



**STATEMENT OF WORK for CONSTRUCTION SERVICES**  
**Office/Maintenance Facility**  
**At**  
**Bon Secour National Wildlife Refuge**  
**(Approximately at 30.2526, -87.8133)**  
**South Atlantic-Gulf & Mississippi Basin Region**

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**1. GENERAL INFORMATION**

- a. The contractor shall supply all materials, labor, supplies, equipment, benchmark elevations, and any other incidentals to perform all operations required to complete the work in conformance with the statement of work, drawings, specifications, and all current codes. The facility will be located at Bon Secour National Wildlife Refuge at 12295 State Hwy 180, Gulf Shores, Alabama 36542.
- b. Contractor will be required to obtain all necessary federal, state, or local permits for the construction activity.
- c. The Contractor shall use the drawings and specifications packet that was included in the bid solicitation packet.
  - i. No demolition documents of existing facility are required. The existing headquarters will be demolished after the new facility is ready for move in.
  - ii. Overhead utilities were re-routed since the drawings were developed. It is the Contractor's responsibility to note changes of site conditions and bid accordingly.
  - iii. Sheet E-104: The Government will provide and install a new cabinet. Maintain manufacturer required clearances around the cabinet. The Government will install Fiber optic to the new rack/cabinet location. Fiber optic is currently hooked up and functional in existing visitor center/headquarters. As per the plans/drawings, Cat6A and a conduit run from the building utilities entrance location to the rack/cabinet location will be installed by the Contractor. Please include Cat6A cables, drops, and installation with the bid.
- d. A Pre-Proposal Site Visit will be held at the Bon Secour National Wildlife Refuge project site. The date and time of this visit will be mutually agreed upon by the Refuge representatives, Contracting Officer, and USFWS Project Manager.
  - i. The purpose of the meeting will be for bidders to visit the site, review existing conditions, and discuss the performance requirements of the project.

- e. The FWS Engineering Project Manager for this project is Matt Blohowiak. Any questions regarding the scope of work and technical matters shall be directed to Matt Blohowiak, U.S. Fish and Wildlife Service, 12295 State Highway 180, Gulf Shores, AL 36561. Telephone: (470) 298-1015 Email: matthew\_blohowiak@fws.gov

## 2. CONSTRUCTION SERVICES

### a. General Requirements

- i. The Contractor shall follow the drawings and specifications.
- ii. Build according to Federal, State and Local codes and regulations (latest edition at the time of contract award) with the following establishing the minimum requirements: International Building Code, Americans NFPA 101 Life Safety Code, National Electrical Code, OSHA Regulations, Architectural Barriers Act, Americans with Disabilities Act (ADA) Accessibility Guidelines, American Association of State Highway Transportation Officials (AASHTO) Policies and Guidelines for the Design of Highways, Streets, pavements, and Roadside Safety, other State and local environmental requirements and other code requirements, as applicable.
- iii. Following the Issuance of the Construction Notice to Proceed, the contractor shall provide the following items to the COR at the Preconstruction Meeting for approval and amendment into the contract file:
  - 1. Superintendent Letter/Resume
  - 2. Submittal List
  - 3. Safety Plan - Ensure safety plan is in alignment with all applicable standards and copy is made available (hard-copy or electronic) to include hazard communication guidance.
  - 4. QA/QC
  - 5. A project schedule reflective of the critical path and other phases of the work.
- iv. Possess and maintain, for the duration of this project, a state license as a general contractor in the State the project is located.
- v. Provide supervision, labor, materials, equipment, tools, construction equipment and machinery, inspection, testing, start-up, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether incorporated or to be incorporated in the Work.
- vi. The submittal requirements shall be clearly defined in the contract documents, including the types of materials, formats, and deadlines. Submittals may include but are not limited to shop drawings, product data, samples, material certifications, test reports, and operation manuals. The submitter shall review the contract documents thoroughly to understand the submittal requirements. Submitters shall ensure that all submittals are accurate, complete, and comply with the project specifications, codes, and regulations. Submitters shall coordinate with relevant parties, such as manufacturers and suppliers, to obtain necessary information and materials for the submittals. The submitter shall label each submittal clearly with the appropriate project name, number, and description.
- vii. Submittal reviews by the Government do not waive or alter the contract requirements. Submittal acceptance is not Government certification of materials or

products. Any deviation from the contract requirements must be specifically brought to the attention of the Contracting Officer in writing and upon the drawings, or by appropriate change order.

- viii. Record Drawings and Specifications: Maintain one set of working drawings and specifications, for record purposes, on the project site while work is in progress. Clearly and accurately record the as-constructed work in red. Record swing-tie distances from permanent points for all underground items. Include modifications and RFIs.
- ix. The contractor shall maintain Daily Logs and Checklists to record daily activities and submit them bi-weekly. Additionally, they are required to provide a Progress Chart in the form of a bar chart and diligently update the progress schedule monthly throughout the contract performance period. During normal working hours throughout the duration of the contract, the contractor must promptly furnish information and provide reasonable facilities and access for obtaining information regarding the materials, condition of the work-in-progress, number of workers employed, their pay rate, time worked, inspection reports and test results from sampling and testing laboratories, and similar information.
- x. Have at least one qualified supervisor capable of reading, writing, and conversing fluently in the English language on the job site during working hours.
- xi. Perform all construction activities efficiently and with the requisite expertise, skill, and competence to satisfy the requirements of the Contract Documents. At all times exercise complete and exclusive control over the means, methods, sequences, and techniques of construction.
- xii. Assume responsibility for the proper performance of the Work of Subcontractors and all acts and omissions in connection with such performance. Nothing in the Contract Documents is intended to create any legal or contractual relationship between Government and any Subcontractor or Sub Subcontractor.
- xiii. Utilize Subcontractors who are duly licensed and qualified to perform the work. Government may reasonably object to Contractor selection of any Subcontractor.
- xiv. Contractor is responsible for quality control of its own work and work performed by its subcontractors and their sub-subcontractors.
- xv. Coordinate the activities of all Subcontractors. If Government performs other work on the Project or at the Site with separate contractors under Government's control, Contractor agrees to reasonably cooperate and coordinate its activities with those of separate contractors in an orderly and coordinated manner without unreasonable disruption.
- xvi. During normal working hours throughout the duration of the contract, promptly furnish information and provide reasonable facilities and access for obtaining information respecting: the materials, condition of the work-in-progress, number of workers employed, their pay rate, time worked, and similar information.
- xvii. Government buildings and other facilities are not available for storage of materials, equipment, and tools except for designated staging areas. Government owned equipment is not available for use to accomplish any Work.
- xviii. Housing for workers and campsites are not available on site.

- xix. Furnish all temporary facilities and utilities needed including heat, light, power, water, telephone, sanitary facilities, job offices, material handling equipment, temporary construction aids, and storage enclosures. Ensure sanitation meets OSHA standard 1926.51(c)(1), table D-1. Also, ensure toilets are maintained in a clean and usable manner.

### 3. MISCELLANEOUS INFORMATION

- a. Any trips to the Station shall be coordinated through the FWS Project Manager.
- b. A geotechnical report is included in the specifications packet.

### 4. TELECOMMUNICATIONS - PLEASE REVIEW THE FOLLOWING DOCUMENTS

- a. FWS Bon Secour, telecom addendum 03-07-2025
- b. FWS AGENCY SPECIFIC REQUIREMENTS FOR IT INFRASTRUCTURE, March 2024 Version 2.0
- c. Division 27 Specifications, Communications
- d. Sheet E-104 of the Construction Drawings
- b.e.

### 4.5. ADDITIONAL QUESTIONS and ANSWERS

1. What is the estimated time frame for the self-performance of the demolition of the old building?

**USFWS Response** Old building will be demolished upon completion and occupancy of new building.

2. Will the Contractor have to maintain a presence on the project during the demolition?

**USFWS Response** No

3. What will be the finished product after the demolition in regard to grade? Landscape?

**USFWS Response** See site/civil drawings.

4. The Standing Seam Metal Roof Panel 2.2 .1 & 2 spec calls for Steel panels and Aluminum Panels. Which material is required?

**USFWS Response** We want aluminum panels with double lock integral standing seems, 1.75" panel height and 18" panel width, 0.032 inch thickness

5. If Zinc coated galvanized, 24 ga or 22 ga.

**USFWS Response-** Use aluminum panels with double lock integral standing seems, 1.75" panel height and 18" panel width, 0.032 inch thickness

6. If aluminum panels. .032 or .040

**USFWS Response-** We want aluminum panels with double lock integral standing seems, 1.75" panel height and 18" panel width, 0.032 inch thickness

7. Do you have a width panel and height of the rib? 16" wide 1-3/4"

**USFWS Response-** 18" wide, 1-3/4" rib height

8. Hardware specifications calls for both cylindrical and mortise locksets. Please advise.

**USFWS Response-** Mortise locksets

9. We have been advised the Stonepeak Parkland Shenandoah white 12x12 tile has been discontinued. Please advise.

**USFWS Response-** Please provide color as close to Parkland Shenandoah as possible and equivalent to the parkland technical data sheet.

10. Do the Superintendent, SSHO and QC Manager need to be 3 separate individuals?

**USFWS Response-** No, they do not need to be three separate individuals.

11. Can the period of performance be extended after award once the material / equipment lead times are confirmed due to current market conditions for the equipment for this project?

**USFWS Response-** We would consider extending the period of performance (POP) if there are material delays.

12. Can you please confirm if the 400A energy meter is to be provided by the electrical contractor?

**USFWS Response-** The 400A meter, shown on sheet E-701, shall be supplied by the contractor.

13. Can you please confirm what requirements for additional hardware necessary to relocate the telecom cabinet and ensure sufficient patch panels?

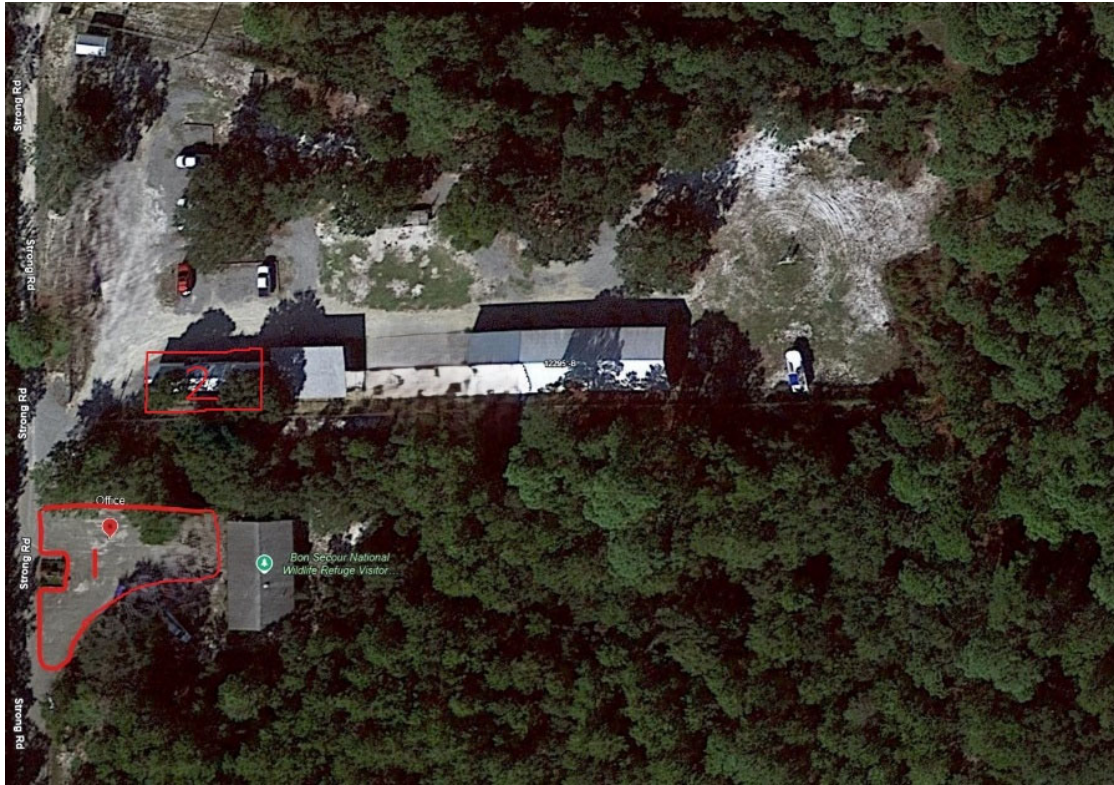
**USFWS Response-** The Government will provide and install a new cabinet and fiber optic cable to the cabinet. Ensure sufficient patch panel space to accommodate a minimum of forty (40) CAT6A data cable drops within the building.

As per the plans/drawings, Cat6A cables and drops will be installed by the Contractor. Please include Cat6A with the bids.

14. Can you please confirm if there will be designated lay down areas for contractor operations?

**USFWS Response-** We can use the existing parking lot (1) and footprint of former mobile maintenance trailer (2) for staging areas and materials and keep Strong road open for public traffic. We need to maintain an 8 foot wide access to the existing headquarters in the parking lot. Please also note that when existing maintenance yard is removed, a temporary fence must be installed as per the requirements in the construction drawings (GENERAL, SHEET 2 OF 91, G-002, PART 15) and in specifications 01 50 00 Temporary Facilities and Controls, 10 71 33, Protection of Work and Property.





15. Do all existing dirt / material need to be taken off site or is there an area onsite to dump it?  
**USFWS Response-** Existing dirt/material must be hauled off site.

16. In executing this project, can one superintendent fulfill the supervision, safety, and QA/QC roles?  
**USFWS Response-** Yes, one person may fulfill the supervision, safety, and QA/QC roles.

17. Are contractors required to issue a contract specific QA/QC Plan?  
**USFWS Response-** Yes

18. Are contractors required to issue a contract specific Safety Plan?  
**USFWS Response** Yes

19. Is this project tax exempt?  
**USFWS Response-** No.

20. Please provide location staging area(s) will be allowed/designated?  
**USFWS Response** We can use the existing parking lot (1) and footprint of former mobile maintenance trailer (2) for staging areas and materials and keep Strong road open for public traffic. We need to maintain an 8 foot wide access to the existing headquarters in the parking lot. See aerial photo in response to question 14.

21. Is Alabama General Contractors License required for this project?

**USFWS Response** Yes, we require the contractor to be licensed in the state of Alabama.

22. Sheet No. E-104 lays out typical door electronic security. Is this an open specification not manufacturer specific?

**USFWS Response** For the intrusion detection system, the construction drawings on E-104 reference Appendix 1 INTRUSION DETECTION SYSTEM (IDS) of the Specifications.

Install Wireless receivers and keypads. System Panels Authorized include:

A. Bosch model numbers 8512G or 9512G series or

B. DMP model XR150 Note: Proprietary panels will not be accepted due to the inability to provide adequate support.

23. Sheet No E-104 show ceiling mtd junction box for Wireless Access point, are the access points Owner provided or?

**USFWS Response** ~~Three (3) Cisco 9120 Access Points provided by the Government~~~~Access points to be provided by contractor~~ in locations shown on Sheet No E-104. Mounting surfaces for each access point provided and installed by the Contractor.

24. Statement of work (pg992) provides section for video surveillance. Is there a specific VMS the owner is looking to utilize? Drawings do not show where cameras would be mounted is this up to Low Voltage Contractor/EC to determine qty and locations of cameras?

**USFWS Response** Video surveillance will not be installed. Please ignore the video surveillance specifications for this project.

25. Sheet No E-104 mentions relocating existing cabinet relocated from existing visitor center. Do we know what the rack/cabinet model number is? What existing patch panels are currently being used to match the 40 cat6a data cable drops within the building? (Cat6a is mentioned on the drawings but Cat5e is referred to in Statement of Work, which one needs to be included in bid?)

**6. USFWS Response** See 4. TELECOMMUNICATIONS - PLEASE REVIEW THE FOLLOWING DOCUMENTS

a. FWS Bon Secour, telecom addendum 03-07-2025

b. FWS AGENCY SPECIFIC REQUIREMENTS FOR IT INFRASTRUCTURE, March 2024  
Version 2.0

c. Division 27 Specifications, Communications

d. Sheet E-104 of the Construction Drawings

~~Sheet E-104: The Government will provide and install a new 15U wall mount enclosed network cabinet in the new IT Communications Room. Maintain manufacturer required clearances around the cabinet. The Government will install Fiber optic to the new government installed rack/cabinet in the IT Printer Room, which will serve as the Main Distribution Frame (MDF). Fiber optic is currently hooked up and functional in existing visitor center/headquarters. The government will extend the existing fiber connection from the old building to the new building's cabine in the IT Communications Room.~~

~~All Cat6A cables shall be installed by the contractor. The conduit for the fiber optic line from the building utilities entrance location to the rack/cabinet location will be installed by the Contractor. Please include Cat6A cables, drops, patch panels, and installation with the bid.~~

The government will install three (3) Cisco 9120 Access Points (DOIWIFI) to support internal wireless connectivity.

26. Will Fiber coming to the building need to be included in bid?

**7. USFWS Response** See 4. TELECOMMUNICATIONS - PLEASE REVIEW THE FOLLOWING DOCUMENTS

- a. FWS Bon Secour, telecom addendum 03-07-2025
- b. FWS AGENCY SPECIFIC REQUIREMENTS FOR IT INFRASTRUCTURE, March 2024 Version 2.0
- c. Division 27 Specifications, Communications
- d. Sheet E-104 of the Construction Drawings

~~The Government will install Fiber optic cable (not conduit) to the new rack/cabinet location in the IT Printer Room. A conduit run from the building utilities entrance location to the rack/cabinet location will be installed by the Contractor. Fiber optic is currently hooked up and functional in existing visitor center/headquarters.~~

27. Are the telephones going to be owner provided or need to be furnished by contractor. If furnished are there manufacturers that are spec'd?

**USFWS Response** Telephones will be owner/government furnished.

28. Are there plans for an intrusion/fire system? Should this be included in bid?

**USFWS Response** For the intrusion detection system, the construction drawings on E-104 reference Appendix 1 INTRUSION DETECTION SYSTEM (IDS) of the Specifications.

System Panels Authorized include:

- A. Bosch model numbers 8512G or 9512G series or
- B. DMP model XR150 Note: Proprietary panels will not be accepted due to the inability to provide adequate support.

GL001 and GL101, Life Safety, of the construction drawings include information on portable fire extinguishers and cabinets. A fire alarm system is not required, as per code.

## **29. OTHER (BASIS OF DESIGN)**

Whenever in the specifications and/or drawings reference a certain brand, make, manufacturer or definite specification is identified as "Basis of Design". The reference is used only to denote the quality standard of the product desired and does not restrict bidders to the specific brand, make, manufacturer, or specification named. The reference is used only to set forth and convey to prospective bidders the general style, type, character, and quality of products desired; and that equivalent products will be acceptable. Note: the general contractor will be responsible for developing, detailing, coordinating, and providing revisions required by use of alternate manufacturer's products should revisions to detailing, and utilities be required.

30. PLUMBING FIXTURES, BASIS OF DESIGN

- a. Use Kohler or Elkay products

## **END OF SCOPE OF WORK**