

## **SPECIFICATIONS / SCOPE OF WORK – Revision One**

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DFW International Airport is soliciting proposals from qualified contracting firms to provide commercial office white boxing services for DFW Campus West Building E, located at 2200 West Airfield Drive, DFW Airport, Texas.

The selected firm will conduct the following, but not necessarily be limited to the following, tasks:

### **1. White Boxing Scope of Work General Notes:**

- 1.1 NO food or drinks (other than clear water) shall be in the building.
- 1.2 Existing restrooms are NOT for white boxing demolition usage.
- 1.3 Existing stairwell (Typical of four locations). DO NOT use for demolition. Can be used for emergency egress only. Protect and keep clear and clean at all times.
- 1.4 Existing passenger elevators. Not for demolition use. (Do not use). Existing services elevator to be used only. Typical of two locations.
- 1.5 Existing dumpsters are NOT for White Boxing demolition use.
- 1.6 Existing loading dock space may be used for White Box demolition. Protect existing doors.
- 1.7 Contractor shall insure all work is in conformance with all applicable building codes.
- 1.8 Contractor shall provide to DFW CODE Department a detailed narrative of the scope of work to be performed for issuance of a permit prior to the commencement of any work. Contractor shall file all applications, pay for all necessary permits, and secure final approvals and/or certificates of occupancy for the project.
- 1.9 All work is to be coordinated with the owner. The contractor is to meet with the owner prior to starting construction. The contractor will present the building permit and insurance certificates to the owner prior to starting construction.
- 1.10 Contractor shall provide any necessary measures to protect the workers and other persons during construction.
- 1.11 Check with the owner for coordination of the work under this contract with work of other trades. Owner's regulations govern all aspects of outside contractors working on the property.
- 1.12 Contractor shall keep the job free of debris and make final cleanup to the satisfaction of the owner. Contractor shall be responsible for removal of all construction debris from project site and shall provide dumpsters etc. As required. Remove all debris on a daily basis.
- 1.13 Contractor shall be responsible for the protection of all existing buildings and other installations that are to remain intact while performing the specified work. Provide and maintain fire extinguishers on project site during construction.
- 1.14 Contractor shall field verify all dimensions in field prior construction. Notify architect of any discrepancies on drawings.
- 1.15 Visit the site to verify existing conditions. Existing concealed conditions and connections are based upon information taken from limited field investigations. Contractor shall make required adjustments to system components as necessitated by actual field conditions at no additional cost to the airport. Report any discrepancies between the drawings and actual field conditions to the architect before construction begins.
- 1.16 Unless otherwise indicated all interior finishes shall be as directed by the owner.
- 1.17 Contractor to obtain and provide owner with color samples for proper color selection and final approval of all finishes prior to installation.
- 1.18 Contractor may remove windowpanes for White Boxing demolition chutes with prior approval from Commercial Development.
- 1.19 Remove all existing constructions and finishes necessary for the completion of the work as depicted on the drawings. Including but not limited to, items shown on the plans with dashed lines. Necessary disconnects and alterations to existing mechanical and electrical systems shall be included. Patch as required all constructions to remain in accordance with the contract drawings. Where contractor is designated to make removals, disposition of materials is the responsibility of the contractor. Verify with owner, the disposition and removal of any components of salvageable value.
- 1.20 Remove only non-load bearing construction and partitions. Contractor to verify, prior to removal, that no structural components, i.e. bearing walls, beams, headers, etc. supporting floor, roof or ceiling joists are designated for removal. Contact the architect prior to removal of any construction in question or deviating from the design intent. Contractor's non-contact of architect prior to removal of any work indicates his complete understanding that no load bearing or structural work is being altered under this contract.
- 1.21 All structural systems shall be maintained.
- 1.22 All Mechanical, Electrical, Plumbing (MEP) systems are to be maintained.
- 1.23 All Fire Protection systems are to be maintained. Modify as noted for removal of ceiling system.

- 1.24 Assure all doors are made secure daily.
- 1.25 Provide a final clean of all spaces once white boxing demolition is completed.

## **2. White Boxing Scope of Work Interior:**

- 2.1 Remove floor finishes, carpet, tile, wall base, etc. Remove all adhesives. Most floors are on a raised flooring system. At locations where this system has grommet hole, patch and repair the existing raised flooring system panels.
- 2.2 At all raised flooring provide and install new panels square at locations with holes.
- 2.3 Remove walls and wall system, wall base, etc. as indicated with dashed lines. No CMU wall to be removed.
  - 2.3.1 At removed walls remove existing receptacles to nearest J-box
  - 2.3.2 Detach existing Wall mounted devices and roll up and pin to bottom of structure. Do not disconnect.
  - 2.3.3 At all remaining drywall walls, patch and repairs as required and paint white all sides.
  - 2.3.4 At remaining walls covered with wall covering, remove wall coverings to drywall surfaces, patch and repair to receive new finishes. Paint.
- 2.4 Remove electrical receptacles at walls back to the nearest J-Box.
- 2.5 Remove move and roll-up and place above the ceiling (bottom of deck) all wall mounted controls and or devices.
- 2.6 Remove ceiling tiles and grid. turn up sprinkler heads per code.
- 2.7 All ceiling mounted devices shall remain and be hung for the deck. Keep power to emergency lights. Protect from dust.
- 2.8 Remove all under floor and above ceiling data cabling.
- 2.9 Remove existing above ceiling water heaters. Cut and cap supply and drain lines above the ceiling line. Make ready to receive new insta-hot device provided by others.
- 2.10 Unless noted otherwise on the Scope of Work document plan, all FF&E is to remain. Move position to complete the scope of work. Protect during work.

## **3. White Boxing Scope of Work Exterior:**

- 3.1 Completely remove (2) two existing trees at the front entry.
- 3.2 Power wash the existing vertical surfaces of the building.
- 3.3 Power wash the existing horizontal concrete overhangs, patios, and decks.
- 3.4 Clean all exterior glazing.
- 3.5 Power wash the existing parking garage.
- 3.6 Restripe the existing parking garage in-kind. Provide accessible symbols and routing striping.
- 3.7 Replace parking entry bars (head knockers). Update text ay bars to match the lowest point of the garage floors.
- 3.8 Remove existing previous tenant's signage. Patch and repair holes. Finish to match adjacent finishes.
- 3.9 Clean existing light fixtures. Identify non-working fixtures. Replace bulbs in working fixtures to increase garage light levels.

## **4. White Boxing Scope of Work Alternates:**

- 4.1 Provide pricing for new raised flooring system.
- 4.2 Provide pricing to patch and repair the existing raised Flooring system panels with grommet holes.
- 4.3 Provide alternate pricing for full replacement of ceiling system (grid and tile) at all locations removed.
- 4.4 Provide alternate pricing to provide sheet good carpeting at all locations where removed. Commercial grade to be direct glued; Color/pattern TBD (from manufactures standard). Include rubber wall base.
- 4.5 Provide pricing to replace individual garage fixtures. Match existing or equal.
- 4.6 Provide pricing to seal coat the existing parking lots and circle driveway as denoted on the White Boxing scope of work document plans.
- 4.7 Provide pricing for a new security system including card readers and cameras.
- 4.8 Provide pricing to have internal and external HVAC system assessed.

## **5. Property Details:**

- 5.1 DFW Campus West Building F, DFW Airport, Texas 75261. Map is for reference and to show site visit location.



- 5.2 Location: 2200 Airfield Drive, Grapevine.
- 5.3 Built: 1980.
- 5.4 Year Last year renovated: 2000.
- 5.5 Building Class: B.
- 5.6 Property Type: Office.
- 5.7 Floors: 3 Levels.
- 5.8 Conference / Office Spaces: 12,000 Square Feet (SF).
- 5.9 Total Spaces: 185,000 SF.
- 5.10 Lot Size: 623,090 SF.

**6. Qualifications:**

- 6.1 As a condition of performing work under scope of work for the DFW Campus West Building E White Boxing, contractors and their subcontractors must meet certain responsible contractor qualifications. This winning bidder shall adhere to the following:
- 6.2 Must have been in business for five more years providing the services in this scope of work.
- 6.3 Entity Experience: Provide a list of five (5) and most recent entities for which work has been completed of similar scope and complexity. The reference list can include both public or private entities. Include the following information:
  - 6.3.1 Company/Entity name
  - 6.3.2 Address
  - 6.3.3 Contact names
  - 6.3.4 Phone number
  - 6.3.5 Email addresses
  - 6.3.6 Brief description of work performed and how it is relevant to the scope of work in this solicitation. Also list any prime or sub consultant team members who worked on the referenced project that are also proposed for this solicitation's scope of work.
- 6.4 Project Experience: Provide the following information for at least three (3) completed projects for which work has been completed of similar scope and complexity. The reference list can include both public or private

projects. Include the following information: See Attachment C

- 6.4.1 Original Contract Price Versus Final Contract Price
- 6.4.2 Original Contract Implementation Date Versus Actual Implementation Date
- 6.4.3 Total Resources Allocated
- 6.4.5 Brief description of work performed and how it is relevant to the scope of work in this solicitation.

Also list any prime or sub consultant team members who worked on the referenced project that also worked on the completed project.

- 6.5 List all clients that, in the past five (5) years, terminated its contract with the Bidder prior to the contract's original completion date, as well as decisions by the client not to exercise remaining contract option years. For any contracts listed, give the reason for termination or failure to exercise an option, provide names and telephone numbers of the client official responsible for administering the Contract.
- 6.6 All necessary Fire Protection, Electrical, Mechanical, Plumbing) work shall be performed by State of Texas licensed technicians, in compliance with DFW Airports Adopted Codes and Standards to perform the labor and supply the material involved in the performance of the scope of work, including but not limited to, licenses for any type of trade work or specialty work which the bidder proposes to self-perform or sub- contract.
- 6.7 The Bidder has the necessary experience, technical qualifications and resources, including but not limited to, equipment, tools, financial resources and personnel resources to successfully perform the contract or will obtain the same through the use of qualified subcontractors.

**END OF SPECIFICATIONS / SCOPE OF WORK**