Office of the Base Civil Engineer

Department of the Air Force

Air Force Reserve Command

Headquarters, 910th Airlift Wing

Youngstown Air Reserve Station

3976 King Graves Road

Vienna, OH 44473-0910

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Statement of Work

For

Design - Build

Renovate Building B203 for C130J Conversion

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1. Location:

The site of work contemplated herein is at Youngstown Air Reserve Station (YARS), located adjacent to the Youngstown-Warren Regional Airport, in Trumbull County, Vienna, Ohio, approximately 11 miles due North of Youngstown, Ohio.

2. Scope:

This project provides the necessary upgrades to building #203 aircraft engine shop, to maintain the required number of new C130J aircraft engines and propellers to support the YARS mission. The renovations to building 203 include the construction of enclosed areas within the existing workshop, facilitating the ability to maintain and store engines on stands, as well as a room to perform repairs of the J-model propeller blades. These rooms will be temperature and humidity-controlled to meet storage and repair requirements. Any current equipment located within the shop space area may need to be altered to accommodate the new climate-controlled spaces. As-builts on the facility are available in base civil engineering. During construction a DD form 1354 is to be filled out and upon completion of work, is to be provided to the Civil Engineering Office as well as red line drawings, as-built drawings, and CAD files detailing changes made to the drawings provided by Civil Engineering. All construction shall meet Unified Facilities Criteria (UFC), National Fire Protection Association (NFPA), National Electric Code (NEC & NFPA 70), as well as all other standards encompassed in the scope of work performed.

The following information is also available on the project plans/drawings.

3. Demolition work:

Prior to any demolition work, a pre-demolition plan will be submitted to the contracting office for review.

3.1 ENGINE STORAGE ROOM:

3.1.1 All electrical outlets are to remain.

~~3.1.2 Air reel to rema~~in.

3.1.3 Remove 2 sets of wall lights and right-side switch (see 3.1.7 for additional details).

3.1.4 Electrical switch to remain. Remove main breaker panel in mechanical room.

3.1.5 Remove handwash station and terminate water supply and drain lines.

3.1.6 Relocate thermostat from current location over to the next steel column.

3.1.7 There are two switches, the right one is to be removed as a part of 3.1.3. The left switch will be relocated to the side of the column or wall, leaving it on the exterior of the conditioned space (the SW side of the column).

3.1.8 Remove exhaust fan and fill with CMU.

3.1.9 Remove enough existing guardrails from column to construct a 6" metal stud wall.

3.1.10 Move the light switch that is located along the NE corner below the exhaust fan from 3.1.8 to exterior of the to-be constructed room, either to the column or to the wall.

3.2 PROP-REPAIR ROOM

3.2.1 Relocate air hose riser and line to the sidewall.

3.2.2 Remove and disconnect panel switch 12 inches below grade. Terminate wires back to panel in mechanical room.

3.2.3 Terminate and cap water supply lines to floor drains 12 inches below grade.

3.2.4 Disconnect and remove water supply lines 12 inches below grade.

3.2.5 Remove wall A/C unit and fill with CMU.

3.2.6 Remove enough CMU to install a 12'- 0"x 12' – 0" overhead fiberglass insulated garage door. The contractor will size the new lintel to support the remaining CMU above and the roll up door.

3.2.7 Relocate thermostat (2) conduits above new 12' – 0" x 12' – 0" overhead door.

3.2.8 Remove existing double doors between 128A and 128B and leave as a framed opening.

3.2.9 Remove existing exterior doors and fill with CMU and brick to match existing.

3.2.1. Remove all lighting, convert lights and (3) outlets from blast proof back to standard outlets in room 128B.

3.2.11 Remove 7' – 2" of existing equipment cage.

3.2.12 Terminate water line 6" below grade and cap.

4. Construction Work:

Prior to any construction, a preconstruction plan will be submitted to the contracting office for review.

4.1 Engine Storage (Room 134)

4.1.1 The roof will be J-bar trusses. The size and spacing are to be determined by the contractor to support 50 LB per SQ FT live load and dead load.

4.1.2 Install steel decking and ¾ inch plywood to sit on top of J-bar truss system.

4.1.3 Insulate J-bar trusses to a minimum of R49.

4.1.4 Install power enabled door open and close on the interior and exterior walls near the garage door.

4.1.5 Install insulated 3' – 0" wide x 7' – 0" high man door near the eye wash station.

4.1.6 Install 6" load bearing metal stud wall and any other appropriate materials necessary to support the J-bar truss system; this is to be determined by the contractor. Install 6" batt insulation between wall studs to at least R-19.

4.1.7 Install a 2nd 6" load bearing stud wall and any other appropriate materials necessary along the existing CMU wall to support the other end of the truss system (Ensure that 3.1.1 is fulfilled). Install 6" batt insulation between wall studs to at least R-19.

4.1. Owner to remove all equipment.

4.1.9 Contractor to hire a fire suppression system engineer to relocate overhead sprinkler system. Contractor's engineer will ensure that when finished, rooms 127, 128, and 134 will comply with all NFPA and UFC standards.

4.1.10 A 16' – 0" wide x 12' – 0" high insulated fiberglass overhead sectional garage door will be installed as detailed in the project plans.

4.1.11 Relocate outlet from column to new wall and add (2) additional outlets evenly spaced on the newly constructed wall at counter height.

4.1.12 Ceiling lights to be wired by man door.

Notes:

1. The contractor will install new stops for the overhead crane to prevent it from breaching into the newly constructed engine room.

2. New walls to be constructed of 6” load bearing steel studs with insulation between the studs and 5/8” gypsum board on either side (except for the side of the wall touching the CMU). Finished height will be 15’- 0”.

3. Contractor to finish drywall walls to drywall finish level 4 and paint walls bright white.

4. Contractor to install Fiberglass Reinforced Plastic (FRP) along the walls starting at the finished floor and up the drywalled walls 48 inches.

4.2 Prop Repair (Room 128A)

4.2.1 Add and install new section of cage to match existing follow the footprint detailed within the project drawings.

4.2.2 12’ – 0” x 12’ – 0” insulated fiberglass overhead sectional garage door

4.2.3 Contractor to install power enabled door open and close on the interior and exterior of the roll-up door.

4.2.4 Install and wire (2) receptacles.

4.2.5 Owner to remove all equipment.

4.2.6 Move stairs no less than 48” and no more than 96” inches in the NE direction along the cage, rearranging the railing along the upper platform.

Notes:

1. Contractor to paint walls bright white.

5. HVAC/Climate Control:

5.1 Engine Storage (Room 134)

5.1.1 Install self-contained HVAC system(s) for the new enclosed space, in the most efficient and economical way.
5.1.2 System(s) must be able to maintain temperature and humidity requirements year-round.
5.1.3 Conditioned space must remain between 60 and 70 degrees Fahrenheit and not exceed 40% relative humidity.
5.1.4 The contractor will ensure that the HVAC system(s) is sized properly such that the conditioned space requirements are met and that the units are not short cycling. Additionally, the system’s cubic feet per minute will be sufficient to ensure proper circulation throughout the room and minimize stratification.

5.1.5 To ensure parts compatibility, all new HVAC units must be from the same manufacturers as the equipment currently installed across the installation. Common examples are Daikin or Carrier.

5.1.6 Ensure new digital controls are compatible with existing systems including the Johnson Control Energy Management.

5.1.7 The Contractor shall procure, install, and commission all necessary digital controls for the new HVAC system(s). These controls must be fully compatible and seamlessly integrated with the building's existing Johnson Controls Energy Management System (EMS), enabling complete monitoring and control through the existing interface.

5.1.8 After installation and commissioning, the HVAC system(s) shall be calibrated to meet manufacturer specifications and to ensure full operational integration with the control systems specified in 5.1.6 and 5.1.7.

5.1.9 If deemed necessary to meet the conditioned space requirements, a dehumidifier will also be installed with a maintenance free drain system draining to the exterior of the building. The drain on the exterior will have a cover or screen to prevent bugs, animals and debris from entering the drain.

5.2 Prop Repair (Room 128)

5.2.1 Install self-contained HVAC system(s) for the new enclosed space, in the most efficient and economical way.
5.2.2 System(s) must be able to maintain temperature and humidity requirements year-round.
5.2.3 The conditioned space must be maintained at all times within the temperature and humidity parameters specified on the chart provided by Dowty.
5.2.4 The contractor will ensure that the HVAC system(s) is sized properly such that the conditioned space requirements are met and that the units are not short cycling Additionally, the system’s cubic feet per minute will be sufficient to ensure proper circulation throughout the room and minimize stratification.

5.2.5 To ensure parts compatibility, all new HVAC units must be from the same manufacturers as the equipment currently installed across the installation. Common examples are Daikin or Carrier.

5.2.6 Ensure new digital controls are compatible with existing systems including the Johnson Control Energy Management.

5.2.7 The Contractor shall procure, install, and commission all necessary digital controls for the new HVAC system(s). These controls must be fully compatible and seamlessly integrated with

the building's existing Johnson Controls Energy Management System (EMS), enabling complete monitoring and control through the existing interface.

5.2.8 After installation and commissioning, the HVAC system(s) shall be calibrated to meet manufacturer specifications and to ensure full operational integration with the control systems specified in 5.2.6 and 5.2.7.

5.2.9 If deemed necessary to meet the conditioned space requirements, a dehumidifier will also be installed with a maintenance free drain system.

6. Timeline:

All work will be completed within 240 days of the contract being awarded.

7. Security Requirement:

For Contractors that do not require CAC, but require access to a

DoD Facility and/or Installation. Contractor and all associated sub-contractors employees shall comply with adjudication standards and procedures using the National Crime Information Center Interstate Identification Index (NCIC-III) and Terrorist Screening Database (TSDB) (AFI 31-101 and AFI 10-245), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative), or, at OCONUS locations, in accordance with status of forces agreements and other theater regulations.

AT Level I Training. This standard language is for contractor employees with an area of

performance within a Government controlled installation, facility or area. All contractor employees, to include subcontractor employees, requiring access Government Installations, Facilities and

Controlled Access areas shall complete AT Level I awareness training within calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever

is applicable. Certificates of completion for each affected contractor employee and subcontractor employee will be maintained by the COR or Antiterrorism Representative. AT level I Awareness Training is available at the following website: http://jko.jten.mil