STATEMENT OF WORK

Building 231 Bathrooms Modernization
at Fort Allen Training Center

PREPARED BY:

CPT Omar Flores de Jesus
FATC Facility Manager

Date: July 2025

Amended: September 2026

TABLE OF CONTENTS

PART 1 GENERAL INFORMATION

1.0 Background
1.1 Objectives
1.2 Description
1.3 Location
1.4 Performance of Period

PART 2 EXISTING CONDITIONS

2.0 Considerations
2.1 Photos

PART 3 ENVIRONMENTAL

3.0 Asbestos (Certification or Report)
3.1 Lead (Certification or Report)
3.2 Permits or Endorsement
3.3 SHPO Requirements
3.4 Policy and Regulations

PART 4 SERVICES/ PROJECT WORKS

4.0 Scope of Works

PART 5 GENERAL REQUIREMENTS

PART 6 CODES AND REGULATIONS

Part 1

GENERAL INFORMATION

1.0 Background
1.1 Objectives
1.2 Description
1.3 Location
1.4 Performance of Period

PART 1 GENERAL INFORMATION

1.0 Background

The Puerto Rico Army National Guard has a Training Center for continuous military operations located in Juana Díaz, Puerto Rico. The current facilities have significant damage to floors, walls, and ceilings due to wear and tears from continuous use and lack of proper maintenance. Puerto Rico Youth Challenge Academy (PRYCA) and the Recruit Sustainment Program (RSP) frequently used this facility to provide orientation and briefings to family members of the cadets and soldiers. Modernization enhances the functionality and accessibility of the facility. This investment demonstrates a commitment to the well-being of service members, staff and family members while reinforcing the military's standard of excellence in all aspects of its operations.

1.1 Objectives

To upgrade existing facilities to meet current health, safety, accessibility, and efficiency standards. This includes improving sanitation, water conservation, durability, and user comfort, while ensuring compliance with building codes and ADA (Americans with Disabilities Act) requirements. The modernization aims to enhance the quality of life and morale for service members, civilians, and visitors by providing reliable, hygienic, and functional restroom facilities.

1.2 Description

The contractor shall provide all personnel, equipment, tools, materials, supervision, and quality control necessary for the modernization of building 231 bathrooms. Tasks include removal of all bathroom equipment such as toilets, urinals, dividers, wall and floor tiles, windows, doors, lights, etc. Also, the contractor will install all bathroom's new equipment, above mentioned, to the same building located in Fort Allen Training Center (FATC), Juana Diaz as defined in this Statement of Work.

1.3 Location:

a. Fort Allen Training Center, Juana Díaz, Puerto Rico.

1.4 Performance of Period

Shall not exceed a total of **180 calendar days** upon issue of Notice to Proceed.

- **45 calendar days** are used for submittal approval, documents, installation access procedures, and other administrative requirements
- **90 calendar days** are for execution of this scope
- **45 calendar days** for final inspections, required training, and closing requirements

Part 2

EXISTING CONDITIONS

2.0 Considerations
2.1 Photos

PART 2 EXISTING CONDITIONS

2.0 Considerations

- Working hours at the military installation are from 7:30 AM to 4:00 PM, Monday through Friday. The selected company must perform the contracted work during the days mentioned above.

- The selected company shall become familiar with details of the work and verify the work nature in the field to avoid interferences with any existing utilities, and the military operations.

- All labor, equipment, expertise, tools, materials, rental equipment, service, and other resources not mentioned but necessary to carry out the work will be the responsibility of the selected company.

- Each contractor or subcontractor requiring unescorted access during the period of performance of the contract shall fill a DD369 Police Record Check (see attached form) and legible copy of state issued ID (real ID or Passport) to be vetted through the National Crime Information Center Interstate Identification Index (NCIC III) to gain access to Camp Santiago Joint Training Center or Fort Allen Training Center.

2.1 Photos



Figure #1, Building 231 (DOME) location within Fort Allen Training Center



Figure #2, Building 231 (DOME) Male bathroom door (Front door)



Figure #3, Building 231 (DOME) Male bathroom door (Rear door)



Figure #4, Building 231 (DOME) Male bathroom toilets area



Figure #5, Building 231 (DOME) Male bathroom sinks area



Figure #6, Building 231 (DOME) Male bathroom windows (interior view)



Figure #7, Building 231 (DOME) Male bathroom windows (exterior view)



Figure #8, Building 231 (DOME) Male bathroom showers



Figure #9, Building 231 (DOME) Male bathroom showers area bench seat

Part 3

ENVIRONMENTAL

3.0 Asbestos (Certification or Report)
3.1 Lead (Certification or Report)
3.2 Permits or Endorsement
3.3 SHPO Requirements
3.4 Policy and Regulations

PART 3 ENVIRONMENTAL

3.0 Asbestos (Certification or Report)

N/A

3.1 Lead (Certification or Report)

N/A

3.2 Permits or Endorsement

N/A

3.3 SHPO Requirements

N/A

3.4 Policy and Regulations

- Americans with Disabilities Act (ADA)
- Unified Facilities Criteria (UFC) 3-420-01, UFC 1-200-02
- National Environmental Policy Act (NEPA)
- Clean Air Act (CAA)

Part 4

SERVICES / PROJECT WORKS

4.0 Scope of Works

PART 4 SERVICE/ PROJECT WORKS

4.0 Scope of Works

Building 231 (DOME) bathrooms modernization at Fort Allen Training Center as per the following notes:

a. The contractor shall furnish all necessary labor, materials, equipment, and supervision for Building 231 Modernization located at FATC.

b. The contractor will establish regulated work areas with appropriate containment and signage to prevent the spread of lead dust or debris.

c. The contractor will provide personal protective equipment (PPE) to all workers as per EPA and OSHA requirements.

d. The contractor will maintain records of work practices, waste disposal manifests, training certifications, air monitoring results and the clearance report.

e. The contractor will implement necessary safety protocols (fencing or barriers), and follow EPA, OSHA, and DoD regulations. It's important the adherence to standard building and safety codes, including fire detection and suppression systems, lockable doors and electrical safety regulations.

f. **The contractor will obtain all necessary permits and approvals before commencing the work.**

g. **The contractor shall verify measurements**, specifications, location, and requirements to comply with project objectives.

h. The contractor will clear the necessary wall and floor space for the new equipment.

i. The contractor will redistribute potable water pipes and drainages in FATC Building 231 Bathrooms as need it.

j. The contractor will redistribute all lamps, outlets and switches in FATC Building 231 bathrooms as need it. Acquire and install emergency exit lights.

k. The contractor **will construct new exterior entrance ramps for ADA compliance** and other relevant accessibility standards (construct safe ingress/egress entrance accessible to everyone regardless of age or ability).

l. The ramps shall be constructed at all required access points and shall meet, at a minimum, the following requirements: maximum slope of 1:12, minimum clear width of 36 inches, level landings at the top and bottom and at required intervals, slip-resistant surface, proper

drainage, and continuous handrails on both sides where required. All components shall be built using durable, code-compliant materials and installed in accordance with industry's best practices.

m. The contractor shall **fabric and install 4 security doors** and frames in Flushed Metal door gauge 16 bronze color, ADA compliance, measurements area including frame is 33 1/2" wide by 82 ½" high. Includes: lever handle with key lock to the outside, "Heavy Duty" door closer, hinges with four (4) holes, vinyl door sweep with rain drip, identification signs (male/ female), include masonry and plaster work and paint walls with color Sand of Times. Two doors (2) per each bathroom (male / female). **Backdoors need to have panic bar** for any emergency that may occur.

n. The contractor should remove existing doors located at FATC Building 231 storage room. Acquire and install new security doors (white in color).

o. Storage Security Door Specifications: Heavy-duty hollow metal security door, 16-gauge galvanized steel (minimum) white in color, reinforced steel stiffeners or honeycomb core construction, thickness of 1-3/4 inches (minimum) with factory primed corrosion-resistant coating. The door frame should be 14-gauge welded steel frame, anchored securely to masonry, reinforced hinge and strike location, and weather strip. Minimum three (3) heavy-duty ball-bearing hinges per door, tamper-resistant and non-removable pin type. Heavy-duty commercial-grade mortise or cylindrical lockset (ANSI/BHMA Grade 1), integrated or separate high-security deadbolt lock, and reinforced steel strike plate anchored to frame.

p. Storage Security Door measures:
    - One (1) double security door with 64 ¼" W x 85 ½" H

q. The contractor shall **remove existing windows** located at FATC Building 231 bathrooms and storage room. Acquire and install new aluminum windows (white in color). **Storage room area has steel bars around windows to remove.**

r. **Windows Specifications:** Commercial-grade high-strength structural aluminum alloy 6063-T6, joints must be mitered, heavy-duty gusseted, and secured with heavy-gauge stainless steel fasteners and sealed with structural silicone sealant (to guarantee water tightness and structural rigidity). Class I Clear Anodized (AAMA 611 compliant, (≥0.7" mils") thickness) or High-Performance Organic Powder Coating (AAMA 2605 compliant). **Integrated Burglar Bars:** Solid extruded aluminum or stainless-steel security bars ($5/8$ in. diameter) must be structurally integrated into the core frame chamber, positioned directly behind the glass louvers. Spacing between bars must not exceed 4 in. clear opening to prevent unauthorized human entry even if the louvers are fully opened or broken. All exposed assembly screws and installation anchoring fasteners must be tamper-proof, high-grade Grade 316 Stainless Steel, and operator tracks and louver clips must be fitted with non-removable stainless steel security retaining clips.

Multi-point vertical lock bar driven by dual enclosed warm-gear operators made of corrosion-proof die-cast bronze or stainless steel, low-profile folding crank handle and high-performance, multi-blade thermoplastic elastomer (TPE) or silicone bulb weatherstripping.

s. **Windows measures:**
   - Twelve (12) windows with 38” W x 60” H with screen
   - Four (4) windows with 37” W x 50 ½” H with screen

t. The contractor shall **remove 1,078 square feet of existing wall tiles** located at FATC Building 231 bathrooms and install 1,078 square feet of new **12” x 24” light gray ceramic tiles on bathrooms walls**. Height will be 60’’ in all areas inside the bathrooms except for the shower areas that the height will be 72”.

u. The contractor shall **remove 775 square feet of existing floor tiles** located at FATC Building 231 bathrooms and prepare surface for **epoxy flooring installation** (grinding, scarifying, cracks repairs and ensure surface is free of dust, grease, and foreign materials).

v. The contractor will **apply primer coat** compatible with substrate conditions (moisture vapor barrier), **apply epoxy base coat** (**light gray color**) (**add silica sand** for slip resistance) and **apply epoxy topcoat or sealer** with chemical resistance, UV stability, and durability for high traffic. All epoxy materials shall be industrial grade, and compliant with ASTM, ACI, and DoD Unified Facilities Criteria (UFC) standards.

w. The contractor should **remove existing toilets and urinals** located at FATC Building 231 and install new toilets and urinals. Toilets and urinals shall be white and include manual flush valve.

x. The contractor should **remove exiting toilets partitions, and urinal partition** located at FATC Building 231 bathrooms and install new partitions (made in HDPE).

y. The contractor shall **remove existing sinks** located in FATC Building 231 bathrooms and install new sinks (white color) and counters. The countertop material is quartz; the quartz slab thickness is 2 cm or 3 cm, and the countertop length is 80–84 inches in male bathroom and 60 inches in female bathroom. Male bathroom will have three (3) sinks in one (1) countertop; and Female bathroom will have two (2) sinks in one (1) countertop.

z. The contractor should **remove the existing mirrors** located at FATC Building 231 bathrooms and install new mirrors with LED lights. The mirrors will be above the sinks will be single-piece units, with their length determined by the length of the quartz countertop.

aa. The contractor should **remove existing hand dryers** located at FATC Building 231 bathrooms and install new hand dryers (one per bathroom).

bb. The contractor shall **remove existing trash cans** located at FATC Building 231 bathrooms and install new wall trash cans with tissue paper dispensers

in stainless steel (one per bathroom).

cc. The contractor should **remove existing toilet paper dispensers** located at FATC Building 231 bathrooms and install new toilet paper dispensers in stainless steel.

dd. The contractor should **remove existing shower bench seats** located at FATC Building 231 bathrooms and install new Teak ADA wall mount shower bench seat (34 in. wide).

ee. The contractor shall install new shower equipment (Shower Head, Shower Faucet, Aluminum Rod, Curtains, etc.) at FATC Building 231 bathrooms.

ff. The contractor shall **install new wall hand soap dispensers** in FATC Building 231 bathrooms (one per bathroom). Dispensers shall be in stainless steel.

gg. The contractor shall **install wall exhaust fans** (two per bathroom) at FATC Building 231 bathrooms. Exhaust fans shall be white color.

hh. The contractor shall **install new stainless steel grabs bars** in toilets and showers in FATC Building 231 bathrooms.

ii. The contractor will **purchase the paint and paint the interior** of the building (Paint Information: Sherwin-Williams; Color: **Pure White**, **SW-7005** Flat for ceiling and **Sand of Times**, **SW-6101** Flat for walls).

jj. The contractor shall be responsible for performing all necessary surface preparation prior to any painting activities. This includes, but is not limited to, **repairing, patching, and smoothing all wall surfaces** to ensure they are free of cracks, holes, dents, moisture damage, peeling materials, or any other surface imperfections.

kk. **All deteriorated, damaged, or uneven areas shall be properly restored using industry-standard materials and methods to achieve a uniform and smooth finish suitable for painting.** The contractor shall ensure that all repaired areas are fully cured, sanded, and cleaned before the application of any primer or paint.

ll. All equipment acquired by the contractor for this project must be made with durable material, easily cleaned and maintained, resistant to scratch, stain and moisture with a long lifespan. Equipment must adhere to energy and water conservation.

mm. The contractor shall dispose all material removed from the project and need to maintain the area clean.

nn. The contractor will conduct pressure and leakage tests to ensure operational efficiency. Also, the contractor will conduct final water quality tests to verify system safety before service activation.

oo. The contractor will complete the project within the timeframe established (**180**

days) with phased implementation to minimize service disruptions.

pp. The contractor will repair and resurface affected roads, sidewalks, or landscaping and ensure the site is restored to its original condition or better.

Part 5

GENERAL REQUIREMENTS

PART 5 GENERAL REQUIREMENTS

1. The contracted company is responsible for the payment of salaries to its personnel, social security, State Insurance Fund Corporation premium, contributions, and/or any other stipend or economic contribution not mentioned but required by the labor laws and regulations in force in the State or Federal jurisdiction. In case of contracting personnel for professional services, the company is responsible for complying with the terms agreed upon by both parties in such contract.

2. The contracted company will use duly experienced, identified, uniformed personnel, wearing safety equipment (gloves, goggles, ear protection, shoes, etc.), and with adequate supervision. In addition, it will provide a listing of all personnel taking part in any part of the performance of the services, and a listing of information on official vehicles entering GNPR facilities. In addition, the criminal records of the company's personnel will be evaluated by the GNPR prior to commencing work on the military installation's premises.

3. The contracted company will be responsible for any damage caused to GNPR property or visitors, because of the provision of services. In addition, it shall be liable for damages caused to second and third parties because of the provision of the services.

4. The selected company will provide prior to commencement of services, the following documents for PRARNG evaluation and approval:

    i. State Insurance Fund Coverage (Fondo del Seguro del Estado).
    ii. General Liability Insurance with a minimum coverage of $1,000,000.00 dollars.
    iii. Safety Plan for Services.

5. The selected company must provide a safety plan where all the risks in the different work activities are considered, and measures to be taken to mitigate or eliminate such risks.

6. Upon completion of the services, the company must submit its invoice for collection with the following certification:

    "Bajo pena de nulidad absoluta certifico que ningun servidor publico de este organismo es parte o tiene algun interes en las ganancias o beneficios producto del contrato objeto de esta factura y de ser parte o tener interes en las ganancias o beneficios producto del contrato ha mediado una dispensa previa. La unica consideraci6n para suministrar los bienes o servicios objeto del contrato ha sido el pago acordado con el representante autorizado de la agencia. El importe de esta factura es justo y correcto. Los trabajos de construcci6n han sido realizados, los productos han sido entregados (los servicios prestados) y no han sido pagados"

    The same, certified by the person with authority in jurisdiction for the

selected company. In addition, the invoices must have attached photos of the areas worked in accordance with the work required in this scope of work. In addition, they must be compiled by the Tax Withholding Certificates from the Department of the Treasury.

- Guarantees indicating "as per manufacturer" or "as per manufacturer" will not be accepted on the bidding table.

- Bidders will consider as part of the costs of their bids everything established in Regulation No. 7998 of March 3, 2011, "Uniform General Conditions for Public Work Contracts in Puerto Rico," which will be an integral part of the contract to be formalized as part of this bidding process.

- The bidder must consider the following costs within the bid:
    - State Insurance Fund Policy
    - Public Liability
    - Property Damage
    - Builder's Risk
    - Any "Soft Cost" not requested in the bidding documents.

- After receiving the purchase order from ASG, the Contractor must submit the schedule of the work to be performed to the National Guard, which will be required for approval prior to the start of work. The contractor will not begin any work until it receives notification to proceed from the National Guard. The schedule must include the implementation strategy and comply with the delivery deadline specified by the Contractor in its bid.

- The supervisor or person in charge of the work must have, as a minimum, 30-hour OSHA training.

- Projects with 10 or more employees must have a full-time occupational safety inspector on-site.

- Rental of equipment necessary to perform the tasks must be considered in this proposal. (Aerial Lift, Boom Lift, Boom Trucks, Scaffolding, among others).

- The successful bidder will be responsible for the storage of materials and must have a storage/trailer; the National Guard will provide the area to locate the storage/trailer. Payment will only be made for work performed and material installed.

- The Contractor will keep work areas always clean. The disposal of waste in the facilities' trash containers will not be permitted. The rental of a dumpster for waste generated on the project must be considered. Waste must be periodically removed from the facilities. A manifest will be required for each disposal.

- The Contractor must include in its bid the rental of portable restrooms for the exclusive use of its employees.

- The Contractor is responsible for strict compliance with the legal and regulatory provisions that are part of this document, and any other regulations, rules or certifications required or imposed by the federal government for projects supported with federal funds.

- The National Guard is not responsible for losses in the event of emergencies due to force majeure.

- The Contractor shall implement all necessary safety measures to delimit and label the areas impacted by the work related to this project, as well as the areas designated for the storage of materials and equipment, in such a way as to restrict access to them by persons not involved in the work included in the contract during the development of the work.

- Noise emissions from the areas affected by the work included in the contract shall not exceed the maximum levels established by law and in accordance with the provisions established in the applicable regulations.

- The Contractor shall take all necessary measures to prevent the spread of fugitive dust from removal or selective demolition activities and the hauling of materials or debris, in strict compliance with the provisions established by law and applicable regulations. The use of materials and equipment that emit toxic gases and waste into the environment, in strict compliance with the provisions established by law and applicable regulations.

- The Contractor shall be responsible for ensuring that all subcontracted work is performed in accordance with applicable federal and state standards and policies. The contractor or subcontractor specifically agrees to be bound by the confidentiality provision regarding personally identifiable information.

- The Bidder shall consider the provisions of the Davis-Bacon Act (DBRA) and its compliance.

- All transactions related to the work to be performed shall be conducted in compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144 and 3146-3148) and the requirements of 29 C.F.R. Part 5, as applicable. The Contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148, and the requirements of 29 C.F.R. Part 5, as applicable.

- The Contractor shall comply with applicable environmental laws and regulations.

- The Contractor shall be responsible for performing the work in a manner that ensures the safety of employees and visitors, as well as the Contractor's employees.

- Any additional work not detailed in the scope of work or in this document shall be performed at no cost to the Requesting Agency.

- The work must comply with applicable Building Codes. Work that does not comply with the Codes will be considered unacceptable.

- The Successful Contractor shall provide the Requesting Agency with any price breakdown requested by the latter.

- It is understood that the specifications include all requirements necessary to complete the entire work, duly supplying all materials, equipment, and labor, even though some details may be omitted (i.e., details related to the full implementation of the scope of work). All work will be complete, operational, and in excellent condition.

- The Requesting Agency reserves the right to suspend work for the protection of employees or visitors. The Government Agency has the authority to suspend work in whole or in part for any period it deems necessary, whether due to adverse weather conditions or other conditions it deems detrimental to the continuation of the work. This action will not entail any cost to the Agency, and the contractor will be notified in advance of the reasons for suspending the work. The work to be performed always will be coordinated with the personnel designated by the Agency.

Part 6

CODES AND REGULATIONS

PART 6 CODES AND REGULATIONS

The work performed in this SOW must comply with, but not limited to, the following codes and regulations.

- AR 190-11 Physical Security of Arms, Ammunitions, and Explosives
- OSHA Standards (29 CFR 1910 and 1926) Clean Air Act (CAA) – Section 608 & 609
- Environmental Protection Agency (EPA) Refrigerant Management Rules
- Energy Independence and Security Act (EISA) of 2007 Energy Policy Act (EPAct) of 2005
- ASHRAE 90.1 (Energy Standard for Buildings Except Low- Rise Residential Buildings)
- UFC 3-410-01 (Heating, Ventilating, and Air Conditioning Systems)
- UFC 1-200-01 (General Building Requirements) National Electric Code (NEC) – NFPA 70
- UFC 1-200-01 (DoD Building Code)
- UFC 1-200-02 High Performance and Sustainable Building Requirement
- Department of Defense Instruction (DoDI) 4170.11 – Installation Energy Management
- Defense Logistics Agency (DLA) and Federal Supply Schedule (FSS) Procurement Regulations
- Federal Acquisition Regulation (FAR) Part 23 Resource Conservation and Recovery Act (RCRA)