CONSTRUCTION

STATEMENT OF WORK:

Repair HVAC, Building 7087

Contract Number:

_____

Base Project Number: YTPM 24-0012

21 May 2026

1.0 INTRODUCTION

The Government is issuing this Statement of Work (SOW) to transition from concept definition to construction services. The Contractor shall be capable of addressing and interpreting all aspects of most current Unified Facility Guide Specifications (UFGS) regarding this SOW.

2.0 PURPOSE

2.0.1 Under this contract, construct project YTPM 24-0012, Repair HVAC, Building 7087 at Westover Air Reserve Base. The Contractor is responsible for the construction work described in this Statement of Work.

2.0.2 The objective of this project is to replace one (1) of the three (3) existing Trane Model CGAFC40 air cooled chillers that provide cooling for the C5 Flight Simulator.

2.0.3 The laterals for all 3 chillers will be modified such that future replacement of the other 2 chillers can be conducted while the system is operational. This feature of work involves scheduling restrictions and must be pre-coordinated. See Paragraph 4.2.1.1 below.

2.0.4 In order to install these six (6) isolation valves, the Contractor will need to drain the system, temporarily store the fluid, reinstall the fluid, and return the system to operational status. The Government believes that the best place to drain the system will be at the dry cooler connection point at the far end of the chilled water loop. See attached photos and Record Drawings.

2.0.5 The chiller will need to be connected to the existing MNL controller and coordinated with the other 2 units. The existing controls are serviced by SNE Building Systems.

2.0.6 Additionally, the Niagara JACE will need to be updated within the Base-wide EMCS system. The existing EMCS system is serviced by Kleeberg Mechanical Services, LLC., out of Ludlow MA.

2.1 Project Information

2.1.1 Project Number: YTPM 24-0012, Repair HVAC, Building 7087

2.1.2 Project Location: Westover Air Reserve Base, MA 01022.

2.1.3 Work to be performed: The project is a construction contract. The Contractor shall provide all labor, materials, and equipment to install, construct, and complete the work planned in accordance with this Statement of Work (SOW).

2.1.4 Construction Deliverables. As specified in Section 8.0, Meetings & Deliverables Schedules. The period of performance for all work shall be as established in Section 12.0, Performance.

3.0 SCOPE

3.1 The work of this Project YTPM 24-0012 Repair HVAC, building 7087 consists of furnishing all labor, equipment, materials, and all miscellaneous services required to accomplish the following work in the facilities on the Base:

- Demo existing chiller (#5), piping, pumps, and all other existing appurtenances back to the lateral where new valves are to be installed. This includes disposal of refrigerant in accordance with all rules and regulations.
- Install one (1) new Carrier chiller model 30RAP 030 that meets all performance criteria outlined herein.
- Provide submittals for all equipment and materials to be installed under this project.
- R-410A Refrigerant digital scroll compressors for capacity control to provide multiple incremental steps for tighter temperature control.
- Provide an ultra-low sound package consisting of low sound AeroAccoustic fans and sound blankets as well as low sound compressor blankets
- Chiller will have the factory supplied Hydronic Package with primary pump.
- Utilize Victaulic fittings with grooved carbon steel pipe as much as possible. Use flexible Victaulic couplings at the chillers for vibration and isolation.
- Reconfigure the piping feeds to all three (3) chillers and install new shut-off valves as close as possible to the main supply and return headers, which run along the building wall, for all three (3) chillers. Use ball valves for all shutoff duty valves.
- Install new fiberglass insulation with aluminum jacketing for outside exposed piping. The insulation system shall be designed to prevent condensation on the outer jacket under all anticipated ambient conditions, and shall, at minimum, meet or exceed the thickness requirements of the latest International Energy Conservation code (IECC).
- New chiller shall have Motormaster V Low ambient controls for year-round cooling of the flight simulator systems.
- New chiller shall have Security Grilles/Hail guards.
- Extend existing concrete pad (if required) to create a single, level, and continuous concrete surface that will fully accommodate the footprint of the new chiller, including required service clearances per the manufacturer's installation manual.
- Install vibration isolation pads at unit mounting points to help reduce vibration transmission.
- Electrical Information - The three (3) existing Chillers are 40 ton /each, 480 volts 3 phase, 60 hz fed from panel H1C and 125 main breaker, each Chiller has a secondary exterior disconnect rating 200-amp, 600 volt 3 phases.
- The two (2) existing Trane chillers to remain utilize LON protocol for communication. The new chiller shall be provided with a native BACnet communication interface. The chillers are currently controlled by an MNL Controller. The final installed system must provide, at a minimum, the following capabilities from a single, unified DDC interface:
  a) View the operational status (On/Off/Alarm) of the chiller.
  b) View the entering and exiting chilled water temperatures for the chiller.
  c) Individually enable/disable the chiller.
  d) Receive and display critical alarms from the chiller.

3.1.1 Site Survey. The Contractor shall perform a site survey to confirm information pertaining to the project under this SOW and shall provide all plans, labor, equipment, and materials necessary to support all work under this SOW.

3.1.2 Base Regulations. The Contractor shall conform to all Base regulations and directives pertaining to security, safety, fire, traffic, and personnel clearance, insofar as they pertain to the Contractor's activities at Westover Air Reserve Base, MA. The Contractor shall ensure conformance by all its own employees, sub consultants, and subcontractors. Refer to Attachment No. 1 – General Requirements for additional information.

3.2 Project Requirements

3.2.1 This Statement of Work (SOW) defines the requirements for the completion of construction work.

3.2.1.1 Other Applicable Codes. The Contractor shall identify and comply with any other applicable codes such as the National Fire Protection (NFPA), the National Electrical Code (NEC), and the International Building Code (IBC), including all changes and amendments in effect of the date of issuance of this SOW. When questions arise between applicable codes from different regulatory agencies, the most stringent shall prevail.

3.2.2 The Contractor shall consider energy conservation, pollution prevention, and waste reduction to the maximum extent practicable. The Contractor shall incorporate recycled materials required by the U.S. Environmental Protection Agency. Products specified as part of this project and delivered under this contract shall comply with these guidelines. The Contractor shall complete and submit the Construction Waste Management Plan, Waste Management Summary Form and Construction/Demo Debris report for the construction activities of this project. These forms are provided at the end of Attachment No. 1 – General Requirements.

3.2.3 The Contractor shall perform site preparation, erect safety barricades, construction, restoration, repair, enhancement, maintenance, demolition, site clean-up, and demobilization of facilities and sites as required accomplishing this SOW. Fall protection systems shall be installed and utilized in accordance with the US Army Corps of Engineers Safety & Health Requirements Manual (EM385-1-1) and OSHA standards as applicable.

3.2.4 Construction Schedule. The contractor shall submit a detailed construction schedule. The construction schedule estimate shall include, at a minimum, all work tasks, demolition dates, material and equipment delivery time frames, timelines, and expected completion date.

3.3 Pre-proposal Investigative Requirements

3.3.1 The Contractor shall perform all site visits, surveys, and investigations necessary to satisfy himself/herself of all project conditions and requirements, existing conditions of the facility and material quantities necessary to accomplish the general intent of this SOW. The Contractor's services

shall include any field investigations or surveying required for the accurate preparation and inclusiveness of the cost proposal and ultimate completion of the construction plan. The Contractor shall also furnish all temporary materials and equipment such as scaffolds, staging, lifts, etc., to safely access and accomplish this investigation work.

3.3.2 The Contractor shall be responsible for physically investigating all accessible areas, including spaces above existing suspended ceilings as required. Non-accessible areas can be opened by Base personnel with prior coordination if the Contractor determines that the inspection is necessary to properly define the construction plan. The Contractor shall provide the Contracting Officer fourteen (14) calendar day advance written notice prior to any scheduled inspection of concealed spaces which require government assistance.

3.4 Existing Conditions

The three existing chillers are piped in a parallel configuration to a common header. The system is designed to provide cooling for the C5 Flight Simulator and its associated file server racks. The chilled water system contains 45% propylene glycol for freeze protection. The chiller designated for replacement is a Trane model CGAFC40. Although it is a nominal 40-ton unit, the actual facility cooling load is 20 to 30 tons per chiller at 55°F entering and 45°F leaving chilled water temperatures. This unit is currently operating on only one of its two circuits due to a condenser coil leak. At 18 years old, this unit is approaching the end of its recommended 20-year service life.

3.5 General Provisions

3.5.1 The Contractor shall perform the complete installation of the work prescribed in this Statement of Work in accordance with manufacturer's requirements and recommendations and in accordance with the general requirements included in Attachment No. 1.

3.5.2 Copies of all Record drawings that are available for the existing building construction can be obtained by the Contractor at the Civil Engineering facility located in Building 2450 at Westover Air Reserve Base. AutoCAD files may not be available for all facilities. These drawings shall be used for reference only. Contractor shall conduct on-site investigation to determine their accuracy.

3.6 Project Execution

3.6.1 The Contractor shall perform all construction and installation work in strict accordance with the prescriptive requirements of this Statement of Work, all equipment manufacturer's installation instructions, and the general requirements included in Attachment No. 1.

3.6.2 Copies of all Record drawings that are available for the existing building construction can be obtained by the Contractor at the Civil Engineering facility located in Building 2450 at Westover Air Reserve Base. AutoCAD files may not be available for all facilities. These drawings shall be used for reference only. Contractor shall conduct on-site investigation to determine their accuracy.

3.7 Hazardous Materials Awareness

3.7.1 There are no known asbestos or lead hazards associated with this work

3.8 Construction Phase

3.8.1 During the Construction Phase, construction and the delivery and warranting of the project/facility take place. The Contractor shall provide all labor, materials, and equipment to install, construct and complete the work in this Statement of Work. The Contractor shall also comply with Attachment 1, General Requirements.

3.8.2 As part of this project, the Contractor is required to plan out the work so that all requirements are met. The Contractor will be required to provide a workplan, to include a schematic/one-line drawing that clearly shows how and where the tie-ins will be achieved, prior to start of work. This does not have to be a stamped drawing but it must clearly define the layout of the new system.

3.8.3 The Contractor shall include a factory start-up of the new chiller and pumps. Rework or remove and replace any non-compliant work. Furnish all field data, reports, and test results within five (5) calendar days of performing same. Perform tests in the presence of the Contracting Officer and the Base Civil Engineer or their representatives to determine conformance with the specified requirements.

3.8.4 On-Site Field Oversight. The Contractor shall provide the manpower, equipment, material, services, and transportation necessary to ensure oversight services throughout accomplishment of this construction SOW. The Government will provide on-going surveillance and submittal approval recommendations. The designated representative of the Government will report all findings to the Contracting Officer.

3.9 Pre-Final Inspection.

The Contractor shall conduct a pre-final walk-through inspection and publish the pre-final inspection findings in a pre-final inspection report. CE and CO should be present at pre-final inspection. The Contractor shall include all O&M manuals, operating instructions, and test reports for review. The Contractor shall provide training to base personnel by manufacturer's representatives, as required.

3.10 Final Inspection.

The Contractor shall conduct a final inspection and publish the findings in a Final Inspection Report. The inspection shall concentrate on the items identified at the pre-final inspection and recorded in the pre-final report. The final inspection report shall also certify that all items of the project have been implemented and that the construction is complete. The final inspection report shall also include as-built drawings with specifications verifying that all development standards have been met. As built drawings must be accepted by the Contracting Officer and BCE representative before final payments is completed.

3.11 Delivery/Warranty.

The Contractor shall complete all inspection and demonstration requirements prior to final

inspection. Following final inspection, the Contractor shall deliver to the Government the as-built drawings in the format and media as required by the SOW. The warranty shall be issued in accordance with RFO 52.246-21. At a minimum, this warranty shall cover all equipment, parts, labor, and travel time required to correct any defects in materials or workmanship for a period of one (1) year from the date of final Government acceptance. Extended warranties offered by the Contractor and its subcontractors or suppliers may be accepted by the Government at its discretion.

4.0 GENERAL REQUIREMENTS

4.1 Work Scheduling, Restrictions, Planning Requirements

4.1.1 The work sites will be available for contract work from Monday through Friday from the hours of 7:00 AM (0700 hours) to 4:15 PM (1615 hours), except federal holidays. If the Contractor desires or needs to perform work to maintain schedule during hours or days other than that stated, a written request, which is to include the number of work hours, starting times, dates of the proposed work and a statement that this after hour work is to be performed at no additional cost to the government, shall be submitted to the Contracting Officer seven (7) calendar days in advance. The Contracting Officer will review each such request and respond with written approval, approval with qualifications or restrictions if and as necessary, or disapproval.

4.1.2 The work at these facilities shall be commenced as soon as possible and be diligently prosecuted through its completion, inspection, and acceptance.

4.1.3 The Contractor shall not begin physical work on a specific phase until the material submittals for that phase have been approved by the Contracting Officer, and all approved materials have been delivered to the Base or are immediately available for delivery as the work progresses. Long-lead-time items shall be identified in the construction schedule and ordered in a timely manner to prevent the delay of the project. The Contractor must coordinate all materials, equipment, and Subcontractors to minimize the duration of the work.

4.1.4 A storage area(s) will be designated in the project's vicinity as mutually agreed with the Contracting Officer, Facility Manager and Chief of Construction. At the end of each workday, the immediate work area shall be kept clean and free of debris at all times. All tools, materials, and equipment shall be secured in the designated storage area at the end of each workday.

4.1.5 The Contractor is responsible for removal and disposal of all construction material, waste and any items not being reused. All items shall be disposed of off base and in a legal manner according to all applicable Federal, State and Local laws and regulations.

4.2 Worksite Activities and Coordination

4.2.1 Coordination of Activities. The Contractor shall coordinate worksite activities with Government Project Manager to ensure the protection of human health and the environment; the prevention of damage to property, utilities, materials, supplies, and equipment; and the avoidance of work interruptions. The Contractor shall provide physical security to work areas with security equipment and personnel. The Contractor is solely responsible for the means, methods, and safety of their personnel and subcontractors at all times. The Contractor must

comply with Occupational Safety and Health Administration (OSHA) safety and health regulations and local safety office requirements. The Contractor is required to provide the CO copies of any OSHA report(s) submitted during the duration of this SOW.

4.2.1.1 Coordination for Critical Facility Cooling. The C5 Flight Simulator is a mission-critical facility, and all work must be planned and executed to ensure uninterrupted cooling.

- Opportunities for a complete shutdown of the chilled water system are extremely limited. The simulator is normally not in use on weekends except for the Unit Training Assembly (UTA) weekend each month. The simulator is normally not in use on the Monday and Tuesday following the Unit Training Assembly (UTA) weekend each month. Therefore, any work that requires a complete system shutdown must be scheduled during these specific periods.

- All shutdowns, regardless of timing, must be formally requested and coordinated in accordance with the outage procedures in Section 9.0. The contractor shall not proceed with a shutdown until written approval from the COR is received.

4.2.2 Hazardous Material and Hazardous Waste Activities. The Contractor shall handle all hazardous materials and waste in accordance with all applicable federal, state, and local requirements. All hazardous materials shall be manifested, and prior to any hazardous materials leaving Westover ARB, the manifest shall be signed by Base Environmental Engineering, (413)557-2434 (not the Contracting Officer). The Contractor shall, within five (5) calendar days of the commencement of work, provide the Base Environmental Engineer with the name, address and EPA Number of all Treatment, Storage and Disposal Facilities that will be used to process Hazardous Waste generated at Westover ARB. The Contractor shall schedule (minimum of five (5) calendar days) all manifests with the Contracting Officer and Base Environmental Engineer for proper coordination to ensure appropriate and efficient tracking of the Contractor's hazardous material purchases, inventories, use, and releases such as required by the Emergency Planning and Community Right-to-Know Act (EPCRA), EOs, or any installation reporting requirements.

4.2.3 The Contractor shall also comply with federal, state, and local requirements for any task involving the transportation of hazardous wastes and/or contaminated materials to off-site treatment, storage and/or disposal facilities. This includes 40 CFR 260, 49 CFR 172, 173, 178, 179 and all other applicable local, state, and federal transportation regulations.

4.2.4 The Contractor shall conduct weekly progress meetings with the COR. The Contractor shall be responsible for generating and distributing meeting minutes to all attendees within two (2) business days following the meeting.

4.2.5 The Contractor will abide by local Westover ARB regulations and policy regarding base access, security, and other issues as directed by the Contracting Officer's Representative (COR). Refer to Attachment 1, General Requirements. The Contractor should notify the COR and the base POC immediately of all issues which may result in a delay of the project and/or impact quality of the work.

4.3 **Referenced Documents**. All work shall comply with the administrative and logistical

requirements detailed in Attachment 1, General Requirements.

5.0 PERMITS

5.1 The Contractor shall be solely responsible for identifying, preparing, submitting, and obtaining all federal, state, local, and other applicable permits required to perform and complete this SOW. The Government will provide necessary signatures as the property owner upon the Contractor's request, but the Contractor is responsible for the accuracy and timely submission of all application materials. The Contractor shall maintain a library of these documents at the Contractor's site office on base as well as the corporate facility handling this SOW. A complete copy of all approved permits shall be provided to the COR prior to the start of any related construction activities. The Contractor shall comply with all applicable permit conditions

5.2 In accordance with the requirements of the Massachusetts Department of Environmental Protection (MassDEP), the Contractor shall prepare and submit form BWP AQ 06, Notification Prior to Construction or Demolition, to the Department on behalf of the government. The Contractor is also responsible for the remittance of the notification fee of $100.00 as of this writing, or prevailing applicable at the time per MADEP. Complete information is available from the Department or on the DEP Web site at mass.gov/dep. The Contractor is responsible for identifying and complying with any and all other permit requirements, even if not explicitly listed in this SOW.

6.0 OTHER APPLICABLE DOCUMENTS

The Contractor shall identify and comply with all applicable federal, state, and local statutes; Air Force/Military Instructions, manuals, handbooks, regulations, guidance, and policy letters; Executive Orders (EO); National Fire Protection Agency (NFPA); Air Force Engineering Technical Letters (ETL), Manuals (AFMAN) and Pamphlets (AFPAM); the Unified Facilities Criteria (UFC) and Unified Facilities Guide Specifications (UFGS); American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), including all changes and amendments in effect on the date of issuance of this SOW. In addition, the Contractor shall refer to the current version of the USAF Project Manager's Guide for Design and Construction, and Guidance for Contract Deliverables (GCD), current version.

7.0 ADMINISTRATIVE

7.1 Meetings, Conferences, Site Visits – Construction Phase

7.1.1 Pre-construction Conference. The Contracting Officer shall coordinate the Pre-construction conference with all POC's listed in Section 11.1 prior to the start of construction. Representatives of major Subcontractors are encouraged to attend. The meeting will be held at Westover ARB. The purpose of this meeting is to brief the Contractor on Base policies and procedures for conducting construction activities and operations associated with the project work. The construction start date will be established and specific scheduling or phasing issues will be discussed.

7.1.2 The Contractor shall attend meetings at the project site during the Construction phase. The purpose of these meetings includes, but is not limited to contract discussions, progress reviews, project status, and the general exchange of information concerning current and future

activities.

7.1.3 Meeting Minutes. The Contractor shall prepare and publish all meeting minutes following CO/CE approval, track all action items assigned, and document all items discussed at a meeting as well as a list of attendees.

7.1.4 Base Access. The Contractor shall coordinate with the Contracting Officer to gain access to areas of the installation involving this project. The Contractor shall follow all base rules and regulations regarding entry and access to base. The contractor shall have in possession all applicable identification documents prior to arrival.

7.2 Work Site Requirements

7.2.1 Safety Requirements. The Contractor shall conduct its operations in accordance with RFO Part 52.236-13. This includes, but is not limited to, the development and execution of a site-specific Accident Prevention Plan (APP).

7.2.2 Storage. The Contractor shall conduct its operations in accordance with RFO Part 52.236-10. This requires the Contractor's operations to not unreasonably encumber the premises.

7.2.3 Security. The Contractor shall obtain and monitor security badges used by its own staff and subcontractors during the duration of this contract.

8.0 MEETINGS/DELIVERABLES SCHEDULES

8.1 General

8.1.1 Quality Control (QC) Oversight. The Contractor shall plan and/or develop QC procedures for the Constructing contractor to follow, and such plan shall be submitted to Government COR for approval. Government Construction Inspectors will inspect IAW the procedures set forth in this plan, which is to be submitted by no later than ten (10) days after NTP.

8.2 Deliverables

8.2.1 Government Review. The Contractor shall allow seven (7) calendar days for government review of all deliverables.

8.2.2 Pre-construction Conference. The Contractor will coordinate with the base Project Manager (PM) and Contracting Officer (CO) to schedule a Pre-construction conference at the Base.

8.2.3 Construction Deliverables. The Contractor shall provide reports as detailed below and submit two copies each or electronically as permitted to the Contracting Officer (CO) for review and approval. Hard copies for all submittals as noted are required. Day means, unless otherwise specified, a calendar day

Deliverable	Frequency

Production or Delivery Problem Report	Same day as problem
Health and Safety Plan	5 days after Construction NTP
Construction Quality Control Plan	5 days after Construction NTP
As-built Drawings	30 days after final inspection
Material Approval (AF Form 3000)	10 days after Notice to Proceed
Incidental Design Documents (AF Form 3000)	As needed
New system layout/schematic drawings (AF Form 3000)	Prior to commencement of work
Draft O & M Manuals (AF Form 3000) (hard copy)	At Pre-final inspection

O & M Manuals (AF Form 3000) (hard copy)	At Final inspection
Contract Progress Schedule	Within 10 days of award or at pre-construction conference; updated monthly after construction start
Contract Progress Report	Biweekly
Meeting Minutes	As needed, 5 days after meeting
Pre-final Inspection Report	5 days before Final Inspection
Final Inspection Report	5 days after Final Inspection

8.2.4 Construction Schedule. The contractor shall provide a construction schedule to CE, ten (10) calendar days after NTP.

8.2.5 For additional Construction Phase requirements, refer to Section 3.10.

8.2.6 Progress Review Meetings. The initial Progress Review Meeting will be held within thirty (30) calendar days of NTP. Subsequent meetings will be held at seven (7) calendar day intervals for the duration of the project.

8.2.7 Contract Progress Schedule. Within ten (10) calendar days of the pre-construction conference, the Contractor shall submit a signed Contract Progress Schedule, depicting an overall contract progress schedule for the main elements of work for the period of performance. The Contractor shall also provide a line graph depicting scheduled construction progress throughout the period of performance. The progress schedule shall be signed by the CE representative recommending approval and approved by the Contracting Officer (CO). Once submitted, the approved contract progress schedule may only be changed by the CO. Computer generated progress schedules will be acceptable based upon CO approval. Once construction begins, the progress schedule shall be updated at least monthly to depict the comparison of actual versus scheduled progress. Alternative

scheduling methods as approved by the Contracting Officer may be used

8.2.8 Contract Progress Report. At least biweekly, the Contractor shall submit a Contract Progress Report, signed by the Contractor's on-site representative. The work elements and percentages stated on the Progress Report shall be identical to the work elements and percentages on the Progress Schedule. In order to expedite Contractor payment approval, Contractors are encouraged to coordinate the biweekly Progress Report with the Government Inspector, obtain Government signature, and then attach a PDF file of the signed Progress Report to the Wide Area Work Flow (WAWF) invoice submission.

8.2.9 Project Planning Chart and/or Construction Planning Chart. The Contractor shall prepare and submit a Project Planning Chart (PPC) for approval. The PPC shall detail the project schedule and status using Gantt charts, which shall indicate appropriately the percentage of work scheduled for completion by any given date during the period of this SOW. The PPC shall show both serial and parallel sub-tasks leading to deliverable products/reports, including early and late start and completion date with float.

8.2.10 The Contractor shall show the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the salient elements of the work and critical sub-tasks of each element. The PPC shall be in the form of a progressive bar chart indicating a logical sequence of work in each work phase and work area and shall indicate the percentage of work scheduled for completion by any given weekend date during the contracting period. The Contractor shall revise the PPC as necessary to gain initial acceptance by the COR. In addition, the Contractor shall update the PPC by revising the original schedule by entering the actual start and completion dates of each work element and associated sub-tasks on the chart.

8.2.11 Project Closing Conference. The Contractor will provide as-built drawings for work completed, product specifications, manufacturer's manuals and warrantee documentation at the closing conference, to be held at Westover ARB. This conference will be scheduled by the Contractor after punch list items are satisfactorily completed or an action plan for completion has been approved by the Base.

9.0 GOVERNMENT FURNISHED MATERIALS AND SUPPORT

There are no materials, equipment or supplies to be furnished by the government to be physically incorporated into the construction work of this SOW.

9.1 Drawings, Reports and Plans:

A. Facility Record Drawings (Available for review in BCE Office)
B. Previous Project Drawings (Available for review in BCE Office)

These documents are provided for informational purposes only. The Government does not attest to their accuracy or completeness. The Contractor shall be solely responsible for field-verifying all dimensions, conditions and configurations. Any costs, delays, or rework arising from discrepancies between these documents and actual field conditions shall be the sole responsibility of the contractor.

9.2 In conjunction with the project, Westover ARB will provide the following support to the Contractor as detailed below.

A. Provide assistance to the Contractor in obtaining existing engineering plans, drawings, etc., to facilitate work required in the Statement of Work.

B. Arrange for a staging area(s) for storing equipment and supplies. The security of equipment and supplies shall be the Contractor's responsibility.

C. Arrange for personnel identification badges, vehicle passes and/or entry permits with fourteen (14) calendar days or more of advance written notification. See General Requirements at Attachment 1 for specific requirements.

D. Arrange for access to the work areas.

E. All reasonably required amounts of water and electricity essential to contract performance will be made available at no cost to the Contractor from existing systems, outlets and supplies. Any temporary connections shall be in strict accordance with applicable OSHA standards and in compliance with all Health and Safety Codes and Regulations. The Contractor shall carefully conserve any utilities furnished without charge. Abuse of this service will result in denial of free use and will be subject to charges at market rates.

F. Assist in arranging outages. Interruption of service for HVAC, Power, Lighting, Telephone, Fire Protection, Fire Detection, Water, Sewer, Gas, Roads, and Parking Lots are considered outages. Outages shall be scheduled at least two weeks prior to the desired time; refer to Attachment 1, General Requirements, for specific requirements.

10.0 WORK LOCATION

10.1 The Contractor shall ensure all installation work is done on-site as required to produce the deliverable items listed in this Statement of Work. Site assessment/research, project discussion meetings and presentations will be held at Westover ARB.

11.0 CONTRACT ADMINISTRATION

Notwithstanding any of the provisions of this contract, the Contracting Officer will be the only individual authorized to, in any way, amend or modify the terms of this SOW.

11.1 SOW POC's are:

Contracting Officer (CO):
Joshua J. Belliveau
439 CONF/PKB
250 Airlift Drive, Westover ARB
Chicopee, MA 01022 -1507
Voice: Comm (413)557-3835 DSN 589-3835

Email: joshua.belliveau@us.af.mil

Project Manager (PM):
Josh Nyamweya
439 MSG/CECD
250 Patriot Ave, Westover ARB
Chicopee, MA 01022
Voice: Phone (413)557-2441 DSN 557-2441
Email: Joshua.Nyamweya.1@us.af.mil

Command Project Manager (PM):
Mr. Frank Rodriguez
HQ AFRC/A4CM
549 Pine Street
HQ AFRC AFB, GA 31098-
1635
Voice: Comm (478) 327-1023 DSN 497-1023
Email: frank.rodriguez.6@us.af.mil

12.0 PERFORMANCE

12.1 Performance Period. The performance period for this statement of work is two hundred ten (210) calendar days, which includes submittals, lead time and delivery of all materials. The Contractor shall begin work as described in the scope of work within ten (10) calendar days of NTP. All meetings and progress reports are due in a timely fashion and will begin no later than thirty (30) calendar days after receipt of NTP. No construction work shall begin prior to government approval of plans and specifications

12.2 Construction Progress Review Meetings. The Contractor shall hold construction progress review meetings at seven (7) calendar day intervals and shall coordinate these meetings with the Base POC. These meetings will be a review of work performed, issues, schedules, milestones, and current status. The schedule of the progress review meeting may be modified by the Base POC with notification to the Contractor. These meetings will continue until the project is closed out.

12.3 Construction Meeting Minutes. All meeting minutes will be taken by the Contractor and distributed to POCs no later than five (5) calendar days following meeting dates.

12.4 Schedules. The Contractor shall adhere to all meeting and reporting schedules and acknowledges the authority of the Base POC to reschedule all meetings and reports.

13.0 WARRANTY

13.1 The Contractor shall complete all inspection and demonstration requirements prior to final inspection. The warranty shall be issued in accordance with RFO 52.246-21. At a minimum, this warranty shall cover all equipment, parts, labor, and travel time required to correct any defects in materials or workmanship for a period of one (1) year from the date of final Government acceptance. The Contractor shall demonstrate the capacity to provide local

warranty support, with a response time of no more than four (4) hours for emergency issues and eight (8) hours for non-emergency issues, without the need for a Government escort. Extended warranties offered by the Contractor and its Subcontractors or suppliers may be accepted at the Government's discretion.

ATTACHMENTS:

1. Attachment No. 1, General Requirements

-- End of Statement of Work --

Attachment 1:

GENERAL REQUIREMENTS

FOR

PROJECT YTPM 24-0012

AIR FORCE RESERVE

439 CIVIL ENGINEERING

WESTOVER AIR RESERVE BASE

CHICOPEE, MASSACHUSETTS 01022

31 January 2025

GENERAL CONDITIONS

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1. TEMPORARY PROTECTION

A. The Contractor shall protect all workmen, civilian and military personnel and the general public from injury. The Contractor shall coordinate and schedule all work with the Contracting Officer.

B. The Contractor shall conduct all work so as to cause the least interference possible with the normal activities of the operations of the airfield and surrounding areas.

2. SECURITY

A. All project work and conduct of construction activity must comply with all Base security regulations and policies.

B. Prior to any workers arriving at the site, the Contractor shall arrange for personnel identification badges, vehicle passes and/or entry permits with fourteen (14) calendar days or more of advance written notification. Further instructions for base access will be provided by the Contracting Officer. All base visitors requiring a base access pass must present a REAL ID-compliant identification card or approved alternative documents. This change aligns with federal regulations and enhances base security.

C. The Contractor shall be responsible for the return of all Identification Badges to the Contracting Officer after completion of the project. Final payment will not be made until all badges are returned.

D. The Contractor shall enter the project site only at a location approved by the Contracting Officer. Restrict all activities and movement of workers, supplies, and equipment to the designated project area and haul routes.

E. The Contractor shall not allow cameras on the project site nor photographs to be taken without written permission of the Contracting Officer.

3. UNDERGROUND UTILITIES, UTILITY INTERRUPTIONS AND SHUTDOWNS

A. The Contractor shall submit a notification prior to excavation or any ground disturbing activity. The notification shall be Form 103, BCE Work Request (Dig Permit) and shall be submitted to the Contracting Officer at least thirty (30) calendar days prior to the planned excavation. The Contractor shall obtain approval prior to excavation. The government will mark out known existing underground utilities in the work area. The marked location of the existing utilities is approximate. Excavation by power driven equipment is not permitted within three (3) feet of either side of the marked utility. Hand excavate on each side of the indicated obstruction and continue until uncovered or clearance for the new grade is assured.

B. Report damage to underground utilities or subsurface construction immediately to the

Contracting Officer. Damage to marked utilities will be satisfactorily repaired or replaced by the Contractor at no additional cost to the government. Damage to unmarked utilities will be repaired or replaced at the government's expense. Should the government engage the Contractor to perform the repairs or replacement; an equitable adjustment in the contract amount will be negotiated prior to the repair or replacement being made. Repair is defined as permanent, code compliant measures as approved by the Contracting Officer.

C. Interruptions shall be defined as any Contractor operation that interferes with access through, or use of facilities or areas including utilities, Energy Monitoring and Control Systems (EMCS), parking lots, generators, roads, or airfields.

D. Request for an interruption shall be submitted in writing at least fifteen (15) calendar days in advance of the date desired and includes at least one alternate date. Include the following information: Location(s) of interruption(s), hours and dates of interruption(s), which services are affected and which facilities are affected. Contractor is cautioned that outages may not be granted on the date(s) requested. Contractor shall notify the Contracting Officer at least seven (7) calendar days in advance of any cancellation of any scheduled interruption. Services shall not be interrupted until receipt of approval of proposed hours and dates are received from the Contracting Officer.

4. QUALITY ASSURANCE

A. All items of work not addressed in these General Conditions shall be completed in strict accordance with the manufacturers' specifications.

B. The quality assurance procedures of this section are a minimum. Provide additional quality control as required by the Contracting Officer. Any additional quality control, which may be required, shall not constitute a change in the contract.

C. The government is not obligated to inspect the Contractor's work, or to protect the Contractor from the consequences of his work. Government inspection is a general examination of the Contractor's conduct and workmanship and is solely for the purpose of the government. Government inspectors do not have the authority to accept work, nor is government inspection to be construed as conclusive.

D. Government agents, including inspectors, engineers and quality assurance evaluators are not authorized to change the contract without the written approval of the Contracting Officer; this lack of authority extends to all situations in which the action of these agents could be construed as constituting a change.

E. The quality of workmanship is subject to audit by government or government-designated inspectors at any time during the contract. The Contractor shall cooperate fully and provide all information necessary for this audit.

F. The Contractor shall institute immediate action to correct all variances from the contract or General Conditions and employ all procedures necessary to ensure future work shall conform to the requirements of the contract.

G. The Contractor shall submit all requests for changes in writing to the Contracting Officer. Do not proceed with changes without possession of written authorization of the Contracting Officer.

5. CONCEALED WORK

The Contracting Officer must approve all items of work including those which are to be concealed. The Contractor shall notify the Contracting Officer of his intention to conceal work 24 hours in advance of concealment.

6. SUBMITTALS

A. Approval must be obtained from the Contracting Officer for the material and equipment proposed to be incorporated into the work. Submittals shall be made no later than thirty (30) calendar days after receipt of the Notice to Proceed or as specified by the Contracting Officer. The Contractor is to complete Air Force Form 3000, provided by the Contracting Officer, and submit the required materials for review electronically unless otherwise directed by CO. The Contracting Officer will return the submittals approved or disapproved within ten (10) calendar days after receipt, by AF Form 3000. If submittals cannot be made within thirty (30) calendar days after Notice to Proceed or as specified by the Contracting Officer, the Contracting Officer shall be advised of the difficulty and the Contractor shall request an extension of time for this task. Approval of submittals does not relieve the Contractor from performance in strict accordance with the contract or Statement of Work, nor does such approval constitute "acceptance" under other conditions of this contract.

B. Any and all "or equal" items or materials proposed by the Contractor to be used in the project shall be submitted for approval.

C. Items required to be submitted for approval are listed in the Statement of Work and are a minimum.

7. SUPERINTENDENCE BY THE CONTRACTOR

A. At all times during the performance of the contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the worksite a competent Superintendent who is satisfactory to the Contracting Officer and has the authority to act for the Contractor.

B. The Superintendent is to oversee and coordinate all project related work and is required to be on site at any and all times physical work is being performed. The Superintendent shall be able to read, write, speak and understand the English language.

C. Failure to comply with this requirement may be deemed as cause for a non-compensatory stoppage and suspension of work until the deficiency is remedied.

8. NOTIFICATION PRIOR TO CONSTRUCTION OR DEMOLITION

A. In accordance with the requirements of the Massachusetts Department of Environmental Protection (MADEP), the Contractor shall prepare and submit form BWP AQ 06, Notification Prior to Construction or Demolition, to the Department on behalf of the government. The Contractor is also responsible for the remittance of the $85.00 notification fee. Complete information is available from the Department or on the DEP Web site at mass.gov/dep.

9. STORAGE AND HANDLING

All new materials shall be transported, stored and handled according to the manufacturers' written recommendations or as otherwise directed by the Contracting Officer.

10. SCHEDULING

A. All work shall be carefully scheduled to prevent any excessive shutdown time of utilities or services. The Contractor shall make written request to the Contracting Officer for approval of all work requiring shutdown 48 hours prior to commencement of such work.

11. DAMAGED PROPERTY

Work shall proceed in a manner which will minimize disturbance or risk of damage to surrounding structures, interior finishes, room furnishings, personal belongings, equipment or base infrastructure. The Contractor shall repair such items damaged by the Contractor in the course of carrying out the work at no additional cost to the government. All repairs shall match adjacent similar existing items in all aspects. All replacements will be in kind.

12. CLEANING UP

The Contractor shall at all times, keep the premises free from accumulation of waste materials or rubbish caused by work under this contract. All parts and equipment removed for replacement become the property of the Contractor and shall be removed from the premises. At the end of each work day and upon the completion of all work, the Contractor shall leave interior and exterior property in the condition in which it was found at the beginning of work.

13. SAFETY PRECAUTIONS

The Contractor shall take all necessary precautions in observing safety regulations in accordance with all Federal OSHA regulations, and shall assume the responsibility to guard against causing of fires and/or explosions and to protect government property. The Contractor shall perform the work in a manner consistent with security and with fire safety regulations especially with regard to exits and exit way access. Temporary closures shall not compromise security or fire safety.

14. ENVIRONMENTAL PROTECTION

There is no known or anticipated asbestos, lead nor any type of regulated hazardous material involved with the work of this project. However, in order to provide for control of all environmental pollution arising from construction activities, the Contractor and his subcontractors, in the performance of this contract, shall comply with all applicable federal state and local laws and regulations concerning environmental protection pollution control and abatement.

15. HAZARDOUS MATERIAL REPORTING

A. The Contractor shall maintain hazardous material inventories and material safety data sheets (MSDS) for all hazardous materials (as defined in CFR 1910.120, 40 CFR's 355, 370, & 372) to be stored and used on this installation. Hazardous materials must be inventoried when received and at project completion. The amounts used shall be maintained for the project duration, and for the calendar year (ending 31 December).

B. Hazardous Materials Inventories, Material Safety Data Sheets and material quantities used shall be submitted to the Contracting Officer for approval utilizing 439 AW Form 20, CONTRACTOR INFORMATION SHEET, at the end of this Section.

C. In the event of a spill, Contractor shall immediately notify the Base Fire Department at extension 911 as well as the Contracting Officer. The Contractor shall be solely responsible for the expense of any cleanup of such spill, and the cleanup shall be in accordance with the applicable provisions of 40 CFR Part 761.

16. HAUL ROUTES

The established haul access routes shall be the only routes used by the Contractor. The Contractor shall ensure that all vehicle operators associated with the project, or those of suppliers, are properly instructed before entering the Base.

17. TEMPORARY STAGING AND CONSTRUCTION AIDS

The Contractor shall provide, erect, maintain, and remove all necessary construction aids that are required for the performance of the work.

18. CONSTRUCTION/DEMOLITION WASTE MANAGEMENT PLAN AND REPORTING

A. Prior to the start of the work, the Contractor shall prepare and submit for approval the Construction Waste Management Plan utilizing the form provided at the end of this section.

B. The Contractor shall record, document and report the total amount of construction/demolition debris and other solid waste that is generated and disposed of under this contract. The Contractor shall also record the total amount of debris and waste that has been diverted through sale, reuse, or recycling and the quantity of waste disposed by landfill or incineration. The waste shall be recorded by weight, but volume in cubic yards will also be acceptable.

C. Contractor will salvage and reuse the construction/demolition debris to the greatest extent possible. Waste materials that cannot be salvaged and/or reused and have value as being recyclable, shall be recycled. Only materials unable to be economically salvaged or recycled shall be transported to a landfill or incinerator. Revenues or other savings obtained for recycling or returns shall accrue to the Contractor, except revenues generated from Base recycling activities.

D. The records shall be made available to the Contracting Officer during construction and shall be submitted to the Contracting Officer prior to project closeout utilizing the Waste Management Summary Form also attached at the end of this section.

19. FORMS

439 AW FORM 0-15

CONTRACTOR INFORMATION SHEET

PROJECT NAME: Repair HVAC, Building 7087

PROJECT NUMBER: YTPM 24-0012

COMPANY NAME:

DATES OF CONTRACT:

LOCATION ON BASE: Building 7087

TELEPHONE NUMBER *(On base, if available):*

NAME OF CONTACT:

SHOP CODE *(Assigned by HAZMART):*

MATERIAL INFORMATION

MATERIAL NAME/ PART NUMBER	MFR	CONTAINER TYPE	QTY	SIZE	TOTAL QTY TO BE USED *(Estimated)*	NSN/LSN TO BE FILLED IN BY PHARMACY PERSONNEL

439 AW FORM 20, JUN 00 *(EF-V1)*

CONSTRUCTION WASTE MANAGEMENT PLAN SUBMITTED BY:_____

PROJECT NO: **YTPM 24-0012** DATE:_____

I. PROJECT WASTE ANALYSIS				
A. Types of Construction waste anticipated	Quantities & Options Available (tons)			
	Resale	Reuse	Recycle	Dispose
1.				
2.				
3.				
4.				

B. Projected Cost of Disposal	Total Quantity (Tons)	Total Disposal Cost ($)
(All trash with no salvage or recycling)		

II. LANDFILLS AND INCINERATORS TO BE USED			
Name	Tipping Fee	Address	Telephone
1.			
2.			
3.			

III. SALVAGE PLAN (FOR RESALE, REUSE, OR RECYCLE)	
A. List of Materials & Method of Reuse	Recycling Facility & Means of Transport
	1.
	2.
	3.

B. Cost to Salvage		Savings Resulting from Salvage			Net Cost/Savings
Cost to Separate and Recycle		Reuse of Demo Materials	Revenues from Sale	Avoidance of Tipping Fees	(Savings – Costs)
1.					
2.					
3.					

IV. **RECYCLING MANAGEMENT PLAN TO PROTECT RECYCLED MATERIALS FROMCONTAMINATION:** Provide containers and bins that are clearly and appropriately marked.

1. Prevent contamination of recyclable materials from incompatible products and materials.
2. Separate construction waste at the project site by one of the following methods: (check appropriate boxes)
   - ❑ Source Separated Method: Waste products and materials, that are recyclable, are separated from trash and sorted into appropriately marked separate containers and then transported to the respective recycling facility for further processing. Trash is transported to a landfill or incinerator.
   - ❑ Co-Mingled Method: All construction waste is placed into a single container and then transported to a recycling facility where the recyclable materials are sorted and processed and the remaining trash is transported to a landfill or incinerator.
   - ❑ Other methods proposed by the Contractor and approved by the Contracting Officer.

WASTE MANAGEMENT
SUMMARY FORM

I. PROJECT WASTE					FROM (COMPANY):	
QUANTITY (TONS)	LANDFILL SITE (# from Sect. II of Waste Mgt. Plan above)	TIP FEE/TON	TOTAL COST OF DISPOSAL, INCLUDING HAULING, CONTAINER RENTAL, TIP FEES	TOTAL COST/TON		
	1.				PROJECT NO:	**YTPM 24-0012**
	2.				SUBMITTAL DATE:	
	3.				TIME PERIOD (Month/year or Total Project start date to end date):	

II. ALTERNATIVES TO LAND FILLING

TYPE OF MATERIAL	QUANTITY (TONS)	DESTINATION AND MEANS OF TRANSPORTATION (# from Section IV of Waste Management. Plan above)	COST TO HANDLE AND TRANSPORT ($)	REVENUE & TIP FEE EARNINGS ($)	NET COST ($)	COST IF LANDFILLED ($)	COMPARISON COST (+) OR SAVINGS (-) ($)
Cardboard							
Wood							
Beverage containers							
Soil							
Concrete							
CMU							
Asphalt							
Metals							
Gypsum board							
Paint							
Carpet							
Insulation							
Glass							
Cast stone							
Electric cable							
PVC piping							
Rubber flooring							
Raised flooring							
Copper							
Plastics							
III. TOTAL NET COST (+) OR SAVINGS (-) from all alternatives to land filling all project waste **TOTAL**							

QUARTERLY REPORT
WESTOVER CONSTRUCTION/DEMO DEBRIS DISPOSAL & RECYCLING
Form Created By: 439 MSG/CEV Environmental Office

To meet the Air Force goal of diverting 60% of Construction and Demolition (C&D) Debris from the Waste Stream and the Massachusetts landfill-banned items law, Contractors shall recycle C&D debris to the maximum extent possible. This form should include **data for the previous three month period** for the **ENTIRE** duration of the project. Drop-off this Form at Westover Environmental Office, 250 Patriot Avenue or **email to Environmental Office: champanine.saviengvong@us.af.mil (phone 607-237-5133)**

ACCEPTABLE TO FILL OUT THIS FORM EITHER ELECTRONICALLY OR PEN & INK.

PROJECT TITLE: _____

CONTRACTOR COMPANY NAME: _____

WHICH QUARTER (Jan-Mar, Apr-Jun, Jul-Sept, or Oct-Dec)**:** _____

TYPE ITEMS RECYCLED or RE-USED:

____ Concrete without rebar ____ Concrete with rebar ____ Asphalt ____ Roofing Materials

____ Scrap Metals ____ Wood ____ Concrete Block / Cinder Block / Brick Clay

____ Furniture (Salvaged)

____ General Construction Debris (Sorting facility accepts a comingled/mixed-waste load.)

____ Other: Specify _____
____ Other: Specify _____

TONNAGE OF ITEMS RECYCLED: _____ TONS
{Be Comprehensive, Report Anything That Didn't Go To The Landfill.}

DISPOSED OF BY LANDFILL: ____ TONS

DISPOSED OF THROUGH REGULAR INCINERATION: ____ TONS

DISPOSED OF BY WASTE-TO-ENERGY INCINERATION: ____ TONS

QUARTERLY REPORT
WESTOVER CONSTRUCTION/DEMO DEBRIS DISPOSAL & RECYCLING
Form Created By: 439 MSG/CEV Environmental Office

TOTAL COST FOR CONSTRUCTION/DEMO DEBRIS *LANDFILLED* THIS QUARTER :

$_____

ACTUAL COST OF DEBRIS *DIVERTED* (from landfill) THIS QUARTER: $_____ *** If answer (cost to perform recycling/salvage/reuse/donation associated with the effort to minimize landfilling) is ZERO, then answer the following question.

POTENTIAL COST OF DEBRIS *DIVERTED* (from landfill) THIS QUARTER:
$_____
When cost (to salvage/recycle) is actually **offset** by proceeds/rebates/savings to the point of there being **zero dollars** paid out, then contractor **still must provide an estimated** "cost avoidance" value. This means contractor must at least roughly estimate the POTENTIAL cost of recycling (i.e., transportation, handling, collection, manpower, fees, taxes, permits, tariffs, collection containers lease/purchase, etc).

CONTRACTOR SIGNATURE & DATE (NOTE: Electronic Signature Acceptable)