

CONSTRUCTION REQUIREMENTS FOR ALL TASK ORDERS

3.3.2 Project Phasing

Some projects may have to be accomplished in phases in order to maintain accessibility to facilities. For example, an interior repair project may be phased so that only a portion of a facility is under construction at one time. A particular project will be divided into as few phases as possible as it is in the best interests of the CONTRACTOR to complete a project as quickly as possible. Unless otherwise noted, assume all aspects of one phase will have to be completed before the next phase can start. Phases will be defined in the task order and performance periods adjusted accordingly prior to award.

3.3.4 Existing Facilities/Job Site Verification

Job Site Verification: The dimensions and locations shown on any existing drawings provided to the SUBCONTRACTOR with specific projects are for approximation purposes only. Failure to verify the dimensions and locations will be at the SUBCONTRACTOR's risk and shall not relieve the SUBCONTRACTOR from accomplishing the work required by the contract at the price awarded by the CONTRACTOR.

Before beginning any demolition or deconstruction work, survey the site and examine the drawings and specifications to determine the extent of the work. Record existing conditions in the presence of the Procurement Specialist, or designated representative, showing the condition of structures and other facilities adjacent to areas of alteration or removal. Digital photographs with timestamps will be acceptable as a record of existing conditions. Include in the record the elevation of the top of foundation walls, finish floor elevations, possible conflicting electrical conduits, plumbing lines, alarm systems, the location and extent of existing cracks and other damage, and description of surface conditions that exist prior to starting work. It is the SUBCONTRACTOR's responsibility to verify and document all required outages which will be required during the course of work, and to note these outages on the record documents. Submit survey results to the STR.

Responsibility: SUBCONTRACTOR shall be responsible for any and all damages to existing buildings, facilities, structures, pavements, curbs, walks, utilities etc. incurred by his work forces or equipment. Damaged areas shall be patched, repaired or replaced, and restored to original condition by the SUBCONTRACTOR to the satisfaction of the CONTRACTOR, at no expense to the CONTRACTOR, in accordance with current building code, NEC, and specifications required.

New Work: If new work is to be connected to existing work, special care shall be exercised not to disturb or damage the existing work more than necessary. All damaged work shall be replaced, repaired or restored to its original condition at no cost to the CONTRACTOR.

Damage to Utilities

Notification Requirements: In the event of any SUBCONTRACTOR-caused utility failure and/or disruption, the SUBCONTRACTOR shall first make the area safe, then immediately contact the STR and/or Project Manager.

Liability to Repair: If utilities are damaged and were previously known by or shown to the SUBCONTRACTOR, or there is negligence on his part, the utilities shall be repaired by the SUBCONTRACTOR in a timely manner at no cost to the CONTRACTOR.

If the SUBCONTRACTOR is liable for damaged utilities and the SUBCONTRACTOR is unable to make the repairs in a timely manner, the CONTRACTOR will make repairs and charge the SUBCONTRACTOR for all labor and materials associated with the work accomplished. The charge will be reflected as an adjustment to the awarded amount for the applicable task order(s). This is not however, the preferable method and shall be considered on a case-by-case basis.

3.3.5 Coordinating and Scheduling:

Work Coordination: In order for the work to progress smoothly and cause minimal difficulties, it will be necessary for the CONTRACTOR, construction inspector, project engineer, and Procurement Specialist to maintain close and active coordination. At all times, the SUBCONTRACTOR shall keep the CONTRACTOR informed of when and what work will be accomplished. All work schedules will be coordinated with the appropriate representatives of the Contracting and Technical Offices.

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All work shall be programmed and accomplished in such a manner that minimum inconvenience will be caused to the CONTRACTOR.

The SUBCONTRACTOR must notify the Procurement Specialist and STR a minimum of three (3) business days in advance of when and where testing is to be performed so that he/she will have the option of witnessing the test.

Whenever work which will be "hidden" or that has not been scheduled will be accomplished, notice must be given to both the Procurement Specialist and the STR as early as possible to ensure inspections are accomplished as required. If proper inspections are not accomplished as a result of such lack of notification, the SUBCONTRACTOR bears the risk of removing completed work and re-accomplishing such uninspected work at no cost to the CONTRACTOR.

Progress Schedule: The Progress Schedule shall be prepared for each project and shall be plotted weekly, from Sunday through Saturday, beginning with the date of receipt of the Notice to Proceed (NTP) through the project completion date. Once approved, schedules will not be changed, except by modification extending the completion date of the task order, without Procurement Specialist direction and/or approval.

The Close-Out element will be titled "Close-Out" and account for all final contract deliverables such as as-built drawings, manuals, test reports, etc.

Progress Reports: Progress Reports shall be submitted weekly on the Monday following completion of the previous rating period.

Whenever the cumulative percentage of the work is 5% or more below the scheduled percentage, the Progress Report shall be accompanied by a letter of explanation for the delay and a plan detailing how the SUBCONTRACTOR intends to get back on schedule.

3.3.6 Project Completion and Close-Out

In addition to contractual requirements (e.g., certified payrolls, release of claims, etc.) upon completion of the work and prior to approval of final payment, unless specified to be provided earlier, the SUBCONTRACTOR shall furnish, to the Procurement Specialist and the STR:

Warranties: Prior to CONTRACTOR acceptance, the SUBCONTRACTOR shall submit:

A general, one (1) year warranty of construction, or the industry standard (whichever is longer), from the date of final acceptance.

A specific warranty for all major equipment, and specifically warranted products and systems provided under this contract.

Each such warranted item shall clearly identify what is being warranted (e.g., make, model, serial number, facility, etc.), its warranty period, and point of contact/phone number to report discrepancies of a warranted item.

Compliance with this paragraph does not relieve the SUBCONTRACTOR of any responsibility in connection with providing specific warranties and/or guarantees as required by this contract.

SUBCONTRACTOR shall submit a report on any warranty item that has been repaired during the warranty period. Include within the report the cause of the problem, date reported, corrective action taken, and when the repair was completed. If the SUBCONTRACTOR does not perform the construction warranty within the timeframe specified, the CONTRACTOR will perform the work and back charge the construction warranty payment item established. If immediate action is required to stop further damage or risk to life, the CONTRACTOR will perform work required to mitigate further damage or risk. Any work done by the CONTRACTOR in this manner shall not void warranty coverage.

SUBCONTRACTOR shall perform onsite inspection to evaluate situation and determine course of action within 12 hours of notification, initiate work within 24 hours of notification, and shall work continuously to completion or relief.

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SUBCONTRACTOR shall perform onsite inspection to evaluate situation and determine course of action within 24 hours of notification, initiate work within 48 hours of notification, and shall work continuously to completion or relief.

All other work to be initiated within 3 working days after receipt of Warranty Call and shall work continuously to completion or relief.

Construction Warranty shall be prioritized as follows:

- Code 1-Life Safety Systems
 - Fire suppression systems.
 - Fire alarm system(s) in place in the building.
- Code 1-Air Conditioning Systems
 - Recreational support.
 - Air conditioning leak in part of building, if causing damage.
 - Air conditioning system not cooling properly.
- Code 1-Doors
 - Overhead doors not operational, causing a security, fire, or safety problem.
 - Interior, exterior personnel doors or hardware, not functioning properly, causing a security, fire, or safety problem.
- Code 3-Doors
 - Overhead doors not operational.
 - Interior/exterior personnel doors or hardware not functioning properly.
- Code 1-Electrical
 - Power failure (entire area or any building operational after 1600 hours).
 - Security lights
 - Smoke detectors
- Code 2-Electrical
 - Power failure (no power to a room or part of building).
 - Receptacle and lights (in a room or part of building).
- Code 3-Electrical Street lights.
- Code 1-Gas
 - Leaks and breaks.
 - No gas to family housing unit or cantonment area.
- Code 1-Heat
 - Area power failure affecting heat.
 - Heater in unit not working.
- Code 2-Kitchen Equipment
 - Dishwasher not operating properly.
 - All other equipment hampering preparation of a meal.
- Code 1-Plumbing
 - Hot water heater failure.
 - Leaking water supply pipes.
- Code 2-Plumbing
 - Flush valves not operating properly.
 - Fixture drain, supply line to commode, or any water pipe leaking.
 - Commode leaking at base.
- Code 3-Plumbing Leaky faucets.

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- Code 3-Interior
 - Floors damaged.
 - Paint chipping or peeling.
 - Casework.
- Code 1-Roof Leaks, Temporary repairs will be made where major damage to property is occurring.
- Code 2-Roof Leaks, where major damage to property is not occurring, check for location of leak during rain and complete repairs on a Code 2 basis.
- Code 2-Water (Exterior) No water to facility.
- Code 2-Water (Hot) No hot water in portion of building listed.
- Code 3-All other work not listed above.

Warranty Tags: At the time of installation, warranted items shall be tagged with a durable, oil and water-resistant tag containing the information below, and placed in plain sight on each piece of equipment.

SUBCONTRACTOR responsibilities regarding the development of "Work Control Package(s)" per Task Order requirements are addressed in Exhibit E of this Subcontract.