Statement of Work (SOW)
For
Compressed Air System

1.0 Background

The 502d Trainer Development Squadron (TDS) on Joint Base San Antonio – Randolph, designs, develops, manufacturers, and maintains training devices and simulators for the entire Department of War (DoW) community. The 502 TDS currently shares an air compressor that is currently owned by another squadron. As a result of the limitations created by shared usage, the 502 TDS is experiencing significant project delays as the air compressor serves as the only equipment available for painting and powder coating trainers and parts. In addition to the need to coordinate usage of the air compressor, the 502 TDS has experienced maintenance delays of up to four months when the air compressor has required repairs.

Because of the 502 TDS' reliance on an air compressor to complete mission project requirements, the shared air compressor and the resulting delays is a single point of failure for the 502 TDS and its customers project timelines.

In support of the 502 TDS' project efforts, the 502 TDS requires the procurement of a complete compressed air system.

2.0 Scope

The scope of this effort includes the procurement of a complete compressed air system.

3.0 Objectives

The purpose of this Statement of Work is to set forth the requirements to procure a complete compressed air system.

3.1. Tasks

The Contractor shall complete the following tasks in support of this effort:

Note: All materials and components for this effort shall be new and unused.

A third-party electrician will connect the compressor to the existing electrical service at Bldg. 245 in accordance with the manufacturer's installation instructions. The Contractor must provide a firm installation schedule in advance to coordinate with the third-party electricians. The Contractor must be present alongside the electricians to verify all connections meet manufacturer requirements. The initial system start-up must be performed by the Contractor, not the third-party electrician

- Task 1: The Contractor shall procure and deliver a complete compressed air system with the following characteristics and components:
    - One (1) 30 HP electric rotary compressor (208v or compatible with the building's existing electrical limitations) with the following characteristics or functions:

- Electronic controller
- Two-stage filtration system (123 CFM)
- Vertical tank of at least 660 gallons/200 psi
- Pneumatic no loss drain kit (1227 cfm, 200 psi) installed for the tank
- Power Outage Restart to automatically resume operation after power failure
- Programmable Eco mode to allow run scheduling on certain days/times
- Ducting: Includes ducting to prevent it from exhausting directly up to the roof and to ensure that the exhaust remains unobstructed
    - Exhaust ports fitted with bird screens
    - Supported, as needed
    - Ductwork assembly materials, including hardware, shall be galvanized to prevent rust
    - Exhaust vents, including vents for cooling, designed to prevent rain or debris from entering the compressor, dryer, and oil separator
- One (1) 300 CFM air dryer with a minimum 3hp and integrated pre- and post-filters that uses r513a refrigerant
- One (1) oil/water separator with a maximum capacity of 390 SCF and with the ability to remove minerals oils, PAOs, polyglycols, and the ability to handle up to 380 liters/hour (100 gallons/hour) in hot and humid environments.
- Electrical cabinet which is NEMA 4 rated
- Contains a built-in emergency shut-off switch

- Task 2: Site visit will be conducted at 502 TDS, Building 245 location in accordance with the instruction listed on the solicitation to ensure that the compressed air system and all ancillary components are compatible with the existing electrical limitations and air pipes.
- Task 3: The Contractor shall design and provide an equipment placement plan.
    - The Contractor shall provide a sketch or blueprint detailing the proposed placement of the compressor, dryer, and oil separator on the concrete plan for Government review and approval.
    - The Contractor shall provide a blueprint detailing the lean-to shelter for Government review and approval.
- Task 4: As a part of the response to the request for proposal (RFP), the Contractor shall design and provide a rendering or drawing of the awning for review, consideration, and approval by the Government. The Contractor shall utilize a 24 gauge metal for the awning.

- Task 5: The Contractor shall install the complete compressed air system including:
  - The Contractor shall securely mount all components to an existing concrete pad at the location specified by the Government
    - Anchor and secure the tank, compressor/dryer, and oil/water separator to the concrete pad using 5/8 or manufacturer-recommended size hardware that is zinc-plated or better to prevent rusting
  - The Contractor shall construct a lean-to shelter which completely covers the compressor and dryer meeting the following specifications
    - Size 10 ft x 15 ft x 10 ft
    - Support legs/posts: The Contractor shall provide support legs/posts 4 in x 4 in metal tubing with a 0.125-inch wall thickness for the entire construction of the awning frame. The Contractor shall paint the legs/ posts with an industrial-grade paint to match the building color (Building 245) to prevent rust.
    - Roof material: Corrugated R-panel, 24-gauge
    - Roof color: The Contractor shall provide a roof in terra cotta red color to match existing roofs on base.
    - The Contractor shall utilize galvanized 4 in x 4 in metal tubing which is connected to the roof or paint it with an industrial-grade paint to prevent rust. If opting to paint, the Contractor shall paint with a color that matches the roof, terra cotta red.
    - Roof purlins: The Contractor shall use roof purlins to attach the metal roof to the awning frame. The Contractor shall use galvanized metal roof purlins or paint the roof purlins with a color that matches the roof, terra cotta red.
    - Roof hardware: The Contractor shall utilize anti-corrosive hardware to attach the roof to the shelter. The Contractor shall ensure that the hardware matches the roof, terra cotta red.
    - Located at least 3 feet away from Building 245
    - The Contractor shall not utilize wood in the construction of the lean-to shelter.

- The Contractor shall install three (3) protective bollards to safeguard the new equipment and shelter at the locations specified by the Government and meeting the following specifications:
    - At least 3 ft above ground with a diameter of at least 6 in in diameter
    - For bollard installation, depth of hole housing the lower end of the bollard at least 18 in deep
    - Steel Thickness: CS sch 40 bollards, capped
    - Core Drilled and concreted holes for bollards at least 12 in in diameter
    - Color: The Contractor shall paint the bollards with an industrial-grade paint in a safety yellow color to prevent rust.
- Label all pipes and shut off valves with weatherproof durable tags or decals

- Task 6: The Contractor shall connect the complete compressed air system to existing air lines including:
    - Valve placement: The Contractor shall install shut-off valves at the connection point to the existing shared air line from Building 241
    - Note: Three distinct isolation points at the following locations:
        - One valve to isolate the air supply from Building 241
        - One valve to isolate the new compressor
        - One valve to isolate the existing dryer in Building 245
    - Operational requirement: The Contractor shall ensure that the final configuration allows Building 245 to independently isolate the new compressor from the existing, shared compressor.
    - Material specification: The Contractor shall only utilize brass ball valves for the compressor, dryer, and oil separator installations.
    - Compliance: The Contractor shall ensure that all piping and associated installations meets or exceeds applicable Federal regulations and industry standards

- Task 7: The Contractor shall provide and install all necessary piping for the operation of the complete compressed air system including:
    - The Contractor shall provide and install all necessary piping from the complete air system to the existing airline without anchoring it to the exterior wall of Building 245, and install piping to the existing air supplied from Building 241 and Building 245. Note: The length from the compressor concrete pad edge to the existing pipe is 59 ft.
    - Piping & Moisture Management:
      The new pipe connecting the compressor to the existing system must be 2 inch Schedule 40 Aluminum. At the end of the horizontal outdoor run, prior to the vertical rise, the Contractor must install a T-fitting to create a low-point gravity drip leg. The bottom of this drip leg must be equipped with a JORC MAGY Zero-Loss Magnetic Float Drain (or equivalent cast-aluminum, magnetic-actuation float drain utilizing FKM/Viton seals). The Contractor must install a manual brass isolation ball valve directly above the auto-drain to allow for winter isolation and maintenance.
    - The Contractor shall anchor the pipe's mounting brackets to the pavement. The Contractor shall ensure that the pipe's mounting brackets are metal with a protective coating to prevent rust.
    - The Contractor shall install all pipes at least 6 in off the ground, as measured from the compressor to the attachment point of existing air pipe.
    - The Contractor shall use galvanized mounting brackets and hardware.
    - Transition Fittings & Corrosion Prevention:
      The Contractor must use Brass transition fittings at any point where the new Schedule 40 Aluminum pipe mates with existing dissimilar piping materials to prevent galvanic corrosion.
- Task 8: In the presence of the designated Government official, the Contractor shall conduct an acceptance test including:
    - The Contractor shall ensure that the compressed air system operates as designed and without any leaks
    - The Contractor shall ensure that all machinery in the 502 TDS Building 245 which requires compressed air works in accordance with the manufacturer's requirements and specifications
- Task 9: The Contractor shall remove all trash and shipping components from the location
- Task 10: The Contractor shall provide a 12-month warranty on labor and 5-year warranty on parts after successful completion of the installation including:
    - Ability to provide in-person warranty servicing and repairs within one (1) business day of notification of a service need
- Task 11: The Contractor shall provide hard-copies of the manufacturer operating manuals for the compressor, dryer, and oil separator.

4.0 Program Requirement

4.1. Material Ordering

The Contractor shall consider "Green" (energy efficient) materials and equipment first and foremost when ordering materials. The Government will complete AETC Form 46 and/or AETC Form 51 as required.

4.2. Training

After completion of installation, the Contractor shall perform basic operator training for the Government at least 30 minutes in length.

As a part of the training, the Contractor shall provide information regarding service assistance, and maintenance schedules.

4.3. Acceptance Testing

After completion of installation, the Contractor shall perform an acceptance test in the presence of the designated Government official. Acceptance testing shall including:

- Proper installation per the manufacturer's operator manual
- Confirmation of proper operating temperatures, pressures, amperage, and other key parameters
- Confirmation of proper rotation of 3-phase motors
- Adjustment and setting of control set points and key operating parameters

4.4. Delivery

The Contractor shall deliver any required components at the following location:

502D Trainer Development Squadron

664 A Street West,

NW Corner of Building #241,

Joint Base San Antonio - Randolph, TX 78150-4515

The Contractor shall be responsible for unwrapping the compressed air system and disposing of all trash off-site.

In the presence of the designated Government official, the Contractor shall ensure that the compressed air system is free of potential shipping damage. If the compressed air system is found to be damaged upon delivery, the Contractor shall bear responsibility for return and re-procurement, as well as any additional charges resulting from damage.

4.5. Work Location and Hours of Performance

Work will be performed at the Government facility.

When working at Government facilities, work will be accomplished during the following hours unless otherwise approved by site personnel:

- Monday through Thursday: 0630 - 1615
- Every other Friday: 0630 - 1515
- NOTE: Every other Friday the Government facility will be closed. A full schedule of working Fridays will be provided to the Contractor upon task order award.

Contractor personnel will not report to Government facilities to work nor remain at the work location any time the Government is unexpectedly required to close their offices. The Contractor will not be compensated for these Government closures. The Contractor is responsible for all notification of their contractor staff during times of closure.

When work is performed at the 502 TDS, a 502 TDS Government representative will provide the Contractor access to Hangar 74 for restroom breaks as needed. The Contractor shall coordinate all work at the 502 TDS with the Government in advance.

4.6. Observed Federal Holidays

The following Federal holidays are observed by the Government and affect the Contractor's ability to access Government's facilities or Government personnel.

- New Year's Day: January 1st
- Martin Luther King's Birthday: 3rd Monday in January
- President's Day: 3rd Monday in February
- Memorial Day: Last Monday in May
- Juneteenth: June 19th
- Independence Day: July 4th
- Labor Day: 1st Monday in September
- Columbus Day: 2nd Monday in October
- Veterans Day: November 11th
- Thanksgiving Day: 4th Thursday in November
- Christmas: December 21st - 25th

4.7. Warranty

The Contractor shall transfer all available manufacturer warranties to the Government.

The Contractor shall provide a 12-month warranty for all labor of the complete compressed air system.

The Contractor shall provide a 5-year warranty for all parts including electronic components, pipes, and connections.

The Contractor shall provide in-person warranty diagnostics and repairs to the compressed air system within one (1) business day of being notified of a service need, including repairs to the compressor, its components, and component attachments (including the dryer, oil separator, and connection to existing pipes).

The Contractor shall be responsible and liable for all costs associated with any damages to the current pipes, Building 245, the adjacent Building 241, and/or any equipment within or outside of the specified buildings.

5.0 Operational Requirements

5.1. Security Requirements

5.1.1. Base Security

While at the 502 TDS Government location, the Contractor shall comply with the JBSA - Randolph Visitor Security procedures and policies, and provide appropriate visitor data, in addition to complying with all local, state, and Federal safety guidelines. Visitor procedures include the background check and verification of United States citizenship for all personnel who require access to the Government site. If Contractor personnel requiring access do not have United States citizenship, the Contractor shall provide a valid passport to coordinate base access with the Visitor Center.

- NOTE: Security Requirements and visitor policy information will be provided upon task order award.

5.1.2. Registration of Vehicles

All Contractor employees' vehicles used for the performance of this contract shall comply with all local, state, and federal regulations. Additionally, any pass shall be surrendered to Security Forces upon demand to positively identify a person's need to be on a federal installation.

The Contractor shall obtain a vehicle pass from the JBSA - Randolph Visitor Center for each vehicle that will be utilized on Government property during installation and setup. The Contractor shall provide a valid driver's license and proof of insurance along with any other additional documentation requirements to the JBSA - Randolph Visitor Center to obtain a vehicle pass.

5.2. Safety Requirements

The Contractor shall abide by all OSHA and Federal rules, regulations, and guidelines while working on site at the Government facility.

The Contractor shall call the base fire department and Government POC in the of fire, no matter how small or if already extinguished.

6.0 Order Requirements Information

6.1. Period of Performance

The period of performance (PoP) for this effort will be 45 days.

6.2. Government Furnished Property/Government Furnished Equipment (GFP/GFE)

The Government shall provide a forklift and man lift for Contractor use during the delivery and installation effort.

If it is determined that additional GFP/GFE is required, the Contractor shall forward a request to the Government. A modification to the task order and a receipt listing equipment will be used to account for equipment transfer.

All GFP or GFE shall be returned, shipped to a government facility, or included as part of the final deliverable, upon completion of the effort.

6.3. Contractor Employee Guidelines

The Contractor shall not employ persons on this task order if such employees are identified to the Contractor by the client representative as a potential threat to the health, safety, security, general well-being, or operational mission of the installation and its population.

7.0 SOW Attachment and Appendix List

Attachment 1: Points of Contact

Attachment 2: Building Layout and Images

ATTACHMENT 1

POINTS OF CONTACT

3.1 Contracting Officer

Name:	Catherine Hardy
Organization:	502d Contracting Squadron
Email:	Catherine.hardy@us.af.mil
Phone:	210-652-8874

3.2 502 TDS POC

Name:	Luis Ferniz
Organization:	502 TDS
Email:	luis.ferniz@us.af.mil
Phone:	210-652-3299

ATTACHMENT 2

BUILDING LAYOUT AND IMAGES

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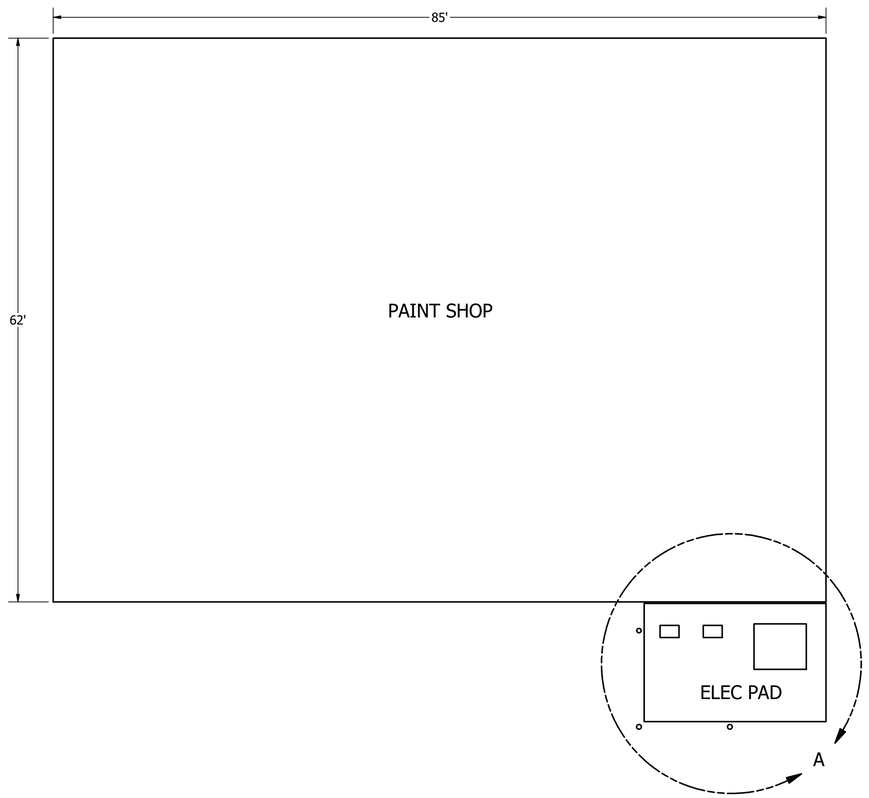

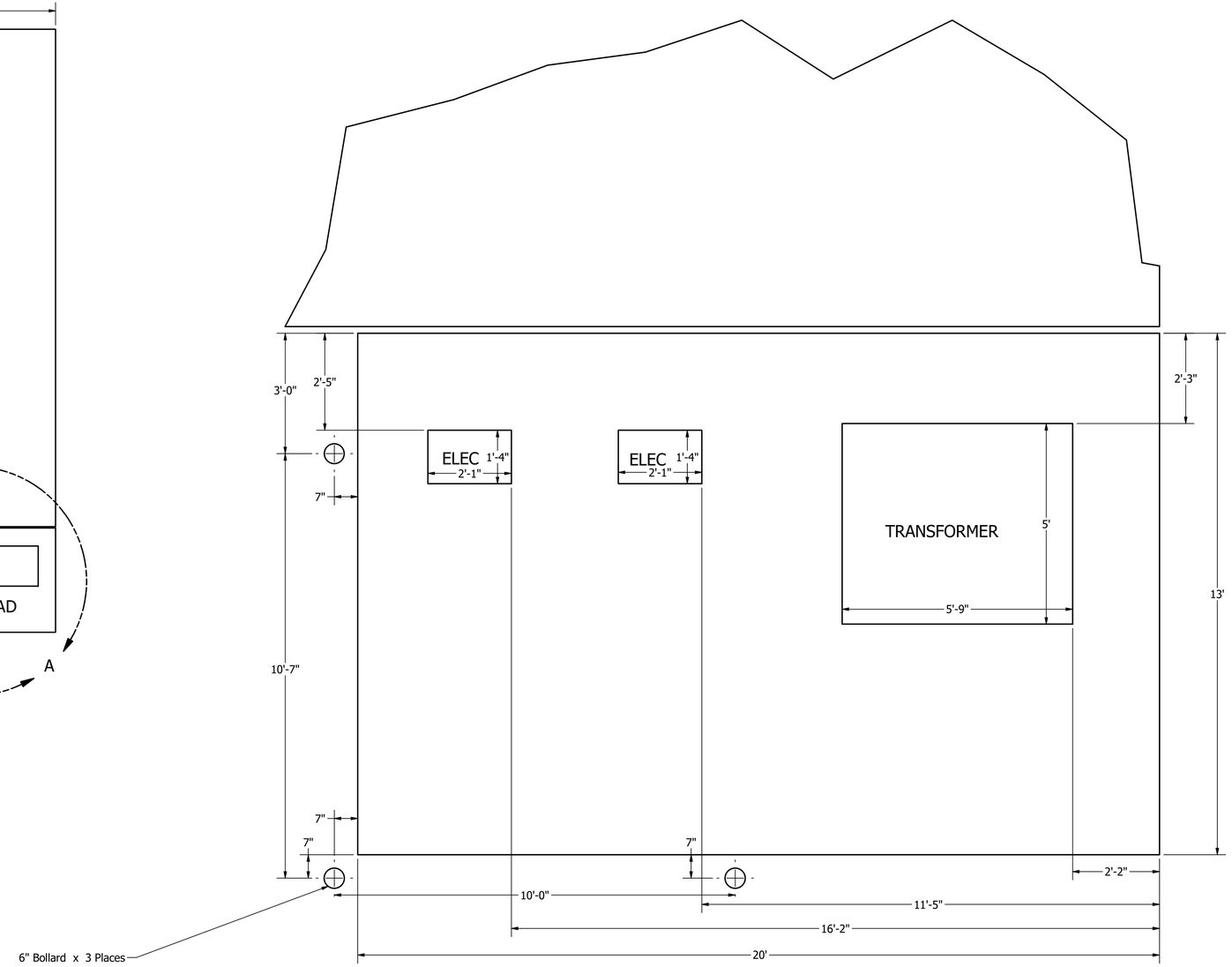

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UNLESS OTHERWISE SPECIFIED		
DIMENSIONS ARE IN INCHES - TOLERANCES ON:		
FRACTIONS	DECIMALS	ANGLES
± 1/32	.XX ± .03 .XXX ± .010	± 1°0'

MATERIAL: Generic

STOCK SPECIFICATION

MINIMUM MATERIAL SIZE

TRAINER DEVELOPMENT
660 A STREET WEST
RANDOLPH AFB, TX 78150

DRN 1386815999C 1/15/2026

CHK

ENG

AF PROJ ENG

AIR FORCE AUTHENTICATION

AIR FORCE RELEASE

U.S AIR FORCE

DRAWING NOT PRINTED TO SIZE NOTED WILL NOT BE TO SCALE

TITLE

SIZE	A.F. CODE IDENT NO.	DRAWING NO.
D	12922	Paint Shop Pad

SCALE None

1 OF 1

B 245 Concrete Pad

FA301626Q0144

Untamed, Unrivaled

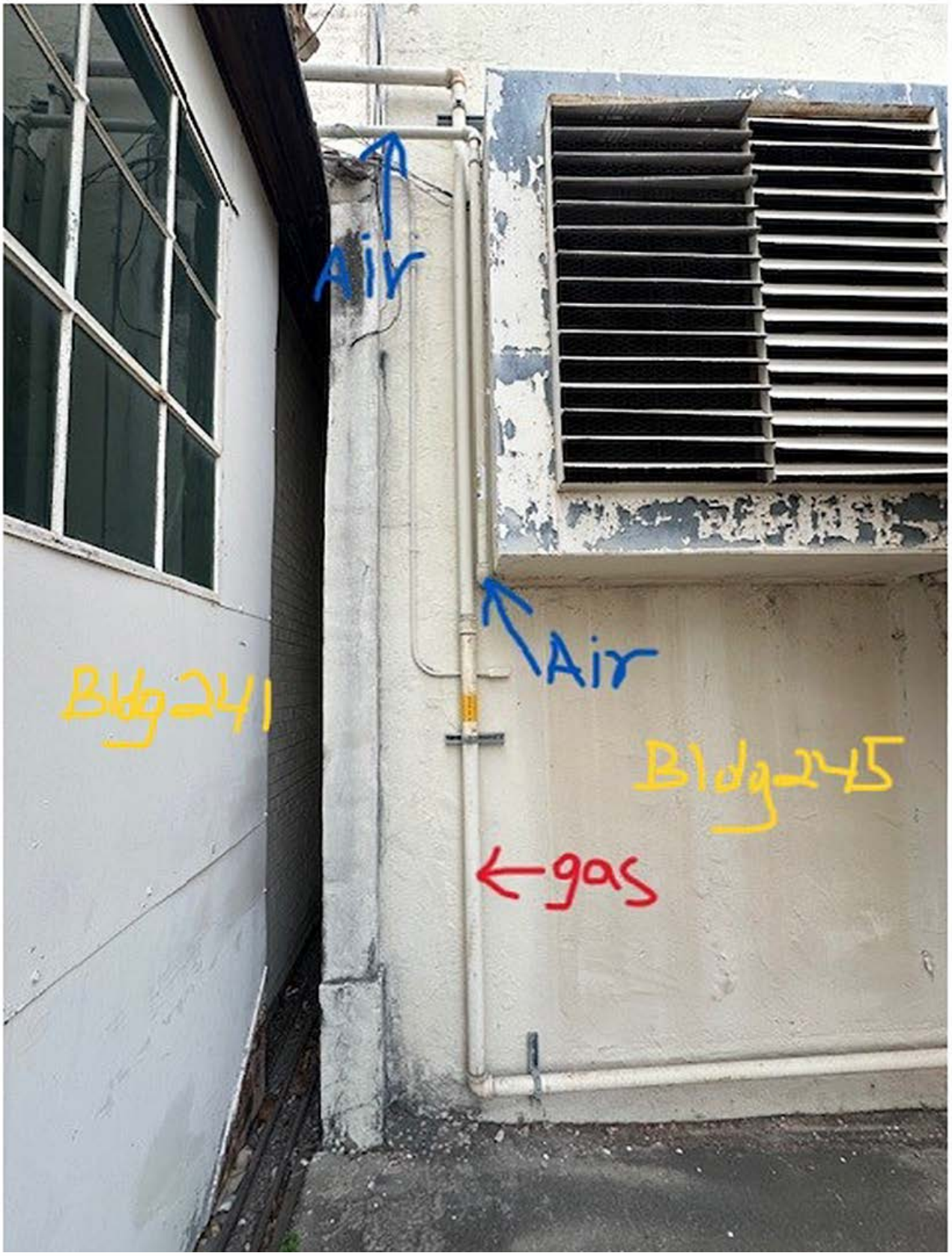
This is NOT *project* approval for any funding, design or construction activity

East Wall Building 245

East Wall Building 245 - Facing South

East Wall Building 245 - Facing North

East Wall Building 245 - North Wall of Building 241



AWNING/SHELTER EXAMPLE