WESTOVER AIR RESERVE BASE

SABER

CONTRACT #: XXXXXXXXXXX

TASK ORDER #01

STATEMENT OF OBJECTIVE:

REPAIR ATCALS, BUILDING 5505

BASE PROJECT: YTPM 25-0005

17 FEBRUARY 2026

1. INTRODUCTION:

In accordance with the SABER contract, the Government is issuing this Task Order to transition from concept definition to design-build services. The Contractor shall be capable of addressing and interpreting all aspects of Unified Facility Guide Specifications (UFGS) regarding this Task Order.

2. PURPOSE:

To design and construct project YTPM 25-0005, Repair ATCALS, Building 5505 at Westover Air Reserve Base. The Contractor is responsible for the incidental design and construction work described in this Statement of Objective. The Task Order proposal process is outlined in the SABER SOW, Section B, Part 2. The design submission requirements are outlined in Section C.

3. DESIGN POLICY AND CRITERIA: The project design shall follow the codes and regulations outlined in the SABER SOW, Section A, Part 2, Subpart 2.6, including but not limited to:

- International Building Code (IBC)
- National Electrical Code (NEC)
- UFC 3-520-01 Interior Electrical Systems
- UFC 3-530-01, Int./Ext. Lighting & Controls
- International Mechanical Code (IMC)
- UFC 3-501-01 Electrical Engineering
- UFC 3-401-01, Mechanical Engineering
- UFC 3-410-01, HVAC Systems

4. STATEMENT OF OBJECTIVE:

The objective of this project is to renovate/repair several features of Bldg. 5505. The areas of concern include: roof replacement, new flooring, new lighting, exterior/interior painting, bathroom fixture replacement, lighting upgrades, installation of two mini-split systems and the replacement of two motorized dampers. Further details shall be listed by division below.

The Contractor shall prepare and provide a complete Statement of Work (SOW) and construction documents, consisting of a design analysis and 35% design drawings with technical specifications. The Contractor shall provide all labor, materials, and equipment to install, construct, and complete the work planned in accordance with this Statement of Objective.

<u>DIVISION 02 EXISTING CONDITIONS:</u>

2.1. Demo the existing condenser servicing the radio room.
2.2. Demo the electrical disconnect and service to the radio room AHU and condenser. (abandon AHU in ceiling)
2.3. Demo existing hot water heater and associated electrical connections.

2.4. Demo flooring and cove base in all spaces minus the radio room.
-Multiple layers within rooms 1004, 1005, 1009 (asbestos floor tile & mastic)
-VCT under carpet in room 1001 to remain
2.5. Demo the membrane roofing system down to the metal deck.
2.6. Demo the mechanical room steel door slab.
2.7. Demo the bathroom exhaust fan, toilet, sink and wet wall to expose plumbing.
2.8. Demo window A/C unit.
2.9. Demo water fountain.
2.10. Demo bathroom electrical outlets, switches and covers.
2.11. Demo gutters and downspouts.
2.12. Demo roof boots and chimney stack.
2.13. Demo ceiling tiles and blanket insulation throughout.
2.14. Demo the electrical baseboard heaters. (3)
2.15. Demo the supply/return grills and associated flex ducts within the radio room.
2.16. Demo the existing generator room exhaust dampers, filters and canopies. (2)
2.17. Demo interior and exterior lighting. (3 exterior) (26 interior)
2.18. Demo the abandoned disconnect switch at front of building and patch wall.
2.19. Terminate all disconnected electrical wires back at the panel and relabel.

DIVISION 07 THERMAL & MOISTURE PROTECTION

7.1. Install new blocking, gravel stop, trim and fascia for the roof.
7.2. Install new fully adhered 60 mil white TPO membrane roof with 6-inch insulation board.
7.3. Install new aluminum gutters and downspouts
7.4. Replace all vent/chimney boots.

DIVISION 08 OPENINGS

8.1. Install replacement windows in the radio room. (2) Windows to be 2'-0" x 3'-0" commercial grade aluminum, single-hung with insulating glass and bronze finish.
8.2. Install a new mechanical room insulated hollow core metal door with hardware. Door to be 3'-0" x 7'-0" x 1-3/4" thick, 18ga. commercial steel, flush, full panel, hollow core, hollow metal with baked enamel finish. Door closer operator, surface mounted, medium duty with regular arm. Door hardware to be lockset, heavy duty, cylindrical, with sectional trim, keyed with single cylinder function.
8.3. Install a new bronze aluminum square tube canopy at the entrance to the main administrative area. Two full height side wall panels with an opening to the front of 1/2 the width to restrict weather. (walls to be tinted vision panels and anchored to existing concrete pad)

DIVISION 09 FINISHES

9.1. Prep and paint the existing intake hood for the generator.
9.2. Prep and paint exterior doors, frames, and walls. (patch as required)
9.3. Prep and paint all interior doors and frames.
9.4. Patch/prep and paint all interior walls except for the mech room, generator room, and radio room.
9.5. Provide (2) finish and (1) primer coats for exterior / interior walls, doors, frames and ceilings.
9.6. Install new 32oz carpet tile and 4" vinyl cove base in room 1001 over the existing VCT. Carpet tile to be neutral multi-colored tones/patterned/solid colors or earth tones.
9.7. Install VCT flooring and vinyl cove base in the break room, admin and bathroom space. (adjacent to the mechanical room)
VCT Flooring to be marbleized, 12" x 12" x 1/8".
9.8. Install new ceiling tiles within existing grid system throughout building. (leave grid areas with wire penetrations open within the radio room)
Suspended acoustic ceiling tiles to be white mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 5/8" thick.
9.9. Provide new metal transition strips as required between rooms.
9.10. Install/finish new moisture rated gypsum wall board on the wet wall of the restroom.
9.11. Install vanity with sink and faucet. Vanity base to be wood, 30" h x 21" d x 24" w, with 2 doors. Colors to be natural or amber with satin finish. Vanity top to be solid surface 17" x 19" with center bowl. Colors to be medium earth tones and neutral tones with light textured finish.

DIVISION 22 PLUMBING**:**

22.1. Install isolation valves for the new sink and point of use electric hot water heater.
22.2. Install a new water fountain/bottle filler with associated electric, water supply and drain connections. Water fountain to be wall mounted, 8 GPH with glass filler and stainless-steel finish.
22.3. Install a new toilet and wall hung vanity with hot and cold faucet. Lavatory faucet to be center set with single control lever handle, satin nickel, with pop-up drain. Toilet to be floor mounted, with floor outlet, 1.28 gpf.
22.4. Provide a hose bib connection under the bathroom sink. (mop bucket fill point)
22.5. Run existing AHU condensate line to the front exterior of building.

DIVISION 23 HEATING, VENTILATING & AIR CONDITIONING:

23.1. Install a new 3-ton mini-split system serving the radio room. Provide for heating and cooling. (Hang condenser on outside wall-tower side)

23.2. Install a new 1-ton mini-split system for break/admin space. Provide for heating and cooling. (Hang unit on outside wall-tower side)
23.3. Replace the chimney stack for the air handler unit. (single penetration stack with inner exhaust and outer air intake)
23.4. Install a new motion activated bathroom exhaust fan
23.5. Replace the generator room exhaust louvers with new motor operated louvers interconnected with generator operation.

DIVISION 26 ELECTRICAL

26.1. Install new disconnect/power for the mini-split units.
26.2. Provide electric to the point of use hot water heater.
26.3. Install new GFI outlets, switches and covers in bathroom.
26.4. Replace all lighting throughout with new LED fixtures. (26) Interior LED fixtures to be 2' x 4', troffer, recess mounted and 3,200 lumens.
26.5. Replace exterior lighting with new LED fixtures. (3) Exterior LED fixtures to be wall pack, poly w/photocell and 26 watt.
26.6. Remove lighting protection for roof replacement and then reinstall.
26.7. Extend electrical power to new cubicle raceways.
26.7 Install an electric unit heater for the mechanical room with a dedicated thermostat.
26.8. Run power to the newly installed generator exhaust louver actuator motors.

5. ADDITIONAL INFORMATION:

1. Minimum submittal requirements shall include, but not be limited to:
    a. Flooring: carpet, cove base, VCT (spec sheet and color chart)
    b. Paint: color (spec sheet and color chart)
    c. Roofing: roof membrane, fascia, rigid insulation (spec sheet)
    d. Bathroom Fixtures: vanity, sink & faucets, toilet, exhaust fan, hot water heater (spec sheets)
    e. Lighting: lights (spec sheets)
    f. HVAC: mini-splits, electric unit heater, motor actuated louvers (spec sheets)
    g. Openings: windows, doors and canopy (plans/specs.)
    h. Other: ceiling tiles, chimney vent, water fountain (spec sheets)
    i. Asbestos removal and disposal plan.

2. Portions of the facility provide critical communication connectivity. Any electrical outages must be coordinated in advance with alternate work arounds available if necessary.

3. This facility will be partially occupied during construction. Work shall be coordinated and scheduled to provide the shortest amount of downtime possible. Rental of a temporary storage container and porta potty are required.
4. The contractor shall obtain an approved work plan for all scope involving the radio room. Special care must be afforded to protect all equipment from dust and debris while maintaining operational status. A dust barrier shall be erected to protect equipment while maintaining cooling requirements.
5. Once the radio room mini-split is operational the existing floor mounted AC unit shall be disconnected and turned over to the government.

6. PERIOD OF PERFORMANCE and PHASING

1. The Period of Performance (PoP) for this Task Order is one hundred and fifty (150) calendar days. The construction phase includes minimal design, lead time and delivery of all materials.
2. The onsite activities for this project shall be broken into two phases with all interior work in the main administrative area being the second phase.

7. ATTACHMENTS:

1. RECORD DRAWINGS - The Government will furnish record drawings to the Contractor from which the Contractor shall produce As-Builts. The contractor shall verify all dimensions in the record drawings and coordinate the full extent of work required to finalize the design and construction. As-Builts of work shall be provided in PDF, AutoCAD and one hard copy (ARCH D: 24 x 36 inches on Mylar).
2. Asbestos Containing Material Survey Report.