STATEMENT OF WORK

DOE/NNSA Joint Cyber Facility / Bldg. 810 / Denver Federal Center

PROJECT TYPE: Shell and Tenant Improvement

PROSPECTUS PROJECT

Construction Services SOW

U.S. GENERAL SERVICES ADMINISTRATION (GSA) PUBLIC BUILDINGS SERVICE (PBS)

PROJECT IDENTIFICATION:	
PROJECT NAME	Department Of Energy - National Nuclear Security Administration Joint Cyber Facility
SOLICITATION NUMBER	47PB5427R0003
KAHUA/PCN/ASID NUMBERS	000028469
DIVISION	GSA Office of Design and Construction
BUILDING ID/NAME	CO0624, Denver Federal Center, Building 810
BUILDING ADDRESS	1 Denver Federal Center, B810, Denver, CO 80225
CONTRACTING OFFICER	James Potter
PROJECT MANAGER	Clay Weiland
LAST REVISION	10/29/2026

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1. PROJECT INFORMATION

This section provides an overview of the project.

1.1. PROJECT SUMMARY

1.1.1. The U.S. General Services Administration (GSA) is working with the Department of Energy (DOE) - National Nuclear Security Administration (NNSA) to design and construct a Joint Cyber Facility in Building 810/Suite 7000, on the Denver Federal Center. Project includes the complete demolition of existing interior work associated with the space to bring the construction up to ICD / ICS 705 Technical Specification standards.

1.1.2. GSA has contracted with a separate architect-engineer (A/E) firm that is responsible for developing complete design and construction documents for the Project. In addition, GSA has contracted with a Construction Management Advisor (CMa - CxP) to provide management services from pre-design to the close-out phase of the project. GSA may issue additional separate contracts for consultants as it may be reasonably necessary to complete the Project. See Section 2.1 for detailed project requirements.

1.1.3. The Contractor shall coordinate work and gain approvals required in this Statement of Work (SOW) with the Contracting Officer (CO) and Contracting Officer's Representative/Project Manager (COR/PM) as required.

1.2. SUPPLEMENTAL PROJECT INFORMATION

1.2.1. This project is part of a larger plan to implement a Joint Cyber Facility Concept within Building 810. Under a separate contract, GSA has designed and is in the process of constructing 3,029.51usf of office space to house DOE and NNSA. The purpose of the two projects is to convene and co-locate experts from the federal government and the U.S. energy-sector, along with analytic capabilities from the national laboratories to secure critical infrastructure and support the nation's response to energy system threats, while strengthening defense, response, and resilience of the U.S. energy sector.

1.2.2. A decision was made to separate the projects due to an immediate need to stand up the office space. The secured space, albeit critical, has an occupancy requirement no later than mid-2028. It is strongly preferred that contractors seek efficiencies to allow occupancy before this date.

1.2.3. The construction of the secured space within Suite 7000 will need to be completed while the remainder of Building 810 remains occupied and fully operational.

1.3. PROJECT BACKGROUND

1.3.1. Building 810 is a one-story, red brick building that was originally constructed in 1965 and is located on the southwestern corner of the DFC. Building 810 is a multi-use building, predominantly consisting of warehouse and office space. The building use breaks down as follows: 416,588 GSF of warehouse and 111,056 GSF of office space, 5,141 GSF of laboratory space, 21,958 GSF of light industrial space, 969 GSF of food service space, 7,217 of conference/training space. Building 810 has 722 surface parking spaces. This building does not have historical significance.

1.3.2. GSA has identified space for DOE-NNSA's Joint Cyber Facility in suite 7000. Suite 7000 previously served as a data center which is no longer operational. This project will convert the data center space into a fully functional 21,784 USF Joint Cyber Facility for DOE-NNSA.

1.4. CONTRACT TYPE

1.4.1. This contract is a firm-fixed price contract. The services required shall include, but shall not be limited to, the following:

1.4.1.1. Contract Management

1.4.1.2. Construction Services including Materials, Labor, and Supervision

1.4.1.3. Professional Inspection and Testing Services

1.5. DELIVERY TYPE

1.5.1. The project is Construction Services for Design-Bid-Build delivery type.

1.6. PROJECT GOALS & OBJECTIVES

1.6.1. To be considered successful, the project must achieve the following goals and objectives:

1.6.2. **GOALS**

1.6.2.1. Build dynamic partnerships and a cohesive team with all contracted parties and GSA, aligning goals and vision to successfully deliver this project's scope on time and on budget.

1.6.2.2. Ensure a safe work environment during construction for workers and authorized visitors on the construction site.

1.6.2.3. Foster a highly collaborative, solution-oriented team between the AE, CMa, CxA, GC, and GSA, while maintaining positive tenant relations.

1.6.2.4. Provide timely reports and communications.

1.6.2.5. Follow all security requirements in the delivery of this project.

1.6.3. **OBJECTIVES**

1.6.3.1. Develop and maintain a baseline schedule within [30] business days of NTP; update monthly with narrative and recovery plans for variances > [10] days.

1.6.3.1.1. Achieve Substantial Completion in accordance with the project schedule listed in section 1.7.

1.6.3.2. Achieve zero OSHA recordable incidents and zero lost-time incidents; report and investigate all incidents within 24 hours.

1.6.3.2.1. Complete site-specific safety orientation induction, daily toolbox talks; maintain 100% PPE, and weekly safety training.

1.6.3.3. Participate in (3) partnering sessions; maintain zero formal claims/litigation; escalate and resolve issues at the lowest level within 10 business days.

1.6.3.3.1. Acknowledge tenant/public inquiries within 1 business day; resolve within 3 business days.

1.6.3.4. Issue and conduct weekly status reports, including schedule, cost, risks, safety, quality, and 3-week look ahead.

1.6.3.4.1. Process submittals within ≤10 calendar days on average.

1.6.3.5. Maintain 100% adherence to site access controls/badging; report security incidents within 2 hours and implement corrective actions within 48 hours.

1.6.3.5.1. Ensure that all sensitive documents are handled, distributed, archived and destroyed according to established project procedures.

1.7. PROJECT SCHEDULE

1.7.1. The overall Period of Performance shall be [465] calendar days from Limited Notice to Proceed to Project Closeout, based on the following:

1.7.1.1. **Limited Notice to Proceed (LNTP)**: Within 10 calendar days after contract award.

1.7.1.2. **Construction Notice to Proceed (CNTP)**: The Government anticipates issuing the CNTP within 60 calendar days after issuance of the LNTP, subject to the satisfaction of applicable prerequisites.

1.7.1.3. **Substantial Completion**: The Contractor shall achieve Substantial Completion within 345 calendar days after issuance of the CNTP.

1.7.1.4. **Project Closeout** (as defined in Section 5.4.): The Contractor shall achieve Contract Completion within 60 calendar days after Substantial Completion

1.7.2. **LNTP Intent**: The CO issues the LNTP to authorize only defined early activities while general construction is not authorized unless explicitly stated.

1.7.2.1. Submit All HSPD-12 Clearance Applications [30] calendar days after LNTP

1.7.2.2. Submit key early submittals (e.g., safety plan, quality control plan, baseline schedule, shop drawings for long-lead items).

1.7.2.3. Execute long lead procurement with CO concurrence.

1.7.2.4. Perform site investigations, verification of existing conditions, and temporary facilities planning.

1.7.2.5. Execute limited mobilization activities (offices/trailers, temporary utilities, logistics) as approved.

1.7.3. **CNTP**: Upon CO confirmation that CNTP conditions precedent are met and issuance of CNTP, the Contractor shall integrate LNTP outputs into construction execution and the accepted baseline schedule.

1.7.3.1. The Contractor shall execute all physical construction, demolition, and installations associated with approved drawings and specifications, and maintain the approved safety and quality control programs throughout execution.

1.7.4. All actions by the Government counted in calendar day shall begin the first calendar day after the submission, unless the submission is made before 9:00 AM.

2. SCOPE OF WORK

This section details the technical requirements and constraints for which the Contractor is responsible. The Contractor shall perform all services described in this Statement of Work (including work required under exercised options, if any). The Contracting Officer and the COR/PM must approve all proposed changes to the Scope of Work.

2.1. PROJECT REQUIREMENTS

2.1.1. **Base Bid – DOE NNSA Joint Cyber Facility**: The Contractor shall perform all services described in all solicitation documents and Request for Proposal documents including this Statement of Work.

2.1.2. **Anticipated Related Work:** The Government anticipates that, during performance of this contract, additional construction work may become necessary within the Joint Cyber Facility, adjacent suite(s), and other related or immediately adjacent areas within the building. Such work may include additions, modifications, reconfiguration, renovation, demolition, installation, repair, or associated architectural, structural, mechanical, electrical, communications, security, and finish work that is the same as, similar to, or reasonably related to the work required under this contract.

Offerors are advised that the Government may, subject to the terms and conditions of the contract and applicable law, incorporate such related work by contract modification when the Contracting Officer determines that the work is within the general scope of the contract. Nothing in this paragraph obligates the Government to order additional work or authorizes work that is outside the general scope of the contract.

2.1.3. **Permits and Responsibilities**

2.1.3.1. Per FAR 52.236-7 Permits and Responsibilities, the Contractor shall, without additional expense to the Government, be responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State, and municipal laws, codes, and regulations applicable to the performance of the work. The Contractor shall also be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence. The Contractor shall also be responsible for all materials delivered, and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

2.2. PROJECT SITE REQUIREMENTS

2.2.1. See Specification Section 01 14 00 WORK RESTRICTIONS for all of the following:

2.2.1.1. Working Hours, Campus Access, Project Access, Contractor Entrance, Office Space/Job Trailer, Loading Dock, Parking, Staging and Storage, Dumpster, Restrooms, Existing Conditions, Permits and Responsibilities.

2.2.1.2. Contracting Officer approval is required for the contractors Site Logistics Plan.

2.2.2. GSA O&M Outage Support: Per Specification Section 01 31 00 Project Management & Coordination, GSA must approve all outage requests. Any approved outage must be coordinated and conducted in the presence of the GSA O&M contractor. The contractor will be required to contract directly with the GSA O&M contractor for all associated outage requests. The GSA O&M contractor will physically be required to take systems offline during the required outage and return the systems to normal operating status (when applicable).

2.2.2.1. The GSA O&M contractor will track their time and submit an invoice directly to the contractor of the project.

2.2.2.2. The 2026 rates of the GSA O&M contractor are as follows:

2.2.2.2.1. HVAC Technician: Straight Time: $75.82 / Overtime: $91.80

2.2.2.2.2. Electrician: Straight Time: $79.43 / Overtime: $97.20

2.2.2.3. After-hours: Minimum of two hours.

2.2.2.4. Holidays and Sundays are billed at double the straight time hourly rate.

2.2.2.4.1. Minimum two hours

2.3. STANDARDS AND CRITERIA DOCUMENTS

2.3.1. The Contractor shall ensure that all work performed, and materials used, under this scope of work are in accordance with the guidelines, codes and specifications of the following associations and agencies. Any conflicts or ambiguities within, or among, the referenced Standards and Criteria Documents, or any deviations from requirements contained in the Standards and Criteria Documents, shall be reported to the COR/PM in writing, for determination as to applicability. The Contractor shall use the most recent versions of these documents issued at the time the RFP for the project is issued. In the event that there are conflicting requirements, the more stringent of the two shall be used.

2.3.2. **GSA Requirements**

2.3.2.1. PBS 2026 Core Building Standards, including all applicable Standards, Criteria and Guides listed therein

2.3.2.2. PBS P-120, Public Buildings Service Cost and Schedule Management Policy Requirements

2.3.2.3. Architectural Barriers Act Accessibility Standard (ABAAS)

2.3.2.4. PBS Order 3490.3 CHGE 1, "Security for Sensitive Building Information Related to Federal Buildings, Grounds, or Property", March 22, 2021

2.3.2.5. IAQ Guidelines for Occupied Buildings under Construction by SMACNA

2.3.2.6. Occupational Safety and Health Administration (OSHA) regulations for Construction and General Industry; 29 CFR Parts 1926 and 1910

2.3.2.7. International Code Council Codes (ICC)

2.3.2.8. National Fire Protection Association (NFPA) National Fire Codes and Standards

2.3.2.9. ANSI NETA Standards

2.3.2.10. Section 889

2.3.2.11. PBS Building Commissioning Guide (September 2020)

2.3.2.12. Design Guide for Operational Excellence, dated 2019 and 2024

2.3.2.13. Operational Excellence Lessons Learned Checklist, dated 2025

2.3.2.14. Federal Metering Guidance (October 2022)

2.3.2.15. The Guiding Principles for Sustainable Federal Buildings

2.3.2.16. 40 CFR 61 National Emission Standards for Hazardous Air Pollutants

2.3.2.17. 40 CFR 763 Asbestos

2.3.2.18. 49 CFR 107 Hazardous Materials Program Procedures

2.3.2.19. 49 CFR 172 Hazardous Materials Table, Special Provisions, Hazardous Materials Communications, Emergency Response Information, and Training Requirements

2.3.2.20. EPA Mold Remediation Guidelines, September 2008

2.3.3. **Tenant Agency Requirements**

2.3.3.1. ICD-ICS-705,v1.5.1 – Technical Specification for Construction and Management of Sensitive Compartmented Information Facilities_20210726

2.3.4. **Building Management and Controls (BMC) and Federal Government Building Systems Network (BSN) Connection Requirements**

2.3.4.1. GSA Data Normalization for Building Automation Systems (see attachments)

2.3.4.2. Niagara NiCS Statement (see attachments)

2.3.4.3. Security and Privacy Controls for Federal Information Systems and Organizations, NIST 800-53 Rev 5

2.3.4.4. Guide to Industrial Control Systems (ICS) Security, NIST 800-82 rev 2

2.3.4.5. GSA IT Building Technology Technical Reference Guide (BTTRG) v2.0

2.3.4.6. Division 25 - Integrated Automation (see attachments)

2.3.4.7. BAS Graphics Guideline (see attachments)

2.4. CUTTING & PATCHING REQUIREMENTS

2.4.1. See Specification Section 01 73 10 CUTTING & PATCHING

2.4.1.1. GSA's Representative must approve the contractors Cutting and Patching Plan 14 calendar days in advance of the time cutting and patching will initially be performed.

2.5. NATIONAL HISTORIC PRESERVATION ACT (NHPA) REQUIREMENTS

2.5.1. Not Applicable

2.6. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) REQUIREMENTS

2.6.1. This project has a NEPA action that was completed prior to the construction award. Any changes during construction that relate to NEPA will require this analysis to be revisited.

2.7. NATIONAL CAPITAL PLANNING COMMISSION (NCPC) REQUIREMENTS

2.7.1. Not Applicable

2.8. U.S. COMMISSION OF FINE ARTS (CFA) REQUIREMENTS

2.8.1. Not Applicable

2.9. FINE ARTS REQUIREMENTS

2.9.1. Not Applicable

2.10. ACCESSIBILITY REQUIREMENTS

2.10.1. The Architectural Barriers Act Accessibility Standard (ABAAS) is mandatory for all GSA projects and shall be maintained at all times.

2.11. SAFETY AND OCCUPATIONAL HEALTH REQUIREMENTS

2.11.1. See Specification Section 01 59 50 SAFETY AND HEALTH

2.11.1.1. GSA's Safety and Occupational Health Engineer must approve a Site-specific Construction Safety and Health Plan (CSHP) at least 7 calendar days prior to pre-construction meeting.

2.12. FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS

2.12.1. See Specification Section 01 59 50 SAFETY AND HEALTH and 01 73 50 FIRE PREVENTION PRECAUTIONS FOR HOT WORK

2.13. HAZARDOUS MATERIAL REQUIREMENTS

2.13.1. All work, including contact with and handling of hazardous materials, the disturbance or dismantling of structures containing hazardous materials, and/or the transport and disposal of hazardous materials shall comply with the applicable requirements of 29 CFR 1910/1926, and 40 CFR 761/260-271.

2.13.2. **Hazardous Materials Survey**

2.13.2.1. A hazardous materials survey was conducted during the design phase, and the findings have been incorporated into the design documents and this SOW as an attachment.

2.13.3. **Asbestos Containing Material**

2.13.3.1. Asbestos Containing Material was not found during the hazardous materials survey conducted during the design phase.
2.13.3.2. It is not anticipated that Asbestos Containing Material will be encountered during work activities.

2.13.4. **Lead Based Paint**

2.13.4.1. Lead-Based Paint (LBP) was not found during the hazardous materials survey conducted during the design phase.

2.13.5. **Polychlorinated Biphenyl**

2.13.5.1. Polychlorinated Biphenyl (PCB) was not found during the hazardous materials survey conducted during the design phase.

2.13.6. **Radon**

2.13.6.1. The Contractor shall test for radon after any project which may potentially affect radon building levels. Testing for radon gases is a required close out activity for this project.

2.13.6.1.1. Building-wide HVAC system remodeling that may change the direction of air movement or overall pressurization on the ground or basement floors.

2.13.6.1.2. Work involving the foundation floor that could likely leave openings or penetrations in the floor

2.13.7. **Mercury**

2.13.7.1. Mercury was not found during the hazardous materials survey conducted during the design phase.

2.13.8. **Universal / Hazardous Waste**

2.13.8.1. Universal hazardous waste was not found during the hazardous materials survey conducted during the design phase. The Contractor shall follow the instructions contained within the design drawings and specifications. The Contractor shall dispose of all fluorescent bulbs as universal hazardous waste.

2.13.9. **Exit Signs Requiring Special Disposal**

2.13.9.1. Exit signs requiring special disposal were not found during the hazardous materials survey conducted during the design phase.

2.13.10. **Hazardous Materials Cost Tracking**

2.13.10.1. Not Applicable

2.13.11. **Construction and Demolition (C&D) Debris**

2.13.11.1. The Contractor shall divert a minimum of 50% of C&D waste from landfills and/or incinerators. The Contractor shall provide enough containers for collecting construction debris and construction materials to be recycled. At the beginning of the project, the Contractor shall submit a waste management plan with monthly update reports on progress to the COR/PM, as well as a final report documenting the total tons recycled, total tons reused, and total tons landfilled. The C&D Waste Management Plan and Report form is the required form for reporting, and is attached to this SOW.

2.13.11.2. Waste reports and associated documentation must be submitted with each invoice.

2.13.12. **Protection of Stratospheric Ozone**

2.13.12.1. The Contractor shall not allow the venting of refrigerants to the atmosphere in compliance with section 608 of the Clean Air Act (40 CFR Part 82).

2.13.13. **Refrigerant Recovery and Significant New Alternatives Policy (SNAP) Requirements**

2.13.13.1. The Contractor shall identify the type(s)/amount(s) of refrigerant(s) to be recovered as part of the project and their viability for reuse as recovered or after reclamation. GSA will determine and inform the Contractor of the disposition plan (reuse by GSA, reuse by the DOD, sale to a certified technician or reclaimer or disposal per RCRA regulations).

2.13.13.2. New chiller equipment, refrigerators, air conditioners, and heat pumps may only use refrigerants listed as “Acceptable” by the U.S. Environmental Protection Agency (EPA)’s Significant New Alternatives Policy (SNAP) Program, even if EPA's "Unacceptable as of" date is in the future.

2.13.14. **Polycyclic Aromatic Hydrocarbons (PAHs)/Coal Tar Sealants**

2.13.14.1. Not Applicable

2.14. ENERGY AND WATER EFFICIENCY REQUIREMENTS

2.14.1.1. Refer to PBS Core Building Standards for applicable laws and regulations to follow.

2.14.1.2. If any **pumps** or **motors** will be purchased, they shall be NEMA Premium Efficiency rated and controlled by a Variable Frequency Drive (VFD).

2.14.1.3. If **insulation** will be replaced or installed, it shall be the maximum feasible insulation on tanks, pipes, fittings, valves, and other associated equipment related to the domestic hot water system in the building.

2.14.2. **Cost Comparison Analysis**

2.14.2.1. Not Applicable

2.14.3. **Lighting Fixtures**

2.14.3.1. Not Applicable

2.14.4. **Energy Rebates**

2.14.5. Core & Shell Improvements:

2.14.5.1. Lighting controls - daylighting sensors, occupancy/vacancy sensors (prefer vacancy sensors), time clocks

2.14.5.2. Replacement of lighting fixtures (note that fixtures should be approved by the Design Lights Consortium® (DLC) with a DLC Premium Certification or Standard DLC rating if Premium is not available as the first priority and Energy Star certified if DLC is not available)

2.14.5.3. Potable water heating

2.14.5.4. Any new technologies which improve energy efficiency or acquire energy savings

2.14.6. **HVAC System Replacement, HVAC System Controls, Cooling Tower Replacement**

2.14.6.1. Refer to PBS Core Building Standards, ASHRAE, International Energy Conservation Code (IECC), or International Green Construction Code (IgCC), as necessary.

2.14.7. **Roof Replacement**

2.14.7.1. Not Applicable

2.15. BUILDING CONTROL SYSTEMS, INCLUDING BUILDING AUTOMATION SYSTEMS (BAS) AND BUILDING MONITORING AND CONTROL (BMC) SYSTEMS

2.15.1. The property does have a BAS.

2.15.2. The Contractor shall integrate all new equipment into the existing BAS or BMC and controllers. This includes interface compatibility, required programming, and commissioning to ensure performance meets required performance objectives per the *PBS Smart Buildings Directive, Smart Building Implementation Guide Requirements, Smart Buildings Program Guide, GSA Data Normalization for Building Automation Systems, GSA National Capital Region AMS Guide, Technology Policy for PBS Owned Building, Monitoring and Control Systems, and Niagara NiCS Statement*. If the BAS or BMC are on a Federal

Government network, or will be connected to the network by this project, then the Contractor shall comply with Section 2.16 of this SOW.

2.16. CONNECTIONS TO FEDERAL GOVERNMENT BUILDING SYSTEMS NETWORKS (BSN)

2.16.1. This project is anticipated to connect to GSA's Network. All people working on this task order, and interfacing with a Federal Government internet or intranet network shall be HSPD-12 cleared prior to working on the network, regardless of the number of days engaged in the project. All work shall comply with Section 2.3.4. of this SOW.

2.17. COMMISSIONING

2.17.1. Commissioning Agent

2.17.1.1. GSA will retain the services of a Commissioning Agent (CxA) through the Construction Manager as Advisor (CMa) to verify that the Contractor has executed the project per the design. Commissioning services will include HVAC, Plumbing, Fire Suppression, Fire Alarm, Electrical Distribution, Electrical Generation, and Lighting Controls. The Contractor will support the commissioning process of the required systems identified in the project specifications. Please refer to:

2.17.1.1.1. Specification 01 91 13 GENERAL COMMISSIONING (Cx) REQUIREMENTS
2.17.1.1.2. Specification 21 08 00 COMMISSIONING OF FIRE SUPPRESSION
2.17.1.1.3. Specification 22 08 00 COMMISSIONING OF PLUMBING
2.17.1.1.4. Specification 23 08 00 COMMISSIONING OF HVAC
2.17.1.1.5. Specification 26 08 00 COMMISSIONING OF ELECTRICAL SYSTEMS

2.18. SITEWORK AND STORMWATER REQUIREMENTS

2.18.1. Not Applicable

2.19. PROJECT MANAGEMENT INFORMATION SYSTEM (PMIS)

2.19.1. See Specification Section 01 30 00 PROJECT MANAGEMENT INFORMATION SYSTEM

2.19.1.1. The contractor shall submit requests to obtain access to PMIS systems before onsite construction begins to ensure the efficient processing and approval of project documentation.

2.20. MANUFACTURER REQUIREMENTS

2.20.1. The Contractor shall follow all manufacturers' instructions and best accepted trade practices during performance of this work.

2.21. BUILDING INFORMATION MODELING (BIM), CDX, & COBie Requirements

2.21.1. See Specification Section 01 78 25 BIM w/ CDX

2.21.1.1. The contractor shall submit a BIM Execution Plan (BEP).

2.22. COBie

2.22.1. See Specification Section 01 36 00 COBie

2.22.1.1. The contractor shall submit a COBie Information Delivery Plan (IDP).

2.23. ENERGY MODELING AND PERFORMANCE

2.23.1. Not Applicable

2.24. METERS & SUBMETERS

2.24.1. **Gas & Steam Metering**

2.24.1.1. Not Applicable

2.24.2. **Electricity Metering**

2.24.2.1. Not Applicable

2.24.3. **Water and Flow Meters**

2.24.3.1. Not Applicable

3. DESIGN STAGE

3.1.1. Not applicable

4. CONSTRUCTION STAGE

4.1.1. This section details the services and submittals required to support the construction stage of the project.

4.2. GENERAL

4.2.1. The Contractor shall provide all necessary labor, materials, supervision, management, quality control plan, and testing to produce work conforming to the contract documents and Issued for Construction (IFC) 100% Final Construction Documents created during the Design Phase

4.2.2. **Project Supervision**

4.2.2.1. The Contractor shall have a full-time Superintendent on-site at all times when work is performed. GSA has contracted a third-party Construction Manager as Advisor (CMa) for daily on-site project management, monitoring, coordination and inspections. The Contractor's Superintendent shall coordinate with the GSA CMa and COR/PM on all project activities.

4.3. PERMITTING

4.3.1. The Contractor shall obtain and provide to the COR/PM all applicable permits such as, but not limited to, sheeting, shoring, and public space permits as required by federal, state or local jurisdictions; this includes application fees and any fines or penalties that result from noncompliance. All requests should be made a minimum of 72 hours in advance.

4.3.2. **Temporary Power Installation (Building Power and Temp Lights)**

4.3.2.1. Coordinate with GSA PM/CMa for approval via email request.

4.3.2.1.1. Connections will need to be made with the Building O&M providing oversight.

4.3.3. **HVAC Shutdown**

4.3.3.1. Coordinate with GSA PM/CMa for approval via email request.

4.3.3.1.1. Shutdowns will need to be made with the Building O&M providing oversight to ensure other tenants are not affected.

4.3.4. **Above Ceiling Work Permit (outside Main Project Area)**

4.3.4.1. Coordinate with GSA PM/CMa for approval via email request.

4.3.4.1.1. Afterhours Work Permit: Contractor to fill out the Afterhours Escort Form and submit via email to the GSA PM/CMa for approval.

4.3.5. **Permit for Welding, Cutting, or Brazing**

4.3.5.1. See Specification Section 01 73 50 FIRE PREVENTION PRECAUTIONS FOR HOTWORK

4.3.5.1.1. The contractor shall notify the GSA PM/CMa for obtaining a hot work permit by entering a request into the GSA Region 8 Fire Life Safety Activity Request Method of Procedure (MOP). All hot work permits outage requests must be approved by the GSA Building Manager at least 72 hours prior to the work being conducted.

4.3.6. **Utility Outage / Fire Protection and Life Safety System Impairment / Fire Watch**

4.3.6.1. See Specification Section 01 31 00 PROJECT MANAGEMENT & COORDINATION

4.3.6.1.1. The contractor shall notify the GSA PM/CMa for all outage requests to be entered into the GSA Region 8 Fire Life Safety Activity Request Method of Procedure (MOP). All outage requests must be approved by the GSA Building Manager at least 72 hours prior to the outage.

4.3.6.1.2. All impairments to the building fire protection and fire alarm systems shall be submitted to the GSA building manager and COR/PM at least 72 hours prior to any work which could affect an active fire protection or life safety system commencing. Impairment requests shall be submitted via the facility management fire alarm and fire protection system impairment request form.

4.3.6.1.3. When a required fire alarm system or automatic sprinkler system is out of service for more than 4 hours in a 24-hour period, the GSA Building Manager and AHJ shall be notified at least 7 calendar days in advance. Work cannot commence until the AHJ has given written approval of the proposed Fire Watch or building evacuation plan. Comply with NFPA 101 and OSHA 1910.252 for all Fire Watch requirements.

4.4. CONSTRUCTION SCHEDULE

4.4.1. See Specification Section 01 31 10 CPM SCHEDULING for PROSPECTUS PROJECTS

4.4.1.1. Within five (5) Working Days after the Contractor receives Limited Notice to Proceed (LNTP) from the Contracting Officer (CO), the Contractor shall provide written notice to the CO naming a scheduling representative in the Contractor's organization who shall be responsible for coordinating with the GSA during the preparation and maintenance of the Project Schedule. The Contractor's scheduling representative shall have authority to act on behalf of the Contractor in fulfilling the Project schedule requirements of the Contract.

4.4.1.2. Joint Review of Project Schedule Requirements: The Contractor shall meet with GSA within 10 working after NTP to conduct a joint review of the Project Schedule requirements in this Section. A

GSA schedule expert shall participate in the meeting to assist in answering questions on the schedule requirements

4.4.1.3. Preliminary Schedule Submission and Review: Within fifteen (15) Calendar Days after LNTP, the Contractor shall submit a preliminary schedule in an electronic format together with a written narrative describing the major construction activities.

4.4.1.4. Baseline Schedule Submission and Review: Within thirty (30) Calendar Days after LNTP, the Contractor shall submit a fully detailed, cost loaded and, if required in the specification, resource loaded schedule as the proposed Baseline Schedule.

4.4.1.5. Monthly Schedule Updates

4.4.1.6. 3-Week Lookahead

4.4.1.7. Owner Furnished Contractor Installed: All owner furnished equipment and materials shall be identified with dates needed to be received by the Contractor for installation.

4.5. CONSTRUCTION PROGRESS REPORTS

4.5.1. See Specification Section 01 32 00 CONSTRUCTION PROGRESS DOCUMENTATION

4.5.1.1. The contractor shall submit a Schedule of Submittals/Submittal Register within 15 calendar days after LNTP.

4.5.1.2. The contractor shall submit a Schedule of Inspections within 30 calendar days after LNTP.

4.5.1.3. Reports: Daily Construction Reports, Material Location Reports, Field Correction Reports, Unusual Event Reports, Security Clearance Tracking Report

4.6. SHOP DRAWINGS / PRODUCT DATA SUBMISSIONS

4.6.1. See Specification Section 01 25 00 SUBSTITUTION PROCEDURES

4.6.1.1. Substitution Requests: Submit electronic copies through PMIS of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

4.6.2. See Section 01 32 00 CONSTRUCTION PROGRESS DOCUMENTATION

4.6.3. See Section 01 33 00 SUBMITTAL PROCEDURES

4.7. SCHEDULE OF INSPECTIONS AND TESTS

4.7.1. See Specification Section 01 32 00 CONSTRUCTION PROGRESS DOCUMENTATION

4.7.1.1. CONSTRUCTION INSPECTIONS

4.7.1.2. SPECIAL INSPECTIONS

4.8. COMMISSIONING

4.8.1. The Contractor shall be fully engaged in the commissioning process. This includes completion of the Pre-Commissioning Checklists and coordination of resources needed to complete commissioning required in the Commissioning Plan.

4.8.2. The Contractor shall make the recommended corrections to commissioned systems for any system which fails to meet the required test parameters.

4.9. QUALITY CONTROL PLAN

4.9.1. See Specification Section 01 40 00 QUALITY ASSURANCE & QUALITY CONTROL REQUIREMENTS

4.9.1.1. The contractor shall submit a Quality-Control Plan within 5 calendar days after LNTP.

4.10. CONSTRUCTION INDOOR AIR QUALITY (IAQ) MANAGEMENT

4.10.1. See Specification Section 01 74 10 CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT

4.10.1.1. The contractor shall submit a Construction IAQ Management Plan within 7 calendar days prior to the pre-construction meeting and must receive GSA approval of the Plan prior to the Issuance of the Construction Notice to Proceed (CNTP).

4.11. SAFETY AND HEALTH PLAN

4.11.1. See Specification Section 01 59 50 SAFETY & HEALTH

4.12. COORDINATION OF WORK

4.12.1. See Specification Section 01 31 00 PROJECT MANAGEMENT & COORDINATION

4.12.1.1. The contractor shall submit a Waste Management Plan within 15 calendar days of LNTP followed by monthly implementation reports.

4.12.1.2. The contractor shall submit project staff personnel names within 10 calendar days of LNTP.

4.12.1.3. The contractor shall participate in 3 partnering sessions with the first partnering session occuring 30 days after LNTP, followed by the second partnering session at 50% construction completion, and the third partnering session at 90% construction completion.

4.12.1.4. The contractor shall submit a subcontractor's list within 15 calendar days of LNTP.

4.13. CONTRACT MODIFICATION PROCEDURES

4.13.1. See Specification Section 01 26 00 CONTRACT MODIFICATION PROCEDURES

5. CONTRACT ADMINISTRATION

5.1. CONTRACTOR'S STAFF

5.1.1. **Personnel Qualifications**

5.1.1.1. The Contractor shall exclusively utilize the Key Personnel identified in the Key Personnel Commitments attachment incorporated into the Contract to perform the services required under this Contract. In the event that any identified Key Personnel are unable to perform their duties due to death, illness, resignation from the Contractor's employment, the Contracting Officer's request for removal, or similar reasons, the Contractor shall, within five working days, submit to the Contracting Officer in writing the name and qualifications of a proposed replacement with equal or superior qualifications. No substitution shall be made without prior written approval of the Contracting Officer. Any approved substitutions shall be made at no increase in the lump sum Contract price.

5.1.2. **Contracting Officer Acceptance**

5.1.2.1. The CO shall accept or reject personnel proposed by the Contractor. The Contractor shall make a timely and prompt re-submittal to provide other personnel required to replace any that are rejected by the CO, both at initial submittal or any subsequent rejection or substitution of personnel.

5.1.3. **Personnel Security Requirements**

5.1.3.1. All contractor personnel are required to complete an HSPD-12 Background Investigation and obtain a badge.

5.1.3.2. The timing of obtaining badges must not interfere with the project schedule.

5.1.3.3. All personnel in this contract shall comply with all building security provisions and facility access requirements beyond HSPD-12.

5.1.3.4. The Contractor shall comply with the Security Clearances requirements of the contract documents and GSAR 552.204-9 Personal Identity Verification Requirements. The Contractor shall review the CIO policy noted in the GSAR 552.204-9 on this GSA webpage on How Contractors Obtain a GSA Access Card.

5.1.3.5. Application for HSPD-12 clearance includes an electronic application process, in-person fingerprinting at a federal facility, and in-person pickup of the badge. For any individual whose Initial Fitness Determination requires that the applicant wait for Final Fitness Determination, the Contractor shall promptly provide a qualified replacement.

5.1.3.6. No extensions for schedule will be given for failure to get personnel credentialed in a timely manner.

5.1.3.7. Building badges must be worn above the waist and below the neck in a visible fashion at all times by the Contractor while in the subject facility.

5.1.3.8. All badges must be returned at the end of the project.

5.1.4. **Document Security**

5.1.4.1. The Contractor must comply with the requirements for handling, disseminating, and storing Controlled Unclassified Information (CUI) (previously referred to as SBU building information) as identified in GSA Order PBS 3490.3.

5.1.4.2. Controlled Unclassified Information (CUI) and documents and photographs that are too large to share here are available on GSA Affiliated Customer Account (GACA) in Gmail.

5.1.5. **Escorting**

5.1.5.1. Any contractor personnel who are not in possession of an HSPD-12 Background Investigation or badge are not authorized to be onsite unless approved by the COR/PM, CMa, and tenant in special situations. This shall not be used as an excuse to bring personnel onsite due to poor planning. Personnel shall be escorted at all times in compliance with the HSPD-12 escorting requirements. It is solely the responsibility of the Contractor to escort and directly supervise personnel during durations of work.

5.1.5.1.1. The Ratio of an Escort to Contractor Personnel is 1:5.

5.1.5.1.2. Government employees will not escort in place of the Contractor.

5.1.5.2. An Escort Form will need to be filled out and approved by the building manager for any approved after-hours work or after-hours deliveries, when contractor personnel are not in possession of an HSPD-12 Background Investigation or badge.

5.1.5.3. If the contractor requires escort services, they may engage directly with Federal Protective Service (FPS) who provide security escort services through Protective Security Officers (PSOs) under the Temporary Additional Services (TAS) program. Escort services may be required when unbadged contractors need access to secure federal facilities.

5.1.5.3.1. Current Rates: Estimated FY27 PSO escort services: $82.30 per hour

5.1.5.4. **TAS Request**

5.1.5.4.1. FPS recommends contacting the assigned FPS representative or Contracting Officer's Representative (COR) to obtain the required TAS Request Form.

5.1.5.4.1.1. Point of Contact: Rodger Von Spears

5.1.5.4.1.2. Position: Contracting Officer's Representative (COR)

5.1.5.4.1.3. Federal Protective Service, Region 8

5.1.5.4.1.4. Email: Rodger.V.Spears@fps.dhs.gov

5.1.5.4.1.5. Phone: 720-472-3830 (Desk) / 720-363-5503 (Cell)

5.1.5.5. **Information Required for Cost Estimates**

5.1.5.5.1. To obtain a project-specific estimate from FPS, the contractor should be prepared to provide:

5.1.5.5.1.1. Purpose of the escort services

5.1.5.5.1.2. Estimated start and end dates

5.1.5.5.1.3. Total estimated hours

5.1.5.5.1.4. Daily or weekly schedule requirements

5.1.5.5.1.5. Number of PSOs needed

5.1.5.5.1.6. Number of contractors requiring escort

5.1.5.5.1.7. Facility location

5.1.5.5.1.8. Agency and project points of contact

5.1.5.6. **Planning and Lead Time**

5.1.5.6.1. Contractors should plan well in advance of mobilization.

5.1.5.6.2. For new TAS requests that do not already have funding in place, FPS requires:

5.1.5.6.2.1. At least 13 business days after receipt of a properly completed and funded authorization before services can be provided.

5.1.5.6.3. Early coordination is strongly recommended to avoid delays to construction activities.

5.1.5.7. **Payment Processing Considerations**

5.1.5.7.1. The contractor must provide full project funding before services begin.

5.1.5.7.2. Payment must be made using a cashier's check or other certified funds acceptable to FPS.

5.1.5.7.3. FPS cannot provide services without receiving funding in advance because FPS operates on a reimbursable basis.

5.1.5.8. **Recommended Early Coordination**

5.1.5.8.1. Prior to finalizing schedules, the contractor should coordinate with FPS to:

5.1.5.8.1.1. Confirm escort staffing requirements.

5.1.5.8.1.2. Develop a detailed cost estimate.

5.1.5.8.1.3. Confirm acceptable payment methods.

5.1.5.8.1.4. Verify required lead times and authorization documentation.

5.1.5.8.1.5. Establish points of contact for TAS service requests.

5.2. MEETINGS

5.2.1. See Specification Section 01 31 00 PROJECT MANAGEMENT & COORDINATION

5.2.2. The Contractor shall provide necessary input on meeting agendas and meeting minutes for the CMa to prepare and distribute for each Owner-Architect-Contractor (OAC) hosted project meeting in advance of the meeting date. Agenda for all meetings shall include review of all open items (e.g. RFIs, Submittals, ents, Issue Tracking), a look-ahead to the next scheduled meeting, and a round-robin opportunity for all participants to introduce items to the meeting.

5.2.3. The Contractor shall participate in pre-installation meeting(s) at the installation site. This meeting may include the Government's COR/PM, CMa, the Building Manager (or representation) and others. This is to ensure a clear and orderly installation that is coordinated with other trades working in the building.

5.2.4. The Contractor’s in-person representation at all meetings shall include those individuals having knowledge of the agenda topics and authority to make decisions and commit resources.

5.2.5. **Design Review Meetings**

5.2.5.1. Not applicable.

5.2.6. **Construction Kickoff Meeting**

5.2.6.1. Before Construction NTP, the Contractor shall conduct a Construction Kickoff Meeting in-person with the COR/PM, CMa, and Building Manager to provide an overview of the project requirements including staging, working hours, transportation of materials, parking, contractor entrance, and any other special building requirements.

5.2.7. **Construction Progress Meetings**

5.2.7.1. After Construction begins, the Contractor shall conduct, and a GSA representative and/or consultant, will attend weekly progress meetings in-person. Field inspections by the COR/PM will generally coincide with these progress meetings.

5.2.8. **Construction Monthly Progress Meeting**

5.2.8.1. The Contractor must furnish monthly progress reports, addressing completed/resolved issues and outstanding/awaiting resolution issues, to be used by GSA to ensure that information is forthcoming from the team and that the Contractor is taking information provided to the next level of development. Refer to specification section 01 32 00 CONSTRUCTION PROGRESS

5.2.8.2. Upon receipt of each monthly progress report, GSA must hold a monthly progress review meeting with the Contractor to review work to date against the progress payment schedule, identify any outstanding issues, and determine the amount of work completed as a basis for determining the monthly payment due. The Contractor must submit monthly invoices to GSA based on the outcome of these progress review meetings.

5.2.8.3. The Contractor must update the construction schedules monthly prior to each payment request and provide an advance copy of the construction progress report to GSA. The construction progress report must provide documentation evidencing the cost of work performed. Before submitting each payment request, the Contractor must meet with GSA to review the advance copy of the construction progress report to ensure that GSA agrees as to the progress of the construction work and the value of the work completed. Based upon the agreed value of work completed, the Contractor must submit monthly payment requests to GSA. Refer to specification section 01 29 00 PAYMENT PROCEDURES.

5.2.8.4. Delays in schedule caused by the Contractor, as determined by GSA, such as failure to provide timely and acceptable submissions, must not warrant an extension of the contract performance time. In the event of a Contractor causing delay, the Contractor must be responsible for taking all necessary actions to ensure that succeeding contract Stages, Phases, and submissions remain on schedule. In such an event, the Contractor must submit for GSA approval a plan for getting back on schedule and a revised progress payment schedule. Refer to specification section 01 31 00 PROJECT MANAGEMENT & COORDINATION and GSA 01 31 10 PROSPECTUS CPM SCHEDULE SPECS.

5.3. COMMUNICATION

5.3.1. The Contractor shall reply to correspondence from the GSA, tenant agencies, and GSA contractors within 3 calendar days. The COR/PM and CMa shall be included on all correspondence.

5.4. PROJECT CLOSEOUT

5.4.1. See Specification Section 01 77 00 CLOSEOUT PROCEDURES

5.4.2. The Contractor shall complete all punch list items prior to the completion of project closeout.

5.4.3. **Commissioning**

5.4.3.1. See Specification Section 01 91 13 GENERAL COMMISSIONING (Cx) REQUIREMENTS

5.4.3.2. The contractor shall perform all functions, roles, responsibilities of the “construction contractor” as further set forth and explained in the GSA Building Commissioning Guide, and of the “GC”, or “contractor” as further set forth and explained in the Commissioning specification section 019113.

5.4.4. **Pre-turnover Process**

5.4.4.1. The contractor shall attend a one-day pre-turnover meeting facilitated by the CxA. The meeting will be conducted approximately 60 days in advance of substantial completion. The purpose of this meeting is to review the requirements and activities of the Turnover process.

5.4.5. **Turnover Process**

5.4.5.1. The contractor shall:

5.4.5.2. Conduct a pre-final inspection and prepare a punch-list prior to the AE and CMa completing their initial punch list.

5.4.5.3. Review all operations and maintenance (O&M) manuals, warranties, guarantees, and certificates to confirm they comply with the Construction Documents. Ensure this information is properly documented in COBie-compliant format.

5.4.5.4. Assist the GSA in conducting a pre-final walk-through with interested stakeholders, which may include but is not limited to tenant agencies.

5.4.5.5. After issuance of Substantial Completion (in part or whole), conduct a final inspection and prepare a punch-list documenting remaining work necessary to achieve Contract Completion.

5.4.5.6. Conduct follow-up inspections to resolve punch-list items, involving the AE, the CMa, tenant agencies and other stakeholders as appropriate.

5.4.6. **Material Samples, Attic Stock , and Spare Parts**

5.4.6.1. As a condition for the GSA certification of substantial completion, the contractor shall provide an inventory list of all attic stock items, spare parts, and specialty tools to be turned over to the GSA at close-out.

5.4.6.2. The Contractor is required to provide the government with attic stock as defined in the specifications.

5.4.7. **Final Record Documents**

5.4.7.1. See Specification Section 01 78 10 PROJECT RECORD DOCUMENTS

5.4.7.2. The contractor shall verify that the room numbering list complies with the COBie requirements set forth in the Contract Documents and matches the data structure of the GSA National BIM, CDX & COBie Standard requirements.

5.4.7.3. The contractor shall provide approved as-built drawings and specifications for AE development of record documents.

5.4.8. **Final Inspection and Test**

5.4.8.1. See Specification Section 01 78 10 PROJECT RECORD DOCUMENTS

5.4.8.2. Unless otherwise identified, manufacturer recommendations shall be followed for all inspection and test procedures.

5.4.9. **As-Built Drawings**

5.4.9.1. See Specification Section 01 78 10 PROJECT RECORD DOCUMENTS

5.4.9.2. The Contractor shall provide "As-Built Drawings" and documents based upon actual site installation, as should be reflected within latest Record Drawings/documents. Should Record Drawings not present As-Built conditions, the Contractor shall perform field measurements and shop drawing take offs as required to support accurate As-Built drawings. Should the Government determine that variation exists between finished construction and the As-Built drawings, the Contractor shall correct drawings to the satisfaction of the government. Electronic As-Built drawings shall be submitted through Kahua and the GACA drive.

5.4.10. **Specification Manual**

5.4.10.1. See Specification Section 01 78 10 PROJECT RECORD DOCUMENTS

5.4.10.2. The Contractor shall provide electronic copies of the specification manual submitted through Kahua and the GACA drive. with complete sets of all final design specifications and related documents. Specifications shall be precisely edited to match installed features/systems/equipment and materials.

5.4.11. **Product Data and Shop Drawing Manuals**

5.4.11.1. See Specification Section 01 78 10 PROJECT RECORD DOCUMENTS

5.4.11.2. The Contractor shall combine all product data submission material and shop drawings into hard copy manuals for reference during construction. Shop drawings shall be bound with product data or separately bound in drawing racks. The manuals shall be divided into sections corresponding to design specification section headings. The Contractor shall provide electronic copies submitted through Kahua and the GACA drive containing all approved shop drawing submissions.

5.4.12. **Operation and Maintenance Manual**

5.4.12.1. See Specification Section 01 78 22 OPERATION AND MAINTENANCE DOCUMENTATION

5.4.12.2. The Contractor shall prepare a detailed Operation and Maintenance Manual identifying all procedures, tools, equipment and parts necessary to assure satisfactory operations and to provide maintenance per manufacturer's recommendations, including the following:

5.4.12.2.1. Instruction manuals covering the care, preservation and maintenance of materials and finishes

5.4.12.2.2. Operation, maintenance, troubleshooting and parts manuals for equipment and building operating systems

5.4.12.2.3. Instruction to Government operating personnel in the operation and maintenance of building systems and equipment

5.4.12.2.4. Equipment inventories

5.4.12.2.5. Emergency manuals

5.4.12.2.6. Electronic versions uploadable to GSA's NCMMS

5.4.12.3. The Contractor shall deliver electronic copies submitted through Kahua and the GACA drive to the PM/COR.

5.4.13. **Preparation for Occupancy**

5.4.13.1. See Specification Section 01 82 00 DEMONSTRATION & TRAINING

5.4.13.2. The contractor shall coordinate the planning and scheduling of property management training with the GSA property management staff in accordance with specification section 01 82 00 Demonstration and Testing, allowing sufficient lead time for the GSA to prepare for the training and to ensure that the appropriate personnel will be available.

5.4.13.3. The training shall be conducted on-site in the complete and fully operational facility using the actual equipment in place.

5.4.13.4. Include any available and suitable video material from manufacturers and suppliers in the training sessions.

5.4.13.5. Perform digital video recording of all training sessions. Edit and consolidate all video materials into a set of training videos suitable for use in training and retraining property management staff. Incorporate any manufacturer/supplier video material used in the training sessions. Submit the training video set for approval by the GSA.

5.4.13.6. The contractor shall participate with the GSA in conducting an inspection and walk-through with local emergency responders (fire/police).

5.4.13.7. The contractor shall assist the GSA in transferring control of the facility to the property manager, including keys and security/access control responsibility.

5.4.14. **Maintenance Training**

5.4.14.1. See Specification Section 01 82 00 DEMONSTRATION & TRAINING

5.4.14.2. Maintenance Training shall address cycles of replacement, use of any special tools, and other product- or system-specific maintenance requirements. Include references to record documents, spare parts, material lists, warranties, maintenance agreements and similar continuing commitments.

5.4.15. **Warranties**

5.4.15.1. See Specification Section 01 77 00 CLOSEOUT PROCEDURES

5.4.15.1.1. The Contractor is required to provide the government with [3] original signed copies of all warranties. Warranty start date shall begin no earlier than the date of installation acceptance.

5.4.15.1.2. The contractor shall submit a Warranty Management Plan at least 30 calendar days before the planned pre-warranty conference. A joint 4 month and 9-month warranty inspection will be conducted, measured from time of acceptance, by the Contractor, Contracting Officer and the Customer Representative.

5.4.16. **Energy Rebates**

5.4.16.1. For all efforts using federal funds, the contractor is required to pursue rebate intake by GSA or the funding agency to the greatest extent possible. This task must occur when the project is awarded.

Also at project award, if replacing equipment, gather all information on the equipment to be replaced, which will need to be submitted for rebate purposes. Ensure both prescriptive and custom rebates are investigated. Research rebate availability at both https://www.dsireusa.org and the appropriate local utility. Document the due diligence investigation conducted and include the list of available rebates in the project documents for review. Rebates cannot be used toward project funding requirements or any payback calculation requirements. Funds received are solely for the use and benefit of the federal government; the contractor, installer, designer, and other parties to the contract will have no claim whatsoever to rebate funds. Funds will be issued to GSA or tenant agencies via ACH. No paper checks will be accepted. Contractor shall ensure any rebate intake is paid to GSA or the tenant agency funding the project, and include this task in the project close-out procedure, Kahua and any other applicable reports and applications.

5.4.17. **Stormwater Regulatory Closeout**

5.4.17.1. Not Applicable

5.4.18. **Return All HSPD-12 and/or Tenant Agency Badges**

5.4.18.1. See Specification Section 01 77 00 CLOSEOUT PROCEDURES

5.4.18.2. The Contractor shall return all badges to the COR/PM that were issued for the project.

5.4.19. **Release of Claims**

5.4.19.1. See Specification Section 01 77 00 CLOSEOUT PROCEDURES

5.4.19.2. The Contractor shall furnish the Government with a release of all claims against the Government under the applicable portions of this contract.

5.5. SCHEDULE OF VALUES

5.5.1. See Specification Section 01 29 00 PAYMENT PROCEDURES

5.5.1.1. The contractor shall submit a completed Schedule of Values no later than 14 calendar days prior to scheduled date of initial Requests for Payment.

5.6. FEE & PAYMENT

5.6.1. See Specification Section 01 29 00 PAYMENT PROCEDURES

5.6.1.1. The contractor shall submit one draft copy (aka pencil copy) of Request for Payment along with construction progress report to the GSA Project Manager and CO seven [7] days prior to the due date for review by GSA. Provide documentation evidencing the cost of work performed to be included in the Request for Payment. Resolve questions resulting from GSA review of draft Request for Payment and construction progress report prior to submitting Request for Payment. After GSA approval of the draft copy, the contractor shall submit a final copy to the GSA Project Manager and CO with all revisions, if any, made. The contractor shall wait for Final Approval from the GSA Project Manager, Contracting Officer's Representative (COR), or the CO before submitting a Request for Payment to GSA's Payment System.

5.6.1.2. Prior to final payment under this Contract, the Contractor shall complete all items in Section 5.4 Project Closeout and furnish the Government with a release of all claims against the Government

5.7. GOVERNMENT FURNISHED PROPERTY

5.7.1. See Specification Section 01 10 00 SUMMARY and 01 73 20 SELECTIVE DEMOLITION

5.7.2. There is government furnished property for this contract.

5.8. TRAVEL, REPRODUCTION, AND DELIVERY

5.8.1. Unless otherwise indicated in this statement of work or contract documents, the Contractor is responsible for travel costs to support the requirements contained in this Statement of Work, including all progress meetings, workshops, reviews, and site visits. The Contractor must assume all travel must be within the vicinity of the project site except as specifically indicated otherwise in the Statement of Work

5.8.2. Printing, reproduction and delivery costs necessary for execution of this contract must be included in the base contract price.

6. ATTACHMENTS

6.1. ARCHITECT/ENGINEER DOCUMENTS

6.1.1. Narrative Memo

6.1.2. IFC Drawings

6.1.3. Project Manual Volume 1

6.1.4. Project Manual Volume 2

6.1.5. Appendix A – Building 810 Southwatch (Sprinkler System Hydraulic Analysis)

6.1.6. Appendix B – Signage & Graphics

6.1.7. Appendix C – ARCH-03GSAA-IA_Lighting Calculation Report_20261023

6.1.8. Appendix D – FP Calculations_CD-100 IFC_20261023

6.1.9. Appendix E – Mechanical Calculations

6.1.10. Existing Conditions Survey and Hazardous Materials Survey (Reference Only)

6.1.11. BIM Execution Plan (BEP) & COBIE Integrated Design Process (IDP)_20261023

6.1.12. COBie Spreadsheet_IA & CMTA_20261023

6.1.13. Revit Model(s)

6.1.13.1. ARCH-03GSAA-IA_20261023

6.1.13.2. MEP-03GSAA-EXISTING_20261023

6.1.13.3. MEP-03GSAA-CMTA_20261023

6.1.13.4. STRU-03GSAA-EXISTING_20261023

6.1.13.5. FIRE-03GSAA-JH_20261006

6.2. TENANT DOCUMENTS – Disclaimer: OFOI information is intended solely to facilitate infrastructure coordination. The information shown is not comprehensive and does not constitute the full scope of project requirements. All requirements shall be verified against the latest approved design drawings, specifications, and contract documents.

6.2.1. ICD-ICS-705_v1.5.1_20210726

6.2.2. ICS-705-1_Construction Security Plan (CSP)_20261026

6.2.3. Watch Floor Furniture Design_Rev D_20260617 – (OFOI – Reference Only for coordination of Infrastructure.)

6.2.3.1. Watch Floor Furniture Power Whip_PowerLinc Brochure 2024-LR – (OFCI)

6.2.4. Watch Floor_Planar Video Wall Design_20260806 – (OFOI – Reference Only for coordination of Infrastructure and delegated design of partition wall.)

6.2.5. Conference Rooms_GDIT AV Design_Rev 7_20261023 – (OFOI – Reference only for coordination of infrastructure.)

6.3. CMa/CxP DOCUMENTS

6.3.1. Commissioning Plan_20261023

6.3.2. Owners Project Requirements_20261027

6.3.3. FFE Responsibility Matrix_20261027

6.3.4. Site Logistics Plan_20261028

6.4. GSA DOCUMENTS

6.4.1. GSA BIM Standard / COBie Standard_v2025.1

6.4.2. GSA COMMON DATA EXCHANGE (CDX) Implementation Guide_V2025.1

6.4.3. DOE NNSA JCF_Security ROCAL_YYYYMMDD

6.4.4. GSA Common Data C&D Waste Management Plan & Reporting Template (XLSX)

6.4.5. NDA Document Security

6.4.6. GSA Data Normalization for Building Automation Systems_V25

6.4.7. Niagara NiCS Statement_2022

6.4.8. BAS Graphic Guideline Rev A

6.4.9. FPS Escort After Hours Form_20260430

6.5. GSA LINKS

6.5.1. GSA_Affiliated_Customer_Account_(GACA)_Instructions

6.5.2. Kahua Account Request Form

6.5.3. PBS 2026 Core Building Standards

6.5.4. P-120, Public Buildings Service Cost and Schedule Management Policy Requirements, November 2022

6.5.5. IT Security Procedural Guides

6.5.6. 508-GSA-CUI-Guide 1-31-2024

6.5.7. GSA Region 8 Fire Life Safety Activity Request Method of Procedure (MOP)

6.5.8. FIRE WATCH LOG SHEET