



72 North Ten Pond Place
(520) 459-8950

Statement of Work

Cochise County Facilities Maintenance Building.

Submitted To

Anne Coppola
Cochise County Procurement Department
1415 Melody Lane, Build. C
Bisbee, AZ 85603

General Work

KWR Construction Inc. shall provide design/build services and furnish all labor, material, equipment, supervision, transportation, permits, fees, licenses necessary for completion of "Cochise County Facilities Maintenance Building" located in Bisbee, Arizona.

Compliance with Cochise County Statement of Objectives

KWR Construction will be subcontracting Engineering and Design, Civil, Architectural, Fire Suppression, Mechanical and Plumbing. KWR Construction will self-perform Supervision, Safety, Quality Assurance, and Project Management.

As part of our scope of work, KWR Construction agrees to comply with all sections of the Statement of Work – 23-01-FAC-01.

KWR Construction will commence work no later than 10 working days after award and will be 100% complete no later than 300 working days after NTP-construction.

KWR Construction, as requested in the S.O.W., will:([Technical Approach](#))

Task 1 –Perform Land Surveying.

- [KWR will provide a full design survey to include all building and site staking and surveying.](#)
[KWR will also provide a full set of as-builts and drainage plan.](#)

Task 2 – Perform Blue Staking.

- KWR will call and schedule a blue stake survey to mark out all incoming utilities and services entering the work site. KWR will also have any areas that will need to be excavated in order to connect to any existing utilities and tie ins.

Task 3 –Obtain all applicable Permits.

- KWR will apply and obtain any building, land use, SWPPP permits as well as any other permits required by the county and/or city for the construction of this project.

Task 4 – Perform Building/Infrastructure Surveying.

- KWR will provide a full set of building “for construction” stamped drawing for the metal building as well as a set of stamped footer designs to incorporate into the full design of this project. This will also include full stamped designs to cover Mechanical, Electrical, Plumbing and Architectural. All designs will be submitted for review and approval.

Task 5 – Perform Trenching and Infrastructure- electric, water, sewer, gas, drainage, conduit for fiber.

- KWR will perform the prep and execute for all underground utilities per approved design. KWR will install all underground per the latest design criteria, specifications and building codes. As well as any County and/or City code requirements.

Task 6 –Perform Rough and Finish grading/cut fill.

- KWR will prep and execute for all rough and final grading. This work will include all site work, surveying cutting, and filling of areas out lined in drawings received from the owner, as well as based off the approved design.

Task 7 –Perform Soil compaction.

- KWR will perform all soil proctor and compaction testing as required by approved design. KWR will be using Western Technologies as our testing facility. Certifications will be available upon request.

Task 8 – Install Footers, forms, retaining walls and concrete (main slab).

- KWR will prep all areas for the footers and retaining walls per approved design. KWR will also install all formwork, reinforcing and finish work as per approved design. KWR will install reinforcing structural rebar/mats as needed for this project. KWR will then place all concrete per the approved design criteria.

Task 9 – Perform Final grading.

- KWR will perform the final grading as per approved Civil Design. KWR will place any/all required back fill, gravel and or landscaping as needed.

Task 10 – Perform Concrete forming and pouring for apron, walk-ways and HVAC pads.

- KWR will install formwork and placement of all concrete in the area of the apron walkway/sidewalks and all HVAC equipment pads. All work under this section will be conducted under the approved design.

Task 11 –Install Red iron- columns, beams, purlins, tension rods.

- KWR will erect all building frame work to include all sub frame/uprights as indicated by the approved prefab metal building design. This work will also include all purlins, girts, supporting/portal frames, X bracing and flange bracing.

Task 12 – Install exterior door frames, windows and doors.

- KWR will install, per approved design, all hollow metal doors, door frames and windows. These doors and frames along with window frames will be finished as per the owners’ requirements and design criteria. All doorways will be ADA compliant.

Task 13 – Install metal siding with insulation.

- KWR will install all insulation of minimum R-20 value in all exterior walls. KWR will also install all metal siding per approved design. All metal sheeting is to be 26-gauge “R” panel style. Color will be picked prior to releasing metal building package for production.

Task 14 – Install metal roof with insulation.

- KWR will install all insulation of minimum R-38 value in the roof. KWR will also install all metal roofing per approved design. All metal roofing is to be 26-gauge “PBR” panel style. Color will be picked prior to releasing metal building package for production.

Task 15 – Install Interior partitions/Framing.

- KWR will install all interior partitions to include framing, insulation and drywall per approved design. All partitions will be framed out with 3-5/8” heavy gauge steel studs. And be installed from finished floor to the under side of the roof deck. All walls will be sided with 5/8” drywall and finished with paint.

Task 16 – Install interior door frames.

- KWR All doors and frames will be installed as per the approved design.

Task 17 Install all rough Plumbing, Electric and Gas.

- KWR all plumbing, electric and gas will be installed per approved design. All installation will be preformed and designed per the latest building codes.

Task 18- Install (conduit) for data- to HVAC Office and plans room only.

- KWR will install conduit for data and telephone per the approved design and provided design narrative. KWR understands that wiring for this portion is to be by others.

Task 19- Install all mechanical HVAC.

- KWR will provide a full stamped design for the HVAC system. All equipment, ducting, wiring, etc. will be installed as per the latest mechanical design criteria and codes. KWR understands that all duct work will be constructed per the SMACNA HVAC Duct Construction Standards.

Task 20- Install fire sprinklers, fire detection/alarm system.

- KWR will provide for approval a complete system design for each the fire sprinkler system and fire detection/alarm system. All work under this section will be designed as per the latest design criteria for life safety.

Task 21- Install chain link partitions and gates.

- KWR will install 2”x2” 6-gauge chain link fencing as required per approved design. Chain link fencing will be constructed from finish floor to under side of roof decking. Gate and openings will be placed as per design.

Task 22- Installation of Drywall, tape and texture, painting, and cove base on finished interior walls (HVAC office, break room, plans room, restrooms, janitor closet, and janitor supplies).

- KWR will install finished drywall wall as per the approved design. All walls will be primed and painted, over finished textured as per owners approve colors and finishes. In wet locations there will be FRP installed up to 4” AFF.

Task 23- Ceiling grid on identified rooms (HVAC office, break room, plans room, restrooms, janitor closet, and janitor supplies).

- KWR will layout and install approved acoustical ceiling in HVAC office, Breakroom, Plans Room and TR/Janitor Hallway. All grids will be size 15/16”. All material as well as type/model of ceiling tiles will be approved prior to ordering material. Ceiling will be installed 9’ AFF. In the rooms of Janitor Closet,

Janitor Supplies Small Tools and Toilet Rooms will be framed hard lid drywall. Drywall to be 5/8" painted finish.

Task 24- Install lights and mechanical registers.

- KWR will install all light fixtures and connect as per the design with bi level and vacancy sensor control switching. KWR will install 5 exterior wall pack security lights.

Task 25- Install interior doors, cabinets, toilets, sinks, appliances, and specialty hardware.

- KWR will install all items in the sections as per approved design.

Task 26- Finish work on plumbing, electrical, data, mechanical, and fire suppression.

- KWR will install all finish/trim work as per approved design.

Task 27- Data wiring- CAT 6 and Fiber.

- to be installed by Cochise County Information Technology staff.

Task 28-Install placement of asphalt driveway/turn around.

- KWR will install the asphalt driveway/turn around as per the approved design.

Task 29-Install 6' chain link perimeter fence with 12' gates.

- KWR will install the chain link perimeter fence as per the approved design. KWR will install the 12' gates as per owner location.

Task 30- Provide Production of as built schematics.

- KWR will provide complete as-builts drawing upon completion of project.

Power:

KWR electrical division will perform installation of underground components to service the new buildings 400A main and distribution equipment. Two new interior electrical panels installed to provide power for all interior electrical devices. Perform rough in throughout the building for all power, lighting and comm. General and specialty receptacles for convenience and owner's furnished equipment. Provide electrical connection for mechanical and plumbing equipment.

Breakout

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|-----------------------------------|------|-----------|
| • KWR Superintendent | 2400 | man-hours |
| • KWR Project Manager | 160 | man-hours |
| • KWR Safety Manager | 120 | man-hours |
| • KWR Labor - Mob/De-Mob (4 Guys) | 560 | man-hours |

General Equipment/Material List

- Hand Tools
- Power Tools
- Battery Tools
- Wheelbarrow
- Rakes
- Shovels
- Digging Bars
- Chain Link Fencing
- Temp Fence Sections & Stands
- Chain link Fence Gates
- Assorted Chain Link Fence Components
- Fill Dirt
- Backhoe
- Dump Truck
- Jumping Jack
- Assorted Conduit and Fittings
- Assorted Gauge Wire and Cable
- Electrical Components
- Mechanical Components
- Plumbing Components
- Concrete
- Water Trucks
- Asphalt
- Rollers
- Forklift
- Scissors Lifts
- Type X Drywall
- Drywall Tape
- Paint
- Primer
- Ceiling Grid
- Scaffolding
- Hand Railing

Summary

KWR Construction estimates this project period of performance to be three hundred (300) working days from approved design and NTP. KWR Construction will provide a tentative schedule, once awarded, that shows features of work with time lines. KWR Construction has not found any items in the SOW that will affect the schedule or the ability to complete the project as described above. KWR would like to remind the owner that there has been substantial delays in delivery of material across the board that may affect the ability to obtain some material on time. In which case KWR will discuss the impact of such delays and explore options to obtain other materials.

Thank you,

Chris Griffis

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