STATEMENT OF WORK

CHAPEL REPAIRS

U.S. MERCHANT MARINE ACADEMY
KINGS POINT, NEW YORK

January 31, 2019

U.S. DEPARTMENT OF TRANSPORTATION
MARITIME ADMINISTRATION
STATEMENT OF WORK

BACKGROUND

The United States Merchant Martine Academy (USMMA) is an agency of the Maritime Administration (MARAD) managed by the United States Department of Transportation.

The USMMA is listed on the National Register of Historic Places. Therefore, all work shall be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR part 68)

All work shall meet or exceed the standards provided in the Secretary of the Interior’s Standards for Rehabilitation and guidelines for applying the standards published by the National Park Service, U.S. Department of the Interior 36 CFR 67.7 - Standards for rehabilitation.

OBJECTIVE

The USMMA seeks the following repairs to the U.S. Merchant Marine Memorial Chapel, replacement of all the leaders, the painting of the entrance and steeple, the replacement of the steeple roofs and the repair of the globe in the steeple. This project also includes the asbestos abatement of zero deck and the replacement of all the ceilings and floors.

SCOPE

The USMMA is looking for a qualified, licensed and insured contractor to provide labor, materials, transportation, tools, equipment and supervision to perform the following repairs on the U.S. Merchant Marine Memorial Chapel. The selected contractor shall be responsible for completing the following tasks:

- Contractor is responsible for confirming all measurements and quantities before bidding on this project.
- Contractor shall provide a reference list with phone numbers that includes at least two (2) projects of similar size and scope. Before and after pictures can also help to document/support contractor’s experience in such projects.
- Contractor’s bid shall include a line item for each task and a break-down for labor, material, equipment, etc. The proposal shall include dimensions, square footage, material and labor costs for each room/area.
- Contractor shall include with proposal a Bill of Materials with manufacturer’s specifications and installation instructions
- Prior to commencing work, contractor shall submit, samples for approval by COR/engineer.
- Contractor shall provide a tentative schedule with their bid.
- Primary Contractor shall have a supervisor onsite to supervise all subcontractors, at all times.
- Contractor shall remove all containers, surplus materials, equipment, and debris and leave the site in a clean and orderly condition acceptable to the COR. Contractor shall submit a written waste management plan prior to contract award that includes at a minimum all of the following elements (a) name of onsite waste manager(s) for the duration of the project.
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(b) photocopies of permits, licenses, and insurance for the Contractor, all Subcontractors, recycling facilities, Temporary Storage Disposal Facilities (TSDF); (c) photocopies of DOT permits and licenses of all transportation of hazardous and non-hazardous waste generated from project (d) management plan for lead waste in accordance with established Federal, State and Local guidelines, including Toxicity Characteristic Leaching Procedure (TCLP) analysis for lead or other heavy metal waste to properly characterize the waste as RCRA hazardous waste and copies of licenses and permits for all workers involved in removal of lead or other heavy metal waste and identity of the laboratory performing the TCLP analysis (e) management plan for asbestos wastes in accordance with established Federal, State and Local guidelines, including TEM and/or PCM laboratory analysis for asbestos-containing materials and potentially asbestos containing materials to properly characterize the waste as asbestos and copies of licenses and permits for all workers involved in removal of asbestos-containing waste and identity of the laboratory performing the TEM and/or PCM analysis.

- Waste labeling requirements- Contractor shall ensure all containers and drums used to collect hazardous waste meet all of the following EPA labeling requirements (a) hazardous waste containers have a label with WHITE background and RED LETTERING reading “HAZARDOUS WASTE” on it with the identity of the waste clearly written; (b) hazardous waste labels will have a date on it in mm/dd/yyyy format the day the waste container become full.

- Selection of Green or Environmentally Preferable Materials: Contractor shall give preference to Construction Materials and other goods integral to the project that meet Environmental Protection Agency (EPA) recycled content standards. Note: As per the Solid Waste Disposal Act, Section (c)(1) “Requirements”, a decision not to procure these items can be made on the basis of (a) unavailability of items; (b) item doesn’t meet performance requirements for its intended use or (c) unreasonable price of items. Contractor shall provide a 20 year warranty for the roof, a 30 year warranty on the painting and a 5 year warranty for all the other work.

- Contractor shall be aware of the presence of hazardous materials, specifically lead-based paint and asbestos at the U.S. Merchant Marine Memorial Chapel. It is the responsibility of the contractor to take appropriate measures in accordance with all local, state, and federal environmental and occupational safety and health laws and regulations.

- The base coats of the Chapel entrance and steeple contain lead. Consequently, all painters on this project must be lead certified in EPA Renovation, Repair, and Painting (RRP).

- The flooring tile, adhesive and pipe insulation in the Chapel Zero Deck contains asbestos. All asbestos abatement work shall be performed by personnel holding current New York State Department of Labor (NYSDOL) asbestos handler’s certificates. Additionally, the Contractor must employ NYSDOL certified supervisors to be on the work site for all abatement activities. All licenses are to be readily available for verification by USMMA. The same contractor/subcontractor shall also prepare the floor for the installation of the new Terrazzo Look tiles. Contractor shall abide by all local, state and federal guidelines.

- Other building materials may also contain asbestos.
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CHAPEL ENTRANCE

- Contractor shall prep, prime and paint with all exterior wooden surfaces of the four (4) pillars/columns, all the way to the top. Each pillar/column is approximately 33” x 33” x 32’ high.
- Contractor shall prep, prime and paint the entire front gable wall of the chapel, all the way up to the peak, including the doors, the windows and the exterior entrance ceiling.
- Contractor shall use a base coat of Vinyl Pro-Prime by American Coating Products or approved equivalent.
- Contractor shall use a finish coat of Liquid Vinyl Siding by American Coating Products or approved equivalent.
- Contractor shall replace, in-kind, all weather damaged wood. An allowance of $1,500 shall be made for this purpose.
- Contractor shall fill all cracks and gaps with Sikaflex 1A Polyurethane Premium Grade High Performance Elastomeric Sealant or approved equal.
- All wooden surfaces shall receive one primer and at least one finish coat.

EXTERIOR BRICK REPLACEMENT AND POINTING

Contractor shall replace a 30’ x 3’ section of loose/cracked bricks on the side of the Chapel closest to the water. See attached picture and repair detail drawings, Flashing at Water Table, Brick Masonry Crack Repair, Brick Masonry at Basement Wall, and Brick Masonry Reconstruction

Contractor shall match the existing bricks and blend the new bricks in with the old. Contractor shall obtain written approval for the new bricks and mortar before beginning the repair work. The selected contractor will be responsible for the following:

- Testing a minimum of three mortar samples from the building in order to determine the composition of the original mortar.
- Before commencing work, Contractor shall provide a mockup sample to show that they are able to match the size, texture, gradation, and tooling methods of the original mortar.
- Clean the specified area per the Specification Section 04071702 Historic Masonry Cleaning.
- Repoint the specified area per Specification Section 040701 Historic Masonry Repointing.
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Contractor shall replace-in-kind all the leaders (5”x4”) on the chapel. There are nine leaders that range in length from 30’ to 40’. There is an additional leader on the second floor that is approximately 12’. The material of construction shall be lead coated copper.

- Contractor shall remove each leader and install a new one including the leaderhead. The leaders shall be exact duplicates of the original leaders. The leaderheads, including bird screens, shall be 20 oz lead coated copper and the leaders shall be 16 oz lead coated copper. All seams in the leader and leaderhead shall be soldered See attached drawings Leader 1 and Leader 2.
- Contractor shall follow manufacturer’s recommendations and insure that there are no leaks.
- Contractor shall secure the leader to the building every 7 to 10 feet using 2” wide 20 oz lead coated copper downspout hangers at 10” o.c. Secure hangers to masonry with brass screws L= 1 ½” long in lead shield and brass washers.
- Install a Leaf Catcher, made of the same materials, at the base of every leader. See attached picture.

STEEPLE ROOF

Replace the roofs on all four (4) balconies of the steeple. Each balcony is approximately 12’ x 2.5’ and the parapet walls are about 3ft high. Also, replace the roof where the globe sits. This area is approximately 12’ x 12’ and the parapet wall are approximately 3ft high.

- Complete demo and removal of existing roof. Existing shall be removed down to the slab/plywood sheathing. Contractor shall be responsible (including cost) for disposing of all the associated debris in accordance with all local, state and federal regulations.
- The Contractor shall comply with all regulation concerning OSHA fall protection.
- Install Tapered and or Flat JohnsManville ENRGY 3 Polyisocyanurate Roof Insulation or approved equivalent using Two Part Urethane Insulation adhesive
- Install a 1/4" JohnsManville Invinsa Cover Board or approved equivalent using two Part Urethane Insulation adhesive
- Fully adhere a JohnsManville 60 Mil EPDM or approved equivalent using LOW VOC Bonding Adhesive
- Install 6” Seam Tape at all seams
- Install RTS (reinforced termination strip) Strip with tape at all base flashing areas
- Install JM Termination Bar or approved equivalent at all base flashing areas
- Make sure you have 8” Clearance from finished roof to bottom of Term Bars or flashings
- Install Johns Manville Presto Tite Edge Metal, JM Presto Lock Coping or approved equivalent.

CHAPEL GUTTER

Chapel gutter shall be sealed with EPD using the same process as above. See Detail of Gutter at Eave and Gable Flashing at Slate Roof drawings for reference.

STEEPLE PAINTING
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- Contractor shall prep, prime and paint all exterior wooden surfaces of the steeple all the way to the top, right below the steeple’s copper dome.
- Contractor shall use a base coat of Vinyl Pro-Prime by American Coating Products or approved equivalent.
- Contractor shall use a finish coat of Liquid Vinyl Siding by American Coating Products or approved equivalent.
- Contractor shall replace, in-kind, all weather damaged wood. An allowance of $1,500 shall be made for this purpose.
- Contractor shall fill all cracks and gaps with Sikaflex 1A Polyurethane Premium Grade High Performance Elastomeric Sealant or approved equal.

GLOBE REPAIR
Contractor shall repair globe and reseat it on its base.
- Contractor shall replace the broken plexi-glass inside the globe.
- The broken/bent spindle shall be replaced with a solid 304 SS rod that extends through the globe. Alternatively, with prior approval, a new copper spindle may be reinforced on the inside with a 304 SS rod. If different metals are used they shall be insulated from each other using an approved insulating paint or gasket.
- Contractor shall re-install the globe on its base and make sure that it is secure. See original Pitch Pocket at Globe Support Drawing.
- Contractor shall secure the guy wire stabilizer ring to the top end of the pipe and tighten the turnbuckle to prevent any excess movement of the globe. The pipe shall extend approximately 18” beyond the stabilizer ring.
- Contractor shall reconnect/repair the lighting for the globe.
- Contractor shall provide a separate line item for all this work on their quote.

ASBESTOS ABATEMENT
Remove all asbestos from the Chapel Basement including but not limited to the flooring and pipes in the plenum space above the drop ceiling. The Contractor shall be responsible for removal and disposal of all waste (including asbestos-containing materials and asbestos-contaminated materials) in accordance with all federal, state, and local regulations.

The Contractor is responsible for the following:
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1. Coordinating an asbestos abatement of all piping (including steam) above the ceiling of the entire zero deck of the USMMA Memorial Chapel. For the purposes of this bid, Contractor is to assume that there are 200 linear feet of 2” asbestos covered pipe and approximately 6000 sq. ft. of asbestos tiles. Contractor shall provide a unit price for the removal of additional asbestos. Contractor is responsible for verification of all quantities of asbestos-containing materials.

   a. Abatement and disposal of asbestos shall be in accordance with all federal, state and local laws and regulations.
   b. The project shall be filed as a large project with the NYSDOL and USEPA.
   c. Identify configuration of critical barriers or isolation methods.
   d. Identify location/configuration of decontamination areas, including equipment room, shower and clean change room.
   e. Post prominent caution signs as required by federal and state laws and regulations immediately outside affected areas.
   f. Secure and tag out ventilation systems in the work areas, blank systems to prevent contamination in other areas.
   g. Identify removal routes to avoid asbestos contamination along those routes and obtain COR approval prior to proceeding.
   h. Maintain written substantiation of the credentials of the Qualified Person.
   i. A Qualified Person shall monitor work practices, maintain daily logs, conduct on-site inspections, set up regulated areas, be capable of specifying the necessary protection and precautions to be taken when working with asbestos. The qualified person shall have successfully completed an initial EPA or state approved 40-hour Asbestos Supervisor’s Course and annual refreshers.
   j. Provide copies of current licenses for all asbestos workers.
   k. Provide completed manifests for asbestos disposal.
   l. Provide copies of all federal, state and local notifications.

3. Replace asbestos insulation with fiberglass pipe insulation. The insulation shall be made of heavy density, resin bonded, glass fibers, wrapped with white all-service jacketing and self-sealing lap. The manufacturer shall be OwensCorning, JohnsManville or approved equivalent.

4. Remove existing acoustical ceiling tile panels and grid system in the hallway.

5. Remove ceiling by the two offices adjacent to the stairwell under the Altar.

6. Remove of existing light fixtures in the hallway. Provide temporary lighting.

7. Installation of new acoustical ceiling tile system. Panels will be 24”x 24”, USG Fissured Basic Acoustical Tile #506, or equivalent. Grid will be USG DX/DXL profile, or equivalent.

8. Installation of new lighting in the hallways, chapels and offices as detailed below.

CHAPEL ZERO DECK FLOORING
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After the asbestos abatement has been performed, Contractor shall install new flooring throughout the entire Zero Deck except for the mechanical room, the bathrooms and the janitor’s closet and the Organist’s Office. Contractor shall be responsible for a turkey project.

- Terrazzo Look Tiles shall be installed in following areas: Catholic Chapel, Protestant Chapel, Jewish Chapel, all the hallways, and offices. These areas shall be covered with Tilebar’s Rizo Cenere 24x24 Terrazzo Look Porcelain Tiles or approved equivalent. All areas will also be bordered with Titlebar’s Base Molding Halley Gray Marble Liner or approved equivalent. Total area is approximately 5300 sq ft.
- Contractor shall remove the pews from all two of the Chapels, (Catholic and Jewish) and re-install them after all the work has been completed. The pews in the Protestant Chapel shall be remove by the Contractor and put in a storage location. The storage location shall be determined at a future date.
- The small wooden stage (approximately 7’x7’) in the Protestant Chapel shall be dismantled but not replaced.
- Contractor shall preserve the area for the insert walk off mat in each of the two Zero Deck foyers.
- The flooring in the Newman Club Chapel Choir Room (approximately 550 sq ft) shall be replaced with CorkCore LVT – Hemlock or approved equivalent. Base molding shall be House of Fara 5/8 in. x 4 in. Hardwood Base Moulding or approved equivalent.
- Before ordering materials and starting the project, Contractor shall submit a design sketch for all the areas showing the proposed layout of the tiles/wood flooring and molding.
- The tiles and base molding shall be installed in accordance with the manufacturer’s instructions and industry best practices.
- The rug covered ramp, between the Chaplain’s Office and the Catholic and Protestant Chapels, shall be replaced with a 4000 psi concrete one, reinforced with ½” rebar (size 4), 12” oc. Contractor shall remove the existing concrete down approximately 4” -8” in order to make a smooth transition for the new ramp. An expansion joint shall be installed wherever there is a change in plane of the concrete/tile work. The new ramp shall then be finished with Terrazzo Look Tiles.
- Contractor is responsible for adjusting the doors to compensate for the new floor height.
- Contractor shall install saddles/transition pieces as needed.

LIGHTING

All new lighting shall be LED Flat Panel Lighting. In each Chapel, Contractor shall be responsible for all the wiring including LED compatible low voltage dimmers (because it is 0-10v dimming) and a low voltage wire attached to each fixture in series.

Summary of Light Fixtures
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- Chaplain Hallway – Nine (9) 2x2 Troffer Lights
- Chaplain’s Office – Two (2) 2x4 Troffer Lights
- Office Opposite Chaplain’s – Two (2) 2x4 Troffer Lights
- Two Small Offices Adjacent to the Stained-Glass Wall – Four (4) 2x4 Toffer Lights (total).
- Newman Club Chapel Choir Room – Four (4) 2x4 Toffer Lights
- Protestant Chapel – Eight (8) 2x2 Toffer Lights and 3 Eyeball Lights
- Catholic Chapel – Eight (8) 2x2 Toffer Lights and 3 Eyeball Lights
- Jewish Chapel – Four (4) 2x2 Toffer Lights and 3 Eyeball Lights
- Hallway under the Altar – Eight (8) 2x2 Toffer Lights
- Two Offices under the Altar – Four (4) 2x4 Toffer Lights.

• The round/square lights in the Catholic Chapel, Protestant Chapel, Jewish Chapel and hallways shall be replaced with Superior Lighting LED Flat Panel 2X2 - 35 Watt - 4000K - Dimmable - For Standard Drop Ceilings (Model# MLFP22EP4041) or approved equivalent.
• The lights in the offices shall be Superior Lighting LED Flat Panel 2X4 - 50 Watt - 4000K - Dimmable - For Standard Drop Ceilings (Model# MLFP24EP5041) or approved equivalent. For all three chapels, Contractor shall be responsible for adding led compatible low voltage dimmers (because it is 0-10v dimming) and a low voltage wire attached to each fixture in series.
• The three eyeball lights in the front of each of the chapels shall be replaced with 6” Brushed Nickel Integrated LED Recessed Trim. The model number shall be Progress Lighting #P8076-09-30K or approved equivalent. Contractor shall be responsible for adding led compatible low voltage dimmers (because it is 0-10v dimming) and a low voltage wire attached to each fixture in series.

The contractor shall be aware of the potential presence of hazardous materials, specifically lead-based paint and asbestos, in any buildings located at the USMMA. It is the responsibility of the contractor to take appropriate measures in accordance with all local, state, and federal environmental and occupational safety and health laws and regulations.
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LIST OF DETAIL DRAWINGS

Brick Masonry Crack Repair
Brick Masonry at Basement Wall
Brick Masonry Reconstruction
Flash at Water Table
Leader 1
Leader 2
Leader Fastener (at least every 7-10 feet)
Flash at Base of Column
Pitch Pocket at Globe Support
Gable Flashing at Slate Roof
Detail of Gutter at Eave
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DELIVERY

1. The contractor shall furnish all labor and material, transportation and supervision in the performance of all tasks detailed in this statement of work.

2. The Contractor will ensure all materials and parts are compatible with the specific unit specified in this statement of work.

3. Contractor shall ensure that all systems will be checked, tested and started.

4. All work is to conform to federal, state and local building regulations and codes.

5. Maintain a work area compliant with safety standards.

6. Area worked on shall be cleaned and secured on a daily basis.

7. Any damage to existing facilities or appurtenances shall be repaired or replaced in kind, by the contractor at no additional cost to the Government.

8. Examine existing conditions prior to any repair activities, a site visit will be scheduled to inspect the site where services are to be performed.

9. Excess material and debris shall be disposed of in accordance with local and state ordinances.

10. No vehicles shall be driven on the sidewalks or grass. Unless granted specific exception due to site access limitations. Repair of landscape, if any, will be the sole responsibility of the contractor.

11. Make every effort to minimize the impact to the daily routine of the Academy.

12. Contractors shall be licensed, bonded and insured as mandated by federal, state and local municipal regulations.

CLOSE OUT:

The contractor shall provide a signed 5 year warranty of any damage, defective material and improper workmanship on any material provided in this contract.

Materials and labor to be warranted for a minimum of one year after completion of installation, and equipment to be warranted per manufacturer.

GOVERNMENT FURNISHED PROPERTY, MATERIAL, EQUIPMENT OR INFORMATION.

N/A

CONSIDERATIONS
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• Submit schedule seven (7) days in advance of work to be accomplished for approval.
• Submit schedule showing area to be worked on, dates of work, and estimated timeline for completion of the task(s).
• Maintain communication with the COR (and immediately inform the COR of any unforeseen issues or problems that arise).
• Inform COR of any anticipated disruption in services for construction at least three (3) days in advance

PLACE OF PERFORMANCE

Contractor will perform the task at U.S. Merchant Marine Chapel, USMMA, 300 Steamboat Road, Kings Point, N.Y. 11024

PERIOD OF PERFORMANCE

Work is to be completed within 45 calendar days after NTP is approved. Work is to be performed during normal business hours 0700 to 1630, Monday through Friday unless approval is granted by the Contracting Officer.
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ACCRONYMS

ANSI  American National Standards Institute
ASME  (Formally known as) American Society of Mechanical Engineers
ASHRAE American Society of Heating Refrigeration and Air Conditioning Engineers
CFR    Code of Federal Regulations
COR    Contract Officer Representative
EPA    The United States Environmental Protection Agency
IEEE   The Institute of Electrical and Electronics Engineers
MARAD United States Maritime Administration
NEC    National Electrical Code ANSI/NFPA 70
NEMA   National Electrical Manufacturers Association
NFPA   National Fire Protection Association
NTP    Notice to Proceed
TBD    To Be Determined
USMMA  Unites States Merchant Marine Academy