# REPAIR SERVICES
# STATEMENT OF WORK (SOW)

**FOR**

## *Bldg 150 HVAC Repair*
## *Project No.: WAAR232013*

Prepared by
178th Civil Engineer Squadron
Springfield-Beckley ANGB, OH, 45502

15 May 2026

# Contents

**INTRODUCTION**……3

**PERSONNEL / SECURITY REQUIREMENTS**…….…..……3

**SAFETY & CODE COMPLIANCE**……...……4

**GENERAL REQUIREMENTS**……..…..…...…4

**DETAILED DESRIPTION OF WORK**…….……5

**GENERAL INFORMATION**……...……6

**DEFINITIONS & ARCONYMS**……..…7

**CODE, CRITERIA & STANDARDS**……...……..…8

**PERFORMANCE WORK STATEMENT (SOW)**
**For**
**Repair Services**

## 1. INTRODUCTION

The contractor shall provide all personnel, equipment, tools, materials, supervision, and quality control necessary to perform the services for this SRM project, WAAR262007, Bldg 150 Repair HVAC**,** as defined in this SOW.

**Objective:** The objective is to demolish the existing CRAC unit in the secure area server room, and replace it with three (3) smaller CRAC units (must be right-sized by the contractor), including all accompanying and necessary items or accessories which may include condensing units, evaporators, economizers, linesets, thermostats, exterior concrete pads, and all factory start up and programming.

**Location:** The work site for this project is at Springfield-Beckley Air National Guard Base, Springfield, OH, 45502.

**Background:** The HVAC units are within a secure area. Contractor must coordinate all work scheduling with the area's Security Manager at least 14 days prior to entry. This contact info will be provided upon award of the Contract. All Contractors must be US citizens and escorted by cleared personnel at all times.

## 2. PERSONNEL & SECURITY REQUIREMENTS

2.1. The contractor shall comply with all applicable installation/facility access and local security policies and procedures, which may be obtained from the Base Civil Engineer Flight. A security briefing will be conducted prior to the start of the contract. 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 office.

2.2. Unscheduled gate closures by Security Forces may occur at any time causing all personnel entering or exiting a closed installation to experience a delay. This sometimes cannot be predicted or prevented. Contractors are not compensated for unexpected closures or delays. Vehicles operated by contractor personnel are subject to search pursuant to applicable regulations. Any moving violation of any applicable motor vehicle regulation may result in the termination of the contractor employee's installation driving privileges.

2.3. Contractor employees should only enter restricted areas when required to do so. They must gain prior approval and be always escorted by base personnel in these areas.

2.4. The Government reserves the right to direct the removal of an employee from Government property or revoke access to Government systems for misconduct, security reasons, or any overt evidence of communicable disease. Removal of contractor employees for reasons stated above does not relieve the Contractor from responsibility for total performance of this contract.

2.5. The contractor shall obtain base identification and vehicle passes, for all contractor personnel who make frequent visits to or perform work on the Air Force installation(s) cited in the contract. If the Contractor requires unescorted access, the Contractor shall provide appropriate personal information for the Visitor Request Form two weeks prior to start of work. Contractor personnel are required to wear or prominently display installation identification badges or contractor-furnished contractor identification badges while visiting or performing work on the installation. Base Pass procedures will be delivered to the contractor selected

2.6. The contractor shall ensure compliance with all personal identity verification requirements as directed by Security Forces and/or local policy. All Contractor personnel shall have a minimum of one (1) form of photo identification with them at all times. Should the Force Protection Condition (FPCON) change, the Government may require changes in contractor security matters or processes.

2.7. The Contractor shall recover base passes upon job completion and return to Government within five (5) days of Final Inspection, if physical passes provided.

## 3. SAFETY & CODE COMPLIANCE

3.1. The Government is not liable for any injury incurred by Contractor, Contractor personnel, or other persons while they are on site. Contractor shall take full responsibility for the safety of all personnel within the project site, including base personnel.

3.2. The Contractor shall ensure that employees are supplied with and use proper safety equipment (i.e. gloves, safety boots) described in OSHA, EM 385 & EM 304 and follow safe work procedures, which protect Contractor employees and personnel in the vicinity of the job site in accordance with all current OSHA requirements. The Contractor shall assume any liability for any injury incurred by Contractor personnel while working on site.

3.3. The Contractor shall always adhere to model building codes (NEC, IBC, IPC, NFPA etc.), Ohio Building Codes, Unified Facilities Criteria (UFCs) and Manufacturer installation requirements/recommendations. The Contractor is to stop work and immediately inform the Government if they believe any requirements deviate from code.

3.4. The Contractor shall always adhere to requirements in *ICD 705 Technical Specifications (Ver. 1.5.1, 26 July 2021)* and CNSSAM_TEMPTEST_01_13 when working in or on a secure area.

3.5. A Construction Security Plan will be provided to the awarded Contractor. This security plan must always be followed.

## 4. GENERAL REQUIREMENTS

4.1. **A full-time Superintendent** must be appointed and always present during work. The superintendent will be responsible for all onsite activities. Submit name(s) of Superintendent, and any identified alternates, to the Base Civil Engineer or Deputy Base Civil Engineer prior to

starting the project.

4.2. The Contractor shall perform a **job site cleanup** each day and remove all debris and refuse from the site. Unoccupied areas to be broom swept daily. Occupied areas shall be kept free of dust and debris at all times.

4.3. The Base Civil Engineer or Deputy Base Civil Engineer must approve all **Material Submittals** prior to procurement. See the attached required **Material Submittals** list for this project.

4.4. The Contractor is required to submit a **Project Schedule** with project milestones. This schedule must be approved by the Base Civil Engineer or Deputy Base Civil Engineer prior to starting any work. If any changes to the original schedule should occur, the Contractor must resubmit a schedule within 7 days.

4.5. The Contactor is responsible for obtaining any required **dig permits, utility locates, and all other permits** as needed to complete the work described in this SOW.

4.6. The Contractor shall **schedule a pre-final and final inspection** with the Base Civil Engineer or Deputy Base Civil Engineer to verify quality and completeness of the work. Only upon verification of quality and completion shall the project be considered complete and ownership be taken by the Government

4.7. The Contractor shall **provide a 1-year warranty** on all material, labor, installed equipment, and work performed in this SOW in addition to any manufacturer's warranties. Warranties shall be submitted using the submittal process within 30 days of project completion.

4.8. A **Construction Security Plan** will be provided by the Government to the awarded Contractor. This security plan must always be followed, and work is not to commence until the plan is provided.

## 5. DETAILED DESCRIPTION OF WORK

**Objective:** The objective is to demolish the existing CRAC unit in the secure area server room, and replace it with three (3) smaller CRAC units (must be right-sized by the contractor), including all accompanying and necessary items or accessories which may include condensing units, evaporators, economizers, linesets, thermostats, exterior concrete pads, and all factory start up and programming. The following actions must be taken by the contactor:

5.1. All work performed must comply with ICD 705 and ICS 705-1 requirements.

5.2. Work inside the Secure Area should not start until all materials are on site and prepped for installation.

5.3. Demolish existing condensing units and the eastern section of fencing.

5.4. Install new Condensing Units and increase the size of the concrete pad to fit.

5.4.1. Adding onto existing pads is acceptable.

5.5. Reconnect and extend the fencing as needed to create a continuous closed section around the condensing units.

5.6. Install the first two (out of three total) New CRAC units adjacent to existing per attached drawing.

5.6.1. Conduct factory start up and programming.

5.7. Provide and install additional electric to power the new CRACs and condensing units.

5.8. Demolish Existing CRAC unit in Secure Area (once 2 new units are in place and operational).

5.9. Install the third, new (final) CRAC unit.

5.9.1. Conduct factory start up and programming. The three new CRAC units should be programmed so that two run in tandem while one is off. The units should be set to a lead-lag time cycle so that the run times are distributed equally among the three units. Please coordinate the particular programming choice with the Civil Engineer Squadron.

5.10. Provide and install all necessary linesets, ductwork, electrical, and other accessories as needed to make the CRAC units operational.

5.10.1. The contractor must not drill any new penetrations through the exterior wall. The existing penetrations must be re-used. For additional linesets, the existing penetrations may be enlarged to create the required hole size for penetrations.

5.10.2. Any modified wall penetrations must be filled with acoustic sealant and finished to create a continuous seam with the surrounding wall.

5.10.3. All conductive materials penetrating the SCIF perimeter (pipes/conduits/plumbing lines/duct work) must be bonded to the facility grounding system.

5.10.4. The sequence of work must take place to ensure that all penetrations comply with the requirements in this section and any additional requirements in ICD-705 at the end of each work day.

5.11. Provide and install thermostats for the server room space.

5.12. Connect all three (3) new units and thermostats to the base DDC for monitoring via the existing JACE 8000 installed in the building.

5.13. Demolish and remove any/all unused equipment from the previous HVAC configuration.

**Period of Performance:** The Period of Performance shall be **3** months (or **90** Days)

## 1. GENERAL INFORMATION

1.1. Data Rights: The Government has unlimited rights to all data deliverables under this contract.

1.2. Location and Facility Information: The primary work site is Springfield-Beckley ANG Base, Springfield, OH. Work may be completed at various buildings across the installation, as needed.

1.3. The Government will provide the property, material, equipment, and/or services listed below solely for the purpose of performance under this contract:

1.4. Equipment: The government will not furnish any equipment for the duration of this project.

1.5. Property: Existing utilities, and facilities are all on government property and will be furnished to work on as part of the project.

1.6. Access and General Protection/Security Policy and Procedures:

1.7. The contractor may access the base between the hours of **0730 – 1600** Monday through Friday, except for recognized U.S. holidays (see below) or when the Government facility/installation is closed due to local or national emergencies, administrative closings, or similar Government-directed facility/installation closings.

**Federal Holidays**
New Year's Day
Martin Luther King Jr.'s Birthday
President's Day
Memorial Day
Juneteenth
Independence Day
Labor Day
Columbus Day
Veteran's Day
Thanksgiving Day
Christmas Day

## 2. DEFINITIONS & ACRONYMS

**Definitions**

Contractor: A supplier or vendor awarded a contract to provide specific supplies or service to the Government. The term used in this contract refers to the prime contractor.

Defective Service: A service output that does not meet the standard of performance associated with the SOW.

Deliverable: Anything that can be physically delivered and includes non-manufactured things such as meeting minutes or reports.

Key Personnel: Contractor personnel that are evaluated in a source selection process and that may be required to be used in the performance of a contract by the SOW. When key personnel are used as an evaluation factor in best value procurement, an offer can be rejected if it does not have a firm commitment from the persons that are listed in the proposal.

Physical Security: Actions that prevent the loss or damage of Government property.

Quality Assurance: The Government procedures to verify that services being performed by the Contractor are performed according to acceptable standards.

Quality Assurance Surveillance Plan (QASP): An organized written document specifying the surveillance methodology to be used for surveillance of contractor performance.

Quality Control: All necessary measures taken by the Contractor to ensure that the quality of an end product or service shall meet contract requirements.

Subcontractor: One that enters into a contract with a prime contractor. The Government does not have privity of contract with the subcontractor.

**Acronyms**

| | |
|---|---|
| A-E | Architect-Engineer |
| ANGETL | Air National Guard Engineering Technical Letter |
| ANGI | Air National Guard Instruction |
| COA | Course of Action |
| COR | Contracting Officer Representative |
| DD | Department of Defense (Form) |
| DoD | Department of Defense |
| ECF | Entry Control Facility |
| FPSON | Force Protection Condition |
| GFP/M/E/S | Government Furnished Property/Material/Equipment/Services |
| ID | Identification |
| KO | Contracting Officer |
| MILCON | Military Construction |
| NGB | National Guard Bureau |
| PCR | Planning Charrette Report |
| POL | Petroleum, Oils, and Lubricants |
| QA | Quality Assurance |
| QASP | Quality Assurance Surveillance Plan |
| UFC | Unified Facility Criteria |
| UMMC | Unspecified Minor Military Construction |

## 3. CODES, CRITERIA, & STANDARDS

The contractor shall follow all applicable Department of Defense (DoD), U.S. Air Force, federal, state, local codes, regulations, and design standards. These will also be provided electronically to the A-E upon selection and award of contract. They shall include, but are not limited to:

CNSSAM_TEMPTEST_01_13
ICD 705 Technical Specifications (Ver. 1.5.1, 26 July 2021)
UFC 4-010-05 SCIF/SAPF Planning, Design, and Construction (26 May 2023)
IEEE Std 299, 2006
NSA Specification No. 94-106, December 2000
ANGETL 15-01-04, Mechanical Engineering.
ANGETL 15-01-05, Electrical and Communications.
UFC 1-200-01, DOD Building Code.
UFC 1-200-02, High Performance and Sustainable Building Requirements.
UFC 3-501-01, Electrical Engineering, with Change 1.
UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, with Change 2.
All other applicable UFCs, Federal, State, and Local codes and regulations.