



**DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 96TH TEST WING (AFMC)  
EGLIN AIR FORCE BASE FLORIDA**

**STATEMENT OF OBJECTIVES (SOO)**

Contract #: FA2823-19-D-A005  
Project #: FTFA23JG45  
Project Title: REPLACE BUR, Paint Int/Ext Repair/Upgrade HVAC -B6300  
Date: December 14, 2023

**SUMMARY OF WORK**

1. **PURPOSE:** The purpose of this section is to provide the Contractor with a Statement of Objectives (SOO) for the above mentioned project. This document does not replace any of the provisions or requirements of the Simplified Acquisition of Base Engineering Requirements (SABER) contract to include SABER Statement of Work and specifications. The provisions of this section apply to this delivery order only, and the Contractor shall ensure that they, their personnel and subcontractors completely understand these provisions before developing the detailed statement of work and commencing work on this delivery order. The Contractor shall seek clarification from the Contracting Officer (CO) if there is any question on the applicability of a provision. These provisions are for the purpose of general information only and are not intended to completely describe the regulations and restrictions that apply on Eglin AFB. The Contractor's proposal shall be submitted to the CO in accordance with paragraph 3.3.2. Contractor's Statement of Work (SOW) package.

2. **PROJECT SCOPE:** The project is located on Eglin Range, Building 6300. The Contractor shall be required to furnish all materials, equipment, plant, labor and personnel necessary to design, manage, and accomplish this task order in accordance with the contract requirements. Work involves the replacement of Built-up roof, installation of one DX Split System and painting interior and exterior of building 6300. The Contractor is expected to maintain, at all times, good and accepted construction and safety standards.

3. **EXISTING CONDITIONS:** The identified building components are in poor condition. The current state of the facility is inadequate and does not meet the needs of the user or intended mission.

4. **PRINCIPAL FEATURES:** Principal features of work are as follows:

**A. MECHANICAL:** Contractor shall:

- a) Demo all existing duct work.
- b) Design and install new duct system to adequately supply air to building.
- c) Install new DX Heat pump split system with aux heat. IAW the manufacturer's installation instructions
- d) The Contractor shall ensure the new HVAC equipment and duct system will meet air volume and heat load requirements engineered by the mechanical design.
- e) Install new line set. Refrigerant line sets must meet manufacture requirement.

- f) Provide 100% mechanical design for new HVAC equipment.
- g) Seal-off all wall penetration after installation of refrigerant lines, condensate line and electrical conduits. Penetrations are to be sealed with a silicone style sealer.
- h) Insulate all suction lines and provide aluminum jacket covering.
- i) Plastic tubing use for condensate line will not be accepted. All lines to be sized IAW the manufacturer's recommendations.
- j) All refrigerant lines will be copper installed with high temperature brazed.

**B. PAINT:** The Contractor shall:

- a) Prepare interior surfaces of facility to receiving paint including scraping, sanding, and masking off or covering items to be protected from overspray.
- b) Apply One coat primer and 2 coats of paint to entire interior surface of facility to include walls and ceiling matching existing color.
- c) Apply 1 coat of primer and 2 coats of paint to both interior and exterior of all entrance door matching existing color.
- a) Pressure wash entire exterior of facility. Any contaminates from this operation shall be contained, collected, and disposed of appropriately. No runoff shall be allowed to escape the site.
- b) Patch and repair any cracks in masonry surfaces of exterior of facility.
- c) Prepare exterior surfaces for painting including additional scraping, sanding, and masking off or covering items to be protected from overspray.
- d) Apply 1 coat of primer 2 coats of paint to entire exterior of facility masonry surfaces matching existing color.
- e) Apply 1 coat of primer 2 coats of paint to all trim, flashing, vents, door frames, and window frames matching existing color.

**C. ELECTRICAL:** The Contract shall:

- a) Perform all investigative and design services to determine where they will get power to feed the new HVAC unit, which include all material required and method of installation.
- b) Provide and install disconnects for air handler and condenser.
- c) Final installation shall comply with the manufacture recommended instructions and standards. a
- d) Install all necessary components to make this a complete and operational system and by all appropriate codes. Insulation must be in accordance with all NEC and UFC requirements.
- e) Provide and install new wire and conduit for air handler and condenser.
- f) Provide and install new controls and control wiring.

**D. FIRE PROTECTION and LIFE SAFETY:**

The Contractor is expected to maintain, at all times, good and accepted construction practices and comply with OSHA safety standards.

- a) Duct smoke detectors shall be installed for any HVAC systems of 2000 CFM or greater.

- b) All work shall be in accordance with the latest NFPA and NEC requirements to ensure maximum protection against loss of life and property by fire.
- c) Design and installation must meet all UFC 3-600-01 and applicable NFPA Standards UFC 3-600-01 (Change 6) Chapter 15 Roof Assemblies and Rooftop Structure.

**E. ARCHITECTURAL:**

- a) Remove and dispose of existing modified bitumen roofing system down to the deck. Roof demolition includes, but is not limited to, the removal and disposal of roof coverings, insulation, and roof accessories (metal coping, flashings, abandoned components, etc). Retain any materials necessary for use in duplication of such materials for profile/color/style as necessary during the construction process.
- b) Remove and dispose of any existing abandoned equipment or penetrations as necessary to prepare for installation of new roof system.
- c) Remove and replace (or install new where required) wood blocking, nailers, curbing, cant strips, crickets, etc., as required, to install replacement roofing materials.
- d) Contractor shall protect wires, antennas, cameras, and other roof mounted equipment (as applicable) during construction operations. Contractor shall work with the Government to maintain operability of all antennas and roof mounted equipment during construction.
- e) Raise, protect, and prepare for re-installation as applicable all water lines, electrical, mechanical, piping support blocking, communications equipment and cables, and other ancillary accessories that exist on the roof. Coordinate with the facility manager and 96 CEG as required. Re- install/re-position these accessories as required at project completion.
- f) Remove and dispose of any damaged wooden decking or sub framing members as necessary. Contractor should plan for replacement of up to 500 sqft of decking and associated sub framing.
- g) Remove and install new decking and associated sub framing members as necessary to replace deteriorated existing condition and facilitate new roof install. Contractor should plan for replacement of up to 500 sqft of decking and associated sub framing members.
- h) Provide and install appropriately sized, pressure treated nailers at the perimeter of the roof to facilitate new roof install.
- i) Extend remaining penetrations to 12" above roof surface (if not already).
- j) Provide and install new vapor retarder directly to all decking at all roof areas. Vapor retarder materials may vary depending on decking substrate.
- k) Provide and install new polyisocyanurate board insulation over the entire roof deck to achieve a minimum R-Value of 30 for the roof structure. Protect the insulation board with a half inch thick minimum coverboard material.
- l) Fully adhere and/or mechanically fasten the insulation material to the deck below. Attachment system shall comply with required design wind loads and other applicable code requirements.
- m) Provide and install fully adhered and or mechanically fastened coverboard (minimum 5/8") over entire surface.
- n) Provide and install a new 4 ply, factory cool roof coated, granule-surfaced, fire-retardant, SBS modified bitumen roof system with heat welded seams over the

coverboard and insulation materials per manufacturers instructions. Broadcast granules into bleed out. Design the new system and adhesive to comply with the latest edition of the International Building Code, ASCE 7-10, the Florida Building Code, and Eglin AFB criteria, as applicable. Basic design wind speed shall be as described in ASCE 7-10, or 150 mph, whichever is greater.

- o) Provide and install 0.040" thick aluminum edge flashing, drip edges, counterflashing, coping, etc., where necessary; replicate existing architectural features/ finishes to the maximum extent possible. All wall terminations shall require counterflashing. The drip edge and aluminum edge flashing shall match each other in color following Eglin AFB architectural standards. When performing sheet metal work, always install cleats that are one gauge heavier (0.050" aluminum) than the accessory metal.
- p) Provide and install Liquid Flash over/around the top of all pipe penetration flashings, protrusions, pitch pans, field wraps, and other identified potential leak areas with three-coursed method and fabric reinforcement.
- q) Re-install/re-position as required all the water lines, electrical, mechanical, communications equipment and cables, and other ancillary accessories that were temporarily moved to re-roof.
- r) Provide a 20-year NDL manufacturer's weather-tight warranty that covers the total roof system, to include a minimum wind rider of 120mph wind speed resistance (or maximum available per manufacturer's roofing system provided based on existing roof structure capability/adequacy).
- s) Touch-up any newly exposed or damaged exterior paint with matching color, as required.
- t) All work must comply with UFC-3-110-03 (change 5). All fall protection tie off points are to be hard points attached to the structure.

4. MISHAP NOTIFICATION REQUIREMENTS for CONTRACTORS PER DAFI 91-204, para 2.4.4: The contractor shall notify the 96 TW Safety Office telephonically within one (1) hour after initial notification of all mishaps or incidents involving damage to DoD property (material plus labor) or injuries to government personnel as a result of contractor operations and work-related injury to contractor personnel that results in fatality, in-patient hospitalization, amputation, or eye loss. The Safety Office can be reached at (850) 882-2540 extension 3 during duty hours and (850) 883-4020 after hours. Initial written confirmation of the mishap must be forwarded within five calendar days to the Contracting Officer (CO) who will forward the report to 96 TW/SEG (Safety Office) [96TW.SEG.OccupationalSafety@us.af.mil](mailto:96TW.SEG.OccupationalSafety@us.af.mil). A complete report shall be provided within 20 calendar days after the mishap. Mishap notification shall contain, as a minimum, the following information:

- a) Contract, Contract Number, Name and Title of Person(s) Reporting
- b) Date, Time and exact location of accident/incident
- c) Brief Narrative of accident/incident (Events leading to accident/incident)
- d) Cause of accident/incident, if known
- e) Estimated cost of accident/incident (material and labor to repair/replace)
- f) Nomenclature of equipment and personnel involved in accident/incident

g) Corrective actions (taken or proposed)

The contractor shall immediately secure the mishap scene/damaged property and impound pertinent maintenance and training records until released by the 96 TW Safety Office. The contractor and subcontractors (if involved) shall cooperate fully and assist the government personnel during the investigation.

Per EAFBI 13-200: Range Hazards and Unexploded Ordnance. All workers must receive a range familiarization hazards briefing to include unexploded ordnance (UXO) hazards and recognition training prior to entering an Eglin land range. If a munition item or an item resembling a military munition is encountered, all construction activity will stop. Notification should be made to the Contracting Officer and the Joint Test and Training Operations Control Center (JTTOCC). All workers will evacuate the area until UXO or EOD technicians reassess the construction site. Only when the item has been removed or otherwise disposed of will workers be allowed to return to the job site. The service provider shall comply with applicable explosive safety provisions of DESR 6055.09 AFMAN 91-201, Volume 1 - Enclosures 1-10, Volume 2 - Enclosures 1-4, and Volume 7 - Enclosures 1-6.

SUBCONTRACTORS: (DAFI 91-204, para 2.14) The prime contractor performing work on any property associated with Eglin Air Force Base, FL shall include a clause in all contracts requiring the subcontractors to comply with the safety provisions of this contract. This requirement also applies to the contractor's suppliers, vendors and visitors while working on an Air Force Installation.

EGRESS: Contractor cannot use hallways/corridor as storage or phase staging. Material storage must be coordinated prior to any work being done. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency per UFC 3-600-01 and NFPA 101, chap 7 and DAFMAN 91-203, para 7.1.8.1.

A. GENERAL:

- 1) The Contractor shall move and protect office furniture and equipment as necessary to perform work on walls.
- 2) The Contractor shall perform all investigative and design services necessary to estimate and complete this project by all applicable codes.
- 3) The Contractor is expected to maintain, at all times, good and accepted construction and comply with OSHA safety standards.
- 4) Do not clean painting equipment near storm water drains and or soil and grassy areas.

5. REQUIRED DRAWINGS as marked:

- (X) A. Cover Sheet with title and approval block
- (X) B. Existing Site Plan
- (X) C. Final Site Plan
- ( ) D. Grading Plan
- ( ) E. Utilities Site Plan
- (X) F. Floor Plan

- G. Elevations
- H. Finish Schedule
- I. Window and Door Schedules
- J. Wall and Ceiling Sections
- K. Ceiling Plan
- L. Mechanical Plan with HVAC Duct Layout
- M. Plumbing Plan with Riser Diagrams
- N. Power Plan and Panel Schedule
- O. Electrical and Schedule
- P. Fire Protection Plan
- Q. Communications/Data Plan

6. RECOMMENDED PERFORMANCE PERIOD: 120 calendar days

//signed//  
Nicholas M Gage, Civ  
SABER Project Manager

Attachments:

1.