Scope of Work (SOW)
TSA Academy Upgrades FY26
28 July 2026

1. Introduction / Background

The Transportation Security Administration (TSA) Training Academy at FLETC Glynco requires comprehensive facility upgrades to improve accessibility, safety, and operational efficiency. The project includes replacement of wall-mounted HVAC units, installation of ceiling fans, replacement of exterior doors, ADA ramp installation and modification, floor repairs, concrete work for bleacher area, and trench drain cleaning.

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2. Objectives

- Upgrade facility infrastructure to meet current ADA and safety standards.
- Enhance climate control and air quality.
- Improve accessibility for all users.
- Ensure facility longevity and operational readiness.

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3. Work

The scope includes:

- Installation and modification of ADA-compliant ramps.
- Replacement of glass exterior doors with steel doors.
- Replacement of wall-mounted HVAC units (PTACs) in modular buildings.
- Installation of ceiling fans (interior and exterior).
- Floor repairs in designated buildings.
- Concrete pad for bleacher area.
- Cleaning and maintenance of trench drains.

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4. Tasks / Requirements

Task 1: ADA Ramp Installation and Modification

- Provide new and modified ADA-compliant ramps at BG0711, BG0714, BG0774, BG0773, and BG0709.
- References: 2010 ADA Standards, ACI 318-19, ASTM C150.
- Ramps should be similar in appearance to existing ramps shown in Exhibit 1
- Products should be at a minimum:

    - Concrete: Minimum 3000 psi compressive strength, air-entrained, per ACI 318-19.
    - Aluminum: ASTM B221, extruded, powder-coated finish.
    - Handrails: Stainless steel or aluminum, 1-1/4" to 2" diameter, continuous, slip-resistant.
    - Edge Protection: 2" high curb or barrier, integral or attached.
    - Surface: Broom finish for concrete, slip-resistant for aluminum.
- Execution should at a minimum include:
    - Site Preparation: Excavate and grade for ramp installation.
    - Formwork: Install forms to required dimensions and slopes.
    - Placement: Place concrete or aluminum ramp per manufacturer and code requirements.
    - Handrails: Install on both sides where rise >6", height 34–38", extensions as required.
    - Landings: Provide at top and bottom of each ramp run, minimum 60" length and width.
    - Edge Protection: Install as specified.
    - Finish: Broom finish for concrete, slip-resistant for aluminum.
    - Curing: Cure concrete per ACI standards.
    - Inspection: Verify slopes, widths, and clearances per ADA and project requirements.

Task 2: Steel Doors and Frames Replacement

- Replace exterior doors with steel double doors (6'0" x 7'0") with view ports at specified locations.
- References: 2010 ADA Standards, ASTM A366, ANSI/BHMA A156.3.
- Products at a minimum should be:
    - Doors:
    - Double leaf, 16-gauge steel, insulated core, powder-coated finish.
    - Dimensions: 6'0" wide x 7'0" high per opening.
    - View ports: Tempered safety glass, minimum 5" x 20", positioned at 43" max above finished floor.
    - Frames: 14-gauge steel, welded construction, factory primed.
    - Hardware: Heavy-duty hinges, ADA-compliant lever handles, mortise locks per FLETC OSPR specification.
    - Closers: Adjustable, delayed action, ADA-compliant.
    - Thresholds: Aluminum, 1/2" max height, beveled.
    - Finish: Powder-coated, color as selected by COR.
- Execution should at a minimum include:
    - Removal: Remove existing doors and frames, repair openings as needed.
    - Installation: Install new doors and frames plumb, square, and level.
    - Hardware: Install per manufacturer and ADA requirements.
    - Adjustment: Adjust doors and hardware for smooth operation.

    - Sealing: Seal perimeter for weather resistance.
    - Testing: Operate doors to verify clear opening, hardware function, and accessibility.
    - Cleaning: Clean surfaces, remove debris.

Task 3: Packaged Terminal Air Conditioners (PTAC) Replacement

- Replace all wall-mounted package HVAC units in BG0797, BG0774, BG0712, BG0714, BG0713, BG0709, BG0710.
- References: ASHRAE 90.1-2022, UL 484, 2010 ADA Standards.
- Installers must be certified for this HVAC work.
- Exhibit 2 shows sample of existing units
- Products at a minimum should include:
    - PTAC Units:
    - Capacities: 3.0, 3.5, 4.0, 5.0 ton as scheduled.
    - Coated coils, single-source heat pump, heat strips.
    - Marine-grade exterior finish for outdoor units.
    - Controls: Digital, programmable, ADA-compliant.
    - Filters: Washable, reusable.
    - Power: 208/230V, 60 Hz, single phase.
    - This is a one-for-one replacement of existing HVACS
        - 57 UNITS - 3.5 ton coated coils, single source heat pump, heat strips
        - 8 UNITS - 3.0 ton coated coils, single source heat pump, heat strips
        - 39 UNITS - 4.0 ton coated coils, single source heat pump, heat strips
        - 1 UNIT - 5.0 ton coated coils, single source heat pump heat strips.
    - Accessories:
        - Wall sleeves, exterior grilles, condensate management, mounting brackets.
- Execution should at a minimum include:
    - Removal: Disconnect, remove, and dispose of existing units.
    - Preparation: Repair wall openings as needed.
    - Installation: Install new units per manufacturer instructions, secure to wall structure.
    - Electrical: Connect to supply, verify grounding.
    - Controls: Mount thermostats at ADA-compliant heights.
    - Testing: Start-up, verify heating/cooling, airflow, condensate drainage.
    - Training: Provide O&M training to facility staff.
    - Cleaning: Remove debris, clean units and area.

Task 4: Interior Ceiling Fans Installation

- Install 134 interior recirculating ceiling fans at indicated on Exhibit 3

- References: UL 507, 2010 ADA Standards.
- Products at a minimum should include:
    - 2x2' Ceiling Tile Fan specifically designed for suspended ceilings.
    - Color – white
    - Controls should be wall mounted and ADA-compliant
- Execution should at a minimum include:
    - Preparation: Verify ceiling structure for fan support.
    - Installation: Install per manufacturer instructions, minimum 7' above finished floor.
    - Controls: Install at ADA-compliant heights.
    - Testing: Verify operation and airflow.
    - Cleaning: Remove debris, clean fans and area.

Task 5: Exterior Fan

- Replace one 12' diameter exterior marine-grade canopy fan.
- References: UL 507, 2010 ADA Standards.
- Products at a minimum should include:
    - 12' diameter, marine-grade, outdoor duty-rated, corrosion-resistant.
    - Controls: Weatherproof, ADA-compliant.
    - Color – match existing and approval by COR required.
- Execution should at a minimum include:
    - Preparation: Verify ceiling structure for fan support.
    - Installation: Install per manufacturer instructions, minimum 7' above finished floor.
    - Controls: Install at ADA-compliant heights.
    - Testing: Verify operation and airflow.
    - Cleaning: Remove debris, clean fans and area.

Task 6: Bleacher Apron Install

- Install approximately 6,000 sf of 4" concrete for bleacher area
- References: ACI 318-19, ASTM C150, 2010 ADA Standards.
- Exhibit 4 shows projected layout.
- Products at a minimum should include:
    - Concrete: Minimum 3000 psi compressive strength, air-entrained, per ACI 318-19.
    - Reinforcing: Welded wire mesh or rebar as required.
    - Formwork: Plywood or steel, braced for stability.
    - Finish: Broom finish, slip resistant.
- Execution should at a minimum include:
    - Existing Bleacher will need to be moved to accommodate work and then repositioned after slab is complete
    - Site Preparation: Excavate and grade for slab installation.

    - Formwork: Install forms to required dimensions and slopes.
    - Placement: Place concrete, vibrate for consolidation.
    - Drainage: Drainage should be appropriate for the existing drains
    - Finishing: Broom finish, edge and joint tooling.
    - Curing: Moist cure per ACI standards.
    - Testing: Concrete break tests per ASTM C39.
    - Accessible Seating: Provide wheelchair spaces (36" x 48" min.), companion seats, accessible route (36" min. wide), slope not steeper than 1:48.
    - Cleaning: Remove forms, debris, clean area.

Task 7: Floor Repairs

- Repair soft floor spots in BG0713G and BG0711.
- References: ASTM F710, 2010 ADA Standards.
- Estimated size of damage per spot is 2x2 feet.
- Products at a minimum should include:
    - Flooring: Compatible with existing, slip-resistant, firm, stable.
    - Repair Materials: Underlayment, patching compounds per manufacturer.
    - Carpet tiles will be provided by the Government and installed by Contractor
- Execution should at a minimum include:
    - Removal: Remove damaged flooring and substrate.
    - Repair: Patch and level substrate, install new flooring.
    - Finishing: Ensure surface is flush, no abrupt changes >1/4".
    - Cleaning: Remove debris, clean area.

Task 8: Drain Cleanout

- Clean out trench drains adjacent to the canopy area
- References: ASTM A48, 2010 ADA Standards.
- Products at a minimum should include:
    - Drain Cleaning Equipment: High-pressure water jet, vacuum, hand tools.
    - Grates: Cast iron or steel, openings ≤1/2", ADA-compliant.
- Execution should at a minimum include:
    - Cleaning: Remove debris and sediment from drains.
    - Inspection: Verify proper flow and function.
    - Grate Replacement: Replace damaged grates, ensure flush installation, openings perpendicular to travel.
    - Cleaning: Remove debris, clean area.

5. Deliverables

- Schedule
- Products
- Concrete Testing and Delivery Tickets Documentation
- Daily Reports of Work Accomplished.
- AHAs
- HVAC certification

6. Required Key Personnel:
The government requires the following three positions on site during contractor's work:

- **Superintendent:**
  The Government will evaluate the proposed Superintendent's experience managing construction projects of similar size and complexity, with emphasis on renovation work in occupied facilities. Demonstrated ability to coordinate trades and maintain project schedules will be considered.
- **Safety Manager:**
  The Government will assess the Safety Person's qualifications, including relevant safety certifications and experience implementing site-specific safety plans on comparable construction projects. A strong record of safety performance and incident prevention will be evaluated.
- **Project Manager:**
  The Government will evaluate the Project Manager's experience overseeing construction projects of similar scope, including budget and schedule management. Demonstrated leadership and successful delivery of past projects will be considered.
- **Quality Control Manager:**
  The Government will evaluate the Quality Control Manager's experience in implementing and managing quality control programs for construction projects of similar size and complexity. Demonstrated ability to identify and resolve quality issues, maintain compliance with contract requirements, and ensure project deliverables meet specified standards will be considered.

Any changes in personnel after award must meet at a minimum the qualifications above and must be approved by the Contracting Officer prior to the change.

7. Evaluation Criteria

The Government will evaluate the submissions based on the following criteria:

a. Project Experience
   i. The Offeror shall provide descriptions of up to three 3 relevant projects completed within the past five (5) years.
   ii. Projects must demonstrate experience with building renovation and major HVAC system replacement, including installation, commissioning, and integration with existing building systems.

iii. Each project description shall include:
    1. Project title and location
    2. Contract value
    3. Scope of work
    4. Type and size of HVAC system replaced
    5. Period of performance
    6. Client/owner information
    7. Key challenges and solutions

b. Key Personnel (as described in section 6 above)
c. Past Performance (formal evaluations done on previous Government projects) – The Government will obtain past performance information from Contractor Performance Assessment Reporting System (CPARS). In the event that no past performance information is found in CPARS, a rating of neutral will be given the contractor for this element.
d. Price