and supervision required to accomplish the following work:

1.3.1 Project Description

The contractor will furnish all labor, materials, equipment, and supervision necessary to accomplish the work detailed herein. The contractor will also verify all quantities, dimensions, and site conditions in the field. The contractor will supply all supplemental and related miscellaneous work to comply with the scope of work as indicated in the Specifications, Statement of Work, and/or Contract.

*NOTE: This project will comply with the Buy American Act whenever possible, ensuring the use of domestically produced materials and products in accordance with applicable regulations.

This project is for the design and construction of a range cart storage facility. The facility will provide secure and weather-resistant storage for Firearms Division range carts and related equipment. Utilizing a design-build approach, the project will integrate the design and construction phases to enhance

efficiency, minimize costs, and ensure high-quality outcomes. The contractor will handle all parts of the project, including site evaluation, design, permitting if required, construction, and final delivery. The facility will meet all required codes, standards, and regulations while supporting operational needs and ensuring durability.

1.3.1a Site Preparation

Site preparation for the range cart storage facility will include all necessary activities to ensure the area is ready for construction. This will involve clearing and grading the site to create a level and stable foundation, removing any debris, vegetation, or obstacles. Soil testing and compaction will be performed as needed to ensure the ground can support the structure. Drainage systems will be installed as needed to prevent water accumulation and protect the facility from potential flooding. Utility connections, such as water, electricity, and other services, will be coordinated and prepared for integration into the building. All site preparation work will comply with applicable codes, regulations, and environmental requirements to ensure safety and long-term stability.

1.3.1a Demolition

Demolition and removal work for the installation of the range cart storage facility will include the removal of two existing light poles, earth, asphalt, trees, and any other items necessary to clear the site for construction. This process will involve safely disconnecting and removing the light poles, excavating and disposing of earth and asphalt materials, and clearing trees and vegetation while adhering to environmental regulations. Any additional items or structures that obstruct the installation of the building will also be removed. All debris and materials will be properly disposed of or recycled in compliance with local, state, and federal requirements. The demolition work will be conducted in a manner that minimizes disruption to surrounding areas and ensures the site is fully prepared for the next phase of construction.

1.3.1b Construction

Note: Drawings will be provided as separate attachments to be used “for reference” for the following:

a) The project involves the installation of an approximately 80' x 160' steel metal building with approximately 12’ eave height on a concrete foundation, including electrical, water, and sewer connections to support operational needs. The building will feature gutters along both long sides with downspouts to ground with commercial grade concrete splash block for proper drainage and will ~~be equipped with 4-inch-thick insulation to~~ have closed cell spray foam R30 in the ceiling (minimum 4in thick) and R21 on the walls (minimum 3” thick) to enhance energy efficiency and climate control. The color of the building will be determined from manufacturers standard options.

   The building will be designed to support the load of ceiling-mounted fans, lighting, fire suppression systems, cart electrical retractable cord reels, and all other required equipment. The construction will include a minimum of 26-gauge roof and wall panels for durability. The building will meet wind speed requirements of at least 130 MPH, in accordance with the current local International Building Code (IBC). Concrete to be minimum 4000 PSI with fiber and #4 rebar on 12” centers or otherwise stated by the stamped engineered drawings.

b) The building will include two interior rooms to support specific operational functions. One room, approximately 12' x 12' will feature a secure, non-corrosive metal overhead coiling door with a FLETC approved locking mechanism, a sink for handwashing, and an eyewash/shower combination located outside the room for safety, along with a floor drain for proper water management. The second room will serve as an electrical room, equipped with a thermostat-controlled exhaust fan to regulate temperature and double doors on the exterior of the building for

easy access. The electrical room shall be sized to provide all required working clearances, access, ventilation, and equipment space in accordance with applicable electrical codes and the equipment manufacturer's requirements. The layout shall allow safe installation, operation, maintenance, and replacement of all electrical equipment.

The two interior rooms may be in areas other than those shown in the provided "REFERENCE" drawing, if doing so better positions the rooms closer to the utility feeding. Any revised room locations shall maintain required clearances, accessibility, code compliance, and coordination with the overall building layout and utility routing.

The building shall include a separate exterior room attached to the main structure. This room should be equipped with two 3/0 exterior steel doors and should be designed to house al fire suppression equipment, fire alarm equipment, and FLETC-provided communications equipment.

The room shall be sized to accommodate all stated equipment with adequate access for installation, maintenance, inspection, and service. In addition, the room should provide sufficient wall space for a minimum 4-foot by 8-foot sheet of plywood to be installed for FLETC communications equipment.

The room shall be insulated with the same insulation as the rest of the building and shall include a mini-split air conditioning system to maintain climate control for the equipment housed inside. The final layout shall ensure proper clearance, accessibility, environmental control, and coordination for all fire protection, fire alarm, and communications systems.

c) The electrical system of the building will be designed to support the installation of electrical outlets throughout the building in compliance with code, large ceiling-hung fans, wall-mounted fans, overhead door operators, overhead lighting, spot heaters to maintain a manageable temperature, and one 120-volt, 20-amp ceiling-mounted retractable cord reel for approximately 60 carts, plus an additional 2 for spares. The electrical design will also incorporate all other building systems and required components. The building's switchgear will be installed in the electrical room, which will feature double doors for easy access and maintenance.

NOTE: Georgia Power will furnish and install the new utility pole, pole-mounted transformers, and secondary service conductors down the pole and underground to the building. This work will be funded by FLETC. The removal of the existing light poles will be removed by GA power and will be the responsibility of FLETC.

FLETC will coordinate with Georgia Power on the building's electrical service requirements. After award, the contractor shall provide the building's electrical requirements to the Government. Once FLETC reviews and approves the contractor's submittals, the Government will provide Georgia Power with the approved design specifications and electrical requirements.

The contractor will be responsible for connecting the secondary service conductors to the Main Distribution Panel (MDP) and completion of all electrical connections within the building. This includes all required interior electrical equipment, conductors, terminations, grounding, labeling, testing, and other items needed for a complete, code-compliant installation.

d) Each long side of the building will include two 3/0 metal exterior doors with each having a half glass safety window and protected by exterior stainless steel non-corrosive removeable bollards and yellow sleeve covers for added safety and protection. Use FLETC approved locks and hardware. Doors are to have steel interior structure inside.

The two shorter ends of the building will serve as entrance and exit points, each featuring two metal overhead roll-up doors positioned approximately as shown in the attached drawing,

allowing for a roadway for the carts. Additionally, each end will feature a standard 3/0 metal door steel interior structure with a half-glass safety window, FLETC approved hardware and locks, and protected by exterior stainless steel non-corrosive removeable bollards and yellow sleeve covers for added safety and protection. To ensure proper ventilation, a gable fan will be installed at each end of the building, sized to provide adequate airflow.

The gable fan shall be electrically interlocked with the roll-up doors. The fan shall automatically turn off when the roll-up doors are fully closed and automatically turn on when the roll-up doors are open. Wiring, controls, and required devices shall be provided as necessary to ensure proper operation of the fan based on the door position.

Provide a disconnect switch to shut off power to the gable fan for maintenance and servicing. The disconnect shall be readily accessible and located in accordance with applicable electrical code requirements.

The overhead roll-up doors will be equipped with electric operators featuring chain assistance for ease of use and reliable operation. The basis of design for the roll-up doors is Overhead Door model 625 (insulated) or an approved equal meeting all salient characteristics. The basis of design for the overhead door operator is Overhead Door model RHX or an approved equal meeting all salient characteristics. Six remote door operators will be provided, with each remote capable of operating all four roll-up doors` independently. Each roll up door will also have an interior mounted open-close-stop momentary switch for operation of the door. Each roll up door will incorporate a bottom mounted pressure edge for safety. All doors and operators will be programmed and thoroughly checked to ensure proper operation. This includes verifying functionality, remote compatibility, and compliance with project requirements to guarantee reliable and efficient performance.

Each end of the building with roll-up doors will be equipped with a minimum of one LED floodlight. The floodlights will provide adequate illumination for the entrance and exit areas to ensure safety during after-hours use. The lighting will be positioned to effectively cover the roadway and surrounding areas for clear visibility and safe operation.

~~The building will include eave vents and ridge cap vents to ensure proper airflow and ventilation. Both types of vents will be designed to allow easy closure when needed, providing flexibility to control airflow based on environmental conditions or operational requirements.~~

The area near the cart repair storage room will include a wall-mounted variable speed fan to ensure proper air circulation. Basis for design is Big Ass fans Aireye or other approved equal with salient characteristics. The fans shall be manufactured in the USA to meet project requirements and ensure compliance with applicable standards. This fan will enhance ventilation in the immediate area, supporting a comfortable and safe environment for operations and equipment maintenance.

The building will include a minimum of three large overhead variable speed fans strategically installed throughout the interior to ensure proper airflow for equipment cooling and ventilation. Basis for design is Big Ass Fans PowerFoil X4 or other approved equal with salient characteristics. The fans shall be manufactured in the USA to meet project requirements and ensure compliance with applicable standards. These fans will be designed to enhance air circulation, maintain a safe environment, and support the efficient operation of equipment within the building.

e) ~~The building shall be equipped with a foam-type fire suppression system specifically designed to accommodate various battery chemistries. This system will provide effective fire protection tailored to the unique risks associated with battery storage and handling, ensuring safety and compliance with applicable fire codes and standards.~~

The type of fire suppression system (wet pipe, foam, foam-water, pre-action, etc.) shall be determined by the Fire Protection Engineer (FPE) in accordance with applicable codes, the battery chemistry, and the hazard classification. The contractor shall propose a system based on the FPE's evaluation and submit for review and approval.

The building will be equipped with a heat detection system and a fire alarm panel designed to integrate seamlessly into FLETC's existing fire alarm system. This setup will ensure early detection of potential fire hazards and provide reliable communication with the broader safety infrastructure for prompt response and enhanced protection.

***NOTE:** Honeywell Notifier fire alarm panel and devices will be required for this project. The Contracting Officer (CO) will maintain possession of the brand name justification document.

1.4 SUBMITTALS

Submittals are required for all material and equipment items. They must be reviewed and approved prior to ordering materials and starting construction.

a) All products and/or materials shall conform to the requirements and related specifications of this Statement of Work and shall be first quality, complying with all standards and applicable building codes.

b) The Contractor shall provide submittals to the Contracting Officer Representative (COR). Submittals shall include, but not be limited to, material data sheets, drawings, manufacturer's installation details, AHA & CPL, fall protection plans, Hot Work permits, construction schedule and other documents as required.

***The PM or other government-approving official must verify that all materials comply with the SOW and approved submittals prior to installation and/or the start of construction. If the contractor fails to comply, the CO will be notified immediately that the contractor is not in compliance with the SOW or approved submittals**.

Government approval is required for all submittals, including:

a) Project schedule - Proposed construction dates

b) AHA and CPLs, Accident Prevention Plan, Health and Safety Plan

c) Quality Control plan, Environmental plan, and Work plan

d) Steel building stamped engineered drawings to include foundation

e) Electrical equipment: All wire/cable, breakers, switchgear and all other required electrical components

f) Exhaust fans including gable and electrical room

g) Overhead coil doors, operators, controls, and remotes

h) Coil grill door and hardware for the cart repair storage area

i) Stainless steel removeable bollards and plastic yellow covers

j) Exterior Doors and hardware

k) Commercial electrical cord reels

l) Sink and eyewash/shower combo

m) Floor drain

n) Sewer and drain piping

o) Large ceiling mounted fans and wall mounted fans

p) ~~Foam~~ Fire suppression system and shop drawings

q) Heat detection and fire alarm system and shop drawings

r) All paint/coatings, chemicals, including non-corrosive spray

s) Certificates Of Insurance

t) Security Bonds

u) Submittal Register

v) Schedule Of Prices or Earned Value Report

1.5 LOCATION

The work shall be located at the FLETC, GLYNCO GA. Campus, building 252. The exact location will be shown by the Contracting Officer/Contracting Officer's Representative during the site visit.

1.6 CONTRACT DRAWINGS

The following drawings accompany this specification and are a part thereof.

See section 3.3 for attachments.

1.7 BADGING

a) All Government Contractors require badging to enter the FLETC.

b) All badging applications for Contractors and their Subs must be submitted to the Project Manager/Engineer at the time of the Pre-construction meeting if a Pre-construction meeting is required.

c) The Superintendent/QC will be required to keep an updated spreadsheet of all badges associated with this contract.

d) The Spreadsheet shall consist of the following: Company Name, Individual Name, Contract Number, and badge status (Picked up, processing, waiting on fingerprints, etc.). It shall be readily available for the Project Manager and brought to the progress meeting that will be scheduled every two weeks.

1.8 WORK RESCHEDULING

Normal duty hours for work shall be from 7:30 a.m. to 5:30 p.m., Monday through Friday. Requests for additional work shall require written approval from the Contracting Officer 7 days in advance of the proposed work period.

NOTE: Building(s) may be occupied during performance of work under this Contract. Before work starts, arrange with the Contracting Officer a sequence of procedures, means of access, space for storage of materials and equipment, and use of approaches, corridors, and stairways.

a) Have materials, equipment, and personnel required to perform the work at the site prior to the commencement of the work. Submit a written Transportation of Personnel, Materials, and Equipment Plan describing access procedures throughout the project duration.

b) If occupied, building 252 will remain in operation during the entire construction period. The Contractor must conduct his operations to cause the least possible interference with normal activity. Work must be coordinated with circulation patterns within the building. Circulation patterns cannot be closed off entirely.

c) Permission to interrupt any Activity roads, railroads, or utility service must be requested in writing at least 15 calendar days before the desired date of interruption.

d) The work under this contract requires special attention to scheduling and conducting the work in connection with existing operations. Identify on the construction schedule each factor that constitutes a potential interruption to operations.

1.9 COORDINATION, QUALITY CONTROL, AND ASSURANCE

a) Coordinate construction schedule and all construction operations with the Contracting Officer Representative (COR).

b) The Superintendent / QC is responsible for ensuring that all work performed is in accordance with the terms of the Contract.

c) All work is to be inspected by the Government and accepted before the issuance of final payment.

d) The contractor shall verify all measurements, locations, and requirements of the job.

e) The contractor shall keep the construction area maintained throughout the project.

f) All deliveries SHALL be coordinated with the Government Project Manager/COR, all deliveries shall be delivered to the FLETC back gate off Vogel Rd.

g) If the information in the Contract conflicts with that in this Statement of Work, the Contract shall take precedence.

h) The Contractor shall preserve and restore the site ecosystem and biodiversity, avoid site degradation and erosion, and minimize offsite environmental impact.

1.10 PROJECT ENVIRONMENTAL GOALS

The contractor shall distribute copies of the Environmental Goals to each subcontractor and the Contracting Officer. The overall goal for design, construction, and operation is to produce a building that meets the functional program needs and incorporates the principles of sustainability. Specifically:

a) Preserve and restore the site ecosystem and biodiversity; avoid site degradation and erosion. Minimize off-site environmental impact.

b) Use the minimum amount of energy, water, and materials feasible to meet the design intent. Select energy and water-efficient equipment and strategies.

c) Use environmentally preferable products and decrease the toxicity level of materials used.

d) Use renewable energy and material resources.

e) Optimize operational performance (through commissioning efforts) to ensure energy-efficient equipment operates as intended. Consider the durability, maintainability, and flexibility of building systems.

f) Manage the construction site and storage materials to ensure no negative impact on the building's indoor environmental quality.

g) Reduce construction waste through reuse, recycling, and supplier take-back.

1.11 EXISTING WORK

In addition to "FAR 52.236-9, Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements":

a) Remove or alter existing work in such a manner as to prevent injury or damage to any portions of the existing work which remain.

b) Repair or replace portions of existing work, which have been altered during construction operations to match existing or adjoining work, as approved by the Contracting Officer. At the completion of operations, existing work shall be in a condition equal to or better than that which existed before new work started.

1.12 ON-SITE PERMITS

Notify the PM and the Contracting Officer at least 48 hours prior to starting excavation work. The contractor is responsible for marking and verifying all utilities. The Contractor shall verify the elevations of existing piping, utilities, and any type of underground obstruction not indicated or specified to be removed. Work shall be scheduled to hold outages to a minimum.

Requests for utility outages and connections shall be made by writing to the Contracting Officer and PM at least 2 calendar days in advance of the time required. Each request shall state the system involved, the area involved, the approximate duration of the outage, and the nature of the work involved.

1.13 UTILITY OUTAGE REQUESTS AND UTILITY CONNECTION REQUESTS

Notify the Contracting Officer at least 48 hours before starting the excavation work. The contractor is responsible for marking and verifying all utilities.

The Contractor shall verify the elevations of existing piping, utilities, and any type of underground obstruction not indicated or specified that needs removal. Requests for utility outages and connections need to be in writing to the Contracting Officer at least two days in advance of the time required. Each request shall state the system involved, the area involved, the approximate duration of the outage, and the nature of the work involved. Schedule work to hold outages to a minimum.

1.14 LOCATION OF UNDERGROUND FACILITIES

1.14.1 Notification Prior to Excavation

The contractor shall properly locate all underground utilities by contacting Georgia 811 and FLETC Facilities Management Divisions, Operations Branch (912-267-2413). All utility locates must be called at least one (1) week before beginning work. The 811 locate ticket number and the FLETC Operations Work Order number must be presented to the COR before work begins. Locates have an expiration date; if the locate expires before work has been completed, the contractor shall contact Georgia 811 for a new locate.

SECTION 2 PRODUCTS

Ensure that all products used in the project meet the specified requirements and are installed according to the manufacturer's guidelines and industry standards to ensure the longevity and performance of all installed products.

SECTION 3 EXECUTION

3.1 PERIOD OF PERFORMANCE

Period of performance not to exceed 180 calendar days in which to complete this project from Notice to Proceed (NTP). ~~Notice to proceed shall be issued once all materials are on site and all badging has been approved.~~ Notice to proceed shall be issued at the award of the solicitation by the CO.

3.2 INSTALLATION

a) All products and materials are installed and constructed using the manufacturer's published instructions, specifications, and industry standards.

b) No product and/or materials shall be installed without the Contractor first receiving written approval from the COR/Engineer regarding submittal items. Materials used on this project are to be submitted and approved/approved prior to use.

c) Acceptance of products/materials shall be accomplished by either furnishing testing results conducted during manufacturing, furnishing manufacturing certification followed by the results of random verification testing, or pre-approving and testing a product or its components prior to utilization.

d) The contractor shall verify all dimensions and conditions prior to beginning work or ordering materials. The contractor shall review site conditions with the Project Manager prior to ordering materials and starting work.

e) The Contractor shall properly locate all underground utilities by contacting Georgia 811 and FLETC Facilities Management Divisions, Operations Branch (912-267-2413). All utility locates must be called at least one (1) week before beginning work. The 811 locate ticket number and the FLETC Operations Work Order number must be presented to the COR before work begins. Locates have an expiration date; if the locate expires before work has been completed, the contractor shall contact Georgia 811 for a new locate.

f) No product and/or materials shall be backfilled without first being inspected by the COR. Any product and/or materials backfilled without first being inspected by the COR shall be excavated at the Contractor's expense to allow for inspection as required by this section of the Statement of Work.

g) Clean out of concrete trucks hauling cast-in-place concrete shall not occur on FLETC property.

h) All work shall be installed/constructed in accordance with specifications, manufacturer-published instructions, and industry standards.

i) All work shall be performed utilizing the latest codes for the work to be accomplished.

j) Material generated by excavation and demolition activity shall fully be recycled when possible, and quantities of all regular wastes and recyclables shall be documented in accordance with the requirements of Specification Section 01 57 19.00 20 entitled “Temporary Environmental Controls”. All waste material shall be disposed of off FLETC property, in accordance with applicable federal, state, and local regulations. The contractor is to provide COR with documentation of the weights of all materials (segregated by material types) recycled and disposed of.

k) *Note: FLETC maintains a sole-source contract with Certified Controls. The contractor must coordinate with Certified Controls to provide and install a proper control system.

3.3 ATTACHMENTS

Attachment “A” – Fire Suppression System design and commissioning

-See the following page-

"Attachment A"

1. Scope:
The contractor shall design, furnish, and install an automatic fire suppression system for the new building as part of this design/build project. The system shall comply with all applicable federal, state, and local fire codes, standards, and regulations, including but not limited to the National Fire Protection Association (NFPA) standards. The contractor shall engage a qualified Fire Protection Engineer (FPE) to evaluate the building's requirements and design a suppression system tailored to the specific application and use of the facility.

2. Requirements:

2.1 Fire Protection Engineer (FPE):
- The contractor shall retain a licensed and certified Fire Protection Engineer (FPE) to evaluate the building's fire protection needs.
- The FPE shall conduct a thorough assessment of the building design, intended use, occupancy type, fire hazards, and applicable codes and standards to determine the most appropriate fire suppression system.
- The FPE shall provide stamped and signed design drawings and calculations for the fire suppression system.

2.2 Design:
- The fire suppression system shall be designed to provide adequate protection for the building and its occupants based on the building's intended use and occupancy classification.
- The design shall comply with NFPA standards, including but not limited to NFPA 13 (Standard for the Installation of Sprinkler Systems), NFPA 14 (Standard for the Installation of Standpipe and Hose Systems), NFPA 20 (Standard for the Installation of Stationary Pumps for Fire Protection), and NFPA 72 (National Fire Alarm and Signaling Code), as applicable.
- The system design shall include all necessary components, such as sprinkler heads, pipes, valves, pumps, control panels, and alarms, to ensure full functionality and compliance.
- The FPE shall evaluate and recommend the type of suppression system most suitable for the building (e.g., wet pipe, dry pipe, pre-action, or other specialized systems).

2.3 Installation:
- The contractor shall furnish all materials, equipment, and labor necessary to install the fire suppression system in accordance with the approved design.
- Installation shall be performed by qualified personnel with experience in fire suppression systems.
- The contractor shall coordinate with other trades to ensure seamless integration of the fire suppression system with the building's construction and systems.

2.4 Testing and Commissioning:
- Upon completion of installation, the contractor shall perform all required testing and commissioning of the fire suppression system to ensure proper functionality and compliance with applicable standards.
- Testing shall include hydrostatic testing, flow testing, alarm testing, and any other required tests as specified by NFPA standards.

- The contractor shall provide documentation of all tests and certifications to the Contracting Officer or designated representative.

2.5 Documentation and Training:

- The contractor shall provide as-built drawings, system manuals, and maintenance instructions for the fire suppression system.
- The contractor shall conduct training for facility personnel on the operation and maintenance of the system.

3. Deliverables:

- Fire suppression system design drawings and calculations stamped by the FPE.
- Documentation of testing and commissioning results.
- As-built drawings and system manuals.
- Training for facility personnel.

4. Compliance: The fire suppression system shall comply with the following standards and regulations:

- NFPA standards (e.g., NFPA 13, NFPA 14, NFPA 20, NFPA 72, etc.).
- International Building Code (IBC).
- International Fire Code (IFC).
- Local and state fire codes and regulations.

5. Schedule:

The contractor shall ensure the fire suppression system design, installation, testing, and commissioning are completed in accordance with the overall project schedule.

6. Quality Assurance:

The contractor shall implement quality assurance measures to ensure the fire suppression system meets all design and performance requirements.

Federal Law Enforcement Training Centers

GLYNCO, GEORGIA

-End of Statement-