Statement of Requirement (SOR)

"F.1302 Boiler Replacement"

at

Joint Base Langley-Eustis

"Rev. 1, 21 April 2026"

1.0 Introduction

1.1 Mission: The 497th Group housed at F. 1302 at 586 Weyland Rd, Langley AFB 23665, delivers real-time high-confidence intelligence, surveillance and reconnaissance products and services to Joint and Coalition forces and other designated government agencies. Operates and maintains the Sentinel weapon system known as Distributed Ground Station-1. Executes 24/7/365 intelligence, surveillance, and reconnaissance (ISR) operations from home station and deployed locations for Air Force Component and Combatant Commands. Provides command and control, exploitation, and analysis for live mission theater ISR as well as dedicated all-source analytical exploitation team (AET) support to primarily AFCENT and USAFE theater-specific problem sets. Assigned to 480 ISRW, 16 AF, ACC. The facility houses critical equipment that must be kept at a certain temperature and humidity.

1.2 Background: The primary drive for this requirement is to replace boilers that were installed in 2009 and no longer work per manufacturer instructions and all resources to repair have been exhausted. The boilers must be replaced before next winter so that the mission does not fail.

1.3 Scope: The contractor is to procure two Lochinvar 1000 FTX boilers to replace inoperative boilers the at F. 1302, 586 Weyland Rd, Langley AFB, 23665. This product will prevent critical equipment failure during the winter months. This Statement of Work is for Facility 1302. F. 1302 is a secure facility which is home to a variety of different units.

2.0 General Requirements

2.1 Business Relations: The Contractor shall successfully integrate and coordinate all activity needed to execute this requirement. The Contractor shall manage the timeliness, completeness, and quality of problem identification. The Contractor shall promptly identify issues to the Government and take timely corrective action. The Contractor shall seek to ensure mission partner satisfaction and professional and ethical behavior of all contractor personnel.

2.2 Contract Management & Administration

2.2.1 Contract Management: The Contractor shall establish clear organizational lines of authority and responsibility to ensure effective management of resources assigned to the requirement. The Contractor must maintain continuity between the mission partner and the contractor's corporate offices.

2.2.2 Contract Administration: The Contractor shall establish processes and assign appropriate resources to effectively administer the contract. The Contractor shall respond to the Governments requests for contractual actions in a timely fashion. The Contractor shall have a single point of contact between the Government and contractor personnel assigned to support the contract. The Contractor shall assign resources in order to maintain proper and accurate records related to this contract.

2.3 Subcontract Management: If applicable, the Contractor shall be responsible for any subcontractor and any subcontractor management necessary to integrated work executed under this contract.

2.4 Hours of Work: Workdays are from Monday through Friday excluding US federal holidays. Work hours are from 0800 to 1600 local Eastern Standard time.

3.0 Product Specifications & Installation Requirements

3.1 The contractor shall remove and dispose of the existing Fulton PHW boiler located in Facility 1302 and replace it with a new Lochinvar boiler. The contractor is responsible for the safe disconnection, removal, and disposal of the existing unit in accordance with applicable regulations. The contractor shall furnish and install the new Lochinvar boiler, including all labor, materials, equipment, and connections required to ensure proper operation. The installation must comply with manufacturer specifications, local codes, and base requirements, and the system must be fully tested and operational upon completion.

3.1.1. Site Visit: The contractor is required to attend a mandatory site visit to fully understand the scope of the task and the site conditions prior to submitting a proposal.

3.1.3. Contractor Qualifications:

- The contractor must be a licensed mechanical contractor with a minimum of five years of experience in the installation and service of commercial boiler systems.
- Technicians working on the project must be certified for the installation of the specified boiler models. The contractor must also hold all necessary state and local licenses and permits with the National Electrical Code (NEC).

3.1.4. New Boilers:

- Manufacturer/Model: Lochinvar FTX 1000
- Type: Fire-tube
- Capacity: 1000 BTU's
- Efficiency: 98%
- Fuel: Natural Gas

3.2.1. Startup & commissioning:

- Perform a complete system startup and operations check to ensure functionality.
- Assist with manufacturer startup of new boilers.
- Verify proper combustion, flow, and system operation.
- Test all safeties and operating controls.
- Place system into normal operation.

3.2.3. Coordination:

- The contractor must coordinate through the Facility Manager to coordinate dates and times that the work will be performed

3.3 Delivery of all products identified in section 3.1 must be made to the location identified in section 4.3 on or before 15 Jun 2026.

4 Special Requirements

4.3 Security & Safety

4.1.1 **Operational Security (OPSEC):** If any installation is required to take place in a Government facility, the Contractor shall be familiar with the organizational critical information and indicators list (CIIL) and OPSEC policy of any installation they require access to. The required CIIL can be provided by the Contracting Officer.

4.1.2 **Safety:** The Contractor and any of its subcontractors (if applicable) shall promptly report pertinent facts regarding mishaps involving Government property damage or injury to Government/Contractor personnel that takes place on an installation. The Contractor shall notify the cognizant Contracting Officer within 24 hours of all mishaps or incidents. The Contracting Officer will in-turn notify the Safety Office. The Contractor shall cooperate in any resulting safety investigation.

4.2 Contractor Access to Installations: Access to DoD installations is limited to personnel with a valid installation access pass. Failure to submit required information to obtain required documentation will result in the exclusion of such employees from the installation until such documentation is obtained. Contractor employees may be subject to personal and vehicle searched when entering or leaving a DoD installation. If installation access is required, the Government will provide the Contractor with the required information and documents for installation access passes upon award. Subsequently, the Contractor shall provide a list of all employees along working under this contract, along with the required documentation upon receipt of contract award, and no later than 30 days prior to the projected need for any new installation access pass requirements. The Contractor is responsible for maintaining an adequate number of personnel with active installation access passes, and adhering to the timeframes stated in this section. The cognizant mission partner is responsible for the coordination of installation access passes. Upon termination of employment, termination or cancellation of the contract, or expiration of the contract the Contractor is responsible for collecting employee installation access passes and turning them in to the CO, or the cognizant mission partner in a timely fashion.

4.3 Shipping Instructions

4.3.1 Contact Information: Lucia Miranda
4.3.1.1 Lucia.miranda.3@us.af.mil
4.3.1.2 Commercial phone number; 757-225-5258

4.4 Government Furnished Material: N/A

4.5 Applicable Directives: N/A