



# STATEMENT OF WORK

**FTFA 24AD10**

**DESIGN BUILD-Complete Renovation of  
Interior & Exterior for Venom B37**

**Eglin AFB, FL**

**17 April 2024**



**96th Civil Engineer Group**

**ADDENDUM 1, 1 August 2024 (see red font)**

**ADDENDUM, 2. 15 August 2024 (see red font)**

# Design Build-Complete Renovation of Interior & Exterior for Venom B37

## FTFA 24AD10

Eglin CEG Drawing/Specification:

Eglin AFB, FL

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## 1. SCOPE AND SUMMARY

1.1 Project Description- Building 37. Located on Choctawhatchee Street on Eglin Air Force Base, Valparaiso, Florida.

Contact Paul Burgess, @ 850-882-9532, [paul.burgess.5@us.af.mil](mailto:paul.burgess.5@us.af.mil) , to coordinate access to the building and spaces. Briefings will follow initial contact for information re. Deliveries and lay-down areas.

Project FTFA 24AD10: **DESIGN BUILD CONTRACT**: Provide Complete A/E Design services to create the required documents for the complete renovation of Building 37. The existing building is a one-story structure designed in 1941. It measures 125'-6"x 25'-4" (+/- 3,179 S.F.). The walls are composed of Stucco finish on Structural clay tile load bearing walls. 2x8 roof truss members bear on a 1x8 wood top plate and continuous perimeter concrete bond beam. Top of plate is 8'-6" above finish floor elevation. The building has an asphalt shingle roof on felts and T&G plank roof deck. The existing roof has soffit vents and small dormers to ventilate the roof area. The roof framing is combustible material.

This Design/Build contract requires professional design services and construction services to provide for a turn-key facility for the tenants of building 37. This project design will completely renovate the building and provide for a SCIF compartment within a SAPF. **RF Shielding is required per Best Practices Document for Radio Frequency Shielding.** The building will house Administrative Offices, GSSO Office, Secure Vestibule, Break Room, Unisex Toilets, Communications/Server Rooms, a SCIF compartment, Conference Room and Mechanical Room. The majority of the available space will provide for open office cubical layouts. The occupant load shall be determined by the **QFPE** who is required to be employed under this contract for the entire Period of Performance. **This engineer will determine the need for and scope of Fire Alarm and fire suppression systems. See UFC 3-600-01 Change 6 for scope of work for the QFPE. Contractor should consult with the QFPE prior to bid of this project.** Provide accessible path into building from parking area. Include ADA access lane, parking and ramp to sidewalk level and into building. Remove and rework ramp and landings into building.

Documents include Specifications, Drawings and Design Analysis. All the major systems in this building are to be demolished and removed from site. This includes but not limited to the roof system, exterior windows, all doors and partitions (See tenant's sketch layout for interior layout on last page of this SOW). Electrical, Mechanical, Communications and Security Systems. This project will include all required security elements within the construction contract. IDS, ACS, PDS, rotating beacons and white noise all included for turnkey project. Design documents shall include Architectural, Plumbing, Fire Suppression and Alarm, Mechanical, Electrical, Secure Communications and Civil Engineering.

Verify existence of ~~Asbestos~~, **Lead Paint and Mold**. Certification of hazardous material removal will be provided prior to start of construction. Building is currently under contract for this work. **Asbestos abatement has been completed. Provide survey for Lead Paint and Mold only. If these hazardous materials are found, hire a certified company to remove and document. Addendum #2.**

### **Design Element One**

**Architectural Dimensional Asphalt Roof.** The Design will include demolition of roof materials. The existing roof has a 5/12 pitch with dormer ventilators. Remove shingles and felts down to existing deck. Repair as required and prep roof deck, fascia and soffits to receive new Architectural Dimensional Roof and new gutters and down spouts. Replace all rotten wood decking, planking and trim. Remove dormer ventilators and patch roof deck. All fascia, soffits and trim to have aluminum trim with Kynar 500 finish. Apply roof shingles over “Ice and Water Shield” type of product (self-adhering roofing underlayment-rubberized asphalt with laminated polyethylene film backing). Design will include ICD 705 compliance, therefore address roof penetrations and features and bring into compliance. Remove all metal, asphalt and rubber flashing materials and install aluminum flashings. Maintain existing fascia/soffit profile in new design. This includes soffit vents for the combustible roof framing system.

Gutters and downspouts to be aluminum seamless product. No field cutting and riveting at downspout bends. All metal roof materials to have Kynar 500 finish. Provide 30-year warranty. 140 mph wind load. Down spouts to have factory baked powder coat finish. Provide concrete splashes.

To prep for roof installation, demolish gutters and downspouts. Remove metal ventilators and any miscellaneous roof objects. Coordinate with electrical demolition and remove power masthead. Remove vent stacks. See requirements for plumbing and coordinate.

### **Design Element Two**

**Walls, Windows, Doors.** Existing building walls are finished with plaster on gypsum lath on terracotta tile. Pressure wash exterior of building with mixture to clean and kill mold and mildew. Patch all cracks and voids in walls with compatible synthetic coating and match adjacent surface pattern. Remove all windows and exterior wall vents. Install new aluminum vents and prep. window openings to receive infill design to achieve ICD 705 certification. The entire exterior wall shall be upgraded to comply with STC requirements for this SCIF. Replace trim with aluminum clad wood trim. Encapsulate pressure treated trim with “ice and water shield” or equal to eliminate reaction to aluminum trim. Secure with hot dipped galvanized nails.

Remove exterior doors and frames. Install exterior hollow metal doors and frames with STC 50 rating to comply with ICD 705. Rework door jambs and heads as required. Install proximity readers at each door location. Locking system and cameras at each exterior door location per ICD 705. Design secure observation vestibule at entrance to building.

Remove all exterior surface mount conduit and patch holes as required. Remove concrete ramps, steps and landings at entrance to building. Remove columns supporting hipped canopy over entrance areas and replace with HSS columns enclosed with factory finish square aluminum column enclosures. Column wrap will have simple capital and base details. Color for columns, walls and building trim to be compatible with Architectural standards for Eglin AFB. Construct new ADA/ABA/ANSI concrete ramps and landings.

Provide and install handrails and guard rails per code. Construct ramp at accessible parking located at main entrance to building. The main entrance will become “exit only” for the new design. Provide accessible walkway to new main entrance. Provide for access lane between Van and car parking spaces. Paint spaces per accessible guidelines.

Provide new wall pack lighting for building to light sidewalk/access to building per code.

Coordinate with 96CS for data/comm fiber entrance into building. Coordinate with ASUS for removal of terra cotta sanitary lines, from building towards parking lot.

Coordinate demolished materials route through base with Mr. Stephen Kauffman, [stephen.kauffman@us.af.mil](mailto:stephen.kauffman@us.af.mil). Approval for manifest of materials and route is required for removal and disposal of demolished construction materials.

#### **Design Element Four**

The **interior spaces** of building 37 shall be redesigned to serve as a SCIF. Level of classification to be determined. TS secure spaces will exist. Demolish all interior partitions and framing. Demolish Mechanical room and chimney. Demolish toilet rooms. Remove all doors and frames. Demolish all ceilings elements and expose underside of roof trusses and decking. Demolish cabinets along South wall. A/E team to design solution to insulate roof deck and sound attenuation for ceiling system. Design must include access for inspection of roof and fire / smoke detection system above ceiling. Fire suppression is required for the combustible roof framing areas above ceiling. A QFPE is required for this project and should be involved during the bidding process. A QFPE is required during construction and available for inspections throughout the project. Provide resume for QFPE separate from all other submittals. Remove all floor and wall finishes. Prep for new finishes. Layout interior room design per direction and approval of the Tenant. Indicate secure perimeter and classified spaces clearly on drawings. Provide partition types and doors per ICD 705. Provide appropriate STC ratings for Interior and Exterior doors. Provide CDX hardware as required and as directed by tenant.

#### **Design Element Five**

**Mechanical / Electrical System for building 37.** Remove completely all equipment at exterior concrete pad. Remove concrete pad and provide for new pad and Compressor. Remove all pipes and lines to Mechanical room. Remove all equipment in Mechanical Room and prep for new Trane system for required heating and cooling. A/E team to design complete HVAC system to serve the new facility.

**Plumbing.** Demolish / remove all plumbing fixtures, pipe and accessories. Design new toilet rooms to comply with ANSI A117.1/ ADA. New layout to be located at existing plumbing stub up's approximate locations. Cut out concrete and remove all plumbing interior and exterior to building. Coordinate with ASUS for connection to main. Include all required grab bars, Toilet paper dispensers, hand driers and soap dispensers. Verify required toilet accessories with Service Contract Department, Mr. Rodney Ouimette ( [rodney.ouimette@us.af.mil](mailto:rodney.ouimette@us.af.mil) )

Verify all plumbing lines from building are running freely to main in adjacent parking lot.

Replace terracotta sanitary lines with new system. Coordinate work with ASUS for all sanitary piping work. Toilet finishes to be Porcelain tile floor, base and wall finishes. Tile on cementitious board on all plumbing walls full height. Paint remaining partitions. Provide Solid Surface material for vanities and toilet cubicles, stainless steel hardware. Vitreous China lavatories.

**HVAC supply and return ducts.** Demolish and remove all ducts in this building. Remove all mechanical accessories, transfer grilles, VAV boxes and fire dampers. Note: some demolition of ducts has been completed at this date. Remove all support straps and supporting members. Remove all supply and return grilles. Design a completely new HVAC system to serve the new interior layout. Comply with ICD 705 for sound attenuation, man bars and white noise as required. RF Shielding is required. **Duct shop drawings are required for this project. Show a separate line allowance of \$5000.00 to produce and review hvac duct shop drawings. Show clearly all ICD 705 requirements pertaining to ductwork. Shop drawings shall be reviewed and approved by the A/E of record. Shop drawing stamps indicating “approved”, “approved as noted” or “disapproved” dated and signed by reviewer shall be provided for all material or manufactured products. Contractor shall review and stamp all submittals prior to submitting to Contracting Officer. Contractor/ reviewer shall indicate by highlighting all required selections for reviewed product. Show purchase intent by indicating color, gauge, material, voltage, model number, size, etc. for all submittals. Addendum #2.**

**Electrical / Communications-** Demolish and remove all electrical components in building 37. Remove all conduit, wiring, smoke detectors, suspended lights and exit lights. Remove electrical, telephone and data outlets. Include a Comm / Server room(s) in the new design. Design a new suspended ceiling system. Include Eglin AFB standard LED lighting fixtures. Provide Life Safety Plan showing exiting, rated partitions and exit signs. LSP to show Occupancy type and load. Indicate all codes and guidelines required for this project. Codes and guidelines include but not limited to ADA, ABA, ANSI, UFC, IBC, NFPA and **96<sup>TH</sup> Communications Squadron Cyber Infrastructure Standards and Installation Specifications. Addendum #1.**

Design for power and Data outlets at each station for classified information. Provide for copy / fax stations.

**Exterior wall light fixtures.** Remove light fixtures, conduit and wiring. Replace with new exterior lighting fixtures. Refinish walls as required.

**GENERAL:** This is a total building upgrade, inside and outside. Entire exterior to be repaired and repainted. New roof per SOW. Entire interior to have new floor, wall and ceiling finishes. Upgrade the entire perimeter to be Secure per ICD 705. Include design for secure networks, NIPR, SIPR and JWICS. Design for 2 data and 2 duplex outlets at each workstation. Tenant to advise on required level for classification and network requirements. Turnkey project with IDS and ACS included in this design.

## 1.2 Work Summary and Objectives

A-E will prepare assessment report, cost estimate, schedule, statement of work, and other pertinent design data required.

Design in accordance with the criteria contained herein using industry commercial grade products, materials, installation, and methods to Department of Defense and Air Force Requirements, in specific current ICD 705 standards.

### 1.3 A-E Price Proposal

Propose a lump sum fee with breakdowns (e.g., architect and engineer, drawings, specifications, existing condition analysis, surveys, cost estimate, design reviews, and printing/publishing costs). List any subcontractors, outside associates, and consultants that will be used and the extent of the services and fees that each will provide. Break out Direct and Indirect costs.

### 1.4 Design and Construction Criteria

Design and construction criteria shall include but not be limited to, the requirements given by the latest editions of standards, construction codes, and Eglin specific criteria guides. When a conflict exists, it is the designer's responsibility to select and use the most stringent design and construction requirements.

- a. Eglin Specific Criteria – Shall be incorporated in the design specifications and construction contract documents.
- b. Equipment, Materials, Products, and Supplies – Specify and/or note on the drawings that all equipment, materials, products, and supplies installed in this project shall be newly manufactured of the latest version unless otherwise specified herein. Replacement parts shall be standard and readily available through commercial means. Discontinued products shall not be specified or noted as a basis of design.

### 1.5 Drawings and Specifications

This project design shall be accomplished using English units. Drawings shall be created in AutoCAD. Specifications shall be created from Unified Facilities Guide Specifications (UFGS) 50 division masters in SPECSINTACT format. See Section 3.5 and 3.6 for detailed drawing and specification requirements.

### 1.6 Construction Cost Estimate

The A-E shall prepare and submit an initial rough order of magnitude (ROM) construction cost estimate at the first design submittal and update the estimate with each subsequent submittal. Detailed cost estimate shall be provided in the Final Submittal.

### 1.7 Option construction items

if any, shall be estimated separately from the base bid. All construction costs will be clearly identified and shall include, but not limited to:

- Demolition, removal, and disposal of equipment, material, and debris.
- Installation of Government furnished equipment, if applicable.



- Contractor provided equipment, material, and labor: including temporary measures, and rental equipment.
- Inspection, supervision, and quality control.
- General liability insurance, bonds, and permits, if applicable.
- Overhead and profit.

Estimates shall be created and submitted in a single Excel workbook with tabs that summarize and detail the calculations.

### 1.8 Sustainable Design and Development

No project specific sustainable design and development (SDD) criteria or rating level has been determined or is required for this project. Integrate low/no cost SDD approaches into the design where practical.

### 1.9 Construction Schedule

The A-E is required to provide an independent estimated construction schedule for completion of this work.

### 1.10 Design Quality and Professional Registration

The A-E shall be responsible for the professional quality, technical accuracy, and coordination of all drawings, specifications, code compliance, and other documents or publications upon which the design is based. The engineering features of the work (architectural, structural, environmental, civil, etc.) shall be accomplished, reviewed, and approved by engineers and architects who are licensed professionals with experience to practice in their respective professional field by any State in the United States. Design Drawings shall be sealed and signed by all Designers of Record.

All design documents shall be well prepared, completed, and accomplished in accordance with the best of professional practice to show clearly and concisely the type and extent of work to be performed.

### 1.11 Existing Site Conditions

The A-E shall investigate the existing site conditions to perform the requirements of this Statement of Work (SOW). Pertinent notes and calculations shall be organized, readable and included in the formal design analysis submittal. For Design/Build, contractor to verify all existing conditions and dimensions.

The Government will coordinate with the A-E to conduct a preproposal meeting prior to the proposal due date. After the initial site visit, any concerns or questions shall be in writing and directed to the Contracting Officer with a copy to the Project Manager.

**Permits:** Indicate in documents that the Contractor is to prepare and obtain all environmental permitting including:

- Eglin Air Force Base permits, etc.

- The Contractor shall pay all permits fees.
- Dig Permit as required for Sanitary Sewer work

### 1.12 Design Errors or Deficiencies

The provisions of the contract clause entitled "Responsibility of the Architect Engineer Contractor" will be fully enforced by the Government. Of note are the A-E responsibilities noted below:

- The A-E is completely responsible for the professional quality, technical accuracy, and coordination of all designs, drawings, reports, and other work or materials produced and furnished by his own staff and that of consultants and will be required to correct or revise any errors or deficiencies in his work, notwithstanding any review, approval, acceptance, or payment by the Government. The responsibility continues after final payment is made to the A-E.
- Corrections and changes resulting from review of the A-E's completed work will not be made by the Government but will be returned to the A-E for correction. Further, the A-E shall be liable to the Government for damages to the Government caused by negligent performance by the A-E. These responsibilities apply equally to any consultant used by the A-E and in no way relieve the consultant from a similar responsibility and accountability to the A-E.

### 1.13 Deviations

Deviations from the requirements given in this Statement of Work shall be allowed only at the convenience of the Government. If at any time the A-E feels that it will not be possible to meet these requirements, he/she shall notify the Contracting Officer in writing, immediately, with reasons as to why the requirements may not be met.

### 1.14 Base Access and Gate Hours

Any person, individual, entity, or company requiring base access shall contact the Contracting Officer to obtain and process an access permit. All employees shall be U.S. Citizens. Gate hours are subject to change by the Government at any time due to military activities. Contractor shall then be responsible for coordinating with the Contracting Officer for base access.

----- **END OF SECTION** -----

## **2. GOVERNMENT PRE-DESIGN ANALYSIS**

### 2.1 General

This section summarizes existing conditions, preliminary/alternate design approaches, and provides general design requirements for the major disciplines. The discipline

breakdown is for ease of reference only and may not reflect the actual work organization.

## 2.2 Existing Conditions

- a) A-E will visit site to verify existing conditions

## 2.3 Proposed Priorities of Design and Construction

- a) Provide a Planning Document

## 2.4 Design Considerations & Customer Requests

The development of the assessment report shall be in coordination with the Air Force 96 Civil Engineer Group and 40 FLTS/CAX. The A/E shall be responsible for obtaining as-built documents and verifying the accuracy of those as-built documents and existing conditions as applicable. All customer requests shall be addressed to the Contracting Officer.

----- END OF SECTION -----

# 3. DESIGN INFORMATION

## 3.1 Submittals

Requirements for each submittal are described below. After contract award, the government will schedule a kickoff meeting to discuss the project and schedule NTP.

**Preliminary 35%**

**Intermediate 50%**

**Unchecked final 100%**

**Corrected Final 100%**

- Electronic files and hard copies shall be submitted at each design stage. Electronic submission via DoD SAFE is acceptable.
- **Preliminary Design Submittals 35-50%:** This submittal shall completely represent a design concept which accurately reflects the character and / or intended scope of work.
- The Contractor shall provide 1 CD with the information submitted at the 35-50% submittal.
- The Contractor shall provide 2 hard copies of drawings (24"x36") and 4 hard copies of specifications. 4 half scale sets of 12x18. Bound with staples covered.
- A Conference meeting will be scheduled with the Contracting Officer and all government entities.

- Upon completion of the review procedure, the Contractor shall incorporate the review comments. The comments will be reviewed, and direction will be provided to the Contractor for the next level of design.
- **Complete Design Levels 100%:** This submittal shall incorporate all the design review comments from the 50% Design Submittal. The 100% Design Submittal package shall provide completed drawings and full specifications for constructing the project completely. This includes hazardous materials survey if required.
- The Contractor shall provide 2 hard copies of drawings (24"x36") and 4 hard copies of specifications. 4 half size sets of 12x18. Bound with staples covered.
- The Contractor shall provide 2 CDs with the information submitted at the 100% submittal.
- Upon completion of the review procedure, the Contractor shall incorporate the review comments.
- A Conference meeting will be scheduled with the Contracting Officer and all Government entities. The Conference will review and discuss the comments and provide direction to the Contractor for the final level of design.
- **Final Corrected submittal 100%:** The final submittal package shall describe completely the project design. All corrections shall have been made to drawings and specifications. Construction Submittal Registrar, AF Form 66 is complete.
- The Contractor shall provide 2 hard copies of drawings (24"x36") and 4 hard copies of specifications. 4 half size sets or 12x18 bound with staples covered.
- The Contractor shall provide 2 CDs with the information submitted on the 100% Corrected final.
- All the above shall include Drawings, Specifications, Cost Estimate, Schedule, Submittal Schedule, Asbestos/Lead Paint/Mold Report and Design Analysis. Provide separate digital files for each category. Do not combine drawings, specs, design analysis in one file.

3.2 Schedule

The A-E design will be accomplished and submitted for Government review in accordance with the following schedule. The work level percentages identified are for ease of reference only and may not reflect the level of effort needed to accomplish each submittal.

**Notice to Proceed:** Contractor will receive a single Notice to Proceed (NTP) to begin Design.

**Performance Time:** The project shall be completed in accordance with the Design schedule. The Schedule shall be submitted prior to NTP issuance.

All work under this contract shall be completed no later than the below indicated days after NTP. **POP IS 500 DAYS. Anticipate 200 days for design.** Calendar Days. Anticipate 15 working days for government review.

**Point of Contact:** Government project manager for this project is: David Sturgis, 850-883-1346, and Email: [david.sturgis.1@us.af.mil](mailto:david.sturgis.1@us.af.mil).

Description	Period of Performance (Days after NTP)
NTP	0
<b>Preliminary Submittal 35%</b>	45
Government Review	60
<b>Intermediate Submittal 50%</b>	105
Government Review	120
<b>Unchecked Final 100%</b>	165
Government Review	180
<b>Corrected Final 100%</b>	<b>200 Days</b>

**Construction may begin after approval of the Corrected Final 100%. Completion of construction in 300 Days.**

3.3 Government Design Submittal Review Procedure

Each design submittal progresses through an iterative review, feedback, and change process that moves the design to the next submittal phase. The process consists of four steps.

1. A-E Design Submittal
2. Government Review Comments
3. A-E Evaluation Response
4. Design Review Conference

Government Review Comments

Following each A-E design submittal the Project Manager will return to the A-E a set of written review comments on the submitted work. Review organizations and locations are

diverse. Government reviews may consist of various DoD, Air Force, Air Force Reserve, Air Force Services Agency, and other Eglin AFB Offices that are not part of the 96 Civil Engineering Group (96 CEG). The comments will be from multiple individuals and will likely contain duplicate issues.

The A-E may continue with project efforts during this time.

#### Other A-E Reporting Responsibilities

The A-E is responsible for making a memorandum for record (MFR) of all conversations and minutes of any meeting with any Government personnel concerning this project. The A-E shall forward, as soon as possible, one copy of such memoranda to the Project Manager and the Contracting Officer. At a minimum, the MFR shall address comments, clarifications, summary of discussions pertinent to the A-E's work, direction received; attendees list; action items, if any, and to whom they were assigned.

#### Out of Project Scope

Government review comments or other verbal comments interpreted by the A-E as being beyond the scope of work shall be identified as such in writing and submitted to the Contracting Officer with a copy to the Project Manager.

#### Contracting On-Board Reviews

At the option of the Government, the contracting officer may request an on-board review of the work with the A-E and his representative staff at any (or all) submittal stage(s). An on-board review may also be requested by the A-E. The Government will accord this accommodation at the discretion of the Contracting Officer

Design: The A/E shall furnish and be responsible for a complete set of design documents as called for in this document. Drawings shall be complete with legends, floor plans, schedules, sections, details and riser diagrams. Shop drawings, as prepared for the construction phase, shall be provided with enough time to allow the fire department and other Base agencies to review.

**Design References:** Design shall include, but not be limited to the requirements given by the **latest editions** of standards, construction codes, and guides listed below. It is the Contractor's responsibility to select and use the most stringent design and construction requirements:

- AFMAN 91-201, Explosive Safety Standards
- 96<sup>TH</sup> Communications Squadron Cyber Infrastructure Standards and Installation Specifications. Addendum #1.
- Eglin AFB Fire Alarm and Suppression Specific Requirements for New Installation. Addendum #1.
- UFC 3-600-01 Fire Protection, Change 3
- International Building Code
- National Fire Protection Agency (NFPA) Life Safety Code 101
- ADA-ABA Accessibility Guidelines, current version
- UFC 4-010-05 Sensitive Compartment Information Facilities Planning, Design and Construction, with Change 1
- UFC 3-580-01, Telecommunications Building Cabling Systems Planning and Design dated Feb 2010 with Change 2
- DoDM 5205.07 Volumes 1-4, Physical Security Standards for Special Access Program Facilities, current version.
- NFPA 14 and NFPA 72
- International Building Code, IAW UFC 1-200-01.
- Technical Specifications for Construction and Management of Sensitive Compartmented Information Facilities (version 1.2) IC Tech Spec-for ICD/ICS 70
- Technical Specifications for Construction and Management of Sensitive Compartmented Information Facilities (ICS-705-1)
- National Electric Code
- SMACNA HVAC Duct Construction Standards Metal and Flexible
- Engineering Technical Letter (ETL) 99.4, Fire Protection Engineering Criteria – Emergency Lighting and Marking of Exits
- Engineering Technical Letter (ETL) 02-12 (Change 1)

#### Minor Review Comments

Review comments of minor importance may be relayed to the A-E by telephone. Such

comments should be acted upon as if written and they shall be recorded by the A-E with a memorandum forwarded to the project manager and Contracting Officer.



### 3.4 Drawings

All drawings shall be created using Computer Aided Design and Drafting (CADD) methods. Project drawings shall be created in AutoCAD and saved in DWG file formats. Create drawings in any AutoCAD version 2014 (or later).

Drawing components, plans, elevations, sections, and details shall be drawn in Model Space to a 1:1 Scale Ratio only. The use of redline schematics shall not be acceptable. Drawings shall be of sufficient detail to fully communicate the project concept. Sheet Borders, Title Blocks, and related Text shall be in Layout Space.

All design sheets shall contain the standard Eglin Air Force Base Sheet Borders and Title Blocks. Standard sheet border and title block drawings are available upon request through the CEN Drafting Office. Include the Project Number, Spec Number Code, and Drawing Number Code in the appropriate title block fields. Include the Building Number in the title block Title field. Include the A-E firm logo near the title block and leave room for required signed PE/RA seals on the Final design.

Plans, elevations, sections, and details shall be to scales as normally used in professional practice, including detailed schedules and appropriate legends to describe the project. Number and name each plan or detail and note the scale. Submission of drawings that plot to an incorrect scale shall result in disapproval of the submittal.

Paper Drawings shall be bound black line prints for both full and half size sets. Drawings shall be to the correct scale (true full, 1:1 and true half, 1:2).

The preferred drawing sheet size for Eglin Air Force Base is 24"x36" (ARCH D).

### 3.5 Specifications

- UFGS 50 Division Specifications

Architect-Engineer (A-E) designers shall create technical specifications using the Unified Facilities Guide Specifications (UFGS) unless specifically directed otherwise. UFGS masters are available on the Whole Building Design Guide (WBDG) website in both PDF and SPECSINTACT formats. Each section shall be edited and tailored to the project design.

The Government default software for creating technical specifications is SPECSINTACT, which is available at no cost and widely used by A-E firms.

#### Hard Copy and PDF Formats

Specifications shall be 8.5" x 11", printed on two sides, and bound. Add blank even numbered pages as necessary in electronic PDF files to facilitate two-sided printing and publishing. Break the project specification set into volumes, if needed for ease of use and reproduction. Provide a cover sheet and complete Project Table of Contents at the beginning of each bound volume.

### 3.6 Scope and Quality

The designer is responsible for the accurate preparation and coordination of the technical specifications.

Specifications prepared by the designer must be accurate, clear, and precise and should not be subject to interpretation. The specifications will be specific, free of ambiguities, and well-coordinated with the drawings. The designer shall be solely responsible for insuring the relevancy and accuracy of cross-references between technical sections of the specifications.

#### 3.6.1 Tailoring and Coordination of Specifications

**Order of precedence. In the event of conflict, Specifications supersede drawings. Large scale drawing details supersede 1/8" drawings.**

Each specification used in the preparation of project specifications will be tailored to fit the requirements of the project. Where numbers, symbols, words, phrases, clauses, or sentences are enclosed in brackets [], a designer's choice or modification must be made. The designer shall exercise care in making the choice or modification. Where blank spaces are provided for insertion of data or text, the designer shall insert the appropriate data or text. Where entire paragraphs are not applicable, they must be deleted. Paragraphs describing systems or materials not used in the construction of the project shall be deleted. When necessary to add requirements, they must be consistent with the other requirements of the specification and must not unnecessarily restrict products that can be furnished.

Each specification used in the preparation of project specifications must be coordinated with other specification sections included in the project and with the project drawings. Duplication of requirements in other sections or on the drawings should be avoided. Cross-referencing of requirements will be done only when necessary to avoid misunderstanding. If the specification states "as shown" or similar wording, the requirement must be shown on the drawings. If the drawings reference the specifications, the specification must cover the reference. If a specification references another specification, the referenced specification must be included in the project. The designer shall insure those specifications and drawings are properly used. Specifications establish requirements such as quality and workmanship, and drawings establish requirements such as layouts and dimensions.

### 3.6.2 Tailoring Specifications Shop Drawings and Product Data Submittals

The Shop Drawings typically listed in each UFGS specification are intended to cover most circumstances for a variety of projects. Not all Shop Drawings listed in the specification need to be included in every project. During the editing of the Shop Drawing Submittal portion of each specification, the designer should carefully consider which Shop Drawing Submittals are required from an Engineering Verification and Quality Control perspective. All submittals that are not necessary should be deleted whether listed for "Government Approval" or "For Information Only". **Include HVAC duct shop drawings in this contract.**

3.6.3 Contractor shall be responsible for providing all submittals reviewed and stamped to the Government. The Contractor will provide a copy to the Contracting Officer for Air Force project manager's approval. The specifications will provide detailed instructions for submittals including a drawing of the approved stamp to be affixed to all submittals. Submittals without evidence of review or no stamp, will be returned to the Contractor without action. Anticipate (more time may be required by 96CS or Shops) submittal turnaround by Government to be 15 workdays. Federal Holidays and weekends shall not be counted. "Additional time Modification to contract": If the Construction Contractor makes a claim for additional days based on Government delay, the contractor will be required to prove how the Government has delayed project progress. The Contractor will not be allowed additional days simply because the Government review exceeded the anticipated 14 days. CEG requires one hard copy for file and electronic submittals for approval and signature. Building materials must be represented with actual materials.

----- END OF SECTION -----

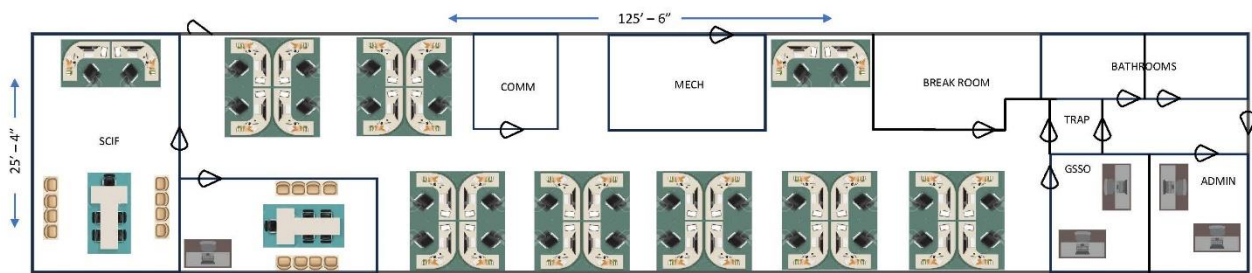
**4. ADDITIONAL ENCLOSURES**

4.1 Eglin Specific Criteria (AVAILABLE UPON REQUEST)

- 4.1.1 Eglin 96 Comm Squadron Design Guide
- 4.1.2 CHELCO
- 4.1.3 ASUS
- 4.1.4 Eglin As-builts
- 4.1.5 Eglin Architectural Compatibility Plan
- 4.1.6 Eglin Engineering Manual

4.2 50 Division Master Format Excel Spreadsheet (AVAILABLE UPON REQUEST)

**BUILDING 37 CONCEPT LAYOUT  
SAPF w/SCIF**



3,175 SF

Addendum #1 to the SOW 1 August 2024

Addendum is revised to clarify current Eglin specific requirements and correct title of guidelines. In red font the following is added to this sow:

“EGLIN AFB FIRE ALARM AND SUPPRESSION SPECIFIC REQUIREMENTS FOR NEW INSTALLATION”.

“96<sup>TH</sup> COMMUNICATIONS SQUADRON CYBER INFRASTRUCTURE STANDARDS AND INSTALLATION SPECIFICATIONS”.

These requirements are incorporated into the SOW and construction contract for this project by reference. Contractor may request current editions from the Eglin Air Force Base Alarm Shop and 96<sup>th</sup> Communications Squadron.

End of Addendum #1

Addendum #2 to the SOW 15 August 2024

Addendum is revised to clarify requirements for hazardous materials and hvac shop drawings in this project. In red font the following is added to this sow:

Asbestos removal and certification is complete. Remove from pricing consideration. Proceed with survey, removal and certification of any possible lead paint and/or mold.

See page 5 for clarification of requirements for Duct Shop Drawings and \$5000.00 allowance to be shown on separate line in pricing proposal.

End of Addendum #2