

APPENDIX - A

DESCRIPTION OF WORK

For

REQUEST FOR PROPOSAL

Relocate Generator Facility, B42

TYNDALL AFB FLORIDA

FOR PROJECT XLWU218107

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1.0 SCOPE

1.1 Purpose

- A. The purpose of the Tyndall Air Force Base (TAFB) project XLWU218107, Relocate Generator Facility, B42 is to relocate an existing emergency generator to a new location in support of a future mission requirement.
- B. The scope of work is based on HVHZ FBC, section 1602.2 criteria for Miami Dade County Risk Category III and IV Buildings and Structures meeting 186 mph. Based upon our AF Structural SME recommendations and in alignment with the SecAF directed Severe Weather Readiness Assessment recommendations, the Tyndall PMO will use the UFC 3-301-01 and the following Tyndall design wind speeds based upon Risk Categories III-V. RC III 165 mph and RC IV 170 mph (Risk categories are defined by UFC 03-301-01, Table 2-2).
- C. All exterior building envelope materials such as, but not limited to windows, glazing, roofing systems, concrete masonry unit or metal panel walls, and doors shall have a current Miami-Dade Notice of Acceptance (NOA) and installed to HVHZ standards that match the specified wind requirement. Our construction industry partners shall continue to have the option of submitting test results or drawings sealed by a Professional Engineer stating conformance with HVHZ standards in lieu of materials pre-approved by Miami-Dade County.
- D. While we should always use our Unified Facilities Criteria as the basis for all our facilities designs, we will also integrate the best practices from the Florida Building Code (FBC) High-Velocity Hurricane Zone (HVHZ) into this design guidance to further improve facility resiliency at Tyndall. Other details from the memorandum may apply as well.
- E. A Risk Category III is applicable to the new building and support structures since it is designated as a generator shelter and must meet the requirements for a 165 mph wind speed. Support structures include but are not limited to porches, awnings, canopies, etc. The building envelope is required to be built to those standards. The new installation work must meet all current codes and standards.
- F. This task order delivery method is Design-Build (D-B). Work on supporting facilities includes external building fixtures, building utilities within the Points of Demarcation (POD) for privatized utilities, and work within the Administration / Office Building. The Contractor shall be responsible for providing all labor, equipment, tools, materials, and services necessary to complete the project within the allotted timeframe.

- G. This project has an estimated period of performance from Notification to Proceed (NTP) through completion and turnover of the facility back to the Government for mission operations of 280 calendar days.
- H. Implementation of work will not start until an approved 100% Design has been issued. Ordering of long lead items may be coordinated with CO.
- I. The latest IFC is to be used for color selection to assure base uniformity. Match existing colors as close as possible. Lighter colors are encouraged. Colors will be approved for use on a per building basis.
- J. The scope of work is Design-Build installation of a pre-engineered hurricane rated building at the recommended siting location and relocation of an existing emergency generator and fuel tank to the new building location. Install new electrical conductors from the new generator location to Building (B) 55. The distance from the recommended generator location to B55 is approximately 2,000 to 2,500 feet. Contractor shall ensure electrical requirements of B55 are satisfied and will continually support the operation of the equipment. Demolish and remove the existing B42 structure and concrete slabs. All demolition material will be hauled off base.
- K. The existing 15KW emergency generator was manufactured in 2019, is in good condition, and has operated less than 25 hours. It is a single phase generator. Phase 1 current load is 37 amps and Phase 2 is 37.4 amps. The generator is housed in B42, a 12' x 16' lumber structure. Fuel is delivered to the generator from a double walled diesel fuel storage tank located adjacent to B42. Reference sketches and photographs can be found in Appendix B.

1.2 General:

- A. Field Changes: The Contractor and the Government may agree to perform a no cost field change. Field changes are made when the change appears to be mutually beneficial to all parties and would not require changing the negotiated items. All field changes must be approved by the CO prior to execution. Only the CO may authorize field changes or deviations from the SOW.
- B. Ancillary Task: The tasks in this scope of work do not describe all the ancillary tasks required to complete the task. The contractor is required to complete all ancillary tasks to meet codes and standards that results in a complete and useable facility. Any task omissions by the contractor in their proposal will be the responsibility of the contractor.
- C. Quantities and Measurements: All quantities and measurements are approximations or summaries and the contractor is responsible for verification during the proposal

development. For example measurements for drywall and painting is a square footage for the room versus the actual wall square footage.

- D. The building is not being brought up to ADA or ABA standards.
- E. The Fire Protection is not being brought up to meet current standards. Any new additions must be installed per the current codes.
- F. Available drawings can be provided upon request.

1.3 Requirements:

1.3.1 Doors, and Louvers Architectural Design Criteria:

- A. Approved products with test reports for use in the FBC HVHZ and their respective Florida Product Approval (FPA) that has been tested to the FBC standards of TAS 201, 202, and 203.
- B. Blast resistant as per UCF 4-010-01(12 December 2018) DoD Minimum Antiterrorism Standards for Buildings. The design criteria based on a secure site, existing building, and inhabited occupancy; the “Design Basis Threat” and “Level of Protection” as established by the Tyndall AFB Antiterrorism Plan or unless otherwise as directed by the Contracting Officer.
- C. Provide Stainless Steel 316 Hardware for resiliency.

1.3.2 HVHZ Windows and Storefronts Performance Requirements:

- A. N/A

1.3.3 Lighting

- A. The interior lighting replacements will be LED lights with a CRI 90

1.3.4 Carpeting

- A. N/A

1.3.5 Exterior Hollow Metal Doors:

- A. Doors shall be as a minimum 14 Gauge, heavy-duty, level 2, physical performance level B, model 2 with an R-10 insulated core.
- B. Provide Stainless Steel 316 Hardware for resiliency.
- C. Door lock cores will be Best with 7 pin cylinders
- D. All doors shall be tested by Underwriters Laboratories and ITS/WH certified to the following standards:
 - a. ANSI A250.13
 - b. ASTM E330/E1886/E1996
 - c. PA201, PA 202, PA203

d. TAS201, TAS202, TAS203

E. Provide door hardware, heavy-duty and heavy-weight type on all new exterior doors, finish to match existing hardware.

1.3.6 Rollup Doors:

A. N/A

1.3.7 Louvers:

A. Exterior Building Louvers must meet the wind speed requirements

1.3.8 Chillers

A. N/A

1.3.9 VAVs

A. N/A

1.3.10 System Controls

A. N/A

1.3.11 Fire Alarm System

A. N/A

1.3.12 Automatic Bathroom and Kitchen Accessories

A. N/A

2.0 Summary of Work

2.1 Task 1.0

1. Specific Work and Utilities

2. Project Phasing

The project is to be divided into 4 main phases.

- 2.1 Phase 1: Installation of new concrete pads and pre-engineered building.
- 2.2 Phase 2: Directional boring, installation of underground conductors, and electrical preparatory work.
- 2.3 Phase 3: Relocation and installation of the emergency generator and fuel tank. Final terminations, permanent tie-ins, and testing.
- 2.4 Phase 4: Demolition of existing B42 and concrete slabs.

3. Electrical

- 3.1 Re-use existing B42 panel boards, disconnects, and Cummins automatic transfer switch where feasible. Directionally bore and install new underground conduit and electrical conductors from the new recommended emergency generator siting location to B55. Return/restore soil conditions after boring is complete. Install a new secondary step down transformer to supply power to the new building. Initiate and coordinate all necessary Gulf Coast Electric Cooperative (GCEC) power interfaces. Provide temporary emergency power as required to B55 during electrical power transitions to the new electrical configuration and during the generator relocation phase of the project. Power interruption to B55 must be avoided during construction. Notification must be made to Tyndall AFB personnel in advance of any anticipated power outages to B55 for coordination. Terminate electrical conductors to B55. Perform functional tests of the new electrical configuration.
- 3.2 The electric infrastructure on Tyndall AFB is privatized. Any privatized utility which must be modified shall be completed by the system owner. The prime contractor shall enter into a service connection agreement with the system owner and will be responsible for paying the associated lump sum connection charge. The contractor will complete a Utility Requirements Worksheet (Appendix C) and return the completed form to the 325th CES Privatized Utilities Contracting Officers Representative for Connection Agreement coordination.

4. New Building

- 4.1 Pour new concrete pad for the building and fuel tank. Install a new 12' x 16' pre-engineered building to house the emergency generator. Structure shall conform to the Installation Facility Standard (IFS) materials, finishes, and styles.
- 4.2 Structure shall be shown by engineering analysis to take 3 second gusts of 165 mph winds without damage to the structure, foundation, or creating debris. Structure shall conform to RC III (Risk Category III) and American Society of Civil Engineers Standard 7. Building must have a thermostatically controlled exhaust fan, LED lighting (4000 K, 90 CRI), service receptacles, provisions for generator exhaust and generator cooling. Building must have double doors to accommodate installation of the generator. Relocate existing generator and fuel tank to the new building. Install new fuel lines to the generator from the fuel tank.

5. Demolition of B42

- 5.1 After the emergency generator and fuel tank has been relocated, demolish B42 and the concrete pads. Remove all demolition debris from TAFB. Permanently de-energize existing electrical equipment that supports B42. Coordinate with GCEC.

3.0 POINTS OF CONTACT (POCs)

3.1 POCs will be coordinated through the CO.

3.2 Contracting Officer Authority:

- A. CO, the term used herein, does not include any representative not acting within the scope of his/her authority. Notwithstanding any of the provisions of this contract, the CO shall be the only individual authorized to in any way amend or modify the terms of this contract.

3.3 Project Manager (PM):

- A. Doug Thom

3.4 User Contact

- A. TBD,

3.5 Building Contact

- A. TBD

END OF DOCUMENT