

STATEMENT OF WORK

March 2022

Project Number: 1105382

Stand Alone Demo, B35 Base Operations

- 1) The Contractor shall provide all tools, equipment, transportation, supervision and materials to demolish building 35 and install security measures on Whiteman Air Force Base (WAFB), Missouri. It is a wood structure, built-up roof, slab-on-grade, 2-story building with wood columns and wood joists. Remains of the old air traffic control tower are connected to the facility and is a steel structure. It has a pipe tunnel running under the floor slab that is approximately 3 ft x 4 ft. Total square footage of facility, including the 1st and 2nd floor, is approximately 11,390 square feet.

The description of proposed work/scope of work includes, but is not limited to, the following items:



REQUIREMENTS for the project are as follows:

- a) Provide all work and materials associated with demolishing and removing B35 in its entirety. The area should be returned to green space as if the facility never existed.
 - A majority of the floors in the facility encase asbestos containing materials in the form of tile, mastic adhesive, or both. The facility may hold some other incidental asbestos containing materials. All asbestos containing materials should be abated and disposed of in accordance with all applicable laws and regulations. Contractor is responsible for any survey/testing associated with the removal of asbestos.
 - Lead paint is expected to exist (encased) on most, if not all, the walls and should be demolished and disposed of in accordance with all applicable laws and regulations. Contractor is responsible for any survey/testing associated with the removal of lead paint.
 - Remove what is remaining of the old steel frame air traffic control tower (attached at east side of facility).
 - Building foundation, slab, and pipe tunnel are to be removed.
 - Remove marquee and circle drive that exist on the flight line side (east) of the facility.
 - Remove sidewalks that service the building around the facility.
 - Grading should allow drainage away from the apron. The entire demo site will be graded on a natural slope, ensuring that fill does not encroach onto any waterways, parking areas, access roads, utility pits, trenches, manhole covers etc. Storm drains should remain the lowest points on the site.
 - The area shall be returned to green space – via seeding, watering, etc. The space should be prepared in such a manner that it could remain green space or be converted to parking or construction site. Area must be seeded in accordance with Whiteman design guide and mulched, matching that in the existing area or better.
 - All waste and debris must be removed from the construction site and properly disposed of off the installation at the expense of the contractor.
- b) The demolition project will include locating and capping all utilities leading to and from B35 (usually within the first joint if applicable). Any other abandoned utility lines should be capped and removed from the site. Please note other utility lines may exist beyond what is illustrated from maps/as built, if lines are located notify Contracting Officer to determine further action. Contractor should contact 509 CES Geobase to request the most up to date utility maps (due to lack of information all utilities and locations may not be reflected in these maps).
 - The water line and saddle connection shall be removed up to and from the main that runs along the Flight Line. The main should be returned to a straight pipe configuration.
 - Sanitary sewer shall be removed and plugged in the manhole located to the west of the facility.
 - The gas line that runs north west from the building shall be removed and the connection at the main returned to a straight configuration.
 - An abandoned 12” steel gas main that runs east and west in the site is to be removed and capped at the flight line to the east and as to the west parking lot.

- Storm drains shall remain in place and be protected from dirt and debris through the duration of the project and once complete remain effective.
 - Base will have communications capped appropriately. All active communication lines are to remain in place, undisturbed.
 - The electric service shall be removed up to the transformer and a switch put in place of the transformer (to the north of the facility).
 - It is imperative that utility outages be planned and coordinated in such a way that minimizes impact to surrounding facilities.
 - The automatic transfer switch for the generator is to be removed and returned to 509 CES power production shop.
- c) Install security measures connecting north and south fence/barrier sections together to meet PL3 area security requirements.
- This work shall comply with UFC 4-022-03 Fences and Gates.
 - Chain link fence and bollards should match and connect existing security measures.
- d) If and where applicable curbing shall be installed closing off demolished pavements and drives.
- e) The BCE will submit an “Airfield Construction Waiver” request prior to award for approval by the installation commander.
- f) This demolition project will require site work demolition (service work), grading for drainage, and installation of barriers to meet PL3 requirements (construction; which may require the introduction of additional “fill” materials to meet drainage requirements).
- g) Traffic signs will need to be altered/removed if they lead to areas that are included in the demolition.
- h) During demolition and construction jersey barriers and 8’ fence with fence fabric shall be placed temporarily on the east side of the fence to encompass the area of work for the duration of the project.
- This should be done so that vehicles and people may not enter the flight line area from the work site. Maintaining security and minimizing the impact on the surrounding area should be a priority.
 - FOD control will need to be implemented to minimize impact to the flight line by keeping dust and debris off the flight line.
 - Appropriate signs, lights, and high visibility markings should be used on fence/barriers and to divert flight line road traffic around job site.
 - Additionally, flight line road should be temporarily diverted directly around the job site (509 CE will provide information regarding location of markings). Markings should not produce a FOD risk and should follow all regulations (and the TACW) to protect air craft and airfield activities.
 - The location of such fence can be seen marked in red below (for reference only, not the true location of fence):



- i) Remediation per state guidelines must be part of the contractor's bid with all asbestos-laced materials removed and disposed/encapsulated in certified/permitted landfills. The attached documentation on asbestos is a summary of a study however it may not be comprehensive and it is the contractor's responsibility to verify and complete appropriate action on asbestos containing materials.
 - j) Before ground is broken a dig permit must be completed. The form is available through 509 CES Geobase.
 - Before any backfilling Contractor must notify Contracting Officer and CE at least 24 hours in advance (to observe the location of utilities).
 - Government does not warrant the accuracy of any as built or utility. It is the contractor's responsibility to verify any information provided by the government.
 - k) Site as built: Completed construction drawings (as-built drawings) will be required upon completion of this project that includes high-resolution pdf's and AutoCAD 2015 drawings. In addition, digital photos of the area before project start and after project completion will be supplied when security requirements permit. Paper copies of as-built drawings are not required.
- 2) Service Contractor shall comply with the attached Contracting Language titled, "Solid, Construction, Demolition, and Deconstruction Waste Requirements" provided for this project.
 - 3) DESIGN CRITERIA: All design and construction will be in accordance with base contract agreements and AFOSH standards.

The project shall be designed in accordance with the latest codes and criteria as of the date listed at the top of this page to include, but is not limited to: the Whiteman Design Compatibility Standards, energy conservation considerations, and all appropriate codes (i.e., Uniform Building Code, National Fire Protection Code, National Electrical Code, National

Plumbing code, and other applicable DOD and Air Force regulations, Manuals, Unified Facilities Criteria, Air Force Specific Facilities Criteria, Engineering Technical Letters, and DOD minimum antiterrorism standards).

The Whiteman AFB Installation Facilities Standards is located at <https://www.wbdg.org/ffc/af-afcec/installation-facilities-standards-ifs/whiteman-afb-ifs>. This replaces the previous Whiteman AFB Design Guide.

Major requirement/code documentation includes but is not limited to: United Facilities Criteria (UFC) 4-022-01 Security Engineering: Entry Control Facilities / Access Control Points, 27 Jul 2017 and/or SDDCTEA Pamphlet 55-15 Traffic and Safety Engineering for Better Entry Control Facilities, Army Standard for Access Control Points and Army Access Control Points Standard Design.

In addition, the system installed will meet the most recent NFPA code and must comply with the latest version of UFC 3-600-01, Fire Protection Engineering for Facilities, with latest changes. All painting, marking, and other requirements are to comply with latest applicable code and changes as of the date listed above. Latest applicable codes with latest changes include, but are not limited to the following:

- UFC 1-200-01 - General Building Requirements
- UFC 3-201-02 - Landscape Architecture
- UFC 3-220-04FA - Backfill for Subsurface Structures
- UFC 3-260-01 - Grading
- UFC 3-501-01 - Electrical Engineering
- UFC 3-520-01 - Interior Electrical Systems
- UFC 3-530-01 - Interior and Exterior Lighting Systems and Controls
- UFC 3-600-01 - Fire Protection Engineering for Facilities
- UFC 4-010-01 - DoD Minimum Antiterrorism Standards for Buildings
- UFC 4-022-03 - Security Fences and Gates
- NFPA 70, National Electrical Code (NEC), Latest Edition
- NFPA 72, National Fire Alarm Code, Latest Edition
- NFPA 101, Life Safety Code, Latest Edition
- I3A Installation Information Infrastructure Implementation Guide Version 3
- DoD Security Engineering Facilities Design Manual
- Design Compatibility Standards – WAFB, Latest Edition
- OSHA and AFOSHA regulations:
 - * The contractor shall accomplish all grading and seeding (Kentucky 21) according to Missouri Natural Resources Conservation Service Missouri Agronomy Specification 723, Conservation Practice Standard 342 Missouri Department of Natural Resources Storm Water Pollution Prevention requirements.

4) SUBMITTALS: The contractor shall submit the following, but not limited to these documents, for Government approval prior to construction work:

a) Submittal Register

- b) Project Schedule
- c) Construction Plan Narrative
- d) Drawings, including at a minimum:
 - Project & Area site plans
 - Demolition plans as needed (site)
 - Elevation drawings
- e) Site Plan
- f) Material & Product Specifications (security measures - fence and bollards connecting existing barriers north and south of facility)

The contractor shall submit the following, but not limited to these documents, for Government approval after construction, before contract closeout:

- g) Warranty Letter (security measures)
- h) As-builts (security measures)

5) SUBMITTAL REQUIREMENTS

- a) Drawings (security measures)
 - These files should be provided to the government sent via secure electronic method, as determined by the government. All drawings shall be legible and easily readable when reproduced at half-scale.
 - The contractor shall translate and provide all drawings in a PDF format.
- b) Submittal Register. The contractor shall ensure all submittals are correctly tagged and included in a submittal register as part of the final construction documentation.

6) MATERIALS AND SERVICES FURNISHED BY THE GOVERNMENT: On request, the Government will furnish blueprints of available as-built drawings that are pertinent to the facilities involved. However, these drawings are not warranted to show conditions as they actually exist. The BCE will submit an "Airfield Construction Waiver" for approval by the installation commander prior to commencement of work. The contractor shall verify (by field investigation) information shown on the as-built drawings (which is relevant to the project) and utilities for accuracy to ensure a quality-designed project. The contractor is also responsible for requesting any additional information they believe is needed.

- AF 32-1015 Integrated Airfield Planning
- AF 32-1040 Airfield Manual

7) All non-salvageable demo material must be disposed of in an approved off base landfill.

The Government has identified the following equipment to be removed by the Contractor and returned to the Government:

- Automatic transfer switch

8) RELEASE OF INFORMATION: The Contractor shall not publicize nor release in any manner, information or data about projects on which they may be working or negotiating with WAFB. In addition, they shall not discuss prior to public release by WAFB, any project, any future program, or any planning, with anyone not directly concerned with the design of the project. Any inquiries regarding these matters shall be referred to the Contracting Officer (CO) or 509 CES Project Manager. Classified information obtained from WAFB shall be

treated in accordance with instructions regarding such matters. All files provided by and pertaining to Whiteman shall be kept on a secure drive by the contractor and transmitted electronically via government approved methods.

END OF STATEMENT OF WORK

Attachments:

- 1) As built 1 (1955_-10 DEGREE ZONE OPERATIONS BLDG & CONTROL TOWER)
- 2) As built 2 (1955_GROUND CONTROL APPROACH SYSTEM & AERIAL SURVEILLANCE RADAR)
- 3) As built 3 (1986_WHI83-0040_REPLACE HVAC SYSTEM - BLDG 35)
- 4) Utility & gas maps of area (for reference only)
- 5) Solid, Construction, Demolition, and Deconstruction Waste Requirements
- 6) Previous Inspection Documentation (for reference only)