General Service Administration
Service Center Division
MC Smith FBCH
202 Harlow Street
Bangor, Maine 04401

Scope of Work: Van Buren LPOE - Asphalt Replacement Phase II

RE: RME05621
Van Buren LPOE
173 Acadian Way
Van Buren, ME 04785

Developed by: Kevin R Dessureault

Date: 16 April 2026

Scope:

General Service Administration has deemed it necessary for the milling down and removal of existing asphalt and new installation of asphalt at the Van Buren Land Port of Entry. Please reference page five & six for locations of asphalt replacement. GSA is requesting a base bid with one options, provide pricing with all mark-ups for each option. Bathroom facilities will not be available.

Project Hours of operation: 24 hrs. Contactor can workday or night
Security Clearance: Internal Custom Border Patrol Vetting (form will be provided)

General Tasks: Provide all material, equipment, and staffing for the following.

1) Mill down 2" of asphalt for proper replacement of topcoat in designated areas. Contractors responsibility to safeguard ground loops and ensure proper function after new asphalt installation.
2) Remove and dispose of milled Asphalt properly (submittal required)
3) Install new Asphalt to Maine DOT standards per this locality. (submittal required)
4) Apply proper road markings with DOT approved marking paint. (submittal required)
5) Clean all excessive asphalt roadway, shoulder, and grass. Repair any lawn from equipment damage.
6) Provide DOT approved Traffic control plan. (submittal required)
7) Traffic control plan. (Submittal required)
8) Portable bathroom & staffing worksite trailer.
9) Submittal and status meetings.
10) Project schedule (submittal required)

Design Basis Guidelines: The following guidelines documents have been used by GSA as a Basis of Design and Intent for Van Buren LPOE:

- P-100
- IBC
- NFPA
- GSA R1, NPS, and MESHPO Historical Requirements
- other relevant codes
- RS Means for cost estimation.

Security Adjudication: For this project location **CBP vetting** required, however if entry into the LPOE facility is needed for this project, HSPD 12 vetting will need to be conducted. **Hours of operations for contractors will be 24 hrs**. Monday through Sunday, whatever is a greater cost savings to the Federal Government.

Environmental and Sustainability Goals: Use specified materials and systems with specifications mandating the use of sustainable products per Federal regulations (i.e., recycled content in the FR acoustical tiles, etc.). Design will consider reuse of materials where practical for sustainable practice as required by Federal regulation however that are free of deficiency of any kind. Any and all materials scheduled to be reused will be like new and meet the requirements of the design intent for that specific room or space within the program space.

Energy Efficiency Goals and Objectives: NA

GENERAL SUBMITTAL REQUIREMENTS

1. All submittals shall be made to the Contracting Officer or to an individual designated by the Contracting Officer.
2. Only the Contracting Officer or an individual designated by him in writing can approve or disapprove submittals. Deviations and variations from the contract requirements contained in the submittal can be approved only by the Contracting Officer or an individual delegated such authority in writing by the Contracting Officer.
3. Failure on the part of the Contractor to indicate approval on submittals prior to submission to Contracting Officer will result in their being returned to the Contractor without being acted upon.
4. No delays in construction occasioned by the Contractor's failure to submit material for approval in accordance with the approved schedule will be excused.

a. Scheduling: Develop schedule for submissions requiring approval and include in the network plan required by section "Critical Path Method of Scheduling."

b. Scheduling: Submit schedule of submissions for approval by the Contracting Officer, within (10) calendar days after notice to proceed is received, unless otherwise stated. **The Contractor will designate a numbering scheme in their submittal schedule that follows sequentially Project Items a. and b. parts as identified in the respective scope sections. The submittal for each product submitted for Government approval will be identified by that numbering scheme.

c. Scheduling of submissions shall be as done in a manner as to not impede the Contractor's planned work progress nor present the Government with an un-reasonable period for adequate review of the product being submitted prior to the planned work taking place.

d. Coordination and Sequencing: Coordinate preparation and processing of submittals with performance of the work so that work will not be delayed by submittals. Coordinate and sequence different categories of submittals for same work, and for interfacing units of work, so that one will not be delayed for coordination of the Contracting Officer's review with another.

e. Preparation of Submittals: Provide permanent marking on each submittal to identify project, date, Contractor, subcontractor, submittal name and similar information to distinguish it from other submittals. Will provide an approval or disapproved signature block with a memo block on each submittal.

f. Show Contractor's executed review and approval marking and provide space for the Contracting Officer's action marking. Package each submittal appropriately for transmittal and handling. Submittals which are received from sources other than through Contractor's office will be returned without action.

Operational Needs and Equipment/System Expectations: The work quality of the construction will be as expected in the industry without deficiency. The management of the construction work will be as expected by established Federal guidelines using recognized construction and project management method. Systems and materials will be as specified, reliable, free of defects, of low maintenance, and capable of meeting the use for the intended purpose. Certain target and desired outcomes:

Accomplish objectives set forth in the CBP SOW.

Minimize impact on ongoing CBP operations.

Compliance with CBP and HSPD-12 security adjudication requirements. (non-applicable for this project)

- Coordination with GSA and CBP personnel
- One year warranty on product and craftmanship.

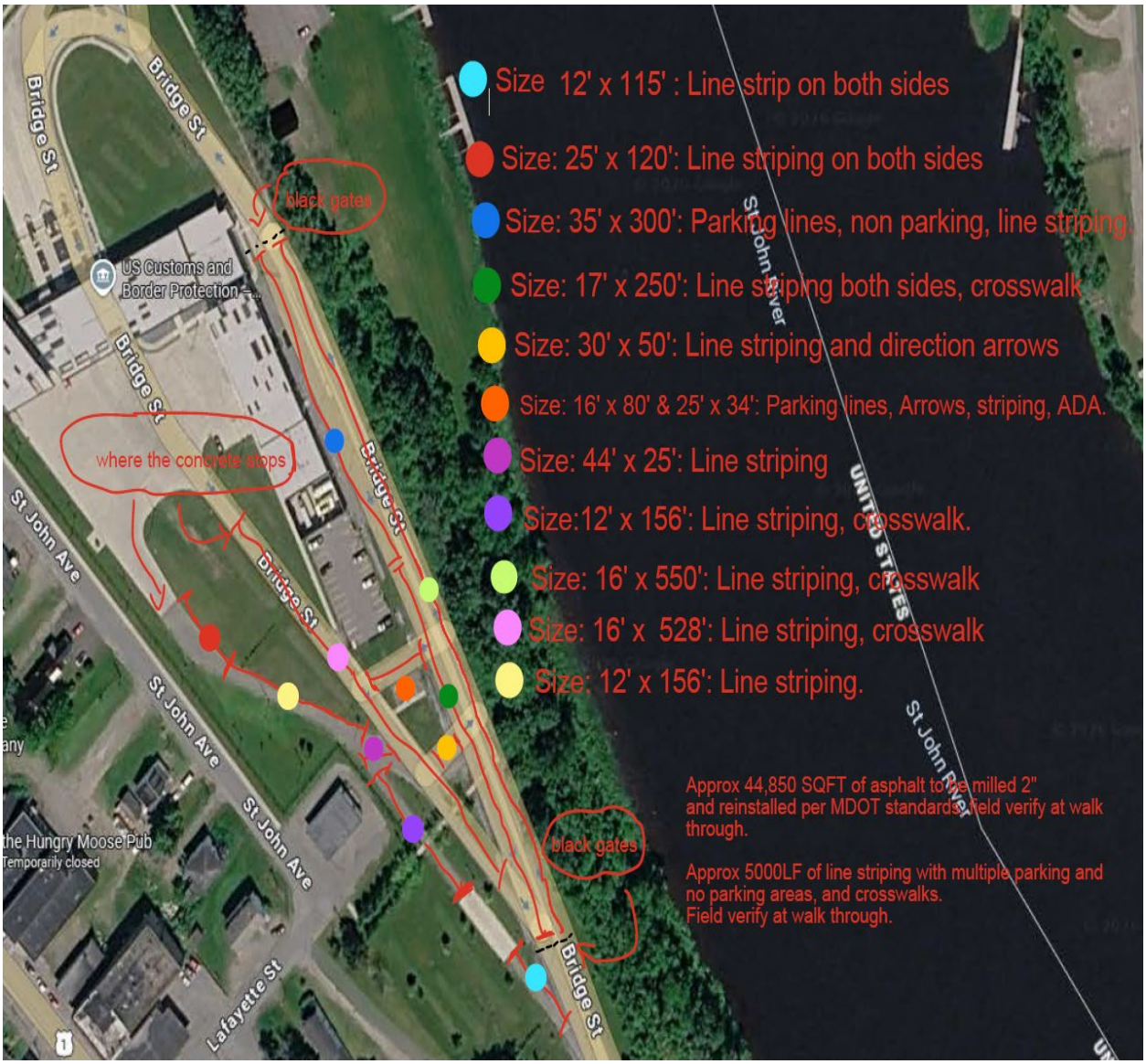
Master Schedule: Develop an initial timeline for the Project showing pertinent acquisition milestones for the design and construction procurements. Involve the GSA and CBP Project Team Members continuously on status and potential risks on the triple constraint (scope, schedule, budget). Coordinate construction work schedule needs with GSA and queue any operational impacts or concerns.

Budget Control and Cost Efficiency: Maintain budget control and anticipate changes that can have an impact on the budget. Establish a change control process with the Project Team. Review acquisition strategy to maximize pricing efficiency (i.e., expected IDIQ contracting method, etc.) and conduct market research on availability of qualified and eligible contractors in area. Review specified materials and systems for optimum (i.e., EUL, LCCA, etc.)

Project Management and Planning Continuity:
GSA will coordinate meetings and communication with the Agencies throughout the duration of the Project. Contractor will provide one POC for this project and all information will filter through this person.

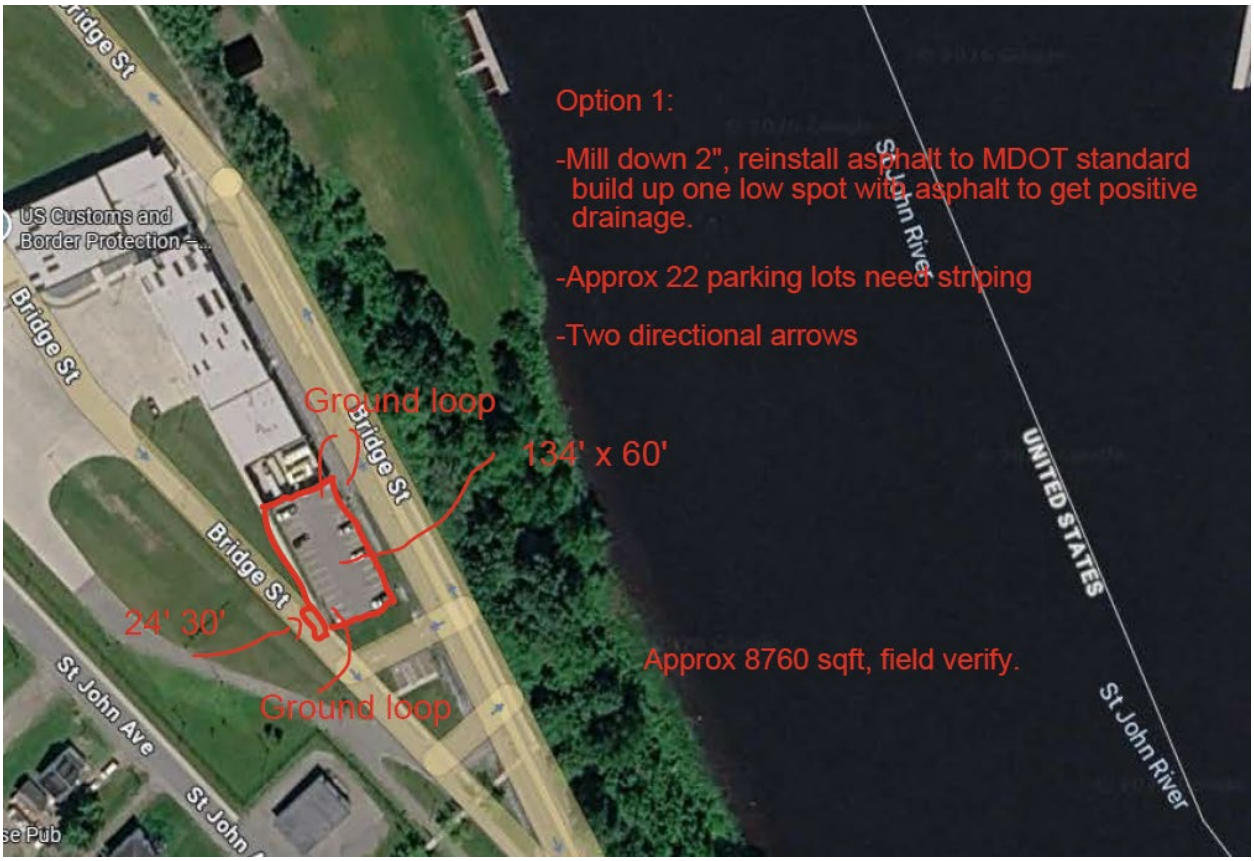
Van Buren Asphalt replacement/repair Project 2026:

Base Bid: Grind Asphalt per layout, and line strip and mark arrows, crosswalks, parking lines, and non-parking markings as currently laid out. Contractors responsibility to safeguard any ground loops at the fenced in parking areas automatic gates and ensure proper function.



Option 1:

Mill down the asphalt 2″ in the gated parking area and exit area of parking, safeguard ground loops, install Asphalt per MDOT specs for this geographical location. Build up one section near the entrance gate with asphalt for positive drainage. Approx 22 parking spaces need line striping. Test ground loops to ensure the gates operate properly.



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