# STATEMENT OF OBJECTIVES (SOO)

**Project:** AEDY20-1007 Repair, Housing & Dormitory Warehouse, RAFA
**Location:** Bldg 562, RAF Alconbury
**Date:** 20 May 2026

## 1.0 PURPOSE

The purpose of this Statement of Objectives (SOO) is to obtain Design/Build services to repair, upgrade, and modernize Building 562 at RAF Alconbury. The Government seeks innovative, cost-effective, and sustainable solutions to improve the facility's exterior envelope, structural access, and interior lighting/ventilation conditions.

## 2.0 SCOPE

The contractor shall provide all management, tools, supplies, equipment, labor, design services, and applicable licenses and permits necessary to achieve the performance objectives for Bldg 562. The design and construction will encompass roofing, exterior walls, drainage, access points, and fenestration improvements.

## 3.0 PERFORMANCE OBJECTIVES

The Contractor shall propose a comprehensive Design/Build solution that meets the following primary objectives:

### 3.1 Roof and Drainage Integrity

- Provide a fully functional, weather-tight roofing system that effectively manages storm water.
- Ensure the successful removal and safe disposal/capping of redundant facility systems (e.g., obsolete heating systems) currently interacting with the roof structure.
- Implement a robust storm water drainage solution (including gutters and downpipes) that prevents water ingress and pooling.

### 3.2 Exterior Envelope and Structural Durability

- Provide a structurally sound, sealed, and durable exterior wall system.

- Ensure all junctions between external panels are seamless and highly resistant to environmental degradation.
- Deliver a comprehensive exterior finish that provides long-term corrosion control and a unified aesthetic appearance.

### 3.3 Natural Light and Ventilation Optimization

- Maximize natural daylight into the ground-floor offices located in the northeast corner to improve occupant wellbeing and reduce reliance on artificial lighting.
- Enhance ventilation and natural light in the first-floor offices in the northeast corner by providing full-opening fenestration solutions.

### 3.4 Access, Egress, and Life Safety Improvements

- Modernize the facility's rear access point to support efficient operations, utilizing durable and high-clearance solutions (such as a roller shutter door).
- Ensure all emergency egress routes, doors, and frames meet or exceed current life safety codes and are fully modernized for rapid evacuation.
- Provide safe exterior traversal routes by ensuring all adjacent steps and walkways are secure, level, and code-compliant.

### 3.5 Sustainable and Compliant Design

- Integrate sustainable, life cycle cost-effective practices into the design, development, and construction of the project in accordance with the *Force Housing Support Facilities Guide* and UFC 4-711-01, *Family Housing*.

# 4.0 OPERATING CONSTRAINTS & COMPLIANCE

The contractor's proposed solution must operate within the following constraints and adhere to these standards:

**4.1 Regulatory Standards**

- All work shall comply with or exceed the strictest of extant UK and US regulations, Unified Facilities Criteria (UFC). Where the UK and US standards conflict, the most onerous standard must be adhered to.
- All wiring must comply with BS7671 and JSP375 Vol3.

- All mechanical and electrical work must comply with M&E specifications 034, 036, and 037.
- Contractor shall act as Principal Designer and Construction Contractor per UK Construction laws and CDM 2015 Regulations.

### 4.2 Base Operations & Safety

- Operations must minimally interfere with normal base activities, safety, and convenience. Utility outages must be coordinated with the Civil Engineer Squadron (CE) service call and the user.
- A separate Risk Assessment and Methods Statement (RAMS) and a Construction Phase Health and Safety Plan are required.
- Any skills person must be certificated and interviewed by the BMC APs (allow time/funds for this; certificate valid for 1 year, issued at least 21 days prior to work start).
- Provide an HSE Form 10 (naming contractor as Principle Designer/Contractor) and obtain USAF Environmental approval before commencing work.

**4.3 Testing and Assessments**

- Contractor is responsible for all initial assessments, surveys, or tests (e.g., Structural Assessments, Asbestos Survey to determine mitigation).
- Electrically Safety Test all work and provide a report with any remedial works.

# 5.0 DESIGN AND SUBMITTAL MILESTONES

The design shall accurately represent existing conditions for all trades (excluding finishes). Hard copies (one 24x36 and one half-size set) and electronic copies (.dwg and .pdf) are required for all submittals.

**5.1 Design Schedule Overview** All UK/US holidays, including standard Christmas/New Year shutdowns, must be built into the schedule. At least 4 weeks must be allocated between the acceptance of one phase and submittals for the next.

- **Project Kick-off:** No later than 1 week after contract award. Used to set expectations, approve the Proposed Design Schedule, and identify surveys/tests required.
- **35% Design (RIBA Stage 2):** Includes list of disciplinary assumptions, Concept Drawings, and basis-of-design equipment cut sheets. 2-week Government review followed by a Review Meeting.

- **65% Design (RIBA Stage 3):** Includes updated assumptions/calculations, Developed Drawings, updated cut sheets, and Updated Cost Estimate. 1-week Government review followed by a Review Meeting.
- **95% Design (RIBA Stage 4):** Includes updated calculations, Substantially Completed Drawings, Specifications for all disciplines, and Updated Cost Estimate. 1-week Government review followed by a Review Meeting.
- **Final Design Package:** Contains fully incorporated specifications, a milestone/payment schedule (GANTT Chart), equipment cut sheets, and As-builts.

### 5.2 Additional Submittals & Closeout

- Provide AF3000 documentation for all materials/equipment within 15 days of contract award to the Contracting Office for approval.
- Include make, model number, and operational characteristics on drawings for all major equipment.
- Submit a completed asset change form (UNIFORMAT II format) and maintenance schedules upon project completion, prior to closeout.

  Provide at least two (2) O&M hardcopies prior to closeout.