April 30, 2026

Design Percent Completion: 100%

Statement of Work

CONTROL SYSTEMS REPLACEMENT, F323

VANCE AIR FORCE BASE, OKLAHOMA

FACILITY PROJECT ID 1024446

PREPARED BY ZEB MCCOLLUM

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PART 1 GENERAL

1.01. PROJECT DESCRIPTION

A. The work covered under this Statement of Work shall consist of the following; Contractor is to remove and replace existing controls system for Facility 323-along with the installation and integration of new Comfort Point Open (CPO) controllers to the EMCS (Energy Management Controls System) EBI (Enterprise Building Integrator) System and any incidental work necessary for a complete and usable finished project.

1.02. INSTRUCTIONS TO BIDDERS

A. As part of the bid package the Contractor shall submit a completed copy of *APPENDIX B – BID FORM*, along with all required documentation as stated in Sam.gov.

B. Owner reserves the right to reject any bid which does not completely satisfy the Statement of Work.

1.03. LOCATION OF WORK

A. Location of work to be accomplished under this statement of work is at Vance Air Force Base (AFB). Vance AFB is located three miles south of the City of Enid, Oklahoma. Facility 323 is located South of the intersection of Channel Street and McAffrey Avenue.

1.04. SCOPE OF WORK

A. The Contractor shall furnish all supervision, labor, equipment, consumable materials, supplies, tools, and other items to complete the construction as listed in the Scope of Work. All quotes shall include all shipping charges for completion of the project. The contractor will coordinate all work with *ASRC Federal* Construction Management prior to execution. The list of items below are to be considered the general Scope of Work for the project.

B. The Contractor shall field verify location of work, dimensions, and existing site conditions prior to commencing work. The Contractor shall contact ASRC Construction Management for any discrepancies with the Scope of Work.

C. Contractor is to replace existing R7044 Controller with new Honeywell BACnet Comfort Point Open controllers. New control points will connect back to existing Honeywell Building Automation system network tied back to EMCS. Contractor will provide and install all required equipment, wiring and Direct Digital Control (DDC). Contractor will integrate applicable datapoints, for affected mechanical systems to match existing system and devices not referenced to remain for reuse. Additional details are described below:

1. REMOVE AND REPLACE:

   a. Existing R7044 Controls system with new Honeywell CPO controllers.

      1. Integrate with existing EBI system.

      2. Replace existing thermistors with new system.

      3. Reuse existing field devices.

CI. The Contractor shall always maintain clean areas free of clutter and debris during construction. After the work is completed, clean site to preconstruction conditions, or better.

CII. Protection of Government Property

Take special care to protect Government property. Return areas damaged as a result of construction under this contract to their original condition. In addition to FAR 52.236-9, Protection of existing vegetation, structures, equipment, utilities, and improvements, perform the following:

1. Remove or alter existing work or facilities in such a manner as to prevent injury or damage to any portion of the existing work or facilities to remain.
2. Repair or replace portions of existing work altered during construction operations to match existing or adjoining work, as approved by ASRC Construction Management. At the completion of operations, existing work must be in a condition equal or better than that which existed before any new work started.

1.05. CHANGES

A. No oral statement by any person other than the Contracting Officer as provided in the Federal Acquisition Regulation (FAR) will in any manner or degree modify or otherwise affect the terms of this contract.

1.06. WARRANTY

A. The Contractor shall provide a standard 1-year Warranty for all labor and material from date of the base's acceptance of completion in accordance with Federal Acquisition Regulation (FAR) clause 52.246-21. For warranted items furnish the Manufacturer's original warranty accompanied by a copy of the supplier's receipt showing place of purchase, telephone number of supplier, address, delivery order if applicable and ticket number.

1.07. SCHEDULE OF WORK

A. The Contractor shall be responsible for establishing a schedule to meet construction time.

B. The Contractor shall submit a schedule of all project work in advance to ASRC Construction Management indicating all work activities including required interruptions of utilities, facilities activities, or traffic flow.

C. The Contractor shall complete work on this contract such that interferences to necessary activities within and adjacent to the construction site are minimized and all Government property and personnel are always protected from incidental damage.

D. The Contractor shall coordinate work of all trades to prevent any conflicts. The Contractor shall resolve any conflicts of components before proceeding with construction.

E. The Contractor shall submit a Schedule of Values to ASRC Construction Management for approval. Schedule of Values to be provided on AIA G702 or similar.

1.08. WORK RESTRICTIONS

A. EXISTING UNDERGROUND UTILITIES

Any underground utilities within the work areas will initially be located and identified with paint markings on the surface by Vance AFB personnel. The Contractor shall maintain all utility markings, after base personnel have located them, for the duration of the contract. The Contractor shall obtain an approved Air Force Form 103, BASE CIVIL ENGINEERING WORK CLEARANCE REQUEST before beginning any underground work***. The Contractor shall notify ASRC Construction Management at least two weeks in advance of desired commencement of work.*** The Contractor is responsible for repairing any utilities damaged during construction.

B. WORK HOURS, ACCESS, AND PASSES

All Contractor employees, including subcontractors, subcontractors' employees, suppliers, and suppliers' employees are required to comply with the Installation Security Requirements regarding personnel, vehicle, and equipment security passes and access to the jobsite. Nothing in the contract is to be construed in any way to limit the authority of the Commanding Officer to prescribe new, or to enforce existing security regulations governing the admission or exclusion of persons and the conduct of persons while on VAFB, including but not limited to, the rights of search of all persons or vehicles on the Installation.

1. Access to Buildings / Occupied Buildings: The Contractor may work in or around existing occupied buildings. The Contractor is responsible, via the ASRC Construction Management, to obtain access to building and facilities and arrange for them to be opened and closed. Do not enter the building(s) without prior approval of the ASRC Construction Management. Keep the existing buildings and their contents secure at all times. Provide temporary closures as required to maintain security.

2. Passes: Contractor employees and representatives performing work under this contract are required to be either United States citizens or documented legal residents (status verified by prime contractor) and have a Real ID driver’s license. All Contractor employees must obtain the required passes. Failure to obtain security and base access passes must not be a cause for contract performance time extension. The Contractor is required to immediately turn in all terminated employee's passes to the issuing office.

3. Contractor Vehicles: All vehicles must display a valid state license plate and safety inspection sticker, if applicable, and must be maintained in good condition. The company name must be displayed in a clearly visible manner and size on each Contractor vehicle used in the course of work. Registration, proof of insurance and driver's licenses are required to obtain a station vehicle pass.

4. Work Hours: Working hours are to be performed after hours or when children are not present. The contractor must coordinate with ASRC Construction Management for a working schedule. Normal working hours are from 7:30 a.m. to 4:30 p.m., Monday through Friday. Night, Weekend (Saturday and Sunday) and Federal Holiday work will be subject to approval by the ASRC Construction Management. ***The Contractor must provide a written request of their intention to work outside of normal working hours to ASRC Construction Management at least 48 hours in advance of the specified time.***

    a. The Contractor shall perform all work during normal working hours except as otherwise approved to accommodate agreed upon "shutdowns" and other required "after hours" work. At no time will any facility have their services or utilities disrupted during normal working hours without prior approval from the ASRC Construction Management.

5. Contractor employees must conduct themselves in a proper, efficient, courteous, and businesslike manner. Remove from the site any individual whose continued employment is deemed by the ASRC Construction Management to be contrary to the public interest or inconsistent with the best interests of National Security.

1.09. CONTRACTOR'S REPRESENTATIVE

A. Superintendent: A representative of the Contractor shall directly supervise accomplishment of this work. The representative will be responsible for coordinating all phases of work with the ASRC Construction Management. The representative shall always be on the job site when work is being performed and shall have authority to execute no cost field changes on behalf of the Contractor if agreed to by all parties involved.

    1. Qualifications: Must have a minimum of 3 years of experience as a Superintendent on previous projects of similar size and complexity. Provide a Superintendent Resume for the proposed on-site Project Superintendent describing experience with references and qualifications to ASRC Construction Management for approval. ASRC Construction Management reserves the right to interview the proposed on-site Project Superintendent at any time in order to verify the submitted qualifications.

B. Quality Control (QC): A representative of the Contractor responsible for all quality control of the job site and will be held responsible by the ASRC Construction Management for the removal and installation of all products in accordance with the statement of work. The representative shall be competent and familiar with all phases of work under their authority.

   1. Qualifications: Must have a minimum of 2 years combined experience as a Superintendent, Inspector, QC manager, Project manager, or Construction Manager on similar size and type construction contracts which included major trades included in this statement of work. The individual must be familiar with the requirements of EM 385-1-1 and have experience in the areas of hazard identification and safety compliance.

C. A single representative of the Contractor for supervising the project, ensuring quality control (QC) and site safety is permitted provided that the representative is competent and familiar with all phases of work under their authority, and it is qualified to perform these duties.

D. Contractor Personnel: Provide ASRC Construction Management the name(s) of the supervisory person(s) authorized to act for the Contractor. Provide, and update as required, a list of the key personnel for the Contractor and Subcontractors including addresses and telephone numbers (main and cell) for use in the event of an emergency.

1.10. PROVIDED SERVICES AND UTILITIES

A. All reasonable required amounts of electric power will be made available to the Contractor at the discretion of ASRC Construction Management from the nearest suitable and available connection.

B. All reasonable required amounts of water will be made available to the Contractor at the discretion of ASRC Construction Management.

C. The Contractor shall be required to provide their own latrines that are staked down to prevent being turned over.

1.11. INSPECTION

A. The work shall be conducted in accordance with the Statement of Work and is subject to the inspection of the ASRC Construction Management and Government Representative to ensure strict compliance with the terms of the statement of work.

1.12. EXCESS MATERIALS (EXCLUDING HAZARDOUS MATERIALS OR WASTE)

A. All waste materials resulting from execution of work shall become the property of the Contractor. The Contractor shall haul all non-hazardous waste off Vance AFB and dispose of it in a legal manner.

B. The Contractor shall be required to control all foreign objects debris (FOD) from exiting the job site at all times.

C. At no time shall the Contractor dispose of any recyclable materials in the landfill. All recyclable material shall be taken to an approved recycling center at no cost to the government.

D. The Contractor shall submit tonnage of waste and recycled material to ASRC Construction Management at project completion.

E. The Contractor shall provide the removed controllers as attic stock items. The Contractor shall deliver attic stock to a location at Vance AFB as directed by ASRC Construction Management.

1.13. SPECIAL MATERIALS

A. Prohibited Material: The manufacturer of materials to be used shall certify the products do not contain mercury, toluene, chlorinated solvents, hydrolysable chlorine derivatives, ethylene base glycol ethers and their acetates, nor any carcinogen, as defined in 29 CFR 1910.1200. Materials used shall not contain lead and hexavalent chromium compounds.

B. At no time shall class 1 Ozone Depleting Chemical (ODC's) be specified and shall not be used unless otherwise allowed by ASRC Construction Management.

1.14. MATERIALS

A. All materials must meet the Buy American Act.

B. Material Submittals:

1. Copies of all materials and shop drawings are to be submitted to ASRC Construction Management and must be approved prior to purchasing any items.

2. All hazardous chemicals used on the project are required to have Safety Data Sheets (SDS) approved by the Vance Environmental Office prior to transport to the installation.

3. The Contractor shall use the Short-Term Hazardous Material Inventory and Usage Report Form to get Hazardous Materials authorized for use inside the fence.

C. List of Materials

1. Refer to Section 1.04 Scope of Work, within this Statement of Work

2. Refer to *APPENDIX C – DRAWINGS*

a. A101 – FACILITY 323 FLOOR PLAN

D. Material Delivery: The Contractor shall have all materials delivered during normal working hours and will have a representative present to receive shipments. The Contractor shall ensure all delivery vehicles have sufficient project information and are prepared to undergo inspection upon entering the Installation. This includes name and address of the project site, name of prime contractor and a point of contact for delivery. Material will be delivered to a location for staging as approved by ASRC Construction Management.

PART 2 EXECUTION

2.01. SITE SAFETY REQUIREMENTS

A. All work shall be done in compliance with the safety standards as defined in DAFMAN 91-203, Air Force Occupational Safety, Fire, and Health Standards.

B. The Contractor shall comply with all applicable standards and provisions of the Occupational Safety and Health Act (OSHA) (29 CFR OSHA 1926).

C. The Contractor shall take all necessary and prudent safety precautions to ensure safety of the workforce and other exposed personnel.

D. The Contractor shall coordinate all requests for entry to the airfield or Air Force control/restricted areas through ASRC Construction Management.

2.02. INSTALLATION

A. Project Duration:

1. The total period of performance is 40 calendar days as described below.

    a. Non-Performance Period: The Contractor shall have up to 30 calendar days of nonperformance for mobilization and material lead time. If material lead time exceeds this number of days, the nonperformance period may be extended with coordination of the ASRC Construction Management and approval by Contracting Officer.

    b. Performance Period: All work shall be completed within 10 calendar days after obtaining a Notice to Proceed from the Contracting Officer.

B. Installation shall include all items listed in this statement of work, and any incidental work necessary to provide a complete and usable finished product.

C. Contractor shall remove equipment and material from the site upon completion of work as directed by ASRC Construction Management.

PART 3 SITE INFORMATION

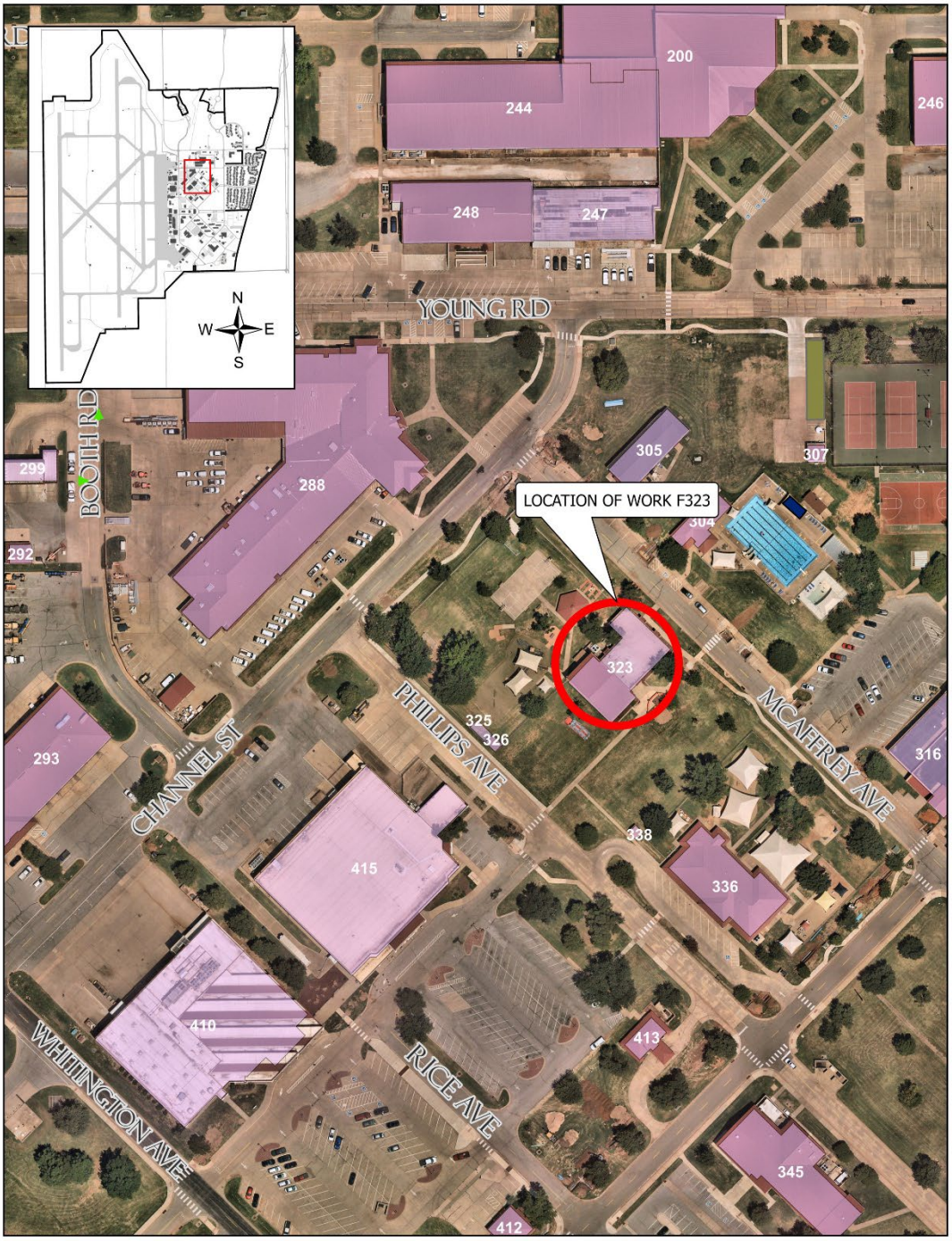


Figure 1: Project Location

PART 4 APPENDICES

4.01. APPENDIX A – SITE PHOTOS

4.02. APPENDIX B – BID FORM

4.03. APPENDIX C – DRAWINGS

A101 – FACILITY 323 FLOOR PLAN

END OF STATEMENT OF WORK

APPENDIX A – SITE PHOTOS

APPENDIX A – SITE PHOTOS

Figure 2:F323 Mech Room Controls Panel

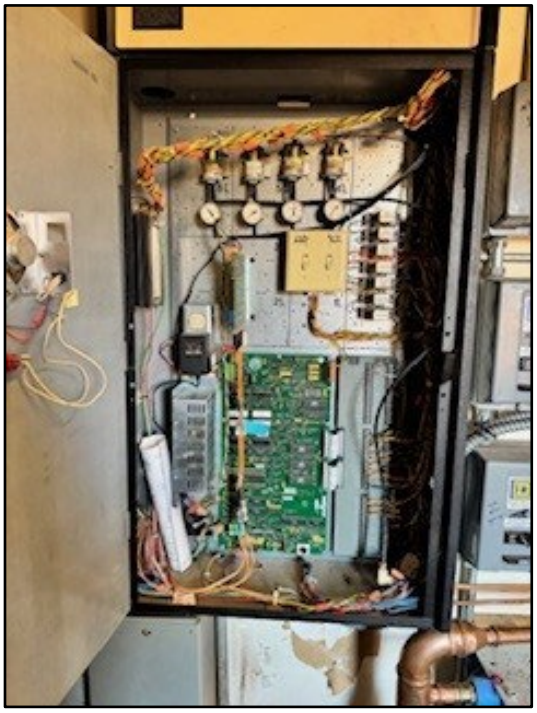


Figure 3: R7044 Controls System

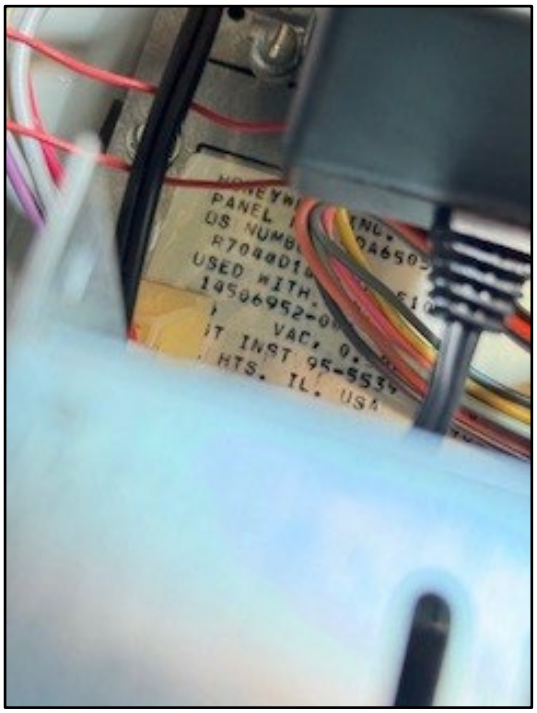


Figure 4: R7044 Number

Figure 5: Upper Control Box

Figure 6: F316 Mech Room

Figure 7: Mech Room

APPENDIX B – BID FORM

400 Young Road
Vance AFB, OK 73705
580.213.7174

APPENDIX B - BID FORM

ASRC FEDERAL

Fac. Proj. ID: FP1024446
Proj. Name: CONTROL SYSTEMS REPLACEMENT, F323

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
Base Bid					
1	CONTROL SYSTEMS REPLACEMENT	LS	1		$ -
2	Total Cost Base Bid				$ -

Contractor's Name _____ Date _____

Contractor's Signature _____

Address:

_____

_____

_____

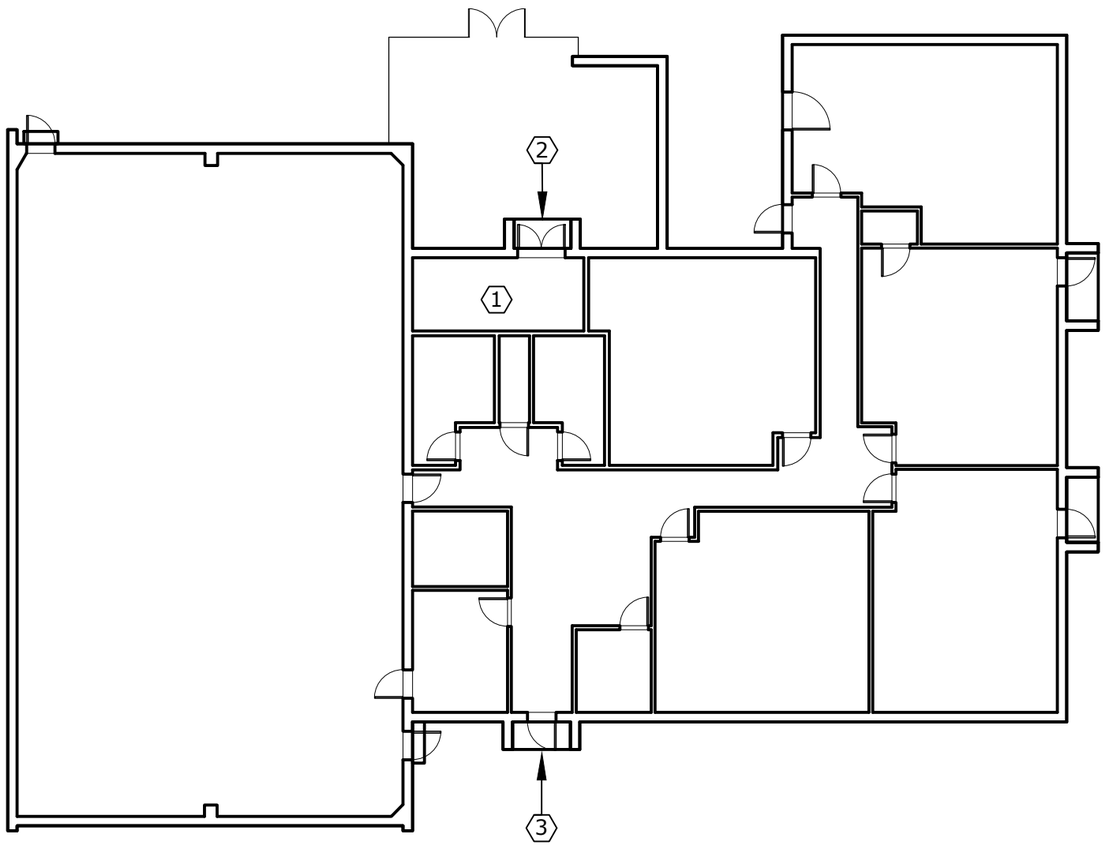
Phone Number: _____

E-mail address: _____

APPENDIX C – DRAWINGS

1" ACTUAL SIZE

DRAWING INTENDED TO BE 11"X17"



GENERAL NOTES

1. CONTRACTOR IS TO CONFIRM ALL DIMENSIONS.

KEYNOTES

1. FACILITY 323 MECHANICAL ROOM
2. ENTRANCE TO MECHANICAL ROOM
3. ENTRANCE TO FACILITY

1 FACILITY 323 FLOOR PLAN

1/16" = 1'-0"

71st FLYING TRAINING WING

UNITED STATES AIR FORCE
AIR EDUCATION
TRAINING COMMAND
VANCE AIR FORCE BASE
ENID, OKLAHOMA

ASRC FEDERAL

140 CHANNEL STREET
SUITE 138
VANCE AIR FORCE BASE
ENID, OKLAHOMA
580.213.7076

REVISION #	DESCRIPTION	DATE

DRAWN BY:	ZM
CHECKED BY:	JO
FP NUMBER:	FP1024446
DATE:	30APR2026
DESIGN STAGE:	100%

CONTROL SYSTEMS REPLACEMENT, F323

APPENDIX C - DRAWINGS

A101

M:\1 FACILITY INFORMATION\323-324 Youth Center and playground area\Facility Projects (Ops)\1024446 - F323 - Control Systems Replacement\03 - Active Drawings\323.dwg