

SECTION 00 0102 - PROJECT INFORMATION AND SUMMARY

PART 1 GENERAL

1.01 PROJECT IDENTIFICATION

- A. Project Name: Repair Weapons Building 1312, located at 187th Fighter Wing, Air National Guard (ANG) Base at Dannelly Field, Montgomery, AL.
- B. Government Project #FAKZ172004/FAKZ182106
- C. Project Number: Architect's Project #16107/18075.
- D. The Owner, hereinafter referred to as the Government: Alabama Air National Guard.
- E. Government's Representatives & Titles:
 - 1. ~~Contracting Officer (CO): Mr. Stephan Shanks. (Deleted by Addendum No. 1)~~
 - 2. **Contracting Officer (KO): Mr. William Kast (Added by Addendum No. 1)**
 - 3. **Contracting Specialist: SMSgt. William Hall (Added by Addendum No. 1)**
 - 4. ~~Contracting Officer Representative (COR): Major Adam Sanders, Base Civil Engineer (Deleted by Addendum No. 1)~~
 - 5. **Contracting Officer Representative (COR): Major William Sanford (Added by Addendum No. 1)**

1.02 CONTRACT DURATION

- A. ~~**425 calendar days from notice to proceed to beneficial occupancy, this is in addition to 30 days for the punch list to be completely accomplished.** The Government intends to occupy the building upon beneficial occupancy. The Contractor will be responsible for coordinating punch list activities around the Government's activities if both are occurring at the same time. (Deleted by Addendum No. 1)~~
- B. **455 calendar days from notice to proceed to beneficial occupancy, this is in addition to 30 days for the punch list to be completely accomplished. The Government intends to occupy the building upon beneficial occupancy. The Contractor will be responsible for coordinating punch list activities around the Government's activities if both are occurring at the same time. (Added by Addendum No. 1)**

1.03 PROJECT DESCRIPTION

- A. Project scope includes the complete renovation of the existing Weapons Facility that was constructed in 1985. The proposed project includes, but is not limited to, the following scopes of work as is indicated on the Contract Documents:
1. Construction of a temporary shelter for use by the Government while work at Building 1312 is ongoing. Contractor shall also remove the temporary structure upon acceptance of the work at Building 1312 as part of this Contract.
 2. The following work items at Building 1312:
 - a. Removal and replacement of all building mechanical systems.
 - b. Removal and replacement of all building electrical systems.
 - c. Partial removal of existing plumbing systems and installation of new plumbing systems and fixtures.
 - d. Installation of a new wet pipe sprinkler system including a new fire water service line.
 - e. Removal of existing low-sloped roof system and existing clerestory window assemblies. Installation of new standing seam metal retrofit roofing system.
 - f. Removal of existing exterior wall cladding and installation of new exterior cladding systems.
 - g. Reconfiguration of interior space including removal and replacement of existing load bearing and non-load bearing masonry walls.
 - h. Removal of existing structural floor slab as required for installation of new building elements.
 - i. General finish upgrades throughout the facility.
 - j. Minor site modifications including pavement repair and rehabilitation and removal/replacement of sitework required for installation of new utility service.
- B. Antiterrorism and Building Standoff Requirements:
1. The project site and building structural, architectural, electrical and mechanical systems have been designed to meet the prescribed levels of protection against terrorist attacks in accordance with the Department of Defense (DoD) Unified

Facilities Criteria (UFC) 4-010-01 DoD Minimum Antiterrorism Standards for Buildings.

C. Intrusion Detection System (IDS):

1. Controlled areas are designed to be equipped with Intrusion Detection System.
2. The IDS system must be fully compatible with the exiting USAF approved Advantor IDS Annunciator located in the 187th SFS BDOC.
3. As part of the base bid, the contractor is responsible for engaging Advantor Systems Cooperation (which is a sole source security system) for the procurement (purchase) and installation of the IDS, systems per Advantor Systems Corporation's "Proposal" solicited by the Government.
4. The base bid shall include all plant, labor, and materials to provide all collateral support as required by Advantor (in addition to collateral support indicated in the contract documents) for installation of a fully operational IDS systems as defined by Advantor System Corporation.
5. Contractor shall contact the project Contracting Officer regarding FAR Part 51 Authorization of Contractor's procurement of Advantor Systems Corporation materials, equipment and services.

D. Sustainability Design and Energy Conservation:

1. The project design incorporates Sustainability Concepts to achieve optimum resource efficiency, constructibility, sustainability, and energy conservation.
2. This project has been registered with the USGBCI for guiding purposes assessment recognition process. The Contractor is responsible for ensuring all specified sustainable and energy conservation goals are achieved and fully implemented. Refer to specification sections 01 3325 and 01 3329 for additional HPSB requirements.

E. Building Systems Commissioning:

1. Refer to specification section 01 9113 - General Commissioning Requirements, and other individual specifications sections for Contractor's responsibilities related to Building Systems Commissioning.

F. Government Furnished Furniture, furnishings and Equipment (FF&E):

1. Contractor's base bid shall include rough-ins for plumbing, mechanical, and electrical; including installation and final connection of all items indicated on the

drawings as Government Furnished Contractor Installed (GFCI).

- G. *Contractor's Qualified Fire Protection Engineer (QFPE) Services (Added by Addendum No. 1)*
1. *The Contractor shall employ a Qualified Fire Protection Engineer (QFPE) meeting the requirements of UFC 3-600-01.*
 2. *The QFPE shall review, sign, and certify all fire protection and life safety systems including; but, not limited to fire alarm, mass notification, and sprinkler systems included within the proposed project.*
 3. *All shop drawing / calculations / material submittals for applicable life safety systems must be reviewed and stamped by the Contractor's QFPE in accordance with section 9-6.3 of UFC 3-600-01.*
 4. *Waterflow testing shall be performed under the direction of the Contractor's QFPE in accordance with section 9-6.4 of UFC 3-600-01. Waterflow testing shall be performed by the Contractor in order to develop required hydraulic calculations. Use of waterflow testing performed by the Architect during design cannot be utilized by the Contractor for preparation of project submittals.*
 5. *During Construction the Contractor's QFPE must visit the site in intervals/quantities required to certify that the system has been installed in accordance with the project requirements. At a minimum, the QFPE shall attend/witness the above ceiling inspection and attend/witness final acceptance testing for all fire protection and life safety systems. Additional site inspections are at the discretion of the Contractor's QFPE. The Contractor's QFPE shall certify, in writing, that the system has been installed in accordance with project requirements. The Contractor's QFPR certification shall be in writing, on company letterhead, and include the QFPE's registration stamp.*

1.04 PERMITS, FEES AND NOTICES

- A. Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit and other permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work which are customarily secured after award of the Construction Contract and which are in effect on the date of receipt of bids.
1. City of Montgomery Building Permit is not required.
- B. The Contractor shall comply with and give notices required by all laws, ordinances, rules, regulations, and lawful orders of public authorities applicable to performance of

the Work.

1.05 USE OF SITE AND MISC. REQUIREMENTS

- A. The space available to the contractor for the performance of the work, either exclusively or in conjunction with others performing other construction as part of the project, is as per the Government's approval.
 - 1. Other areas are off limits to all construction personnel.
- B. Access to site will be limited; obtain Government's approval of proposed routes of access.
- C. Storage areas on site are very minimal and will be limited to materials that are to be immediately used in the progress of the work. If additional storage is required, then Contractor shall secure and be responsible to pay for such off site storage in a fully bonded and insured facility acceptable to the Government, with all items clearly identified as being assigned to this project.
- D. Existing building space may not be used for storage.
- E. Provide secure temporary barricades, fencing, etc. as required to separate the public from construction operations. Compliant safety and/or warning signage is to be provided as well in conjunction with fencing and barricades.
- F. Construction operations are not to affect any of the ongoing operations thought the site and/or adjacent sites. Construction equipment is not to be attached to, or swing over existing buildings to remain, public areas, occupied buildings or parking lots, right-of-ways, etc.
- G. Provide access to and from the site and all facilities effected by the scope of work as required by law and by the Government.
 - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signage if exit routes are temporarily altered.
 - 2. Do not obstruct roadways, sidewalks, parking lots, drives, or other public ways without permit.
 - 3. Promptly remove mud, dirt, debris, etc... from sidewalks, streets, and public right-of-way during construction as it occurs.
 - a. Utilize covered waste receptacles to reduce waste and debris from leaving the project site and adversely affecting the Government's ongoing operations

including the aircraft movements on the aircraft apron adjacent to the project site.

4. Coordinate site lay down and storage areas with Government's Operations.
 5. Construction operations are not to affect any of the ongoing operations throughout the site and/or adjacent sites. Construction equipment is not to be attached to, or swing over existing buildings to remain, public areas, occupied buildings, parking lots, right-of-ways, etc...
- H. Comply with the Government's security requirements. Refer to Specification Section 01 3553.
- I. The Contractor shall provide all testing, inspection, and similar services; these services also include those specified to be performed by an independent agency.

1.06 UTILITY OUTAGEES AND SHUTDOWN

- A. All electrical and communication shut downs shall be performed on a non-working day for the Government (Saturday, Sunday, Monday, or Holidays) unless specifically approved by the base Civil Engineer.
- B. Limit shutdown of utility services to 8 hours at a time, arranged at least 72 hours in advance with the Government.
- C. Prevent accidental disruption of utility services to other facilities.

1.07 PHASING OF WORK

- A. The Contractor shall sequence and phase the work to allow for ongoing execution of the F-16 flying mission for the duration of the project.
- B. The work of the project shall be broken down into the following phases:
 1. Phase I - Construction of Temporary Weapons Work Area:
 - a. Upon notice to proceed from the Government, the Contractor shall construct the temporary work area indicated on the drawings.
 - b. ~~This work shall be complete within 60 days of the notice to proceed.~~ (Deleted by Addendum No. 1)
 - c. *This work shall be complete within 90 days of the notice to proceed. (Added by Addendum No. 1)*
 2. Phase II - Government Relocation

- a. Following acceptance of the temporary work area by the Government, the Government will require 14 calendar days to relocate all equipment from building 1312 into the temporary work area.
 - b. The Government intends to furnish and install temporary administrative area for the occupants of Building 1312. The Contractor is only required to construct the temporary work area indicated on the drawings.
 - c. During this 14 days duration, no work at the temporary facility or Building 1312 will be allowed.
3. Phase III - Building 1312 Renovation
- a. Following completion of Phase II - Government Relocation, the Contractor will be granted access to Building 1312 for the work required at this facility.
 - b. The work of Building 1312 may be completed in the sequence determined by the Contractor. The facility will be vacant.
4. Phase IV - Removal of Temporary Work Area.
- a. Upon completion of Phase III, and acceptance of Building 1312, the Contractor shall remove the temporary work areas constructed in Phase I.
 - b. Work of Phase IV shall consist of, but is not limited to, the following:
 - 1) Removal of the above-grade vinyl fabric structure in its entirety.
 - 2) Removal of all concrete slabs, footings, mud sills, stairs, ramps, etc...
 - 3) Regrading of the site to pre-work elevations.
 - 4) Installation of sod in all disturbed areas.
 - 5) Removal of HVAC systems and electrical systems back to the existing ANG owned transformer. New underground communications infrastructure and re-routed utilities may remain.
 - 6) All refuse and discarded materials associated with the removal of the facility and systems will be the property of the Contractor. Contractor shall return shelter and equipment to shelter manufacturer, if required, or dispose of the discarded material/systems in accordance with project requirements. Refer to sustainability requirements for waste disposal provisions. These provisions are applicable to this portion of the project scope and the Contractor will be required to provide documentation

regarding how materials were disposed of and/or recycled.

- C. The entire work, inclusive of Phase I, II, III, & IV described above must be completed within the Contract Duration listed in part 1.02 of this specification section.

1.08 WORK SEQUENCE

- A. Coordinate construction schedule and operations with the Contracting Officer Representative.
- B. Coordinate construction activities with the ongoing F-16 flying mission. Limit utility disruptions to Building 1312 only. If required utility outages impact adjacent facilities they must be coordinated in advance with the Government and occur over non-UTA weekends.

1.09 PROJECT CONSULTANTS

- A. The Architect, hereinafter referred to as Architect: Seay Seay & Litchfield P.C..
 - 1. Address: 1115 South Court Street.
 - 2. City, State, Zip: Montgomery AL 36104.
 - 3. Phone/Fax: 334-263-5162 334-263-5170.
 - 4. Project Manager: David Donovan, AIA, LEED AP
 - 5. Principals-in-Charge: Wes R. Osmer, AIA, LEED AP
- B. Architect's Consultants:
 - 1. Civil Engineering:
 - a. Professional Engineering Consultants
 - b. Address: 822 South McDough St..
 - c. City, State, Zip: Montgomery, AL, 36104.
 - d. Phone/Fax: 334-262-7307 / 334-262-7309.
 - e. Contact: Steve Green - Pat Moseley, PE
 - 2. Structural Engineering:
 - a. Grant Engineering

- b. Address: 432 Herron Street
 - c. City, State, Montgomery, Al 36104
 - d. Phone: 334-265-4631.
 - e. Contact: Terry Grant, PE
3. Plumbing, Mechanical & Fire Suppression Engineering:
- a. Morris Engineering
 - b. Address: 903 South Perry Street
 - c. City, State, Zip: Montgomery, AL 36104
 - d. Phone: 334-269-0329
 - e. Contact: Jack Morris, P.E.
4. Electrical Engineering:
- a. Garner & Associates Engineering
 - b. Address: 903 South Perry Street
 - c. City, State, Zip: Montgomery, AL 36104
 - d. Phone: 334-269-0329
 - e. Contact: Morgan Garner, P.E.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

