

ARCHITECT-ENGINEER STATEMENT OF WORK

For

PROJECT CYTL222045

REPAIR RANGE TOWER COMPLEX BUILDING 6131

18 May 2026

1. GENERAL: The Government requires comprehensive Architect-Engineer (A-E) design services for the holistic repair and renovation of the Range Tower Complex, Building 6131. Building 6131 is a 12,247 square-foot facility with a Plant Replacement Value (PRV) of approximately \$15 million, located at the Grayling Air-to-Ground (ATG) Gunnery Range (10930 Steelgate Rd, Frederic, MI 49733). This facility is an integral component of the Alpena Combat Readiness Training Center (CRTC). The A-E shall provide all personnel, materials, equipment, and supervision necessary to design, prepare construction documents, estimate costs, and develop all deliverables required for this project.

The leading priorities in this design effort are: replace the aging control cab, mitigate the severe and ongoing water infiltration issues in the tower structure and other areas, address existing water damage, and repair the dilapidated building main entrance steps.

To resolve these systemic deficiencies and ensure long-term operational viability, the design effort must take a holistic approach to the building and its surrounding complex. The design, cost estimates, scope of work, and engineering calculations must conform to sound engineering practices, all applicable federal, state, and local codes/standards, and incorporate sustainable design principles in accordance with UFC 1-200-02.

2. SCOPE: The A-E shall provide all necessary professional services to develop a complete, constructible set of design documents (including drawings, specifications, design analyses, and cost estimates) for the repair and renovation of Building 6131 and improvement of nearby supporting infrastructure. The A-E is responsible for conducting thorough site investigations to assess existing conditions and identifying any life safety concerns or potential hazards. Throughout the design process, the A-E shall incorporate feedback from Alpena CRTC Civil Engineering (CE) and Grayling ATG Range personnel to ensure the final solution meets all mission and end-user requirements.

Project scope includes:

- **Priority 1: Tower Control Cab:** Evaluate the existing control cab and provide a comprehensive design for its full replacement. The proposed solution must ensure long-term structural integrity and modernize all necessary internal systems to support current operations.
- **Priority 2: Water Infiltration Mitigation:** Conduct a thorough assessment of moisture intrusion throughout the tower and building envelope, specifically investigating the CMU structure and mezzanine penetrations. Design an effective, long-term mitigation strategy to achieve a fully weatherproofed facility.

- Priority 3: Interior Remediation and HVAC Modernization: Identify and evaluate all interior areas impacted by historical water damage. Develop a comprehensive design for the remediation and restoration of these spaces to a functional and safe state. Concurrently, analyze the existing HVAC systems and develop a design to modernize and efficiently condition the facility.
- Priority 4: Main Entrance and Stairs: Assess the dilapidated condition of the building's main entrance steps and surrounding access points. Provide a design solution for their structural repair or reconstruction to ensure safe and compliant access.
- Priority 5: Overall Code Compliance and Supporting Site Infrastructure: Assess the facility for overall code and life safety compliance, integrating necessary upgrades into the final design. Conduct a supporting site infrastructure assessment to evaluate and develop solutions for site layout optimization, security fence requirements, and the mitigation of existing site drainage issues.

Design Requirements & Constraints:

- The A-E shall comply with ANGETL 24-02, ANG Design Objectives and Procedures (Tab C).
- Estimated Construction Cost (ECC) is \$4,500,000; Maximum Construction Cost (MCC) is \$5,000,000.
- Ensure compliance with all applicable UFCs and AFIs.

Design services that should be included in your proposal:

The A-E's proposal shall include, at a minimum, the following design services and deliverable phases:

- Site Investigation: Surveying, site investigation reports, and HAZMAT findings.
- Design Submittal Phases: One complete design submittal package (Drawings, Specifications, and Design Analysis) for each of the following phases:
 - Phase 300 (A-1, 15% Design Submittal)
 - Phase 300 (A-2, 35% Design Submittal)
 - Phase 400 (B-1, 65% Design Submittal)
 - Phase 500 (B-2, 95% Pre-Final Design Submittal)
 - Phase 500 (B-3, 100% Final Design)
- Cost Estimates: An updated detailed cost estimate must accompany each submittal phase.
- Bid Documents: Complete bid documents, technical specifications, and bid advertisement forms (provided at the 100% phase).
- Bidding Support: Technical support during the solicitation phase, including answering Requests for Information (RFIs) and issuing design clarifications/amendments.

These suggestions are not intended to be directive but to give the A-E an idea of what the owner is anticipating regarding the approach to the project. The A-E is at liberty and is

encouraged to evaluate the project and develop independent solutions to the fundamental problem set.

3. CURRENT CONDITIONS: Building 6131 currently faces significant operational and structural challenges resulting from chronic moisture intrusion and aging infrastructure. The control cab and the Concrete Masonry Unit (CMU) tower structure serve as the primary sources of water infiltration, leading to extensive deterioration of interior finishes, wall assemblies, and flooring throughout the facility. This compromised exterior envelope further diminishes the effectiveness of an outdated HVAC system, which currently struggles to maintain a stable interior environment. Externally, the facility is impacted by dilapidated main entrance steps that present a personnel safety hazard, as well as inadequate gutter systems and site drainage that fail to divert water effectively. Furthermore, the security fenceline layout is sub-optimal for current range operations. Of additional concern are the maintenance bays, which experience persistent ventilation issues; these and other facility systems require a comprehensive professional evaluation by the A-E to identify and rectify all life safety, functional, and code compliance shortfalls.

4. COST ESTIMATE: At each stage of design, the A-E shall submit an estimate of the probable cost to construct the project. This estimate shall follow the formatting of the AF Form 3052. Contingencies shall not be included. Labor rates shall be estimated to consider the rates from the Davis-Bacon wage rate decision for Crawford County. The A/E shall carefully consider the Estimated Construction Cost (ECC) is \$4,500,000; Maximum Construction Cost (MCC) is \$5,000,000 when making design decisions.

5. ANTI-TERRORISM & OPERATIONS SECURITY: The contractor shall comply with all applicable installation/facility access and local security policies and procedures, which may be obtained from the Contracting Officer's Representative (COR). The contractor shall also provide all information required for background checks to meet installation access requirements to be accomplished by the local installation's Security Forces, Director of Emergency Services or local Security Office. The contractor shall ensure compliance with all personal identity verification requirements as directed by DoD, HAF and/or local policy. Should the Force Protection Condition (FPCON) change, the Government may require changes in contractor security matters or processes.

The AE and all associated sub-contractors employees shall comply with adjudication standards and procedures using the National Crime Information Center Interstate Identification Index (NCIC-III) and Terrorist Screening Database (TSDB) (AFI 31-101 and DODI 2000.16, vol 1/AFI 10-245), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative), or, at OCONUS locations, in accordance with status of forces agreements and other theater regulations.

All A-E employees, including subcontractor employees, requiring access to Government Installations, Facilities and Controlled Access areas shall complete AT Level I awareness training. AT Level I Awareness Training will be conducted when personnel report to Pass and ID to receive their base access credentials. Personnel will sign the awareness, and a

copy will be maintained with the Contractor EAL. The contractor is responsible for contacting and coordinating Contractor EAL's directly with Pass and ID. Please contact Pass and ID at (989) 354-6370 or e-mail MICRTC.SF.PassID@us.af.mil. Meghan Carriveau at (989) 354-6245 or e-mail megan.carriveau.ctr@us.af.mil.

6. CONTROLLED SUBSTANCES: The use and possession of controlled substances to include marijuana (medicinal or recreational use) on the installation is in violation of Title 10 U.S. Code 912a. Art 112a. Contractors are notified this policy is strictly enforced and violators will be denied entry. Personnel caught on the installation can be prosecuted.

7. APPLICABLE REGULATIONS: The A-E shall refer to and follow design specifications set forth in the following documents:

- UFC 1-200-01, General Building Requirements, lists many applicable building codes and UFCs
- ANGETL 32-1018, Specifications for Electronic Data Deliverables
- ANGH 32-1084, Facility Requirements (current version)
- UFC 1-300-02, Unified Facilities Criteria (UFC) Program (for general program requirements)
- EM 385-1-1, Safety and Health Requirements Manual (for safety standards during installation and operation)
- Applicable Unified Facility Criteria (UFC) and Unified Facility Guide Specifications (UFGS) documents available on the Whole Building Design Guide website (www.wbdg.org).

All work must comply with the requirements outlined in these documents