Naval Facilities Engineering Systems Command
NAVFAC MID-ATLANTIC

eProjects No: 1852260

Executable Scope of Work
Building N-26 Mountable AC Units

at the

Naval Support Activity, Norfolk, Virginia

PREPARED BY:
NAVFAC MID-ATLANTIC
Facilities Engineering and Acquisition Division
Public Works Department
Norfolk, Virginia

SUBMITTED BY:

Design Manager:	Richard Corbin
Architectural:	Richard Corbin
Plumbing / Mechanical	William Wisilosky
Electrical / Telecom	Joseph Godfrey, P.E.

Date: January 7, 2026

APPROVED BY:
Project Management & Engineering Director: John C. Miller, P.E.
Design Director: James M. Smith, R.A.

For Commander, NAVFAC MID-ATLANTIC:

Date: 2-3-26

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N-26 Mountable A/C Units Project
Executable Scope

eProjects No.: 1852260

eProjects Work Order No:	**1852260**
Maximo SR Number:	**25813813**
Building:	**N-26**
Project Title:	**Mountable A/C Units Project**

Customer:		**BASE CO NAVFAC CNRMA ADMIN**		
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Date: January 7, 2026

1. General Description:

The contractor must provide supervision, labor, material, and equipment required to perform all work for the following project: Provide back-up cooling for the server room. Refer to section 7 “Project Overview and Work Requirements” for additional information.

All work must be performed in accordance with, but not limited to the following:

- Standard industry practices.
- Applicable local, state, federal codes, laws, and regulations.
- The Unified Facilities Criteria.

2. Location:

The work is located at Building N-26, Naval Station Norfolk, Virginia, approximately as indicated. The exact location will be shown by the Contracting Officer. Refer to attachment 9.1 Location map of Naval Station Norfolk – Building N-26.

3. Special Scheduling Requirements / Work Procedures:

3.1 Utility Services will be in accordance with the procedures in FAR 41.202.

3.2 The work must be performed during regular Government working hours. Regular working hours must consist of an 8-1/2-hour period established by the Contracting Officer, Monday through Friday, excluding Government holidays.

3.3 The Contractor will be working around an existing building which is occupied. Do not enter the building without prior approval of the Contracting Officer.

3.4 The existing buildings and their contents must be kept secure at all times. Provide dust covers or protective enclosures to protect existing work that remains.

3.5 Damage caused by construction operations must be repaired, patched and/or replaced to match adjacent areas to the satisfaction of the Contracting Officer at no additional cost to the Government.

3.6 Permission to interrupt any Activity roads, railroads, or utility service must be requested in writing a minimum of 15 calendar days prior to the desired date of interruption.

3.7 When removing the existing roofing system, remove only as much roofing as can be recovered by the end of the workday, unless approved otherwise by the Contracting Officer. Do not attempt to open the roof covering system in threatening weather. Reseal all openings prior to suspension of work the same day.

4. Safety:

4.1 All work must be conducted in a safe manner and must comply with all requirements of the U.S. Army Corps of Engineers Safety Health Requirements Manual EM-385-1-1.

4.2 Contractor must submit an Accident Prevent Plan (APP), and Activity Hazard Analysis (AHA) for approval by the Contracting Officer. Submit the APP and AHA to the Contracting Officer 15 calendar days prior to the pre-performance conference for acceptance.

5. Submittals:

5.1 The Contractor must submit the following documents required for government approval, prior to the start of any construction activities:

- Shop Drawings
- Manufacturer's Product Data
- Test Reports
- Certificates
- Manufacturer's Warranties
- Work Schedule
- Equipment List
- Site Plan for Construction Laydown Area
- Additional submittals as required for the project

5.2 The Contractor must submit all required data together for the following spec sections:

- 23 03 00.00 20 Basic Mechanical Materials and Methods
- 23 07 00 Thermal Insulation for Mechanical Systems
- 23 09 00 Instrumentation and Control for HVAC
- 23 09 23.02 BACNET Direct Control for HVAC/Other Bldg. Control Systems
- 23 81 23 Computer Room Air Conditioning Units
- 25 05 11 Cybersecurity for Facility-Related Control Systems
- 26 20 00 Interior Distribution System

6. Project Overview and Work Requirements:

6.1 Project Overview:

a. The project is to provide back-up cooling for sever room 1231. It is to utilize a Computer Rooma Air Conditioning Unit (CRAC) system for back-up cooling for the space as the primary source of conditioning the space. The unit shall be a downflow unit pressurizing the raised floor with perforated floor tiles located in the rear of the server racks that allow air to flow through the racks to cool the servers. The CRAC will have an open return at the top of the unit for the return air. The existing 10-10 packaged unit shall sever as the back-up to the CRAC unit in the event the CRAC unit stops working.

6.2 Demolition – Work Requirements

a. Remove the ceiling mount cooling unit, controls and corresponding condensing unit on the east wall complete including piping, hangers and controls. This unit is not operational any longer. Refer to demo drawings for additional information.
b. Remove one 2x4 recessed lighting fixture and turn over to government.
c. Remove one emergency light fixture and save to be relocated.
d. Remove and salvage existing raised access floor tiles. Refer to drawings for additional information.
e. Remove and salvage existing ceiling tiles. Refer to drawings for additional information.
f. Remove existing walls and finish in toilet stall. Refer to drawings for additional information.

6.3 New Work – Work Requirements

a. Provide one 10-ton CRAC unit cooling with a humidifier system on the east wall.
b. Provide one 110 amp, 3-pole circuit breaker in spaces 37, 39, and 41 in existing Panel HP in room 1231 to feed 10-ton CRAC unit. Provide 4-#3, 1-#6 ground, in 1-1/4” electrical metal conduit from 110 amp, 3-pole circuit breaker to the factory installed disconnect on 10-ton CRAC unit. See drawing EP101.
c. Provide one 25 amp, 3-pole circuit breaker in spaces 38, 40, and 42 in existing Panel HP in room 1231 to feed exterior mounted Air Cooled Condensing unit. Provide 4-#10, 1-#10 ground, in 3/4” rigid metal conduit from 25 amp. 3-pole circuit breaker to factory install disconnect on the Air Cooled Condensing unit. See drawing EP101.
d. Relocated one emergency light fixture to wall as shown on drawing EP101.
e. Provide perforated raises access floor tiles. Refer to drawings for additional information.
f. Reinstall salvaged ceiling tiles. Refer to drawings for additional information.
g. Provide wall finishes to match existing in toilet stall. Refer to drawings for additional information.
h. Provide wall penetrations to accommodate HVAC and electrical connections. Refer to drawings for additional information.

6.4 Here are the recommendations of ROICC Engineering Branch:

Summary of Observations:

Server Room 1231 houses approximately 50 blade servers and a UPS system, which together generate approximately 127,950 BTU/hr.

The space is currently served by a 10-ton packaged DX TRANE unit. The existing supply and return ductwork is routed externally, and the insulation on this ductwork is deteriorating due to weather exposure.

Inside the server room, there are four sidewall-mounted grilles for air distribution. The supply diffusers are mounted high on the wall, with return grilles located about 24 inches below. This configuration results in short-cycling, limiting effective air circulation and leading to potential overheating of equipment.

Findings:

- Air distribution is uneven, causing hot spots.
- External ductwork insulation is failing.

The Design shall be as follows:

1. **Primary Cooling:**
   - Install a 10-ton CRAC unit that will be a down flow unit with a open top return. The unit will pressurize the raised floor and disperse air through perforated floor tiles located at the back of the server racks.
2. **Ductwork Insulation:**
   - Replace existing insulation on exterior ductwork with new weather-resistant insulation to prevent continued deterioration and improve thermal efficiency the existing will be resealed to prevent leaks.
3. **Interior Air Distribution Improvements:**
   - The air from the CRAC unit shall be supplied under the raised floor system and discharged to perforated floor tiles located at the back of the servers. The CRAC unit shall have an open return.

6.5 The Contactor must dispose of all existing demolished / removed material off base and must completely clean up the job site daily at the end of each workday.

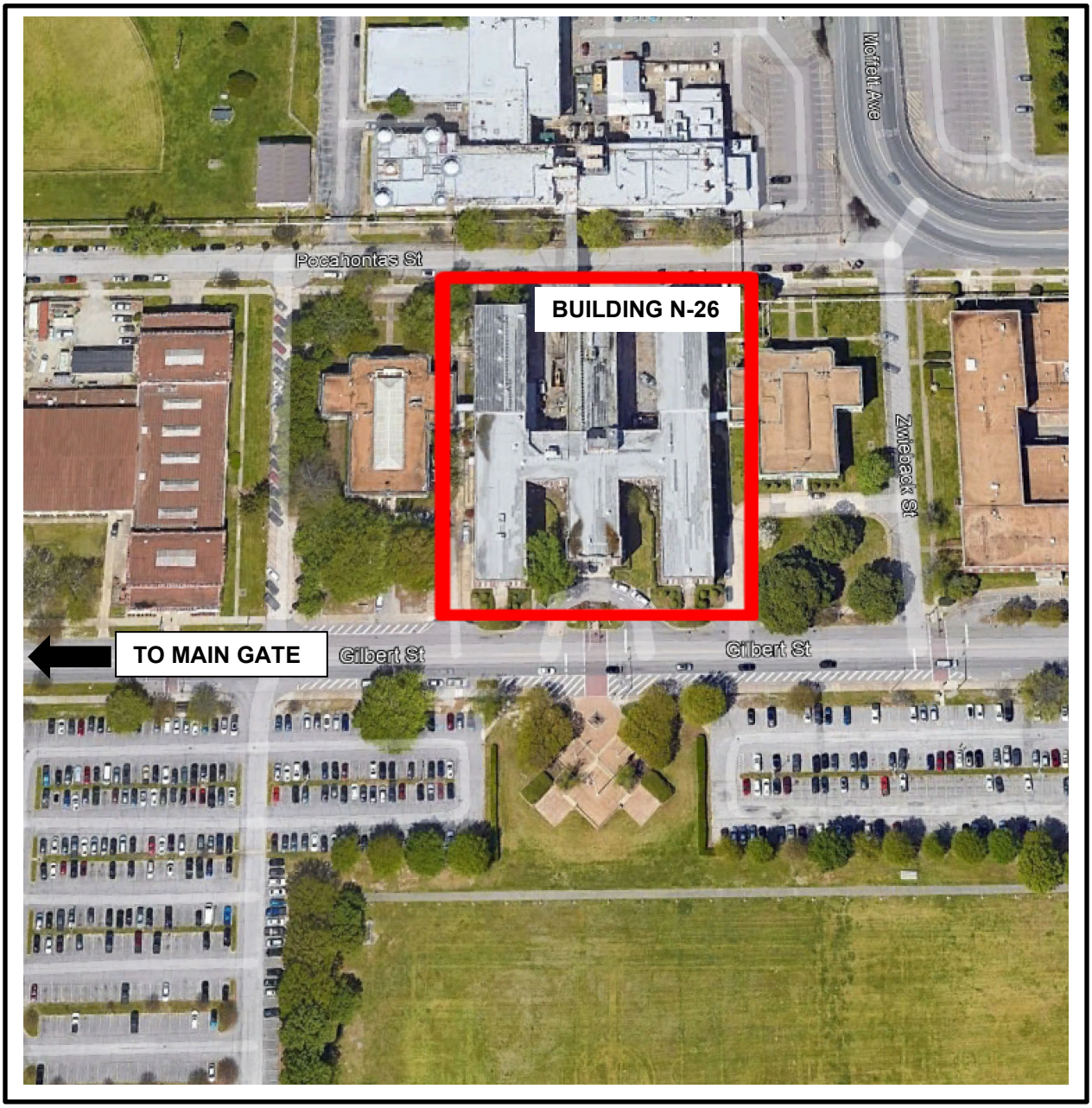
7. Attachments:

7.1 Location map of Naval Station Norfolk – Building N-26.

7.2 Overall Floor Plan

7.3 Photographs

7.1 Location map of Naval Station Norfolk – Building N-26

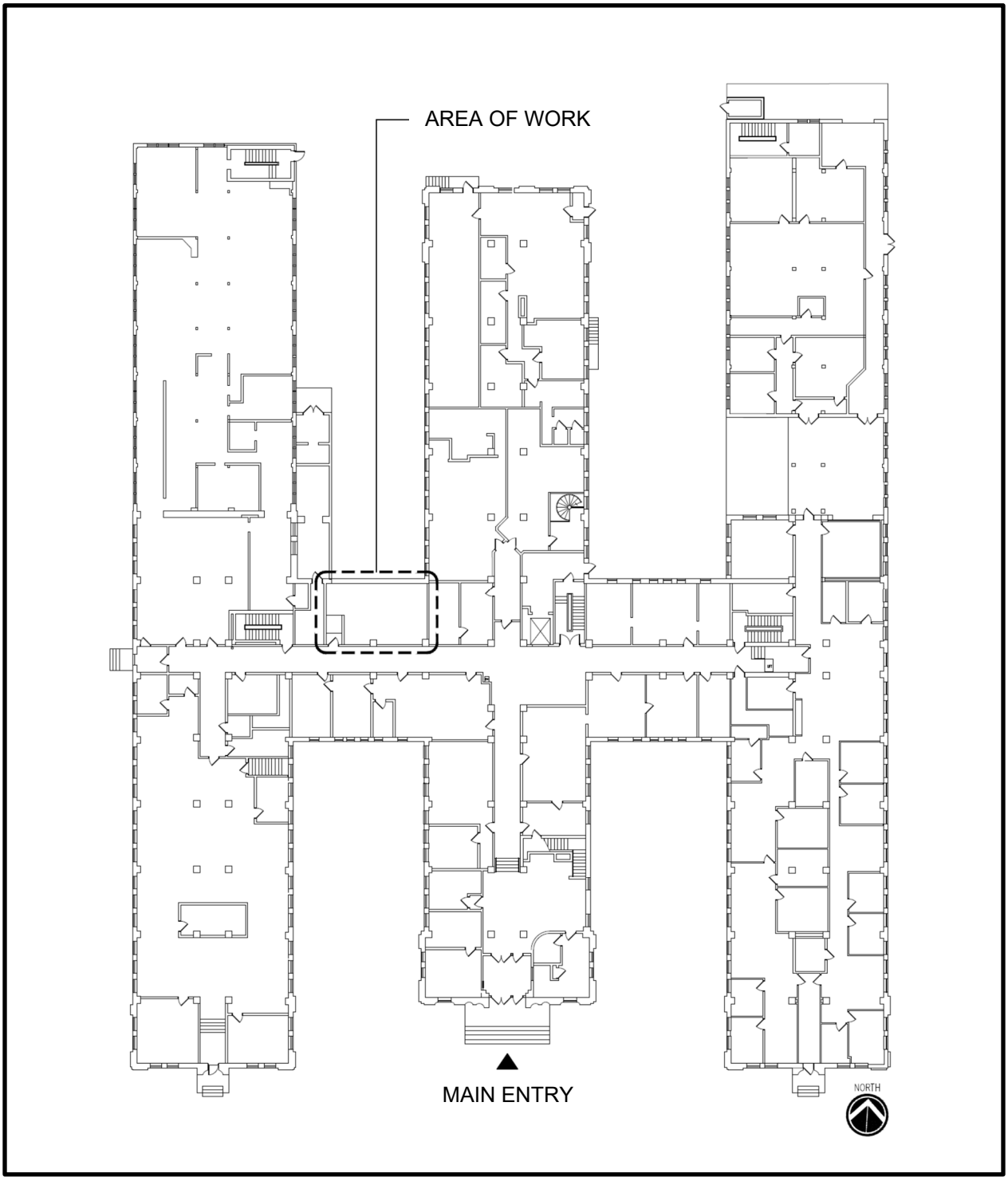


LOCATION MAP

NOT TO SCALE

NORTH

7.2 Overall Floor Plan



7.3 Project Photographs:

Photo # 1
EXISTING 10-TON AIR HANDLING UNIT AND THE SUPPLY AND RETURN AIR DUCTWORK

Photo # 2
EXTERIOR SUPPLY AND RETURN AIR DUCTWORK

Photo # 3
INTERIOR CEILING HUNG COOLING UNIT THAT DOES NOT WORK ANY LONGER

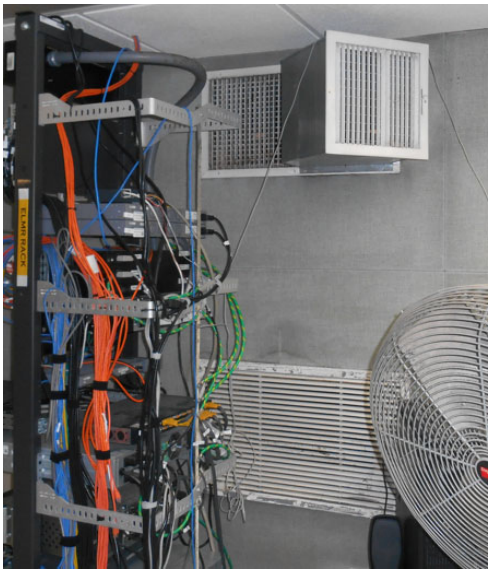


Photo # 4
SUPPLY AND RETURN GRILLE (THE SUPPLY IS UP HIGH AND THE RETUN IS LOW)

Photo # 5
WALL BUMPOUT, THERMOSTAT, EMERGENCY LIGHTING AND (2) ABANDONED WALL BRACES