STATEMENT OF WORK

Building 130 Restoration
at Fort Allen Training Center

PREPARED BY:

CPT Omar Flores de Jesus
FATC Facility Manager

Date: October 2025

Amended: June 2026

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Part 1

GENERAL INFORMATION

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PART 1 GENERAL INFORMATION

1.0 Background

Building 130 has experienced progressive deterioration due to age, environmental exposure, and normal operational use within the installation. Over time, several structural and functional components such as roofing system, exterior walls, interior finishes, and mechanical utilities have shown signs of wear that may affect the safety, functionality, and operational readiness of the facility.

Given the critical role that facilities play in supporting mission readiness and personnel operations, it is essential to maintain buildings in safe and operational condition. A restoration project is necessary to address deficiencies, extend the service life of the facility, and ensure compliance with current safety, environmental, and engineering standards applicable to military installations.

1.1 Objectives

To restore the building to a safe, functional, and efficient condition that supports the operational mission of the installation. The project aims to extend the useful life of the facility, reduce future maintenance costs, and provide a safe and productive environment for military personnel and support staff.

1.2 Description

Building 130 restoration project will consist of a comprehensive assessment and repair of structural, architectural, and utility components of the facility. The work may include but is not limited to restoration of exterior walls, including crack repairs, sealing, and painting, interior repairs such as gypsum board replacement, flooring restoration, and ceiling repairs, inspection and repair of plumbing, electrical, and HVAC systems as required, replacement of doors, windows, and window screens to improve building security and energy efficiency, surface preparation and application of protective coatings to prevent future deterioration, and minor structural repairs necessary to ensure the building remains safe and compliant with engineering standards.

All work will be performed in accordance with applicable military engineering standards, safety regulations, and environmental compliance requirements to ensure minimal disruption to installation operations.

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 130 location within Fort Allen Training Center



Figure #2, Building 130 Existing Condition (Front view)



Figure #3, Building 130 Existing Condition (Side view)



Figure #4, Building 130 Existing Condition (1st Floor, Stairs)



Figure #5, Building 130 Existing Condition (1st Floor, Lobby)



Figure #6, Building 130 Existing Condition (1st Floor, Breakroom)



Figure #7, Building 130 Existing Condition (2nd Floor, Office)



Figure #8, Building 130 Existing Condition (1st Floor, Bathroom)



Figure #8, Building 130 Existing Condition (1st Floor, Bathroom)

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 130 Restoration at Fort Allen Training Center as per the following notes:

a. The contractor shall furnish all necessary labor, materials, equipment, and supervision to **permanently eliminate the lead-based paint (LBP) hazards** identified in the Lead Risk Assessment Report dated 25 June 2025 for Building 130 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 **remove, encapsulate, or enclose lead-based paint and lead-containing materials identified in the project survey**. Employ safe work practices, including HEPA-filtered vacuuming, wet methods, and dust suppression. **Proper collection containerization, labeling, secure storage, and dispose of lead-containing waste** in accordance with Resource Conservation and Recovery Act (RCRA).

d. The contractor will **provide personal protective equipment (PPE)** to all workers, including respirators, disposable clothing, gloves, and eye protection. Ensure **workers are trained and certified in lead abatement procedures** per EPA and OSHA requirements.

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

f. The contractor will provide PRARNG with **a detailed written Lead Abatement Project Report upon completion**, including waste manifests, air monitoring results, and the clearance report.

g. 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.

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

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

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

k. The contractor will **redistribute potable water pipes and drainages** in FATC Building 130 as need it.

l. The contractor will **redistribute all lamps, outlets and switches** in FATC Building 130 as need it.

m. The contractor **shall design and construct an accessible ramp as part of the building renovation project to ensure full compliance with the Americans with Disabilities Act (ADA)**, Architectural Barriers Act (ABA), and applicable Unified Facilities Criteria (UFC) standards.

n. 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.

o. The selected contractor will provide new high-efficiency mini-split A/C units for Building 130. The unit's quantity is the following: **18,000 BTU** (3 units with minimum of **20 SEER**), and **60,000 BTU** (1 unit with minimum of **17 SEER**). The contractor will install both indoor and outdoor unit components, ensuring proper mounting and secure connections.

p. The contractor will connect A/C units to the existing electrical system, install circuit breakers and ensure proper grounding, and secure refrigerant lines, ensuring leak-free connections and compliance with environmental regulations.

q. **The condenser units must be installed on the floor, secured with guy wires, and, if necessary, have spacers (palometas en stainless steel) installed to raise it off the ground, voltage protectors for the unit and condenser, anti-corrosion treatment, fault cover.**

r. The contractor **will remove existing equipment at Building 130 and dispose of it outside FATC boundaries (doors, windows, floor tiles, bathtub, lamps, toilets, sinks, wall tiles, etc.).**

s. The contractor **will prepare all surfaces (areas) to install new equipment (doors, windows, floor tiles, bathtub, lamps, toilets, sinks, wall tiles, etc.).**

t. The contractor should **acquire and install heavy-duty security doors** designed to provide enhanced protection, durability, and controlled access for facilities within the military installation. All materials and installation procedures shall comply with applicable federal, military, and local building standards, including life safety and fire protection codes.

u. **Security Doors Specifications: Heavy-duty hollow metal security door**, 16-gauge galvanized steel (minimum) bronze 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. **Heavy-duty commercial grade surface-mounted hydraulic door closer** with adjustable closing speed and latching action. **Rear door with Heavy-duty panic bar.**

v. **Security Doors measures:**
   - Two (2) security doors with 32 ¼" W x 81 ¼" H
   - One (1) security door with panic bar of 34 3/8" W x 80" H

w. The contractor should **acquire and install interior office doors** that are durable, functional, and compliant with applicable building codes and safety regulations. All materials and installation procedures shall meet federal facility standards and applicable engineering requirements for military installations.

x. **Interior Doors Specifications:** Solid core hollow metal interior office door, minimum 1-3/4 inches of thickness, **walnut in color**, and factory finished. The **door fame** should be 16-gauge steel frame and securely anchored to wall framing or masonry structure painted to match door color. Minimum **three (3) heavy-duty ball-bearing steel hinges** per door with stainless steel finish. **Commercial-grade cylindrical lockset** (ANSI/BHMA Grade 1 or Grade 2) with reinforced strike plate mounted on frame. Wall-mounted or floor-mounted door stops to prevent wall damage. All hardware shall be installed in accordance with manufacturer recommendations.

y. **Interior Doors measures:**
   - Two (2) doors with 30" W x 82 ¼" H
   - One (1) door with 33 ½" W x 81" H
   - One (1) door with 26 ¼" W x 81" H
   - One (1) door with 30" W x 71" H
   - One (1) door with 22" W x 81" H
   - One (1) door with 26" W x 79" H
   - One (1) door with 34" W x 81" H

z. **Interior Doors with Vision Panel Specifications: Solid core hollow metal interior office door with vision panel**, minimum 1-3/4 inches of thickness, walnut in color, and factory finished. The door fame should be 16-gauge steel frame and securely anchored to wall framing or masonry structure painted to match door color. Minimum three (3) heavy-duty ball-bearing steel hinges per door with stainless steel finish. Commercial-grade cylindrical lockset (ANSI/BHMA Grade 1 or Grade 2) with reinforced strike plate mounted on frame.

Wall-mounted or floor-mounted door stops to prevent wall damage. **20-gauge steel vision lite frame** with powder coat finish. **Vison panel**: 8” W x 12” H size, **wired glass or ceramic fire-rated glass** and **¼” thickness** minimum. All hardware shall be installed in accordance with manufacturer recommendations.

aa. **Interior Doors with Vision Panel measures**:
- Three (3) doors with vision panel with 34” W x 81” H

bb. **Interior Sliding Doors Specifications:** Two (2) panel bi-pass sliding closet door system made of aluminum frame, minimum 1-3/4 inches of thickness, with laminated MDF panels, walnut in color and factory finished. Top and bottom sliding extruded aluminum track system with a minimum of 2” aluminum channel, ball-bearing steel or nylon rollers, adjustable bottom guides, anti-jump safety devices, track end stops and door pulls or recessed handles. All hardware shall be installed in accordance with manufacturer recommendations.

cc. **Interior Sliding Doors measures:**
- Four (4) sliding door systems with 47 ¼” W 81 ½” H

dd. The contractor should **acquire and install commercial-grade office windows** designed to ensure durability, safety, and energy efficiency. All materials and installation shall comply with applicable federal construction standards, safety regulations, and local building codes applicable to military facilities.

ee. **Windows Specifications:** Commercial-grade aluminum framed **awning (projected) windows** with security glass. **The frame** should be extruded aluminum alloy, factory powder-coated or anodized corrosion-resistant finish, and white in color. **Double-pane insulated glass units** (IGU) sealed air or argon filled space, minimum 1/4-inch tempered safety glass and low-emissivity (Low-E) coating (energy efficiency). **Heavy-duty crank mechanism** with factory-installed cam locks or latch system and removable insect screens (aluminum frame and fiberglass mesh). Windows shall include continuous weather stripping to minimize air and water infiltration. Flashing should be installed to prevent water penetration and moisture damage.

ff. **Windows measures:**
- Two (2) windows with 64 ½” W x 28 ½” H
- Twelve (12) windows with 80 ½” W x 57 7/8” H
- Two (2) windows with 40 ½” W x 52 7/8” H
- Four (4) windows with 80 ½” W x 63 ¼” H
- Six (6) windows with 120 ½” W x 63 ¼” H
- Four (4) windows with 40 ¼” W x 32 7/8” H
- One (1) window with 32 ¾” W x 28 ½” H

gg. Windows shall be installed plumb, level, and square in the wall opening. Frames shall be anchored securely to the building structure using corrosion-resistant fasteners. All gaps between the window frame and wall shall be properly sealed. Installation shall follow manufacturer recommendations and applicable building standards.

hh. The contractor shall **remove 130 square feet of existing wall tiles** located **in each bathroom** at FATC Building 130 and install **130 square feet** of new **12" x 24" light gray ceramic tiles on bathrooms walls**. Total of **two (2) bathrooms** in the building.

ii. The contractor shall **remove 1,568 square feet of existing floor tiles** located at FATC Building 130 and prepare surface for **epoxy flooring installation** (grinding, scarifying, cracks repairs and ensure surface is free of dust, grease, and foreign materials).

jj. 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.

kk. The contractor should **remove existing toilets** located at FATC Building 130 and **install new toilets**. Toilets shall be **white** and include manual flush valve.

ll. The contractor shall **remove existing sinks** located in FATC Building 130 and **install new sinks (white color)** and vanities.

mm. The contractor should **remove the existing mirrors** located at FATC Building 130 and **install new mirrors with LED lights**.

nn. The contractor should **remove existing hand dryers** located at FATC Building 130 and **install new hand dryers** (one per bathroom).

oo. The contractor shall **remove existing trash cans** located at FATC Building 130 and **install new wall trash cans** with tissue paper dispensers in stainless steel (one per bathroom).

pp. The contractor should **remove existing toilet paper dispensers** located at FATC Building 130 and **install new toilet paper dispensers** in stainless steel.

qq. The contractor should **install all electrical equipment** (4 ft. LED flush mount wraparound light fixtures, LED round ceiling flush mount light fixtures, electrical outlets, etc.) in FATC Building 130.

rr. The contractor shall **install new wall hand soap dispensers** in FATC Building 130 (one per bathroom). Dispensers shall be in stainless steel.

ss. The contractor shall **install wall exhaust fans** (one per bathroom) at FATC Building 130. Exhaust fans shall be **white color**.

tt. The contractor shall **install kitchen sink cabinet** combo in breakroom area. The cabinet measures 24 in. W x 20 in. D x 34 in. H, two (2) doors, made of PVC, nickel polished faucet and walnut in

color.

uu. The contractor will **purchase the paint and paint the building**, both inside and outside. (Paint Information: Sherwin-Williams; Color: **Koffee, SW-6104** Latex Flat for eaves and **Sand of Times, SW-6101** Flat for walls).

vv. 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.

ww. **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.

xx. 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.

yy. The contractor shall **comply with the Build American Buy American Act.** All materials used in this project must come from USA.

zz. The contractor **needs to keep the area clean.** All construction debris should take out and dispose outside Fort Allen boundaries (not in FATC dumpsters).

aaa. The contractor will complete the project within the timeframe established (**180 days)** with phased implementation to minimize service disruptions.

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

ccc. The **project end-product shall be free of defects** and in accordance with acceptable parameters, specifications, and standards.

ddd. 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 to technical guidance.

eee. Recurrent findings of crass or negligent defects may be incurred in corrective actions set forth by governing contracting agency.

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

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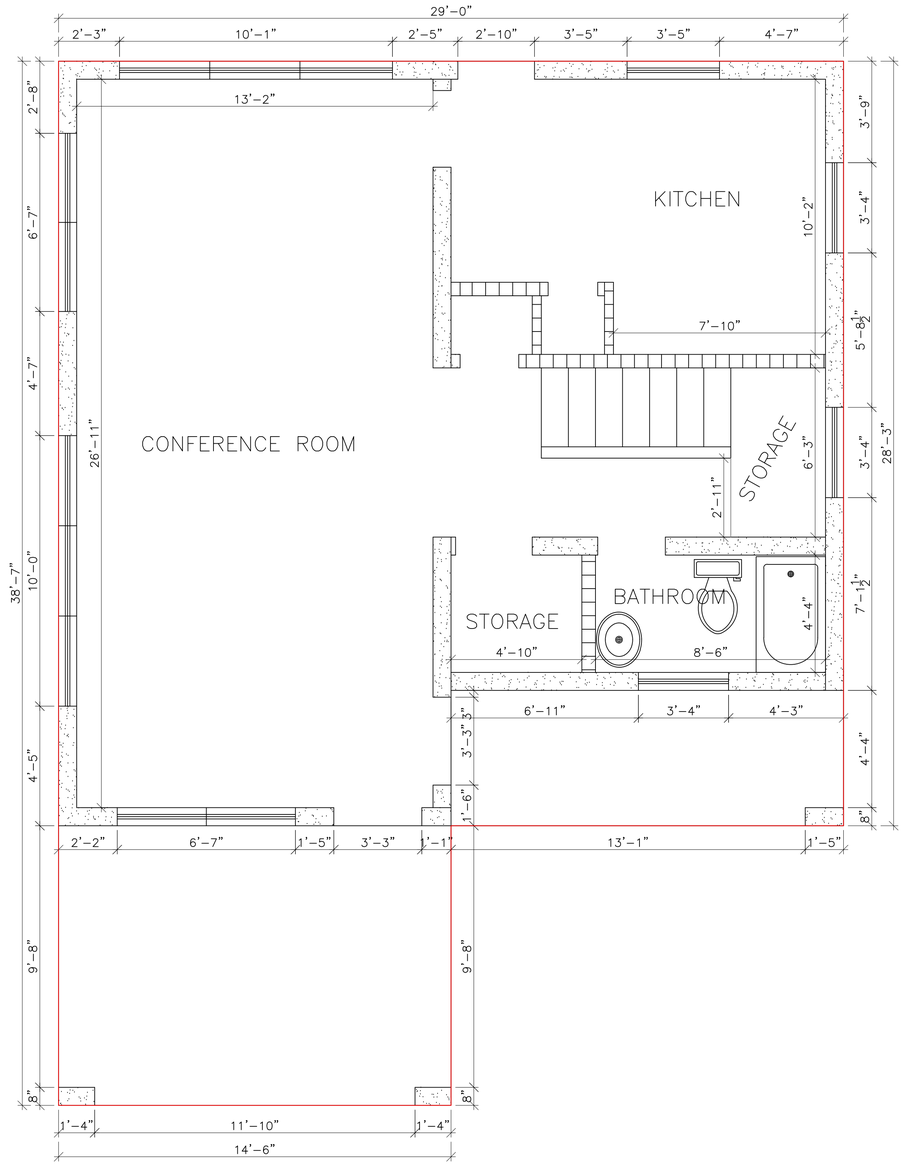
The work performed in this SOW must comply with, but not limited to, the following codes and regulations.

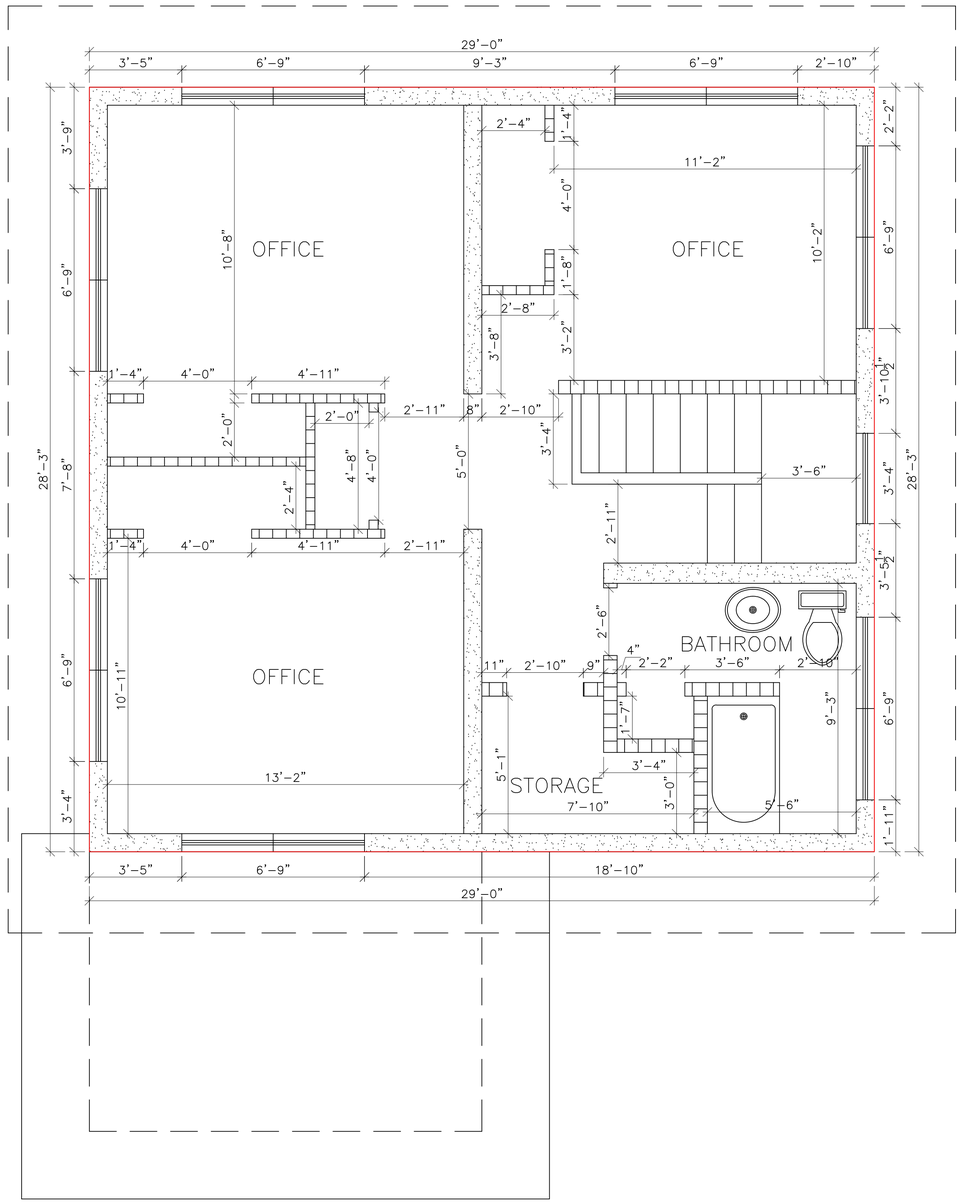
- AR 190-11 Physical Security of Arms, Ammunitions, and Explosives
- OSHA Standards (29 CFR 1910 and 1926) Clean Air Act (CAA) – Section 608 & 609
- Environmental Protection Agency (EPA) Refrigerant Management Rules
- Energy Independence and Security Act (EISA) of 2007 Energy Policy Act (EPAct) of 2005
- 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)



FIRST LEVEL FLOOR PLAN

BLDG. 130

AREA: (969.0833 square ft.)



SECOND LEVEL FLOOR PLAN

BLDG. 130

AREA: (819.2500 square ft.)

STATEMENT OF WORK

Building 133 Restoration
at Fort Allen Training Center

PREPARED BY:

CPT Omar Flores de Jesus
FATC Facility Manager

Date: October 2025

Amended: June 2026

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1.0 Background

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Given the critical role that facilities play in supporting mission readiness and personnel operations, it is essential to maintain buildings in safe and operational condition. A restoration project is necessary to address deficiencies, extend the service life of the facility, and ensure compliance with current safety, environmental, and engineering standards applicable to military installations.

1.1 Objectives

To restore the building to a safe, functional, and efficient condition that supports the operational mission of the installation. The project aims to extend the useful life of the facility, reduce future maintenance costs, and provide a safe and productive environment for military personnel and support staff.

1.2 Description

Building 133 restoration project will consist of a comprehensive assessment and repair of structural, architectural, and utility components of the facility. The work may include but is not limited to restoration of exterior walls, including crack repairs, sealing, and painting, interior repairs such as gypsum board replacement, flooring restoration, and ceiling repairs, inspection and repair of plumbing, electrical, and HVAC systems as required, replacement of doors, windows, and window screens to improve building security and energy efficiency, surface preparation and application of protective coatings to prevent future deterioration, and minor structural repairs necessary to ensure the building remains safe and compliant with engineering standards.

All work will be performed in accordance with applicable military engineering standards, safety regulations, and environmental compliance requirements to ensure minimal disruption to installation operations.

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- 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 133 location within Fort Allen Training Center



Figure #2, Building 133 Existing Condition (Front view)



Figure #3, Building 133 Existing Condition (1st Floor, Lobby)



Figure #4, Building 133 Existing Condition (1st Floor, Stairs)



Figure #5, Building 133 Existing Condition (1st Floor, Stairs)

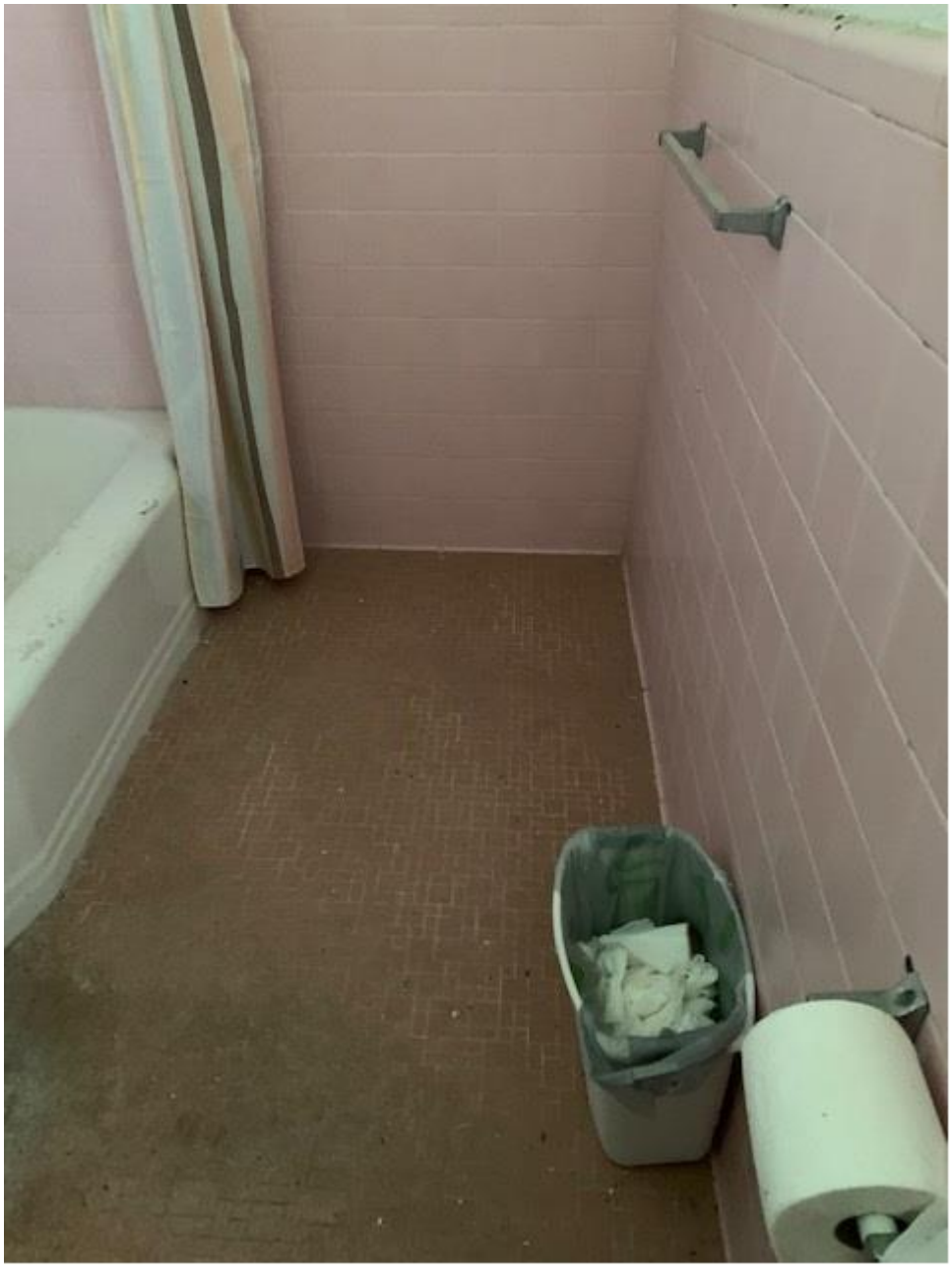


Figure #6, Building 133 Existing Condition (2nd Floor, Bathroom)

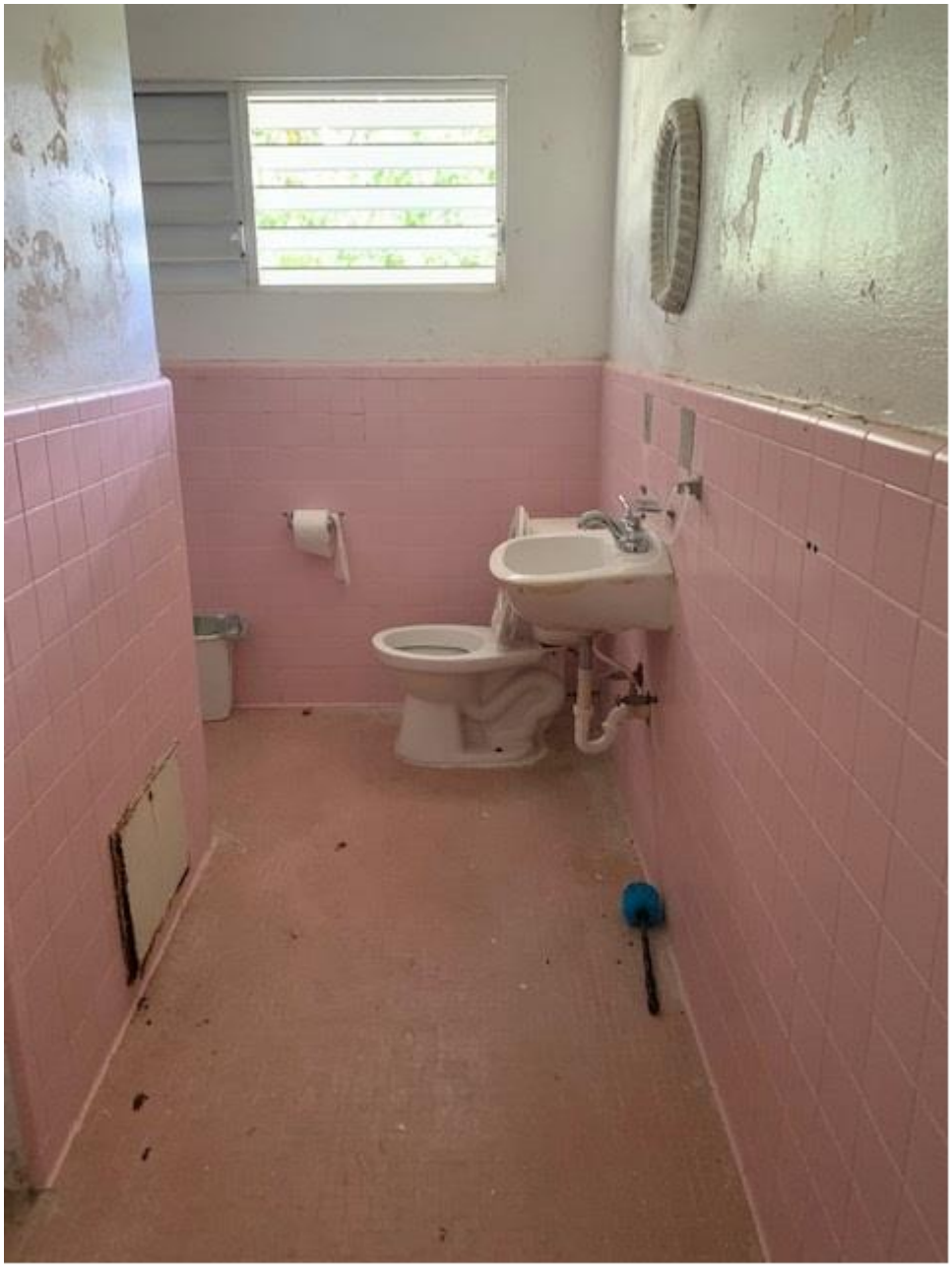


Figure #7, Building 133 Existing Condition (2nd Floor, Bathroom)



Figure #8, Building 133 Existing Condition (2nd Floor, Office)



Figure #8, Building 133 Existing Condition (2nd Floor, Office)

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 133 restoration at Fort Allen Training Center as per the following notes:

a. The contractor shall furnish all necessary labor, materials, equipment, and supervision to **permanently eliminate the lead-based paint (LBP) hazards** identified in the Lead Risk Assessment Report dated 25 June 2025 for Building 133 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 remove, encapsulate, or enclose lead-based paint and lead-containing materials identified in the project survey. Employ safe work practices, including HEPA-filtered vacuuming, wet methods, and dust suppression. **Proper collection containerization, labeling, secure storage, and dispose of lead-containing waste** in accordance with Resource Conservation and Recovery Act (RCRA).

d. The contractor will provide personal protective equipment (PPE) to all workers, including respirators, disposable clothing, gloves, and eye protection. Ensure **workers are trained and certified in lead abatement procedures** per EPA and OSHA requirements.

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

f. The contractor will provide PRARNG with **a detailed written Lead Abatement Project Report upon completion**, including waste manifests, air monitoring results, and the clearance report.

g. 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.

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

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

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

k. The contractor will redistribute potable water pipes and drainages in FATC Building 133 as they need it.

l. The contractor will redistribute all lamps, outlets and switches in FATC Building 133 as need it.

m. The contractor **shall design and construct an accessible ramp as part of the building renovation project to ensure full compliance with the Americans with Disabilities Act (ADA)**, Architectural Barriers Act (ABA), and applicable Unified Facilities Criteria (UFC) standards.

n. 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.

o. The contractor **will remove existing equipment at Building 133 and dispose of it outside FATC boundaries (doors, windows, floor tiles, bathtub, lamps, toilets, sinks, wall tiles, etc.).**

p. The contractor **will prepare all surfaces (areas) to install new equipment (doors, windows, floor tiles, bathtub, lamps, toilets, sinks, wall tiles, etc.).**

q. The contractor shall **provide and install heavy-duty security doors** designed to provide enhanced protection, durability, and controlled access for facilities within the military installation. All materials and installation procedures shall comply with applicable federal, military, and local building standards, including life safety and fire protection codes.

r. **Security Doors Specifications: Heavy-duty hollow metal security door**, 16-gauge galvanized steel (minimum) bronze 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. **Heavy-duty commercial grade surface-mounted hydraulic door closer** with adjustable closing speed and latching action. **Rear door with Heavy-duty panic bar.**

s. **Security Doors measures:**
   - Two (2) security doors with 32 ¼" W x 81 ¼" H
   - One (1) security door with panic bar of 34 3/8" W x 80" H

t. The contractor should **acquire and install interior office doors** that are durable, functional, and compliant with applicable building codes and safety regulations. All materials and installation procedures shall meet federal facility standards and applicable engineering requirements for military

installations.

u. **Interior Doors Specifications: Solid core hollow metal** interior office door, minimum 1-3/4 inches of thickness, **walnut in color**, and factory finished. **The door fame** should be 16-gauge steel frame and securely anchored to wall framing or masonry structure painted to match door color. Minimum **three (3) heavy-duty ball-bearing steel hinges** per door with stainless steel finish. **Commercial-grade cylindrical lockset** (ANSI/BHMA Grade 1 or Grade 2) with reinforced strike plate mounted on frame. Wall-mounted or floor-mounted door stops to prevent wall damage. All hardware shall be installed in accordance with manufacturer recommendations.

v. **Interior Doors measures:**
   - Two (2) doors with 30” W x 82 ¼” H
   - One (1) door with 33 ½” W x 81” H
   - One (1) door with 26 ¼” W x 81” H
   - One (1) door with 30” W x 71” H
   - One (1) door with 22” W x 81” H
   - One (1) door with 26” W x 79” H
   - One (1) door with 34” W x 81” H

w. **Interior Doors with Vision Panel Specifications: Solid core hollow metal interior office door with vision panel**, minimum 1-3/4 inches of thickness, walnut in color, and factory finished. The door fame should be 16-gauge steel frame and securely anchored to wall framing or masonry structure painted to match door color. Minimum three (3) heavy-duty ball-bearing steel hinges per door with stainless steel finish. Commercial-grade cylindrical lockset (ANSI/BHMA Grade 1 or Grade 2) with reinforced strike plate mounted on frame. Wall-mounted or floor-mounted door stops to prevent wall damage. 20-gauge steel vision lite frame with powder coat finish. **Vison panel: 8” W x 12” H size, wired glass or ceramic fire-rated glass and ¼” thickness minimum.** All hardware shall be installed in accordance with manufacturer recommendations.

x. **Interior Doors with Vision Panel measures**:
   - Three (3) doors with vision panel with 34” W x 81” H

y. **Interior Sliding Doors Specifications: Two (2) panel bi-pass sliding** closet door system made of aluminum frame, minimum 1-3/4 inches of thickness, **with laminated MDF panels, walnut in color** and factory finished. Top and bottom sliding extruded aluminum track system with a minimum of 2” aluminum channel, ball-bearing steel or nylon rollers, adjustable bottom guides, anti-jump safety devices, track end stops and door pulls or recessed handles. All hardware shall be installed in accordance with manufacturer recommendations.

z. **Interior Sliding Doors measures:**
   - Four (4) sliding door systems with 47 ¼” W 81 ½” H

aa. The contractor should **acquire and install commercial-grade office windows** designed to ensure durability, safety, and energy efficiency. All materials and installation shall comply with applicable federal construction standards, safety regulations, and local building codes applicable to military

facilities.

bb. **Windows Specifications:** Commercial-grade aluminum framed awning (projected) windows with security glass. The frame should be extruded aluminum alloy, factory powder-coated or anodized corrosion-resistant finish, and white in color. Double-pane insulated glass units (IGU) sealed air or argon filled space, minimum 1/4-inch tempered safety glass and low-emissivity (Low-E) coating (energy efficiency). Heavy-duty crank mechanism with factory-installed cam locks or latch system and removable insect screens (aluminum frame and fiberglass mesh). Windows shall include continuous weather stripping to minimize air and water infiltration. Flashing should be installed to prevent water penetration and moisture damage.

cc. **Windows measures:**

- Two (2) windows with 64 ½" W x 28 ½" H
- Twelve (12) windows with 80 ½" W x 57 7/8" H
- Two (2) windows with 40 ½" W x 52 7/8" H
- Four (4) windows with 80 ½" W x 63 ¼" H
- Six (6) windows with 120 ½" W x 63 ¼" H
- Four (4) windows with 40 ¼" W x 32 7/8" H
- One (1) window with 32 ¾" W x 28 ½" H

dd. Windows shall be installed plumb, level, and square in the wall opening. Frames shall be anchored securely to the building structure using corrosion-resistant fasteners. All gaps between the window frame and wall shall be properly sealed. Installation shall follow manufacturer recommendations and applicable building standards.

ee. The contractor shall **acquire and install** new aluminum windows **(white in color)** located at FATC Building 133.

ff. The contractor shall **remove 130 square feet of existing wall tiles** located **in each bathroom** at FATC Building 133 and install **130 square feet** of new **12" x 24" light gray ceramic tiles on bathrooms walls**. Total of **two (2) bathrooms** in the building.

gg. The contractor shall **remove 1,568 square feet of existing floor tiles** located at FATC Building 133 and prepare surface for **epoxy flooring installation** (grinding, scarifying, cracks repairs and ensure surface is free of dust, grease, and foreign materials).

hh. 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.

ii. The contractor should **remove existing toilets** located at FATC Building 133 and install new toilets. Toilets shall be white and include manual flush valve.

jj. The contractor shall **remove existing sinks** located in FATC Building 133 and install new sinks (white color) and vanities.

kk. The contractor should **remove the existing mirrors** located at FATC Building 133 and install new mirrors with LED lights.

ll. The contractor should **remove existing hand dryers** located at FATC Building 133 and install new hand dryers (one per bathroom).

mm. The contractor shall **remove existing trash cans** located at FATC Building 133 and install new wall trash cans with tissue paper dispensers in stainless steel (one per bathroom).

nn. The contractor should **remove existing toilet paper dispensers** located at FATC Building 133 and **install new toilet paper dispensers** in stainless steel.

oo. The contractor should **install all electrical equipment** (4 ft. LED flush mount wraparound light fixtures, LED round ceiling flush mount light fixtures, electrical outlets, etc.) in FATC Building 133.

pp. The contractor shall **install new wall hand soap dispensers** in FATC Building 133 (one per bathroom). Dispensers shall be in stainless steel.

qq. The contractor shall **install wall exhaust fans** (one per bathroom) at FATC Building 133. Exhaust fans shall be white color.

rr. The contractor shall **install kitchen sink cabinet** combo in breakroom area. The cabinet measures 24 in. W x 20 in. D x 34 in. H, two (2) doors, made of PVC, nickel polished faucet and walnut in color.

ss. 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.

tt. The contractor will **purchase the paint and paint the building**, both inside and outside. (Paint Information: Sherwin-Williams; Color: **Koffee, SW-6104** Latex Flat for eaves and **Sand of Times, SW-6101** Flat for walls).

uu. 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.

vv. **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.

ww. The contractor shall **comply with the Build American Buy American Act**. All materials used in this project must come from USA.

xx. The contractor **needs to keep the area clean.** All construction debris should

take out and dispose outside Fort Allen boundaries (not in FATC dumpsters).

yy. The contractor will complete the project within the timeframe established **(180 days)** with phased implementation to minimize service disruptions.

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

aaa. The **project end-product shall be free of defects** and in accordance with acceptable parameters, specifications, and standards.

bbb. 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 to technical guidance.

ccc. Recurrent findings of crass or negligent defects may be incurred in corrective actions set forth by governing contracting agency.

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.

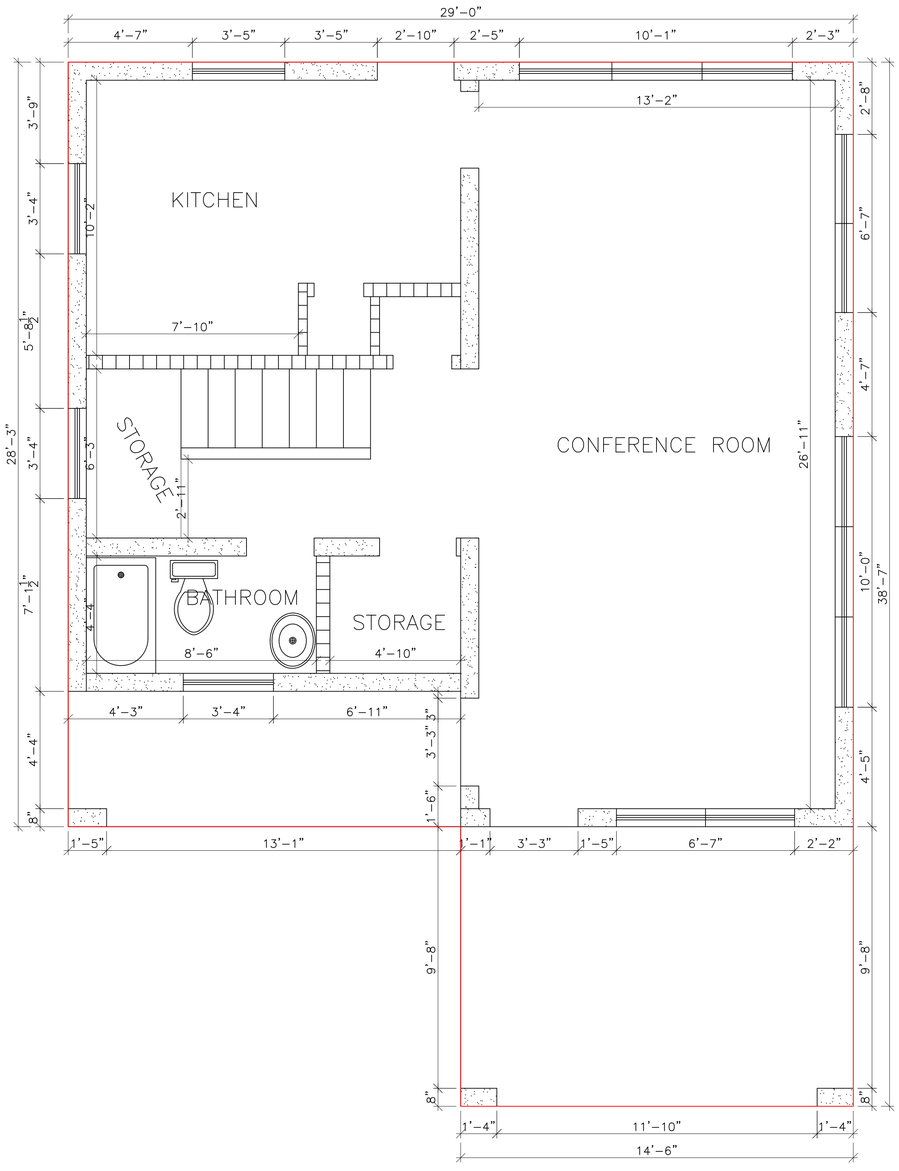
Part 6

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.

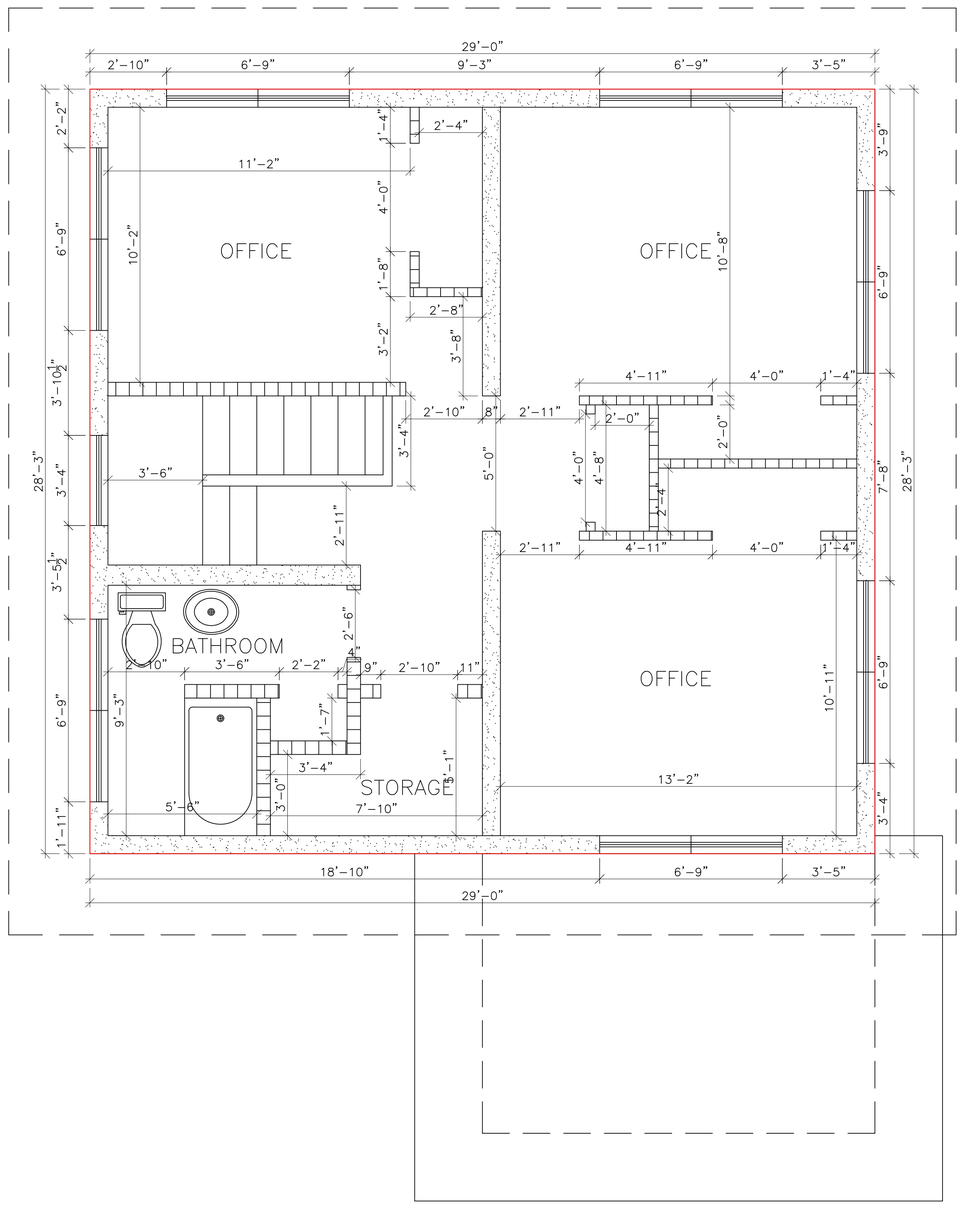
- AR 190-11 Physical Security of Arms, Ammunitions, and Explosives
- OSHA Standards (29 CFR 1910 and 1926) Clean Air Act (CAA) – Section 608 & 609
- Environmental Protection Agency (EPA) Refrigerant Management Rules
- Energy Independence and Security Act (EISA) of 2007 Energy Policy Act (EPAct) of 2005
- 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)



FIRST LEVEL FLOOR PLAN

BLDG. 133

AREA: (969.0833 square ft.)



SECOND LEVEL FLOOR PLAN

BLDG. 133

AREA: (819.2500 square ft.)

STATEMENT OF WORK

LEAD-BASED PAINT AND ASBESTOS-CONTAINING MATERIALS ABATEMENT AT FORT ALLEN TRAINING CENTER, PUERTO RICO

PREPARED BY:

Johnathan Rodriguez Vega
ENVIRONMENTAL SPECIALIST

DATE: May 18, 2026

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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

According to Puerto Rico Department of Natural and Environmental Resources (PRDNER) Lead-Based Paint (LBP) and Asbestos-Containing Materials (ACM) Regulations, surfaces or substrates containing LBP and/or ACM must be abated or removed prior to the demolition of any structure. Therefore, the Puerto Rico Army National Guard (PRARNG) shall contract a certified professional or company to conduct the abatement of all identified LBP and ACM at Buildings 130 and 133, located at Fort Allen Training Center (FATC), Juana Diaz, Puerto Rico.

1.1 Objectives

To perform the complete and certified abatement of all identified LBP and ACM at Buildings 130 and 133 at FATC. This action is required to bring the facilities into full compliance with the Puerto Rico Department of Natural and Environmental Resources (PRDNER) regulations and to ensure they are safe for future demolition.

1.2 Description

The PRARNG shall contract a certified company to conduct a comprehensive LBP and ACM abatement for Buildings 130 and 133, to prepare the structures for future renovation or demolition. A mandatory site visit is required prior to proposal submission to verify existing conditions, and this visit will be coordinated by the Construction and Facilities Management Office (CFMO) Environmental Section. Throughout the project, the contractor is responsible for obtaining all necessary permits and certifications, paying all fees, and ensuring full compliance with all applicable local, state, and federal regulations, including PRDNER standards. Final payment is contingent upon the successful completion of all work and the submission of all project closeout documents, which must include the final inspection and abatement reports to PRARNG.

1.3 Location

Fort Allen Training Center – Buildings 130 and 133

1.4 Performance of Period

The work outlined in this Proposal shall be completed within **180 calendar days** from the date of Contract Agreement execution, following receipt of the service order by the contracted company.

Part 2

EXISTING CONDITIONS

2.0 Conditions and photographs

PART 2. EXISTING CONDITIONS

2.0 Conditions and specifications

Refer to Attachments 1, 2, and 3 for photographs and analytical results of the designated areas.

A. LBP identified at Building #130

Table 1: Summary of Components Containing Lead of Bldg. 130				
Area	**Component**	**Color**	**Substrate**	**Approximate Amount**
First Floor: 1-6 Second Floor: 2-2	Wall Tiles	Blue	Ceramic	281 ft^2
First Floor: 1-6 Second Floor: 2-2	Lavatory	White	Ceramic	2 Units
2-2	Bathtub	White	Ceramic	1 Unit

B. ACM identified at Building #130

Table 2: Summary of Components Containing Asbestos of Bldg. 130		
Area	**Component**	**Approximate Amount**
1st & 2nd Floor - RB-101108-AN23	Window Caulking	31 ea.
1st & 2nd Floor - RB-101108-AN21	Floor Tiles and Glue	1,568 sq ft.

C. LBP identified at Building #133

Table 3: Summary of Components Containing Lead of Bldg. 133				
Area	**Component**	**Color**	**Substrate**	**Approximate Amount**
First Floor: 1-2 Second Floor: 2-5	Wall Tiles	Pink	Ceramic	300 ft^2
2-5	Bathtub	White	Metal	1 Unit

D. ACM identified at Building #133

Table 4: Summary of Components Containing Asbestos of Bldg. 133		
Area	**Component**	**Approximate Amount**
1st & 2nd Floor - RB-101108-AN16	Floor Tiles and Glue	1,568 sq ft.

Part 3

ENVIRONMENTAL

3.0 Environmental Policy Statement

PART 3. ENVIRONMENTAL

3.0 Policy Memorandum # 01-26, Environmental Policy Statement (Attachment 4)

Part 4

SERVICES / PROJECT WORKS

3.0 Scope of Works
3.1 Technical Specifications

PART 4. SERVICE / PROJECT WORKS

4.0 Scope of Work

State and federal regulations mandate that a full LBP and ACM abatement is required prior to the demolition, renovation, or significant maintenance of any structure. This project is intended to fulfill this requirement for the designated area.

A. Lead-Based Paint and Lead-Dust Abatement

1. **Permits and Approvals:** Prepare and submit a General Permit application for LBP mitigation activities to the Puerto Rico Department of Natural and Environmental Resources (PRDNER)

2. Submit a detailed work plan to the Construction and Facilities Management Office (CFMO) Environmental Section for approval prior to submission to PRDNER. The Contractor must comply with EPA 40 CFR Part 745 (Lead-Based Paint Poisoning Prevention) and OSHA 29 CFR 1926.62 (Lead in Construction).

3. **Site Preparation:** Upon receiving PRDNER approval, prepare the project area as follows:

    a. **Isolation:** Delimitate, mark, and protect the boundaries of the work area using high-visibility warning tape, or similar, and physical barriers.

    b. **Identification:** Contractor shall identify and document all LBP to be cleaned, stabilized, or removed. Refer to analytical report (Attachment 3) for material quantity, location, and description.

    c. **Air and Environmental Monitoring:** Develop and implement a comprehensive air monitoring plan. This must include pre-abatement baseline testing, daily personal monitoring (breathing zone) to fulfill OSHA Negative Exposure Assessment (NEA) requirements, and daily area monitoring. Provide copies of all independent laboratory results to the PRARNG Environmental Section.

4. **Abatement Activities:** Perform LBP abatement activities in accordance with the approved work plan and all applicable federal and local regulations. Post-abatement dust-wipe testing shall comply with current EPA Dust-Lead Action Levels (DLAL), requiring lead dust levels to be below 5 µg/ft² for floors, below 40 µg/ft² for interior window sills, and below 100 µg/ft² for window troughs. If clearance levels are not achieved after initial abatement, the Contractor shall re-clean and re-test the area at no additional cost. If clearance continues to fail, the Contractor shall encapsulate all surfaces within the project area.

5. **Encapsulation/Sealant Alternate:** If applicable, prime and seal all designated surfaces within the project area with a liquid encapsulant product that complies with all applicable standards for permanent lead abatement, or an approved equal. Prime metal surfaces with a 100% acrylic rust-inhibitive primer prior to application. Minimum total dry film thickness shall be 7 mils (14 mils wet). Include all permit modification fees associated with this alternate in the proposal. Provide a fixed cost per square foot for this alternate.

6. **Waste Management and Disposal:** Perform Toxicity Characteristic Leaching Procedure (TCLP) testing on representative waste streams to characterize waste prior to disposal. Provide material transportation and disposal in accordance with PRDNER and Resource Conservation and Recovery Act (RCRA) regulations. If TCLP results exceed 5.0 mg/L, waste must be handled, manifested, and disposed of as RCRA hazardous waste. Provide copies of all hazardous waste manifests or non-hazardous disposal receipts to the CFMO Environmental Section.

7. **Project Closeout:** Provide permit closeout documents to the CFMO Environmental Section prior to final invoice approval. Documents must include the final report submitted to PRDNER, final dust-wipe clearance laboratory reports, TCLP data, and signed waste manifests.

B. Asbestos-Containing Materials Abatement

1. **Permits and Approvals:** Prepare and submit a General Permit application for Asbestos Removal to the PRDNER in accordance with the Asbestos Removal Guidelines of the Puerto Rico Regulation for the Control of Atmospheric Pollution (RCAP). Submit a detailed work plan, signed and stamped by a licensed Asbestos Project Designer, to the CFMO Environmental Section for approval prior to PRDNER submission. Concurrent with PRDNER submission, submit a National Emission Standards for Hazardous Air Pollutants (NESHAP) notification to the US EPA Region 2 at least 10 working days prior to the start of any asbestos disturbance or demolition activity.

2. **Site Preparation:** Upon receiving PRDNER and EPA approvals, prepare the project area as follows:

    a. **Containment:** Delimitate, lock, mark, and completely isolate the boundaries of the regulated work area using critical barriers and a minimum of two layers of 6-mil polyethylene sheeting.

b. **Signage:** Install danger and warning signage at all entry points in accordance with OSHA 29 CFR 1926.1101.

c. **Identification:** Contractor shall identify, verify, and document all Regulated Asbestos-Containing Material (RACM), Category I, and Category II non-friable ACM to be removed. Refer to analytical reports (Attachments 1 and 2) for material quantity, location, and description.

d. **Engineering Controls:** Establish a fully functional negative pressure enclosure (NPE) equipped with HEPA-filtered negative air machines to provide a minimum of 4 air changes per hour. A minimum of -0.02 column inches water pressure differential, relative to outside pressure, shall be maintained within the NPE as evidenced by manometric measurements. Install a multi-stage decontamination enclosure system for personnel and equipment.

e. **Environmental Monitoring:** Develop and implement a comprehensive air monitoring plan managed by an independent Puerto Rico-licensed Project Monitor. The plan must include pre-abatement (baseline), daily in-progress (area and personal), and post-abatement clearance sampling. Provide copies of all daily laboratory results to the PRARNG Environmental Section.

3. **Abatement Activities:** Perform ACM abatement activities utilizing wet-removal methods and HEPA-vacuuming in accordance with the approved project work plan, the Puerto Rico RCAP, 40 CFR 61 Subpart M, and OSHA 29 CFR 1926.1101. Post-abatement clearance levels shall be below 0.01 fibers per cubic centimeter (f/cc) of air. Clearance air sampling shall be conducted using aggressive sampling protocols. Analysis shall be performed using Phase Contrast Microscopy (PCM) via NIOSH Method 7400, or Transmission Electron Microscopy (TEM) via 40 CFR Part 763 (AHERA Rules) where mandatory based on project size thresholds. If clearance levels are not achieved, the Contractor shall re-clean, re-encapsulate, and re-test the area at no additional cost to the Government until compliance is met.

4. **Lockdown Encapsulant:** Prior to the execution of final clearance air sampling and while the containment remains under continuous negative pressure, the Contractor shall apply an approved, tinted (pigmented), water-based asbestos lockdown encapsulant to all abated substrates and structural surfaces within the regulated work area.

The encapsulant must be field-tested for substrate compatibility, applied using airless spray equipment per the manufacturer's specified coverage rates, and allowed to cure completely before aggressive air sampling begins. In no event shall containment barriers be dismantled before receiving a passing laboratory air clearance report.

5. **Waste Management and Disposal:** Provide material transportation and disposal in accordance with PRDNER and US EPA NESHAP regulations. All ACM waste must be adequately wetted to prevent fiber emission, double-bagged in 6-mil leak-tight plastic bags (or placed in leak-tight drum containers), and labeled with the required OSHA warning text, generator name, and the physical location site. Transportation must be conducted via a licensed hazardous waste transporter to an authorized, permitted landfill approved to accept asbestos waste. Provide fully executed, signed Waste Shipment Records (WSR) / EPA manifests to the CFMO Environmental Section within 30 days of the date the waste leaves the project facility.

6. **Project Closeout:** Provide permit closeout documents to the CFMO Environmental Section prior to final invoice submission. Documents must include evidence of the final report submitted to PRDNER, final air clearance laboratory results, daily logbooks, and completed waste manifests.

C. Qualifications

1. **Certified Personnel:** All work related to LBP and/or ACM abatement shall be performed by personnel who have successfully completed accredited training programs and hold valid, current certifications for the specific tasks they are performing. This includes, but is not limited to, Lead Abatement Worker, Lead Supervisor, Lead Inspector/Risk Assessor, Asbestos Abatement Worker, Asbestos Supervisor, Asbestos Inspector, and Asbestos Project Designer certifications as required by applicable EPA, OSHA, and PRDNER regulations.

2. **Documentation of Certifications:** The Contractor shall provide the PRARNG Environmental Section with copies of all personnel certifications prior to the commencement of any work. These certifications must be current and valid throughout the duration of the contract. The Contractor shall also maintain a current list of all certified personnel on-site during all abatement activities.

3. **Competency:** All personnel performing work, regardless of certification requirements, shall demonstrate competency in their respective trades and adhere to best practices.

D. Conditions

1. Ensure full compliance with all applicable federal and local regulations.

2. The Contractor is responsible for independently verifying and accurately measuring all areas included in the base bid. Any discrepancies must be reported to PRARNG prior to bid submission.

3. Coordinate with proponents to ensure their presence during all Contractor-conducted testing.

4. Ensure that final clearance samples results are below established clearance thresholds.

5. Dispose of all waste and excess material in full compliance with all current state and federal regulations. Provide documentation of proper waste disposal to the PRARNG Environmental Section.

6. As a minimum, all personnel entering the regulated area or conducting the decontamination of the project area shall be provided with, and required to use, the PPE in strict accordance with OSHA 29 CFR 1926.1101

7. The work area shall be isolated from the rest of the building by closing all doors except one designated as the work entrance/emergency exit. This entrance shall be kept closed during all clean-up operations but must provide unobstructed access to the outside in case of an emergency.

8. All personal protective clothing and equipment (except respirators) shall be removed strictly within the designated Equipment Room of the decontamination enclosure system. All disposable suits shall be immediately deposited into labeled, impermeable 6-mil waste bags. Workers shall then proceed directly into the decontamination room to thoroughly wash their hair and skin prior to removing their respirators. Workers must change into clean street clothing within the Clean Change Room before departing the regulated project area.

9. Workers will wash their hands thoroughly before eating, drinking or smoking. Food of beverages will not be consumed inside the working area.

E. Restrictions

1. The use of high-pressure water systems, hydro-blasting, compressed air, or dry abrasive blasting without a certified HEPA-shrouded vacuum containment system is strictly prohibited for all lead and asbestos-containing material (ACM) activities. Furthermore, dry sweeping, dry shoveling, and the use of non-HEPA filtered vacuum equipment are strictly prohibited. All cleaning and dust-suppression activities must utilize amended water (wet-wiping methodologies) and certified HEPA-vacuums to prevent the aerosolization and dispersal of toxic dust or fibers.

F. Cleaning of surfaces

1. In the absence of functioning mechanical ventilation systems, all doors and windows shall be sealed with appropriate materials to minimize fugitive emissions and maintain negative pressure within the work area.

2. Utilize a wet wipe system for cleaning and removal of lead dust from all surfaces. Wipes shall be disposed of as hazardous waste in accordance with applicable regulations.

3. Use a vacuum cleaner equipped with a HEPA filter to remove all excess material and residual dust. The vacuum cleaner shall be dedicated to this project and not used for any other purpose.

4. Clean floors starting from the furthest point form the exit and progressing towards the entrance/exit to prevent tracking of contamination.

5. Conduct a thorough visual inspection of all surfaces to identify any remaining dust following cleanup. Correct any identified deficiencies prior to conducting re-sampling for clearance.

G. Cleaning solution for wet wiping

1. Final wet-cleaning and dust decontamination shall be performed using a lead-specific specialty detergent or a high-efficiency all-purpose cleaner mixed in strict accordance with the manufacturer's printed specifications. If a phosphate-based cleaner is utilized, it must comply with all local PRDNER wastewater discharge limitations, and all treated surfaces must undergo a secondary, clean-water rinse to ensure zero residue remains before applying primers or encapsulants. Cleaning solutions shall be changed frequently (at a minimum of every 200 square feet or whenever the water becomes visibly discolored) to prevent the re-entrainment and cross-contamination of lead dust.

H. Equipment

1. The contractor shall identify and submit detailed literature (spec sheets, SDS) for all equipment and materials proposed for use in performing cleaning procedures. This submittal shall be included as part of the Work Plan and is subject to approval by the PRARNG Environmental Section prior to commencement of work. Submittals must include information demonstrating the equipment's suitability for lead and asbestos abatement activities.

I. Warranty

1. If any coatings are applied as part of this project, the Contractor shall provide the complete warranty documentation for the coating product, including the duration of the warranty, coverage details, and any limitations.

2. All warranties shall be transferable to PRARNG upon completion of the project.

J. Environmental Section Point of Contacts (POCs)

The Contractor will make sure to notify any environmental related decision with the Environmental Section. The notification shall be in the following order:

Mr. Johnathan Rodriguez
Environmental Specialist
Phone (787) 289-1400 ext. 1074
e-mail: johnathan.rodriguezvega.nfg@army.mil

or

LTC Brenda Acosta
Supervisory Environmental Protection Specialist
phone (787) 289-1400 ext. 1088
e-mail: brenda.l.acosta4.mil@army.mil

4.1 Technical Specifications

A. Site Visit

1. Prior to submitting the Proposal, the Contractor shall conduct a thorough site visit to verify existing conditions, assess the SOW, and identify any potential challenges or special difficulties. The Contractor is responsible for documenting site conditions and incorporating any relevant findings into their Proposal.

B. Utilities

1. The Contractor shall use existing electricity and potable water sources available at the facility whenever possible.

2. If the facility lacks adequate electricity or potable water, the Contractor is responsible for making all necessary arrangements to provide these utilities for the duration of the project, ensuring compliance with all applicable safety and environmental regulations. This includes obtaining any required permits or approvals.

3. The Contractor shall provide and maintain sanitary toilet facilities for their employees throughout the duration of the contract. These facilities shall be regularly cleaned and emptied in accordance with all applicable health regulations and local ordinances. Waste disposal from portable toilets shall be managed in a manner consistent with environmental regulations.

C. Project Requirements

1. The Contractor shall fully cooperate with the PRARNG's authorized representative, providing access to work areas and responding promptly to requests for information.

2. The Contractor shall strictly adhere to all PRARNG security regulations and procedures, including access control measures and reporting requirements.

3. Contractor's employees shall park only in designated areas as coordinated with the PRARNG.

4. All incidental areas disturbed by the Contractor's operations shall be restored to their original condition or better upon completion of the Project. A joint inspection, documented with before-and-after photographs, will be conducted with PRARNG's representative to verify restoration.

5. The Contractor shall be solely responsible for paying all fees, filing all notices, submitting all necessary documentation, and obtaining all permits and certifications of approval required to execute this SOW in full compliance with applicable laws and regulations.

6. The Contractor shall comply with all applicable laws, ordinances, regulations, and rules of government agencies having jurisdiction over this project.

D. Safety, Applicable Standards and Guidelines

All work shall be performed in strict accordance with applicable federal, territorial, and local regulations, standards, and codes governing lead/asbestos abatement and hazardous or otherwise regulated waste. The most recent edition of any regulation, standard, or code shall be utilized. In the event of conflicting requirements between regulations, standards, codes, or these technical specifications, the most stringent requirement, or that which provides the highest level of environmental and worker safety, shall govern.

E. License and Permits

The Contractor shall obtain and maintain in full force and effect all licenses, permits, and authorizations necessary to legally perform this demolition project. The Contractor shall provide the Project Manager with verifiable evidence of all required licenses, permits, and authorizations. This evidence shall be submitted subsequent to the contract award and prior to commencing any demolition work. All costs associated with obtaining and maintaining these licenses, permits, and authorizations shall be included in the Contractor's proposal.

Specifically, the Contractor shall obtain, at a minimum, the following:

1. PRDNER General Permit for Asbestos Removal.

2. PRDNER General Permit for Lead-Based Paint Mitigation Activities

Part 5

GENERAL REQUIREMENTS

5.0 Contract Requirements

PART 5. GENERAL REQUIREMENTS

5.0 Contract Requirements

A. **Operating hours:** All services must be performed during the PRARNG facility's operating hours, which are Monday through Friday, 0730 – 1145 and 1245 – 1600. The Contractor is responsible for ensuring all onsite activities are completed within these timeframes.

B. **Holidays:** The Contractor shall account for both Federal and Commonwealth of Puerto Rico holidays. Significant dates for consideration include:
   a. July 4 – Independence Day
   b. September 7 – Labor Day
   c. October 12 – Columbus Day/Indigenous People's Day
   d. November 11 – Veterans Day
   e. November 19 – Día de la puertorriqueñidad
   f. November 26 – Thanksgiving Day
   g. December 25 – Christmas Day

C. **Coordination and Site Access:** Insert the Name, Title, Phone Number, and Email of the Point of Contact (POC) who will be coordinating site access and abatement schedules here.

D. **Administrative Lead Time:** A period of ten (10) working days is required for the administrative processing and authorization of facility access. This lead time must be completed prior to the scheduled start date of any onsite services.

A. **Regulatory Compliance:** The Contractor shall comply with all applicable local, state, and federal laws and regulations regarding ACM and LBP services.

B. Equipment: The Contractor is solely responsible for providing all necessary equipment and tools required to safely inspect all areas.

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

"I certify under penalty of nullity that no public servant of the Puerto Rico Army National Guard will derive or obtain any benefit of profit of any kind form the contractual relationship which is the basic of this invoice. If such benefit or profit exists, the required waive has been obtained prior to entering into the agreement The only consideration to be received in exchange for the delivery of goods or for the services provided is the agreed-upon price that has been negotiated with an authorized representative of the Puerto Rico Army National Guard. The total amount shown on this invoice is true and correct. The services have been rendered, and no payment has been received."

Part 6

CODES AND REGULATIONS

6.0 Applicable Codes and Regulations

PART 6. CODES AND REGULATIONS

6.0 Applicable Codes and Regulations

The Contractor must adhere to, but is not limited to, the following regulations:

A. Federal Laws and Regulations (U.S. Environmental Protection Agency - EPA)

- **40 CFR Part 61, Subpart M**: National Emission Standards for Hazardous Air Pollutants (NESHAP)
- **40 CFR Part 763, Subpart E**: Asbestos Hazard Emergency Response Act (AHERA)
- **40 CFR Part 745, Subpart L**: Lead-Based Paint Activities
- **40 CFR Parts 260 through 272**: Resource Conservation and Recovery Act (RCRA)

B. Federal Occupational Safety and Health Administration (OSHA)

- **29 CFR 1926.1101**: Asbestos Standard for the Construction Industry
- **29 CFR 1926.62**: Lead in Construction Standard
- **29 CFR 1910.134**: Respiratory Protection Standard
- **29 CFR 1910.1200**: Hazard Communication Standard

C. Federal Housing and Urban Development (HUD)

- **24 CFR Part 35**: HUD Lead Safe Housing Rule

D. Local Puerto Rico Laws and Regulations (PRDNER & PR-OSHA)

- **Puerto Rico Regulation for the Control of Atmospheric Pollution (RCAP)**
- **PRDNER Reglamento #9098**: Reglamento para el Manejo Adecuado de Actividades de Pintura con Base de Plomo
- **PRDNER Reglamento #5742**: Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos
- **Puerto Rico Law No. 16-1975**: Ley de Seguridad y Salud en el Trabajo

Part 7
ATTACHMENTS

Attachment 1

Bldg. 130 ACM Report

Attachment 2

Bldg. 133 ACM Report

Attachment 3

Bldg. 130 and 133 LBP Report

Attachment 4

Policy Memorandum # 01-26, Environmental Policy Statement