STATEMENT OF WORK

DIRECTORATE OF PUBLIC WORKS
CAMP SANTIAGO JOINT TRAINING CENTER
BUILDING 23 & 23A REHABILITATION

PREPARED BY:
CPT Correa Carlos
DIRECTORATE OF PUBLIC WORKS
CAMP SANTIAGO JOINT TRAINING CENTER

DATE: NOVEMBER 7 2025

Rev: 14 MAY 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
1.5 General Requirements

PART 2 EXISTING CONDITIONS

2.0 Photographs
2.1 Considerations

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

PART 4 SERVICES / PROJECT WORKS

4.0 Scope of Works
4.1 Specific Tasks
4.2 General Notes
4.3 Technical Specifications

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
1.5 General Requirements

PART 1 GENERAL INFORMATION

1.0. Background

The Puerto Rico National Guard will construct new facilities to harbor the Directorate of Public Works (DPW) located at Camp Santiago Joint Training Center (CSJTC). The project includes the removal of the existing equipment. The intent of the organization is to use Building 23 as a swing space to accommodate DPW's operation for the duration of the construction project.

1.1. Objectives

The purpose of this project is to restore the facilities Physical Condition that complies with Physical Security Requirements and harmonizes with the PRANG's Readiness Objectives.

Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, and all other facilities and incidentals necessary for the performance, testing, start-up and completion of the work.

1.1.1. JUSTIFICATION: The rehabilitation of Building 23 at Camp Santiago Joint Training Center (CSJTC) is essential for maintaining the operational continuity of the Directorate of Public Works (DPW) while their current facilities undergo remodeling. This project will provide a temporary, yet fully functional, swing space for DPW operations, ensuring that critical services are not disrupted during the construction of the new DPW facilities. The existing facilities are outdated and require significant upgrades to meet physical security standards and align with the Puerto Rico National Guard's readiness objectives. By refurbishing Building 23, we ensure that DPW can continue its operations efficiently and securely, supporting the overall mission and strategic goals of Camp Santiago Joint Training Center. The contractor will be responsible for delivering all necessary resources and expertise to complete this project effectively and on schedule.

1.2. Description

The Puerto Rico Army National Guard shall contract the services of a company capable of complying with the standards set forth to responsibly bid the Remodeling of Building 023 in Camp Santiago Joint Training Center (CSJTC) using the attached drawings and the Scope of Work (SOW).

1.3. Location

The job site is located at coordinates latitude 18.004477 and longitude -66.298082 154 RD. An orthophoto not to scale is provided below with the location of the job site in Camp Santiago and marked with a gray circle.

1.4. Performance of Period

1.4.1. The period of performance is limited to a total of 180 calendar days following

the issuance of the Notice to Proceed. This period is divided as follows:

1.4.1.1. 30 Calendar Days: Allocated for submittal approval, documentation, installation access procedures, required training, and other administrative tasks.

1.4.1.2. 30 Calendar Days: Allocated for the mitigation works of LBP abatement on Building 23.

1.4.1.3. 90 Calendar Days: Dedicated to executing the scope of the project.

1.4.1.4. 30 Calendar Days: Reserved for final inspections and closing requirements.

1.4.2. Project Schedule: The contractor is required to submit a project schedule within 15 Calendar days, detailing all projected task completion objectives. Additionally, a weekly progress report must be submitted.

1.5. General Requirements

1.5.1. Quality Control (QC). The contractor shall develop and maintain an effective QC Plan (QCP) to ensure services are performed in accordance with this SOW. The contractor shall develop and implement procedures to identify, prevent, and ensure no recurrence of defective services. The contractor's QCP is the means by which it assures itself that its work complies with the requirements of the contract. As a minimum, the contractor shall develop QC procedures that address the areas identified in Technical Exhibit 1, Performance Requirements Summary. A final QCP shall be submitted to the Contracting Officer Representative (COR) NLT 10 days after contract award. After acceptance of the QCP, the contractor shall obtain the Contracting Officer's (KO) acceptance in writing of any proposed changes to its QCP.

1.5.2. Quality Assurance (QA). The Government shall evaluate the contractor's performance under this contract in accordance with the Quality Assurance Surveillance Plan (QASP). This plan is primarily focused on what the Government must do to ensure that the contractor has performed in accordance with the performance standards. It defines how the performance standards will be applied, the frequency of surveillance, and acceptable quality level(s)/ defect rate(s).

1.5.3. Recognized Holidays: The following are recognized US holidays. The contractor shall not perform services on these days.

1.5.3.1. New Year's Day
1.5.3.2. Martin Luther King Jr.'s Birthday
1.5.3.3. President's Day
1.5.3.4. Memorial Day
1.5.3.5. Juneteenth
1.5.3.6. Independence Day
1.5.3.7. Labor Day
1.5.3.8. Columbus Day
1.5.3.9. Veteran's Day
1.5.3.10. Thanksgiving Day
1.5.3.11. Christmas Day

1.5.4. Place and Performance of Services. The contractor shall provide services

between the hours of 0730-1600 on Monday through Friday, except on recognized US holidays or when the Government facility/installation is closed due to local or national emergencies, administrative closings, or similar Government-directed facility/installation closings. The contractor, shall at all times, maintain an adequate work force for the uninterrupted performance of all tasks defined within this SOW when the Government facility/installation is not closed for the above reasons. When hiring personnel, the contractor shall keep in mind that the stability and continuity of the work force are essential.

1.5.5. Unscheduled gate closures by the Security Police may occur at any time causing all personnel entering or exiting a closed installation to experience a delay. This cannot be predicted or prevented. Contractors are not compensated for unexpected closures or delays. Vehicles operated by contractor personnel are subject to search pursuant to applicable regulations. Any moving violation of any applicable motor vehicle regulation may result in the termination of the contractor employee’s installation driving privileges.

Part 2

EXISTING CONDITIONS

2.0 Photographs
2.1 Considerations

PART 2 EXISTING CONDITIONS

2.0 Photographs

Please refer to attachment A

2.1 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.
- Become familiar with details of the work and verify dimensions in the field to avoid interferences with any existing utilities.
- All products and equipment that are procured for the completion of this work shall be protected from weather, dirt, and physical damage when applicable.
- The facility's water and electricity utilities may be used exclusively for work-related tasks.
- All equipment necessary to complete the project will be the responsibility of the company.
- For official company vehicles, parking is determined on the day of the site visit.
- Any other consideration that has not been mentioned will be provided on the site visit.

2.2 Existing Conditions:

Building 23 at Camp Santiago Joint Training Center (CSJTC) currently lacks the necessary infrastructure and amenities to support the Directorate of Public Works (DPW) operations effectively. The building shows signs of age and requires significant upgrades to meet safety and operational standards. It lacks adequate space and modern facilities, which are essential for accommodating DPW activities during the construction of their new facilities. Photos are provided on attachment A: Site Photos. The proposed remodeling aims to address these deficiencies, ensuring Building 23 can serve as a functional swing space. However, a detailed assessment must be done after a Reconnaissance Site Visit. Please note that all RFI's must be submitted in writing and directed to the DPW Office.

Attachment A

Site Photos



Figure 1 Bldg. 23 CAMP SANTIAGO ORTHOMAP (UNCLASSIFIED///FOR OFFICIAL USE ONLY)



Figure 2 Existing Conditions (UNCLASSIFIED//FOR OFFICIAL USE ONLY)



Figure 3 Existing Conditions (UNCLASSIFIED//FOR OFFICIAL USE ONLY)



Figure 4 Existing Conditions (UNCLASSIFIED//FOR OFFICIAL USE ONLY)



Figure 5 Existing Conditions (UNCLASSIFIED//FOR OFFICIAL USE ONLY)



Figure 6 Existing Conditions (UNCLASSIFIED//FOR OFFICIAL USE ONLY)



Figure 7 Existing Conditions (UNCLASSIFIED//FOR OFFICIAL USE ONLY)



Figure 8 Existing Bldg 23A (UNCLASSIFIED//FOR OFFICIAL USE ONLY)



Figure 9 Existing Bldg 23A (UNCLASSIFIED//FOR OFFICIAL USE ONLY)

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 Environmental Policy

PART 3 ENVIRONMENTAL

3.0 Asbestos (Certification or Report)

See Attachment B.

3.1 Lead (Certification or Report)

See Attachment B.

3.2 Permits of Endorsements

N/A

3.3 SHPO Requirements

N/A

3.4 Environmental Policy

The selected company must comply at all times with the GNPR's Environmental Preservation Policy during the development of the services. See document (Environmental Policy Statement). See Attachment C.

Attachment B

Asbestos Certification
LBP Report

Attachment C

Policy

Part 4

SERVICES / PROJECT WORKS

4.0 Scope of Works
4.1 Specific Tasks
4.2 General Notes
4.3 Attachment C: Drawings & Technical Specifications

PART 4 SERVICE / PROJECT WORKS

4.0. Scope of Work

4.0.1. Scope. The Puerto Rico Army National Guard shall contract the services of a company capable of complying with the standards set forth to responsibly bid the Office Space Area Development of Building 023 and the rehabilitation of workshop spaces of Building 23A in Camp Santiago Joint Training Center (CSJTC) using the attached drawings and the Scope of Work (SOW). The project considers the installation of HVAC system and electrical upgrades, and painting to the office space area. This project encompasses all activities necessary for the safe and compliant removal, abatement, and disposal of LCM in multiple components on Building 23, totaling approximately 1000 square feet. The work includes, but is not limited to, the following:

4.0.1.1. Abatement Method Selection: Determination of the most appropriate abatement method, considering factors such as cost, disruption, long-term effectiveness, and regulatory compliance. Follow environmental recommendations.

4.0.1.2. Abatement Execution: Performance of the selected abatement method by qualified and certified personnel, adhering to all safety protocols.

4.0.1.3. Waste Handling & Disposal: Proper collection, packaging, labeling, and transportation of all LBP waste materials to an approved hazardous waste disposal facility. Documentation of waste manifests is required.

4.0.1.4. Clearance Testing: Post-abatement clearance testing to verify that LBP dust levels meet or exceed acceptable limits.

4.0.1.5. Documentation & Reporting: Comprehensive documentation of all abatement activities, including hazard assessments, abatement plans, air monitoring results, waste disposal manifests, personnel certifications, and clearance testing results. Submission of required reports to Environmental Management Office.

4.0.2. Contractor Responsibilities. The contractor is responsible for furnishing all materials, installation, supplies, and equipment required for the project, and shall ensure that all work is completed in accordance with the provided technical documents, material specifications, and applicable building codes. Final product shall be fully operational with no deficiencies.

4.0.3. Project Quality. The project-finished product shall be free of defects and in accordance with acceptable parameters, specifications, and standards.

4.0.4. Corrective Actions. Recurrent findings of gross or negligent defects may incur in corrective actions set forth by the governing contracting agency.

4.0.5. Defect Remediation. The contractor shall replace or re-do defective work at no additional cost to the Government when it is found that the defect resulted from negligence or evident disregard for technical guidance.

4.0.6. Personnel Qualifications. The contractor (CTR) shall ensure all employees

possess all required licenses for operating all construction equipment used in the performance of this contract. Contractors shall ensure that any personnel performing under a contract are fully trained, licensed, certified, and qualified to provide services. The Government does not provide training for contractors.

4.0.7. Quantity Verification. Please note that the quantities presented are for comparative purposes and each CTR must quantify and confirm independently, prior to presenting tenders.

4.1. Specific Task

TABLE 4-1 Project Tasks

Task #	Task
1	Mobilization
2	LCM Abatement
3	Removal of Debri
4	Perimeter Wall Construction
5	Office Space Development
6	New Sidewalk Construction
7	Roofing for Bldg. 23A
8	Painting and Corrosion Treatment (Int + Ext)
9	Demobilization
10	Project/Admin Closure

4.1.1. Mobilization:

4.1.1.1. Complete all Admin Requirements and document submission.

4.1.1.2. Mobilize personnel, equipment, and materials to the project site. List of personnel, equipment (lifts, tools, safety gear), and materials delivered to Building 224. Confirm delivery schedule and staging area.

4.1.2. LCM Abatement:

4.1.2.1. Remove LCM approximately 905 sqft. Refer to LBP Report.

4.1.2.2. Hazard Assessment: Conduct a comprehensive hazard assessment for, Lead-Based Paint (LBP), Mold, and other potential contaminants within the latrine spaces and affected office areas. This must be performed by a qualified professional.

4.1.2.3. Notification: Environmental Office, Safety Office, regarding planned abatement activities, as per applicable regulations.

4.1.2.4. Containment Setup: Establish appropriate containment areas within the latrine spaces and affected office areas to prevent the spread of contaminants during abatement. This includes: * Critical barriers (polyethylene sheeting) * Negative air pressure systems with HEPA filtration * Decontamination units * Warning signage

4.1.2.5. Waste Handling & Disposal: Properly package, label, and dispose of all abatement waste materials in accordance with federal, state, and local regulations. Maintain detailed waste manifests.

4.1.2.5. Clearance Testing: Conduct clearance testing after abatement activities to verify that contaminant levels are below acceptable limits. Testing must be performed by an independent, accredited laboratory.

4.1.2.6. Documentation: Maintain thorough documentation of all abatement activities, including hazard assessments, notifications, containment procedures, waste disposal manifests, and clearance testing results

4.1.3. Removal of Debri/Obstructions Tasks:

4.1.3.1. Strip existing gypsum board panels leftovers less than (100 SQFT)

4.1.3.2. Strip roofing approx. (2,480 SQFT) on Building 23A.

4.1.3.3. Remove existing weeds by applying herbicide.

4.1.3.4. Pressure wash all concrete slabs and walls to remove dirt and prepare all surfaces prior to painting.

4.1.4. Perimeter Wall Construction:

4.1.4.1. Install new Drywall board (2,720SQFT) with water-mold resistance and 2HR fire rating or equivalent. Include insulation for energy efficiency, and accommodate windows and doors.

4.1.4.2. Prepare and paint all surfaces with 3 layers of high-performance paint. Color TBD. 1 layer of primer, 2 layers of finish coat.

4.1.4.3. See drawings and specs for layout details.

4.1.5. Building 23 Office Space Development:

4.1.5.1. Create office space layout of a 6,000 sq. ft. area

4.1.5.2. Install 4,720 sqft of new drywall board for office space as shown in drawings resistant to mold, humidity, 2HR fire rating and others.

4.1.5.2.1. Install around wall base perimeter approx. 880 LFT of thermoplastic Rubber Wall Cover 4” x 1/4”. Color Dark Grey. Equal or better to ROPPE 700 Series.

4.1.5.3. Contractor will provide a polished floor finish on all areas inside BLDG 23 for approximately 5,520 SQFT.

4.1.5.4. Install new doors (9) according to specifications and the American Disability Act “ADA”. Door shall be heavy duty (8) 36”x84” and (1) 48”x84”.

4.1.5.5. Relocate lighting fixtures as indicated in drawings.

4.1.5.6. Install electrical conduits, wires, circuits, receptacles and switches as per plans and regulations.

4.1.5.6.1. Wiring & Conduit Installation

4.1.5.6.1.1. Details/Specifications: Wire gauge, conduit type, layout plan, adherence to electrical codes in Drawings and plans.

4.1.5.6.1.2. Outlet & Switch Installation see plans for details.

4.1.5.6.1.3. Emergency & Exit Lights- Install six (6) exit lights 120v at main building emergency exit (9) at doors.

4.1.5.6.1.4. New Smoke detector Alarm (12).

4.1.5.6.1.5. New Panel Board for A/C system.

4.1.5.7. Ensure the electrical work complies with the NEC (National Electric Code), and connections to the existing panels are made as identified by the Camp Santiago DPW personnel.

4.1.5.8. Install all safety bar (handrails), chains, smoke detectors, exit lights, emergency lights and building safety signage according to plan and construction regulations.

4.1.5.9. HVAC Unit Installation.

4.1.5.9.1. Install nine (9) BABAA compliant air handling unit “mini split inverter units” 208/230v mono phase as per air conditioning plan. (1 x 24k BTU, 4 X 18k BTU, 4 x 36k BTU)

4.1.5.9.2. Install two (2) condense water removal pump for AHU-4 & AHU-5.

4.1.5.10. Facilities Utilities Installation

4.1.5.10. 1. Construct new electrical panel from existing pole H4 to Bldg. 23 per regulations and guidelines with 400A NEMA Electrical Panel.

4.1.5.10..2. Provide and install electrical connections to office space and workshop area following specs and diagrams.

4.1.5.10.3. Install circuit panels for future A/C connections.

4.1.5.10..4. Provide circuit identification and use rigid exposed electrical pipes.

4.1.5.11. Paint in Office Space

Prepare and paint all surfaces with 3 layers of high-performance paint. Color TBD. 1 layer of primer, 2 layers of finish coat.

4.1.6. New sidewalk

4.1.6.1. Construct a 1,168 SQF building perimeter sidewalk to accommodate the future installation of building A/C system.

4.1.6.2. Follow the specs sheet for details.

4.1.7. Building 23A Renovations:

4.1.7.1. Replace roof metal sheets with “galvalume” gauge 22 thickness approximately 2,480 sqft..

4.1.7.2. Remove corrosion from steel structures. Paint all structural steel with anti-corrosive paint.

4.1.7.3. Construct 115 LFT of chain link fence and gates industrial gauge #9 new divisions per site layout considering gates, posts, fittings, latches and details. See plans for reference.

4.1.7.4. Add a 150-amp electrical panel with exposed rigid pipes.

4.1.7.5. Paint all structural metal surfaces using high-performance paint. Similar to LANCO RUST ELIMINATOR specs.

4.1.7.6. Install electrical lighting fixture (16): Details/Specifications: Similar to CREE MODEL CR 24 2 X 4. Ceiling lights will be connected to new panel board with new breakers per circuit.

4.1.7.7. Install all exposed rigid pipes conduits, wires, switches and outlets. See plans for reference.

4.1.8. Painting and Repairs:

4.1.8.1. Paint all interior/exterior, gypsum, concrete and metal surfaces using high-performance paint. Interior and Exterior Paint SW6101 Sands of Times. Some finishes, rails, gates and bars, beams and trims SW6104 Kaffe. Interior Total est. 7140 sqft, Exterior 3,400 sqft, Roof 8,480 sqft, I-Beams _ sqft.

4.1.8.2. Repair and plaster walls to ensure smooth surfaces.

4.1.8.3. Replace roof perimeter flashings, cover openings, and seal with elastomeric sealant.

4.1.8.4. Remove contamination on surfaces to be painted. It consists of cleaning all dirt, dust, grease, oil, loose particles, and old paint must be removed with water pressure washing (3,000 to 3,500 PSI) using a biodegradable cleaner.

4.1.8.5. Verify that all surfaces must have all loose and old paint removed. This applies to walls, ceiling, gates, hand rails, doors, windows, security bars and grids, I-Beams, and total fence’s concrete base (where occur).

4.1.9. Demobilization:
- 4.1.9.1. Remove site fencing and signage.
- 4.1.9.2. Demobilize personnel, equipment, and materials from the project site.
- 4.1.9.3. Disconnect from utilities.
- 4.1.9.4. Clean up site and remove debris.

4.1.10. Final Inspection and Testing/Project Closure:
- 4.1.10.1. Inspect all work for quality and completeness.
- 4.1.10.2. Test electrical and mechanical systems.
- 4.1.10.3. Identify and address any deficiencies or defects.

4.1.10.4. Finalize project documentation and paperwork.
4.1.10.5. Obtain final inspections and approvals.

4.2. General Notes:

4.2.1. Site Verification: The contractor shall visit the site to verify existing conditions and identify potential challenges to include all related costs in the bid.

4.2.2. Dimension and Condition Verification: Verify all dimensions and conditions of existing finishes, materials, and equipment. Replace or repair any damaged items as necessary.

4.2.3. Surface Preparation: Clean, patch, and prepare all surfaces for specified finishes after removal of items.

4.2.4. Coordination with Owner: Coordinate all removal and construction activities with the owner to minimize disruption to normal operations.

4.2.5. Compliance with Codes: Perform all work in a thorough manner, adhering to applicable specifications and drawings. Follow the latest applicable codes unless local regulations are more stringent.

4.2.6. Debris Disposal: Remove and dispose of all debris and garbage from the National Guard property responsibly.

4.2.7. Elevation Verification: Verify all elevations and report any discrepancies to the engineer's office promptly.

4.2.8. Utility Line Assumptions: Assume telephone and electrical utility lines are located 2 feet from the finished grade unless otherwise specified. Verify with DPW office prior to any excavation.

4.2.9. Safety and Licenses: Ensure all personnel have the necessary licenses and certifications for operating equipment and performing tasks safely.

4.2.10. Material Submittals and Testing: Submit samples of materials for approval and conduct all required tests (e.g., strength tests for concrete and masonry).

4.2.11. Environmental Considerations: Implement measures to control dust, noise, and environmental impact throughout the project duration.

4.2.12. Access and Security: Maintain secure access to the site, ensuring proper identification for all personnel entering the premises.

4.3. Technical Specifications:

4.3.1. Please refer to Attachment D

Attachment D

Drawings and Technical Specifications

Part 5
GENERAL REQUIREMENTS

PART 5 GENERAL REQUIREMENTS

5.0. All bidders or companies interested in submitting a proposal are required to participate in a meeting to be held at the CSJTC Salinas PR DPW area. The purpose of the meeting is to discuss all administrative and technical details and confirm quantities of the requested services if necessary. It is recommended that all bidders submit a master schedule of the project timeline covering major deliverables and milestones. This will be highly considered due to the project's impact on Camp Santiago's daily Operations.

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.

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

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

- DD Form 369 filled by the personnel that needs access to the facility. This form will be provided by PRARNG.
- List of official vehicles and personnel.
- Itinerary of services (Project Schedule).
- Technical Documents ("Equipment and materials already delivered for evaluation and approval of the GNPR).
- State Insurance Fund Coverage.
- General Liability Insurance.

REVIEW OF SUBMITTALS:

5. The Government's review will be limited to determination of the submittals' conformance with design concept and general requirements of the project. Approval by the Government shall not absolve the Contractor from his responsibilities for specific performance of the item or items submitted. Time allowed for original and any subsequent reviews shall be ten (10) working days after receipt by the Contracting Officer, except for substitutions.
    5.6.0. Submittals consist of the following:

    5.6.1. Shop Drawings
    5.6.2. Catalogue Cuts and Manufacturer's Literature
    5.6.3. Samples
    5.6.4. Manufacturer's Installation Instructions

5.2. The KO shall specific the quantities and method of submission (digital or hard copy) of the submittals during the preconstruction meeting.

5.2.0. **Submission:** The contractor shall directly submit the submittals. Submittals shall not be accepted from subcontractors or suppliers. The contractor shall check submittals for completeness, accuracy for construction purposes, and conformance with contract requirements. The COR/TCOR shall verify submittals for completeness, accuracy for construction purposes, and conformance with contract requirements and recommend for approval. The KO is the only one authorized for final submittal approval and acceptance.

5.2.1. Shop Drawings: Shop drawings shall be prepared by persons competent and experienced in trade involved. Drafting skill is not a requirement but accuracy and completeness are. Drawings shall reflect field measurements and conditions and shall show the relationship of the item to adjacent materials.

5.2.2. Approval of Substitutions: With any request for approval of substitutions, the contractor shall submit to the Government the complete data including performance and chemical makeup for both specified and proposed item. Approvals of substitutions will require 20 working days for review after submittal to the Contracting Officer.

5.2.3. Trade Names: Trade names of specific products in this specification are used only for purposes of defining general quality and performances. They are not used to preclude the use of products or equal characteristics by other manufacturers. The Government reserves the right to determine equality. Physical dimensions, color, and texture will also be considered in determining equality. All items will be submitted one time for approval.

5.3. **MILESTONES:** The project requires three key milestone submissions in addition to other project milestone requirements specified in Table 3-1.

5.3.0. **Submittal schedule** - the contractor shall provide a list of products that fall into this “intended use of exact product specified” category along with the manufacturer’s installation/application instruction for each product on the list. The contractor shall provide the list and manufacturer’s installation/application instructions to the KO at the preconstruction conference for review and approval.

5.3.1. **Project Schedule** – the contractor shall provide a way to track the project advancement or schedule, and should be reviewed and approved by the Contracting Officer.

5.3.2. **Breakdown for Payment/Schedule of Values** - the contractor shall provide ahead of performing the tasks and an invoice, a breakdown for payment that should match the project schedule, and should be reviewed and approved by the Contracting Officer.

TABLE 5-1 PROJECT MILESTONES

Milestone	Occurrence	Coordinated By
Site Visit	Specified in Site Invitation Memo	Contracting Agency
Submittal Schedule	Initial, continuous review	Contractor
Project Schedule Review	Initial Plan, continuous review	Contractor
Breakdown for Payment	Initial	Contractor
Preconstruction Meeting	Prior to Start of Labor	COR
Quality Assurance Inspections	35%, 65%, 75% Progress Pre-Foundation construction, and after steel rods installation	COR and Contractor QC
Quality Control Inspections	Daily	Contractor Project Manager
Pre-Closeout Meeting	At 70% of period of performance	Contractor Project Manager
Punch List Inspection	100% Progress	Contractor Project Manager COR/TCOR
Completion of Project		KO/COR/TCOR Contractor
Project Acceptance Meeting	Upon Successful Punch List Inspection Evaluation	KO/COR/TCOR
Site Clearing	Upon Notification of Acceptance of Project	Contractor COR/TCOR
Site or Facility Turn-In	Upon cleaning and clearing of job site to acceptable standards set forth by Government Representative and Owner	Contractor Project Manager KO/COR/TCOR
Billing and Payment	In accordance with the Payment Schedule	Contractor Project Manager KO/COR/TCOR Finance Officer

5.4. **ACCEPTANCE CRITERIA**

5.4.0. The contractor shall perform the work in accordance with applicable local and national building codes, and the Unified Facility Criteria Program. The Unified Facilities Criteria (UFC) system (prescribed by MIL-STD 3007) provides planning, design, construction, sustainment, restoration, and modernization criteria; applicable to the Military Departments, the Defense Agencies, and the DoD Field Activities; in accordance with DoD Directive 4270.5, Military Construction. UFC documents are applicable to all DoD-led construction projects and are of two general types:

5.4.1. Planning and design requirements, which are divided into technical UFC documents (generally aligned by engineering or professional discipline) and functional UFC documents (aligned by facility type)

5.4.2. Guide specifications, which provide material requirements for the selection of components or systems. Guide specifications shall follow the Unified Facility Guide Specifications. Unified Facilities Guide Specifications (UFGS) are a joint effort of the U.S. Army Corps of Engineers (USACE), the Naval Facilities Engineering Command (NAVFAC), the Air Force Civil Engineer Center (HQ AFCEC) and the National Aeronautics and Space Administration (NASA). UFGS are for use in specifying construction for the military services.

Part 6
CODES AND REGULATIONS

PART 6 CODES AND REGULATIONS

Comply with Section 809. The Infrastructure Investment and Jobs Act ("IIJA"). Pub. L. No. 117-58, which includes the Build America, Buy America Act ("the Act"). Pub. L. No. 117-58, §§ 70901-52. The Act strengthens Made in America Laws and will bolster America's industrial base, protect national security, and support high-paying jobs. The Act requires that the head of each Federal agency shall ensure that "none of the funds made available for a Federal financial assistance program for infrastructure may be obligated for a project unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States." Grants and Cooperative Agreements Policy Letter, 22-06, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

The list below provides examples of applicable laws, regulations, criteria, building codes and regulatory agencies. The list is not all inclusive and shall be updated accordingly to the scope of the project:

AR 190-11 Physical Security of Arms, Ammunitions, and Explosives 01/07/2019
Regulation num. 7796 for the Certification of Renewable Energy Systems

UFC 1-200-01, DoD Building Code, 10/01/2019

UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, 08/19/2020

UFC 4-020-01, DoD Security Engineering Facilities Planning Manual, 09/11/08

UFC 1-200-02 High Performance and Sustainable Building Requirement, 10/01/2019

UFC 3-400-01 Energy Conservation,

UFC 3-420-01 Plumbing Systems, 11/01/2019

UFC 3-530-01 Interior and Exterior Lightning Systems and Controls, 11/01/2019

ACI, American Concrete Institute

AISC M018 & M019, American Institute of Steel Construction Steel Construction Manual,

Manual of Steel Construction Load & Resistance Factor Design - Volume I Structural

Members, Specifications, & Codes; Volume II Connections, 2017

ASSE 1264.1, American Society of Safety Engineers, Safety requirements for workplace floor and wall openings, stairs and railing systems, 03/23/2017

ASCE 7-98, American Society of Civil Engineers, Minimum design loads for buildings and other structures, 03/26/2013

ASTM, American society for Testing and Materials, 09/2015

AWS, American Welding Society, 2020

EPA, Environmental Protection Agency

FAR, Federal Acquisition Regulation

IESNA, Illuminating Engineering Society of North America, Lighting Handbook Reference &

Application, 2011

NEC, National Electric Code

NESC, National Electric Safety Code

NFPA 70, National Electric Code

Occupation Safety and Health Administration (OSHA) Safety and Health Standards (29 CFR 1910).

International Building Code (IBC)

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE)

The contractor shall follow performance requirements set forth in Table 4-1, Table of Performance Requirements, in addition to the guidance set forth by the KO, COR and TCOR.

TABLE 6-1 TABLE OF PERFORMANCE REQUIREMENTS

Performance Objective	Performance Standard	Acceptable Quality Levels (AQL)	Surveillance Method / By Whom
Project Oversight	Contractor has a project supervisor on site at all times	Meets Standards	COR/Government
Payment/Invoices	Contractor submits complete and accurate invoices Invoice are submitted within 10 days of completion of work Submitted digitally and 2 Original Copies	Invoice Evidence of Insurance Copies of applicable taxes and patents Progress pictures	COR/Government
Management	The contractor uses project schedule for planning and progress	Gantt Chart Provides schedule in PDF format Discusses schedule with COR Schedule is complete and detailed	COR/Government
Quality Control	Contractor has an appointed QC Manager Contractor follows industry standards Contractor has a QC Plan	Contractor conducts QC Inspections QC Inspections are documented	COR/Government Contractor
Safety	Contractor is OSHA1926 Trained Contractor has a Job Site Safety Plan and Medical Evacuation Plan	Complies with OSHA/PROSHA and installation Safety Program	Contractor

	Cranes and lifts have load tests and certifications Safety PPE is used at all times Contractor has a Job Site Safety Plan approved by Government	Requirements Job is executed with PPE Job Site boundaries are marked	
Environmental	Contractor complies with PRNG Environmental Guidance Attends vehicle breakdowns and spills immediately Has a Spill Prevention Plan Has a Spill Kit on site Protects environment from chemical agents	Complies with organizational and installation regulations and policies	COR Environmental Officer
Mobilization Demobilization	Contractor coordinates location for materials and route of entry Contractor interference with regular operations is within acceptable parameters Movement to and out of the job site is free of accidents	Minimized interference with installation operations	Contractor

6. GENERAL CONDITIONS

6.2. **GENERAL PROVISIONS:** The contractor shall follow Public Law General Provisions provided by the contracting organization, state or territory in which the contractor performs the project. Refer to General Provisions Guidelines.

6.2.0. All works in this project shall be performed and all materials shall be in strict accordance with PRHTA Standards Specifications for Roads, and Bridge Construction, including General Provisions approved and subsequent in effect at the time of bidding, the MUTCD 2009 Edition (adopted by PRHTA), Standards Drawings, and all special provisions drawings sections and instructions included in the contract.

6.3. **RESPONSIBILITY:** The contractor shall furnish sufficient labor, technical, supervisory, and administrative personnel to ensure the expeditious accomplishment of the work specified within this Statement of Work (SOW).

6.3.0. The contractor shall furnish all materials, installation, supplies, and equipment required in connection with this SOW, provided technical documents, and material specifications.

6.3.1. All systems, equipment, repairs, constructions, and installations must comply with all construction and applicable State and Federal codes. The system must also comply with the Federal Energy Conservation Regulation.

6.4. **DIRECTION:** The contractor shall accept direction from the Contracting Officer (KO) and the appointed Contracting Officer Representative (COR) and/or Technical Contracting Officer Representative (TCOR).

6.4.0. The COR/TCOR is not authorized to request, accept, or instruct changes to project scope or any other provisions of the SOW and/or contract. Requests, desires, or recommendations made by the user or using agency shall be requested in writing through the COR/TCOR through the established Change Scope Plan or Change Order Request Process.

6.4.1. Changes not approved may result in an Unauthorized Commitment and may or may not be paid upon examination and approval or disapproval by the KO. The KO is the only contractual authority that can legally bind the Government in the form of a contract, change order, or other contractual defining actions.

6.5. **PAYMENT:** The contractor shall follow the payment procedures set forth by the contracting agency. The recommendations are to request at minimum the following:

6.5.0. Breakdown of Payments
6.5.1. Invoice Certification
6.5.2. Evidence of Quality Control Inspections (pictures or reports)
6.5.3. Other requirements set forth by the governing contracting agency

6.6. **SPECIFICATIONS**: The contractor shall follow all material specifications specified in the SOW, the specification guidance manual, and applicable Unified Facility Criteria (UFC), and Unified Guide Specifications (UFGS).

6.7. **MATERIALS:** As specified in general provisions, all materials are subject to restrictions of procurement set forth by guidelines and procedures set forth in 41 USC Ch. 83: Build America, Buy America Act ("the Act"). Pub. L. No. 117-58, §§ 70901-52, the Trade Agreement Act (TAA), the American Iron and Steel Requirements (AIS), as preferences for procurement of domestically available products.

6.7.0. The contractor will provide submittals for all materials used for this SOW, to include technical data sheets, safety data sheets, specifications, drawings, and user guides and manuals.

6.8. **WARRANTY:** The contractor shall provide factory and offered warranties. The contractor shall provide new, free of defects, materials, locally or internationally procured, this SOW and per governing contracting agency additional guidelines. The installation requires 1 years of warranty for parts and equipment, and 1 year(s) of warranty for labor.

6.9. **INSTALLATION RULES AND GUIDELINES:** Ask to CSJTC DPW Personnel.

6.10. **REMOVALS, AND EXCESS MATERIALS:**

6.10.0. All materials, equipment, and refuse generated through the removal work required by this contract shall become the property of the contractor and shall be disposed of by the contractor off base at the contractor's expense unless specifically listed otherwise in the removal section of the specifications.

6.10.1. Hazardous material removal and disposal shall be accomplished in accordance with all applicable codes and regulations and shall be the sole responsibility of the contractor. The contractor will be responsible to submit copy of all applicable Hazardous Waste disposal manifests

and/or proofs of compliance of safe disposal.

6.11. **UTILITY OUTAGES:** Outages for utility tie-ins/shutdowns require prior approval of the Contracting Officer. All requests for outages shall be submitted in writing to the Contracting Officer at least 5 calendar days in advance of the proposed date unless specifically indicated otherwise elsewhere in the contract documents.

6.12. **CONTRACTOR'S STORAGE AREA:** At the time of contract award, the Government may assign an outside area to the contractor for the storage of his supplies and equipment.

6.12.0. The contractor shall provide an identification sign posted at the area, stating contract title, contract number, contractor's name and emergency phone number. The contractor shall be responsible for his own security and weatherproofing.

6.12.1. Missing or damaged material shall be replaced by the contractor, at no additional cost to the Government at the completion of the contract. The location of the contractor storage area will be determined by the COR/TCOR in direct coordination with the site.

6.13. **CONTRACTOR WORK TRAILER (ON SITE OFFICE):** The contractor may provide an onsite office trailer as necessary for the accomplishment of the work.

6.13.0. **The trailer shall conform to the following criteria:** Trailer shall be well maintained, and not appear in a condition requiring extensive repair. In no case shall a trailer be permitted on the work site unless approved by the Contracting Officer and the end user. Location of the contractor work trailer must be approved by the Contracting Officer.

6.14. **WORKING HOURS**: In addition to General Provisions, the contracting agency shall consider that regular working hours at Camp Santiago are 7:30 a.m. to 4:00 p.m., Monday through Friday, excluding Federal Legal Holidays and/or days not worked by the Government in observance of such Federal Legal Holidays.

6.14.0. Working outside the regular Camp Santiago's working hours may be permitted but should be requested 5 calendar days in advance through to the COR/TCOR with the approval of the KO, the installation and the end-user.

6.15. **FIRE PREVENTION Responsibility:** The end-user, Safety Officer and the KO and/or COR/TCOR will attend pre-performance conferences to brief contractor on pertinent fire regulations and to provide guidance for fire safe operations during contract performance.

6.15.0. Fire prevention guidance will be furnished to the contractor for briefing his personnel. All hot work requires a DA 5383 Hot Work Permit request approved by the Installation Fire Department. The contractor shall coordinate through the COR/TCOR for the required fire hazard/safety inspection prior to any hot work.

6.15.1. **Smoking:** Use of cigars, cigarettes, matches, and mechanical lighters is prohibited in buildings used for storage, repair, processing, or servicing except in areas designated as "Authorized Smoking" as approved by the PRARNG or his designated representative. Areas so designated shall be marked by suitable signs.

6.15.2. Discarded smoking materials shall be placed in special noncombustible receptacles. At the close of business, or upon cessation of operations each day, these receptacles shall be removed from the building and the contents disposed of in a fire-safe manner. Smoking is prohibited in any facility or area where any painting is being done.

6.15.3. **Fire Reporting:** Any person who discovers a fire shall report it immediately, even when it is extinguished without the aid of the Fire Department. This shall be done by:

a) Sounding the alarm locally be activating the installed fire alarm or by shouting to notify the occupants.

b) Telephone reporting: Dial 911.

c) Local Fire Department Points of Contact and Procedures.

6.16. **ELECTRICAL HAZARDS/POWER TOOLS:** During Fire Prevention inspections, all appliances deemed unsafe and connected to an electrical distribution system shall be disconnected from the electrical system until approved by a licensed electrician. In buildings where volatile liquids are used and/or stored, only vapor-proof type drop cords shall be used. All flexible cords on appliances shall be continuous lengths and shall be kept in good condition without splice tape.

6.17. **HOUSEKEEPING:** Trash shall not be allowed to remain in any area or building overnight. Only non-combustible trash containers and wastepaper containers shall be used. Trash shall not be allowed to accumulate on the floors, in attics, or underneath stairwells or buildings.

6.17.0. Attics and the area underneath stairwells shall not be used for storage without prior written approval of the PRARNG or designated person.

6.17.1. Outdoor trash receptacles shall be located at a reasonable safe distance from buildings. Trash and litter, including scrap lumber, shall not be stacked less than twenty (20) feet from any building. Rags shall be kept in a metal container with metal lid.

6.17.2. Oily rags shall be removed from the building at the end of each work day. All containers shall be properly labeled with contents.

6.18. **JOB SITE MAINTENANCE:** during the construction period, the contractor shall maintain all vegetation at the construction site and the storage area. Maintenance shall include mowing grass and/or weeds at least weekly. All damaged or dead vegetation shall be replaced as directed by the Contracting Officer at no additional cost to the Government. Contractor shall maintain grass no taller than 2 inches.

6.19. **LIQUID POWERED EQUIPMENT:** In all areas where an accumulation of explosive gases is likely to occur from the use of power equipment, adequate ventilation shall be maintained. Privately owned vehicles shall not be parked in any building or structure other than those designated and approved in writing for this purpose.

6.20. **ARC TORCH WELDING, CUTTING AND BRAZING:** Welding, cutting, or brazing within or around any structure, other than approved welding shops, will require permission from the PRARNG Safety Officer and the Installation Fire Marshall.

6.20.0. Backflow protection shall be provided by an approved device that shall prevent oxygen from flowing into the fuel gas supply system or fuel gas from flowing into the oxygen supply system.

6.20.1. Flashback protection shall be provided by an approved device that shall prevent the flame from passing into the fuel gas supply system. Only certified welders shall operate welding equipment.

6.20.2. All equipment shall be inspected daily for damage, loose connections, and unsafe conditions. Repair or replacement shall be made if required.

6.20.3. When precautionary measures have been taken and fire hazards continue to exist, a fireguard provided with suitable fire extinguishing equipment shall be stationed near the welding location.

6.20.4. During any work in which a concentration of flammable vapors or dust is likely, all open flames shall be extinguished and the building shall be adequately ventilated.

6.20.5. Precautions shall be taken to insure that electrical circuits are not activated. Do not shut off water mains and fire hydrants or perform any maintenance that will interfere with the water supply on the facility without first notifying the DPW Office or representative.

6.20.6. For all potential fire hazards and actual emergencies not specifically covered in this section, the exercise of good common sense will usually suffice. When in doubt, contact the facility manager or DPW.

6.21. **EXCAVATION/TRENCHING REQUIREMENTS:** The contractor shall submit a Dig Permit request in accordance with installation requirements through the COR/TCOR in order to clear the area for underground infrastructure. The contractor shall be responsible to preserve Government infrastructure and coordinate clearance of underground infrastructure through the COR/TCOR with the installation. At minimum, the contractor shall consider:

6.21.0. Underground electrical utilities such as electrical, potable water, communication, gas, etc.

6.21.1. Underground storm water lines.

6.21.2. Other critical underground infrastructure.

6.21.3. Archeological or protected flora or fauna in the area.

6.21.4. Other environmental considerations as prescribed by the Puerto Rico National Guard (PRNG) Environmental Office.

6.21.5. The contractor is responsible for repairs of all damaged utilities. Although the installation may issue a clearance of underground utilities, the age of some of them predates existing records and may or may not be located. It is recommended to include a study using a Ground Penetrating Radar to conduct a utility survey in the absence of current as-built drawings.

6.22. **CONNECTION TO INSTALLATION UTILITY INFRASTRUCTURE:** The Government does not provide telephones/facsimiles, bathrooms/restroom facilities, or any other utility. Approval may be granted for utilization of certain utilities as described below:

6.22.0. **ELECTRICAL UTILITY CONNECTION:** The contractor shall not connect to any Government Owned electrical infrastructure without authorization from DPW.

a) The contractor shall coordinate connection to utilities upon approval by the Director of Public Works and with the consent of the KO.

a) Submit request for connection no later than two weeks in advance. Failure to do so may result in denial of request.

b) The contractor is responsible to maintain utility connections in accordance with state and local regulatory agencies, building and safety codes.

c) The contractor is responsible for supplying an electric meter in compliance with state and federal regulatory agencies such as the Puerto Rico Electric Power Authority (PREPA/AEE).

d) The Government shall generate a bill of consumption through the installation, which shall be paid in full by the contractor, unless the contract authorizes use of utilities at no cost.

6.22.1. **POTABLE WATER SUPPLY/CONNECTION:** The contractor shall not connect to any Government Owned water infrastructure without authorization from DPW.

a) The contractor shall coordinate connection to utilities upon approval by the Director of Public Works and with the consent of the KO. Submit request for connection no later than two weeks in advance. Failure to do so may result in denial of request.

b) The contractor is responsible to maintain utility connections in accordance with state and local regulatory agencies, building and safety codes.

c) The contractor is responsible for supplying a water meter in compliance with state and federal regulatory agencies such as the Puerto Rico Aqueducts and Sewer Authority (PRASA/AAA).

d) The Government shall generate a bill of consumption through the installation, which shall be paid in full by the contractor, unless the contract authorizes use of utilities at no cost.

6.22.2. **DISCHARGE OF WATER IN STORM WATER SYSTEM**: The contractor shall not discharge in any way or form in any Government Owned storm water infrastructure without authorization from DPW.

a) The contractor shall coordinate connection to utilities upon approval by the Director of Public Works and with the consent of the KO.

b) Submit request for connection no later than two weeks in advance. Failure to do so may result in denial of request.

c) The contractor is responsible to maintain utility connections in accordance with state and local regulatory agencies, building and safety codes.

d) The contractor is responsible disposing in compliance with state and federal regulatory agencies such as the Puerto Rico Aqueducts and Sewer Authority (PRASA/AAA), Environmental Protection Agency, Puerto Rico Environmental Quality Board (EQB/"Junta de Calidad Ambiental de Puerto Rico").

6.22.3. **SAFETY/JOB SITE SECURITY**: The contractor shall comply with all applicable regulations for standards of labor, performance by trade, state and federal regulations, and installation and organizational policies. The contractor shall assign a competent person trained with the minimum 29 CFR 1926 OSHA CONSTRUCTION 30 HRS course to function as the Safety Inspector/Officer of the project. The contractor shall prepare and submit a Safety Plan in accordance with governing contracting agency and general provisions for public works.

6.22.3.1. **Maintenance and Protection of Traffic (MOT)** shall be in accordance to Standard Drawings, MOT Drawings (MPT-01 to MPT), and Specification 638 – Maintenance and Protection of Traffic, and MUTCD 2009 Edition (adopted by PRHTA). The Contractor shall furnish and install temporary traffic protection devices at locations indicated by Department of Public Works office personnel.

6.22.3.2. **CONTRACTOR SECURITY OF JOB SITE:** Despite the fact that the Camp Santiago has its own security, the contractor is responsible of securing its storage area and materials. The PRNG is not responsible of missing parts or materials. Once the job is finished the contractor will:

a) Remove all temporary fences and structures that the contractor uses to protect materials his equipment.

b) The storage area shall be cleaned of all debris and removal of material and repaired as required to bring the site back to its original condition.