
Statement of Work for FTFA 16-1016

Design / Build
Services To: Replace
HVAC System B. 1326

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STATEMENT OF WORK

for

Design/Build Services for FTFA 16-1016
Repair HVAC System B. 1326
Eglin Air Force Base, Florida

12 May 20

1 PURPOSE:

1.1 This statement of work (SOW) sets the basic requirements for the design/build contract to repair the HVAC system in building 1326

2 BACKGROUND:

2.1 Building 1326 is an approximately 20,000 S.F. single story multitenant facility.

3 SCOPE:

3.1 The Contractor shall provide all necessary personnel, facilities, equipment, labor and material to complete the tasks identified in the SOW.

3.2 The facility will remain occupied throughout the course of construction.

3.3 The Contractor shall coordinate all work with the Contracting Officer.

4 DESCRIPTION OF WORK:

4.1 The intent of this project is to remove the existing HVAC system in its entirety and replace it with a new one. This work includes ductwork, AHU's, controls, and all associated equipment.

4.2 The work also requires the modification or replacement of the existing fire suppression and fire alarm systems. Floor plan changes have been made and the fire protection was not modified to address changes.

4.3 The building will remain fully occupied and operational throughout the course of this contract. Therefore, the work to be accomplished shall be done in phases. The phasing shall be done in such a manner that it causes the least impact on the building operations without excessively prolonging the project period of performance.

4.4 Temporary cooling shall be provided so that the facility will remain operational during the change out of the conditioning equipment.

- 4.5 An asbestos survey of the facility shall be performed and a report of the survey findings shall be generated. Any asbestos containing material found shall be abated as part of this contract.
- 4.6 The Contractor is responsible for performing all of his own field work. ***Any and all information provided by the government is for reference purposes only and shall be verified in the field by the Contractor.***
- 4.7 The Contractor shall perform all engineering work to accomplish the above and prepare construction documents for all work to be demolished and constructed. The Contractor shall provide drawings, cost estimates, specifications, design analysis and calculations. The Contractor shall secure the services of a licensed Architect-Engineer (A/E) firm to be their Designer of Record to develop the construction documents complete, stamped and sealed by that Architect-Engineering (A/E) firm.
- 4.8 All HVAC equipment associated with the execution of the project shall be TRANE equipment. This is to ensure compliance with the Air Force's HVAC standardization policy.

5 GENERAL REQUIREMENTS:

- 5.1 The Contractor shall identify and comply with all applicable Federal, State, and local statutes; Air Force and Department of Defense instructions, manuals, handbooks, regulations, guidance and policy letters; Executive Orders (EOs); National Fire Protection Association (NFPA); Uniform Criteria (UFC); International Building Code (IBC); International Plumbing Code (IPC); International Mechanical Code (IMC), and Florida Department of Transportation (FDOT) requirements, including all changes and amendments in effect on the date of issuance of this contract.
- 5.2 The area where the work is to be performed will be available for inspection. A pre-proposal site visit will be conducted at a date and time specified by the Contracting Officer. All existing conditions shall be field verified by the Contractor during the site visit. The Government is not responsible for providing any surveys or measurements.
- 5.3 This project shall be accomplished through submittal phases to include 35% preliminary design, 65% intermediate design, 95% pre-final design and 100% final design.
- 5.4 Construction on this project shall not begin until the 100% design has been accepted by the Government. A pre-construction conference will be held following the 100% design to provide clearance to begin construction.
- 5.5 Staging areas and haul routes shall be provided by the Contracting Officer. The construction site shall be kept neat and free of trash and debris at all times.

6 MEETING AND SUBMITTALS:

- 6.1 The Contractor shall participate in and facilitate on-site meetings and all design review meetings. The Contractor shall prepare and submit meeting minutes to the Contracting Officer within two (2) calendar days after every meeting

- 6.2 The Contractor shall submit for approval a complete design schedule, with all submittal and review meeting dates, within seven (7) calendar days after the Notice to Proceed (NTP). The schedule shall be based on the following proposed design agenda:
- 6.2.1 Design kick-off meeting shall be same date as NTP; unless otherwise agreed upon.
 - 6.2.2 35% preliminary design submittal shall be 30 calendar days from the design kick-off meeting. The Government review period shall be 21 calendar days followed by a design review meeting.
 - 6.2.3 65% intermediate design submittal shall be 36 calendar days from the 35% Government review. The Government review period shall be 21 calendar days followed by a design review meeting.
 - 6.2.4 95% pre-final design submittal shall be 30 calendar days from the 65% Government review. The Government review period shall be 21 calendar days followed by a design review meeting.
 - 6.2.5 100% final design shall be 14 calendar days from the 95% Government review. The Government review shall be 7 calendar days followed by a pre-construction conference
- 6.3 All items required in each stage of design shall be submitted as one (1) complete package. No partial submittals will be accepted.
- 6.4 The Contractor shall provide the comments from the Government review at each design submittal. The Contractor shall annotate the comments with the actions taken and incorporate the annotated comments with the next design submittal.
- 6.5 The 35%, 65%, and 95% design submittals shall include seven (7) bound sets each of half size drawings (12 x 18), specifications and design analysis and one (1) electronic version of the complete submittal package on a compact disc with the drawings in AutoCAD drawing format and in PDF format; specifications and design analysis in Adobe PDF format.
- 6.6 The 100% final design submittal shall include one (1) full size set of drawings (24 x 36), two (2) bound sets of half size (12x18) drawings, two bound sets of specifications, two bound sets of design analysis, an electronic version of the complete submittal package on one (1) compact disc with the drawings in AutoCAD format and in Adobe PDF format; specifications and design analysis in Adobe PDF format.
- 6.7 The as-built drawings and specifications that reflect addendums, field changes and modifications shall be submitted at close out of the project. Submit as-built drawings on full size (24x36) Mylar. Provide one (1) compact disc (CD) with the drawings in AutoCAD format and the specifications in Microsoft Word format.
- 6.8 The Contractor shall identify and have on his staff a State Licensed Designer of Record to develop submittals during design and construction. The Contractor's Designer of Record shall produce a Submittal Register at each design submittal. The Contractor's Designer of Record shall be responsible for listing, reviewing and approving each submittal necessary to insure the project requirements are in compliance. The Submittal Register shall identify items such as shop drawings, manufacturer's literature, certificates of compliance, material samples,

guarantees, test results, etc. that the Contractor shall submit for Government review and/or approval action. The Designer of Record shall review and approve all submittals they are responsible for prior to submitting to the Government. Upon approval by the Contractor, five (5) copies of that submittal shall be submitted to the Contracting Officer.

6.9 Progress Schedules shall be submitted using AF Form 3064 and Progress Reports shall be submitted using AF Form 3065.

7 GOVERNMENT FURNISHED MATERIAL:

7.1 Project related drawings and data are available for review at 96 Civil Engineering Group, Building 634, Eglin AFB. ***These data are for reference purposes only and shall be field verified by the Contractor.***

7.2 Eglin AFB standard title sheet, drawing sheets and title block shall be provided to the Contractor in electronic format.

8 PERIOD OF PERFORMANCE:

8.1 The Period of Performance is 330 calendar days; 180 days for design and 150 days for construction.

9 SUMMARY OF REQUIRED ACTIVITIES:

REQUIRED ACTION:	TIME FRAME:
Pre-proposal site visit	TBD
Notice to Proceed	Design kick-off meeting
Period of Performance	180 calendar days for design, 150 calendar days for construction
35% preliminary design submittal	30 calendar days after design kick-off / NTP
Design review meeting	21 calendar days after submission
65% interim design submittal	36 calendar days after review meeting
Design review meeting	21 calendar days after submission
95% pre-final design submittal	30 calendar days after review meeting
Design review meeting	21 calendar days after submission
100% final design submittal	14 calendar days after review meeting
Pre-construction conference	7 calendar days after 100% final submission
Meeting minutes	2 calendar days of meeting
Design schedule	7 calendar days of award
AF Form 3064	7 calendar days of award
AF Form 3065	Weekly
AF Form 3000	As required

Pre-final inspection	7 calendar days before final inspection
Final inspection	330 calendar days after NTP
As-built drawings	Closeout document
1354 Real Property Check List	Closeout document

Eglin AFB
EMCS (DDC) System Requirements for New Facilities: 12 Feb 2020

1. Provide building level supervisory controllers based on Eglin's existing Niagara 4.0 Framework or later. The building level supervisory controllers shall include point-2-point (P2P), Secure Socket Layer SSL, Web server and embedded WorkBench (WB). The building level supervisory controllers shall contain all building logic, graphics and local controller backups.
2. All graphics and points shall be duplicated in the existing Niagara 4.0 Framework ENS (Enterprise Network Server) using existing workbench software located in building 696, which shall serve as the Web Server for the system. All trended points shall be transferred via P2P to the server for history trending of points.
3. One - laptop computer with a CD ROM writer, the latest operating system to Air Force standard, CPU, and technology as it relates to laptops. Provide software and USB adapters for each type of DDC field controllers, to include factory installed DDC controllers. (This laptop will be used/verified during the training).
4. The system shall allow CE technicians to connect to all controllers with all available software in all modes available from the manufacturer from building 696 via the local area network (LAN) to program, backup, download, configure and perform all functions necessary to maintain the system as if onsite and direct connected to the device.
5. All hardware and software administrator level passwords shall be provided to the government to access all levels of all controllers including the new Niagara Framework controllers as well as copies of the system's topology, hardware/ software inventory, and configuration. The password shall allow complete access to everything the manufacture has access to.
6. All field controllers shall use Building Automation and Control network (BACnet) IP protocol.
7. Provide a LAN drop within three feet of each building level supervisory controller and provide a patch cable between the LAN drop and the building level supervisory controller.
8. When the BACnet communication buss leaves and enters a building, use fiber optic cable and provide media converter pairs (i.e. between buildings or out to chillers) and provide DB testing results.
9. The BACnet communication buss shall be daisy chained to the JACE. No additional switches or routers shall be used.

IAW AFGM2019-32-02 CE Control Systems Cybersecurity

Para 3.3.8 requires the vendor(s) to perform an initial security assessment, a scan of vulnerabilities, to provide a copy of the scan results, and to mitigate the identified vulnerabilities **prior to final acceptance by the Air Force**. After acceptance, only government-owned assets (e.g., computer, tablet) may be connected to the network for CS maintenance.